



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 11906 WOODBERRY PLACE Currently Zoned RC-5
Deed Reference 06210 / 00449 10 Digit Tax Account # 1119077050
Owner(s) Printed Name(s) JOHN H. FRANZ, JR. & PATRICIA L. FRANZ

(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)

BCZR 1A04 To permit an addition to an existing dwelling with a right side yard setback of 16 ft in lieu of the required 50 ft

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):

☒ John H. Franz, Jr.
Name #1 - Type or Print

☒ Patricia L. Franz
Name #2 - Type or Print

Signature #1

Signature #2

11906 WOODBERRY PLACE
Mailing Address

Kingville MD.
City State

21087 443-286-6243
Zip Code Telephone #'s (Cell and Home)

JHFWOOD1956@GMAIL.COM
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:

Rich Polan

12239 Long Green Pike / Glen Arm, MD

21057 / 443-825-9117 / RDPOLAN@COMCAST.NET

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 2024-0244-A Filing Date 11 / 8 / 2024 Estimated Posting Date 11 / 17 / 2024 Reviewer CP

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: 11906 WOODBERRY PLACE / KINGSVILLE, MD. 21087
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)

THERE IS NO POWDER ROOM OR BATHROOM ON OUR FIRST FLOOR. OUR ONLY BATHROOM IS ON OUR 2ND FLOOR. IN PLANNING FOR AGING, THERE WILL BE LIMITED ACCESS TO THE 2ND FLOOR WHICH WILL PRESENT A HANDSHIP. WE EXPECT TO REPLACE OUR EXISTING 8'-0" BY 16'-0" SIDE YARD ATTACHED WOOD DECK WITH A BATHROOM ADDITION. THIS WILL RETAIN THE 16'-0" SIDE YARD SET BACK MEASURED FROM OUR PROPERTY LINE TO THE EXISTING DECK.

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

[Signature]
Signature of Owner (Affiant)

JOHN H. FRANZ, JR.
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

PATRICIA LYNN FRANZ
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:

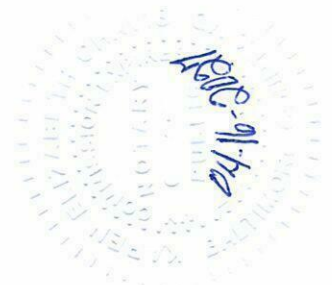
I HEREBY CERTIFY, this 17th day of OCTOBER, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JOHN H. FRANZ JR. & PATRICIA LYNN FRANZ

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
Baltimore County
My Commission Expires 04/16/2027
My Commission Expires



20 24-0244-A

ZONING PROPERTY DESCRIPTION FOR

11906 Woodberry Place

Beginning at a point on the Northwest side of 11906 Woodberry Place which is 42 feet wide at a distance of 227 feet Northeast of the centerline of the nearest improved intersecting street, Jericho Rd which is 24 feet wide.

2024-0244-A



410.227-5588
www.polan.org

1715 LONG GREEN DR
GLEN AVE MD 21034

Zoning Petition Property Description

For: 11906 Woodberry Place

Beginning at a point along the northwest side of Woodberry

Place which is fifty feet wide at a distance of 225 feet to the

centerline of Jericho Road and on the northeast side of a 4-foot

wide walkway, thence northeasterly 67 degrees 51 minutes 76 |

feet along Woodberry place, thence northwesterly 22 degrees 37

minutes 119.44 feet to the southeast side of a 10 foot wide alley,

thence southwesterly along the southeast side of said alley 65

degrees 9 minutes 73.77 feet to the northeast side of the 4 foot

wide walk, thence southeasterly 21 minutes 30 seconds 116 feet

to the point of beginning.

Being known and designated as Lots 10 & 12, sub-division of

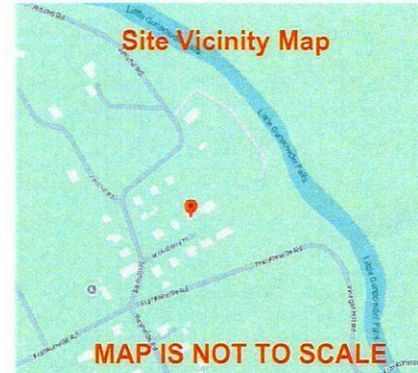
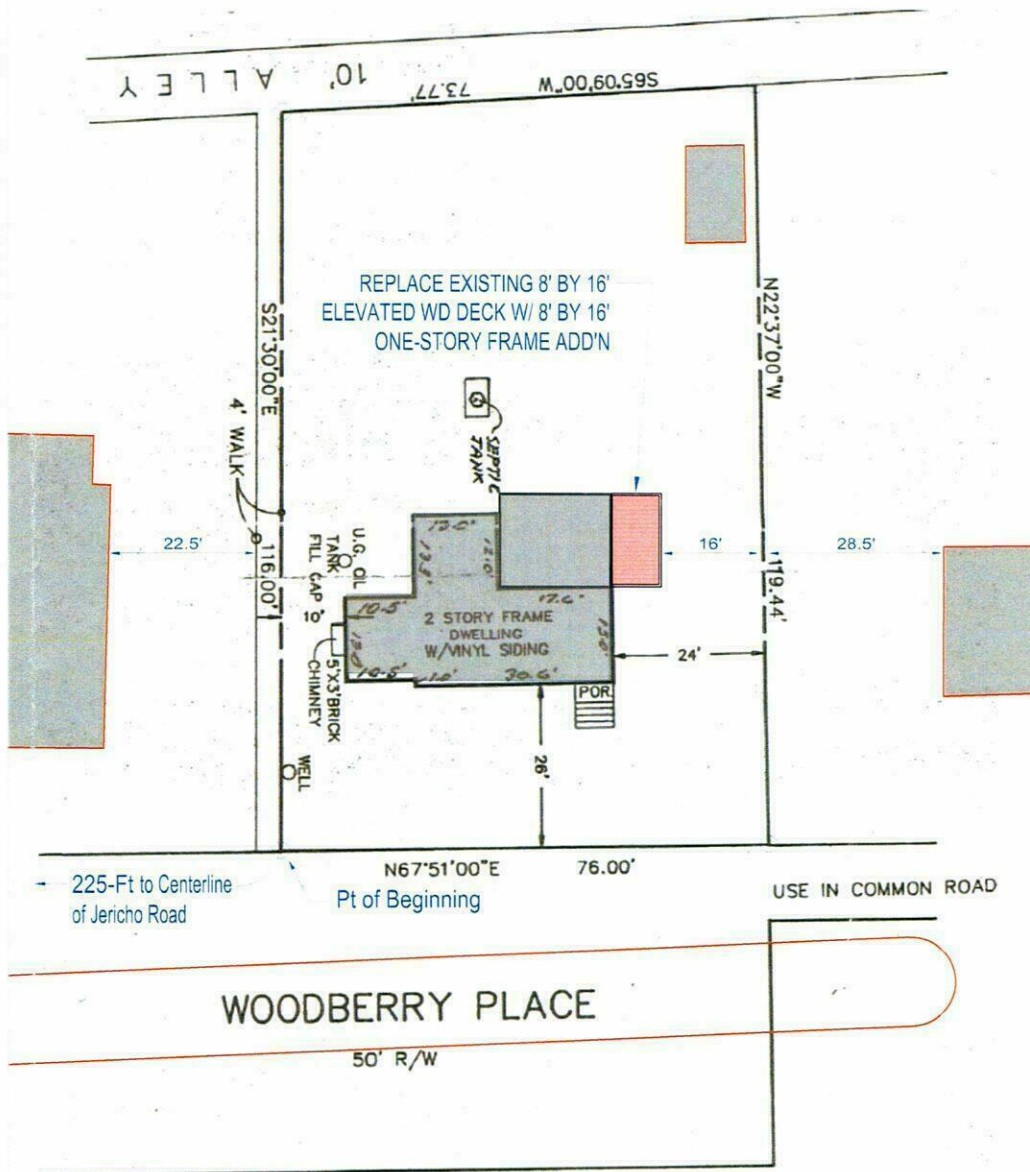
"Franklinville" as recorded among the land records of

Baltimore County, Maryland in Plat Book WPC 9, Folio 65

containing 8,755 square feet located in the 11th Election District

and Councilmanic District 5.

Zoning Hearing Plan for Variance X for Special Hearing Mark Type with (X)
 Address 11906 Woodberry Place / Kingsville, MD 21087 Owner(s) Name(s) John H. Franz, Jr. & Patricia L. Franz
 Subdivision Name Franklinville Village Lot # 10 & 12 Block # 76 Section # 2
 Plat Book # 0009 Folio # 0065 10 Digit Tax # 1119077050 Deed Reference # 06210 / 00449



Zoning Map # 055B3
 Zoning RC-5
 Election District 11
 Council District 5
 Lot Area Acreage 0.201
 Lot Square Footage 8,755
 Historic (Yes or No) Yes
 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) Yes
 If (Yes) list Case Number(s)
 and order result(s) below:

1978-0271-1

Prior Owner
Rear Addition Approved

Violation Case Number(s)
N/A

Plan Drawn By RICH POLAN Date 10/31/2024 Scale: 1 inch = 30 Feet

2024-0244-A

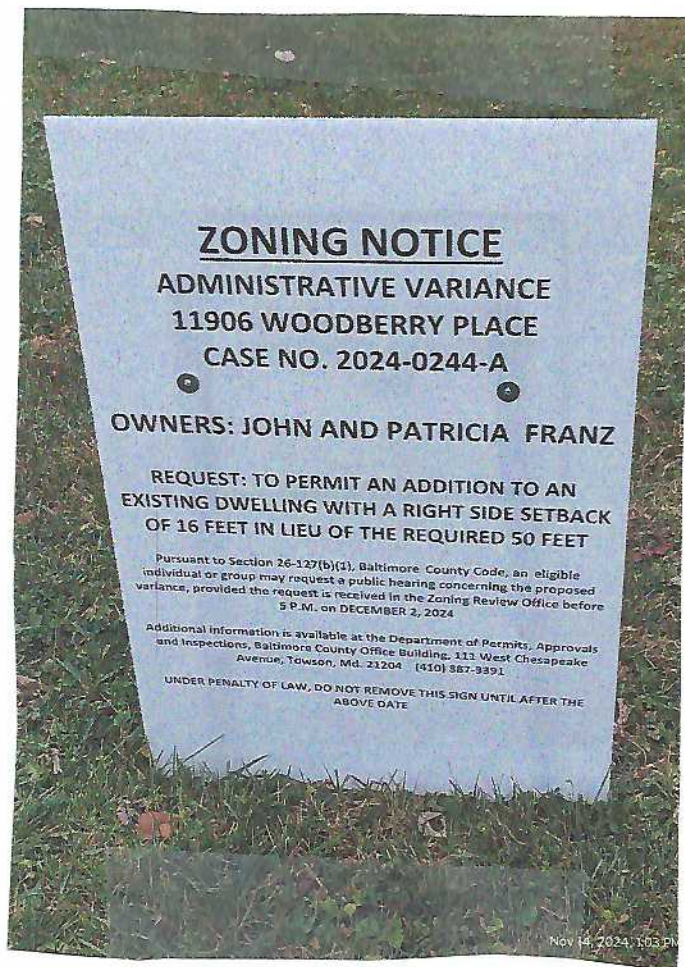
CERTIFICATE OF POSTING

Date: NOVEMBER 14, 2024

RE: Project Name: 11906 WOODBERRY PLACE #1
Case Number /PAI Number: CASE NO 2024-0244-A
Petitioner/Developer: FRANZ
Date of Hearing/Closing: DECEMBER 2, 2024

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 11906 WOODBERRY PLACE

The sign(s) were posted on NOVEMBER 14 2024
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

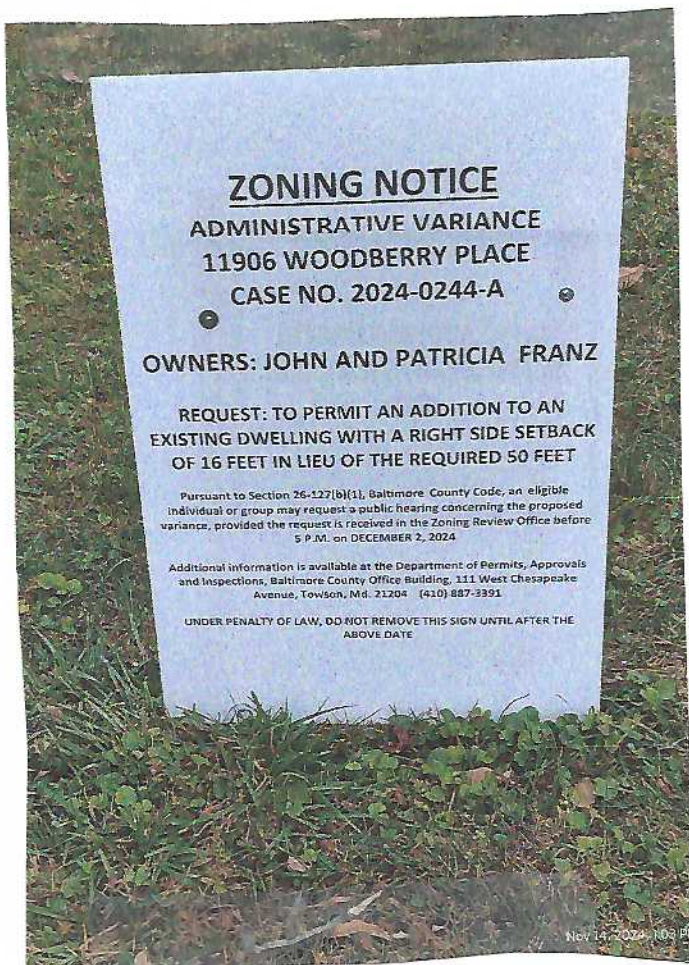
CERTIFICATE OF POSTING

Date: NOVEMBER 14, 2024

RE: Project Name: 11906 WOODBERRY PLACE #2
Case Number /PAI Number: CASE NO 2024-0244-A
Petitioner/Developer: FRANZ
Date of Hearing/Closing: DECEMBER 2, 2024

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 11906 WOODBERRY PLACE

The sign(s) were posted on NOVEMBER 14 2024
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(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: November 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0244-A
Address: 11906 WOODBERRY PLACE
Legal Owner: John & Patricia Franz

Zoning Advisory Committee Meeting of November 26, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Insert comments here Ground Water Management 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, and an OSDS inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0244-A

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

DPR: No comments.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 234669

Date: 11-8-2024

Fund	Dept	Unit	Sub Unit	Rev	Sub	Sub Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						75.00

Total: 75.00

Rec From: 11906 Woodberry Place

For: 2024-0244-A

RL5

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CF 24-1023

1360

RICHARD POLAN ASSOCIATES

12239 LONG GREEN PIKE
GLEN ARM, MD 21057

M&T Bank

7-11/520

PAY TO THE
ORDER OF

BALTIMORE COUNTY

SEVENTY - FIVE

\$ 75.00

DOLLARS

MEMO

11906 ELSRODE



[Signature]

AUTHORIZED SIGNATURE

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0244 -A Address 11906 Woodberry Place

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-8-2024 Posting Date: 11-17-2024 Closing Date: 12-2-2024

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

- 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 - 0244 -A Address 11906 Woodberry Place

Petitioner's Name: John and Patricia Franz Telephone (Cell) 443-286-6243

Posting Date: 11-17-2024 Closing Date: 12-2-2024

Wording for Sign: To Permit an addition to an existing dwelling with a right side setback of 16 ft in lieu of the required 50 ft

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 1119077050

Owner Information

Owner Name: FRANZ JOHN H JR
FRANZ PATRICIA L

Mailing Address: 11906 WOODBERRY PL
KINGSVILLE MD 21087-1906

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /06210/ 00449

Location & Structure Information

Premises Address: 11906 WOODBERRY PL
KINGSVILLE 21087-1906

Legal Description: 200 E FRANKLINVILLE RD
FRANKLINVILLE VILLAGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0055 0022 0221 11010006.04 0000 10 2024 Plat Ref: 0009/ 0065

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1852	1,544 SF	450 SF	8,755 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/4	1 full	

Value Information

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025	
Land:	89,500	89,500			
Improvements	133,900	157,500			
Total:	223,400	247,000	231,267	239,133	
Preferential Land:	0	0			

Transfer Information

Seller: FRAZIER MARC S	Date: 09/26/1980	Price: \$56,500
Type: ARMS LENGTH IMPROVED	Deed1: /06210/ 00449	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 11/18/2008

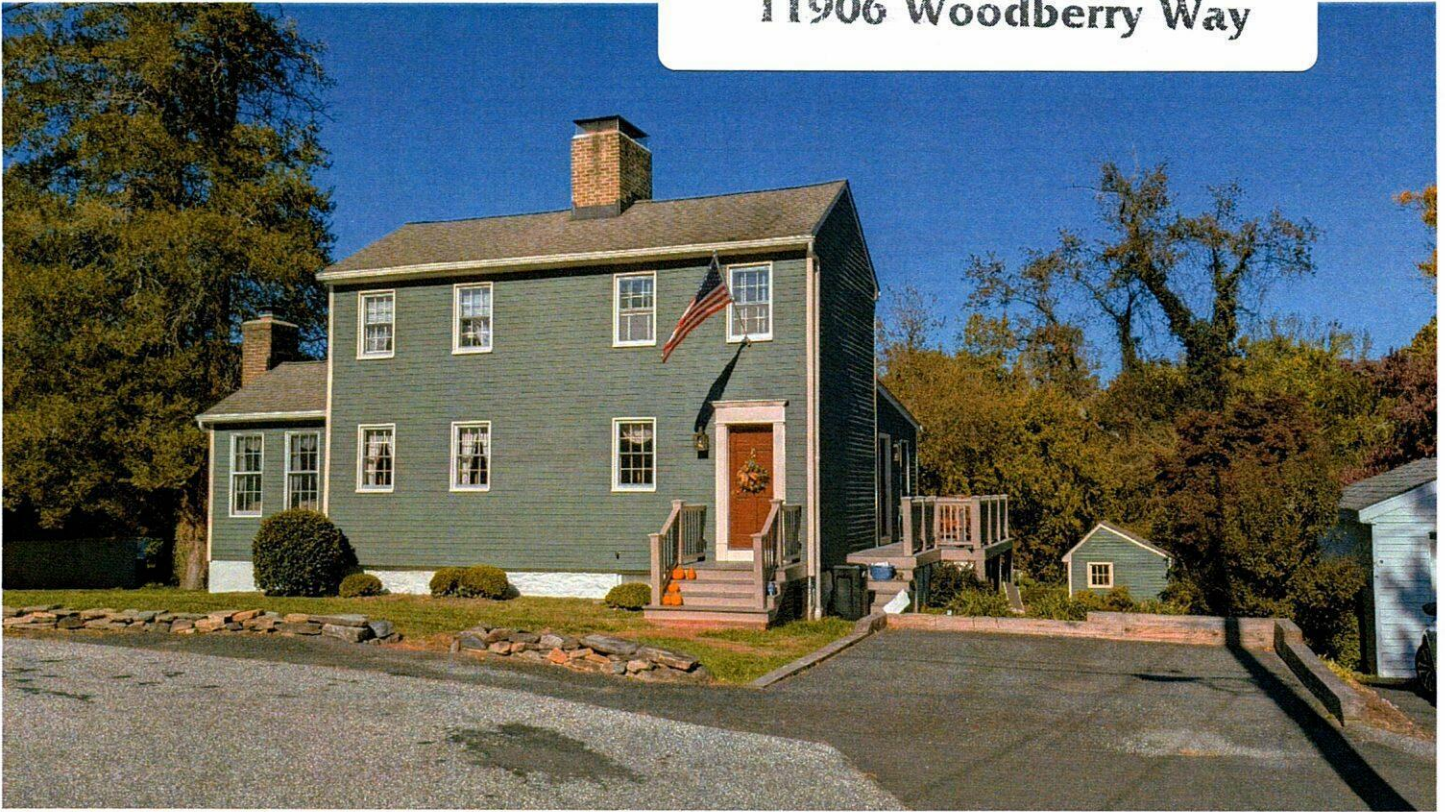
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0244-A



11906 Woodberry Way



Street Front View



Street Front Right Side View

2024-0244-A

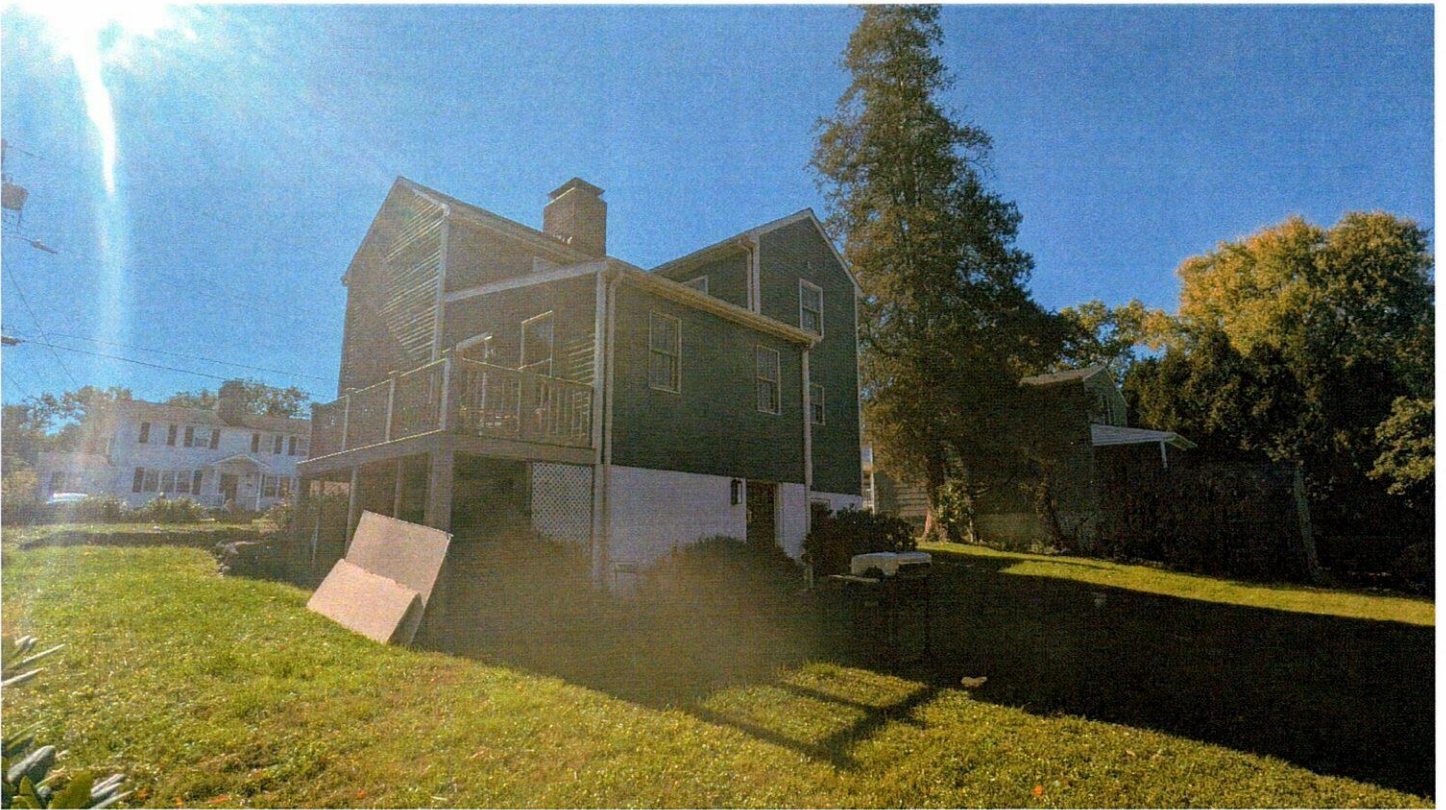


Existing Right Side Deck View



Right Side View

2024-0244-A



Right Side Rear View



Rear Yard View

2024-0244-A