



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 18, 2024

Tom Quirk – tomquirk@retirementandinvestment.com
2619 Westchester Avenue
Ellicott City, MD 21043

RE: Petition for Administrative Variance
Case No. 2024-0198-A
Property: 2619 Westchester Avenue

Dear Mr. Quirk:

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 handwritten signature in blue ink, appearing to be "DJB", is written over the word "Sincerely,".

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2619 Westchester Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Tom Quirk	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0198-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Tom Quirk (“Petitioner”) for the property located at 2619 Westchester Avenue, Ellicott City (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1 (the “Site Plan”). Street view photographs of the Property were provided. (Pet. Exs. 2A-2C). There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

The Petitioner has filed the supporting affidavits 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 Site Plan, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would

result in practical difficulty and/or unreasonable hardship upon the Petitioner.

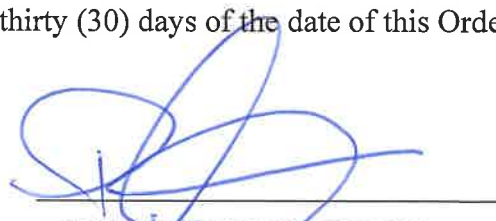
The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on September 1, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

THEREFORE, IT IS ORDERED, this 18th 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 proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB: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 2619 WESTCHESTER AVE ELLICOTT CITY 21043 Currently Zoned DR 2
Deed Reference 47545 / 00120 10 Digit Tax Account # 2400005659
Owner(s) Printed Name(s) Thomas E. Quirk

(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:

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

see attached 4 pages

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 raze, 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.

I/ 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):

Tom Quirk
Name #1 – Type or Print
[Signature]
Signature #1
2619 Westchester Ave Ellicott City MD
Mailing Address City State
21043 443-691-1526 Tom Quirk @ retirement and investment.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

SELF Tom Quirk
Name - Type or Print
[Signature]
Signature
2619 Westchester Ave Ellicott City MD
Mailing Address City State
21043 443-691-1526 Tom Quirk @ retirement and investment.com
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 2024-0198-A Filing Date 8/19/2024 Estimated Posting Date 9/1/2024 Reviewer JK
Closing Date 9/16/2024 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: 2619 Westchester Avenue Ellicott City MD 21043
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)

WANT TO PUT POOL ON PROPERTY
BACK YARD IS NOT POSSIBLE - STEEPLY SLOPED / FOREST BUFFER
LEFT SIDE YARD OF HOUSE ONLY VIABLE OPTION
HAVE BUILT FENCE TO SURROUND TARGET AREA

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

Signature of Owner (Affiant)

Tom Quirk

Name - Print or Type

Signature of Owner (Affiant)

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 8th day of February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Tom Quirk

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

AS WITNESS my hand and Notaries Seal

Pamela Irvine Smith
Notary Public

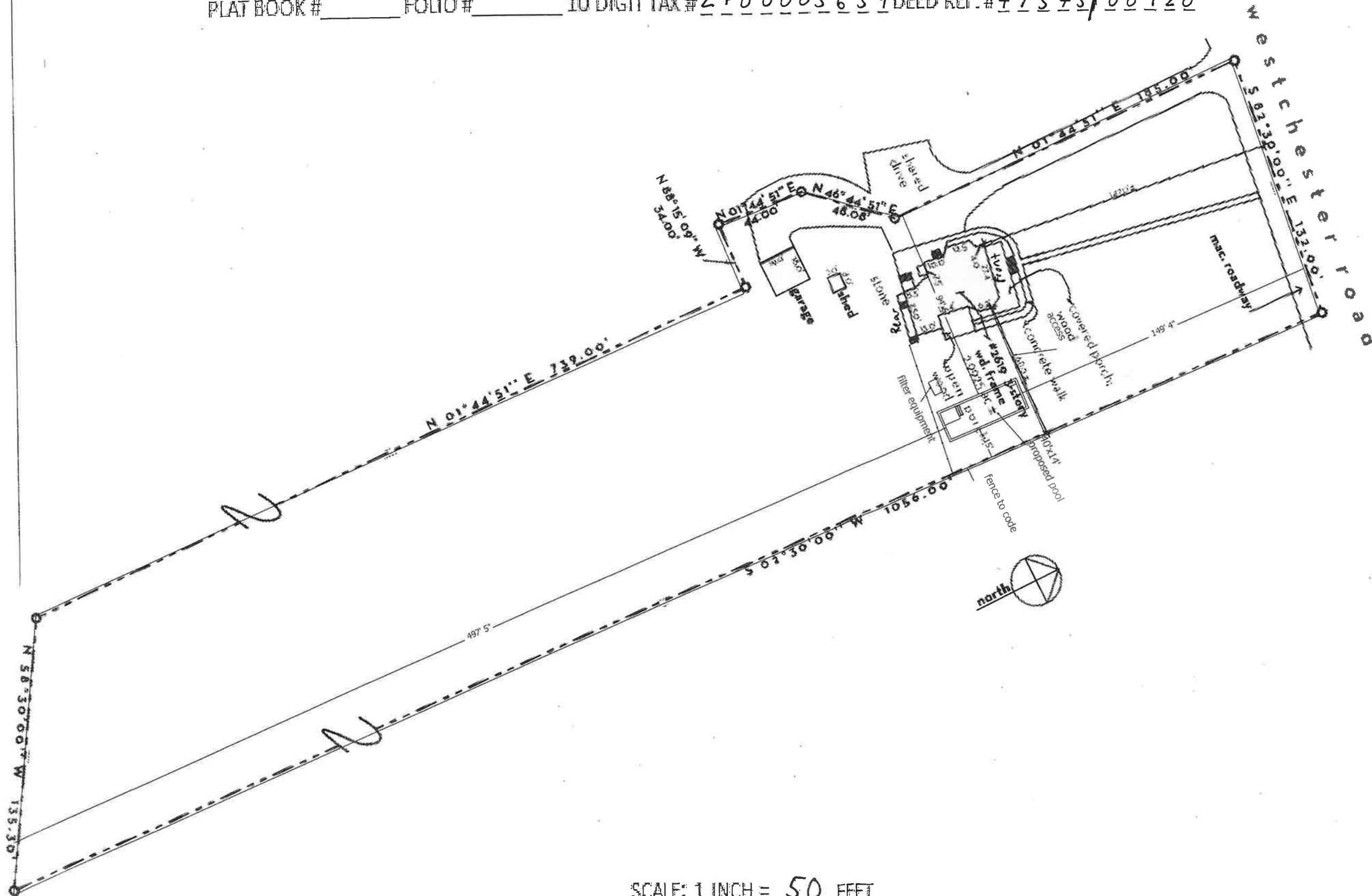
My Commission Expires

PAMELA IRVINE SMITH
Notary Public - State of Maryland
Baltimore County
My Commission Expires May 8, 2027

2619 Westchester Ave Administrative Variance

Administrative variance from section 400.1, BCZR, to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2619 Westchester Avenue OWNER(S) NAME(S) Thomas E. Quirk
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2400005659 DEED REF. # 47545/00120



SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 100B2

SITE ZONED DR2 & DR1

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE 2.8925 Ac.

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

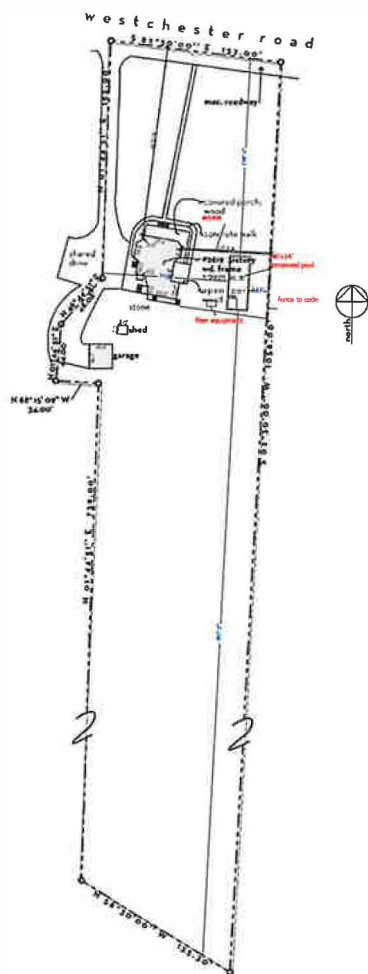
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

SITE PLAN scale: 1" = 50'



SITE NOTES

- [illegible]

ABBREVIATIONS

[illegible]

GENERAL NOTES

- [illegible]

ENERGY NOTES

2. The building layout and construction shall be such that the building is designed to be energy efficient and shall be constructed in accordance with the following:
 - a. The building layout and construction shall be such that the building is designed to be energy efficient and shall be constructed in accordance with the following:
 1. At least one programme for the building shall be provided.
 2. All plans to be completely located inside the building.
 3. Unless heated, air and water in the building layout and construction shall comply with the ISO 2000.
 4. Building layout and construction shall be such that the building is designed to be energy efficient and shall be constructed in accordance with the following:
 1. Mechanical power plant capable of carrying flows of water and air.
 2. Insulation for hot water pipe must meet the requirements of the ISO 2000.
 3. The building layout and construction shall be such that the building is designed to be energy efficient and shall be constructed in accordance with the following:
 1. Heating and cooling equipment shall be used in accordance with the requirements of the ISO 2000.
 2. A minimum of 25 percent of the plant is provided in accordance with the requirements of the ISO 2000.

CODE INFO

Design Intent to meet:
International Residential Code, 2003
COMAR 05.02.07

ZONING INFO

HOUSE LOCATION
MAP 0100 GRID 0009 PARCEL 0001
NEIGHBORHOOD 1040055.04
2619 WESTCHESTER AVENUE
ELLICOTT CITY MD 21043

ZONING INFO: Howard Co.
Zoned: DR-1

Front Setback:
Side Setback:
Rear Setback:
Building Height:
Lot Size:

SYMBOLS

	DOOR #
	WINDOW/ #
	PLUMBING FIXTURE
	APPLIANCE #
	INTERIOR ELEVATION
	BUILDING SECTION
	NEW WALL
	EXISTING WALL

DRAWING LIST

- A0 site plan + general notes
- A1 existing floor plans
- A2 existing first floor plan
- A3 existing elevations
- A4 existing views

premier company
AMERICAN LEGISLATIVE

QUIRK, DOUGHERTY RESIDENCE
7012 WESTCHESTER AVENUE
BETHESDA CITY, MD 20813

show

etc

2:34	5
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BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0198 -A Address 2619 Westchester Ave

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/19/24 Posting Date: 9/1/2024 Closing Date: 9/16/2024

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

1. **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.
2. **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.
3. **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.
4. **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 - 0198 -A Address Westechester Ave

Petitioner's Name: Tom Quirk Telephone (Cell) 443-691-1526

Posting Date: 9/1/2024 Closing Date: 9/16/2024

Wording for Sign: To Permit an administrative variance from section 400.1, BCZR, to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only.

ZONING PROPERTY DESCRIPTION FOR 2619 Westchester Ave

Part A

Beginning at a point on the South side of Westchester Ave on which property fronts which is 15 feet wide at the distance of 566 feet West of the centerline of the nearest improved intersecting street Hollow Rd which is 15 feet wide.

Part B

BEGINNING FOR THE SAME in the center of Westchester Avenue at the beginning point of the second parcel of land described in the deed dated July 31, 1991 and recorded among the Land Records of Baltimore County in Liber 8871 Folio 100 etc. was granted and conveyed from Gertrude Martin by H. William Pipkin, her Attorney to Charles Gill Martin and Julia Martin, his wife, running thence in the center of Westchester Avenue and binding on the first line of said second parcel of land, (1) south 82 degrees 30 minutes 00 seconds east 132.00 feet to the end thereof, thence binding on the second, third and part of the fourth lines of said second parcel of land, as now computed, (2) south 02 degrees 30 minutes 00 seconds west 1,056.00 feet to the end thereof, (3) north 58 degrees 30 minutes 00 seconds west 135.30 feet and (4) north 01 degrees 44 minutes 51 seconds east 739.00 feet to a point, thence running for three new lines of division (5) north 88 degrees 15 minutes 09 seconds west 34.00 feet to a point, (6) north 01 degrees 44 minutes 51 seconds east 44.00 feet to a point and (7) north 46 degrees 44 minutes 51 seconds east 48.08 feet to a point on the fourth line of the aforesaid second parcel of land, running thence and binding on the remainder of said fourth line (8) north 01 degrees 44 minutes 51 seconds east 185.00 feet to the center of Westchester Avenue and the place of beginning. Containing 2.9925 acres of land, more or less.

SAVING AND EXCEPTING the 0.10 more or less acres of land which by deed dated July 9, 1885 and recorded among the Land Records of Baltimore County in Liber 214 Folio 283, etc. was granted and conveyed from John W. Upton and Agnes L. Upton, his wife, to The Edmondson Avenue, Catonsville and Ellicott City Railway Company.

The improvements thereon being commonly known as 2619 Westchester Avenue, Ellicott City, Maryland 21043.



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 2619 WESTCHESTER AVE ELLICOTT CITY 21043 Currently Zoned DR 2
Deed Reference 47545 / 00120 10 Digit Tax Account # 2400005659
Owner(s) Printed Name(s) Thomas E. Quirk

(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:

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

see attached 4 pages

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 raze, 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.

I/ 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):

Tom Quirk
Name #1 – Type or Print
[Signature]
Signature #1
2619 Westchester Ave Ellicott City MD
Mailing Address City State
21043 443-691-1526 Tom Quirk @ retirement and investment.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

N/A
Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be Contacted:

SELF Tom Quirk
Name - Type or Print
[Signature]
Signature
2619 Westchester Ave Ellicott City MD
Mailing Address City State
21043 443-691-1526 Tom Quirk @ retirement and investment.com
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 2024-0198-A Filing Date 8/19/2024 Estimated Posting Date 9/1/2024 Reviewer JK
Closing Date 9/16/2024 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: 2619 Westchester Avenue Ellicott City MD 21043
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)

WANT TO PUT POOL ON PROPERTY
BACK YARD IS NOT POSSIBLE - STEEPLY SLOPED / FOREST BUFFER
LEFT SIDE YARD OF HOUSE ONLY VIABLE OPTION
HAVE BUILT FENCE TO SURROUND TARGET AREA

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

Signature of Owner (Affiant)

Tom Quirk

Name - Print or Type

Signature of Owner (Affiant)

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 8th day of February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Tom Quirk

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

AS WITNESS my hand and Notaries Seal

Pamela Irvine Smith

Notary Public

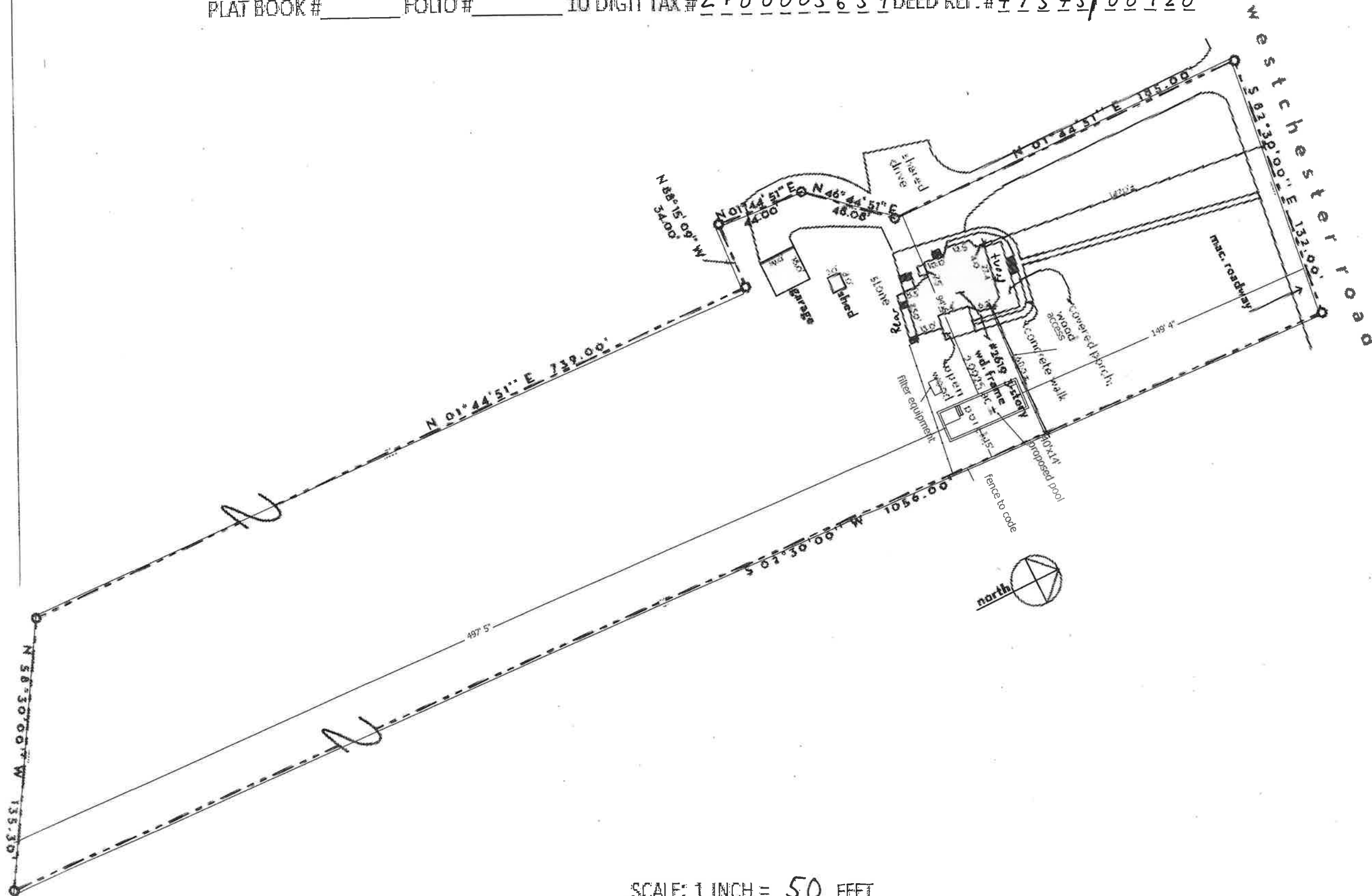
My Commission Expires

PAMELA IRVINE SMITH
Notary Public - State of Maryland
Baltimore County
My Commission Expires May 8, 2027

2619 Westchester Ave Administrative Variance

Administrative variance from section 400.1, BCZR, to permit a proposed accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard only.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2619 Westchester Avenue OWNER(S) NAME(S) Thomas E. Quirk
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2400005659 DEED REF. # 47545/00120



SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 100B2

SITE ZONED DR2 & DR1

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE 2.8925 Ac.

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

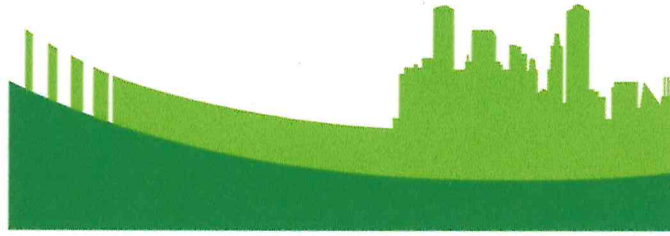
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



CERTIFICATE OF POSTING

September 03, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0198-A

Legal Owner: Tom Quirk

Closing date: September 16, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2619 Westchester Avenue**.

The signs were initially posted on **September 1, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0198-A

2619 Westchester Avenue

REQUEST: TO PERMIT AN ADMINISTRATIVE VARIANCE FROM SECTION 400.1, BCZR, TO PERMIT A PROPOSED ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD ONLY.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE SEPTEMBER 16, 2024.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0198-A

2619 Westchester Avenue

REQUEST: TO PERMIT AN ADMINISTRATIVE VARIANCE FROM SECTION 400.1, BCZR, TO PERMIT A PROPOSED ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD ONLY.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE SEPTEMBER 16, 2024.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

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: September 3, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0198-A
Address: 2619 WESTCHESTER AVE.
Legal Owner: Tom Quirk

Zoning Advisory Committee Meeting of September 3, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Earl D. Wrenn

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 2024-0198-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 PROPERTY DESCRIPTION FOR 2619 Westchester Ave

Part A

Beginning at a point on the South side of Westchester Ave on which property fronts which is 15 feet wide at the distance of 566 feet West of the centerline of the nearest improved intersecting street Hollow Rd which is 15 feet wide.

Part B

BEGINNING FOR THE SAME in the center of Westchester Avenue at the beginning point of the second parcel of land described in the deed dated July 31, 1991 and recorded among the Land Records of Baltimore County in Liber 8871 Folio 100 etc. was granted and conveyed from Gertrude Martin by H. William Pipkin, her Attorney to Charles Gill Martin and Julia Martin, his wife, running thence in the center of Westchester Avenue and binding on the first line of said second parcel of land, (1) south 82 degrees 30 minutes 00 seconds east 132.00 feet to the end thereof, thence binding on the second, third and part of the fourth lines of said second parcel of land, as now computed, (2) south 02 degrees 30 minutes 00 seconds west 1,056.00 feet to the end thereof, (3) north 58 degrees 30 minutes 00 seconds west 135.30 feet and (4) north 01 degrees 44 minutes 51 seconds east 739.00 feet to a point, thence running for three new lines of division (5) north 88 degrees 15 minutes 09 seconds west 34.00 feet to a point, (6) north 01 degrees 44 minutes 51 seconds east 44.00 feet to a point and (7) north 46 degrees 44 minutes 51 seconds east 48.08 feet to a point on the fourth line of the aforesaid second parcel of land, running thence and binding on the remainder of said fourth line (8) north 01 degrees 44 minutes 51 seconds east 185.00 feet to the center of Westchester Avenue and the place of beginning. Containing 2.9925 acres of land, more or less.

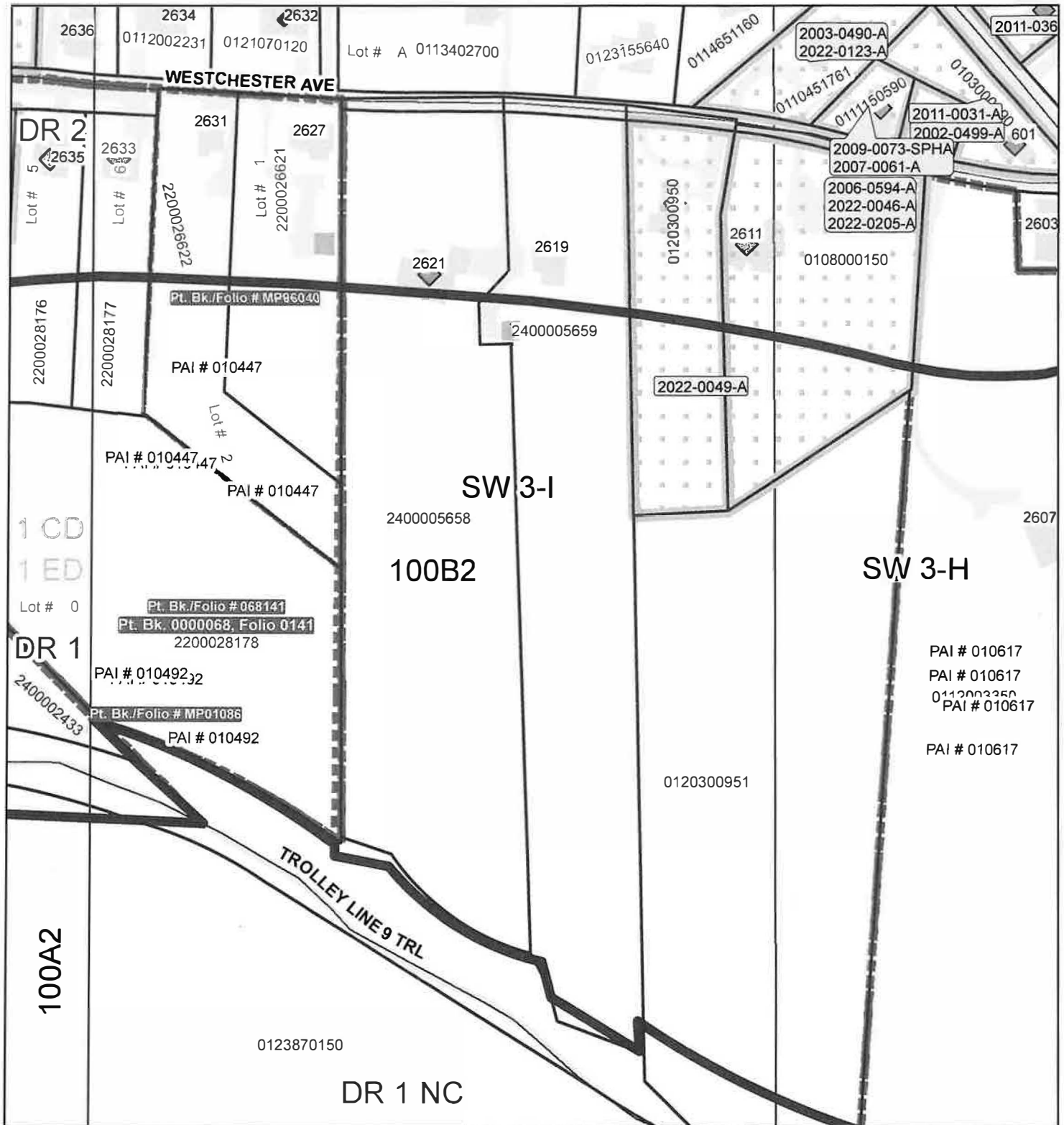
SAVING AND EXCEPTING the 0.10 more or less acres of land which by deed dated July 9, 1885 and recorded among the Land Records of Baltimore County in Liber 214 Folio 283, etc. was granted and conveyed from John W. Upton and Agnes L. Upton, his wife, to The Edmondson Avenue, Catonsville and Ellicott City Railway Company.

The improvements thereon being commonly known as 2619 Westchester Avenue, Ellicott City, Maryland 21043.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 2400005659		
Owner Information		
Owner Name:	QUIRK THOMAS E	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	2619 WESTCHESTER AVE ELLICOTT CITY MD 21043-	Deed Reference: /47545/ 00120
Location & Structure Information		
Premises Address:	2619 WESTCHESTER AVE ELLICOTT CITY 21043-	Legal Description: 2.8925 AC SS WESTCHESTER AVE 500 FT W HOLLOW RD
Map: 0100	Grid: 0009	Parcel: 0641
Neighborhood: 1040055.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2025
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1850	2,470 SF	
Property Land Area	County Use	
2.8900 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNITASBESTOS SHINGLE/4
Quality	Full/Half Bath	Garage
3 full/ 1 half	1 Detached	
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 01/01/2022
		As of 07/01/2024
		As of 07/01/2025
Land:	151,300	151,300
Improvements	454,100	454,100
Total:	605,400	605,400
Preferential Land:	0	605,400
Transfer Information		
Seller: QUIRK THOMAS E	Date: 11/18/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /47545/ 00120	Deed2:
Seller: HIGBEE CATHERINE J	Date: 07/29/2016	Price: \$685,000
Type: ARMS LENGTH IMPROVED	Deed1: /37810/ 00082	Deed2:
Seller: MARTIN JULIA S	Date: 11/08/2004	Price: \$525,000
Type: ARMS LENGTH IMPROVED	Deed1: /20949/ 00125	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/21/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

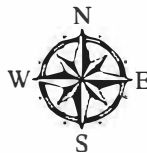
2619 Westchester Ave



Publication Date: 7/30/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80 160 240 320 Feet

1 inch = 147.617786 feet

Jesse Krout

From: Tom Quirk <tomquirk@retirementandinvestment.com>
Sent: Tuesday, July 30, 2024 3:40 PM
To: Jesse Krout; Jessica.Jones@AnthonySylvan.com; Jan.St.Lawrence@AnthonySylvan.com; doughertyheather@gmail.com; Tyler.swavely@anthonysylvan.com; Loren Hall
Cc: Peter Gutwald; Jeffrey N Perlow
Subject: RE: 2619 Westchester Avenue Petition Fee

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Jessica/Jan –

Please triple confirm that your company is paying for this as promised back in March (and also this was supposed to be followed up on to make sure it was paid)

Jesse – if you don't receive asap from Anthony & Sylvan let me know and I'll pay and they can reimburse.

Thanks,

Tom



Tom Quirk, CFP®, CRC®, CRPC®*

President – Retirement & Investment Group, LLC

307 Frederick Road

Catonsville, MD 21228

410-744-8707

Toll free 888-744-8707

Email: TomQuirk@retirementandinvestment.com

Website: <http://secure->

web.cisco.com/1HJHJFy6_E_eTYidIno9IJfFEssJGUqXAm5xlyR7z6SLlr15YDjebI30Y1rEA1MJ8K86t2BVsv1QXmq3z8fPmTj4FwuQxc2kLgDgyJMIwS49enkPgN6dxy6DhISEPZ0IVfB02QIEIyaYmlKkmgmPI8ELS1befo2ASIP4Ki37A0FHZOACn6zexRbP2iKG5wHvO8sx4sgBYqg-

MvdIOU9a9xmDNFMOWYRxcV76t7R4V1L29hUzXggD_KTsYPzfPbdOsrqGAsf3ZligL04EiEyaTrGxzbfrJNIBvEDLUCK6JcA_U_pZD_UbmXTluKX2ZNwANa3FV47E0Ajejfwg8Fm8mAtpW8ImwOk580I4eyOgIkX74PTNlaYs6P7Md4v97InsOOFkpWssiVgRLTxqLBQxcF0GWGybYNZv7R506MlxcPhoSLYelwrtz_KRVOKtWM5AM0z3L7I915ZTa-hlusQpZWw/http%3A%2F%2Fwww.retirementandinvestmentgroup.com





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From: Jesse Krout <jkrout@baltimorecountymd.gov>

Sent: Tuesday, July 30, 2024 3:32 PM

To: Jessica.Jones@AnthonySylvan.com; Jan.St.Lawrence@AnthonySylvan.com; doughertyheather@gmail.com; Tom Quirk <tomquirk@retirementandinvestment.com>

Cc: Peter Gutwald <cpgutwald@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>

Subject: 2619 Westchester Avenue Petition Fee

Good afternoon,

I hope this email finds you well. I am writing to kindly follow up on the \$75 petition fee for 2619 Westchester Avenue. We are eager to process your petition and would appreciate it if you could submit the fee in form of a check at your earliest convenience. Please let us know if you have any questions or require further assistance. Thank you for your prompt attention to this matter.

V/R

Jesse Krout
Planner II Zoning
Permits, Approvals and Inspections
111 W. Chesapeake Ave. Room 124
Towson, MD 21204
jkrout@Baltimorecountymd.gov
410-887-3391

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Jesse Krout

From: Tom Quirk <tomquirk@retirementandinvestment.com>
Sent: Tuesday, July 30, 2024 10:23 AM
To: Jesse Krout
Cc: Jeffrey N Perlow; Amy Ravera
Subject: RE: Administrative Zoning Petition 2619 Westchester Ave

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Wow. I'll send to Anthony & Sylvan Pools.

They said they would pay this long ago.

Tom



Tom Quirk, CFP®, CRC®, CRPC®*

President – Retirement & Investment Group, LLC

307 Frederick Road

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410-744-8707

Toll free 888-744-8707

Email: TomQuirk@retirementandinvestment.com

Website: http://secure-web.cisco.com/1GMW-8qJQJxYK7w67Lr62M_5IJ5PQLe6OUpSJJbcrnViDbbSiWdCxba0beFCOmCbcDvaGdLqKzbCqndVpVCCbyjmIhVrmec08IFaGHdvJiKB2oH5B441vi6q7MehzXsgL7VkGof0MVN9YaCAsYNQO4qYSQytThT3YtnfPosRry4bRzIGmQpWXn-HIT9KsOYvcnOwSc2AOTB3QUUCUwviwpvwC_MLd8ycLAWRFAV53y9cxet7RDzXRUA5dmCIsERLRtR-q2MppqfvCiK9D3R6ZSOXN_NcAJPwH6TuHRNzqenIGdysNbZpzOO1nV4olssmDcV7MOyXIX0xp0UEh4T8nprDjmKYPOmukYFsQWlaFRrLpnIVJ7Y7V5s1gxWkQvEsi9PgY3YxoGgeh2J01pfP5uTF4boGecG2wgWHksKOFuSgufd1fLXf-fW1o7jLCeUp-/http%3A%2F%2Fwww.retirementandinvestmentgroup.com

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From: Jesse Krout <jkrout@baltimorecountymd.gov>
Sent: Tuesday, July 30, 2024 10:08 AM
To: Tom Quirk <tomquirk@retirementandinvestment.com>
Cc: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Amy Ravera <aravera@baltimorecountymd.gov>
Subject: FW: Administrative Zoning Petition 2619 Westchester Ave

Good morning Tom,

Should we assume this variance has been abandoned? We still have not received payment and cannot process until payment is submitted.

V/R

Jesse Krout
Planner II Zoning
Permits, Approvals and Inspections
111 W. Chesapeake Ave. Room 124
Towson, MD 21204
jkrout@Baltimorecountymd.gov
410-887-3391

From: Jesse Krout
Sent: Monday, March 25, 2024 12:46 PM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: FW: Administrative Zoning Petition 2619 Westchester Ave

FYSA

From: Tom Quirk <tomquirk@retirementandinvestment.com>
Sent: Monday, March 25, 2024 12:42 PM
To: Jesse Krout <jkrout@baltimorecountymd.gov>; Amy Ravera <aravera@baltimorecountymd.gov>

Cc: Amy Ravera <aravera@baltimorecountymd.gov>

Subject: RE: Administrative Zoning Petition 2619 Westchester Ave

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Anthony Pools was supposed to pay this. I'll email them a reminder

THx!

Tom



Tom Quirk, CFP®, CRC®, CRPC®*

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Email: TomQuirk@retirementandinvestment.com

Website: <http://secure-web.cisco.com/1Phta04Y4aiZjocLElCuipC7nUqb6zS->

[ACmJevFGAL67TKf0AMij0eNn3RcVxvbA44gzd5eVJKwNqMAZyQW4mRyd1e0XogWBwWlfsOSsJKnXoV0Fwc2ai1nRFw8GESQieNBMRd-jQn65en oMQNvT1nEtC5PgpMqH6zY3K-Tzvelt2zvRM0qcSgDv4ktGeQcGvysbqG2jWBW5mlb-XkBrk7oP1B21kWP9qKfzhjnwBtR1kXFoWjIQklnEjElbPddtERCOzyGAA7nWZoLaRO8HiJUaRtYoOesci6Sb3ms1LNsJPD51sncTMRRAo9ybZaM2hyA2zyGzg1lt3DWYquPjGhwW9yNIM4Ks4p8lpdMAGd77BRpxjtHOKHVE5R5L7ogpNIHRveAeDv2kFrW4Z59U6DwV0o6ub1HzSydzgW23tRcumIWfxa0qrLqJXfXsyD/http%3A%2F%2Fwww.retirementandinvestmentgroup.com](http://secure-web.cisco.com/1Phta04Y4aiZjocLElCuipC7nUqb6zS-ACmJevFGAL67TKf0AMij0eNn3RcVxvbA44gzd5eVJKwNqMAZyQW4mRyd1e0XogWBwWlfsOSsJKnXoV0Fwc2ai1nRFw8GESQieNBMRd-jQn65en oMQNvT1nEtC5PgpMqH6zY3K-Tzvelt2zvRM0qcSgDv4ktGeQcGvysbqG2jWBW5mlb-XkBrk7oP1B21kWP9qKfzhjnwBtR1kXFoWjIQklnEjElbPddtERCOzyGAA7nWZoLaRO8HiJUaRtYoOesci6Sb3ms1LNsJPD51sncTMRRAo9ybZaM2hyA2zyGzg1lt3DWYquPjGhwW9yNIM4Ks4p8lpdMAGd77BRpxjtHOKHVE5R5L7ogpNIHRveAeDv2kFrW4Z59U6DwV0o6ub1HzSydzgW23tRcumIWfxa0qrLqJXfXsyD/http%3A%2F%2Fwww.retirementandinvestmentgroup.com)



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From: Jesse Krout <jkrou@baltimorecountymd.gov>

Sent: Monday, March 25, 2024 12:38 PM

To: Tom Quirk <tomquirk@retirementandinvestment.com>; Amy Ravera <aravera@baltimorecountymd.gov>

Cc: Amy Ravera <aravera@baltimorecountymd.gov>

Subject: RE: Administrative Zoning Petition 2619 Westchester Ave

Good afternoon Tom,

I have not received payment yet, has a checked been mailed to my attention?

V/R

Jesse Krout

Planner II Zoning

Permits, Approvals and Inspections

111 W. Chesapeake Ave. Room 124

Towson, MD 21204

jkrou@Baltimorecountymd.gov

410-887-3751

From: Tom Quirk <tomquirk@retirementandinvestment.com>

Sent: Monday, March 18, 2024 11:28 AM

To: Amy Ravera <aravera@baltimorecountymd.gov>

Cc: Jesse Krout <jkrou@baltimorecountymd.gov>

Subject: RE: Administrative Zoning Petition 2619 Westchester Ave

CAUTION: This message from tomquirk@retirementandinvestment.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks! Let me know if you need anything.

Best regards,

Tom



Tom Quirk, CFP®, CRC®, CRPC®*

President – Retirement & Investment Group, LLC

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410-744-8707

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Email: TomQuirk@retirementandinvestment.com

Website: http://secure-web.cisco.com/13L_FwaylVhJmoDPTu_NRXdiu7MKp9sYBaPZ9k0AKFhhNWa2GrUo59TYMs492X71U8wf7tc5FDW9_vhOyoS-o-HFcDJDihv-V5XcBo_pwsFNUzrbHs6rt2ByKJZZFy4B8YWKcW-WnnAVN8KtSXoiIJ1slxQEY71YQPJY8HN6K_CwN_BolF7UzRQzpoiZlqe3HnLr8AYtgY-5ZFUpaVkobdO_QYOkh-A1H-lRwYLdUZ7f44il8Ifa4OM-iZVaHxpA6J-gatyGOjZalyAZieTBqsSLv7yz9rN0aewim_ZzGu1KIzzIIl32ifWW6r4YZoIA27rPLzgKtiS4FI5eQw3LUxGFJyMDjPioouFzvsSSKEaRRIZuS3Rit21HMtaBYOu2NLU3eJvboQx6EzO6v-YHWy3SkNbS4xi4fxrlKZ0jTmIOHVBTBCm_31758T7MdL1J/http%3A%2F%2Fwww.retirementandinvestmentgroup.com



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From: Amy Ravera <aravera@baltimorecountymd.gov>
Sent: Monday, March 18, 2024 11:12 AM
To: Tom Quirk <tomquirk@retirementandinvestment.com>
Cc: Jesse Krout <jkkrout@baltimorecountymd.gov>
Subject: RE: Administrative Zoning Petition 2619 Westchester Ave

Good Morning Tom,

I have forwarded this email to the planner handling this matter.

Amy Ravera

From: Tom Quirk <tomquirk@retirementandinvestment.com>
Sent: Monday, March 18, 2024 11:06 AM

To: Amy Ravera <aravera@baltimorecountymd.gov>

Subject: FW: Administrative Zoning Petition 2619 Westchester Ave

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Hi Amy,

Just want to make sure Anthony Pools paid permit fee. Let me know if you need anything else.

Thanks,

Tom



Tom Quirk, CFP®, CRC®, CRPC®

President – Retirement & Investment Group, LLC

307 Frederick Road

Catonsville, MD 21228

410-744-8707

Toll free 888-744-8707

Email: TomQuirk@retirementandinvestment.com

Website: [http://secure-](http://secure-web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWCleppG2LNBnXBw1B34IPPnSOxjgrmTqGYWbeNOL6b3m8DEE_SvbRZIEDY1eO5miZ-YscrG8Cw5SqrR2IIeWhuXJo-zrfyPWlgBGEb1VeFDUzoC_JZk6psiDI9zdi7x6yLFW_lar64Q_IRdqFKG6krKTwmXH8L0y6lp49ZophxGwtAoxFZdDbpGlnoh-14LaBRBFTZb1npB1yZ5clg97OVbVPj_RVgLG6w0aaBq057rGemPTLI61XNq755-jLICiGbWI9LGzURewM5FN4S3nMFe2AxE4bWV0ib4XIUDa1yuRaoRGp8tmcTv_revS5m0mqfuojP-Ji1_cmammiBo86mrCZh3l95i_5z4gzS2SN1lw3YIfCnAMmSo7-UgJOnzya-znSoDCkfkpgtd-Mez_F8yzNWgnycuJT/http%3A%2F%2Fwww.retirementandinvestmentgroup.com)

[web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWCleppG2LNBnXBw1B34IPPnSOxjgrmTqGYWbeNOL6b3m8DEE_SvbRZIEDY1eO5miZ-YscrG8Cw5SqrR2IIeWhuXJo-](http://secure-web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWCleppG2LNBnXBw1B34IPPnSOxjgrmTqGYWbeNOL6b3m8DEE_SvbRZIEDY1eO5miZ-YscrG8Cw5SqrR2IIeWhuXJo-zrfyPWlgBGEb1VeFDUzoC_JZk6psiDI9zdi7x6yLFW_lar64Q_IRdqFKG6krKTwmXH8L0y6lp49ZophxGwtAoxFZdDbpGlnoh-14LaBRBFTZb1npB1yZ5clg97OVbVPj_RVgLG6w0aaBq057rGemPTLI61XNq755-jLICiGbWI9LGzURewM5FN4S3nMFe2AxE4bWV0ib4XIUDa1yuRaoRGp8tmcTv_revS5m0mqfuojP-Ji1_cmammiBo86mrCZh3l95i_5z4gzS2SN1lw3YIfCnAMmSo7-UgJOnzya-znSoDCkfkpgtd-Mez_F8yzNWgnycuJT/http%3A%2F%2Fwww.retirementandinvestmentgroup.com)

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From: Tom Quirk

Sent: Monday, March 11, 2024 9:48 AM

To: 'Jessica.Jones@AnthonySylvan.com' <Jessica.Jones@AnthonySylvan.com>; 'Jan St.Lawrence' <Jan.St.Lawrence@AnthonySylvan.com>; 'Heather Dougherty' <doughertyheather@gmail.com>

Subject: RE: Administrative Zoning Petition 2619 Westchester Ave

Hi Jessica,

When you have a moment, please review below and let us know. Did Anthony Pools pay this permit fee as part of the initial \$5k plus we deposited? I want to make sure this permit isn't stuff over this fee.

Thx,

Tom



Tom Quirk, CFP®, CRC®, CRPC®*

President – Retirement & Investment Group, LLC

307 Frederick Road

Catonsville, MD 21228

410-744-8707

Toll free 888-744-8707

Email: TomQuirk@retirementandinvestment.com

Website: <http://secure->

web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWClcLeppG2LNBnXBw1B34IPPnSOxjgTqGYWbeNOL6b3m8DEE

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From: Tom Quirk

Sent: Friday, March 8, 2024 11:50 AM

To: 'Jessica.Jones@AnthonySylvan.com' <Jessica.Jones@AnthonySylvan.com>; 'Jan St.Lawrence' <Jan.St.Lawrence@AnthonySylvan.com>; 'Heather Dougherty' <doughertyheather@gmail.com>

Subject: FW: Administrative Zoning Petition 2619 Westchester Ave

Hi Jessica,

Please see email below. Do I pay this fee or does Anthony as part of our initial down payment?

Please advise.

Thanks,

Tom



Tom Quirk, CFP®, CRC®, CRPC®*

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Email: TomQuirk@retirementandinvestment.com

Website: [http://secure-](http://secure-web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWCleppG2LNBnXBw1B34IPpNSOxjgrmTqGYWbeNOL6b3m8DEE_SvbRZIEDY1eO5miZ-YscrG8Cw5SqrR2IIeWhuXJo-zrfyPWlgBGEb1VeFDUzoC_JZk6psiDI9zdi7x6yLFW_lar64Q_IRdqFKG6krKTWmXH8LOy6lp49ZophxGwtAoxFZdDbpGlnoh-14LaBRBFTZb1npB1yZ5clg97OVbVPj_RVgL6w0aaBq057rGemPTLI61XNq755-jLiCiGbWI9LGzUReWM5FN4S3nMFe2AxE4bWV0ib4XIUDa1yuRaoRGp8tmcTv_revC5m0mqfuojP-Ji1_cmammlBo86mrCZh3l95i_5z4gzS2SN1lw3YifCnAMmSo7-UgJOnzya-znSoDCkfkpgtd-Mez_F8yzNWgnycuJT/http%3A%2F%2Fwww.retirementandinvestmentgroup.com)

[web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWCleppG2LNBnXBw1B34IPpNSOxjgrmTqGYWbeNOL6b3m8DEE_SvbRZIEDY1eO5miZ-YscrG8Cw5SqrR2IIeWhuXJo-](http://secure-web.cisco.com/1_ZKpcssjhVgRUPVUZgXQfyT2Lm_eP9MPWCleppG2LNBnXBw1B34IPpNSOxjgrmTqGYWbeNOL6b3m8DEE_SvbRZIEDY1eO5miZ-YscrG8Cw5SqrR2IIeWhuXJo-zrfyPWlgBGEb1VeFDUzoC_JZk6psiDI9zdi7x6yLFW_lar64Q_IRdqFKG6krKTWmXH8LOy6lp49ZophxGwtAoxFZdDbpGlnoh-14LaBRBFTZb1npB1yZ5clg97OVbVPj_RVgL6w0aaBq057rGemPTLI61XNq755-jLiCiGbWI9LGzUReWM5FN4S3nMFe2AxE4bWV0ib4XIUDa1yuRaoRGp8tmcTv_revC5m0mqfuojP-Ji1_cmammlBo86mrCZh3l95i_5z4gzS2SN1lw3YifCnAMmSo7-UgJOnzya-znSoDCkfkpgtd-Mez_F8yzNWgnycuJT/http%3A%2F%2Fwww.retirementandinvestmentgroup.com)

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From: Amy Ravera <aravera@baltimorecountymd.gov>
Sent: Friday, March 8, 2024 10:14 AM
To: Tom Quirk <tomquirk@retirementandinvestment.com>
Cc: Jesse Krout <jkrout@baltimorecountymd.gov>
Subject: Administrative Zoning Petition 2619 Westchester Ave

Good Morning Tom,

Our office is in receipt of your request for an Administrative Variance in regard to 2619 Westchester Ave. There is a fee of \$75.00 to process this request. Please reach out to our office if you have any further questions at 410 887-3391.

Amy Ravera
PAI – Zoning Review

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