



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 8821 Falcon Ridge Drive Randallstown MD 21133 Currently Zoned DR 3.5
Deed Reference 48424, 00174 10 Digit Tax Account # 02-21 00006864
Owner(s) Printed Name(s) Ray, Brian Donald; Ray Kristen

(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. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR, Section 400.4.A.1.a to approve an accessory apartment larger than 1/3 of the overall floor area of the principal dwelling.

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):

Brian Donald Ray, Kristen Ray
Name #1 - Type or Print Name #2 - Type or Print
[Signature], [Signature]
Signature #1 Signature #2
8821 Falcon Ridge Dr Randallstown MD
Mailing Address City State
21133, (443) 844 6685, RAYFAMILYEMAIL2010@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Kristen Ray
Name - Type or Print
[Signature]
Signature
8821 Falcon Ridge Randallstown MD
Mailing Address City State
21133, (443) 844 6685, KristenRay@gmail.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 2024-0268-A Filing Date 12/16/24 Estimated Posting Date 12/27/24 Reviewer JJK

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: 8821 Falcon Ridge Dr Randallstown MD 21133
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)**

AUD addition for aging Parents

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

Signature of Owner (Affiant)

Brian D. Ray
Name - Print or Type

Signature of Owner (Affiant)

Kristen Ray
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 11th day of December, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian D. Ray and Kristen Ray
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Dominic Dangerfield II
Notary Public
8/23/27
My Commission Expires

DOMINIC S DANGERFIELD II
Notary Public - State of Maryland
Baltimore County
My Commission Expires Aug 23, 2027

THE ZONING PETITION PROPERTY DESCRIPTION LEGAL PROPERTY DESCRIPTION
ZONING PROPERTY DESCRIPTION FOR___8821 Falcon Ridge Drive Randallstown, MD
21133

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR

8821 Falcon Ridge Dr, Randallstown, MD 21133

Beginning at a point on the south side of Falcon Ridge Drive which is 50 feet wide at the distance of 632 feet more or less south of the centerline of the nearest improved intersecting street Winands Road which is 70 feet wide.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot # 15 in the subdivision of Falcon Ridge as recorded in Baltimore County Plat Book SM 58, Folio 119, containing 0.1791 acres. Located in the 2nd Election District of Baltimore County.

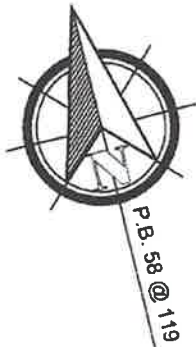
FALCON RIDGE DRIVE

R=175.00'
A=1.83'

S76°55'00"E
63.17'

THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS:

1'±



LEGEND:

- ✕ - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BR/L - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- UP - UTILITY POLE
- FR - FRAME
- MAC - MACADAM
- WW - WINDOW WELL
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT
- PIE - PUBLIC IMPROVEMENT ESMT

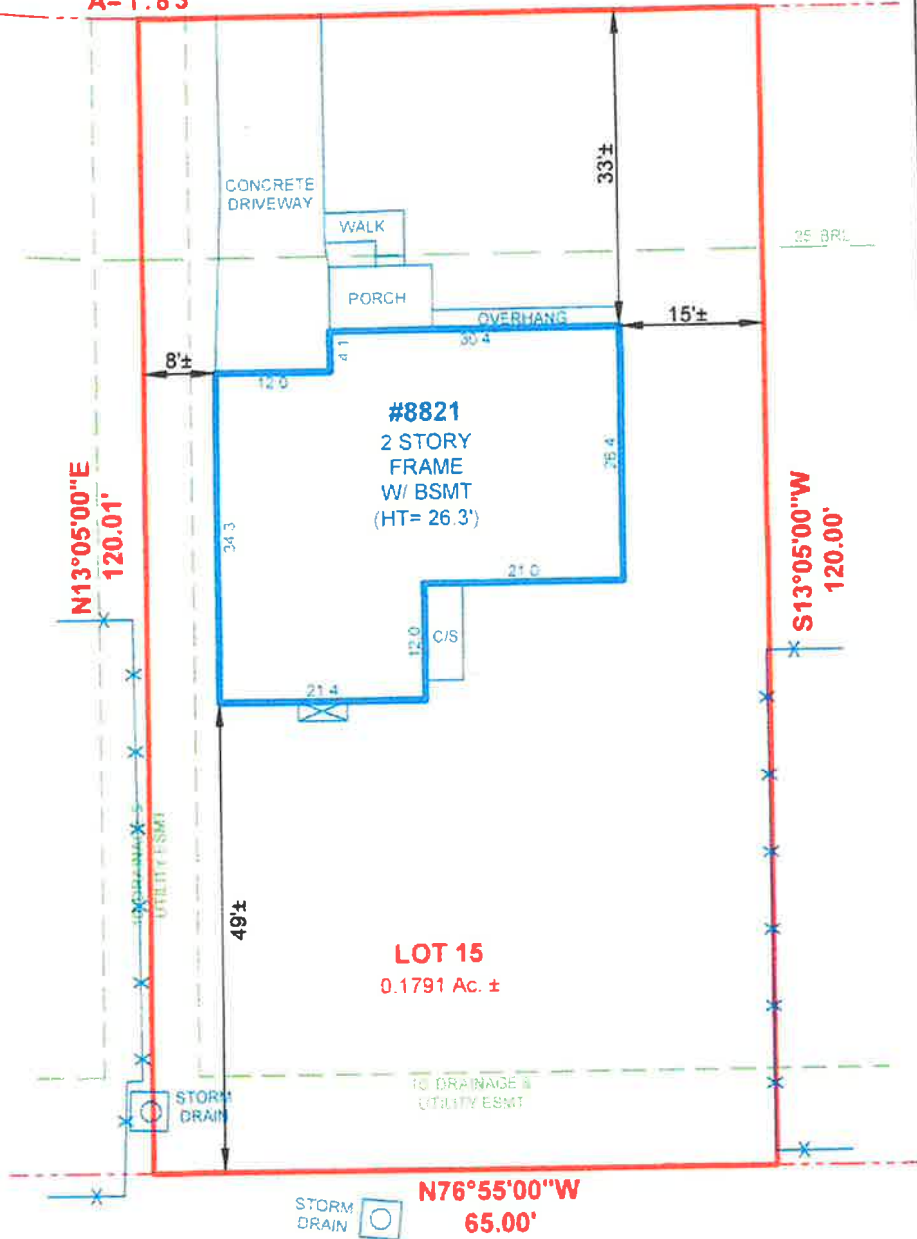
COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:
#8821 FALCON RIDGE DRIVE
LOT 15
FALCON RIDGE

PLAT BOOK 58, PLAT 119
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' DATE: 08-27-2024

DRAWN BY: AP FILE #: 247732-200



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1'±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



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

No. 234697

Date: 12/17/24

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

Rec From: Kristen Ray

For: 2024-0268-A
8821 Falcon Ridge Dr

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

JJK

KRISTEN N RAY
6217 BROOK AVE
BALTIMORE, MD 21206-1902

2083

65-320/550 7414
3931875409

12/11/25
Date

Pay to the
Order of

Baltimore County
Seventy five Dollars
\$ 75.00
Dollars



Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

For

Aud/Zoney
MP

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/28/2024

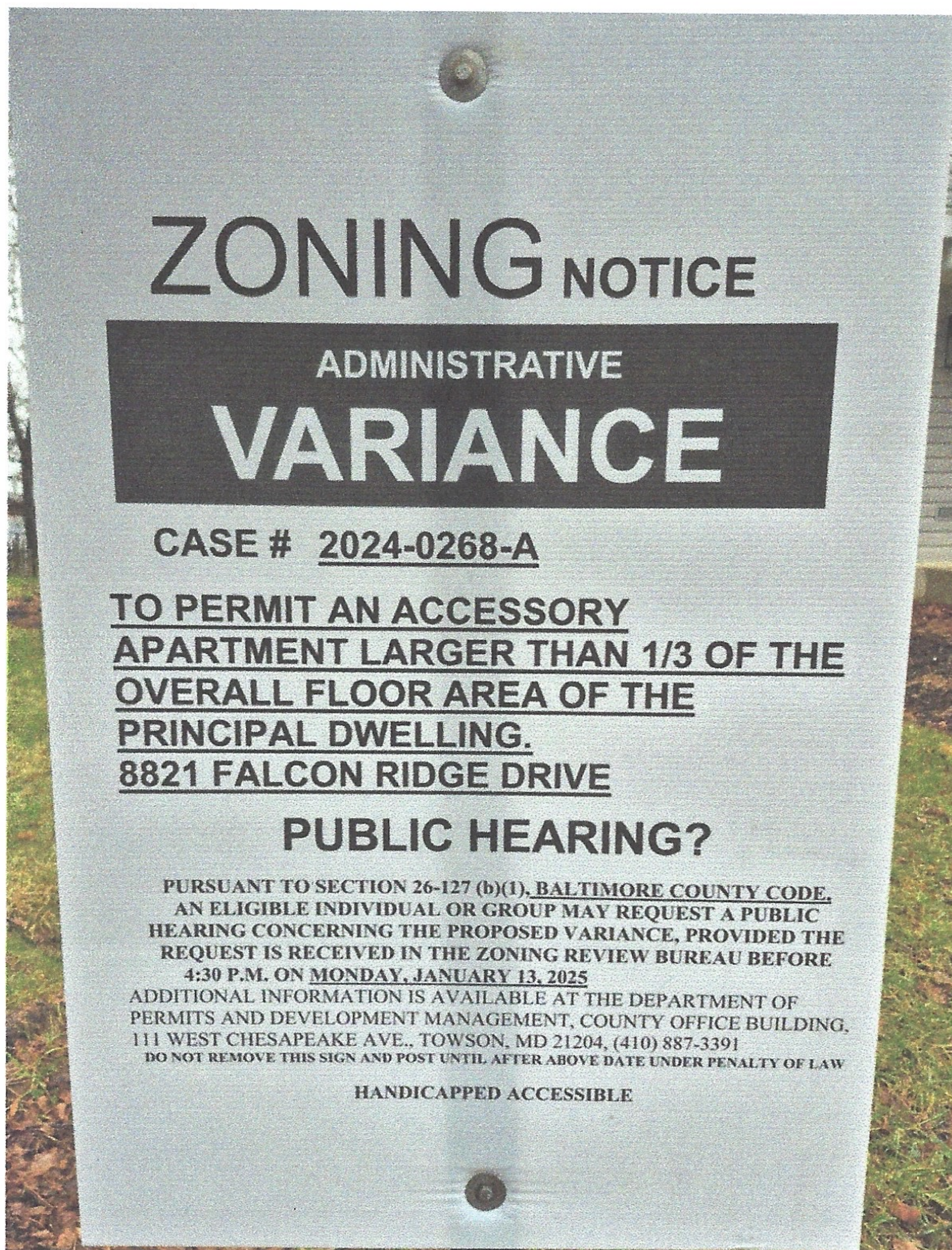
Case Number: 2024-0268-A

Petitioner / Developer: KRISTEN RAY

Date of Closing: JANUARY 13, 2025

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:
8821 FALCON RIDGE DRIVE

The sign(s) were posted on: DECEMBER 28, 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

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: December 30, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0268-A
Address: 8821 FALCON RIDGE DRIVE
Legal Owner: Brian & Kristen Ray

Zoning Advisory Committee Meeting of December 30, 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: December 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0268-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.