

IN RE: **PETITION FOR VARIANCE**
NW/S Avondale Road, 291' SW of
C/line East Avenue
(9124 Avondale Road)
11th Election District
6th Council District

David J. Mintz, et ux
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0329-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, David J. Mintz, and his wife, Tammy T. Mintz. The Petitioners have requested variance relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing two-family dwelling (duplex – a two-family detached building with one housekeeping unit over the other) on a lot having a width of 75 feet in lieu of the minimum required 80-foot lot width. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were David and Tammy Mintz, property owners. There were no Protestants or other interested persons in attendance at the hearing.

In brief, testimony and evidence offered disclosed that the property at issue is an irregular triangular lot located on the northwest side of Avondale Road just north of the Baltimore Beltway (I-695) in Parkville. The parcel is identified as being parts of Lots 162-A, 163, and 163-A in the subdivision of Ridge Grove. The lot now contains a gross area of 14,766 square feet (0.339 acres), zoned D.R.5.5 and is 75 feet wide at its frontage on Avondale Road by 284 feet

ORDER RECEIVED FOR FILING

Date 8-31-09

By

deep, however, tapers to a point at the rear boundary. The Petitioners family has owned and resided on the property since 1999. As shown on Petitioners' Exhibit 1 and photographs received as Exhibit 2, the improvements consist of a 40' x 26' two-story brick dwelling that is being used as a two-family dwelling featuring two apartments (first and second floors) with separate bath, kitchen and living areas identified by the floor plan(s) of the dwelling marked and accepted into evidence as Petitioners' Exhibits 3 and 4. The Real Property Data Sheet indicates that the subject dwelling was built in 1984, however, Mr. Mintz points out that the original structure that was on the lot was actually destroyed by fire and re-built as a two-family dwelling with the present 2,080 square foot existing home. This testimony is corroborated by Fred Baker, who resides at 9126 Avondale Road, and who does not oppose the requested relief.

Some additional background is germane to the instant variance request. The Petitioners acquired the property in 2004 from the Mintz's sister-in-law with two existing dwelling units. As noted earlier, Mr. Mintz stated that he is aware that these two units have existed since the early 1980's and were at one time rental apartments. A paved parking area for up to six vehicles is located on the north side of the house. The property immediately to the south, next to I-695, is owned by Baltimore County and improved with an old abandoned pumping station. The Petitioners, who have maintained the property and as adjacent property owners, are desirous of purchasing this property from the County in accordance with Baltimore County Code (B.C.C.) Section 3-9-104 et. seq. As stated above, the Petitioners have the support of their immediate adjacent neighbors on the north side. The Petitioners daughter graduated from college and resides on the first floor; the Petitioners live in the upper unit and have no intention to sell or rent out the dwelling. Mrs. Mintz learned recently that her mother, Carol Milli, was diagnosed with

UNDER RECEIVED FOR FILING
Date 8-31-09
By 123

cancer. The family has made plans for her to live on the lower level once she requires constant care.

It should be noted that this matter comes before me as a result of the Petitioners having applied for a home equity loan and not due to a Code Enforcement Division complaint. The appraiser advised the Petitioners that the zoning supports a single-family use but not a two-family dwelling. Hence, Petitioners filed the instant petition.

A "dwelling, two-family" as defined by Section 101.1 of the B.C.Z.R. is "a two-family house containing two dwelling units each of which is totally separate from the other with an unpierced ceiling and floor extending from exterior wall to exterior wall or by an unpierced wall extending from ground to roof". As evidenced by the floor plans received into evidence as Petitioners' Exhibits 3 and 4, the subject property is appropriately classified as a "dwelling, two-family." However, Section 402.1 (Chart) of the B.C.Z.R. requires two-family dwellings to have a lot width of 80 feet at the front building line (the subject property has a lot width at the front building line of 75 feet) and a lot area of 10,000 square feet (the subject property contains over 14,500 square feet). Thus, Petitioners are in need of a variance hearing to approve a two-family dwelling as a legal use.

After due consideration of all the testimony and evidence presented, I am persuaded to grant the requested relief. Obviously, the Petitioners are unable to meet the 80-foot lot width requirement. Thus, it is clear that strict compliance with Section 402.1 of the B.C.Z.R. would result in a practical difficulty and unreasonable hardship for the Petitioners. It is equally clear that the present house has existed on the property since 1984 and its use as a two-unit dwelling has been ongoing for many years without prior complaint. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and the

UNDER RECEIVED FOR FILING
Date 8-31-09
By [signature]

immediate neighbor supports the proposal. Thus, I find that relief can be granted without detrimental impact to the adjacent properties or surrounding locale. However, as a condition to the relief granted, the Petitioners shall be required to regularly maintain the property in good condition, free of all trash and debris, and in accordance with all zoning and building code regulations.

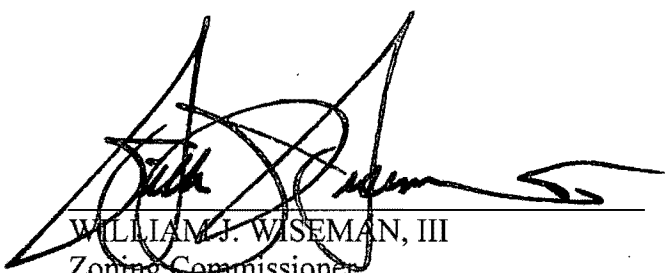
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of August 2009 that the Petition for Variance seeking relief from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-unit duplex dwelling to be situated on a lot having a width of 75 feet at the front building line in lieu of the required 80 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following conditions which shall run with the land:

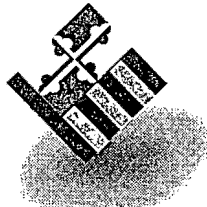
1. The Petitioners shall see that the property is regularly maintained in good condition, free of all trash and debris, and in compliance with all zoning and building code regulations.
2. There shall be no storage of damaged, disabled or untagged vehicles on the property, and the storage of any recreational vehicle on the property shall be in accordance with the Baltimore County Zoning Regulations (B.C.Z.R.).

Any appeal of this decision must be taken in accordance with Baltimore County Code Section 32-3-401.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

UNDER RECEPTION FOR FILING
Date 8-31-09
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 31, 2009

David J. Mintz
Tammy T. Mintz
9124 Avondale Road
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE

NW/S Avondale Road, 291' SW of c/line East Avenue
(9124 Avondale Road)
11th Election District - 6th Council District
David J. Mintz, et ux - Petitioners
Case No. 2009-0329-A

Dear Mr. and Mrs. Mintz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 'W. J. Wiseman III', written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: People's Counsel; File



TAX. ACCOUNT

1900006597

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 9124 AVONDALE 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 Variance from Section(s) 402.1 OF BCZR TO PERMIT AN EXISTING DUPLEX DWELLING (TWO-FAMILY DETACHED BUILDING WITH ONE HOUSEKEEPING UNIT OVER THE OTHER) ON A LOT WITH A 75 FEET LOT WIDTH AT FRONT BUILDING LINE IN LIEU OF THE REQUIRED 80 FEET LOT WIDTH.

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 THE 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

OFFICE USE ONLY

Case No. 2009-0329-A

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

NOT RECEIVED FOR FILING

Date 8-31-09 Reviewed By A-Tsu Date 6/18/2009

By [Signature]

Tammy Mintz & David Mintz

ZONING DESCRIPTION FOR 9124 Avondale Road.

Beginning at a point on the northwest side of Avondale Road which is 50 feet wide at the distance of 291 feet Southwest of the centerline of the nearest improved intersecting street East Avenue which is 30 feet wide. Being part of lots # 162-A, 163, 163-A in the subdivision of Ridge Grove as recorded in Baltimore County Plat Book # 5, Folio # 84, containing 14,766 square feet. Also, known as 9124 Avondale Road and located in the 11th Election District, 6th Councilmanic District.

2009-0329-A

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

No. **39349**

Date: **06/18/2009**

PAID RECEIPT

RECEIVED BY: **WENDY A. HARRIS**
 DATE: **06/18/2009**
 AMOUNT: **65.00**
 FROM: **DAVID MINTZ**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	000		2000					65.00

Total: **65.00**

Rec From: **DAVID MINTZ**
 For: **509-1321-A**
11-4 AVONDALE RD

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: # 2009-0329-A

9124 Avondale Road

N/West side of Avondale Road, 291 feet s/west of the centerline of East Avenue

11th Election District — 6th Councilmanic District

Legal Owner(s): Tammy & David Mintz

Variance: to permit an existing duplex dwelling (two family detached building with one housekeeping unit over the other) on a lot with a 75 feet lot width at front building line in lieu of the required 80 feet lot width.

Hearing: Friday, August 28, 2009 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.

8/166 Aug. 13

207948

CERTIFICATE OF PUBLICATION

8/13/2009

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 8/13/2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2004-0329-A

Petitioner/Developer TAMMY
DAVID MINTZ

Date Of Hearing/Closing: August 28, 2009

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 9124 AUBUNDALE ROAD

This sign(s) were posted on August 12, 2009

Month, Day, Year

Sincerely,

Martin Ogle 8/12/09
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



08/12/2009

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: 2009-0329-A

Petitioner: DAVID MINTZ

Address or Location: 9124 AVONDALE ROAD, 21234

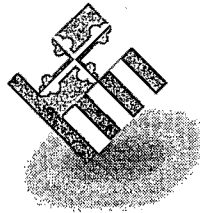
PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID MINTZ

Address: 9124 AVONDALE ROAD, 21234

Telephone Number: 443-677-9455

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
July 28, 2009
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: 2009-0329-A

9124 Avondale Road

N/west side of Avondale Road, 291 feet s/west of the centerline of East Avenue

11th Election District – 6th Councilmanic District

Legal Owners: Tammy & David Mintz

Variance to permit an existing duplex dwelling (two family detached building with one housekeeping unit over the other) on a lot with a 75 feet lot width at front building line in lieu of the required 80 feet lot width.

Hearing: Friday, August 28, 2009 at 11:00 a.m. in Room 106, County Office Building,
111 105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Mintz, 9124 Avondale Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 13, 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
Thursday, August 13, 2009 Issue - Jeffersonian

Please forward billing to:

David Mintz
9124 Avondale Road
Baltimore, MD 21234

443-677-9455

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: 2009-0329-A

9124 Avondale Road

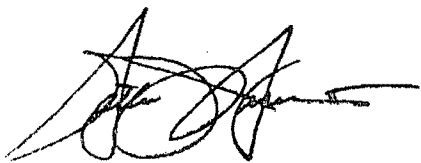
N/west side of Avondale Road, 291 feet s/west of the centerline of East Avenue

11th Election District – 6th Councilmanic District

Legal Owners: Tammy & David Mintz

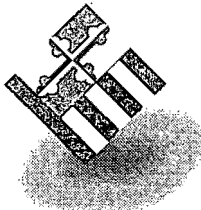
Variance to permit an existing duplex dwelling (two family detached building with one housekeeping unit over the other) on a lot with a 75 feet lot width at front building line in lieu of the required 80 feet lot width.

Hearing: Friday, August 28, 2009 at 11:00 a.m. in Room 106, County Office Building,
105 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 20, 2009

Tammy & David Mintz
9124 Avondale Rd.
Baltimore, MD 21234

Dear: Tammy & David Mintz

RE: Case Number 2009-0329-A, 9124 Avondale Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 18, 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

BW 8/28
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2009

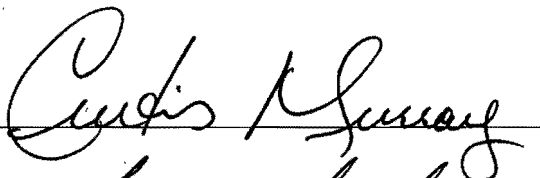
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-329- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

AUG 18 2009

ZONING COMMISSIONER

BW

8-28
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 13, 2009
SUBJECT: Zoning Item # 09-329-A
Address 9124 Avondale Road
(Mintz Property)

Zoning Advisory Committee Meeting of June 29, 2009

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

Reviewer: JWL

Date: July 9, 2009

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 July 6, 2009
Item Nos. 2009-329, 330, 331, 333
and 334

DATE: July 14, 2009

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

DAK:CEN:cab
cc: File
ZAC-07062009-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2009

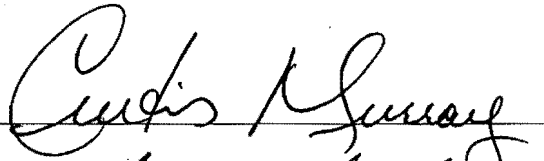
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For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL





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

State Highway
Administration

Beverly K. Swain-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 6, 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 2009-0329-A
9124 AVONDALE RD
MINTZ PROPERTY
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. 2009-0329-A.

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

MEMO

From: Aaron Tsui, Planner II



June 19, 2009

To: Zoning Commissioner/File

Re: Variance Case no. 2009-0329-A
Existing Duplex Dwelling
9124 Avondale Road. 11th Election District

The petitioner, Mr. Mintz would like to present his reasons for the subject variance at the hearing and stated the following during the petition appointment interview:

1. The petitioner purchased the property about five (5) years ago from his mother with two existing dwelling units (one unit over another unit below). The mother had since passed away.
2. Each unit has a kitchen and full bath and has separate entrance. As far as he is aware that these two units have been around since early 80's and were at one time rental apartments.
3. The petitioner's daughter graduated from college and she intends to move back with him. The petitioner would like to live on the upper unit and let his daughter to live on the unit below to have her own space. The petitioner has no intention to sell or rent out the dwelling.
4. The petitioner also remarked that he has been taking care of the area near 695 Beltway that belongs to the State.
5. This Office advised the petitioner that the property has met the area and setback requirements for a duplex dwelling except the lot width. A duplex dwelling in a DR5.5 zone requires 80 feet lot width; the subject property has three (3) lots with a total width of 75 feet.

PLEASE PRINT CLEARLY

CASE NAME Trinity
CASE NUMBER 2009-0329-A
DATE 8-28-09

PETITIONER'S SIGN-IN SHEET

[illegible]

RE: PETITION FOR VARIANCE * BEFORE THE
9124 Avondale Road; NW/S Avondale Road *
291' SW of c/line East Avenue * ZONING COMMISSIONER
11th Election & 6th Councilmanic Districts *
Legal Owner(s): Tammy & David Mintz * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-329-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 09 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of July, 2009, a copy of the foregoing Entry of Appearance was mailed to Tammy & David Mintz, 9124 Avondale Road, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Pt. Bk. 35 Folio 29

1600005840

9132

9128

DR 3.5

9130

9126

11-ED

SITE

6 CD

NE 9-E

DR 5.5

9124

1120075000

1122045480 9127

9125

1119032950

071B3

1102000057

AVONDALE RD

1102000056

1419074943

1700007444

Pt. Bk. 5 Folio 84

14 ED

1419074958

NE 8-E

1695

AVONDALE RD

1600005303

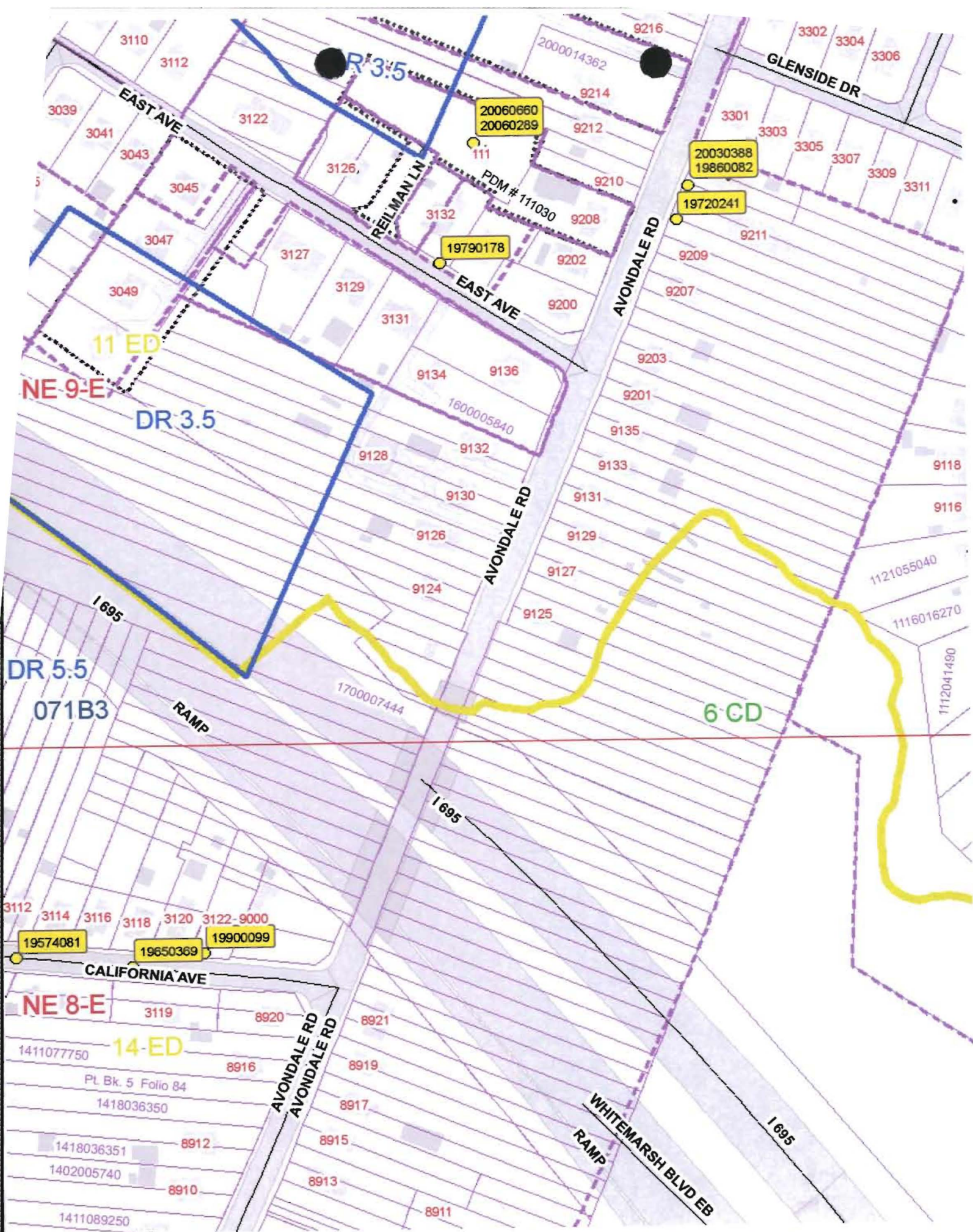
1102000054

1419074978

2009-0329-A



2009-0329-A



2009-0329-A



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

Go Back
View Map
New Search

Account Identifier: District - 11 Account Number - 1900006597

Owner Information

Owner Name:	MINTZ DAVID ICENROAD TAMMY	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	9124 AVONDALE RD BALTIMORE MD 21234-3244	Deed Reference:	1) /20878/ 158 2)

Location & Structure Information

Premises Address	Legal Description
9124 AVONDALE RD	PT LTS 162A-163-163A 476 NE CALIFORNIA AV RIDGE GROVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
71	21	1139					162A	3	Plat Ref: 5/ 84

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	2,080 SF	14,766.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	78,940	78,940		
Improvements:	138,240	158,080		
Total:	217,180	237,020	217,180	223,793
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MIDWIG NORMAN	Date:	10/25/2004	Price:	\$161,000
Type:	NOT ARMS-LENGTH	Deed1:	/20878/ 158	Deed2:	
Seller:	BARNES WILLIAM F,3RD	Date:	10/11/2000	Price:	\$123,000
Type:	NOT ARMS-LENGTH	Deed1:	/14744/ 312	Deed2:	
Seller:	MORGAN MIRIAM GALE	Date:	04/18/1996	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/11540/ 182	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 *

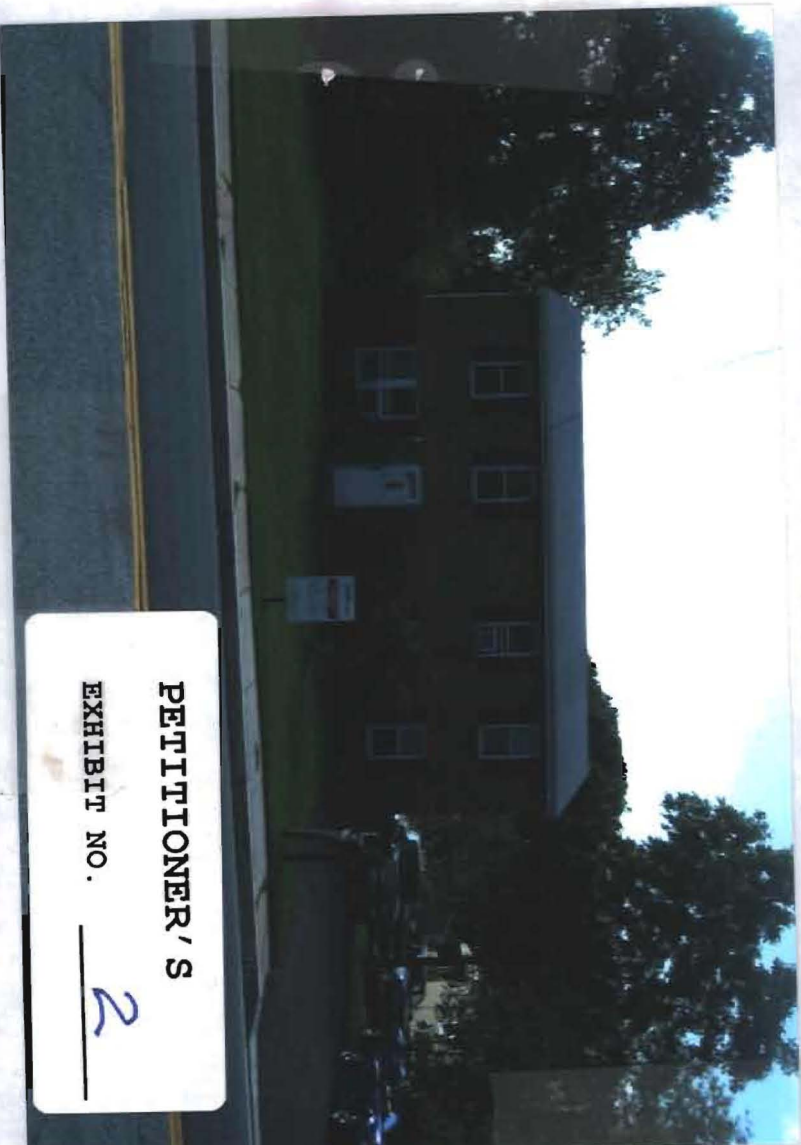
Case No.: 2009-0329-A 9/24 AVONDALE ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Photo Graphs	
No. 3	1ST FLOOR FLOOR PLAN	
No. 4	2ND FLOOR FLOOR PLAN	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S
EXHIBIT NO. _____

2





2ND Floor

Kitchen 11' x 17' 187 Sq FT	Bath Room 5' x 7' 35 Sq FT	Bed Room 11' x 16' 176 Sq FT
LIVING Room 14' x 8' 112 Sq FT	Bed Room 10' x 21' 210 Sq FT	

R

REAR DR.

1ST FLOOR

Kitchen 11' x 17' 187 Sq FT	Bath Room 5' x 7' 35 Sq FT	Bed Room 11' x 16' 176 Sq FT
LIVING Room 14' x 8' 112 Sq FT	Bed Room 10' x 10' 100 Sq FT	Bed Room 11' x 10' 110 Sq FT

PETITIONER'S

EXHIBIT NO.

3

2ND Floor

Kitchen

187 sq ft

Bath
Room
35 sq ft

Bed Room

176 sq ft

Living Room

112 sq ft

Bed Room

210 sq ft

REAR
DOOR

1st Floor

Kitchen

187 sq ft

Kitchen

35 sq ft

Bed Room

176 sq ft

Living Room

112 sq ft

Bed
Room

100 sq ft

Bed Room

111 sq ft

PETITIONER'S

EXHIBIT NO.

4

FRONT
DOOR

2009-0329-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9124 AVONDALE ROAD

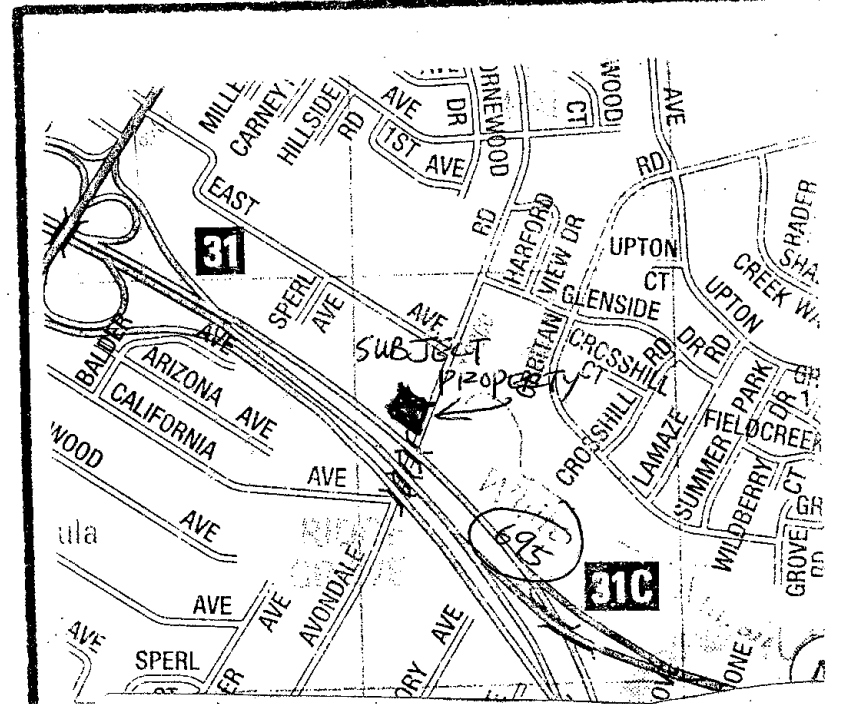
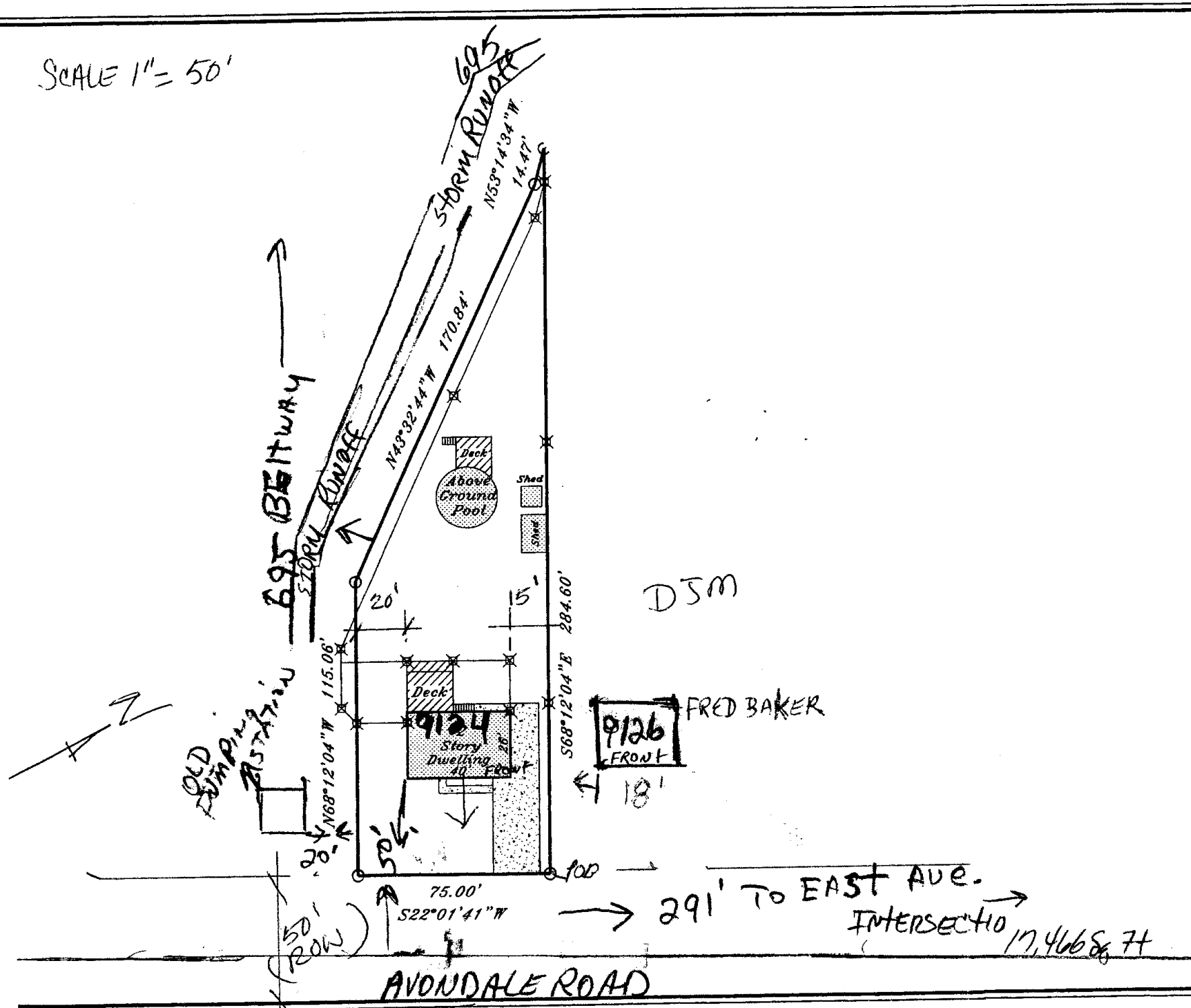
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME RIDGE GROVE

PLAT BOOK # WPC 5 FOLIO # 84 LOT # 162, 163A, 163 SECTION # 162A

OWNER TAMMY & DAVID MINTZ 6-10-2009

SCALE 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 071B3

ZONING DR 5.5

LOT SIZE 0.339 14,766
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY A. Fai ITEM # 0329 CASE # 2009-0329-A

PREPARED BY Dorel Mintz

SCALE OF DRAWING: 1" = 50' 0"