

IN RE: PETITION FOR ADMIN. VARIANCE *
S/Side of Maple Avenue, 25' W of the c/l of *
Woodside Avenue *
(4501 Maple Avenue) *
13th Election District *
1st Council District *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Christopher Stone, et ux
Petitioners

Case No. 2010-0339-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Christopher Ian Stone and Deborah E. Atwood. The Petitioners request variance relief from Sections 1B02.3A.5, 1B02.3B and 1B02.3.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a 20-foot rear setback and a 2-foot setback to a side street right-of-way (Woodside Avenue) in lieu of the required 30-feet and 25-feet, respectively.¹ The subject property and requested relief are more particularly described on the amended site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In

¹ As will be explained in greater detail, the Petitioners revised their site plan at the public hearing to lessen the size of the requested addition. Since the revised petition involved the same regulations and decreased the relief that was being requested, the Petitioners were permitted to proceed.

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this regard, Deputy Zoning Commissioner Thomas Bostwick, following his review of the case file, requested that a public hearing be held, and thus the matter was scheduled for a hearing before the undersigned on August 23, 2010.

Appearing at the hearing were Christopher Stone and Deborah Atwood, property owners, and Henry Berger, III, their architect/builder and consultant who assisted in the preparation of the site plan(s) and building elevations for this property and garage addition. There were no Protestants or other interested persons present. It should be noted, however, that confirmation was received from those nearby residents (five) who have visibility of the subject property and the proposed 16' breezeway and 24' x 32' garage addition. All support the proposal; namely, Brian and Jill Wyckoff (4503 Maple Avenue), Charles J. & Catherine L. Kososki (4505 Maple Avenue), Bennett C. Robley (4505 Maple Avenue), William I. & Tracey Heslop (4507 Maple Avenue), and Richard G. & Patricia A. Grace (1701 Woodside Avenue).

Testimony and evidence offered revealed the subject property is a rectangular-shaped corner lot (aka double frontage lot) with its improvements orientated to front on Maple Avenue and the home's eastern side parallel to Woodside Avenue in the subdivision of Halethorpe. The property contains a net area of 0.143 acres (6,250 square feet), more or less, zoned D.R.5.5 and is improved with a 1-½ story bungalow home built in 1920 and detached garage located in the southwest corner of the lot. The home is in good condition and very attractive. The garage is in poor condition. See photo exhibits collectively received as Petitioners' Exhibit 2. The Petitioners purchased the property in August 2007 and contracted to have the home redesigned and improved in keeping with the many distinctive older homes of the locale. As evidenced by photographs and building elevation drawings submitted, they decided to construct a 950 square foot (24' wide x 32' deep) garage attached to the rear of the home by a 16' breezeway with its garage access from Woodside Avenue. The addition was designed in keeping with the surrounding community and will match the existing dwelling. Additionally, the enclosed breezeway is an architectural amenity on the eastern façade and includes a side entranceway. The breezeway has been configured to preserve trees and a large mature Holly tree. See

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Date

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elevation photograph – Petitioners' Exhibit 4. The existing garage deck and asphalt driveway will be removed as illustrated on the amended site plan (Exhibit 1). However, in order to proceed as proposed the requested variances are necessary.

The current D.R.5.5 minimum setback requirements contained in B.C.Z.R. Section 1B02.3.B and C.1 mandate a minimum rear yard distance of 30 feet and corner street side setback of 25 feet from a building face. The Zoning Commissioner's Policy Manual (ZCPM), Page 1 – 1.3(a) sets forth the method of measuring building setbacks. On double frontage lots, the corner side yard setback is measured by extending the foundation wall line to the nearest road or right-of-way. In this regard, it is undisputed that the Petitioners home is non-conforming. It was built prior to the adoption of the Zoning Regulations. This historical fact now results in a practical difficulty and undue hardship as the home, when built many years ago, now has an east foundation wall (corner side yard) setback 10 feet from the Woodside Avenue right-of-way that proceeds past the subject property before reaching Linden Avenue. Mr. Berger presented photographs and testimony of the site constraints and topography – the property slopes rather substantially from its high point along Woodside Avenue to its low point at the southwest corner. His plan will require building the garage's eastern wall into the slope of the bank that will serve to reduce the appearance of mass and size of the addition. The eastern side wall will be as close as 2 feet from the County's right-of-way line, however, there is an additional 13 feet of green space between the right-of-way line and the actual curb and paved road (Woodside Avenue) surface. He aptly points out that the Petitioners would be allowed to extend the existing structure's non-conforming east wall by up to 25% pursuant to B.C.Z.R. Section 104.2.

The Zoning Advisory Committee (ZAC) comments were received and made part of the record of this case. Comments from the Office of Planning, dated July 1, 2010, raised a number of questions that were addressed by Petitioners. Briefly, Mr. Dennis Wertz, the Community Planner for the First Councilmanic District, attended the hearing and participated following his review of the amended site plan (Exhibit 1), elevation drawings (Exhibit 4) and floor plan (Exhibit 5). He was satisfied that the new addition's footprint was reduced from 1,300

square feet to 950 square feet and the existing driveway paving that extends from the rear of the dwelling to the existing garage would be removed and that the addition would be architecturally consistent with the existing dwelling. After his review of the ZAC comment from the Bureau of Development Plans Review, dated June 17, 2010, he was satisfied that the variances were the minimum variances needed to afford relief.

Christopher Stone addressed the "Home Occupation" use that would be conducted entirely within the den space above the new garage addition. He is a Systems Engineer with Apple. The den-office will be used for his desk, some files related to his work and a few Apple owned pieces of demonstration equipment which will be used at customer locations. There will be no signage, customer visits at neither the subject property nor any traffic related to his office. It is solely for his use. I find this use appropriate and in accord with the intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variances. I must consider the request in accordance with the mandate of *Cromwell v. Ward*, 102 Md. 691 (1995) and Section 307 of the B.C.Z.R. The Court interpreted the regulation to require that two tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that the uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a substantial difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there has been evidence of unusual conditions or circumstances that are unique to this corner lot, namely, the preservation of the property's mature trees and the hilly site that slopes from side to side. It was demonstrated at the hearing that the largest Holly tree would need to be sacrificed if the placement of the addition was located directly to the rear yard next to the open porch. An area variance may be granted where strict application of the zoning regulations would cause practical difficulty or undue hardship to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). After due consideration of the testimony and evidence presented, I am convinced that practical difficulty or unreasonable hardship will result if the Variances are not granted. It has been established that

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the addition is placed in the best location to add an attached garage where the grade would slope away from the structure to prevent water problems that destroyed the existing garage that will be razed. Special circumstances exist in this case and the relief requested will not cause any injury to the public health, safety or general welfare, and otherwise meets the spirit and intent of the Baltimore County Zoning Regulations. Thus, I am persuaded to grant the rear and side yard variances. The garage with its workspace above is a reasonable accessory use to the principle two-bedroom home built in 1920 that currently provides only 1,510 square feet of enclosed area.

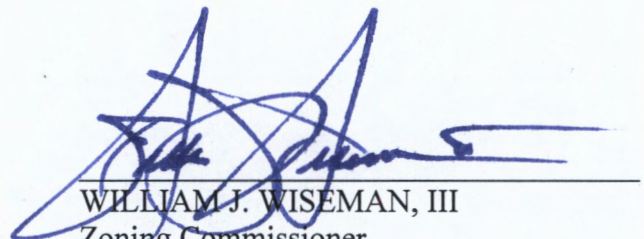
Pursuant to the advertisement, posting of the property and public hearing on this petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August 2010 that the Petition for Variance seeking relief from Sections 1B02.3A.5 and 1B02.3C.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a 20-foot rear yard setback and a 2-foot setback to a side street right-of-way in lieu of the maximum required 30-feet and 25-feet respectively, in accordance with Petitioners' Exhibits 1, 4 and 5, be and is hereby GRANTED, subject to the following restriction:

1. The Petitioners may apply for any permits necessary but are hereby made aware that proceeding at this time is at their own risk until the thirty (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.

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

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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Date 8-30-10

By 123



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 30, 2010

Christopher Stone and Deborah Atwood
4501 Maple Avenue
Halethorpe, Maryland 21227

RE: **PETITION FOR ADMIN. VARIANCE**
S/Side of Maple Avenue, 25' W of the c/l of Woodside Avenue
(4501 Maple Avenue)
13th Election District - 1st Council District
Christopher Stone, et ux - Petitioners
Case No. 2010-0339-A

Dear Mr. Stone and Ms. Atwood:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 410-887-3391.

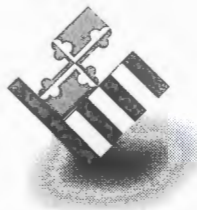
Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", written over the words "Very truly yours,".

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Henry Berger, III, 734 Pleasant Hill Road, Ellicott City, MD 21043
People's Counsel, Office of Planning, DEPRM; File



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 21, 2010

Christopher Stone
Deborah Atwood
4501 Maple Avenue
Halethorpe, MD 21227

Dear Mr. Stone and Ms. Atwood:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 2010-0339-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by the Deputy Zoning Commissioner requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is attached. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will also be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:kl

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 14, 2010

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2010-0339-A -- located at 4501 Maple Avenue

After a review of the above-captioned case file and comments from the Office of Planning, Tom Bostwick has requested that this case be set in for a public hearing. The necessity for the public hearing is based on the following:

- The proposed addition may have a significant impact on the surrounding properties; and
- Comments and questions received from the Office of Planning in a memorandum dated July 1, 2010 and received July 12, 2010; and
- The need to explore this variance request further in a public hearing.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of the hearing notice, advertising, etc. Per Tom, the County is to post and advertise the hearing.

Thank you for your attention and cooperation in this matter.

c: LaShenda Williams, Zoning Review Office
Case File

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
CC: Wiley, Debra
Date: 7/14/2010 11:53 AM
Subject: Case No. 2010-0339-A -- located at 4501 Maple Avenue - Schedule Hearing
Attachments: IO-2010-0339-A AV-SCHEDULE HEARING-EXAMPLE.doc

Ladies -

Please see the attached memo from Tom Bostwick regarding the above-referenced administrative variance case. Tom has decided that a hearing is necessary.

I left a message for the Petitioners asking for a fax number so that I can relay the Office of Planning comments to them.

The file is in the pick up bin.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 4501 Maple Avenue, Halethorpe, Maryland. 21227
which is presently zoned DR 5.5

Deed Reference: _____ / _____ Tax Account # 1315950000

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) 1802.3A.5, 1802.3B. (BCZR), 1802.3C.1a. (ZCAM)

TO PERMIT AN ADDITION WITH A 10-FOOT REAR SETBACK AND 2-1/2 FEET SETBACK TO SIDE STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 30-FOOT AND 25-FOOT, RESPECTIVELY.

Amended

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

CHRISTOPHER IAN STONE & DEBORAH ATWOOD

Name - Type or Print _____
Signature _____
Name - Type or Print Deborah E Atwood
Signature _____
4501 Maple Avenue _____
Address _____ Telephone No. 443-463-8105
Halethorpe Maryland 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2010-0339-A

Reviewed By D.T. Date 6/3/10

Estimated Posting Date 6/13/10



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 4501 Maple Avenue, Halethorpe, Maryland. 21227
which is presently zoned DR 5.5

Deed Reference: _____ / _____ Tax Account # 1315950000

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) 1802.3A.5., 1802.3B. (BCZR)
1802.3C.1a. (ZCPM)

TO PERMIT AN ADDITION WITH A 15-FOOT REAR SETBACK AND 6-INCH SETBACK TO SIDE STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 30-FOOT AND 25-FOOT, RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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 _____
Date _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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8-30-10
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By _____

Legal Owner(s):

CHRISTOPHER IAN STONE & DEBORAH ATWOOD

Name - Type or Print _____
Signature _____
Name - Type or Print Deborah E. Atwood
Signature _____
4501 Maple Avenue 443-463-8105
Address _____ Telephone No. _____
Halethorpe Maryland 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2010-0339-A

Reviewed By D.T. Date 8/3/10

Estimated Posting Date 6/13/10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 4501 Maple Avenue
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) _____

See Attached Sheet

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

[Signature]
Signature

CHRISTOPHER IAN STONE
Name- print or type

[Signature]
Signature
DEBORAH ATWOOD
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 20th day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Christopher I Stone & Deborah Atwood
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

4/22/13
Commission expires

PLACE SEAL HERE:

DANIEL B. FISHER
Notary Public
Anne Arundel County, Maryland
My Commission Expires: April 22, 2013

05-25-10

Administrative Variance Request

My job conditions have recently changed; I now work from home and need more space than is currently available. At this time my house has two occupied bedrooms, and no den or workspace area that could be used. The current garage was built about the same time as the house (1920's) and is currently unusable. It is too small for our cars, has major roof problems and constantly floods due to the slope of the property. It is our intention to demolish it and build a new one with workspace above.

I greatly appreciate the character of the Halethorpe area and I do not wish to move to another location. It would be very difficult for me to find another house that matches all of the surrounding features and amenities of my current location.

My lot is comprised of a hilly site that slopes from side to side. The driveway runs along the property line on the West side of the house. We determined along with our architect that the best location to add an attached garage would be along the rear, East side of the house.

This is the only location on the property where; the grade would slope away from the structure to prevent water problems, allows access from Woodside Avenue, would provide a relatively flat remaining yard, and would have the least impact (due to distance) on the adjacent property owners. There are no houses situated on that East side of the property as it is a corner lot. I have spoken to the neighbors of the adjacent lots and have met no objections to my need for a garage addition.

We would appreciate your consideration in Support of an Administrative Variance.

Thank you,

Christopher Stone

2010-0339-A

Zoning Description for 4501 Maple Avenue.

The above mentioned property is situated:

Beginning at a point on the South side of
Maple Avenue which is 50'
wide at the distance of 25 feet West of the centerline
of the nearest improved intersecting street Woodside Avenue
which is 50' wide. Being Lot 136
Block N/A, Section # N/A in the subdivision of Halethorpe
as recorded in Baltimore County Plat Book # 1, Folio # 60
containing 6,250 square feet. Also known as 4501 Maple Avenue,
and located in the 13th Election District and 1st Councilmanic District.

2010-0339-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0339 -A Address 4501 MAPLE AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/3/10 Posting Date: 6/13/10 Closing Date: 6/28/10

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0339 -A Address 4501 MAPLE AVE.

Petitioner's Name STONE/ATWOOD Telephone 443-463-8105

Posting Date: 6/13/10 Closing Date: 6/28/10

Wording for Sign: To Permit AN ADDITION WITH A 15-FOOT REAR SETBACK
AND 6-INCH SETBACK TO SIDE STREET RIGHT-OF-WAY IN LIEU OF
THE REQUIRED 30-FOET AND 25-FOET, RESPECTIVELY.

Revised 8/20/09

**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: 2010-0339-A
Petitioner: STONE/ATWOOD
Address or Location: 4501 MAPLE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. CHRISTOPHER STONE
Address: 4501 MAPLE AVE.
HALETHORPE, MD 21227
Telephone Number: 443-463-8105

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

No. 53955

Date: 6/3/10

PAID RECEIPT

RECEIVED BY: [illegible]
DATE: 6/03/2010 TIME: 11:15:21
BY: [illegible]
CASHIER: [illegible]
DEPT: 5100 TRNG VEDICATION
AMT: 65.00
REPT: 65.00
DATE: 6/03/10
BY: [illegible]

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: 65.00

Rec

From: DEBORAH ATWOOD

For:

2010-0339-A
4501 MAPLE AVE.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2010-0339-A

Petitioner/Developer STONE/
ATWOOD

Date Of Hearing/Closing: 6/28/10

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 4501 MAPLE AVE

This sign(s) were posted on June 12, 2010
Month, Day, Year

Sincerely,

Martin Ogle 6/12/10
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0339-A

TO PERMIT AN ADDITION WITH A 15-FOOT REAR
SETBACK AND 6-INCH SETBACK TO SIDE STREET
RIGHT-OF-WAY IN LIEU OF THE REQUIRED
30-FOOT AND 25-FOOT, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY JUNE 28, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

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: # 2010-0339-A

4501 Maple Avenue
S/side of Maple Avenue, 25 feet west of the centerline of Woodside Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Christopher Stone & Deborah Atwood

Variance: to permit an addition with a 15 foot rear setback and 6 inch setback to side street right of way in lieu of the required 30 feet and 25 feet, respectively.

Hearing: Monday, August 23, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 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.

08/06/08 August 5

249551

CERTIFICATE OF PUBLICATION

8/5/, 2010

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 8/5/, 2010.

- ☒ 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 2010-0339-A

Petitioner/Developer CHRISTOPHER
STONE & DEBORAH ATWOOD

Date Of Hearing/Closing: 8/23/10

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 4501 MAPLE AVENUE

This sign(s) were posted on August 7, 2010

Month, Day, Year

Sincerely,

Martin Ogle 8/23/10
Signature of Sign Poster and Date

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



ZONING NOTICE

CASE #. 2010-0339-A

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

ROOM 104, TERPESBOLD BUILDING 108 WEST

PLACE: CASAPARK AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, AUGUST 23, 2010
AT 9:30 A.M.

REQUEST: VARIANCE TO PERMIT AN ADDITION WITH A
15 FOOT REAR SETBACK AND A REAR SETBACK TO SIDE
STREET RIGHT OF WAY IN LIEU OF THE REQUIRED 30 FOOT
AND 25 FOOT, RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE DISCRETIONARY.
TO CANCEL HEARING CALL 410-271-2391

DO NOT REMOVE THIS SIGN AND POST UNTIL YOU SO ORDER, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

W. J. M. 8/17/10

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 2010 Issue - Jeffersonian

Please forward billing to:
Christopher Stone
4501 Maple Avenue
Halethorpe, MD 21227

443-463-8105

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: 2010-0339-A

4501 Maple Avenue

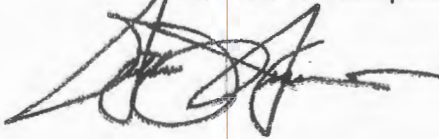
S/side of Maple Avenue, 25 feet west of the centerline of Woodside Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Christopher Stone & Deborah Atwood

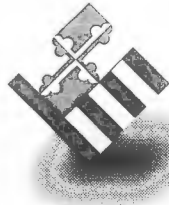
Variance to permit an addition with a 15 foot rear setback and 6 inch setback to side street right of way in lieu of the required 30 feet and 25 feet, respectively.

Hearing: Monday, August 23, 2010 at 9:00 a.m. in Room 104, Jefferson 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
July 21, 2010

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: 2010-0339-A

4501 Maple Avenue

S/side of Maple Avenue, 25 feet west of the centerline of Woodside Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Christopher Stone & Deborah Atwood

Variance to permit an addition with a 15 foot rear setback and 6 inch setback to side street right of way in lieu of the required 30 feet and 25 feet, respectively.

Hearing: Monday, August 23, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:kl

C: Mr. Stone, Ms. Atwood, 4501 Maple Avenue, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 7, 2010.**
- (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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 19, 2010

Christopher Stone & Deborah Atwood
4501 Maple Ave.
Halethorpe, MD 21227

Dear: Christopher Stone & Deborah Atwood

RE: Case Number 2010-0339-A, 4501 Maple Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 3, 2010. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 28, 2010

Christopher Stone & Deborah Atwood
4501 Maple Ave,
Halethorpe, MD 21227

Dear: Christopher Stone & Deborah Atwood

RE: Case Number 2010-0339-A, 4501 Maple Ave,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 03, 2010. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

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 June 28, 2010
Item Nos. 2010- 310, 338, 339, 340,
342, 343, and 344

DATE: June 17, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06282010 -NO COMMENTS.doc



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-18-2010

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

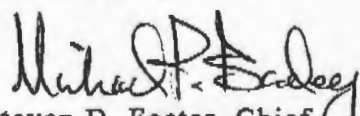
RE: Baltimore County
Item No. 2010-0339-A
4501 MAPLE AVENUE
ATWOOD PROPERTY
ADMIN. VARIANCE

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.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 1, 2010

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

RECEIVED

JUL 12 2010

SUBJECT: 4501 Maple Avenue
INFORMATION:

ZONING COMMISSIONER

Item Number: 10-339

Petitioner: Christopher Ian Stone and Deborah E. Atwood

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The petitioner's property is located in a residential neighborhood with many distinctive older homes. The existing dwelling on this property was built in 1920 and is in good condition and very attractive. The existing detached garage is in poor condition.

The Office of Planning spoke with one of the petitioners (Ms. Atwood) during a site visit on 6/22/10. According to her, the new addition will contain a two-car garage and mudroom on one level with workspace located above on a second level. The garage doors will face Woodside Avenue. The existing garage will be removed. Also, although not shown on the site plan, the existing asphalt driveway paving that extends from the rear of the dwelling to the existing garage will be removed.

The petitioners are requesting two major variances. If approved, buildings will cover about 42 percent of the petitioner's lot and the majority of the lot will be covered by impervious surfaces. The amount of lot coverage with buildings and impervious surfaces appears to be inconsistent with the pattern in the neighborhood (see attached orthophoto).

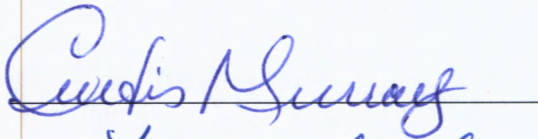
This requested variances raise a number of questions that should be addressed by the petitioners and the Zoning Commissioner.

- One of the petitioners (Mr. Stone) states that he now works from home. What kind of work will be conducted on the premises and does it qualify as a home occupation pursuant to Section 1B01.1.A.18.c of the BCZR or a home office or studio pursuant to Section 1B01.1.C.12 of the BCZR?
- Why doesn't the site plan indicate the asphalt paving that will be removed?

- The 1,300 SF footprint of the new addition is very large in size, and it is roughly equal to the size of the footprint of the existing dwelling and covered front porch. Why is the proposed addition so large? The proposed length and width of the addition appear to be larger than necessary to accommodate the proposed uses. A floor plan should be provided. The site plan should show the driveway connection to the proposed garage and also show where and how the vertical curb along Woodside Avenue will be modified to provide access to the garage.
- What will the addition look like? Any addition approved for this property should be architecturally consistent with the existing dwelling. Elevation drawings should be provided.
- Are the requested variances necessary for the reasonable use of the property?
- Are the requested variances the minimum variances that will afford relief? Greater rear and side street setbacks should be strongly considered. The requested rear yard variance appears to be excessive for this particular lot. A setback for the addition from Woodside Avenue that is less than the setback of the existing dwelling also appears to be excessive.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 28, 2010
SUBJECT: Zoning Item # 10-339-A
Address 4501 Maple Avenue
(Stone & Atwood Property)

Zoning Advisory Committee Meeting of June 14, 2010.

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

Reviewer: JWL Date: 6/28/10

From: Debra Wiley
To: istone@mac.com
Date: 8/27/2010 8:54 AM
Subject: Case 2010-0339-A (4501 Maple Ave.)

Good Morning,

Commissioner Wiseman asked that I contact you on his behalf to clarify some information so that his Order correctly reflects the following :

1. Christopher Stone & Deborah Atwood - Husband and wife?
2. Henry Berger, III - architect or builder? And his company's name if applicable.

Thanking you in advance.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

From: chris stone <istone@mac.com>
To: wwiseman@baltimorecountymd.gov
Date: 8/23/2010 7:25 PM
Subject: Regarding Case # 2010-0339-A (4501 Maple Ave Halethorpe, MD)

Mr Wiseman,

I work as an Engineer for Apple. The office above the garage will be used for my desk, some files related to my work and a few Apple owned pieces of demonstration equipment which I use at customer's locations. There will be no signage, customer visits to this location or any traffic related to this office. It is solely for my use.

I have spoken to the neighbors at 4503, 4504, 4505, 4507 Maple Avenue and 1701 Woodside Avenue and they voiced no concerns with the garage.

Please feel free to contact me if you have any further questions.

Regards,
Chris Stone



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 13 Account Number - 1307410300

Owner Information

Owner Name: FOOR SHEILA WYCKOFF BRYAN **Use:** RESIDENTIAL
 WYCKOFF JILL **Principal Residence:** YES
Mailing Address: 4503 MAPLE AVE **Deed Reference:** 1) /24490/ 673
 BALTIMORE MD 21227-4021 2)

Location & Structure Information

Premises Address
 4503 MAPLE AVE

Legal Description

4503 MAPLE AVE
 HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					135	1	Plat Ref: 1/ 60

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,473 SF	6,250.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	90,250	90,200		
Improvements:	140,680	123,900		
Total:	230,930	214,100	214,100	214,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: GIVEN WILLIAM L	Date: 09/19/2006	Price: \$260,000
Type: IMPROVED ARMS-LENGTH	Deed1: /24490/ 673	Deed2:
Seller: GIVEN MARY	Date: 11/02/1989	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8313/ 654	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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Account Identifier: District - 13 Account Number - 1311670210

Owner Information

Owner Name:	KOKOSKI CHARLES J KOKOSKI CATHERINE L	Use:	RESIDENTIAL
Mailing Address:	4504 MAPLE AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 4334/ 208 2)

Location & Structure Information

Premises Address	Legal Description
4504 MAPLE AVE	LT 94-97 NW COR WOODSIDE AV HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					94	1	
									Plat Ref: 1/ 60

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1911	1,732 SF	25,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	96,250	96,200		
Improvements:	138,350	127,300		
Total:	234,600	223,500	223,500	223,500
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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Account Identifier: District - 13 **Account Number -** 1316450060

Owner Information

Owner Name: ROBLEY BENNETT C **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 4505 MAPLE AVE **Deed Reference:** 1) /27984/ 235
 HALETHORPE MD 21227-4021 2)

Location & Structure Information

Premises Address
 4505 MAPLE AVE

Legal Description

4505 MAPLE AVE
 HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					134	1	Plat Ref: 1/ 60

Special Tax Areas
Town
 Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,713 SF	6,250.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	90,250	90,200		
Improvements:	178,210	167,400		
Total:	268,460	257,600	257,600	257,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: ROBLEY BENNETT C	Date: 04/27/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27984/ 235	Deed2:
Seller: WHITE WILLIAM J,JR	Date: 05/17/2005	Price: \$269,900
Type: IMPROVED ARMS-LENGTH	Deed1: /21872/ 1	Deed2:
Seller: GARY LAWRENCE T	Date: 03/30/1999	Price: \$137,500
Type: IMPROVED ARMS-LENGTH	Deed1: /13632/ 340	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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Account Identifier: District - 13 Account Number - 1308650100

Owner Information

Owner Name: HESLOP WILLIAM I
HESLOP TRACEY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4507 MAPLE AVE
HALETHORPE MD 21227-4021
Deed Reference: 1) /27980/ 288
2)

Location & Structure Information

Premises Address
4507 MAPLE AVE

Legal Description

4507 MAPLE AVE
HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					133	1	Plat Ref: 1/ 60

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1931	1,548 SF	6,250.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	90,250	90,200		
Improvements:	133,770	171,700		
Total:	224,020	261,900	236,646	249,272
Preferential Land:	0	0	0	0

Transfer Information

Seller: LLOYD REGINA M	Date: 04/27/2009	Price: \$315,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27980/ 288	Deed2:
Seller: LLOYD BRUCE A	Date: 10/07/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /18917/ 272	Deed2:
Seller: HOLT JOHN T	Date: 11/18/1986	Price: \$80,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 7402/ 832	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 13 Account Number - 1307470460

Owner Information

Owner Name: GRACE RICHARD G
 GRACE PATRICIA A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1701 WOODSIDE AVE
 BALTIMORE MD 21227-4010
Deed Reference: 1) /11208/ 493
 2)

Location & Structure Information

Premises Address
 1701 WOODSIDE AVE

Legal Description
 LT 143,144 PT 145
 SE COR WOODSIDE AVE
 HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					143	1	Plat Ref: 1/ 60

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	2,122 SF	17,500.00 SF	04

Stories	Basement	Type	Exterior Siding
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	94,370	94,300		
Improvements:	149,500	129,600		
Total:	243,870	223,900	223,900	223,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: GOODRICH JESSE W	Date: 09/08/1995	Price: \$93,000
Type: NOT ARMS-LENGTH	Deed1: /11208/ 493	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1e)

Go Back
View Map
New Search

Account Identifier: District - 13 Account Number - 1315950000

Owner Information

Owner Name: STONE CHRISTOPHER IAN Use: RESIDENTIAL
ATWOOD DEBORAH Principal Residence: YES
Mailing Address: 4501 MAPLE AVE Deed Reference: 1) /26002/ 112
BALTIMORE MD 21227-4021 2)

Location & Structure Information

Premises Address
4501 MAPLE AVE

Legal Description

4501 MAPLE AVE
HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					136	1	Plat Ref: 1/ 60

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	1,510 SF	6,250.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2010	07/01/2009	07/01/2010	
Land	90,250	90,200			
Improvements:	123,620	179,800			
Total:	213,870	270,000	213,870	232,580	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: HEACOCK BRENDA J MAKAR ELIZABETH A	Date: 08/06/2007	Price: \$345,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26002/ 112	Deed2:
Seller: HEACOCK ORVILLE G	Date: 12/21/2005	Price: \$115,000
Type: NOT ARMS-LENGTH	Deed1: /23106/ 602	Deed2:
Seller: OXWORTH JANE M	Date: 01/10/1973	Price: \$20,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 5328/ 150	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment6-17-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

6-18-10

FIRE DEPARTMENT

nc7-1-10

PLANNING

(if not received, date e-mail sent 7-1-10)Concerns

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: -

SIGN POSTING

Date: 6-12-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐Comments, if any: -

8/23 - 9am

CASE NO. 2010- 0339-A

LIST

Comment Received

Support/Oppose
No Comment

6-17

DEVELOPMENT PLANS REVIEW

None

6-28

DEPRM

None

7-1

FIRE DEPARTMENT

PLANNING

Concerns

(if not received, date e-mail sent _____)

6-18

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

None found - Data Base 8-16-10

NEWSPAPER ADVERTISEMENT

Date: 8-5-10

SIGN POSTING

Date: 8-7-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

See Tom's Memo req. formal demand

CASE NAME Stone, et al
CASE NUMBER 2010-0339-A
DATE 8-23-10

[illegible]

Both Christopher Stone & Deborah Atwood were in attendance

4501 Maple Avenue and Vicinity



Map prepared by:
Baltimore County Office of Planning
401 Bosley Avenue
Towson, MD
21204



0 45 90 180
Feet







Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 13 Account Number - 1315950000

Owner Information

Owner Name:	STONE CHRISTOPHER IAN ATWOOD DEBORAH	Use:	RESIDENTIAL
Mailing Address:	4501 MAPLE AVE BALTIMORE MD 21227-4021	Principal Residence:	YES
		Deed Reference:	1) /26002/ 112 2)

Location & Structure Information

Premises Address	Legal Description
4501 MAPLE AVE	4501 MAPLE AVE HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					136	1	Plat Ref: 1/ 60

Special Tax Areas

Town	Ad Valorem
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	1,510 SF	6,250.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	90,250	90,200		
Improvements:	123,620	179,800		
Total:	213,870	270,000	213,870	232,580
Preferential Land:	0	0	0	0

Transfer Information

Seller: HEACOCK BRENDA J MAKAR ELIZABETH A	Date: 08/06/2007	Price: \$345,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26002/ 112	Deed2:
Seller: HEACOCK ORVILLE G	Date: 12/21/2005	Price: \$115,000
Type: NOT ARMS-LENGTH	Deed1: /23106/ 602	Deed2:
Seller: OXWORTH JANE M	Date: 01/10/1973	Price: \$20,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 5328/ 150	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Case No.: 2010-0339-A 4501 MAPLE AVENUE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED PLAN	
No. 2 11 photos	Existing Conditions Photographs - determining garage from water not	
No. 3 2 photos	Similar structures in area of Petitioner's Property	
No. 4	Photos ① - Before ② - After addition	
No. 5	Floor Plan for Revised 950 th Garage	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

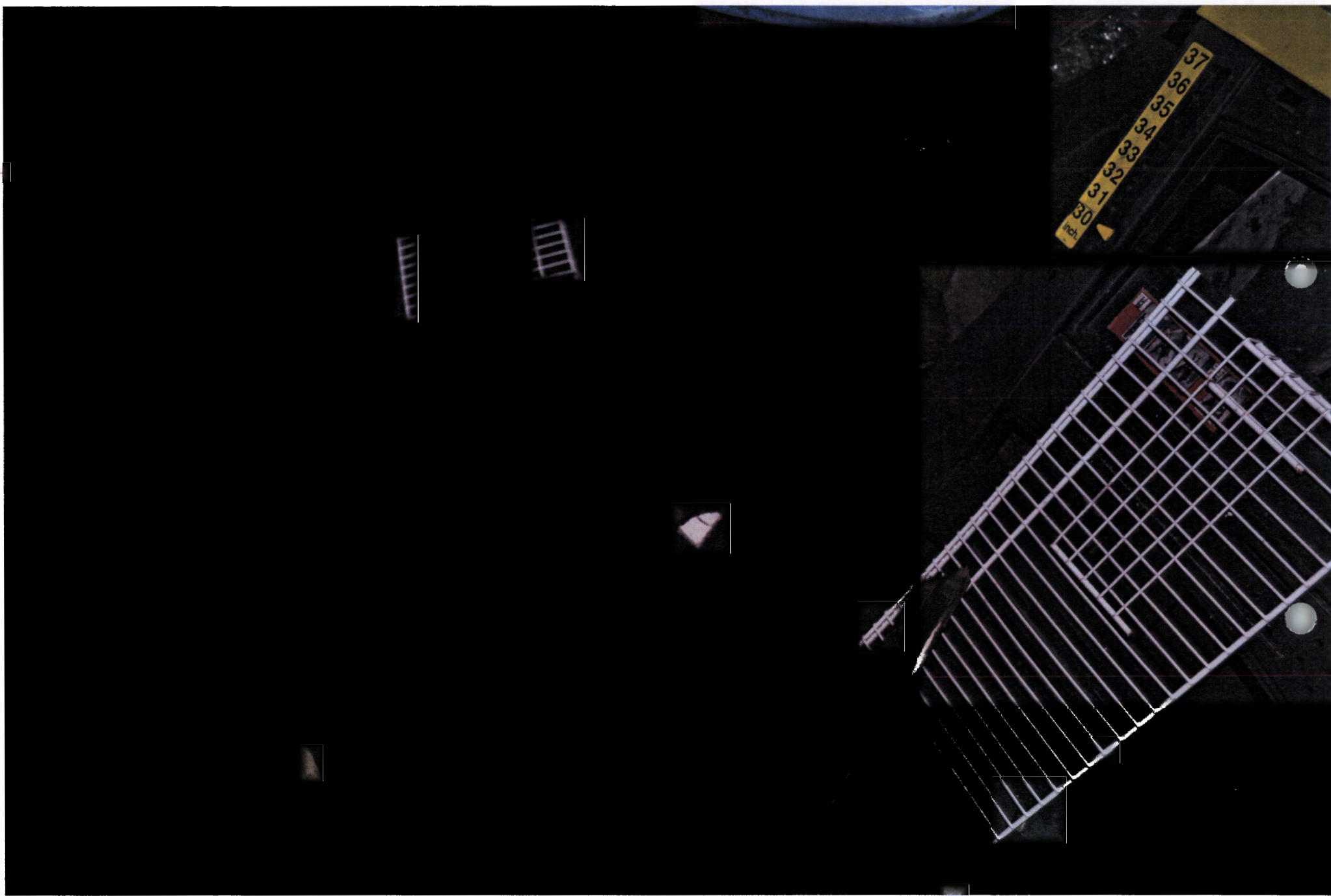
2



2010-0339-A



2010-0339-A





















2010-0339-A



2010-0339-A



2010-0329-A





PETITIONER'S

EXHIBIT NO. 3

4503 Maple



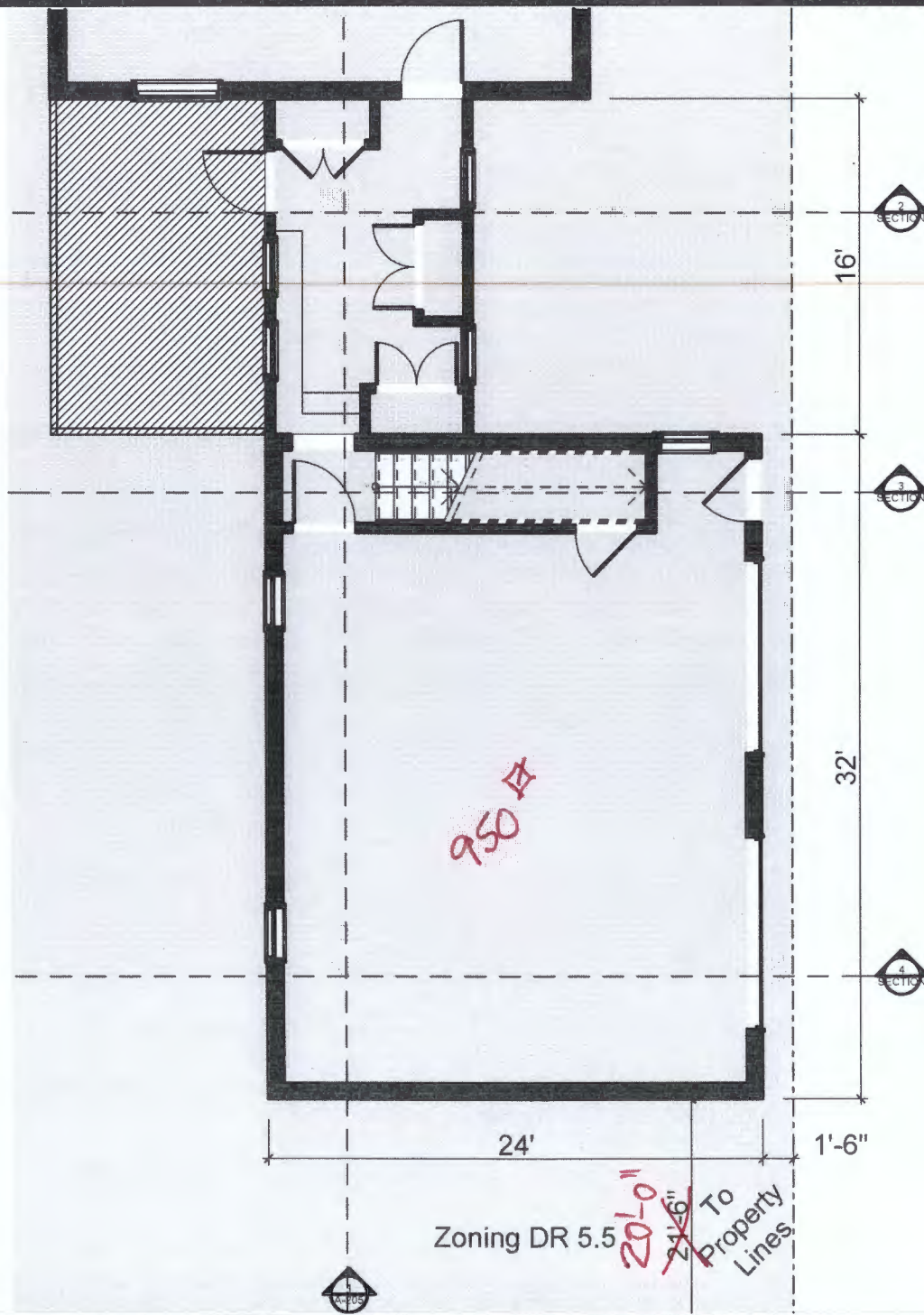
4422
~~5602~~ LINDEN AVE



PETITIONER'S

EXHIBIT NO. 4





Garage Addition

4501 Maple Avenue
Halethorpe, Maryland 21227
Christopher Stone & Deborah
Atwood

CONSULTANTS

SHEET TITLE

Floor Plan

PETITIONER'S

EXHIBIT NO.

5

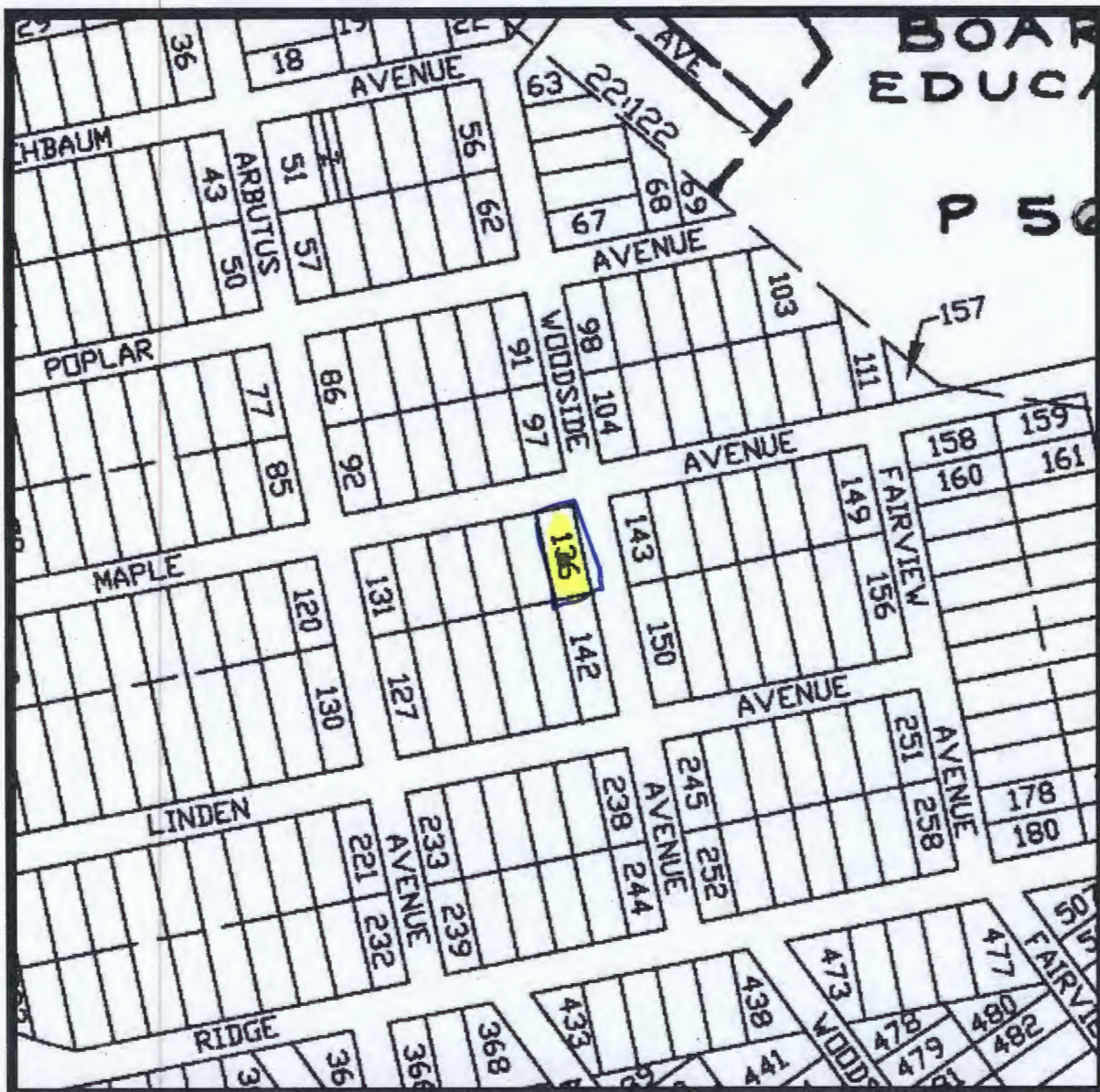
A-101



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

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District - 13 Account Number - 1315950000



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

PLAT TO ACCOMPANY PETITION FOR ZONING

ADMINISTRATIVE



VARIANCE



SPECIAL HEARING

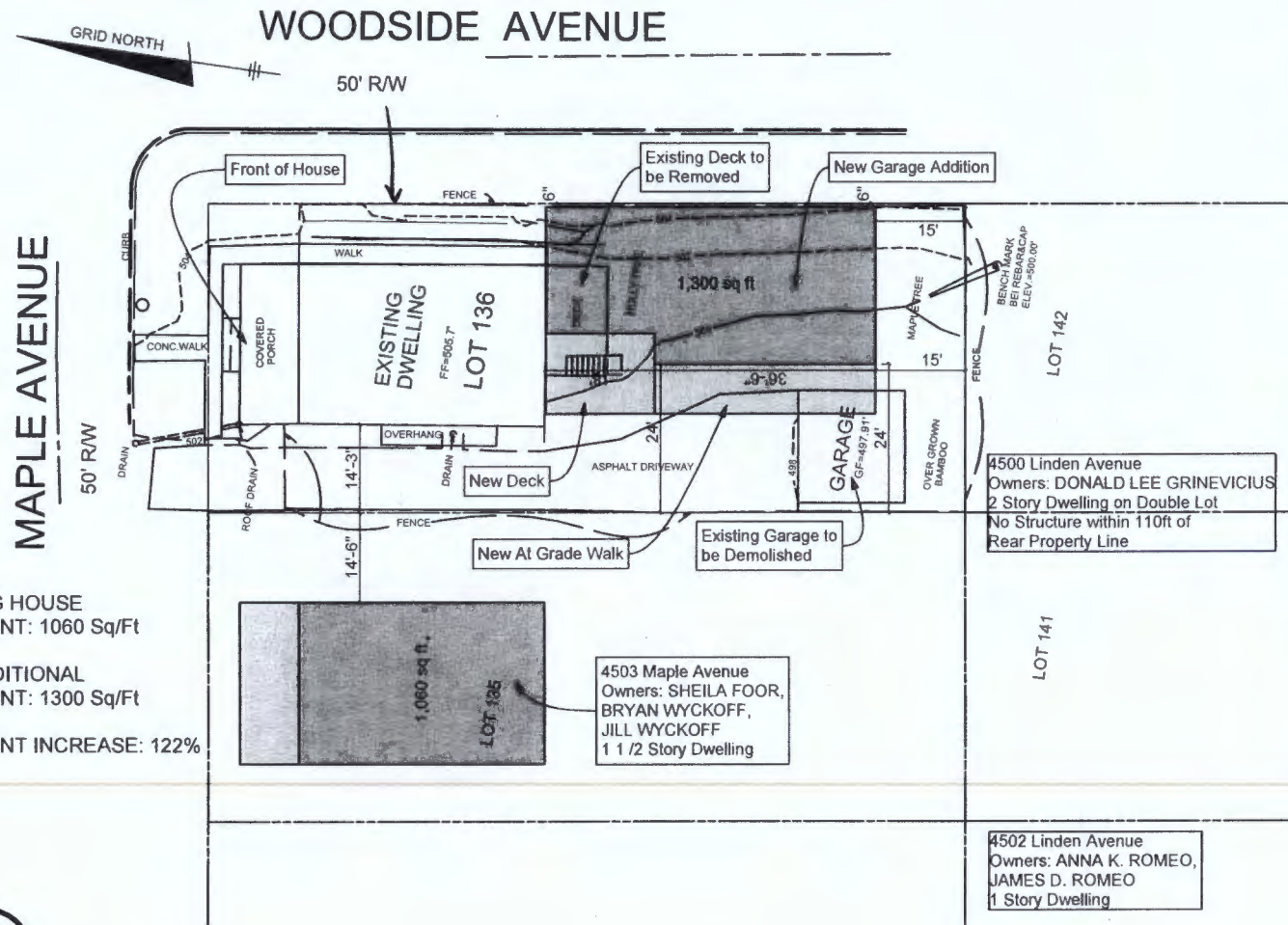
PROPERTY ADDRESS: 4501 Maple Avenue

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

SUBDIVISION NAME: Halethorpe

PLAT BOOK #: 1 FOLIO#: 60 LOT #: 136 SECTION #: N/A

OWNER: Christopher Stone & Deborah Atwood



EXISTING HOUSE
FOOTPRINT: 1060 Sq/Ft

NEW ADDITIONAL
FOOTPRINT: 1300 Sq/Ft

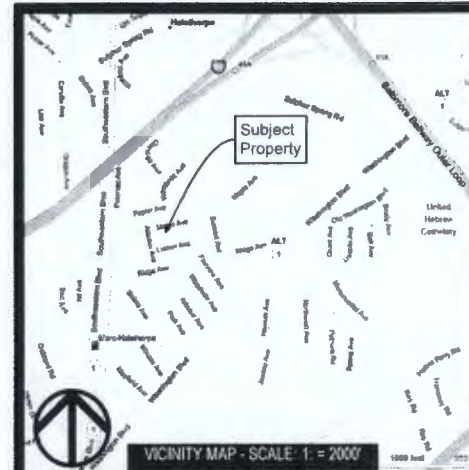
FOOTPRINT INCREASE: 122%



NORTH

PREPARED BY: Henry Berger III

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT: 13

COUNCILMANIC DISTRICT: 1

1"=200' SCALE MAP#: 108C1

ZONING: DR5.5

LOT SIZE: 0.143 ACREAGE 6,250 SQUARE FEET
PUBLIC PRIVATE

SEWER ☒ ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE#

D.T. 0339 2010-0339-A

PLAT TO ACCOMPANY PETITION FOR ZONING

PROPERTY ADDRESS: 4501 Maple Avenue

SUBDIVISION NAME: Halethorpe

PLAT BOOK #: 1 FOLIO#: 60 LOT #: 136 SECTION #: N/A

OWNER: Christopher Stone & Deborah Atwood

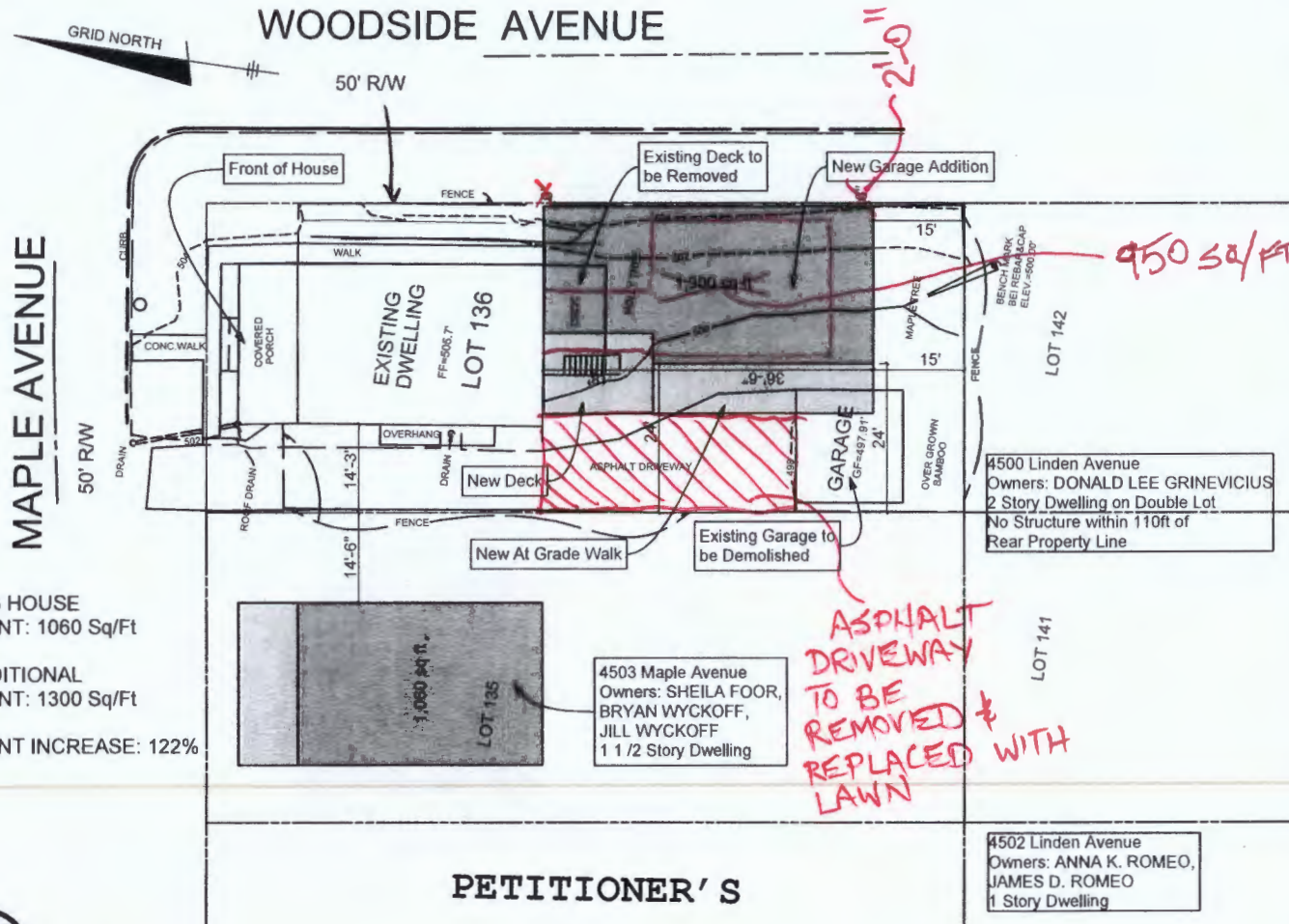
ADMINISTRATIVE

☒ **VARIANCE**

ADMINISTRATIVE

☐ **SPECIAL HEARING**

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



EXISTING HOUSE
FOOTPRINT: 1060 Sq/Ft

NEW ADDITIONAL
FOOTPRINT: 1300 Sq/Ft

FOOTPRINT INCREASE: 122%



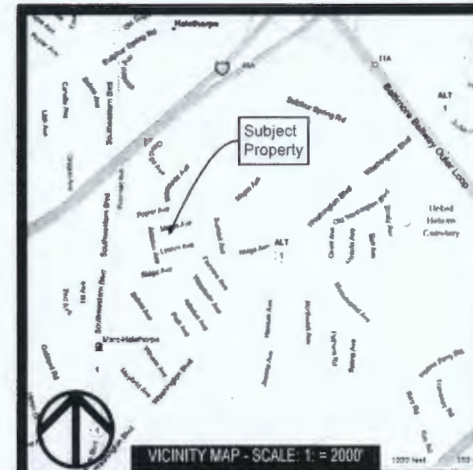
NORTH

PREPARED BY: Henry Berger III

PETITIONER'S

EXHIBIT NO. 1

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT: 13

COUNCILMANIC DISTRICT: 1

1"=200' SCALE MAP#: 108C1

ZONING: DR5.5

LOT SIZE:	0.143		6,250	
	ACREAGE	SQUARE FEET	PUBLIC	PRIVATE
SEWER	☒	☐		
WATER	☒	☐		
			YES	NO

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#

D.T. 0339 2010-0339-A