



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

November 26, 2024

Daniel Ryder – dryder@balhondo.com
4707 Deer Park
Owing Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2024-0233-A
Property: 4707 Deer Park

Dear Mr. Ryder:

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,


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Rick Richardson, Richardson Engineering, LLC – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4707 Deer Park Road)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Daniel Ryder	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0233-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, Daniel Ryder (“Petitioner”), for the property located at 4707 Deer Park Road, Owings Mills (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to permit an accessory structure with a height of 20 ft in lieu of the maximum 15 ft permitted. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D).

There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies. However, the Office of Zoning Review provided the following comment:

If you are inclined to grant an Administrative Variance, the Zoning Review Office recommends the following restriction:

The existing garage must be removed before the new garage can be constructed, as the combined footprint of the two garages would be larger than the footprint of the principal dwelling.

In reviewing the street view photographs, it appears that the existing garage was previously

removed. However, to be certain, the OZR comment will be a condition of the Order.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on November 10, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioner has filed the supporting Affidavit as required by Baltimore County Code (“BCC”), §32-3-303.

In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide sufficient facts that comply with the requirements of the BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that there is evidence in the file to indicate that the requested height and area Variances will not adversely affect the health, safety or general welfare of the public and should therefore be granted.

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 height Variance should be granted.

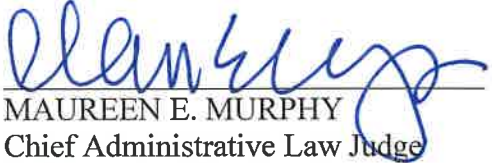
THEREFORE, IT IS ORDERED, this 26th day of **November, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an accessory structure with a height of 20 ft in lieu of the maximum 15 f. permitted, 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.
2. Petitioner and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. If the existing garage has not been removed, it must be removed before the new garage can be constructed, as the combined footprint of the two garages would be larger than the footprint of the principal dwelling.
6. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM: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 Law of Baltimore County for the property located at:

Address 4707 Deer Park Road

Currently Zoned RC-5

Deed Reference 35276/ 412

10 Digit Tax Account # 1600001509

Owner(s) Printed Name(s) Daniel Ryder

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 to permit an accessory structure with a height of 20 feet in lieu of the maximum of 15' permitted.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space 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, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Daniel Ryder

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

4707 Deer Park

Owings Mills

MD

Mailing Address

City

State

21117

/ 410-948-5855

/ dryder@balhondo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

7 Deneison Street

Timonium

MD

Mailing Address

City

State

21093

/ 410-560-1502

/ rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2024-0233-D

Filing Date 6/29/24

Estimated Posting Date 11/10/24

Reviewer JK

Closing 11/25/24

Rev 10/12/11

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 4707 Deer Park Road Owings Mills MD 21117
Print or Type Address of property City State Zip Code

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

The garage height is requested to be 20' high at the peak due to the height of the overhead door being 14' to accommodate larger vehicles like a boat or camper and the size of the building. If the variance is not granted then the roof would need to be a flat roof that would not fit in with the other structures in the neighborhood. That would be out of character with the neighborhood so it would be impractical to require a flat roof to stay under the 15' limitation. The garage location is at the very rear of the yard due to the septic system location on the lot so the small variance of 20' in lieu of the 15' would not be imposing any hardship on the neighbors.

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

Signature of Affiant

Daniel Ryder

Name- Print or Type

Signature of 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 23 day of Sept, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Daniel Thomas Ryder

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires





Richardson
ENGINEERING

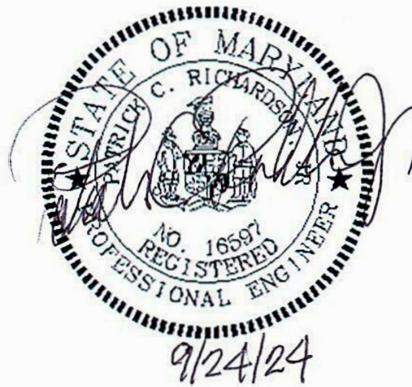
CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
4707 DEER PARK ROAD
4th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the East side of Deer Park Road approximately 121+/- feet North of the intersection of Deer Park Road and Dolfield Road. Then leaving Deer Park Road the following bearings and distances 1) South 86 degrees 52 minutes East 250 feet 2) North 09 degrees 50 minutes West 141.72 feet 3) South 88 degrees 40 minutes West 198 feet; back to the west side of Deer Park Road, thence, 4) South 10 degrees 30 minutes East 120 feet to the place of beginning.

Containing a net area of 32,670 square feet or 0.75 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0233 -A Address 4707 Deer Park Rd

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

Filing Date: 10/29/24 Posting Date: 11/10/24 Closing Date: 11/25/24

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: - -A Address 4707 Deer Park Rd

Petitioner's Name: Daniel Ryder Telephone (Cell) 410-948-5855

Posting Date: 11/10/24 Closing Date: 11/25/24

Wording for Sign: To Permit an Administrative Variance from section 400.3 of the BCZR to permit an accessory (garage) structure with a height of 20 feet in lieu of the maximum of 15 feet.

BALTIMORE COUNTY, CORRESPONDENCE

INTER-OFFICE CORRESPONDENCE

TO: Administrative Law Judge

FROM: Jesse Krout

Planner, Office of Zoning Review

DATE: October 28, 2024

SUBJECT: Administrative Variance Restriction

Zoning Case No.: 2024-0233-A
Location: 4707 Deer Park Rd

Note to ALJ

If you are inclined to grant an Administrative Variance, the Zoning Review Office recommends the following restriction: The existing garage must be removed before the new garage can be constructed, as the combined footprint of the two garages would be larger than the footprint of the principal dwelling.



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 Law of Baltimore County for the property located at:

Address 4707 Deer Park Road

Currently Zoned RC-5

Deed Reference 35276/ 412

10 Digit Tax Account # 1600001509

Owner(s) Printed Name(s) Daniel Ryder

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

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Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Daniel Ryder /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

4707 Deer Park

Owings Mills

MD

Mailing Address

City

State

21117 /

410-948-5855 /

dryder@balhondo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name - Type or Print

Signature

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Mailing Address

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21093 /

410-560-1502 /

rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2024-0233-D

Filing Date 6/29/24

Estimated Posting Date 11/10/24

Reviewer JK

Closing 11/25/24

Rev 10/12/11

Affidavit in Support of Administrative Variance

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The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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

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Signature of Affiant

Daniel Ryder

Name- Print or Type

Signature of Affiant

Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of Sept, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

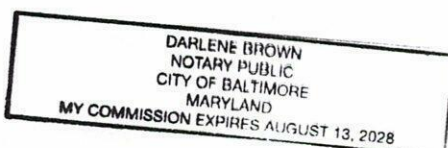
Daniel Thomas Ryder

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal

Darlene Brown
Notary Public

08/13/2028
My Commission Expires

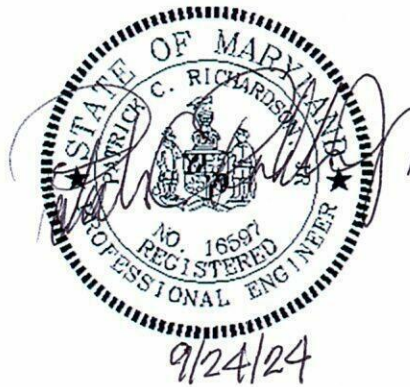




**ZONING PROPERTY DESCRIPTION FOR
4707 DEER PARK ROAD
4th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the East side of Deer Park Road approximately 121+/- feet North of the intersection of Deer Park Road and Dolfield Road. Then leaving Deer Park Road the following bearings and distances 1) South 86 degrees 52 minutes East 250 feet 2) North 09 degrees 50 minutes West 141.72 feet 3) South 88 degrees 40 minutes West 198 feet; back to the west side of Deer Park Road, thence, 4) South 10 degrees 30 minutes East 120 feet to the place of beginning.

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

CERTIFICATE OF POSTING

2024-0233-A

RE: Case No.: _____

Petitioner/Developer: _____

Daniel Ryder

November 25, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

Ladies and Gentlemen:

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

4707 Deer Park Road

November 10, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 10, 2024

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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: November 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0233-A
Address: 4707 DEER PARK ROAD
Legal Owner: Daniel Ryder

Zoning Advisory Committee Meeting of November 12, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 4, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0233-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 LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 1600001509

Owner Information

Owner Name:	RYDER DANIEL	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	4707 DEER PARK RD OWINGS MILLS MD 21117	Deed Reference:	/35276/ 00412

Location & Structure Information

Premises Address:	4707 DEER PARK RD OWINGS MILLS 21117-	Legal Description:	0.75 AC ES DEER CREEK RD 102 N DOLFIELD RD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0066	0011	0549	4020017.04	0000				2025	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1949	1.988 SF		32,670 SF	04

Stories	Basement Type	Exterior	Quality Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITASBESTOS SHINGLE/4	2 full	1 Detached	2015

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	67,600	67,600		
Improvements	249,700	249,700		
Total:	317,300	317,300	317,300	
Preferential Land:	0			

Transfer Information

Seller: KEM DUDLEY M	Date: 08/19/2014	Price: \$70,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35276/ 00412	Deed2:
Seller: EATON CORDELL H	Date: 11/15/1954	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02591/ 00344	Deed2:
Seller:	Date:	Price:
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: Approved 11/09/2015

Homeowners' Tax Credit Application Information

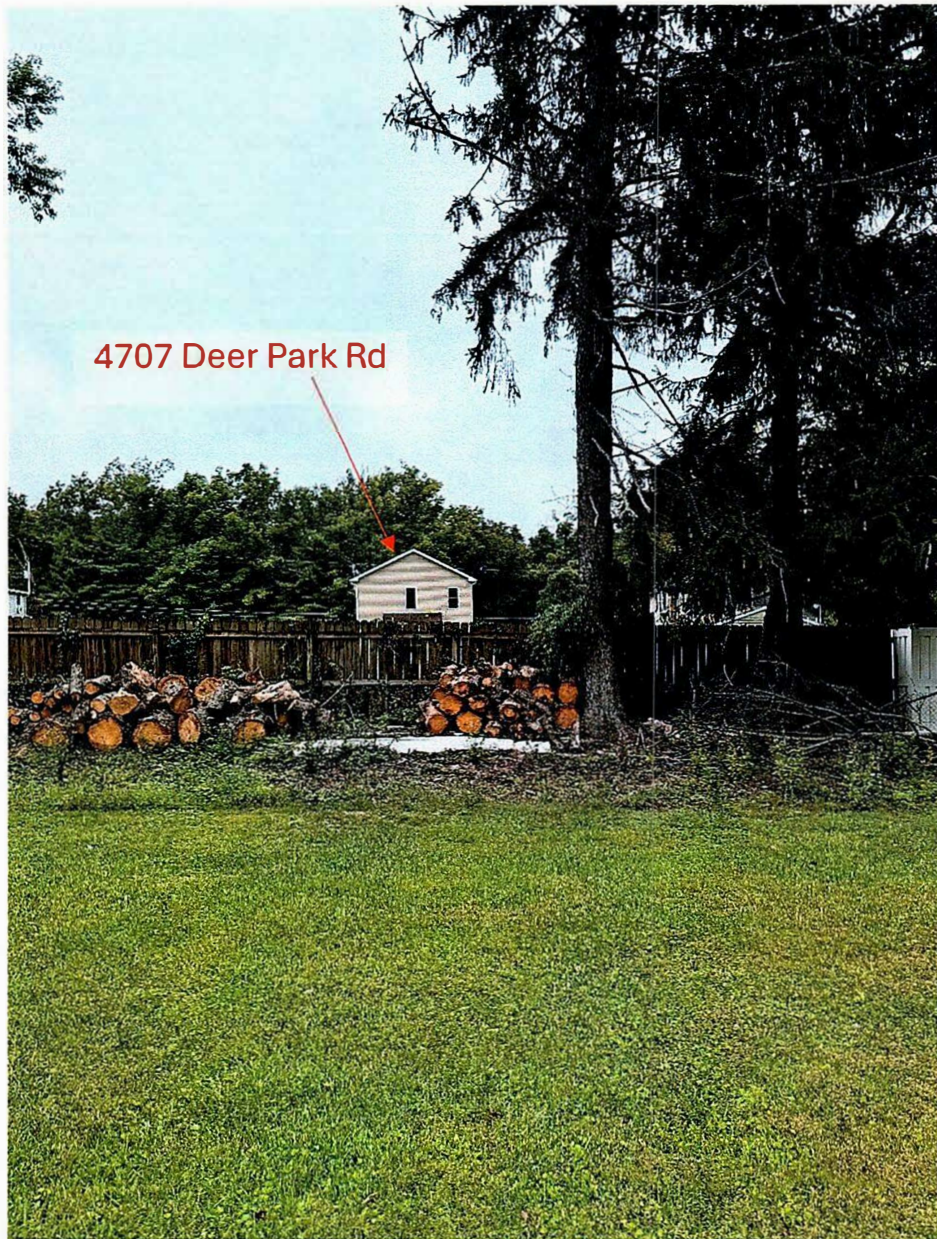
Homeowners' Tax Credit Application Status: No Application	Date:
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View east (rear) toward where garage will be located



View north toward the proposed garage location at rear of property

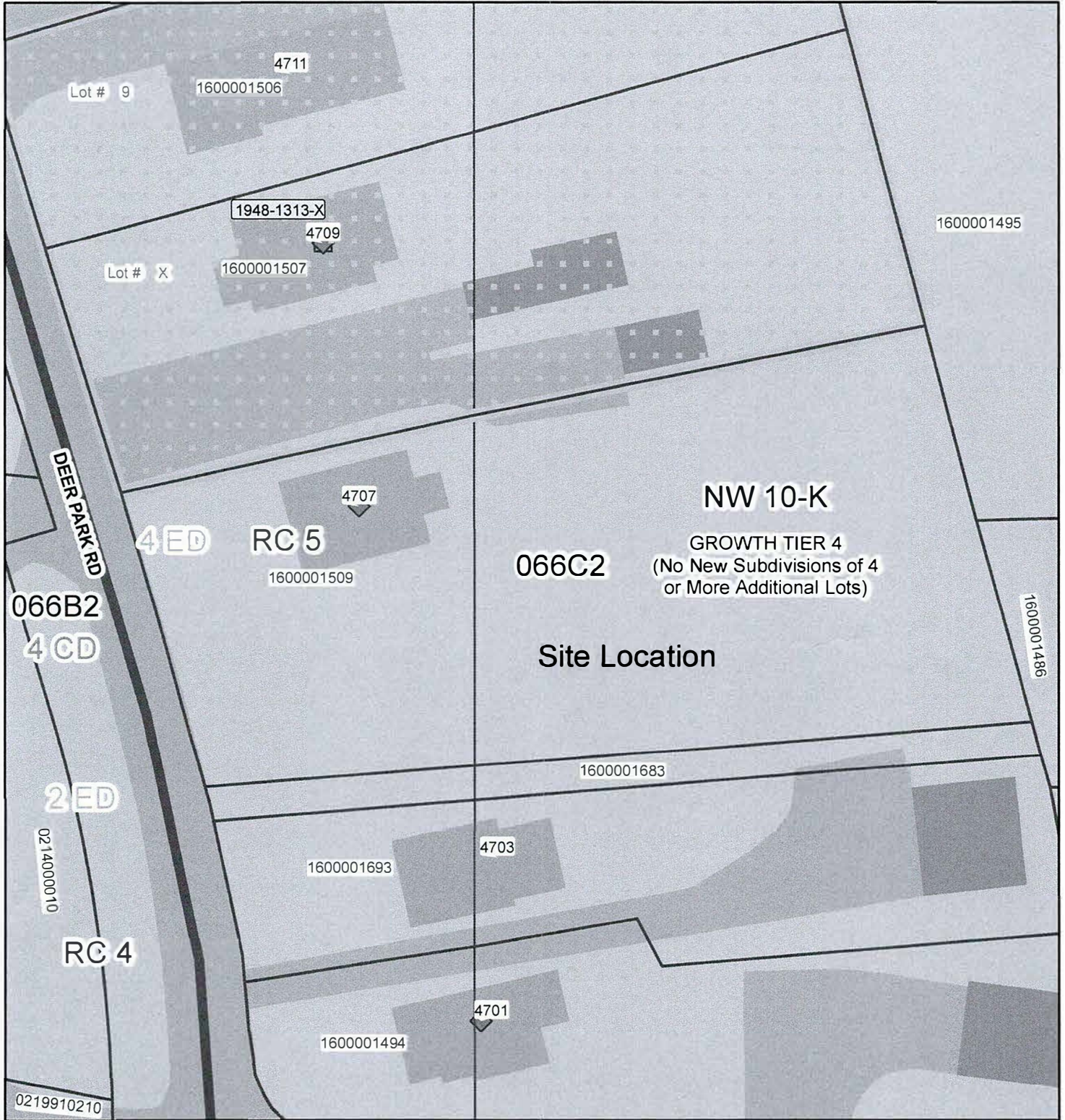


View west from 100022 Dolfield Road toward garage location on other side of the fence



From 4709 Deer Park Road toward where the garage will be on the other side of the fence

4707 Deer Park Rd



Publication Date: 10/29/2024

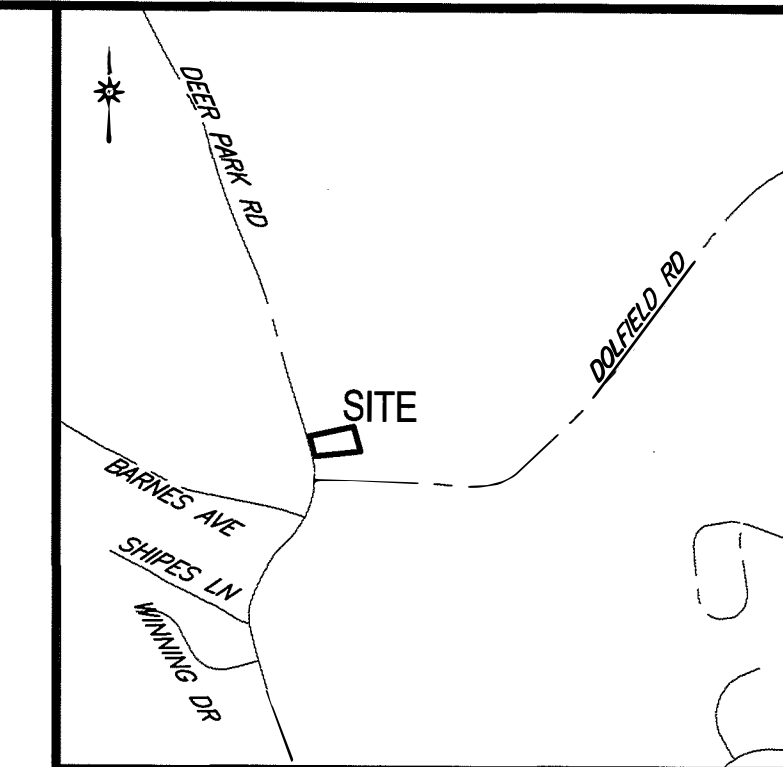
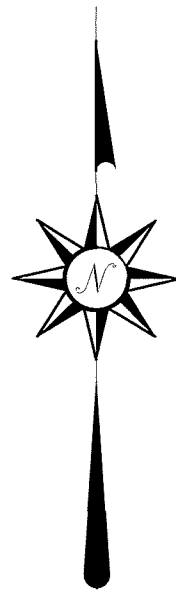


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



VICINITY MAP

SCALE: 1" = 100'

GENERAL NOTES:

OWNER: DANIEL RYDER
4707 DEER PARK RD
OWINGS MILLS MD 21117

1. SITE AREA:
GROSS: 32,670 Sq.Ft. or 0.75 Ac.±
NET: 32,670 Sq.Ft. or 0.75 Ac.±
2. EXISTING BUILDING AREA: 1,165 Sq.Ft.
3. GARAGE: PROPOSED 864 SF, 20' HIGH
4. UTILITIES:
PRIVATE WATER
PRIVATE SEWER
5. DEED REF: 35275/412
6. TAX ACCOUNT: 1800001509
7. COUNCILMANIC DISTRICT: 4TH
8. REGIONAL PLANNING DISTRICT: REISTERSTOWN
9. CENSUS TRACT: 404101
10. WATERSHED: LIBERTY RESERVOIR
11. EXISTING ZONING: RC 5
12. TAX MAP #66, GRID #11, PARCEL #549
13. NO PRIOR PERMITS ON FILE
14. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
15. THE SITE LIES WITHIN ZONE X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100215G, DATED NOVEMBER 2, 2023.
16. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
17. BASIC SERVICE MAPS (2023)

TYPE	DEFICIENT	(Y/N)	NOTE
WATER	N		
SEWER	N		
TRANSPORTATION	N		
18. PREVIOUS ZONING CASES ON FILE: NONE
19. SETBACKS FOR RC 5

TYPE	REQUIRED	PROVIDED
FRONT	75'	56'±
SIDE	50'	26'±
REAR	50'	146'±
20. USE:
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL



Richardson
ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR RYDER RESIDENCE GARAGE

4707 DEER PARK ROAD

BALTIMORE COUNTY
4TH ELECTION DISTRICT

MARYLAND
4TH COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:
PCR

CHECKED BY:
PCR

SCALE:
1" = 20'

DATE:
07-25-24

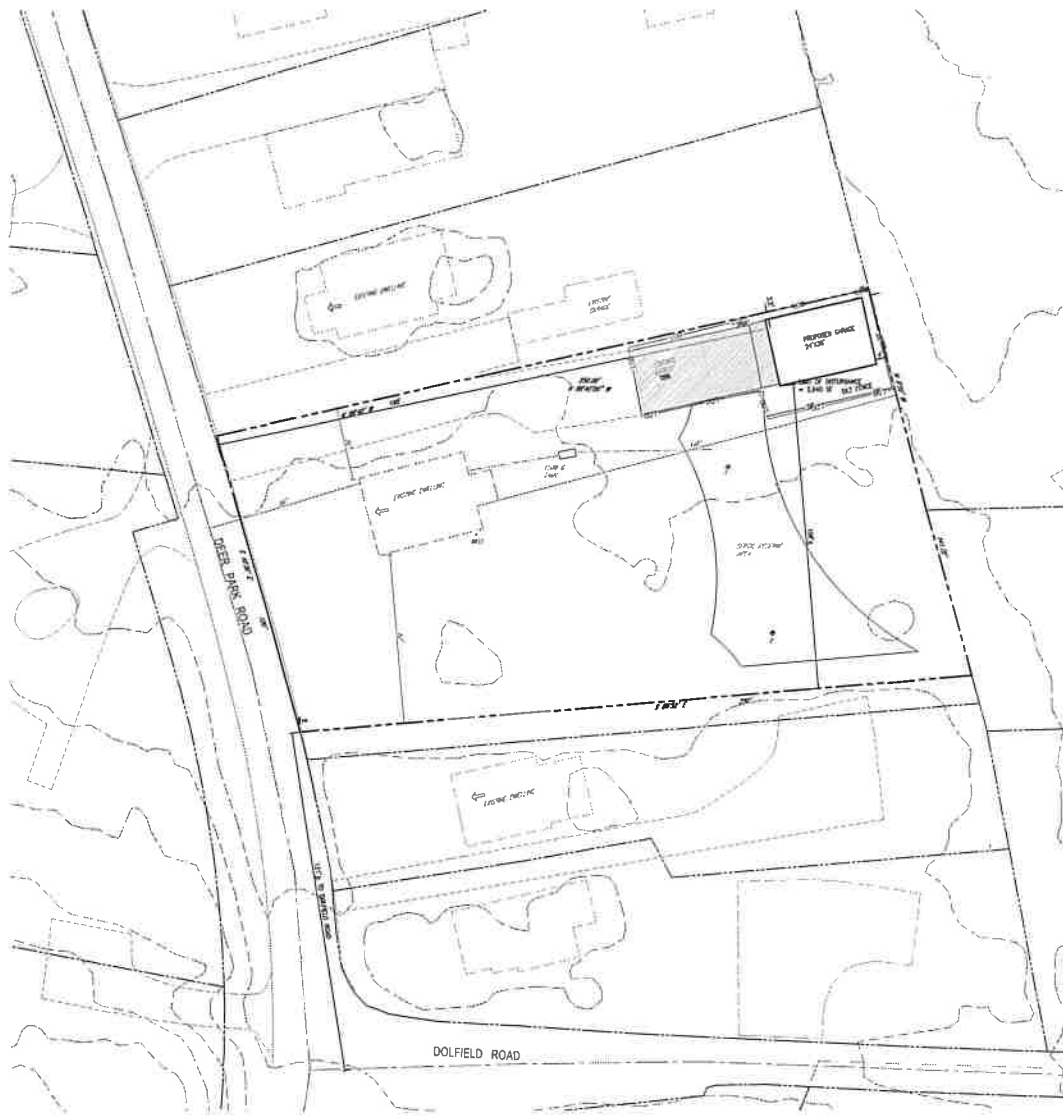
JOB NO.:
24-4707

SHEET NO.:
1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025



7/26/24



OWNER: DANIEL PIPER
4307 BEECH PARK BL
CHICAGO ILL 60 2117

1. SITE AREA:
DIPLOMA 32.870 SQFT, ± 0.75 AC ±
NET: 32.870 SQFT, ± 0.75 AC ±
EXISTING BUILDING AREA: 1.10 SQ FT
GARAGE: PROPOSED AREA 22, 170 SQ FT

2. UTILITIES:
PRIVATE WATER
PRIVATE SEWER

3. DATED: NOV. 20/17/2014/12
ISSUED: 01/00001/00000
COUNCILMAN/BOARD MEMBERS: 470
REGIONAL PLANNING DISTRICT: NORTHWESTOWN
COMMITTEE: CDA 03/010
10. WATERSHED: LIBERTY WATERSHED
11. EXISTING: TOWNSHIP 8E
12. TAX MAP: ILL. GEN. SRD. 1/1, PARCELS: 1540
13. THE SITE DOES NOT LIE WITHIN THE CHICAGOIR BIOTIC CRITICAL AREA,
NOR DOES IT LIE WITHIN OR ADJACENT TO FLOOD INSURANCE MAP
14. THE SITE DOES NOT LIE WITHIN THE CHICAGOIR BIOTIC CRITICAL AREA
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TRANSFORMATION
PREVIOUS TOWNING CASES ON FILE: NONE
REASON FOR RC 5
FROST: 75 REQUIRED 54°F
FROST: 80°F 28.5°F
FROST: 90°F 14°F

20. USE:
EXISTING RESIDENTIAL
PROPOSED RESIDENTIAL

7 Denison Street
Timonium, Maryland 21083
Phone: 410-542-1502, info@richardsonengineering.net



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ENGINEERING

PLAN TO ACCOMPANY ZONING PETITION
FOR
RYDER RESIDENCE
GARAGE
4707 DEER PARK ROAD

BALTIMORE COUNTY MARYLAND
4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT

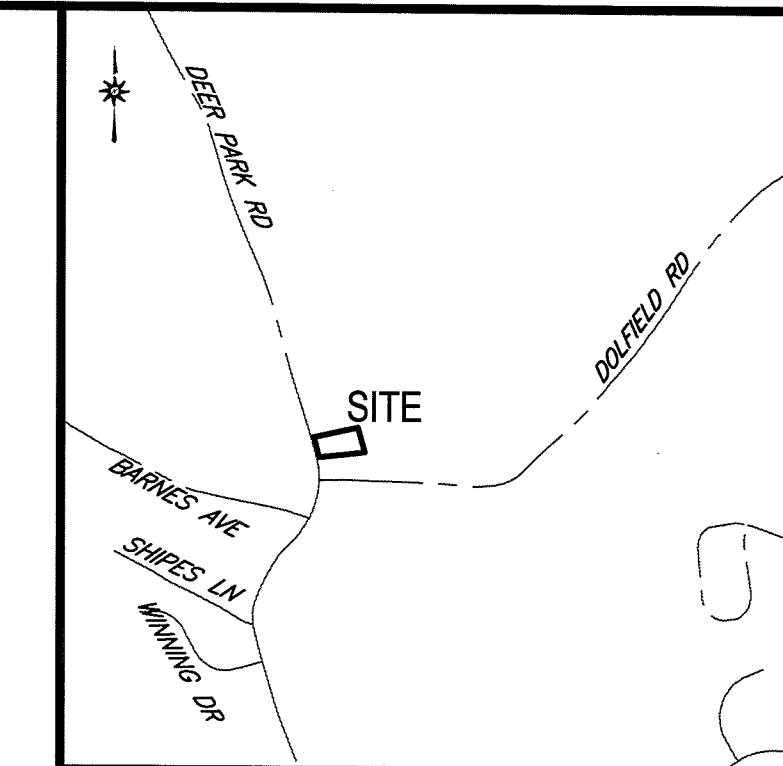
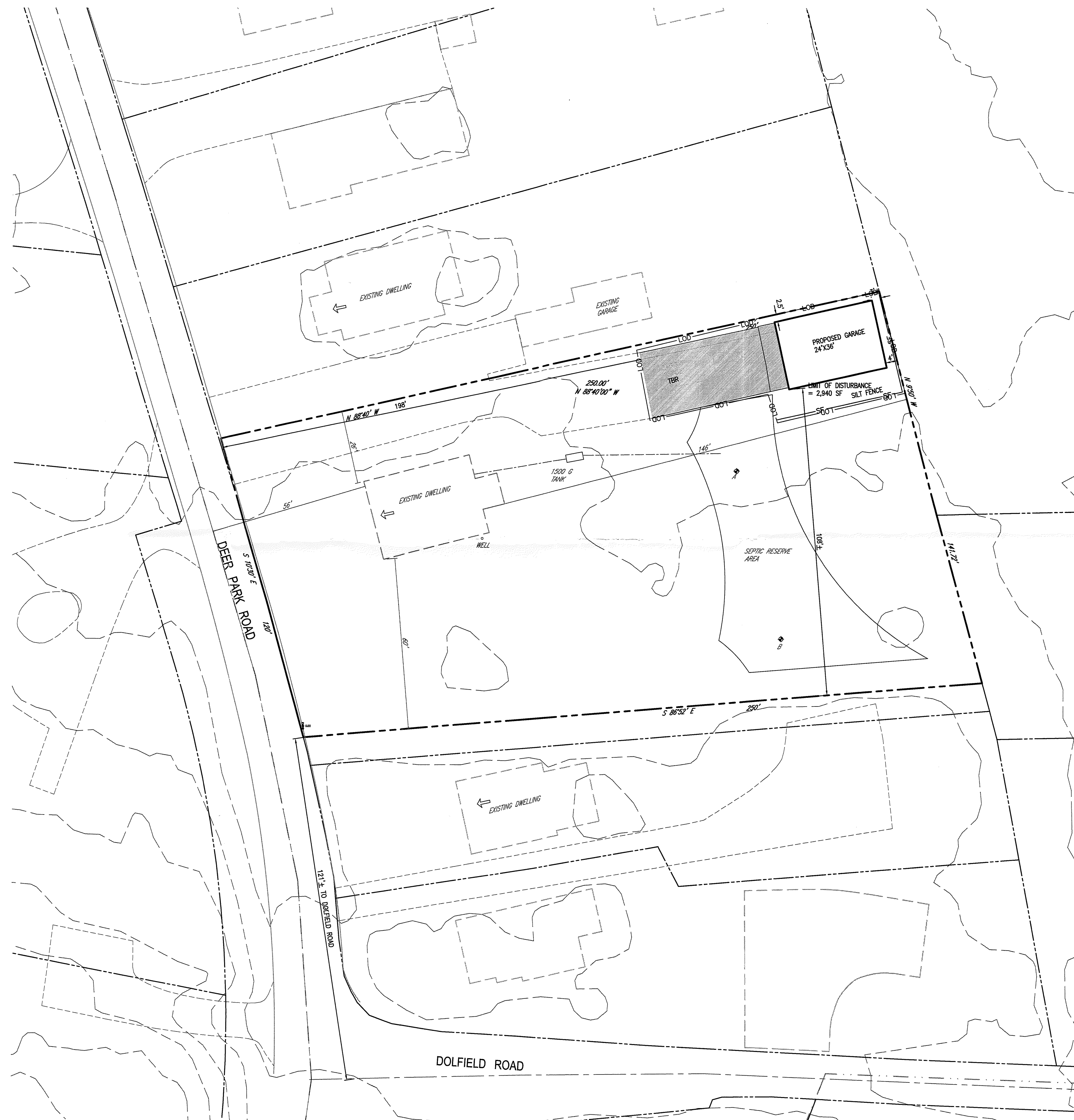
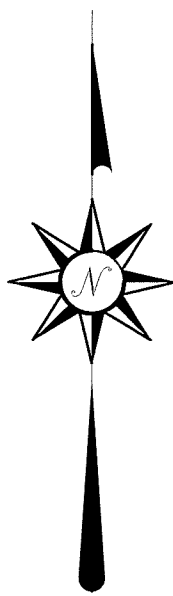


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NUMBER 14897, EXPIRATION DATE: 08-15-2025

1997

DRAWN BY: PCB	CHECKED BY: PCB	SCALE: 1" = 30'
DATE: 07-25-24	JOB NO.: 24-4707	SHEET NO.: 1 OF 1

Pet. Exp. 1



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: DANIEL RYDER
4707 DEER PARK RD
OWINGS MILLS MD 21117
1. SITE AREA:
GROSS: 32,670 Sq.Ft. or 0.75 Ac.±
NET: 32,670 Sq.Ft. or 0.75 Ac.±
 2. EXISTING BUILDING AREA: 1,165 Sq.Ft.
 3. GARAGE: PROPOSED 864 SF, 20' HIGH
 4. UTILITIES:
PRIVATE WATER
PRIVATE SEWER
 5. DEED REF: 35276/412
 6. TAX ACCOUNT: 1600001509
 7. COUNCILMANIC DISTRICT: 4TH
 8. REGIONAL PLANNING DISTRICT: REISTERSTOWN
 9. CENSUS TRACT: 404101
 10. WATERSHED: LIBERTY RESERVOIR
 11. EXISTING ZONING: RC 5
 12. TAX MAP #66, GRID #111, PARCEL #549
 13. NO PRIOR PERMITS ON FILE
 14. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 15. THE SITE LIES WITHIN ZONE X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100215G, DATED NOVEMBER 2, 2023.
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 17. BASIC SERVICE MAPS (2023)

TYPE	DEFICIENT	(Y/N)	NOTE
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SEWER	N		
TRANSPORTATION	N		
 18. PREVIOUS ZONING CASES ON FILE: NONE
 19. SETBACKS FOR RC 5

TYPE	REQUIRED	PROVIDED
FRONT	75'	56'±
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REAR	50'	146'±
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EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL



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PLAN TO ACCOMPANY ZONING PETITION
FOR
**RYDER RESIDENCE
GARAGE**

4707 DEER PARK ROAD

BALTIMORE COUNTY
4TH ELECTION DISTRICT

MARYLAND
4TH COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
PCR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
07-25-24	24-4707	1 OF 1

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