

IN RE: PETITION FOR VARIANCE

E Side of Delmar Avenue, 154' S of
c/line of Wise Avenue
12th Election District
7th Council District
(105 Delmar Avenue)

Bryon L. and Barbara L. Blubaugh
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2011-0310-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the legal owners of the property, Bryan and Barbara Blubaugh. The Petitioners are requesting Variance relief under Sections 303.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to: (1) allow an existing accessory structure (detached carport - functionally attached to the dwelling) in the front yard with a front average setback of 12 feet (to centerline of street), and side yard setback of 6 inches in lieu of the minimum required 46 feet and 2 ½ feet respectively, and (2) allow a proposed attached carport with a side yard setback of 2 inches in lieu of the minimum required 7 ½ feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request were Petitioners Bryon and Barbara Blubaugh. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R. There were no Protestants or other interested persons in attendance.

This matter came to the Office of Administrative Hearings as a result of a complaint registered with the Code Enforcement Division of the Department of Permits, Approvals and

ORDER RECEIVED FOR FILING

Date

6-9-11

By

[Signature]

Inspections¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioners on March 22, 2011, for not obtaining permits for the addition to the rear and side of the dwelling and failure to obtain the required inspections. Hence, Petitioners filed the instant request for a variance to rectify the defects noted in the Correction Notice.

Testimony and evidence offered revealed that the subject property comprises a small lot in a residential subdivision, the rear of which abuts Chink Creek. Petitioners submitted an aerial Chesapeake Bay Critical Area map depicting the location of his lot relative to Chink Creek. (Exhibit 3) Petitioners also submitted photographs which show the existing carport installed at the front of the home (constructed of metal) as well as the initial construction of the proposed side yard carport, constructed of wood. (Exhibit 2)

Petitioner explained that he frequently experiences flooding into his basement, which has caused mold to form in that area. The Petitioner testified that the water was getting into the basement near the foundation of his home, and the proposed side yard carport will remedy that situation, and the rain water will be carried via gutter and downspout to the side yard.

The final exhibit is an affidavit signed by the owners of six adjoining homes, indicating that these neighbors "have no objections to the carports located over the driveway."

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. Comments were received from the Bureau of Development Plans Review (DPR) dated May 11, 2011, as follows:

1. The base flood elevation for this site is 7.7 feet [NAVD 88].
2. The flood protection elevation is 8.7 feet.
3. In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
4. The property to be developed is located adjacent to tidewater. The developer is

¹ Case No: CO-0090553

ORDER RECEIVED FOR FILING

2

Date 6-9-11
By [Signature]

advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

5. The building engineer shall require a permit for this project.
6. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
7. Flood-resistant construction shall be in accordance with the Baltimore County Code which adopts, with exceptions, the *International Building Code*.

In addition, comments were received from the Department of Environmental Protection and Sustainability (they were received in the Office of Administrative Hearings after the hearing was held in this case) and for ease of reference a copy of same is appended to this Order.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The Petitioners' lot is small and is further constricted by the Chesapeake Bay Critical Area buffer requirements, which essentially prohibit construction in the rear of the home.

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that the variance requested can be granted in accordance with the requirements of Section 307 of the B.C.Z.R., as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 9 day of June, 2011 by this Administrative Law Judge that Petitioners' Variance request from Sections 303.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to: (1) allow an existing accessory structure (detached carport - functionally attached to the dwelling) in the front yard with a front

ORDER RECEIVED FOR FILING

3

Date

6-9-11

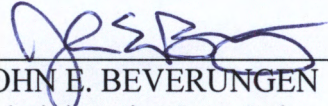
8

average setback of 12 feet (to centerline of street), and side yard setback of 6 inches in lieu of the minimum required 46 feet and 2 ½ feet respectively, and (2) allow a proposed attached carport with a side yard setback of 2 inches in lieu of the minimum required 7 ½ feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order, however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. Prior to obtaining permits for the construction, Petitioners must satisfy the requirements of the Bureau of Development Plans Review and the Department of Environmental Protection and Sustainability, as set forth in their comments which are incorporated herein.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Attachments

ORDER RECEIVED FOR FILING

Date 6-9-11

4

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2011
Item No. 2011-310

DATE: May 11, 2011

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN
cc: File
ZAC-ITEM NO 11-310-05162011.doc

ORDER RECEIVED FOR FILING

Date 6-9-11

By 

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 01 2011

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 1, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-310-A
Address 105 Delmar Avenue
(Blubaugh Property)

Zoning Advisory Committee Meeting of May 2, 2011.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. The IDA regulations require that the property be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. According to the applicant's plan, impervious surfaces will be increased. The project will be reviewed for application of the Critical Area 10% Rule. By meeting the IDA pollutant reduction requirements, allowing the side yard setback reductions requested by the applicant will result in minimal impacts to water quality. The BMA requirements, in part, regulate structures and impervious surfaces within the 100-foot tidal buffer. The projects shown on the plan and described in the petition are either partially or entirely within the 100-foot buffer. Carports are permitted uses within the Buffer Management Area provided that mitigation is addressed by the applicant. By addressing the BMA requirements, allowing the sideyard setback reductions requested by the applicant will result in minimal impacts to water quality.

ORDER RECEIVED FOR FILING

Date 6-9-11

By [Signature]

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for application of the Intensely Developed Area 10% pollutant reduction requirements and requirements pursuant to the Buffer Management Area Plan, which will improve buffer functions and conserve fish, wildlife and plant habitat of Chink Creek and Bear Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal to construct a sideyard accessory structure (carport) and allow for an existing sideyard accessory structure (carport) is subject to review for application of the Critical Area IDA requirements and BMA requirements, therefore, is consistent with this goal. The side yard setbacks requested will be consistent with established land-use policies provided that the applicants meet any IDA and BMA requirements applicable to the proposal.

Additional Comments:

Reviewer: Thomas Panzarella

Date: May 31, 2011

ORDER RECEIVED FOR FILING

Date 6-9-11

By 

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 9, 2011

BRYON L. AND BARBARA L. BLUBAUGH
105 DELMAR AVENUE
DUNDALK MD 21222

Re: Petition for Variance
Case No. 2011-0310-A
Property: 105 Delmar Avenue

Dear Mr. and Mrs. Blubaugh:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



CBCA

TCCOUNT# 1202022190

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 105 DELMAR AVE.

which is presently zoned DR-3.5

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)

SEE ATTACHMENT

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Home LOCATED ON WATER IN HIGH DENSITY AREA. DEPT OF ENVIRONMENT STATES NO CARPORT CAN BE BUILT, IN REAR OF HOME. SIDE OR FRONT IS PREFERRED. THE CARPORT REAR HAS ALSO STOPPED WATER FROM GETTING IN BASEMENT FROM RAIN

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

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2011-0310-A

Reviewed By ATGUE Date 4/14/11

Variance from Section 303.1 of BCZR to allow an existing accessory structure (detached carport – functionally attached to the dwelling) in the front yard with a front average setback of 12 feet (to centerline of street) and side yard setback of 6 inches in lieu of the minimum required 46 feet and 2-1/2 feet respectively.

Variance from Section 301.1 of BCZR to allow a proposed attached carport with a side yard setback of 2 inches in lieu of the minimum required 7-1/2 feet.

2011-0310-A

ZONING DESCRIPTION FOR: 105 DELMAR AVENUE

BEGINNING AT A POINT ON THE EAST SIDE OF DELMAR AVENUE WHICH IS A 50 FT. RIGHT-OF-WAY (22 FT. OF PAVING) AT THE DISTANCE OF 152.24 FT $\pm$ SOUTH OF WISE AVE. BEING LOT NO. 58 IN THE SUBDIVISION OF INVERNESS 1 AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #13 FOLIO #27 CONTAINING 4,950 SQ. FT. ALSO KNOWN AS 105 DELMAR AVE. AND LOCATED IN THE 12 ELECTION DISTRICT, 7th COUNCIL MANDATE DISTRICT.

2011-0310-A

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

No. **65979**
 Date: **4/14/11**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						\$ 75 =

Total: **\$ 75 =**

Rec From:

For:

105 DELMAR AVE
2011-0310-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 4/15/2011 4/14/2011 14:32:15 2
 REC NO. 065979 WALKIN DOL. DOL
 RECEIPT # 572600 4/14/2011 071H
 Dept. 5 528 ZONING VERIFICATION
 Recpt Tot \$75.00
 \$75.00 CR \$.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2011-0310-A

105 Delmar Avenue
E/s Delmar Avenue, 154 feet south of centerline
of Wise Avenue
12th Election District - 7th Councilmanic District
Legal Owner(s): Bryan & Barbara Blubaugh

Variance: to allow an existing accessory structure (detached carport - functionally attached to the dwelling) in the front average setback of 12 feet (to centerline of street) and side yard setback of 6 inches in lieu of the minimum required 46 feet and 2 1/2 feet respectively; to allow a proposed attached carport with a side yard setback of 2 inches in lieu of the minimum required 7 1/2 feet.

Hearing: Wednesday, June 1, 2011 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT/5/704 May 17

276049

CERTIFICATE OF PUBLICATION

5/19/2011

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 5/17/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0310-A

RE: Case No.: _____

Petitioner/Developer: _____

Bryan & Barbara Blubaugh

June 1, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Delmar Avenue

May 17, 2011

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

Sincerely,



May 18, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

*John - FYI**Remember this***Debra Wiley - Re: Fwd: Photos Case 2011-0310-A**

From: Debra Wiley
To: Lewis, Kristen
Date: 5/20/2011 12:19 PM
Subject: Re: Fwd: Photos Case 2011-0310-A
CC: Zook, Patricia

*Inside folder is photo
of sign replacement
....*

Hi Kristen,

In viewing the photos, Administrative Judges Tim Kotroco and John Beverungen both are in agreement that the sign posting is obstructed and not conspicuous. The sign poster can re-post in front of the fence using ties to affix to the lattice; that way -- nothing permanent and less risk damaging the fence, OR re-post at its current location making the post itself higher allowing full view of the sign (complete wording) whether driving or walking. Needless to say, it appears this will need to be rescheduled in order to meet the posting requirements.

Hope this clarification is helpful to all parties.

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

>>> Kristen Lewis 5/20/2011 11:54 AM >>>
Thanks for looking into this

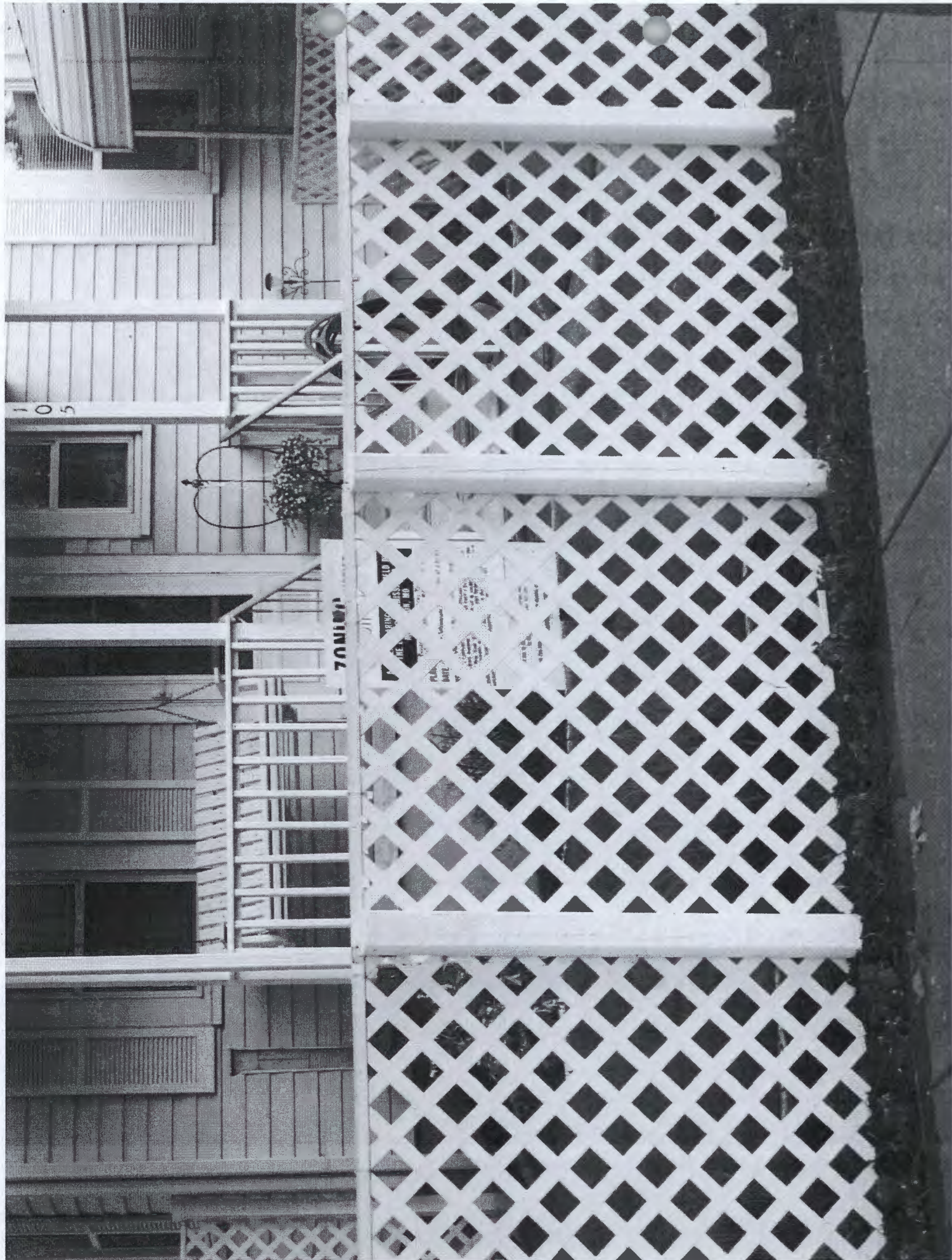
>>> <1opie@comcast.net> 5/20/2011 9:59 AM >>>

Attached are 3 photos I took after your call. Mr. Blubaugh did not move the sign. It is still where I posted it. As you can see, he has an existing latis fence. I put the sign in the center of the yard and it can be seen from the road. The space between the fence and the sidewalk is too narrow to post the sign and still be able to put the bolts on the back of the post, plus there are flowers that I would have to damage if I could post the sign there. There is a little indent with a bush planted in it not shown in photo, but the water line goes through that space and I did not want to chance hitting the waterline. The fence is too flimsy being latis that I can not post it on the fence risking damage to the fence.

I think that this is a case a neighbor trying to cause another neighbor trouble. (I hate getting in the middle of these).

So is the sign OK?

SSG Black



ZONING NOTICE
CASE # 20110310-A

UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535
MEMORANDUM FOR THE DIRECTOR
SUBJECT: [Illegible]
DATE: [Illegible]
FROM: [Illegible]
TO: [Illegible]

ZONING NOTICE

CASE #2011-0310-A

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

Room 205, Dempsey Building
105 West Chesapeake Ave. Towson, MD

PLACE:

DATE AND TIME: Wednesday, June 1, 2011 at 1:30 P.M.

REQUEST: VARIANCE TO ALLOW AN EXISTING ACCESSORY STRUCTURE
(DETACHED GARAGE - FUNCTIONALLY ATTACHED TO THE DOWNSIDE OF
THE STREET) AND SIDE YARD SETBACK OF 12 FEET (TO CORRESPOND TO
STREET) AND SIDE YARD SETBACK OF 6 FEET TO CORRESPOND TO
MINIMUM REQUIRED 10 FEET AND 2 FEET RESPECTIVELY TO ALLOW A
PROPOSED AFFORDABLE HOUSING AND A SIDE YARD SETBACK OF 2
FEET OR LESS TO THE PROPOSED REAR YARD.

PROVIDING THAT THE VARIANCE IS NECESSARY IN ORDER TO
TO CORRESPOND TO THE REQUIREMENTS OF THE ZONING
AND NOT BE IN VIOLATION OF ANY OTHER CITY ORDINANCES.

MANDATORY ACCESSIBLE

JB 6/1 1:30
Debra Wiley - ZONING PETITION COMMENTS: 11-318-A & 11-310-A

From: Jeffrey Livingston
To: Wiley, Debra; Zook, Patricia
Date: 6/1/2011 2:33 PM
Subject: ZONING PETITION COMMENTS: 11-318-A & 11-310-A
Attachments: ZAC 11-310-A 105 Delmar Avenue.doc; ZAC 11-318-A 1757 Drexel Road.doc

Here they are.

Jeff

RECEIVED

JUN 01 2011

OFFICE OF ADMINISTRATIVE HEARINGS

ZONING NOTICE

CASE #2011-0310-A

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

Room 205, JEFFERSON BUILDING
105 West Chesapeake Ave. Towson 21204

PLACE:

DATE AND TIME: Wednesday, June 1, 2011 at 1:30 P.m.

REQUEST: VARIANCE TO ALLOW AN EXISTING ACCESSORY STRUCTURE
(DETACHED GARAGE - FUNCTIONALLY ATTACHED TO THE DWELLING)
IN THE FRONT AVENUE SETBACK OF 12 FEET (TO CENTERLINE OF
STREET) AND SIDE YARD SETBACK OF 6 FEET IN LIEU OF THE
MINIMUM REQUIRED 40 FEET AND 2 1/2 FEET RESPECTIVELY; TO ALLOW A
PROPOSED ATTACHED GARAGE AND A SIDE YARD SETBACK OF 2
FEET IN LIEU OF THE MINIMUM REQUIRED 7 1/2 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 847-3391

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 17, 2011 Issue - Jeffersonian

Please forward billing to:
Bryan Blubaugh
105 Delmar Avenue
Dundalk, MD 21222

410-282-6599

NOTICE OF ZONING HEARING

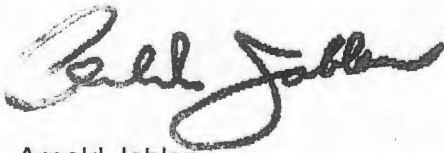
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105 Delmar Avenue
E/s Delmar Avenue, 154 feet south of centerline of Wise Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Bryan & Barbara Blubaugh

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Hearing: Wednesday, June 1, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 10, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0310-A

105 Delmar Avenue

E/s Delmar Avenue, 154 feet south of centerline of Wise Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Bryan & Barbara Blubaugh

Variance to allow an existing accessory structure (detached carport – functionally attached to the dwelling) in the front average setback of 12 feet (to centerline of street) and side yard setback of 6 inches in lieu of the minimum required 46 feet and 2 ½ feet respectively; to allow a proposed attached carport with a side yard setback of 2 inches in lieu of the minimum required 7 ½ feet.

Hearing: Wednesday, June 1, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Blubaugh, 105 Delmar Avenue, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 17, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0310-A

Petitioner: BRYON L. & BARBARA L. BLUBAUGH

Address or Location: 105 DELMAR AVE, BALTIMORE, MD, 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bryon L. Blubbaugh

Address: 105 Delmar Ave
Baltimore, MD 21222

Telephone Number: 410-282-6599



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 20, 2011

Ms. Barbara Blubaugh
105 Delmar Avenue
Baltimore, MD 21222

RE: Case Number 2011-0310-A, 105 Delmar Avenue, Baltimore, MD 21222

Dear Ms. Blubaugh,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 2011. 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:mcn

Enclosures

c: People's Counsel



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: 5-5-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

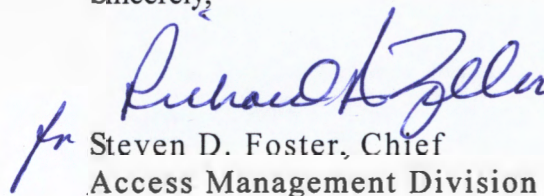
RE: Baltimore County
Item No. 2011-0310-A
Variance
Bryan & Barbara Blubaugh
105 Delmar Avenue

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. 2011-0310-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

April 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **May 2, 2011**

Item No.:

Administrative Variance: 2011-0312A, 2011-0317A – 0318A

Special Hearing: 2011-0311-SPH, 2011-0313-SPHX, 2011-0314-SPHA – 0316-SPHA

Special Exception: 2011-0313-SPHX

Variance: 2011- 0309A-0310A, 2011-0314-SPHA – 0316-SPHA, 2011-

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
105 Delmar Avenue; E/side of Delmar Ave. *
154ft. South of centerline Wise Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Bryan & Barbara Blubaugh * FOR
Petitioner(s) *
BALTIMORE COUNTY
2011-0310-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.

RECEIVED
APR 28 2011
[Signature]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of April, 2011, a copy of the foregoing Entry of Appearance was mailed to Bryan and Barbara Blubaugh, 105 Delmar Avenue, Dundalk, Maryland 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMO

From: Aaron Tsui, Planner II

April 14, 2011

To: Zoning Commissioner/File

Re: Variance Case no. 2011-0310-A

105 Delmar Avenue, 12th Election District

Mr. John Sullivan, a retired County employee, filed the petition on behalf of the Petitioner.

Mr. Sullivan stated that after consultation with Zoning Supervisor Mr. Carl Richards, Mr. Richards confirmed as below:

- a) The existing detached carport in the front yard is considered '*functionally attached*' to the dwelling; hence, the front yard averaging per § 303.1 of BCZR shall apply.
- b) The proposed carport addition to the side shall be reviewed per § 301.1 – Projections into Yards.

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: May 10, 2011

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2011-0310-A
Legal Owner/Petitioner: Bryan and Barbara Blubaugh
Contract Purchaser: N/A
Property Address: 105 Delmar Avenue
Location Description: E/S of Delmar Ave., 154 ft. south /centerline Wise Ave.

VIIOLATION INFORMATION: Case No. CO0090552 / FA0081952
Defendants: Bryan and Barbara Blubaugh

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| x | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| x | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| ☐ | 8. | Photographs including dates taken |
| x | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☐ | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/rw
C: Code Enforcement Officer

DATE: 05/09/2011

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:22:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 02 022190	12	3-0	04-00	H	NO		04/20/11

BLUBAUGH BRYON L

DESC-1.. IMPS

BLUBAUGH BARBARA L

DESC-2.. INVERNESS 1

105 DELMAR AVE

PREMISE. 00105 DELMAR

AVE

00000-0000

BALTIMORE

MD 21222-4854 FORMER OWNER: FROST REX A

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	179,500	179,500				
IMPV:	84,530	95,250	TOTAL..	274,750	274,750	271,176
TOTL:	264,030	274,750	PREF...	0	0	0
PREF:	0	0	CURT...	274,750	274,750	271,176
CURT:	264,030	274,750	EXEMPT.		0	0
DATE:	08/05	09/08				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 274,750 08/16/10

ASSESS: 271,176

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Bryon Blubaugh
410-282-6599

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMIT AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 3/24/11
OEA: *OC*
HISTORIC DISTRICT/BLDG.

PERMIT #: 3
RECEIPT #: 4
CONTROL #: MA
XREF #:

PROPERTY ADDRESS 105 DELMAR AVE
SUITE/SPACE/FLOOR
SUBDIV: INTERNESS 1
TAX ACCOUNT #: 1202022/90 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) 12
NAME: BLUBAUGH BRYON
ADDR: 105 DELMAR AVE BALTIMORE 21222

FEE: 75+10 = \$85.00
PAID:
PAID BY:
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES — NO —

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: BRYON BLUBAUGH
COMPANY:
STREET 105 DELMAR AVE
CITY, ST, ZIP BALTIMORE MD 21222
PHONE #: 410 282 6599 MHIC #
APPLICANT
SIGNATURE: [Signature] DRC#

MHBR #

PLANS: CONST 0 PLOT 2 PLAT 0 DATA 0 EL 2 PL 2
TENANT
CONTR: OWNER
ENGR:
SELLR:

- TYPE OF IMPROVEMENT
- ☒ NEW BLDG CONST
 - ☒ ADDITION
 - ☐ ALTERATION
 - ☐ REPAIR
 - ☐ WRECKING
 - ☐ MOVING
 - ☐ OTHER

DESCRIBE PROPOSED WORK: Construct permit report
on side of ex SFD 11' x 24' = 264sf,
also enclose nar. area w/ w/ roof and
steps, footer reg. 6' x 9' = 54sf.

TYPE OF USE

RESIDENTIAL

- ☒ ONE FAMILY
- ☐ TWO FAMILY
- ☐ THREE AND FOUR FAMILY
- ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
- ☐ SWIMMING POOL
- ☐ GARAGE
- ☐ OTHER

NON-RESIDENTIAL

- ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- ☐ CHURCH, OTHER RELIGIOUS BUILDING
- ☐ FENCE (LENGTH HEIGHT)
- ☐ INDUSTRIAL, STORAGE BUILDING
- ☐ PARKING GARAGE
- ☐ SERVICE STATION, REPAIR GARAGE
- ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- ☐ OFFICE, BANK, PROFESSIONAL
- ☐ PUBLIC UTILITY
- ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
- ☐ SIGN
- ☐ STORE MERCANTILE RESTAURANT
- ☐ SPECIFY TYPE
- ☐ SWIMMING POOL SPECIFY TYPE
- ☐ TANK, TOWER
- ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- ☐ OTHER

TYPE FOUNDATION

- ☐ SLAB
- ☐ BLOCK
- ☐ CONCRETE

BASEMENT

- ☐ FULL
- ☐ PARTIAL
- ☐ NONE

TYPE OF CONSTRUCTION

- ☐ MASONRY
- ☐ WOOD FRAME
- ☐ STRUCTURE STEEL
- ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- ☐ GAS
- ☐ OIL
- ☐ ELECTRICITY
- ☐ COAL

TYPE OF SEWAGE DISPOSAL

- ☒ PUBLIC SEWER EXISTS PROPOSED
- ☐ PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
- ☐ PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

- ☒ PUBLIC SYSTEM EXISTS PROPOSED
- ☐ PRIVATE SYSTEM EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$
OF MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE:

OWNERSHIP

- ☒ PRIVATELY OWNED
- ☐ PUBLICLY OWNED
- ☐ SALE
- ☐ RENTAL



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
Office Building
111 West Chesapeake Avenue
Towson, MD 21204

12th
Dist

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 090552	Property No. 1202022190	Zoning:
-----------------------------	----------------------------	---------

Name(s): Blubaugh Bryon L
Blubaugh BARBARA L

Address: 105 Delmar Ave. Balt. Md

Violation Location: 21222
Same as Above.

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Building Code
Section 35.2.301, 304 Permit Required

Secure building permits
for Rear Addition / Roof Enclosure
on Rear of House over outdoor
Steps and Roof / Carport on
Side of House. Also Footers.
Required.

Please call if any
Questions. 410-887-3953

Existing Carport on Front of
Property is Question.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE:	DATE ISSUED:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 4.5.11	DATE ISSUED: 3.22.11
-------------------------	-------------------------

INSPECTOR: Tim Kidd Ann Kidd



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 5/5/2011 to 5/5/2011

PE Range: BI01 to bi06

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0090552		Tim Kidd	03/21/2011		Jim Thompson	03/18/2011	Open - Normal		45A5

Complaint Description: CAR PORT BEING BUILT WITHOUT A PERMIT . ADDITIONS ARE BEING ADDED TO THIS ILLEGAL CARPORT**Facility:**FA0081952
PDM 1202022190
105 DELMAR AVE
DUNDALK, MD, 21222**Owner :**BLUBAUGH BRYON L BLUBAUGH BARBARA L
105 DELMAR AVE
BALTIMORE MD 21222**Complainant:**

SUE THOMPSON / EXEC. OFFICE

WORK: 4108872450

Daily Activity Details

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0098008	Tim Kidd	04/12/2011	IN-OFFICE ADMINISTRATIVE WORK	NOT IN COMPLIANCE	MONITOR

Inspector Notes: 04/12/11 CALLED J.T. TO UPDATE (LEFT MSG. TO CALL ME.) T.KIDD/KH.**Violation Details - No Data**

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0097672	Tim Kidd	04/11/2011	REINSPECTION	NOT IN COMPLIANCE	MONITOR

Inspector Notes: 04/11/11 SPOKE WITH MR. JOHN SULLIVAN, WHO HAD WORKED FOR BALTO. CO. ZONING OFFICE, WHO IS HELPING MR. BLUBAUGH IN GETTING VARIANCE FOR CARPORTS. P/U 05/05/11. T.KIDD/KH.**Violation Details - No Data**

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0095742	Grant Kidd	03/22/2011	INITIAL INSPECTION	FACT FINDING	CORRECTION NOTICE ISSUED

Inspector Notes: 3/22/11 GAVE STOP WORK ON TWO ADDITIONS. ONE ON REAR OF HOUSE & ONE ON SIDE. FOOTERS WOULD BE REQUIRED. ALSO TOLD OWNER OF CARPORT ON FRONT OF HOUSE (DETACHED). HE SAID ITS BEEN THERE FOR 4-5 YEARS. TOLD HIM TO SEE IF IT CAN REMAIN THERE. CALLED AND TALKED TO J.T. TO INFORM OF FINDINGS. WILL F/U 4/5/11. SEE COPY OF STOP WORK. T.KIDD/NS*****Violation Details****Violation Record ID:** IV0049512 **Comply By:** 05/05/2011 **Complied On:** **Status:** NOT IN COMPLIANCE**Program Category/Section Source:** Building Inspection/IBC**Violation Description** IBC Violation**Correction Text:****Violation Text:****Violation Comment:****Comment Details - No Comments****Lien Information - None****Mileage:**

5-9-11

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

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 12 Account Number - 1202022190

Owner Information

Owner Name: BLUBAUGH BRYON L
BLUBAUGH BARBARA L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 105 DELMAR AVE
BALTIMORE MD 21222-4854
Deed Reference: 1) /25331/ 00405
2)

Location & Structure Information

Premises Address
105 DELMAR AVE
0-0000
Legal Description
151 SE WISE AV
Waterfront INVERNESS 1

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0104	0013	0222		0000			58	3	Plat Ref: 0013/0027

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1946	1,008 SF	4,950 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments
		As Of	As Of
		01/01/2009	07/01/2010
Land	179,500	179,500	
Improvements:	84,530	95,250	
Total:	264,030	274,750	274,750
Preferential Land:	0		0

Transfer Information

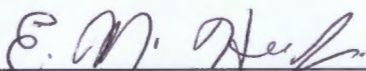
Seller:	Date:	Price:
FROST REX A	06/02/1992	\$73,900
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/25331/ 00405	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

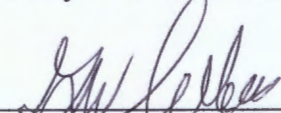
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:
Exempt Class: **Special Tax Recapture:**
* NONE *

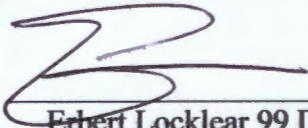
We the neighbors of Bryon and Barbara Blubaugh, 105 Delmar Avenue
Baltimore, MD 21222 have no objections to the carports located over
the driveway.



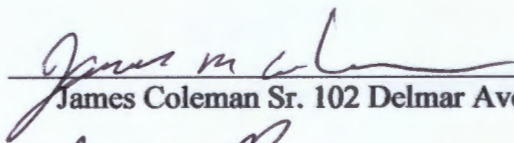
Marty Haas 103 Delmar Avenue Baltimore, MD 21222



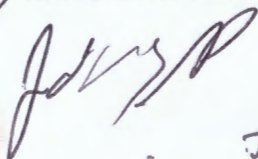
Greg Sellers 107 Delmar Avenue Baltimore, MD 21222



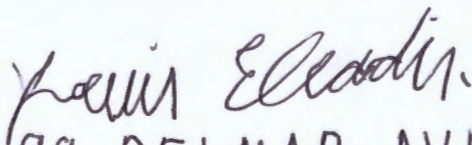
Erbert Locklear 99 Delmar Avenue Baltimore, MD 21222



James Coleman Sr. 102 Delmar Avenue Baltimore, MD 21222



John Tripp
95 WISE AVE BALTO md 21222



99 DELMAR AVE. LUIS LIADIS

Mechelle Gover

Mechelle Gover.

97 WISE AVE. DUNDALK MD. 21222

EX. 4

20060239

Pt. B Lot # F4 to 88

PDM # 128035

Pt. Bk./Folio # 10088

91

1219039370

Lot # 25

Lot # 26
1218001110

95

Lot # 27
1211000350

SERVICE RD

WISE AVE

19511981

97
Lot # 28

Lot # 28

Lot # 28
1207047320

Lot # 55
1218010060

Lot # 56
1201092070

7 CD

Lot # 57 Pt. Bk. 13, Folio 27
1219027480

Pt. Bk./Folio # 013027

DR 5.5

PDM # 128004

1202022190 Lot # 58

1207030270 Lot # 59

Pt. Bk. 10, Folio 128
1220020040

Lot # 139
1212074920

102

Lot # 139

Lot # 141

1202020750
Lot # 141

1202073120 Lot # 60
101

1202060360 Lot # 61

96

Lot # 142
1211015060

1204001270
Lot # 62 19900236

1213027960 Lot # 63

JUN
K.

Lot # 5

Lot # 5
1220020040

Lot # 7
1218010050

Lot # 7

Lot # 9

2011-0310-A







ENCLOSURE SQUARE OFF HOUSE
 NO CHANGE IN YARDAGE



#103

#103

2011-0310-A

street



105

105

2011-0310-A

STREET



2011-0310-A

Street



INVERNESS ANNEX N°1
OWNED AND DEVELOPED BY
THE I. J. BOLTON CO
INVERNESS-BALTIMORE CO. MD

HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY
STREET ALIGNMENT AND LOCATION
APPROVED BY THE BOARD OF
COUNTY COMMISSIONERS
ON 25th June 1941

Revised - 6/21/41 To meet with
Geo. H. Deane & Son
Surveyors & Civil Engineers
Crown Point - Towson, Md.
June 21, 1941

NOT RECORDED YET IN MD

Inverness Annex N°1
Plat for Record about 9, 1942
Total 1000 lots
Clear

2011-0310-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

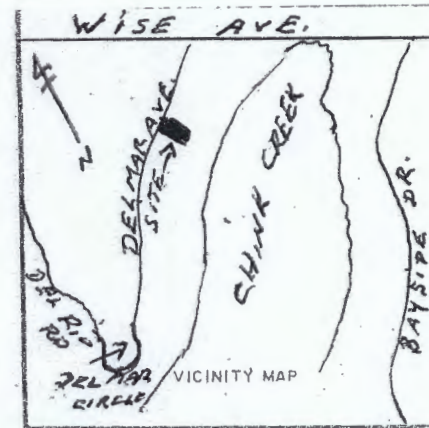
PROPERTY ADDRESS 105 DELMAR AVE.

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

SUBDIVISION NAME LYVERNESS 1

PLAT BOOK # 13 FOW IO # 027 LOT # 58 SECTION # 1

OWNER BRYON L. & BARBARA L. BLUBAUGH



NOTES:

- 1.) EXISTING DETACHED CARPORT OVER 4 YRS-OLD. (PER BLDG. INSP. OFFICE = NON-CONFORMING)
- 2.) HOUSE BUILT IN 1946.
- 3.) SIDE SETBACKS OF CAR-PORTS:
ATTACHED IN FRONT 2' 6"
PROPOSED DETACHED 5' 2"

LOCATION INFORMATION

ELECTION DISTRICT **12**

COUNCILMANIC DISTRICT **7**

1" = 200' SCALE MAP # **10492 (SE-46)**

ZONING **DR-S.5**

LOT SIZE **0.113** **4950**
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐ **1952-1**

WATER ☒ ☐ **1942-0**

YES NO

CHESAPEAKE BAY ☒ ☐
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY

REVIEWED BY **ITC** # **310** CASE # **2011-0310**

ATSUI

* CITATION# 090552 3/22/11

EX.