

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
N/S Clyde Avenue, 211' and 259' E of	*	ZONING COMMISSIONER
Hammonds Ferry Road		
(20 & 22 Clyde Avenue)	*	OF
13 th Election District		
1 st Council District	*	BALTIMORE COUNTY
Joseph France, et al	*	Case Nos. 08-141-SPHA
Petitioners		& 08-142-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Joseph France, and his brother, Gilbert M. France, for two (2) adjacent properties known as 20 and 22 Clyde Avenue. Since the properties are owned by related family members and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 08-141-SPHA (22 Clyde Avenue), the Petitioner, Joseph France, requests a special hearing to approve an existing dwelling with confirmation that a merger has not occurred and confirmation that the density of the overall neighborhood has not been affected. In addition, variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling with a net lot area of 4,800 square feet and a lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet. In Case No. 08-142-SPHA (20 Clyde Avenue), Petitioner, Gilbert France, requests similar relief. Specifically, relief is requested from B.C.Z.R. Section 1B02.3.C.1 to permit a proposed dwelling with a net lot area of 4,800 square feet and a lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet. As above, a special hearing is also requested to approve a proposed dwelling with confirmation that a merger has not occurred and confirmation that the density of the overall neighborhood has not been affected. The subject properties and requested

ORDER RECEIVED FOR FILING
 Date 11-29-07
 By 123

relief are more particularly described on the site plan submitted in each case, which were accepted into evidence and respectively marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Joseph and Gilbert France, property owners. There were no Protestants or other interested persons present. It is noted that I received letters from adjoining and adjacent property owners, indicating that they do not oppose Petitioners' requested zoning relief. These notarized letters (Petitioners' Exhibit 2) were received from, namely, Mary Quinlan - 11 Clyde Avenue, Joseph O'Melia - 30 Clyde Avenue, Joseph France - 22 Clyde Avenue, and Neal Dyer - 10 Clyde Avenue.

Testimony and evidence offered revealed that the subject adjacent properties are each comprised of three (3) lots, 16' wide x 100' deep, - 20 Clyde Avenue (Lots 112, 113 and 114) and 22 Clyde Avenue (Lots 115, 116 and 117) - forming rectangular-shaped parcels. The properties are located on the north side of Clyde Avenue between Baltimore Avenue (east side) and Hammonds Ferry Road (west side) in the western area of the County known as Halethorpe. Each property contains a gross area of 0.110 acres and located within an older subdivision known as Joshua that was platted and recorded in the Land Records prior to the first zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. As noted, each of the subject lots contain an area of 4,800 square feet, are zoned D.R.5.5 and are 48' wide. The Petitioners have owned the lots since 2006. Joseph France's property is improved with a (24' x 59') single-family dwelling known as 22 Clyde Avenue built in 1915. Gilbert France subsequently acquired the unimproved property, a separate lot of record, and proposes the construction of a two-story cottage type dwelling (28' x 45') for his daughter. Testimony indicated that public water and sewer serve both parcels.

As to the unimproved property, relief is requested to approve a lot width of 48 feet in lieu of the required 55 feet and to approve the property as an undersized lot to permit development

ORDER RECEIVED FOR FILING
Date 11-28-07
By [signature]

with a new single-family dwelling. The new dwelling will meet all front, side and rear setback requirements. Photographs and real property data search records obtained from the Maryland Department of Assessments and Taxation illustrate the pattern of development and show that the subject properties and surrounding community were built on 48-foot wide lots (See collectively Petitioners' Exhibit 3). Thus, it appears that the relief requested is appropriate and consistent with the neighborhood. Testimony offered in support of the request was that without variance relief, the lot could not be developed. Obviously, strict compliance with the regulations would create a hardship as the zoning regulations result in a denial of a reasonable and sufficient use of the property (See *Belvoir Farms v. North* 355 Md. 259 [1999])¹. Moreover, the uncontradicted evidence clearly establishes that there has never been a desire to combine or merge the several parcels (Lots 112-114) with (Lots 115-117). There is no physical evidence that the subject properties were used or consolidated with any other lot to invoke the doctrine of zoning merger as described in *Friends of the Ridge v. Baltimore Gas & Electric Company* 352 Md. 645 (1999) and *Remes v. Montgomery County* 387 Md. 52 (2005).

Considering first the relief requested in Case No. 08-141-SPHA, I am persuaded to grant the Petitions for Special Hearing and Variance. This relief will legitimize the use of the property and existing single-family dwelling known as 22 Clyde Avenue. As noted above, the house was built in 1915 and therefore has existed on the property for many decades. The plan and evidence submitted show that the lot is sufficiently sized for the dwelling. There is no evidence that the continued residential use of that property will be detrimental to the health, safety or general welfare of the locale.

In Case No. 08-142-SPHA, Special Hearing and Variance relief is requested to allow development of the unimproved adjacent lot with a single-family dwelling with sufficient side,

¹ See Orders issued by this Commission on similar facts granting relief in this community: 89-216-SPHA (10 Clyde Avenue), 87-369-A (Baltimore Avenue), 87-83-A (Baltimore Avenue) and 07-054-SPHA (Halethorpe Terrace).

ORDER RECEIVED FOR FILING
Date 11-29-07
By 107

front and rear yard setbacks. The testimony and evidence presented was persuasive to a finding that variance relief should be granted. The fact that 20 Clyde Avenue has existed as a lot of record and has been taxed separately for many years is a persuasive factor. The proposed development is in keeping with other homes in the neighborhood and meets the spirit and intent of Section 307 of the B.C.Z.R. and *Cromwell v. Ward* 102 Md. App. 691 (1995) for variance relief to be granted. I find that the subject properties will not result in any increase in density. I find that the Franceses, who own contiguous undersized lots, purchased their properties in good faith and without any intent to avoid the area requirements. Thus, I am persuaded that relief can be granted without detrimental impacts to the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of November 2007, that the Petition for Special Hearing filed in Case No. 08-141-SPHA, seeking a determination of the Baltimore County Zoning Regulations (B.C.Z.R.) that a merger has not occurred and confirmation that the density of the overall neighborhood has not been affected by an existing dwelling known as 22 Clyde Avenue, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 08-141-SPHA seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling with a net lot area of 4,800 square feet and a lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing filed in Case No. 08-142-SPHA seeking approval for a proposed dwelling with confirmation that a merger has not

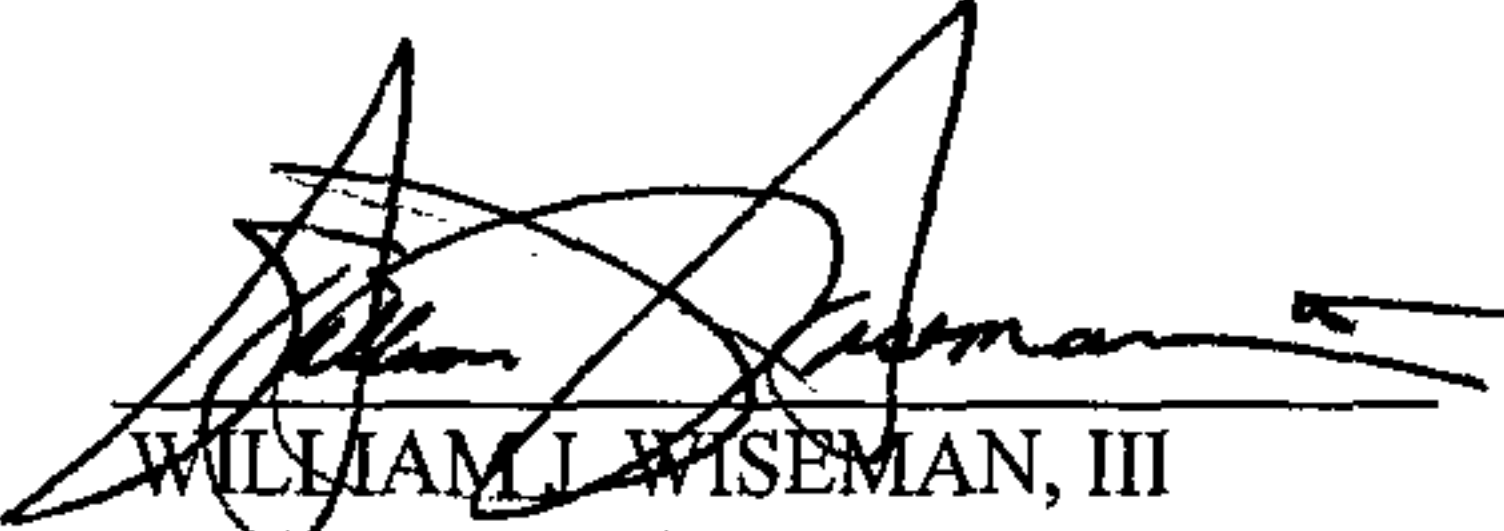
ORDER RECEIVED FOR FILING
Date 11-29-07
By [Signature]

occurred and confirmation that the density of the overall neighborhood has not been affected, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 08-142-SPHA seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling, to be known as 20 Clyde Avenue, with a net lot area of 4,800 square feet and a lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner(s) may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner(s) are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval to ensure that the proposed house is compatible with existing homes in the area.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 11-29-07
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 29, 2007

Joseph France
2403 Saratoga Avenue
Baltimore, Maryland 21227

Gilbert M. France
2430 Zion Road
Baltimore, Maryland 21227

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE

N/S Clyde Avenue, 211' and 259' E of Hammonds Ferry Road

(20 & 22 Clyde Avenue)

13th Election District - 1st Council District

Joseph France, et al - Petitioners

Case Nos. 08-141-SPHA & 08-142-SPHA

Dear Gentlemen:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Special Hearing and Variance have been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: People's Counsel; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 20 CLYDE AVE
which is presently zoned D.R. S.S.

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a proposed dwelling with confirmation that a merger has not occurred and
confirmation that the density of the overall neighborhood has not been affected

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JF/JP Date 9/20/07

Case No. 08-142-SP4A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 11-29-07

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 20 CLYDE AVE ^{LOTS} 112-113-114
which is presently zoned D.R.S.5.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner 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 Variance from Section(s) 1 B02, 3-C1, BC2R, TO PERMIT A PROPOSED DWELLING WITH A NET LOT AREA OF 4800 SQUARE FEET AND A LOT width of 48 feet, IN LIEU OF THE MINIMUM REQUIRED LOT AREA OF 6000 SQUARE FEET AND MINIMUM REQUIRED Lot width of 55 feet

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

GILBERT M FRANCE
Name - Type or Print _____

Gilbert M France
Signature _____

Name - Type or Print _____

Signature _____

2430 ZION RD 410-984-6553
Address _____ Telephone No. _____

BALTO MD 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 08-142-SPHA

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

ORDER RECEIVED FOR FILING

UNAVAILABLE FOR HEARING

Date 11-29-07

Reviewed by JF/JP Date 9/20/07

By aw

Zoning description for 20 Clyde Ave.

Beginning at a point on the north side of Clyde Ave which is 50 feet wide at the distance of 211 feet east of the centerline of the nearest improved intersecting street Hammonds Ferry Road which is 50 feet wide. Being lots # 112-113-114, Block 2, in the subdivision of Joshua as recorded in Baltimore County Plat Book #01 Folio # 144 containing 4,800 sq feet. Also known as Clyde Ave lots 112-113-114 and located in the 13 Election District, 1 Councilmanic District.

Joseph France, stat

CASE NAME Robert H. France

CASE NUMBERS 08-141 + 142

DATE 11-26-07 SPUR

PETITIONER'S SIGN-IN SHEET

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 13 Account Number - 2500001350

Owner Information

Owner Name: FRANCE GILBERT M **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 2403 SARATOGA AVE **Deed Reference:** 1) /24589/ 206
 BALTIMORE MD 21227-3030 2)

Location & Structure Information

Premises Address **Legal Description**
 CLYDE AVE .110AC LTS112-114
 NS CLYDE AVE
 JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	2	357				2	112	1	Plat Ref: 1/ 144

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		4,800.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	30,800	83,500		
Improvements:	0	0		
Total:	30,800	83,500	48,366	65,932
Preferential Land:	0	0	0	0

Transfer Information

Seller: FRANCE JOSEPH	Date: 10/10/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24589/ 206	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

BW
11-26-07
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 22, 2007

RECEIVED
OCT 25 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 8-141 and 8-142- Variance and Special Hearing

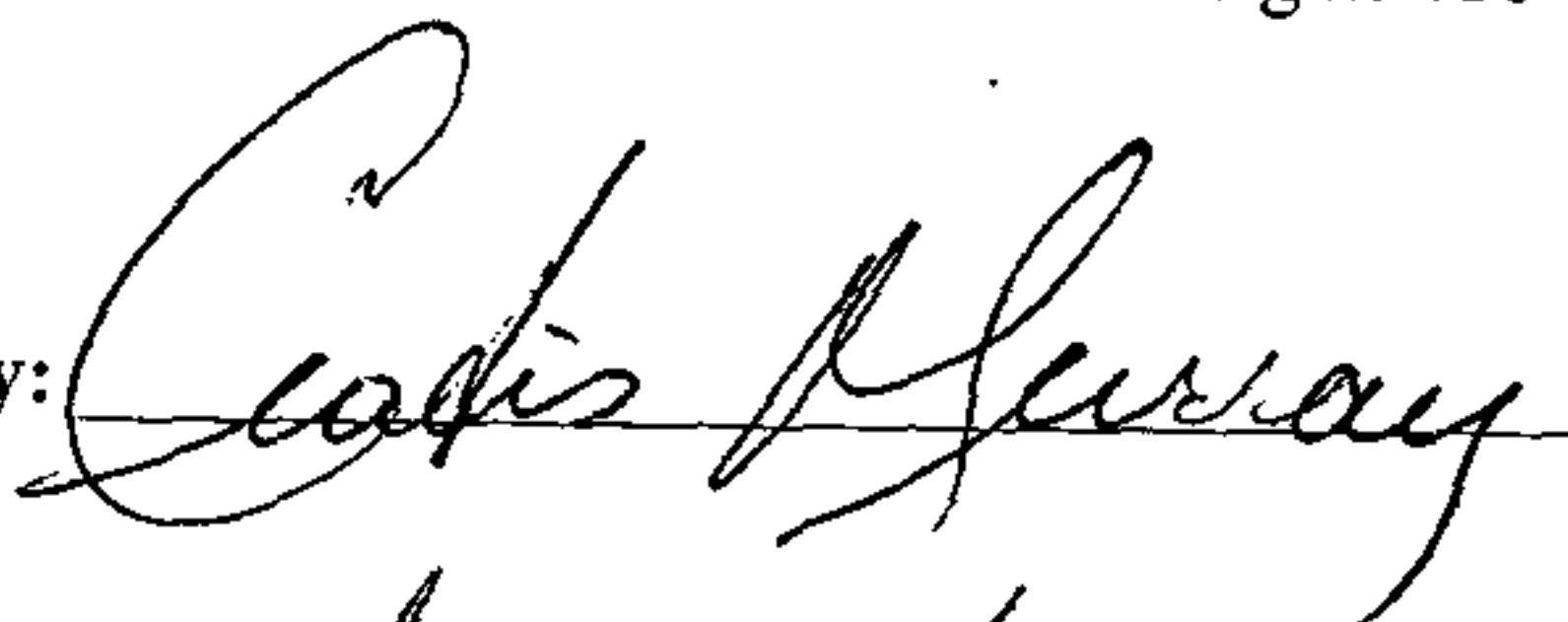
The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 22, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 8-141 and 8-142- Variance and Special Hearing

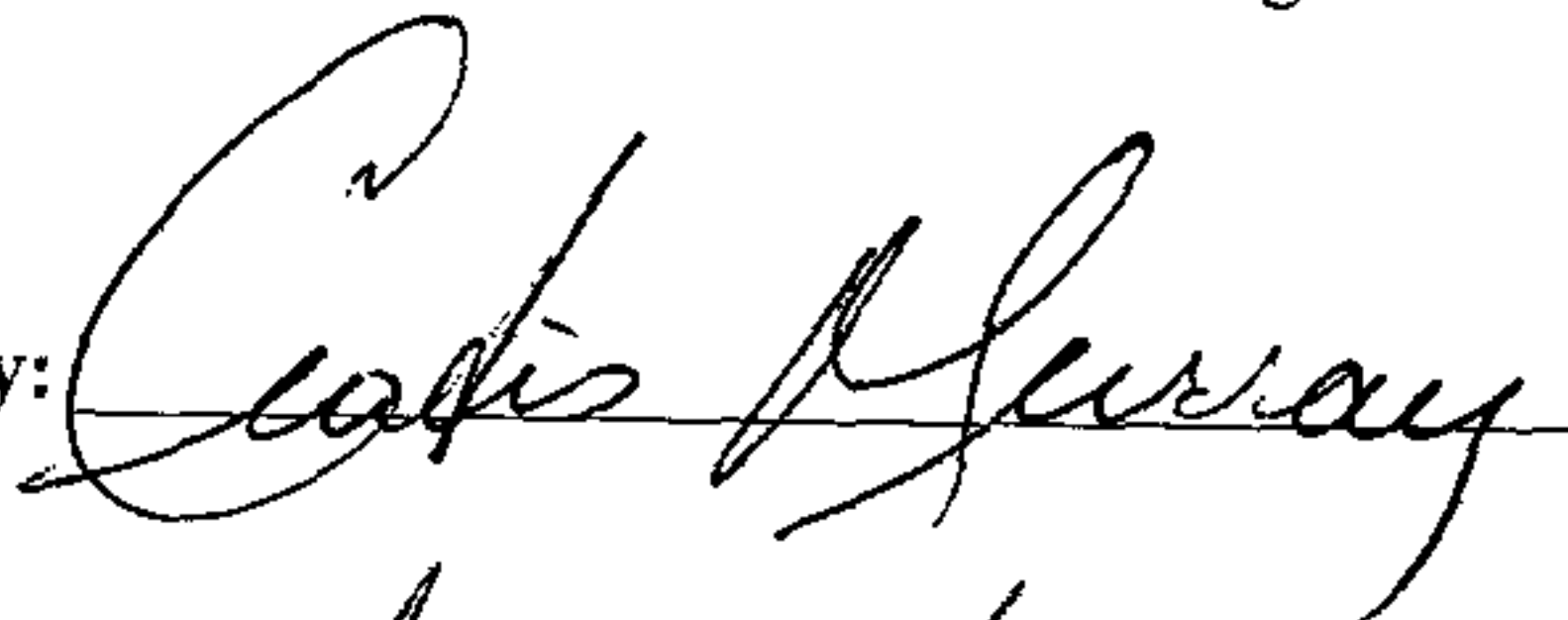
The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: October 2, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2007
Item Nos. 08-131, 133, 134, 135, 137, 138,
139, 140, 141, 142, 143, and 144

The Bureau of Development Plans Review has reviewed the subject zoning items
and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-10012007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: SEPT. 26, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-142-SPAA
20 CLYDE AVENUE
FRANCE PROPERTY
SPECIAL HEARING
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-142 SPAA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

FOR ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-142-SPHA

20 Clyde Avenue

Wside of Clyde Avenue, 211 feet east of Hammonds Ferry Road
13th Election District - 1st Councilmanic District

Legal Owner(s): Gilbert France

Special Hearing: to approve a proposed dwelling with confirmation that a merger has not occurred and confirmation that the density of the overall neighborhood has not been affected. **Variance:** to permit a proposed dwelling with a net lot area of 4800 square feet and lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet.

Hearing: Monday, November 26, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Basilew Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3866.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
11/129 Nov. 8 154638

CERTIFICATE OF PUBLICATION

11/8/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/8/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

P. M. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: OB-142-SPHA

Petitioner/Developer: GILBERT FRANCE

Date of Hearing/Closing: NOV. 26, 2007

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Christen Matthews

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 _____

20 CLYDE AVENUE

The sign(s) were posted on _____

NOV. 9, 2007

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE

CASE # OB-142-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 407 COUNTY COURTS BUILDING
401 BOSLEY AVENUE

PLACE: TOWSON, MD. 21204

MONDAY, NOVEMBER 26, 2007

DATE AND TIME: AT 10:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE A PROPOSED
DWELLING WITH CONFIRMATION THAT A
MERGER HAS NOT OCCURED AND CONFIRMATION THAT THE
DENSITY OF THE OVERALL NEIGHBORHOOD HAS NOT BEEN
AFFECTED.

VARIANCE TO PERMIT A PROPOSED DWELLING WITH A
NET LOT AREA OF 4800 SQUARE FEET AND A LOT WIDTH
OF 48 FEET IN LIEU OF THE MINIMUM REQUIRED LOT AREA
OF 6,000 SQUARE FEET AND MINIMUM REQUIRED LOT
WIDTH OF 55 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # QB-142-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 407 County Courts Building
401 Sibley Avenue

PLACE: TOWSON, MD 21204

DATE AND TIME: MONDAY, NOVEMBER 24, 2003 10:00 A.M.

REQUEST: SPECIAL TO APPROVE A PERMITS
MERGER HAS NOT OCCURRED THAT ON THAT THE
DENSITY OF THE OVERALLING NEIGHBORHOOD HAS NOT BEEN
AFFECTED

VARIANCE TO OPEN A PROPOSED DWELLING WITH A
LOT AREA OF 4000 SQUARE FEET AND A LOT WIDTH
OF 40 FEET. THE MINIMUM REQUIRED LOT AREA
OF 6,000 SQUARE FEET AND MINIMUM REQUIRED LOT
WIDTH OF 35 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONTACT NEARBY CALL 410-331-3331

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
20 Clyde Avenue; N/S Clyde Avenue,
211' E Hammonds Ferry Road
13th Election & 1st Councilmanic Districts
Legal Owner(s): Gilbert France
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-142-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, Gilbert France, 2430 Zion Road, Baltimore MD 21227, Petitioner(s).

RECEIVED

OCT 02 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
October 4, 2007
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-142-SPHA

20 Clyde Avenue

N/side of Clyde Avenue, 211 feet east of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Gilbert France

Special Hearing to approve a proposed dwelling with confirmation that a merger has not occurred and confirmation that the density of the overall neighborhood has not been affected. Variance to permit a proposed dwelling with a net lot area of 4800 square feet and lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet.

Hearing: Monday, November 26, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Gilbert France, 2430 Zion Road, Baltimore 21227

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 10, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 8, 2007 Issue - Jeffersonian

Please forward billing to:
Gilbert France
2430 Zion Road
Baltimore, MD 21227

410-984-6553

NOTICE OF ZONING HEARING

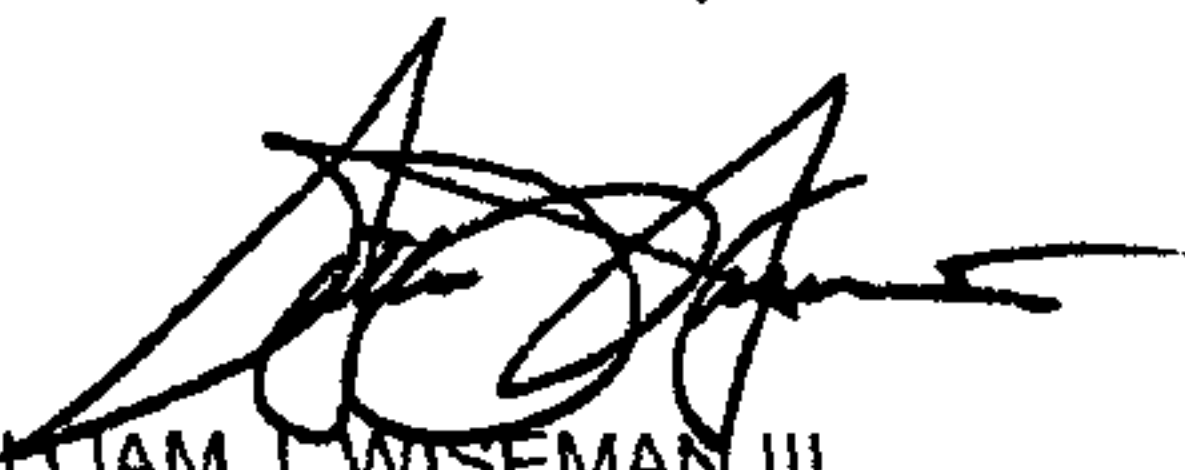
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-142-SPHA

20 Clyde Avenue
N/side of Clyde Avenue, 211 feet east of Hammonds Ferry Road
13th Election District - 1st Councilmanic District
Legal Owners: Gilbert France

Special Hearing to approve a proposed dwelling with confirmation that a merger has not occurred and confirmation that the density of the overall neighborhood has not been affected.
Variance to permit a proposed dwelling with a net lot area of 4800 square feet and lot width of 48 feet, in lieu of the minimum required lot area of 6,000 square feet and minimum required lot width of 55 feet.

Hearing: Monday, November 26, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-142-SPHA

Petitioner: FRANCE

Address or Location: 20 CLYDE AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: GILBERT M FRANCE

Address: 2430 ZION Rd

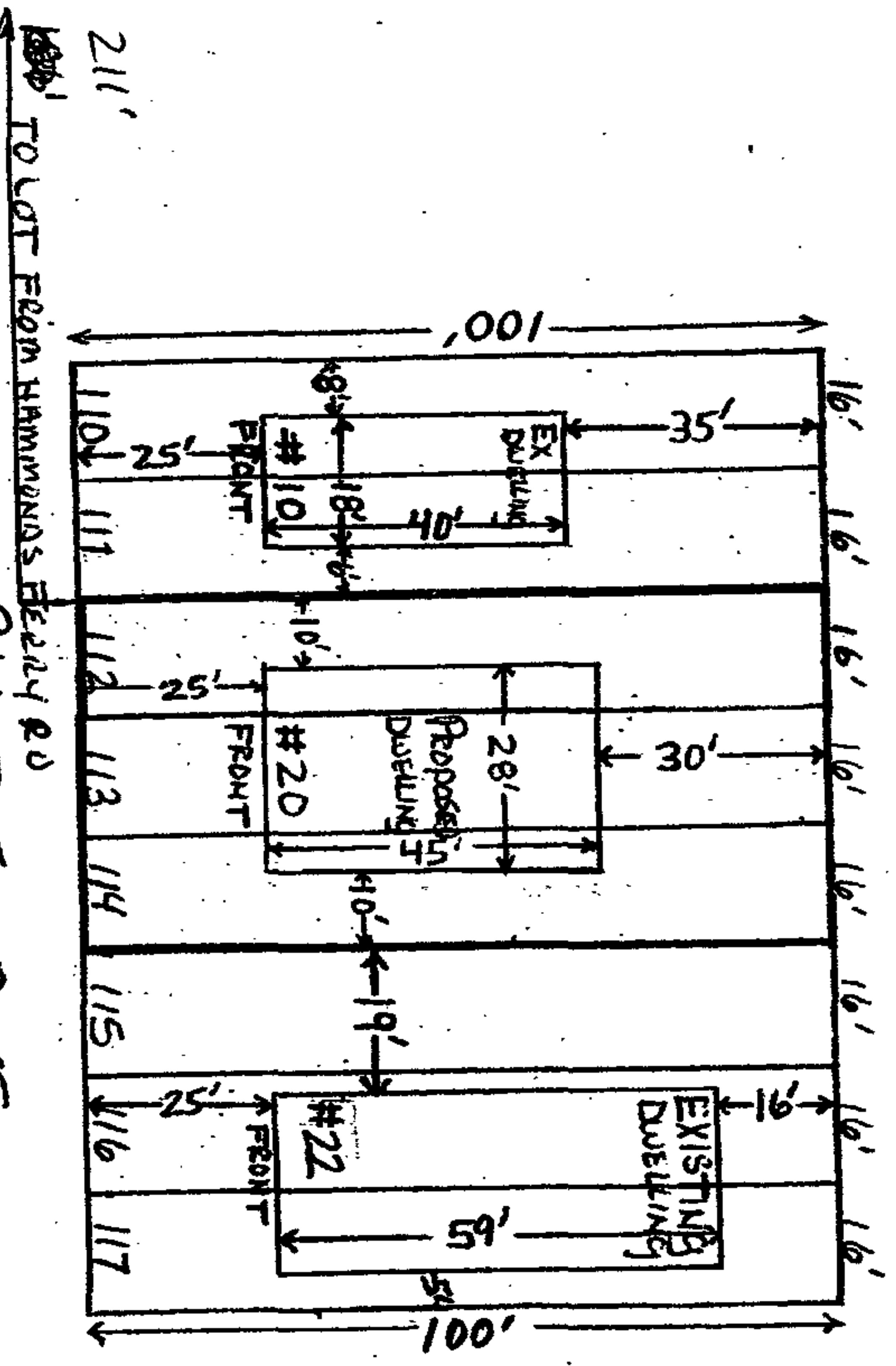
BALTO Md 21227

Telephone Number: 410-984-6553

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES B & C OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

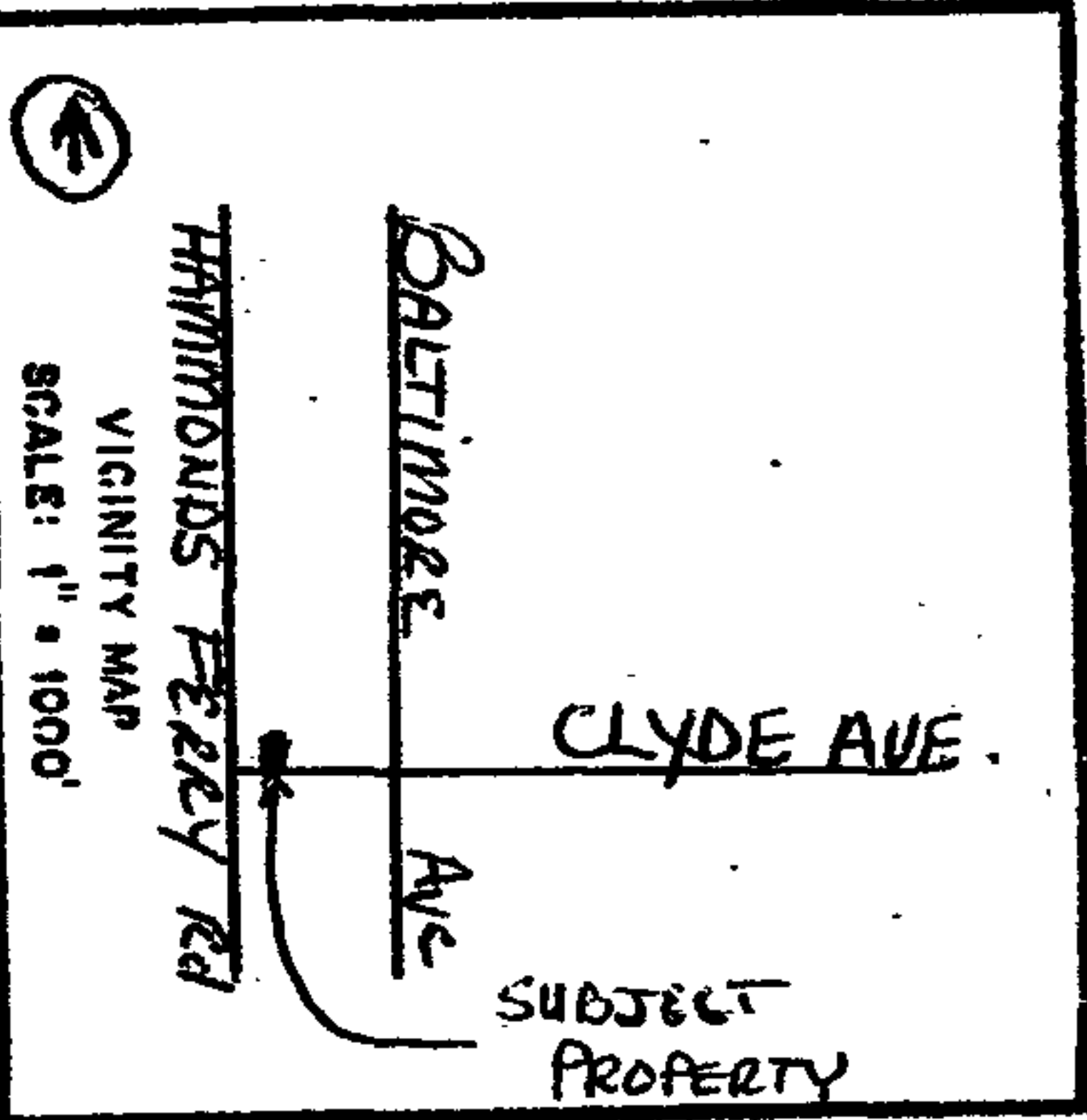
PROPERTY ADDRESS 20 CLYDE AVE
 SUBDIVISION NAME DOSEHUA
 PLAT BOOK # 01 FOLIO # 144 LOT # 112-114 SECTION # 2
 OWNER GILBERT M. FRANCE SR



CLYDE AVE
 (50' R/W, 24' PAVING)

NORTH
 PREPARED BY FRANCE GIL

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 109 A1

ZONING D.R. S.S.

LOT SIZE 11

ACREAGE 4800

SQUARE FEET

WATER ☒ PUBLIC ☐ PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY IF ITEM # 142 CASE #



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 20, 2007

Gilbert M. France
2430 Zion Road
Baltimore, MD 21227

Dear Mr. France:

RE: Case Number: 08-142-SPHA, 20 Clyde Avenue, Lots 112-113-114

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 20, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

STR

Account Identifier: District - 13 Account Number - 1308650560

Owner Information

Owner Name: WARFIELD GLORIA J Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 152 CLYDE AVE Deed Reference: 1) /20437/ 94
BALTIMORE MD 21227-3039 2)

Location & Structure Information

Premises Address
152 CLYDE AVE

Legal Description

LT 150,151
152 CLYDE AVE
JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	2	357				2	150	1	Plat Ref: 1/ 144

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1925

Enclosed Area
1,120 SF

Property Land Area
3,200.00 SF

County Use
04

Stories
2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	29,500	44,800		
Improvements:	48,070	78,820		
Total:	77,570	123,620	77,570	92,920
Preferential Land:	0	0	0	0

Transfer Information

Seller: WARFIELD GEORGE W	Date: 07/23/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20437/ 94	Deed2:
Seller: HOPKINS HENRY J	Date: 12/09/1998	Price: \$85,500
Type: IMPROVED ARMS-LENGTH	Deed1: /13362/ 168	Deed2: /13362/ 164
Seller: HOPKINS HENRY J	Date: 10/02/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8928/ 678	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

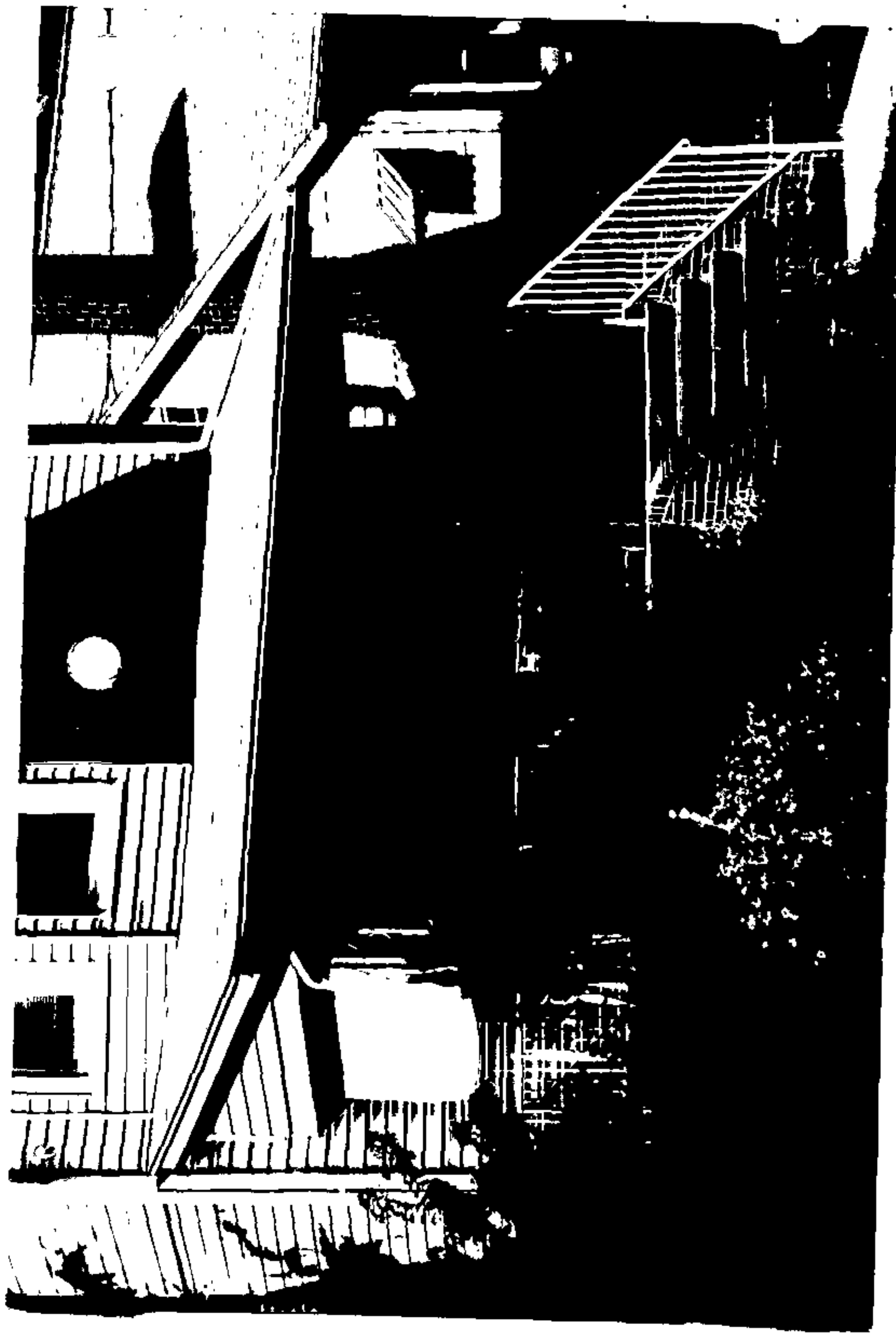
Special Tax Recapture:
HOMEOWNERS TAX CREDIT

http://sdatcert3.resiusa.org/rp_rewrite/detail.asp?accountnumber

Collectively
PETITIONER'S

EXHIBIT NO.

3
Arthur G



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1325450130

Owner Information

Owner Name: POTTER TIMOTHY E Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 5252 TALBOTS LNDG Deed Reference: 1) /25523/ 618
ELLICOTT CITY MD 21043-6800 2)

Location & Structure Information

Premises Address
7 CLYDE AVE

Legal Description

LTS 7,8
7 CLYDE AVE
JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	2	357				1	7	1	Plat Ref: 1/ 144

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1910	1,260 SF	3,200.00 SF	04
Stories 2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	29,500	44,800		
Improvements:	46,260	74,020		
Total:	75,760	118,820	75,760	90,113
Preferential Land:	0	0	0	0

Transfer Information

Seller: DONIECKI EDWARD J	Date: 04/20/2007	Price: \$172,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25523/ 618	Deed2:
Seller: YOUNG WILBERT H,SR	Date: 09/15/1994	Price: \$28,000
Type: NOT ARMS-LENGTH	Deed1: /10751/ 23	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

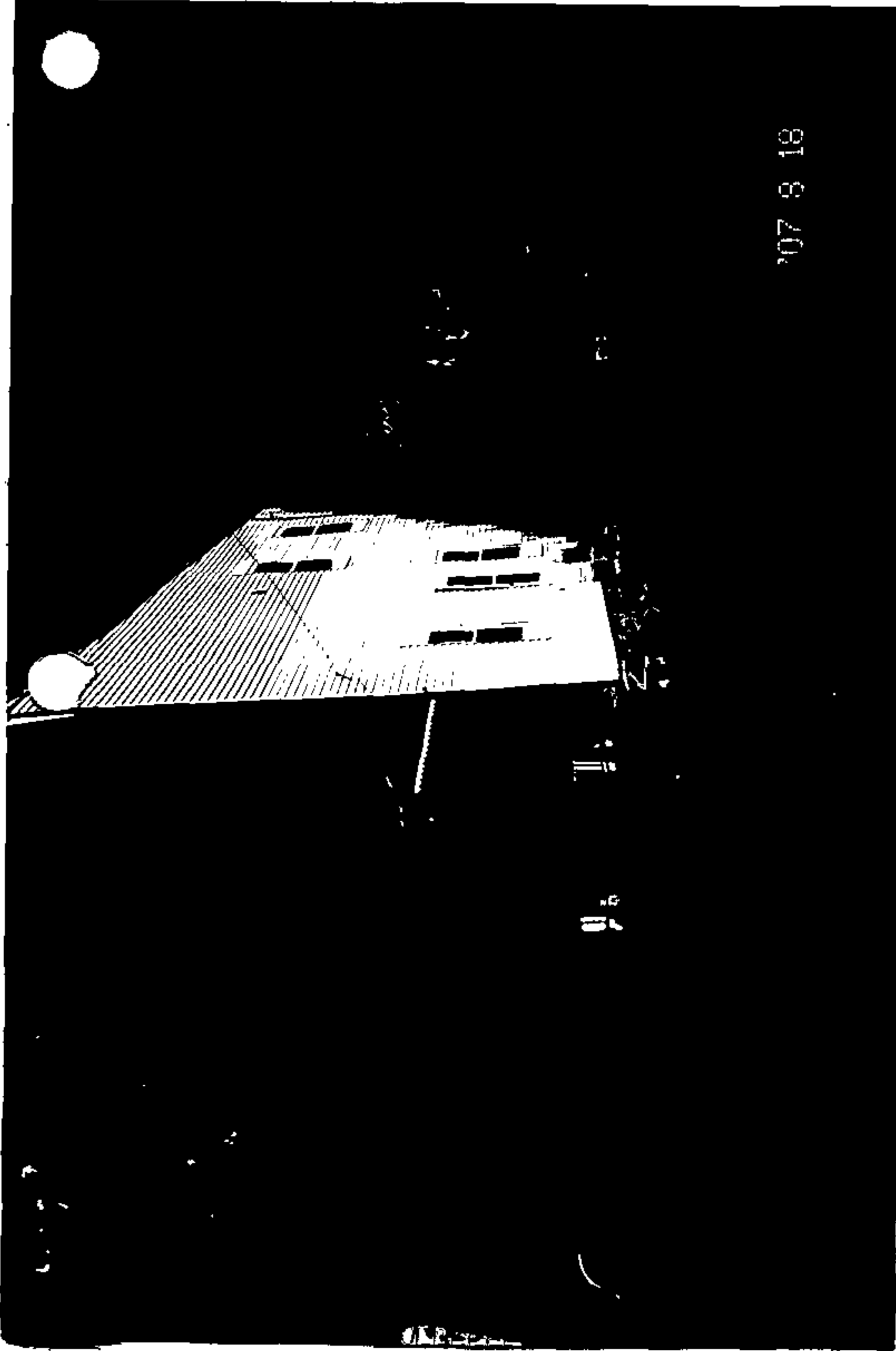
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen



81 8 20.

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1320450111

Owner Information

Owner Name: PROTCH RICHARD A
PROTCH KATHLEEN R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 114 CLYDE AVENUE
BALTIMORE MD 21227
Deed Reference: 1) / 9532/ 238
2)

Location & Structure Information

Premises Address
114 CLYDE AVE

Legal Description
LT 131,132
JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
109	2	357					131	1		1/ 144

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	1,288 SF	3,200.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	Phase-in Assessments As Of 07/01/2007
Land:	29,500	44,800		
Improvements:	57,850	87,810		
Total:	87,350	132,610	87,350	102,436
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
TITUS EUGENE D	12/31/1992	\$61,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 9532/ 238	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1306000570

Owner Information

Owner Name: DELAWDER WILLIAM J
DELAUDER DENISE
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 7327 GAITHER RD
SYKESVILLE MD 21784-7116
Deed Reference: 1) /17970/ 434
2)

Location & Structure Information

Premises Address
118 CLYDE AVE

Legal Description
LT 136,137
118 CLYDE AVE
JOSHUA HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	2	357				2	136	1	Plat Ref: 1/ 144

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built
1930

Enclosed Area
1,324 SF

Property Land Area
3,200.00 SF

County Use
04

Stories
2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	29,500	44,800		
Improvements:	61,760	99,620		
Total:	91,260	144,420	91,260	108,980
Preferential Land:	0	0	0	0

Transfer Information

Seller: WELLS FARGO BANK MINNESOTA	Date: 05/09/2003	Price: \$69,000
Type: NOT ARMS-LENGTH	Deed1: /17970/ 434	Deed2:
Seller: SMITH RICHARD J	Date: 04/24/2002	Price: \$42,280
Type: NOT ARMS-LENGTH	Deed1: /16345/ 412	Deed2:
Seller: FARLEY RONALD B	Date: 06/07/1979	Price: \$40,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6031/ 180	Deed2:

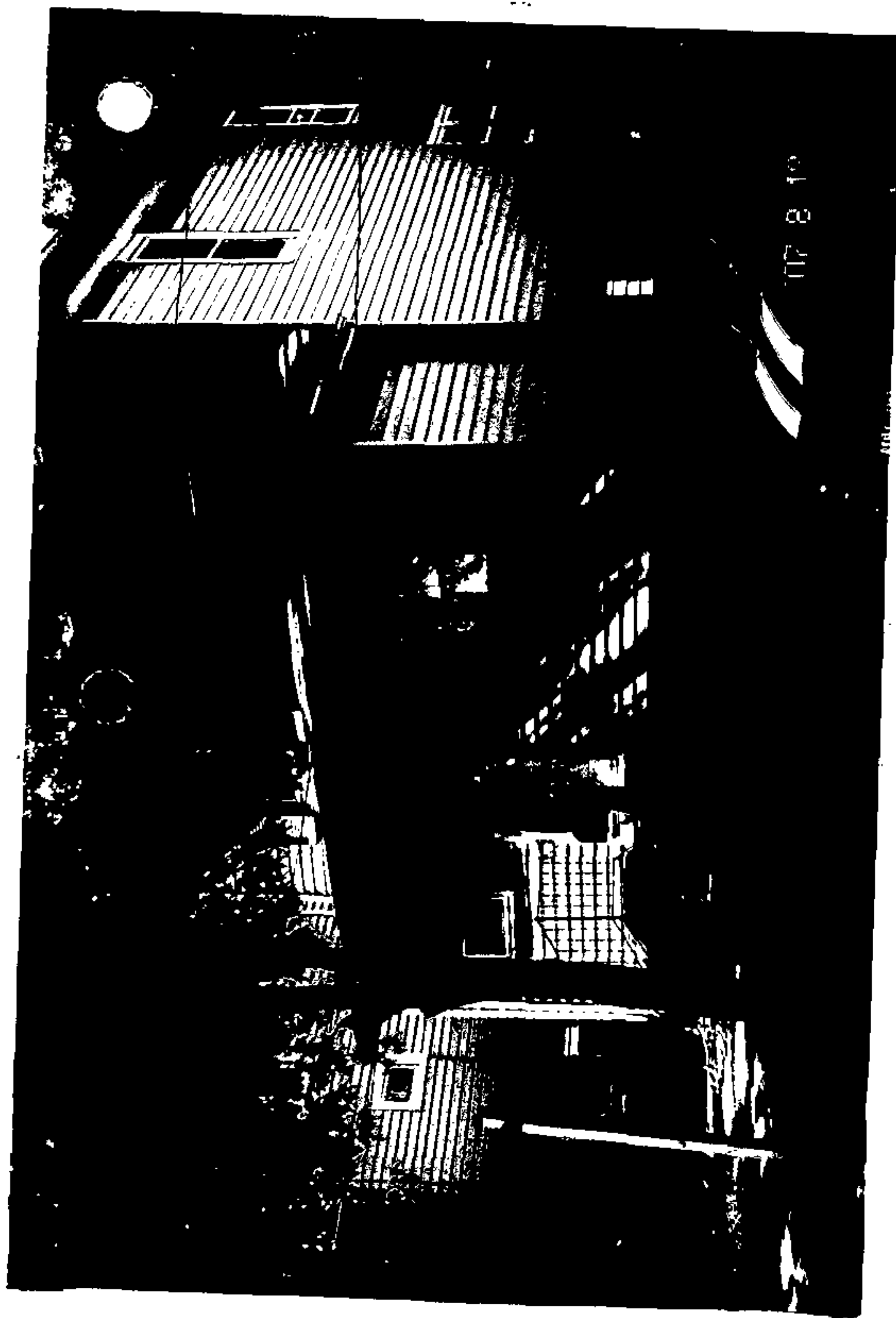
Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1310450842

Owner Information

Owner Name: BRISTOW FRANK J
BRISTOW CAROL A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 142 CLYDE AV
BALTIMORE MD 21227
Deed Reference: 1) / 7625/ 688
2)

Location & Structure Information

Premises Address
142 CLYDE AVE

Legal Description
LT 142,143,144
JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
109	2	357				2	142	1		1/ 144

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	1,031 SF	4,800.00 SF	04

Stories	Basement	Type	Exterior Siding
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	30,800	67,200		
Improvements:	57,210	88,140		
Total:	88,010	155,340	88,010	110,453
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
KING STEVEN L	07/31/1987	\$63,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7625/ 688	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1315520021

Owner Information

Owner Name: OMELIA SARAH M Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 30 CLYDE AVE Deed Reference: 1) /25634/ 737
BALTIMORE MD 21227-3037 2)

Location & Structure Information

Premises Address
30 CLYDE AVE

Legal Description
LTS 118,119,120
30 CLYDE AVE
JOSHUA

Map	Grd	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	2	357				2	118	1	Plat Ref: 1/ 144

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1910	1,500 SF	4,800.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	30,800	67,200		
Improvements:	60,340	100,740		
Total:	91,140	167,940	91,140	116,740
Preferential Land:	0	0	0	0

Transfer Information

Seller: OMELIA SARAH M	Date: 05/15/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25634/ 737	Deed2:
Seller: OMELIA SARAH M	Date: 04/21/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14423/ 413	Deed2:
Seller: OMELIA JAMES E	Date: 02/15/1978	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5855/ 899	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1320450112

Owner Information

Owner Name: DRUMHELLER DEBORAH J Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 110 CLYDE AVE Deed Reference: 1) /12099/ 173
BALTIMORE MD 21227-3039 2)

Location & Structure Information

Premises Address
110 CLYDE AVE

Legal Description
LT 128,129,130
110 CLYDE AVE NS
JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	2	357					128	1	Plat Ref: 1/ 144

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built
1900

Enclosed Area
1,736 SF

Property Land Area
4,800.00 SF

County Use
04

Stories
2

Basement
NO

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-In Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	30,800	67,200		
Improvements:	67,140	94,240		
Total:	97,940	161,440	97,940	119,106
Preferential Land:	0	0	0	0

Transfer Information

Seller: CARLE BRYAN S CARLE LEAH C	Date: 03/27/1997	Price: \$93,900
Type: IMPROVED ARMS-LENGTH	Deed1: /12099/ 173	Deed2:
Seller: TITUS EUGENE D	Date: 05/25/1993	Price: \$57,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 9781/ 503	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1307580150

Owner Information

Owner Name: DYER NEAL A Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 10 CLYDE AVE Deed Reference: 1) /21628/ 210
BALTIMORE MD 21227-3037 2)

Location & Structure Information

Premises Address
10 CLYDE AVE

Legal Description
LTS 110,111
10 CLYDE AVE
JOSHUA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
109	2	357				2	110	1		1/ 144

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	1,164 SF	3,200.00 SF	04
Stories 1 1/2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments	
			As Of 07/01/2006	As Of 07/01/2007
Land:	29,500	44,800		
Improvements:	96,680	141,380		
Total:	126,180	186,180	126,180	146,180
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
DYER NEAL A	03/29/2005	\$0
Type: NOT ARMS-LENGTH	Deed1: /21628/ 210	Deed2:
FUN-SANG DAVID S	06/14/2002	\$128,500
Type: IMPROVED ARMS-LENGTH	Deed1: /16517/ 501	Deed2:
BAKER DAVID B	04/01/1998	\$106,500
Type: IMPROVED ARMS-LENGTH	Deed1: /12758/ 354	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen



Case No.:

08-141 SPHA

1/2

08-142 SPHA

(22 CLYDE AVE)

(20 CLYDE AVE)

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN (S)	
No. 2	LETTERS OF SUPPORT adjoining Adjacent Property owners	
No. 3	3200 thru 4800 th Properties Pattern of Development	
No. 4	PRIOR ORDERS - SIMILAR Relief	
No. 5	EXISTING CONDITIONS 5-A 20 CLYDE AVE SB.	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

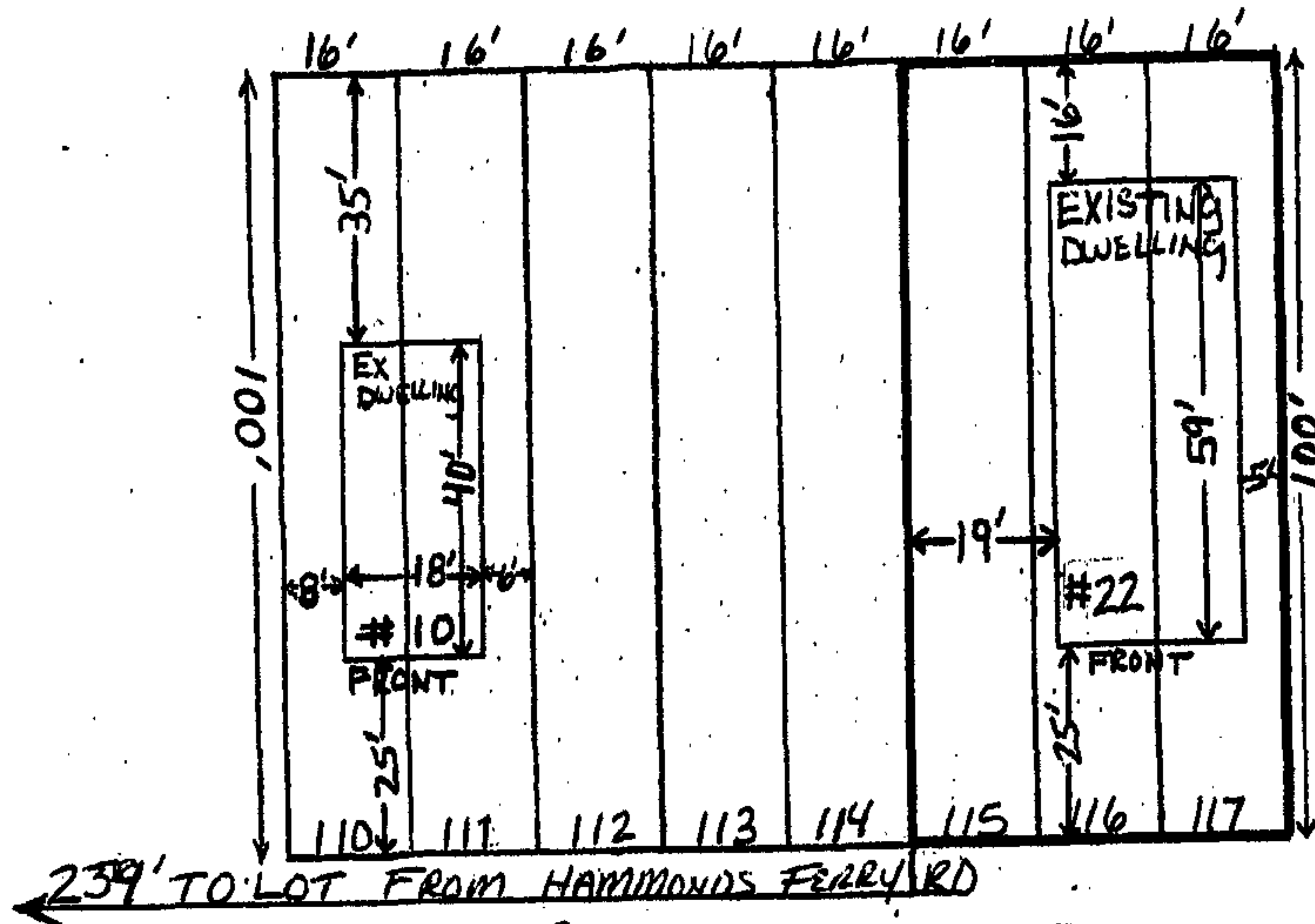
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 22 CLYDE AVE

SUBDIVISION NAME JOSHUA

PLAT BOOK # 01 FOLIO # 144 LOT # 115-117 BLOCK 2 SECTION # 2

OWNER JOSEPH F FRANCE



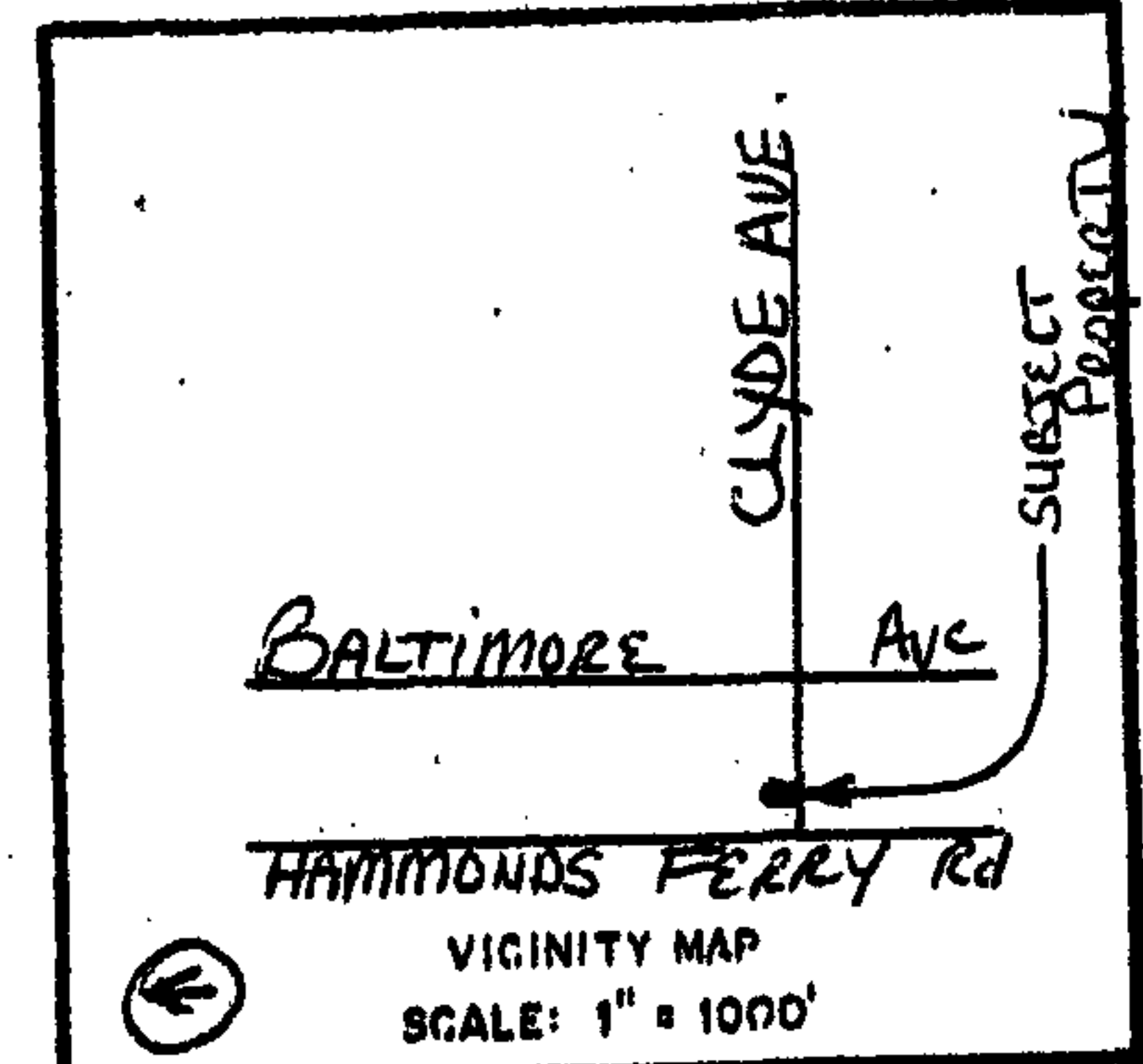
CLYDE AVE
(50' R/W, 24' PAVING)



NORTH

PREPARED BY FRANCE

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 109 A1

ZONING D.R. S.5.

LOT SIZE .11 ACRES 4800 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY JNP ITEM # 141 CASE # 08-141-SPH

PETITIONER'S

EXHIBIT NO. 1
08-141-SPH

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

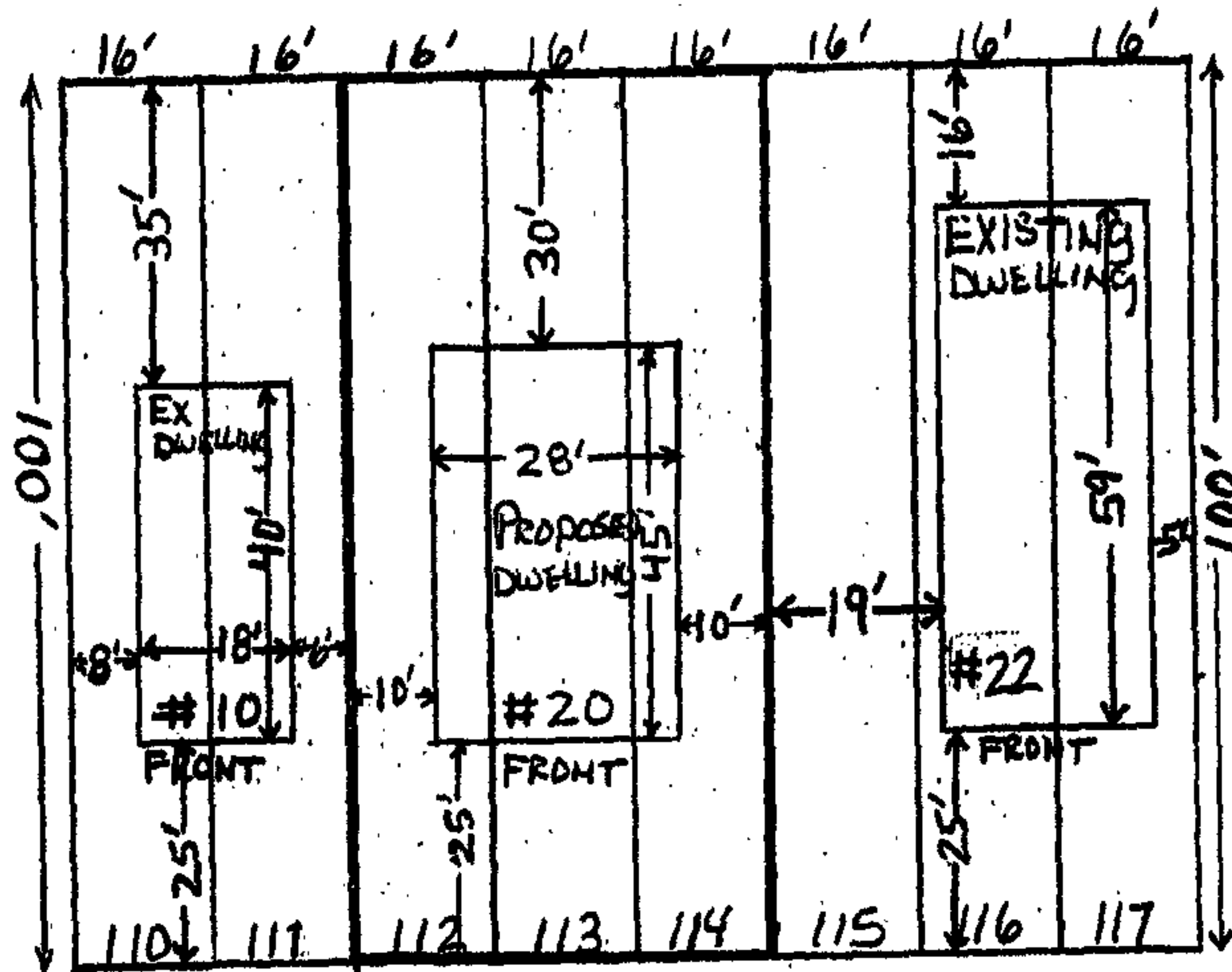
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 20 CLYDE AVE

SUBDIVISION NAME WOSHUA

PLAT BOOK # 01 FOLIO # 144 LOT # 112-114 ^{Block} SECTION # 2

OWNER GILBERT M FRANCE JR



211'
 TO LOT FROM HAMMONDS FERRY RD

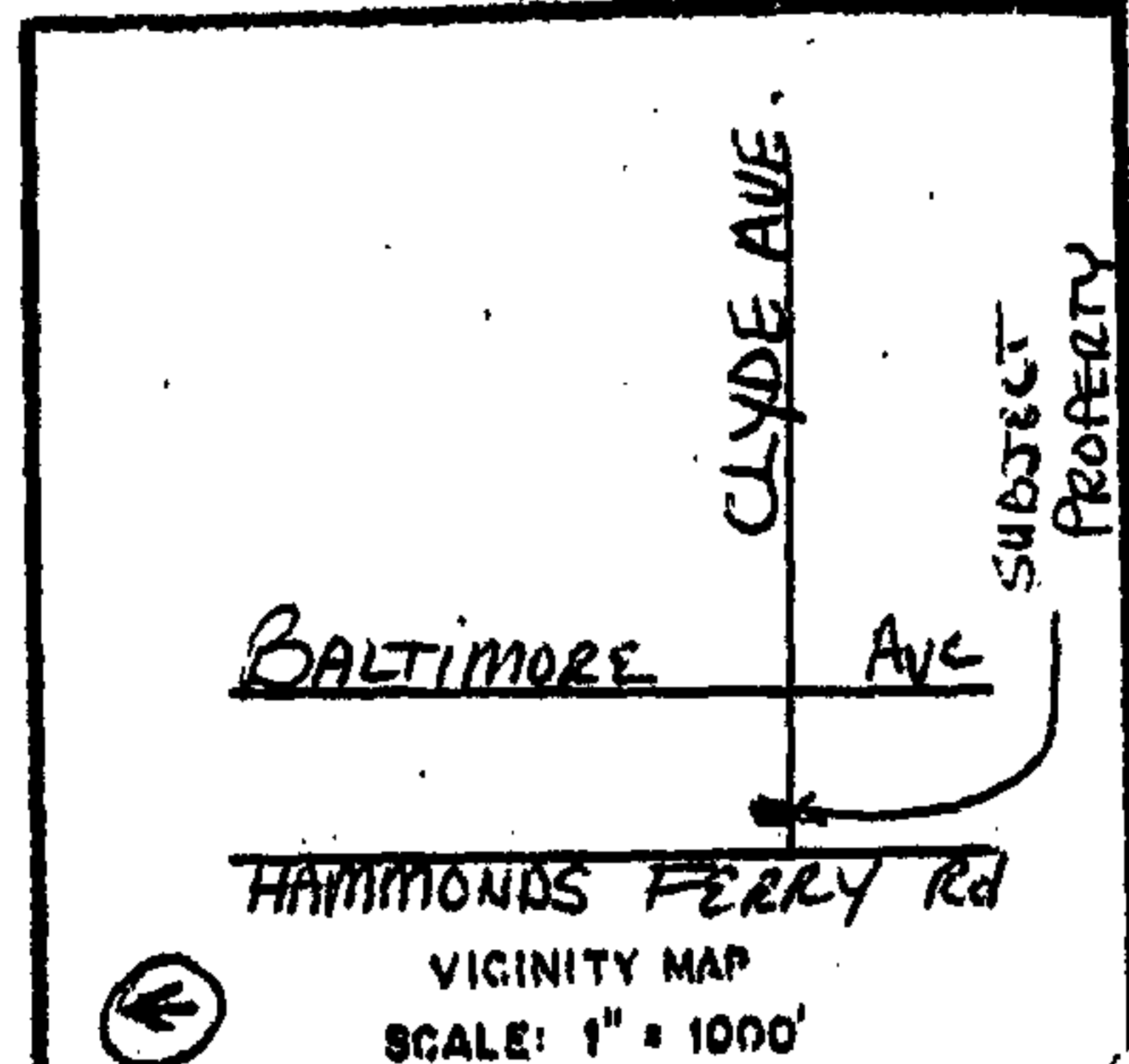
CLYDE AVE
(50' R/W, 24' PAVING)



NORTH

PREPARED BY FRANCE GIL

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 13
COUNCILMANIC DISTRICT 1
1" = 200' SCALE MAP # 109 A1
ZONING D.R. S.S.
LOT SIZE 11 ACRES 4800 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JP 142

PETITIONER'S

EXHIBIT NO. 1
08-142-SPWA

September 21, 2007

Baltimore County Improvements

Re: Building Approval, 20 Clyde Ave.
Mary Quinlan
11 Clyde Ave.
Baltimore, Maryland

To Whom It May Concern:

I, Mary Quinlan, do not contest the variance for a house to be built on 20 Clyde Ave. I understand this will be a two story house, approximately 28' x 45' comparable to the house built on 22 Clyde Ave.

Mary Quinlan O'Melia 11-24-07
Mary Quinlan Date

Janet Marie Larche 11-24-07
Janet Marie Larche Date
Notary Public

JANET MARIE LANCHE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Feb. 1, 2008



PETITIONER' S

EXHIBIT NO.

2

Arthur D

September 21, 2007

Baltimore County Improvements

Re: Building Approval, 20 Clyde Ave.
Sarah Omelia (or current owner)
30 Clyde Ave.
Baltimore, Maryland

To Whom It May Concern:

I, Joseph T. Omelia^{SR}, do not contest the variance for a house to be built on 20 Clyde Ave. I understand this will be a two story house, approximately 28' x 45' comparable to the house built on 22 Clyde Ave.

Joseph T. Omelia^{SR}

11/24/07
Date

Janet Marie Larche
Janet Marie Larche
Notary Public

11/24/07
Date

JANET MARIE LARCHE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Feb. 1, 2008



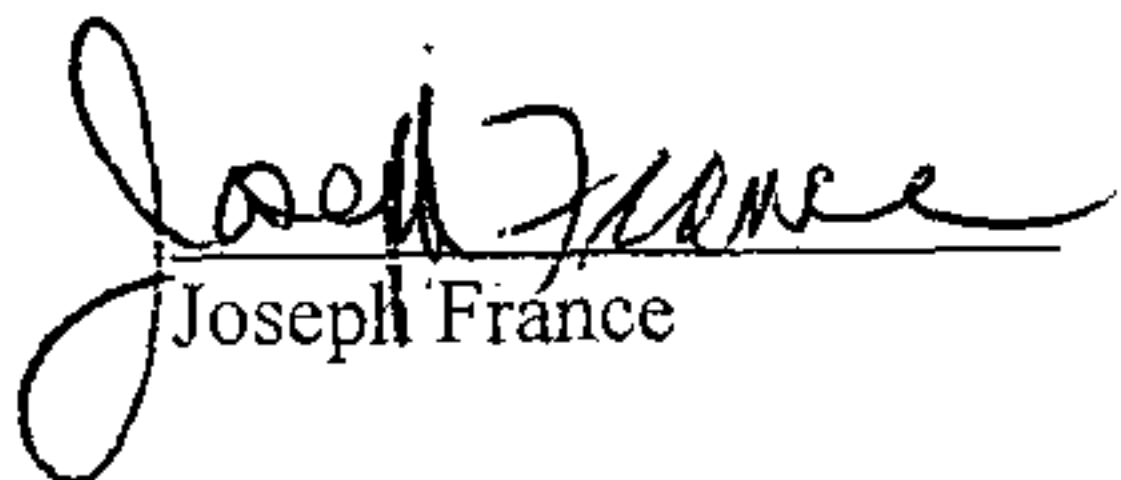
September 21, 2007

Baltimore County Improvements

Re: Building Approval, 20 Clyde Ave.
Joseph France
22 Clyde Ave.
Baltimore, Maryland

To Whom It May Concern:

I, Joseph France, do not contest the variance for a house to be built on 20 Clyde Ave. I understand this will be a two story house, approximately 28' x 45' comparable to the house built on 22 Clyde Ave.


Joseph France

11/24/07
Date


Janet Marie Larche
Notary Public

11/24/07
Date

JANET MARIE LANCHE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Feb. 1, 2008



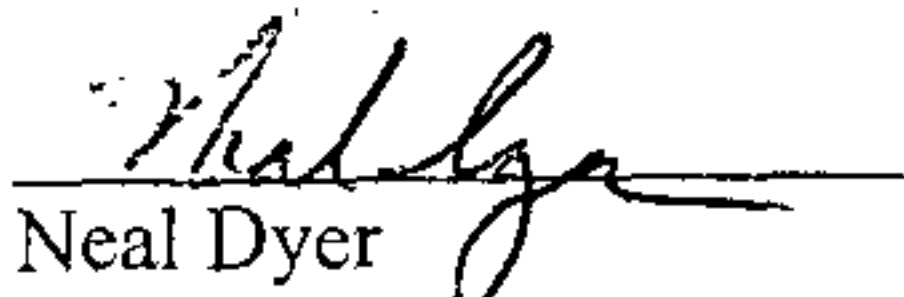
September 21, 2007

Baltimore County Improvements

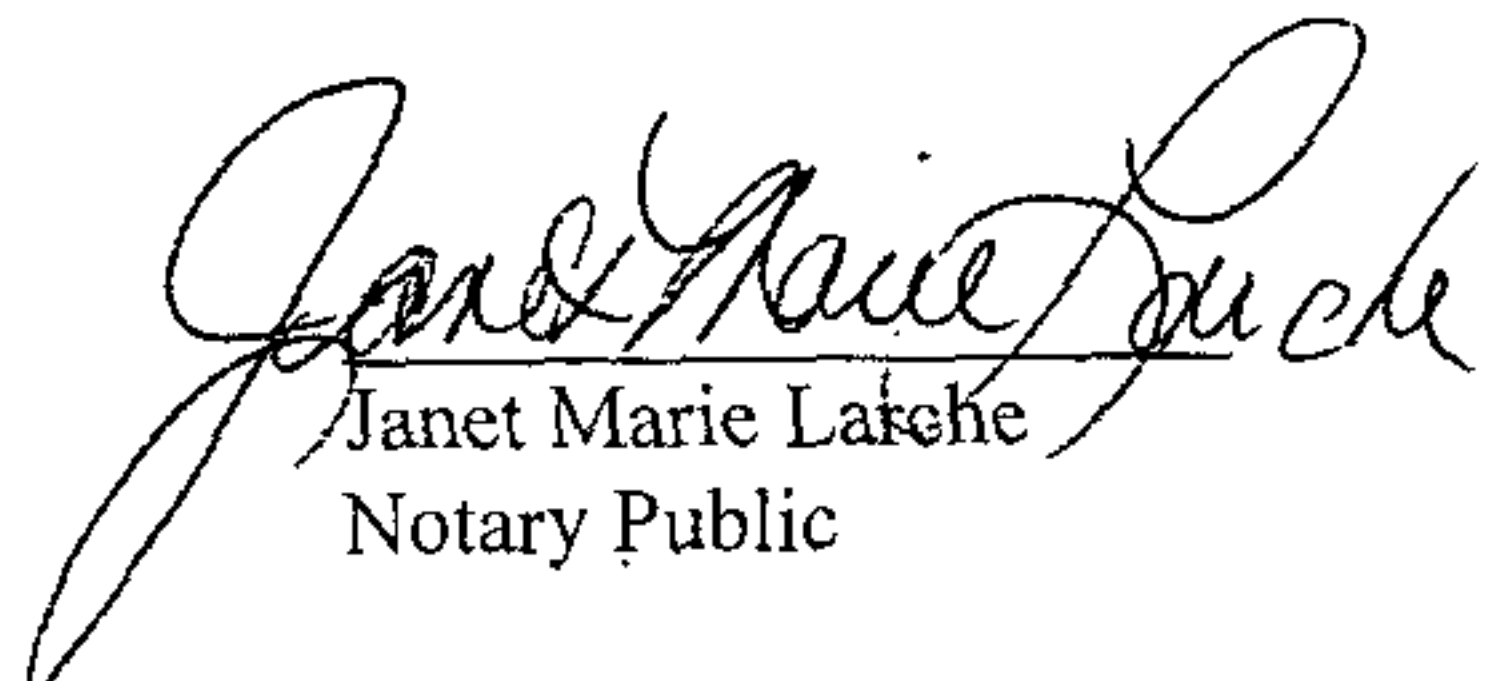
Re: Building Approval, 20 Clyde Ave.
Neal Dyer
10 Clyde Ave.
Baltimore, Maryland

To Whom It May Concern:

I, Neal Dyer, do not contest the variance for a house to be built on 20 Clyde Ave. I understand this will be a two story house, approximately 28' x 45' comparable to the house built on 22 Clyde Ave.


Neal Dyer

11/25/07
Date


Janet Marie Larche
Notary Public

11/25/07
Date

JANET MARIE LANCHE
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Feb. 1, 2008



IN RE: PETITION FOR ZONING VARIANCE *
W/S of Baltimore St., 110' S of *
the c/l of Pennsylvania Ave. *
(4018 Baltimore Street) *
13th Election District *
Thomas F. Young, et ux *
Petitioners *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-369-A

* * * * *

The Petitioners herein request a zoning variance to permit a lot width of 40 feet in lieu of the required 55 feet, and side yard setbacks of 7 feet in lieu of the required 10 feet as described on the plan submitted.

Testimony by one of the Petitioners indicated that they propose to build a 26-foot wide split foyer dwelling at the above-referenced location. The proposed home is both a size large enough for the family's needs as well as consistent with the size of existing homes in the area. Likewise, 7-foot side yard setbacks are found on a number of other lots in the community. The Petitioners have lived in the area for over twenty years and desire to sell their older, larger home, located several blocks away, to build a smaller home on the instant site. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of March, 1987, that a variance to permit a lot width of 40 feet, and side yard setbacks of 7 feet, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order.

RECEIVED FOR FILING

4-22-87
4-6-87
Date: 4-6-87
By: [Signature]

[Signature]
Deputy Zoning Commissioner
of Baltimore County

PETITIONER'S

EXHIBIT NO. 4

IN RE: PETITION FOR ZONING VARIANCE
W/S of Baltimore Avenue,
45' S of Pennsylvania Avenue
13th Election District

Colleen R. Young,

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-83-A

* * * * *

The Petitioner herein requests a zoning variance to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet.

Testimony by the Petitioner indicates that she purchased two 20' lots to build a home and establish a residence in the older neighborhood in which she grew up. She proposes to construct a split foyer dwelling with its 26' front facing Baltimore Street. Numerous existing homes in the area are placed on 40' wide sites and with reduced side yard setbacks.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of September 1986, that the herein request for a zoning variance to permit a lot width of 40 feet and side yard setbacks of 7 feet, in compliance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

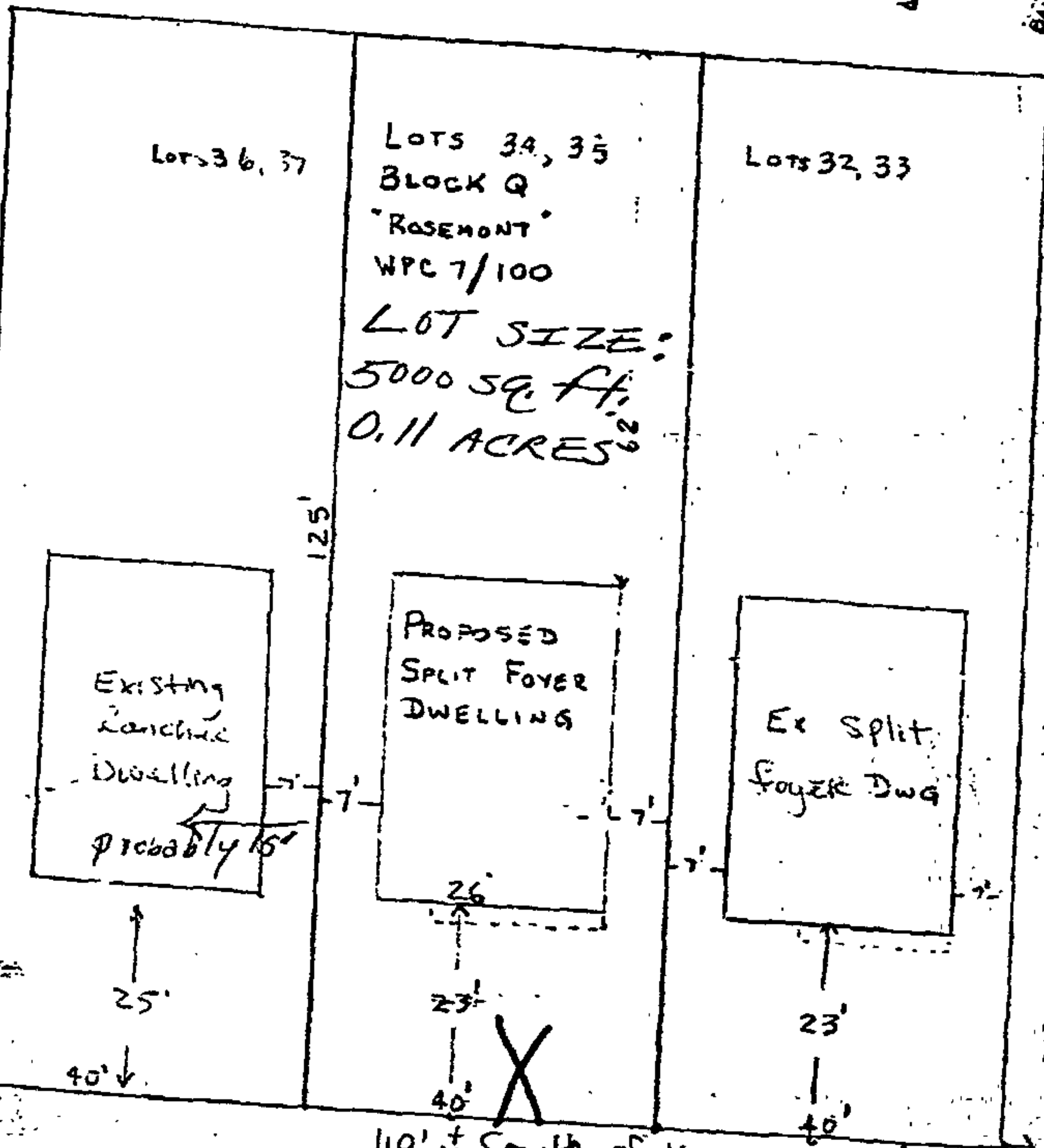
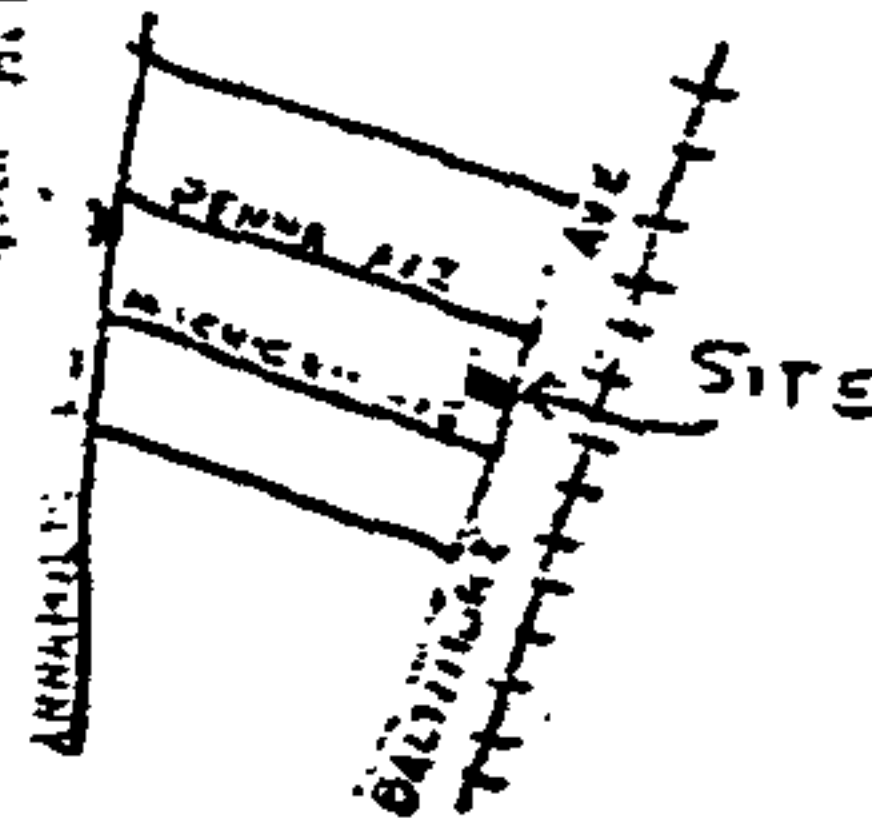
John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

87-83-A
#460

DATE 9/19/86

BY *John M. H. Jung*

Plot for Variance,
 Owners: Thomas & Young
 Rosemary Young



Thomas & Young
 9/17/87

Probable
 60'

110' ± South of the
 E of Pennsylvania Ave.

13th District

BALTIMORE STREET

OFFICE COPY 257

20' PAVING NO CURB

PUBLIC UTILITIES EXIST IN STREET
 AVERAGE FRONT SETBACK OF DWELLINGS WITHIN 200' IS 25'

87-369-K

IN RE: PETITIONS FOR SPECIAL HEARING • BEFORE THE
AND ZONING VARIANCE - N/S of • DEPUTY ZONING COMMISSIONER
Clyde Avenue, 154' +/- x of •
Hammonds Ferry Road •
(10 Clyde Avenue) •
13th Election District •
1st Councilmanic District • Case No. 89-216-SPMA

William Grebe
Petitioner • • • • •

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and variances to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, all as more particularly described in Petitioner's Exhibit 1.

The petitioner appeared, testified, and was represented by S. Eric Dinenna, Esquire. Also appearing on behalf of the Petition was the builder, Mr. Thompson. There were no Protestants.

Testimony indicated that the subject property, known as 10 Clyde Avenue, is zoned D.R. 5.5 and consists of two lots containing 3200 sq.ft. total. Testimony indicated the subject property, abuts a 14' alley right-of-way along both the side and rear property lines as depicted in Petitioner's Exhibit 1. Mr. Grebe testified his mother owns lots 10 through 13 on Hammonds Ferry Road directly across the alley right-of-way alongside the subject property. Mr. Grebe further testified he inherited the property from his father approximately 16 years ago and now proposes constructing a new home for himself and his wife. However, due to the size and lot width requirements of the current zoning regulations, the requested variances

Date 12/2/85
Eric Dinenna

30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall not request any future side, front, or rear yard variances for the subject property.

[Signature]
ANN M. RABINOWITZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bj/s

[Signature]
BY *[Signature]*

IN RE: PETITIONS FOR SPECIAL HEARING BEFORE THE
AND ZONING VARIANCE - N/S of DEPUTY ZONING COMMISSIONER
CLYDE AVENUE, 154' +/- E of
Hemonds Ferry Road * * BALTIMORE CITY
(10 Clyde Avenue)
13th Election District * Case No. 89-216-SPHA
1st Councilmanic District

William Grebe
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and variances to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by B. Eric Dinenna, Esquire. Also appearing on behalf of the Petition was the builder, Mr. Thompson. There were no Protestants.

Testimony indicated that the subject property, known as 10 Clyde Avenue, is zoned D.R. 5.5 and consists of two lots containing 3200 sq.ft. total. Testimony indicated the subject property, abuts a 14' alley right-of-way along both the side and rear property lines as depicted in Petitioner's Exhibit 1. Mr. Grebe testified his mother owns lots 10 through 13 on Hemonds Ferry Road directly across the alley right-of-way alongside the subject property. Mr. Grebe further testified he inherited the property from his father approximately 16 years ago and now proposes constructing a new home for himself and his wife. However, due to the size and lot width requirements of the current zoning regulations, the requested variances

Date: 12/21/85
By: [Signature]

are necessary for petitioner to construct a home that will meet his family's needs. Mr. Grebe testified that to deny the requested variances would result in practical difficulty and unreasonable hardship.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Sections 304 and 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing and variance should be granted.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29/28 day of December, 1988 that the petition for special hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and the petition for Zoning Variance to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The petitioner may apply for his building permit 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

ORDER RECEIVED FOR FILING

Dec 28

By Betty Schatzman

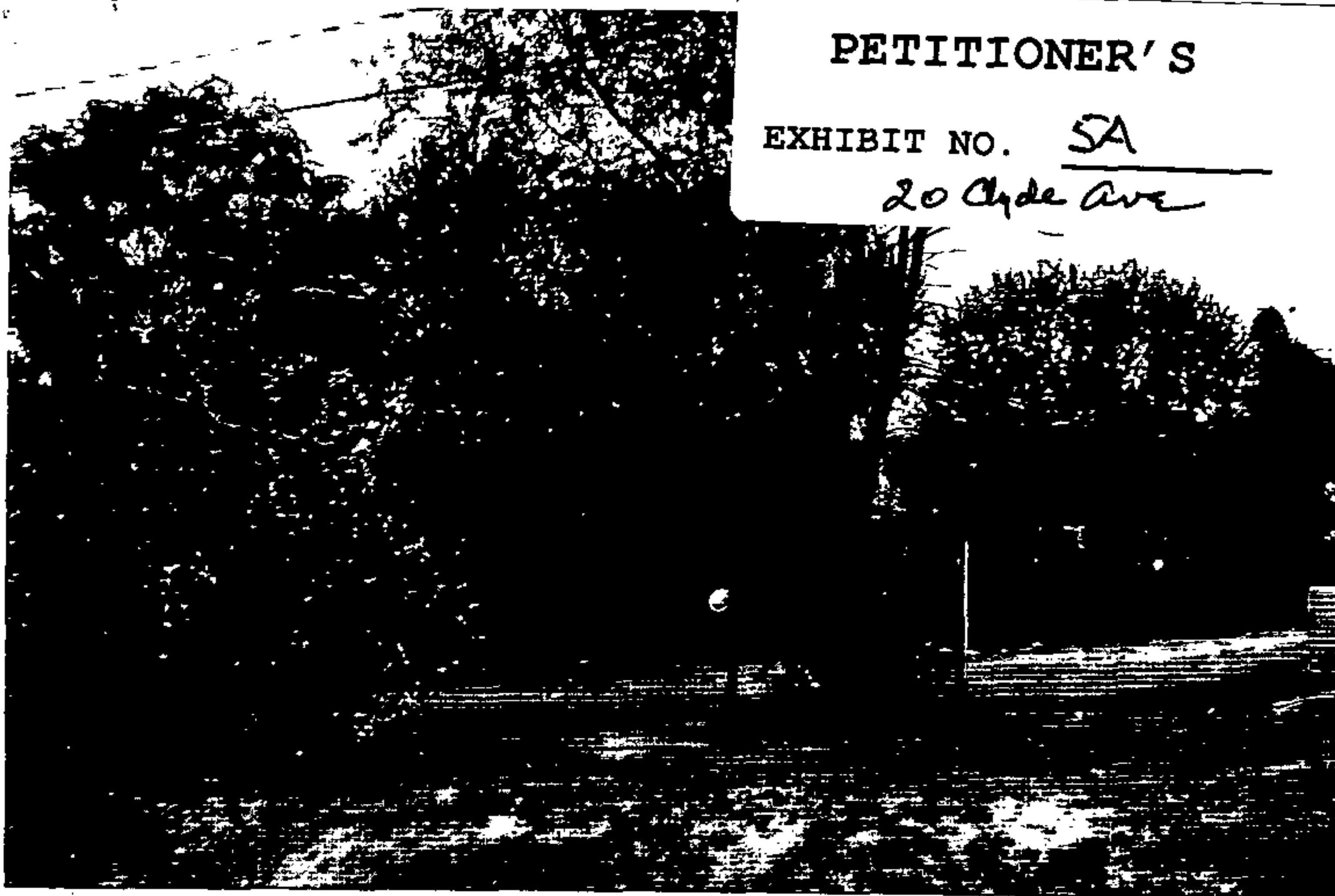
10-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall not request any future side, front, or rear yard variances for the subject property.

AMN:bjb

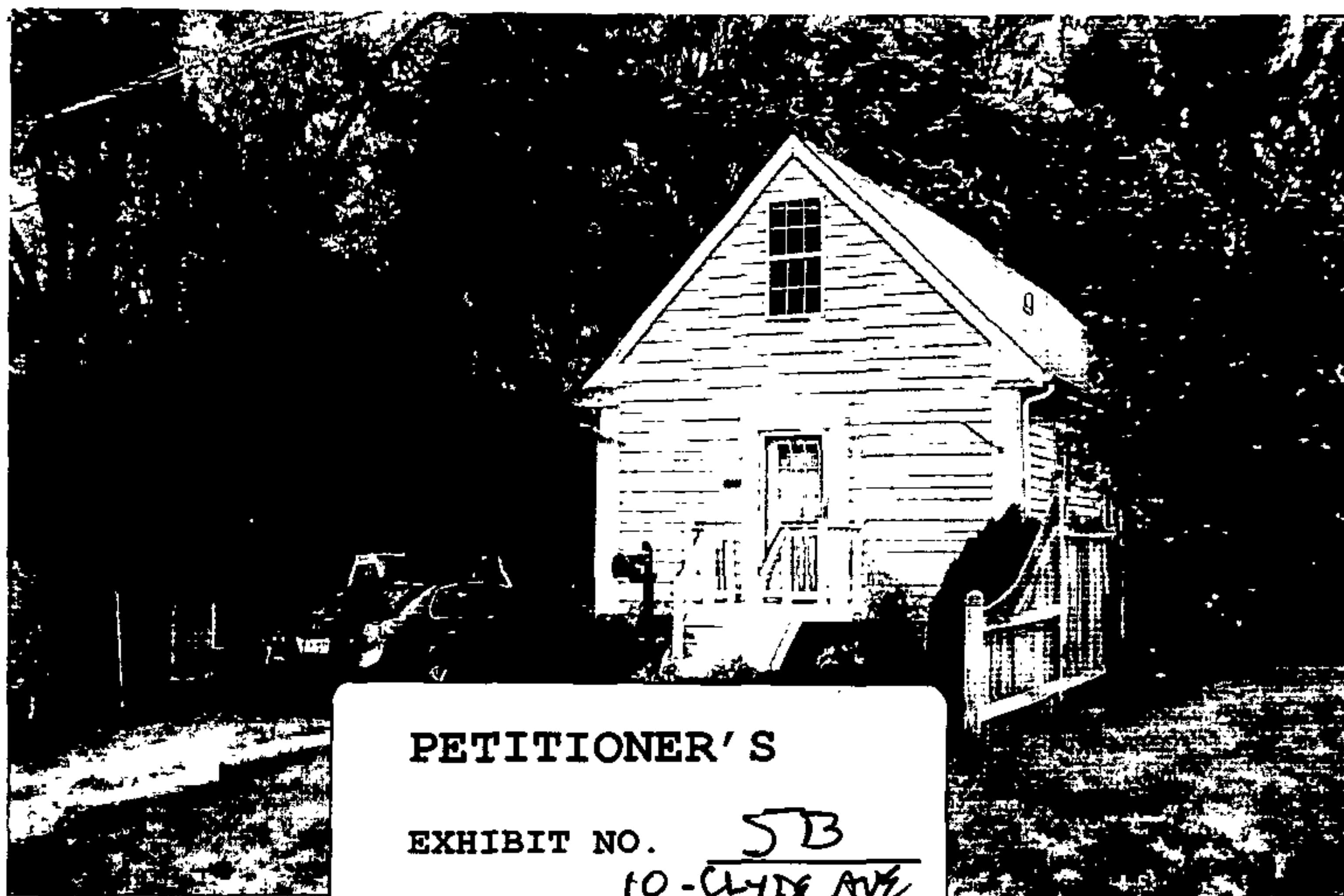
Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

By: [Signature]



PETITIONER' S

EXHIBIT NO. SA
20 Clyde Ave



PETITIONER' S

EXHIBIT NO. SB
10 - Clyde Ave

are necessary for Petitioner to construct a home that will meet his family's needs. Mr. Grebe testified that to deny the requested variances would result in practical difficulty and unreasonable hardship.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Sections 304 and 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

WHEREFORE, it is ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of December, 1988 that the Petition for Special Hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and the Petition for Zoning Variance to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, be are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit 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

ORDER RECEIVED FOR FILING

Date

By

William J. Schuman