



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

December 11, 2024

Bradley S. Mathai – bsdmathai@verizon.net
112 Warren Rd.
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2024-0247-A
Property: 112 Warren Rd.

Dear Mr. Mathai:

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 black ink, appearing to be "Derek J. Baumgardner", written over a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(112 Warren Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Bradley S. Mathai	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0247-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, Bradley S. Mathai (“Petitioner”) for the property located at 112 Warren Road, Cockeysville (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to approve an accessory building (garage) at total height of 18.5 ft. in lieu of the required maximum height of 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D).

There were no Zoning Advisory Committee (“ZAC”) comments contained in the case file from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on November 24, 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 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 information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that 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.

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

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

THEREFORE, IT IS ORDERED, this 11th day of **December, 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 approve an accessory building (garage) at total height of 18.5 ft. in lieu of the required maximum height of 15 ft., be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, 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.

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

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a series of loops and a horizontal stroke at the end.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw



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:

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

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: 112 Warren Rd Cockeysville MD 21030
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)

I am requesting a variance in accordance with the Baltimore County zoning Regulations for basis of unreasonable hardship. I will soon be losing my current off-site storage space for my historic vehicles. The proposed building will consist of a two-car garage to store the vehicles and provide additional room for tools and miscellaneous items as well as hobby space. In order to accommodate all of my vehicles, I need to install a 4-post automotive storage lift which requires a minimum ceiling height of 12 feet. Added to the 12-foot ceiling height is the 9/12 pitch pre-engineered roof trusses, resulting in a total building height of 18.5 feet, thus surpassing the minimum allowable building height of 15 feet. Without this variance, I will not be able to install the storage lift which is needed to house and protect all of my historic vehicles.

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

Bradley S Mathai
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Bradley S Mathai
Name - Print or Type

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 24th day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bradley S. Mathai

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

AS WITNESS my hand and Notaries Seal

NORMA JAJISTAR
Notary Public
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES: 3-7-2027

My Commission Expires

2024-0247-A

ZONING PROPERTY DESCRIPTION FOR 112 WARREN ROAD:

Beginning at a point on the north side of Warren Road which is 29 feet wide at the distance of 406.5 feet west of the centerline of the nearest improved intersecting street, York Avenue, which is 19.7 feet wide.

Being Lot #2, Block (N/A), Section (N/A) in the subdivision of Warren Top as recorded in Baltimore County Plat Book #27, Folio #003, containing 16,200 square feet. Located in the 8th Election District and Council District 3.

2024-0247-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0247 -A Address 112 Warren Rd

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/15/24 Posting Date: 11/24/24 Closing Date: 12/9/24

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

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 - 0247 -A Address 112 Warren Rd

Petitioner's Name: BRADLEY S Mathai Telephone (Cell) _____

Posting Date: 11/15/24 Closing Date: 12/9/24
24

Wording for Sign: To Permit _____

BCZR 400.3 to approve an accessory building (garage) at total height of 18.5 feet in lieu of the required maximum height of 15 feet

Revised 1/2022

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

No. 234657

Date: 11/15/24

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

Total: 75.00

Rec
From: Bradley S Mathai

For: 2024-0247-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

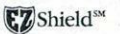
TZ

BRADLEY S. MATHAI
112 WARREN ROAD
COCKEYSVILLE, MD 21030-2404

7-7656/2520

893

DATE 10/29/24



PAY TO THE
ORDER OF

Baltimore County

\$ 75.00

Seventy five and 00/100

DOLLARS



Security Features
Included
Details on Back

Point Breeze
Credit Union

Hunt Valley, Maryland 21031

MEMO

2024-0247-A

Brad S Mathai

MP

2024-0247-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/24/2024

Case Number: 2022-0247-A

Petitioner / Developer: BRADLEY S. MATHAI

Date of Closing: DECEMBER 9, 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:
112 WARREN ROAD

The sign(s) were posted on: NOVEMBER 24, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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 2024-0247-A

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

DPR: No comments.

DPW-T: Record Plat 27/3 shows drainage and utility easements (10 feet) along the western and northern property lines. The plan attached to the hearing documents submitted does not show the existing easements. The proposed accessory must be removed from the existing easements. The existing sheds should be removed from the existing easements.

Landscaping: No comment.

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

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 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0247-A
Address: 112 WARREN ROAD
Legal Owner: Bradley Mathai

Zoning Advisory Committee Meeting of November 26, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0813024060

Owner Information

Owner Name:	MATHAI BRADLEY S	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	112 WARREN RD COCKEYSVILLE MD 21030-2404	Deed Reference:	/23819/ 00540

Location & Structure Information

Premises Address:	112 WARREN RD COCKEYSVILLE 21030-2404	Legal Description:	112 WARREN RD WARREN-TOP
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0005	0265	8030046.04	0000			2	2023	0027/ 0003

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1961	2,444 SF		16,200 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	1/2 BRICK FRAME/4	1 full/	1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	122,500	122,500		
Improvements	185,200	233,000		
Total:	307,700	355,500	339,567	355,500
Preferential Land:	0	0		

Transfer Information

Seller:	MATHAI LOUIS F	Date:	05/11/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/23819/ 00540	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	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

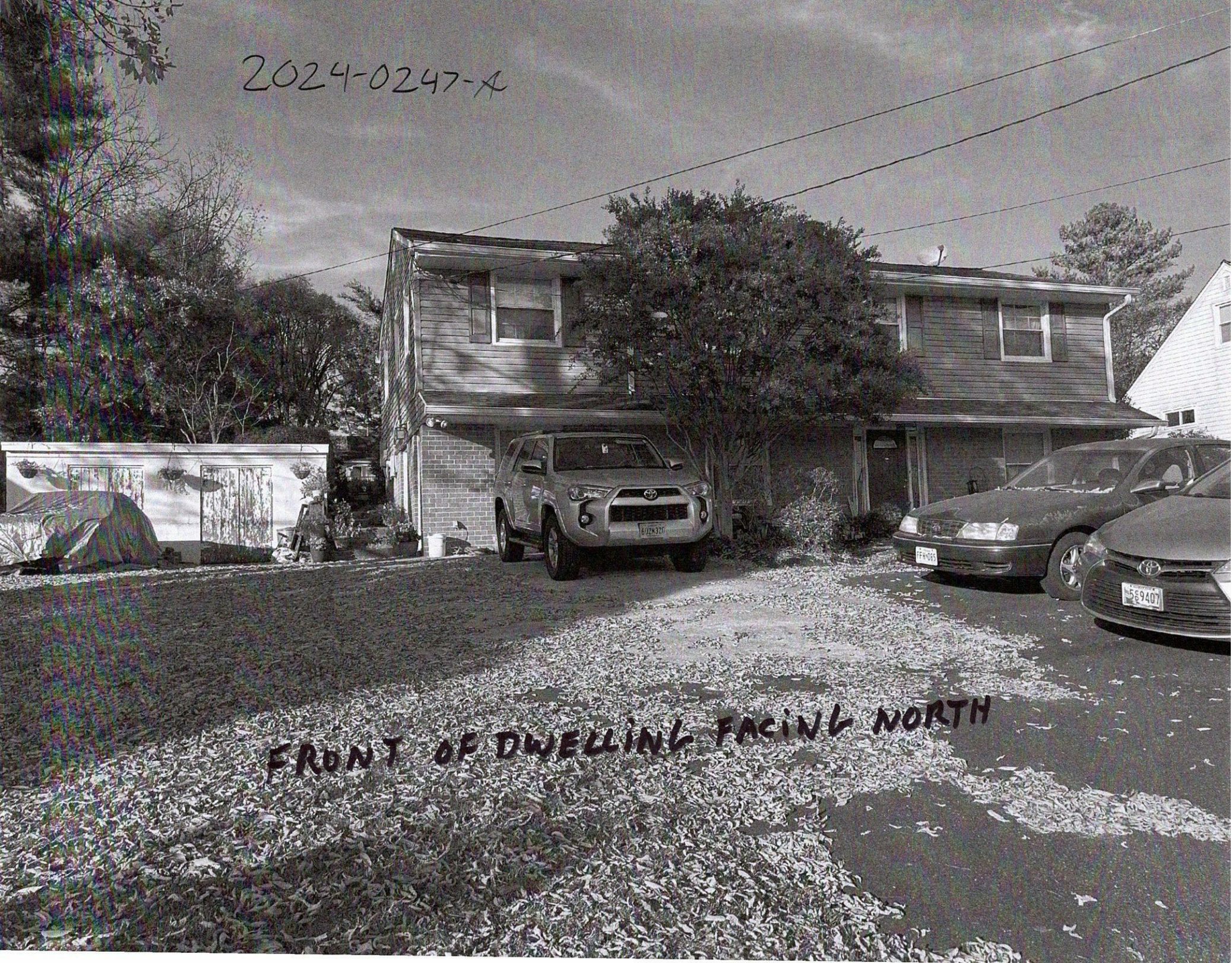
Homestead Application Status: Approved 12/11/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0247-A

2024-0247-A



FRONT OF DWELLING FACING NORTH

2024-0247-A



REAR OF DWELLING FACING SOUTH

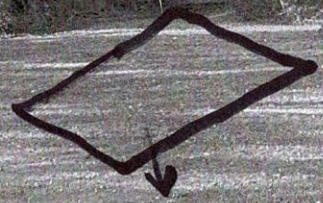
2024-0247-4



PROPOSED SITE NORTH WEST CORNER



2024-0247-A



PROPOSED SITE FACING NORTH

[illegible]