

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
W side of Grace Avenue; 724 feet S		
of the c/l of Virginia Avenue	*	DEPUTY ZONING
13 th Election District		
1 st Councilmanic District	*	COMMISSIONER
(4420 Walnut Avenue)		
	*	FOR BALTIMORE COUNTY
Mary Margaret Grace		
<i>Petitioner</i>	*	CASE NO. 2009-0283-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Mary Margaret Grace, the legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition to an existing accessory structure (garage) with a footprint larger than the principal structure (single-family dwelling). The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing were Petitioner Mary Margaret Grace and Michael J. Mirowski, a close friend of Petitioner with knowledge of the proposed addition to the existing garage. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains approximately 0.8 acre, more or less, or 35,750 square feet, zoned D.R.5.5. The subject property, identified as 4420 Walnut Avenue, is situated between the west side of Walnut Road and the east side of Forester Road, about 500 feet east of the Baltimore-Washington Parkway and 500 feet north of the Harbor Tunnel Thruway (Interstate 895), in the Halethorpe area of

ORDER RECEIVED FOR FILING
 Date 7-14-09
 By [Signature]

Baltimore County. The property, situated in the "English Consul Estates" subdivision, is improved with a single-family dwelling approximately 1,240 square feet in size and an existing garage approximately 1,210 square feet. The proposed addition measures approximately 16 feet by 39 feet and would add 620 square feet, more or less, to the existing garage, creating an enlarged garage containing approximately 1,830 square feet. Hence, Petitioner has requested the instant special hearing relief.

Initially, it should be noted that Section 101.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) defines an accessory use or structure as:

"a use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure."

In this case, the Petitioner requests that the undersigned determine that despite the fact that the accessory structure (garage) with the proposed addition would no longer be subordinate in area to the principal structure, that it nonetheless is still an accessory structure.

Petitioner and Mr. Mirowski testified that the subject property was originally part of a large tract of land owned by Petitioner's grandfather that was later subdivided into three properties: 4419, 4420, and 4422 Walnut Road. The subject property was sold out of the family for a period of time until Petitioner was able to purchase the home out of foreclosure from the previous owner. Petitioner also owns the adjoining lot to the south, 4422 Walnut Road, which is currently rented to Petitioner's nephew. Although there is an accessible ingress/egress from both Walnut Road and Forester Road, Petitioner testified that about 90% of the time, the Walnut Road access is used. Petitioner also noted that the adjoining property to the north, 4419 Walnut Road, uses Forester Road as an access to their home as well. This unusual ingress/egress can be seen in the aerial GIS map that was marked and accepted into evidence as Petitioner's Exhibit 3.

ORDER RECEIVED FOR FILING
Date 7-14-07
By [Signature]

Petitioner aims to enlarge the existing garage in order to provide sufficient shelter for several vehicles that she and her male companion own, including a 1966 Chevrolet, a 1950 Ford Tractor, farm equipment, and several three-quarter ton, crew cab, four door pick-up trucks. Petitioner explained that the proposed addition would provide shelter for these aforementioned items in order to reduce weathering and improve the aesthetics of the property, while also providing an area to perform routine maintenance such as oil changes and brakes. Further, Petitioner assured the undersigned that the garage is neither used as a dwelling, residence, or commercial enterprise.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments received from the Office of Planning dated May 21, 2009 indicate that in the event Petitioner is able to demonstrate to the Zoning Commissioner that the structure is being used in a manner consistent with the Baltimore County Code and Zoning Regulations, the Planning Office does not oppose the request. Petitioner testified to the current uses of the garage and successfully indicated the ingress/egress for the property. The undersigned is satisfied that the current and future use of the garage complies with the Baltimore County Code and Zoning Regulations as an accessory structure and effectively addresses the concerns of the Office of Planning.

To that end, I am persuaded to grant the special hearing relief. In my view, based on the testimony and evidence presented, despite the proposed addition making the footprint of the garage larger than that of the principal structure, the garage is and will remain as an accessory structure, subordinate to the principal structure. No one resides in the garage nor is any commercial enterprise conducted from the garage. The increase in the garage is only desired in order to continue to shelter and maintain the vehicles Petitioner owns, and to improve the

ORDER RECEIVED FOR FILING
Date 7-14-09
By [Signature]

aesthetics of the property. Thus, the garage serves the principal structure as an accessory use and structure in the spirit and intent of the definition enumerated in Section 101.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's request for special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 14th day of July, 2009 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition to an existing accessory structure (garage) with a footprint larger than the principal structure (single-family dwelling) be and is hereby GRANTED, subject to the following:

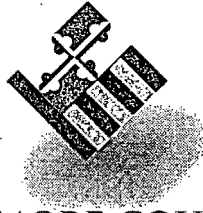
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date 7-14-09
By [Signature]



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 14, 2009

Mary Margaret Grace
4420 Walnut Road
Baltimore, Maryland 21227

RE: PETITION FOR SPECIAL HEARING

W side of Grace Avenue; 724 feet S of the c/l of Virginia Avenue
13th Election District - 1st Councilmanic District
(4420 Walnut Avenue)
Mary Margaret Grace – *Petitioner*
Case No. 2009-0283-SPH

Dear Ms. Grace:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with conditions, 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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:dlw
Enclosure

c: Michael J. Mirowski, 536 Queenstown Road, Severn, MD 21144
People's Counsel; Office of Planning; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4420 WALNUT Rd
which is presently zoned DR 5.5

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

To permit an addition to an existing accessory structure (garage) with a footprint larger than the principal structure (single family dwelling).

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):

MARY MARGARET GRACE

Name - Type or Print

Mary Margaret Grace

Signature

Name - Type or Print

Signature

4420 WALNUT Rd

410-789-1493

Address

Telephone No.

BALTIMORE

md

21227

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 _____

Case No. 2009-0283-SPH

Reviewed By [Signature] Date 4/22/09

REV 9/15/98

COPIES RECEIVED FOR FILING
Date 7-14-09
By [Signature]

July 2, 2009

To Baltimore County Zoning Commission,

I am requesting a special hearing to permit me to extend my garage 15' x 39' due to the following hardships:

- I cannot afford the expense to demolish the existing garage and build a new one,
- The extension is on an angle so I can still pass on the side with a car,
- The building is going to be used to store an antique 1966 Chevrolet and a 1950 Ford tractor.

Thank you,

Mary M. Grace
Mary M. Grace

ZONING DESCRIPTION FOR 4420 Walnut Road

Beginning at a point on the WEST side of

Walnut Road which is 30'

Wide at the distance of 724' 3" south of the

Centerline of the nearest improved intersecting street Virginia Ave.

Which is 43" wide paving. * Being Lot # 35,

Section # C in the subdivision of English Consul Estates

As recorded in Baltimore County Plat Book # 03, Folio # 022,

containing 35750 sq ft.. Also known as 4420 Walnut Road

And located in the 13th Election District, 1st Councilmanic District.

2009-0283-A

No. 3927

Date _____

4/22/09

100

BUSINESS	ACTUAL	TIME	DOWN
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

3/27/2019 4:59/2019 11:35:13

AC 1 1965 WALKER ONE TWO

SECRET 100-291 4/23/2009 1711

Re: 4 522 TRAINING VERIFICATION

44-19873

Rec'd Tot \$55.00

145.00 CR 2.00 CA

Baltimore County, Maryland

Total

65 u

Rec

From

Myra Grace

For

4420 Walnut Ave
21227

SPH/2009-0283

**CASHIER'S
VALIDATION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

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: # 2009-0283-SPH

4420 Walnut Road

W/side of Grace Road, 724 feet south of centerline of Virginia Avenue

13th Election District — 1st Councilmanic District

Legal Owner(s): Mary Margaret Grace

Special Hearing: to permit an addition to an existing accessory structure (garage) with a footprint larger than the principal structure (single family dwelling)

Hearing: Thursday, July 2, 2009 at 10:00 a.m. In Room 106, County Office Building, 111 West Chesapeake 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) 887-4386

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

JT 6/8/10 June 16

203639

CERTIFICATE OF PUBLICATION

6/18/2009

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 6/16/2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0283-SPH

Petitioner/Developer: _____

Mary Margaret Grace

Date of Hearing/closing July 2 2009

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

Attn: Kristin 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, _____
4420 Walnut Road W/Side of Grace Road, 724 feet South of centerline of Virginia Avenue

The sign(s) were posted on _____ June 17, 2009
(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

June 24 2009

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2009-0283-SPH

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

Room 106, County Office Building
PLACE 111 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME THURSDAY JULY 2, 2009 AT 10:00^{A.M.}

REQUEST SPECIAL HEARING TO PERMIT AN ADDITION TO
AN EXISTING ACCESSORY STRUCTURE (GARAGE) WITH A
FOOTPRINT LARGER THAN THE PRINCIPAL STRUCTURE (SINGLE
FAMILY DWELLING)

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

**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: 2009-0283-SPH

Petitioner: MARY GRACE

Address or Location: 4420 WALNUT Rd

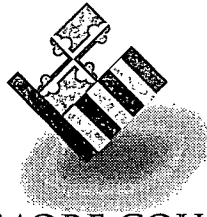
PLEASE FORWARD ADVERTISING BILL TO:

Name: MARY M. GRACE

Address: 4420 WALNUT Rd

BALTIMORE, Md 21227

Telephone Number: 410-789-1493



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 2, 2009
TIMOTHY M. KOTROCO, *Director*
*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: 2009-0283-SPH

4420 Walnut Road

W/side of Grace Road, 724 feet south of centerline of Virginia Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Mary Margaret Grace

Special Hearing to permit an addition to an existing accessory structure (garage) with a footprint larger than the principal structure (single family dwelling).

Hearing: Thursday, July 2, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mary M. Grace, 4420 Walnut Road, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 17, 2009.**
- (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
Tuesday, June 16, 2009 Issue - Jeffersonian

Please forward billing to:
Mary M. Grace
4420 Walnut Road
Baltimore, MD 21227

410-789-1493

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: 2009-0283-SPH

4420 Walnut Road

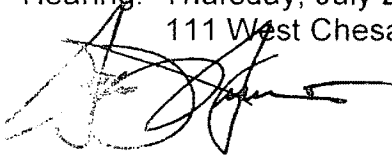
W/side of Grace Road, 724 feet south of centerline of Virginia Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Mary Margaret Grace

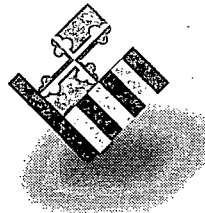
Special Hearing to permit an addition to an existing accessory structure (garage) with a footprint larger than the principal structure (single family dwelling).

Hearing: Thursday, July 2, 2009 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.



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

June 26, 2009

Mary Margaret Grace
4420 Walnut Rd.
Baltimore, MD 21227

Dear: Mary Margaret Grace

RE: Case Number 2009-0283-SPH, 4420 Walnut Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 22, 2009. 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

TB 7/2
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 21, 2009

RECEIVED

MAY 28 2009

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

ZONING COMMISSIONER

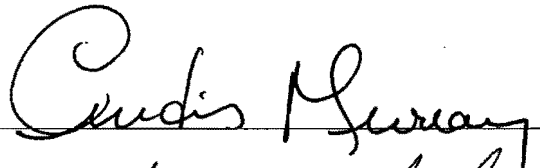
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-283- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has the following concerns:

After reviewing the petitioner's site plan, petition and subject property it appears that the subject accessory structure is not necessarily being used as a "garage" in a residential sense. There are no driveways or ingress/egress trails to the structure. The petitioner should demonstrate to the Zoning Commissioner that the structure is being used in a matter consistent with the Baltimore Count Code and Zoning Regulations. Should the zoning Commissioner grant the petitioner's request for Special Hearing, the Office of Planning does not oppose.

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

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 3, 2009
SUBJECT: Zoning Item # 09-283-SPH
Address 4420 Walnut Avenue
(Grace Property)

Zoning Advisory Committee Meeting of May 4, 2009

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 6/3/09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 4, 2009

Item Numbers 0234,0254,0281,0283,0285,0286 and 0287

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 11, 2009
Items Nos. 09-0234, 254, 281, 283, 285
and 287

DATE: May 13, 2009

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

DAK:CEN:cab

cc: File

ZAC-05112009-NO COMMENTS



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: MAY 14, 2009

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

RE: Baltimore County
Item No. 2009-0283-SPH
4420 WALNUT AVE
MARY GRACE PROPERTY
SPECIAL HEARING -

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. 2009-0283-SPH

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 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



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
4420 Walnut Avenue; W/S Grace Avenue, *
724' S c/line Virginia Avenue * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Mary Grace * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-283-SPH

* * * * *

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.

RECEIVED

MAY 07 2009

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of May, 2009, a copy of the foregoing Entry of Appearance was mailed to Mary Grace, 4420 Walnut Avenue, Baltimore, MD 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME Mary Jane
CASE NUMBER 2009-283-JPH
DATE 7-2-09

[illegible]



2009-0283-SPH

FORESTER (30' wide)
ROAD

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4420 Walnut Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME English Consul Estates

PLAT BOOK # 03 FOLIO # 022 LOT # 35 SECTION # C

OWNER Mary Margaret Grace

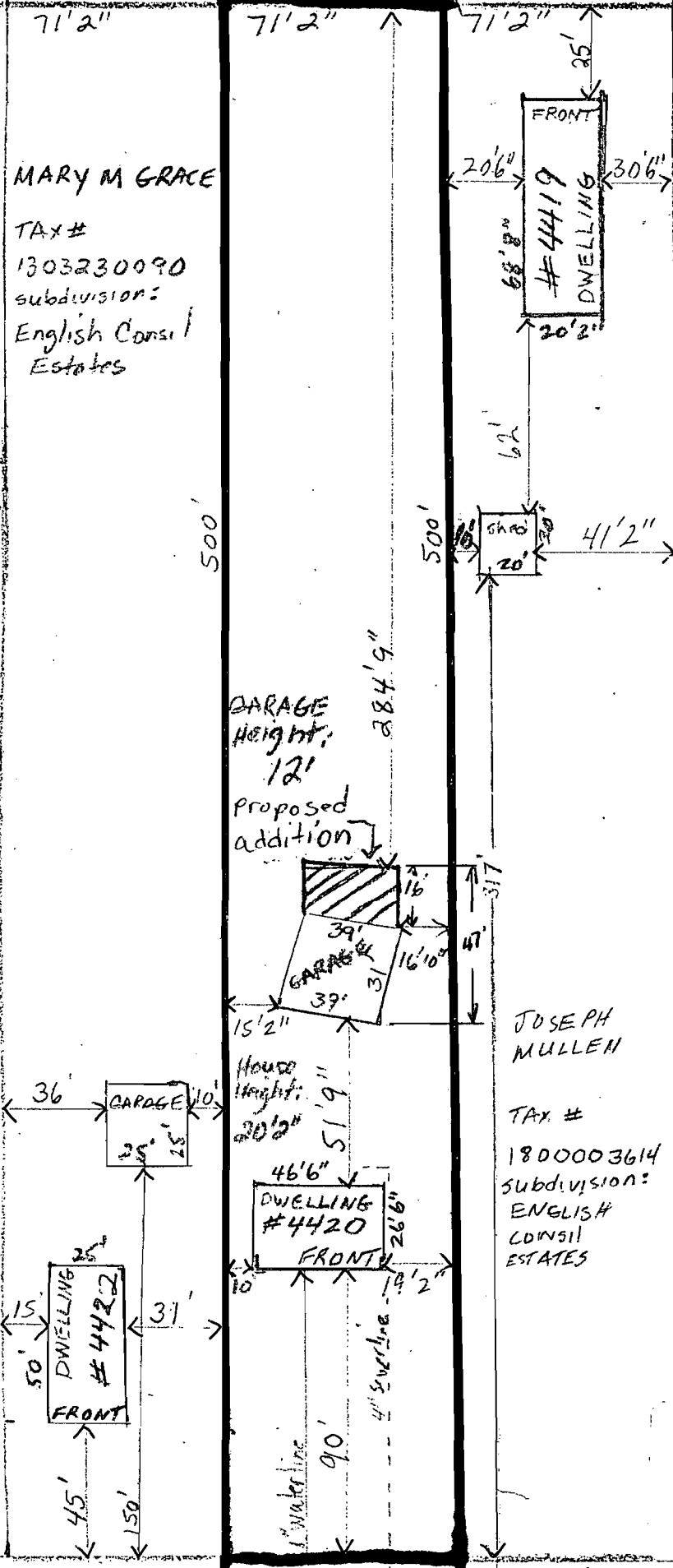
4/22/09

MARY M GRACE
TAX #
1303230090
subdivision:
English Consul
Estates

SCALE:
1"=50'

NORTH

Walnut (30' wide)
Road

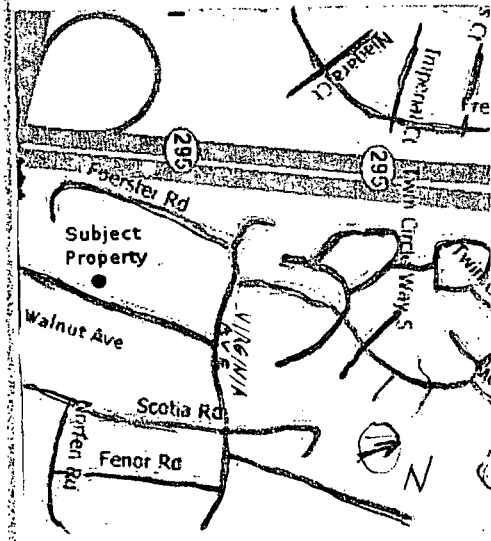


JOSEPH MULLEN

TAX #
1800003614
subdivision:
ENGLISH
CONSUL
ESTATES

LOCATION INFORMATION	
ELECTION DISTRICT	13
COUNCILMANIC DISTRICT	1
1"=200' SCALE MAP #	SW 6B
ZONING	DR5.5
LOT SIZE	0.8207 ACRES 35750 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 #
ZW	2009 0283-SP4

Existing House 1232.25 sq ft
46.5 x 26.5 = 1232.25 sq ft
Proposed Garage Addition 1833 sq ft
47' x 39' = 1833 sq ft



VICINITY MAP
SCALE: 1"=1000'

PETITIONER'S

EXHIBIT NO.

724'3" VIRGINIA AVE

8" sewerline



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 13 Account Number - 1303370440

Owner Information

Owner Name: GRACE MARY MARGARET **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 4420 WALNUT RD **Deed Reference:** 1) /10483/ 524
 BALTIMORE MD 21227 2)

Location & Structure Information

Premises Address **Legal Description**
 4420 WALNUT AVE PT LT 35
 WS WALNUT AVE
 ENGLISH CONSUL ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	16	284			C		35	1	Plat Ref: 3/ 22

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	1,092 SF	36,210.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2008	07/01/2009
Land	44,300	79,300		
Improvements:	99,900	186,470		
Total:	144,200	265,770	225,246	265,770
Preferential Land:	0	0	0	0

Transfer Information

Seller: GRACE MARY MARGARET	Date: 04/22/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10483/ 524	Deed2:
Seller: THOMPSON LAURA JOY	Date: 09/18/1992	Price: \$65,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9370/ 550	Deed2:
Seller: CLARK GRACE L	Date: 12/20/1989	Price: \$70,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8355/ 659	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

EXHIBIT NO. 2

2009-0283-SPH



PETITIONER'S

EXHIBIT NO.

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