



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

September 11, 2024

Adenah & Morgan Lisby – morganlisby@gmail.com; adenah.lisby@gmail.com
105 Queensdale Road
Reisterstown, MD 21136

RE: Petition for Administrative Variance
Case No. 2024-0191-A
Property: 105 Queensdale Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A blue ink signature of Andrew M. Belt, written in a cursive style.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(105 Queensdale Road)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Adenah & Morgan Lisby	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0191-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Adenah and Morgan Lisby (“Petitioners”) for the property located at 105 Queensdale Road, Reisterstown (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a side yard placement of an accessory building (shed/garage) in lieu of the required rear yard placement. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2B).

There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on August 25, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached shed/garage, I will impose conditions that the proposed detached shed/garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of **September, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a side yard placement of an accessory building (shed/garage) in lieu of the required rear yard placement, be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the proposed detached shed/garage into a dwelling unit or apartment. The proposed detached shed/garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The proposed detached shed/garage shall not have a separate utility or electric connection and shall connect all electrical to the home.

4. The proposed detached shed/garage shall not be used for commercial or industrial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw



ADMINISTRATIVE ZONING PETITION FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at

Address 105 QUEENSDALE ROAD REISTERSTOWN, MD 21136 Currently Zoned RC4 (RC8)
Deed Reference 49108 . 0312 10 Digit Tax Account # 2500018561
Owner(s) Printed Name(s) ADENAH LISBY MORGAN LISBY

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized

The undersigned who own and occupy the property situate in Baltimore County and which is described in the plat/plat attached hereto and made a part hereof hereby petition for an

☒ ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 400.1 → To permit a side yard placement of an accessory building (shed/garage) in lieu of the required rear yard placement.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County

2 ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code (indicate type of work in this space i.e. to reze alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County

Property is to be posted and advertised as prescribed by the zoning regulations
If we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

Owner(s)/Petitioner(s):

Adenah Lisby
Name #1 - Type or Print
Signature #1
105 Queensdale Road Reisterstown MD
Mailing Address City State
21136 443-386-6278 / 410-429-4842 Morgan.Lisby@gmail.com Adenah.Lisby@gmail.com
Zip Code Telephone #s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County

Administrative Law Judge for Baltimore County

Case Number 2024-0191-A

Filing Date

8, 13, 24

Estimated Posting Date

8, 25, 24

Reviewer JS

Revised 8/2022

Affidavit In Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address 105 Queensdale Rd Baltimore MD 21234
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

See attached

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Adenah S. Lisby
Signature of Owner (Affiant)
Adenah S. Lisby
Name - Print or Type

Morgan Lisby
Signature of Owner (Affiant)
Morgan Lisby
Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 5th day of August, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: Morgan Lisby & Adenah S. Lisby

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Christian Shee
Notary Public

12/21/2027
My Commission Expires

CHRISTIAN T. SHIPE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/21/2027

Affidavit in Support of Administrative Variance

Address: 105 Queensdale Road Reisterstown, MD 21136

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address.

We intend to build a detached shed/garage on our property. Based on County Ordinances, we are required to place any accessory structure in the rear of our property. The Limit of Disturbance for this property is approximately .68 Acres, while the remainder of the 1.3 acre property is heavily sloped and wooded. The terrain creates extreme difficulty in adhering to County Ordinances for the placement of accessory structures. Additionally, the only level areas in the rear of the home contain the septic field and cannot accommodate any permanent structures. Therefore, the only placement for this accessory structure that is level and adheres to setback regulations for this property is adjacent to the attached garage on the side of the property. The plot plan for this property is attached to this petition.

2024-0191-A

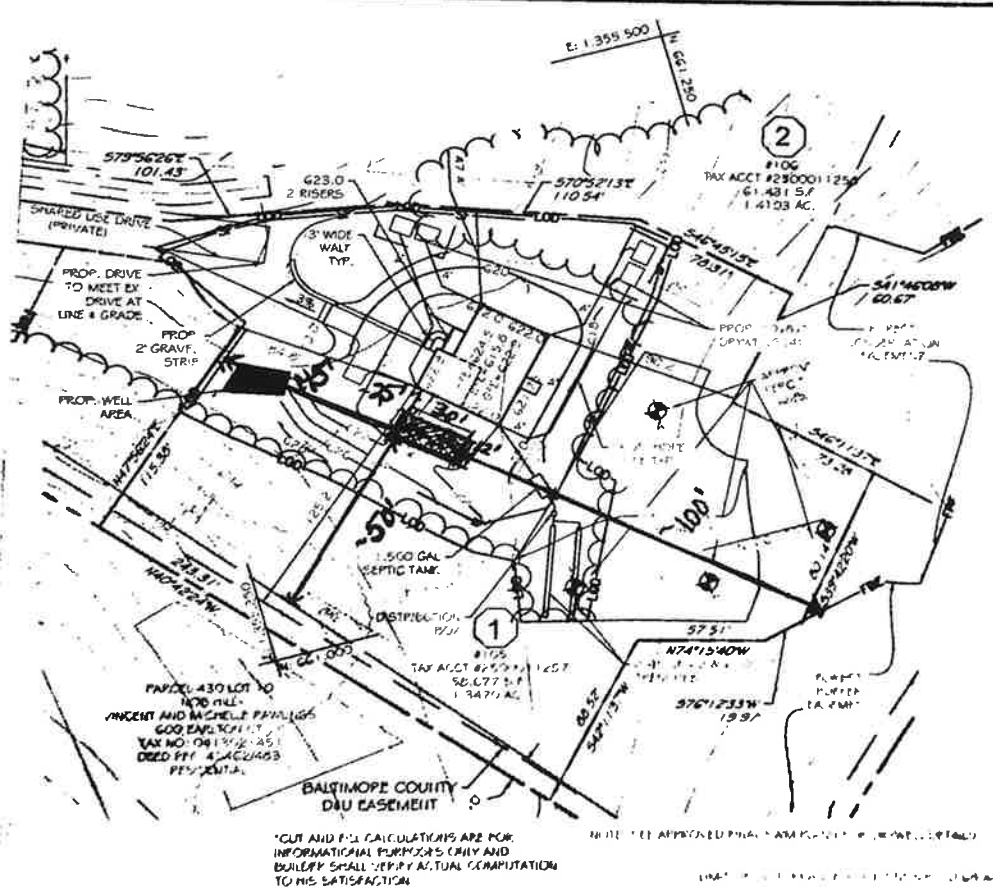
ZONING PROPERTY DESCRIPTION FOR: 105 Queensdale Road Reisterstown, MD 21136

Lot 1 as shown on Plat entitled "First Amended Subdivision Plat, NOB HILL NORTH" recorded among the Land Records of Baltimore County, Maryland in Plat Book 80, pages 95 through 101.

BEING THE SAME PROPERTY DESCRIBED IN DEED AND RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 48575, AT PAGE 282.

2024-0191-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 105 Queensdale Road Owners(s) Name(s) Adenah Lisby & Morgan Lisby
 Subdivision Name Nob Hill North Lot # 1 Block # _____ Section # _____
 Plat Book # 80 Folio # _____ 10 Digit Tax # 2500008561 Deed Reference# 49108100310



*CUT AND FILL CALCULATIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND BULKLEY SHALL VERIFY ACTUAL SCRAMPTION TO HIS SATISFACTION.



Plan Drawn By _____

DATE: 12/15/2023
 DRAWN BY: M.F.F.
 CHECKED BY: M.F.F.
 DRAWN BY: M.F.F.

NOB HILL NORTH
 105 QUEENSDALE RD
 TAX ACCT NO: 2500011257
 4TH ELECTION DISTRICT BALTO COUNTY MD



FOR INQUIRY
 M. F. F.
 105 QUEENSDALE RD
 BALTO COUNTY MD 21206
 TEL: 410-336-7000
 FAX: 410-336-7000

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 03983
 Zoning RC4-RC8
 Election District 4
 Council District 4
 Lot Area Acreage 1.6176 AC
 Lot Square Footage 70471
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is
 Public _____ Private X
 Sewer is
 Public _____ Private X
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below

Violation Case Number(s)

2024-0191-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
06-Aug-2024 9:10:20A

Transaction **102453**
1 Revised Peition Documents \$75.00

Total \$75.00

DEBIT CARD SALE \$75.00
VISA 0749

Retain this copy for statement
validation

Station: Permit Processing - Mini

06-Aug-2024 9:10:56A
\$75.00 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXX0749
Reference ID: 421900567300
Auth ID: 161405
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd:CREDIT

Clover ID: 8PB0S78NDQYY8
Payment XRP8RR02FFK2G

Clover Privacy Policy
<https://clover.com/privacy>

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:

Case Number: 2024-0191-A

Property Address: 105 QUEENSDALE RD.

Legal Owners (Petitioners): ADENAH + MORGAN LISBY

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): ADENAH + MORGAN LISBY

Address: 105 QUEENSDALE RD.
REISTERSTOWN, MD 21136

Telephone Number: 443-386-6778

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0191-A Address 105 QUEENSDALE ROAD

Contact Person: JASON SCIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/13/24 Posting Date: 8/25/24 Closing Date: 9/9/24

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024-0191-A Address 105 QUEENSDALE ROAD

Petitioner's Name: ADENAH + MORGAN LISBY Telephone (Cell) 443-386-6778

Posting Date: 8/25/24 Closing Date: 9/9/24

Wording for Sign: To Permit _____

**To permit a side yard placement of an accessory building (shed/garage)
in lieu of the required rear yard placement.**

Revised 1/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500018561

Owner Information

Owner Name:	LISBY ADENAH LISBY MORGAN B	Use:	RESIDENTIAL
Mailing Address:	105 QUEENSDALE ROAD REISTERSTOWN MD 21136-	Principal Residence:	YES
		Deed Reference:	/49108/ 00312

Location & Structure Information

Premises Address:	105 QUEENSDALE RD REISTERSTOWN 21136-	Legal Description:	1.6178 AC 105 QUEENSDALE RD SS NOB HILL NORTH
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0039 021 0056 4020021.04 8095 1 2025 Plat Ref: 0080/ 0095

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2024	3,147 SF	1000 SF	1.6178 AC	04

Stories	BasementType	ExteriorQuality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITSIDING/5	4 full	2 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	127,300	127,300		
Improvements	478,000	478,000		
Total:	605,300	605,300	605,300	
Preferential Land:	0			

Transfer Information

Seller: NVR INC	Date: 06/12/2024	Price: \$792,055
Type: ARMS LENGTH IMPROVED	Deed1: /49108/ 00312	Deed2:
Seller: CLEAR RIDGE DEVELOPERS INC	Date: 11/28/2023	Price: \$215,000
Type: ARMS LENGTH VACANT	Deed1: /48575/ 00282	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: //	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

CERTIFICATE OF POSTING

Date: 8-25-24

RE: Case Number: 2024-0191-A

Petitioner/Developer: LISBY

Date of Hearing/Closing: 9-9-24

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 105 Queensdale Rd

The signs(s) were posted on 8-25-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0191-A
Address: 105 QUEENSDALE ROAD
Legal Owner: Adenah & Morgan Lisby

Zoning Advisory Committee Meeting of September 3, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- Ground Water Management (GWM) approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.

Reviewer: Rochelle V. Underwood



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at

Address 105 QUEENSDALE ROAD REISTERSTOWN, MD 21136 Currently Zoned RC4 (RC8)
Deed Reference 49108 , 0312 10 Digit Tax Account # 2500018561
Owner(s) Printed Name(s) ADENAH LISBY MORGAN LISBY

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized

The Undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an

☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit a side yard placement of an accessory building (shed/garage) in lieu of the required rear yard placement.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County

2 ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4107(b) of the Baltimore County Code (indicate type of work in this space i.e. to raise, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County

Property is to be posted and advertised as prescribed by the zoning regulations
If we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

Owner(s)/Petitioner(s):

Adenah Lisby Morgan Lisby
Name #1 - Type or Print Name #2 - Type or Print
Adenah Lisby Morgan Lisby
Signature #1 Signature #2
105 Queensdale Road Reisterstown MD
Mailing Address City State
21136 443-386-6278 410-429-4842 morgan.lisby@gmail.com adenah.lisby@gmail.com
Zip Code Telephone #s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re posted as required by the zoning regulations of Baltimore County

Administrative Law Judge for Baltimore County

Case Number 2024-0191-A

Filing Date

8, 13, 24

Estimated Posting Date

8, 25, 24

Reviewer

JS

Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 105 Concordale Rd Baltimore MD 21234
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we have the request for an **Administrative Variance** at the above address: (Clearly state practical difficulty or hardship here)

See attached

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Adenah S. Lisby
Signature of Owner (Affiant)
Adenah S. Lisby
Name - Print or Type

Morgan Lisby
Signature of Owner (Affiant)
Morgan Lisby
Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of August, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: Morgan Lisby & Adenah S. Lisby

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Christian Shipe
Notary Public

12/21/2027
My Commission Expires

CHRISTIAN T. SHIPE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/21/2027

Affidavit in Support of Administrative Variance

Address: 105 Queensdale Road Reisterstown, MD 21136

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address.

We intend to build a detached shed/garage on our property. Based on County Ordinances, we are required to place any accessory structure in the rear of our property. The Limit of Disturbance for this property is approximately .68 Acres, while the remainder of the 1.3 acre property is heavily sloped and wooded. The terrain creates extreme difficulty in adhering to County Ordinances for the placement of accessory structures. Additionally, the only level areas in the rear of the home contain the septic field and cannot accommodate any permanent structures. Therefore, the only placement for this accessory structure that is level and adheres to setback regulations for this property is adjacent to the attached garage on the side of the property. The plot plan for this property is attached to this petition.

2024-0191-A

ZONING PROPERTY DESCRIPTION FOR: 105 Queensdale Road Reisterstown, MD 21136

Lot 1 as shown on Plat entitled "First Amended Subdivision Plat, NOB HILL NORTH" recorded among the Land Records of Baltimore County, Maryland in Plat Book 80, pages 95 through 101.

BEING THE SAME PROPERTY DESCRIBED IN DEED AND RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 48575, AT PAGE 282.

2024-0191-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: August 27, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0191-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

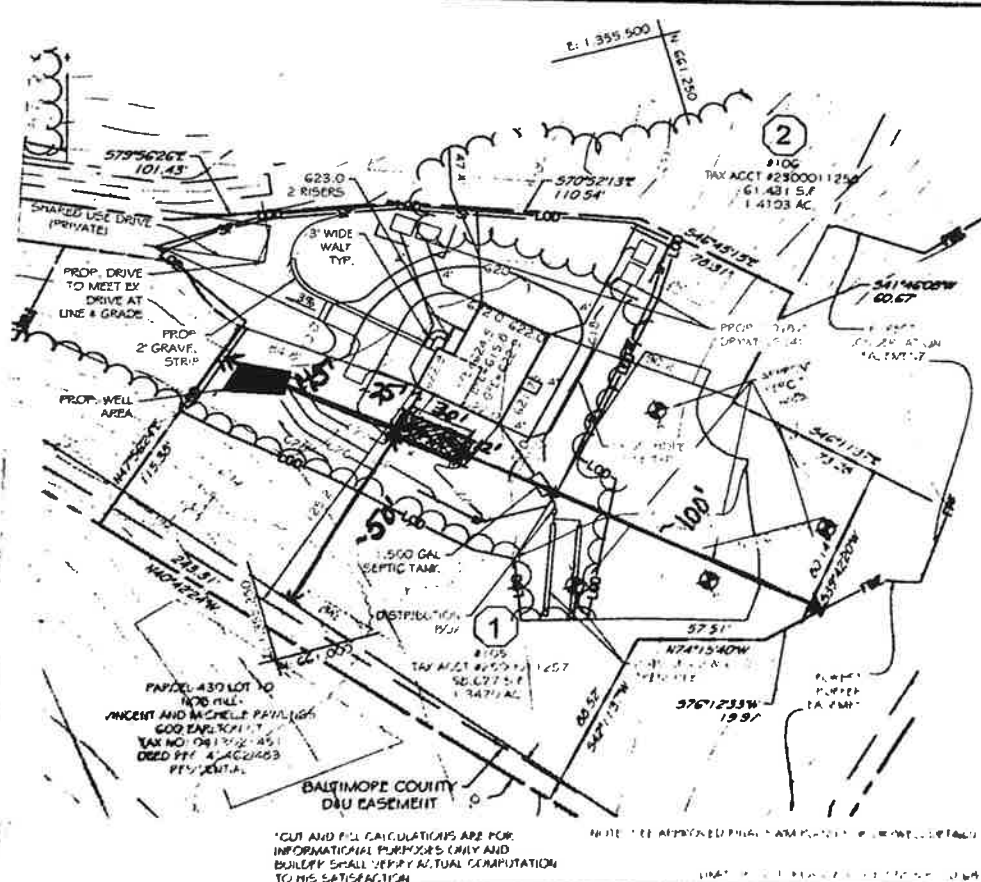
DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment.

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 105 Queensdale Road Owners(s) Name(s) Adenah Lishy & Morgan Lishy
 Subdivision Name Nob Hill North Lot # 1 Block # _____ Section # _____
 Plat Book # 80 Folio # _____ 10 Digit Tax # 2500008561 Deed Reference# 49108100310



NOTES: ALL CALCULATIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND BUILDER SHALL VERIFY ACTUAL COMPUTATION TO HIS SATISFACTION.



Plan Drawn By _____

DATE	12/15/2023
SCALE	1"=10'
DESIGNED BY	12/15
DRAWN BY	12/15

NOB HILL NORTH
 105 QUEENSDALE RD
 BALTIMORE COUNTY MD 21040
 4TH ELECTION DISTRICT



KCI
 10000 KENNEDY BLVD
 BALTIMORE, MD 21244
 (410) 326-1000

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 039B3
 Zoning RC4-RC8
 Election District 4
 Council District 4
 Lot Area Acreage 1.6176 AC
 Lot Square Footage 70471
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is
 Public _____ Private X
 Sewer is
 Public _____ Private X
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below

Violation Case Number(s)

2024-0191-A



Facing the intended site for accessory structure



Facing the intended site for accessory structure

2024-0191-A

Facing the front of the property, showing site for accessory structure. Stake in the left of the image shows placement of the rear left corner of the accessory structure.



Facing the front of the property, showing site for accessory structure. Stake in the left of the image shows placement of the rear left corner of the accessory structure.





Rear of the house showing issues with terrain preventing the placement of the intended structure.



Rear of the house showing issues with terrain preventing the placement of the intended structure.

2024-0191-A

Rear of the house showing the septic field. Adequate space however, unable to accommodate permanent structures due to the drainage necessary for the septic system.



Rear of the house showing the septic field. Adequate space however, unable to accommodate permanent structures due to the drainage necessary for the septic system.



Pt. Bk./Folio # 033104

Lot # 4

Pt. Bk. 0000080, Folio 0097

Pt. Bk./Folio # 080097

2500018576

PAI # 040636

RC 4

PAI # 040636

PAI # 040636

2500018573

Lot # 2

106

2500018562

Pt. Bk. 0000080, Folio 0095

039B3

2500018572

NW 17-K

Pt. Bk./Folio # 080095

4 ED

4 CD

105

Lot # 1

2500018561

PAI # 040493

PAI # 040493

Lot # 1

2300012319

PAI # 040493

Pt. Bk./PAI # 040493

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

0407000880

Lot # 11

600

EARLTON CT

Lot # 10

0413021451

PAI # 040037

Pt. Bk./Folio # 023061

601

PAI # 040037

RC 8

Pt. Bk. 0000038, Folio 0022

1700005146

Lot # 16

1976-0183-A

PAI # 048015

Pt. Bk./Folio # 038022

PAI # 048015

Lot # 9

0410000317

Pt. Bk. 0000023, Folio 0061

Lot # 15 1700005145

048B1

Lot # 5

0423087384 Pt. Bk. 0000023, Folio 0060

2001-0135-A

Pt. Bk./Folio # 023060

10

Pt. Bk./Folio # 033104

Lot # 4

Pt. Bk. 0000080, Folio 0097

Pt. Bk./Folio # 080097

2500018576

PAI # 040636₃₆

PAI # 040636

RC 4

PAI # 040636

2500018573

Lot # 2

106

2500018562

Pt. Bk. 0000080, Folio 0095

039B3

2500018572

NW 17-K

Pt. Bk./Folio # 080095

4 ED

4 CD

105

2500018561

Lot # 1

PAI # 040493

PAI # 040493

Lot # 1

2300012319

PAI # 040493

Pt. Bk./PAI # 040493

Pt. Bk. 0000074, Folio 0018

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

0407000880

Lot # 11

600

EARLTON CT

Lot # 10

0413021451

PAI # 040037

Pt. Bk./Folio # 023061

PAI # 040037

601

RC 8

Pt. Bk. 0000038, Folio 0022

1700005146

Lot # 16

1976-0183-A

PAI # 048015

Pt. Bk./Folio # 038022

PAI # 048015

Lot # 9

0410000317

Pt. Bk. 0000023, Folio 0061

Lot # 15 1700005145

048B1

Lot # 5

0423087394 Pt. Bk. 0000023, Folio 0060

2001-0135 Pt. Bk./Folio # 023060