

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
VARIANCE		
NE side of Beechwood Avenue, 570' NW	*	OFFICE OF ADMINISTRATIVE
of the c/line of Summit Avenue		
1 st Election District	*	HEARINGS FOR
1 st Councilmanic District		
(114 North Beechwood Avenue)	*	BALTIMORE COUNTY
 Bradford D. Harris & Jessica H. Katznelson		
<i>Petitioners</i>	*	CASE NO. 2012-0098-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 Bradford D. Harris and Jessica H. Katznelson, legal owners of the subject property. Petitioners request Variance relief from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 9 foot side yard setback in lieu of the minimum required 15 feet. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing on behalf of the Petitioners was Stephen Price, the builder and contractor that was hired by the property owners to construct the addition on their home which is the subject of this variance request. Appearing in opposition to the Petitioners' request were adjacent property owners Susan and Gorman Davis who reside at 116 North Beechwood Avenue. The Protestants were represented by J. Carroll Holzer, Esquire.

This matter was originally filed as an Administrative Variance, with a closing date of October 31, 2011. On October 18, 2011, Susan Upman Davis who resides at 116 North Beechwood Avenue, called for a formal hearing on this matter. The hearing was subsequently scheduled for Tuesday, November 15, 2011 at 11:00 AM, in Room 205 of the Jefferson Building,

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By 82

105 West Chesapeake Avenue, Towson. In addition, a sign was posted at the property and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Testimony and evidence offered at the hearing demonstrated that the property which is the subject of this variance request consists of 7,650 square feet and is zoned DR 2. The subject property is improved with an existing one and one half story brick single family dwelling wherein Bradford Harris Jessica H. Katznelson reside with their two small children. The owners of the property are desirous of constructing a 7 foot x 20 foot addition on the north side of their dwelling adjacent to the property owned by Mr. and Mrs. Davis. The details of the small addition are depicted on Petitioners' Exhibit 1, the site plan submitted into evidence. In addition, as is shown on Petitioners' Exhibit 3, a schematic drawing of the addition was submitted into evidence further describing the particulars of the proposed improvements on the home owned by the Petitioners.

As stated previously, neither Mr. Harris nor Ms. Katznelson appeared at the hearing. However, their builder and designer, Stephen Price, did appear and offered testimony regarding the project. Mr. Price testified that his clients recently moved to Catonsville from North Carolina and are in the process of renovating the subject dwelling. He has recently installed a new basement rec room in the house and has been asked by the homeowners to construct the addition to allow them to enlarge their small kitchen that is located within the dwelling. In order to proceed with the expansion of the kitchen area, the variance request is necessary in that the newly constructed project will be situated only 9 feet from the side property line, whereas the regulations require a minimum setback of 15 feet.

As stated previously, Mr. and Mrs. Davis, who reside at 116 North Beechwood Avenue, appeared in strong opposition to the Petitioners' request. The Davis' have resided in their

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By [Signature]

dwelling for the past 40 years and are concerned over the adverse impact that this addition will have on their quiet enjoyment of their home. Mrs. Davis' testified that there exists a drainage problem between the properties. She submitted photographs into evidence depicting puddling and the accumulation of water on her property after heavy rain events. In addition, she testified that these two houses already sit particularly close to one another and any further additions built on the north side of the Petitioners' dwelling would further exacerbate the problems associated with the closeness of these two structures at this time. She would prefer that any addition be constructed on the opposite side of Petitioners' dwelling further away from the home where she resides with her husband. She testified that there was previously a fire in her home which caused the prior owner of the subject property to be very concerned that the fire would spread to his house given that they were only separated by 18.5 feet. She also believes the value of her property will go down with this additional structure being built on her side of the Petitioners' dwelling.

After considering the testimony and evidence offered in support as well as the testimony and exhibits submitted in opposition to the Petitioners' request, I find that the requested variance should be denied. No testimony was offered by the Petitioners as to the uniqueness of the subject property or the practical difficulty or unreasonable hardship suffered in the event the variance were to be denied.

The obtaining of the variance is sought by the Petitioners is governed by Section 307.1 of the B.C.Z.R. as well as well-settled case law. These requirements are purposely strict in nature, difficult to satisfy and reflect the public policy of severely restricting the granting of variance relief. The seminal case on the subject, *Cromwell v. Ward* 102 Md. App. 691 (1995), states the prevailing rule that "variances are to be granted sparingly, only in rare instances and under peculiar and exceptional circumstances....a variance should be strictly construed. Cromwell Id at

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By [Signature]

700. Section 307.1 of the zoning regulations permits variances to be granted “....only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Cromwell requires that “uniqueness” first be established before the factor of “practical difficulty” is even addressed. Cromwell Id at 698. In requiring a prerequisite finding of “uniqueness” the Court defined the term and stated:

In the zoning context the “unique” aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. “Uniqueness” of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e, its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. In respect to structures, it would relate to such characteristics as unusual architectural aspects in bearing or parting walls...Id. At 710.

Only thereafter, do we address the issue of practical difficulty. To prove practical difficulty for an area variance, the Petitioner must produce evidence to allow the following questions to be answered affirmatively:

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render

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By [signature]

conformance unnecessarily burdensome;

2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In considering the testimony and evidence presented, I am not persuaded that Petitioners have established the "uniqueness" as regards the subject property as called for in Section 307.1 and defined and discussed in *Cromwell v. Ward*, supra. The bar as to "uniqueness" is purposely raised high and Petitioners have not succeeded in reaching it. Therefore, discussion of the "practical difficulty" is unnecessary in this opinion.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County this 22nd day of November 2010 that the Petition for Variance seeking relief from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 9 foot side yard setback in lieu of the minimum required 15 feet, be and the same is hereby DENIED.

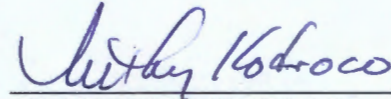
ORDER RECEIVED FOR FILING

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By [Signature]

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

Order.

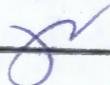


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

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Date 11-22-11

By 



KEVIN KAMENETZ
County Executive

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

November 22, 2011

BRADFORD D. HARRIS & JESSICA H. KATZNELSON
114 NORTH BEECHWOOD AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Formal Demand for Hearing
Case No. 2012-0098-A
Property: 114 North Beechwood Avenue

Dear Mr. Harris and Ms. Katznelson:

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, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact the appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Stephen Price, PO Box 190, Forest Hill MD 21050
J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 114 N. BEECHWOOD AVE, CATONSVILLE 21228 which is presently zoned DR 2

Deed Reference: 3102610015 Tax Account # 01110004B1

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) 1B02.3A.5., 1B02.3B. (BCZR)

TO PERMIT AN ADDITION WITH A 9-FOOT SIDE YARD SETBACK IN LIEU OF THE MINIMUM REQUIRED 15-FEET.

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):

BRADFORD D. HARRIS

Name - Type or Print

Signature

JESSICA H. KATZNELSON

Name - Type or Print

Signature

114 N. BEECHWOOD AVE

Address

Telephone No.

CATONSVILLE

MD

21228

City

State

Zip Code

Representative to be Contacted:

STEPHEN PRICE

Name

PO BOX 190

410.515.6464

Address

Telephone No.

FOREST HILL MD

21050

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. 2012-0098-A

Reviewed By D.T. Date 10/5/11

Estimated Posting Date 10/16/11

FRM476 09

Rev 3/09

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By [Signature]

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 114 N. BEECHWOOD AVE

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)

A VARIANCE IS BEING REQUESTED FOR THIS PROPERTY TO PERMIT CONSTRUCTION OF A KITCHEN ADDITION THAT WOULD ENCROACH THE N.W. SIDE SETBACK BY 2'. THE EXISTING KITCHEN IS LOCATED ON THE N.W. SIDE OF THE HOUSE AND IS VERY SMALL AND PROVIDES NO ROOM FOR A TABLE FOR THIS GROWING FAMILY, WHO RECENTLY PURCHASED THE PROPERTY. THE ADDITION OF SUCH A STRUCTURE WOULD PERMIT REASONABLE USE OF THIS KITCHEN THAT WOULD BE MORE CONSISTANT IN SIZE TO SIMILAR HOMES IN THE AREA.

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

BRADFORD D. HARRIS

Name- print or type

Signature

JESSICA H. KATZNELSON

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 5th day of October, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

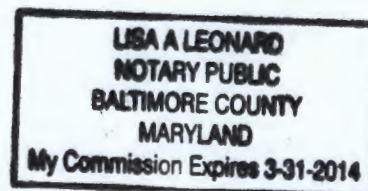
(Name Affiant(s) here): Bradford D. Harris Jessica H. Katznelson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

LISA A. LEONARD
Name of Notary Public

3-31-2014
Commission expires

PLACE SEAL HERE:



ZONING PROPERTY DESCRIPTION FOR 114 North Beechwood Ave, Catonsville MD 21228.

Beginning at a point on the northeast side of Beechwood Avenue which is 50' wide at the distance of 570' northwest of the centerline of the nearest improved intersecting street Summit Ave which is ' wide.

Thence the following courses and distances: (1st Point of Call "POC) S.27 45'E.70.5', (2nd POC) N.62 26'E 151.8', (3rd POC) N.25 41'W 70.53', (4th POC) S. 62 26'W 154.24', back to the point of beginning as recorded (revised) in Deed Liber 31026, Folio 00013, containing 7650 SF. Located in the 1st Election District and 1st Council District.

2012-0098-A

Case No.:

2012-00984

Exhibit Sheet

Petitioner/Developer

 PD 12-29-11
 SMA 12-29-11
 Protestant

No. 1	Site Plan	Photos from her family room to the house next door (3)
No. 2	Zoning Map	Photos of houses along street (4)
No. 3	Design of the addition	Photos showing separation between houses on her side of street (10)
No. 4		Petition by neighbors
No. 5		Historic Designation
No. 6		Historic Packet
No. 7		Zoning Regs
No. 8		Photos of flooding (3)
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 114 N. BEECHWOOD AVE OWNER(S) NAME(S) BRADFORD D. HARRIS, JESSICA H. KATZNELSON

SUBDIVISION NAME LONG POINT ON THE MAGOT LOT # 4 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0010 FOLIO # 0125 10 DIGIT TAX # 011000481 DEED REF. # 31026/00013

SUSAN UPMAN DAVIS
0103004020
11666/00418

BRADFORD D. HARRIS
JESSICA H. KATZNELSON

CHRISTOPHER WIL. SARANGOLUIS
LINDSEY R. SARANGOLUIS
0108006040
29369/00177

9.14.11

(5M)

(5)

P.O.C. 590' TO
SUMMIT AVE. 9/L



116

114

112

PLAN DRAWN BY S. PRICE

DATE 9.12.11

SCALE: 1 INCH = 30 FEET

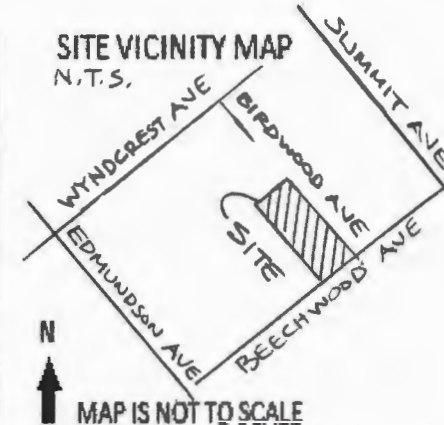
BEECHWOOD AVE. 50' R/W

STREET CL

PETITIONER'S

EXHIBIT NO. 1

SITE VICINITY MAP
N.T.S.



N

MAP IS NOT TO SCALE

ZONING MAP # 100C1

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .18

OR SQUARE FEET 7650

HISTORIC? YES

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

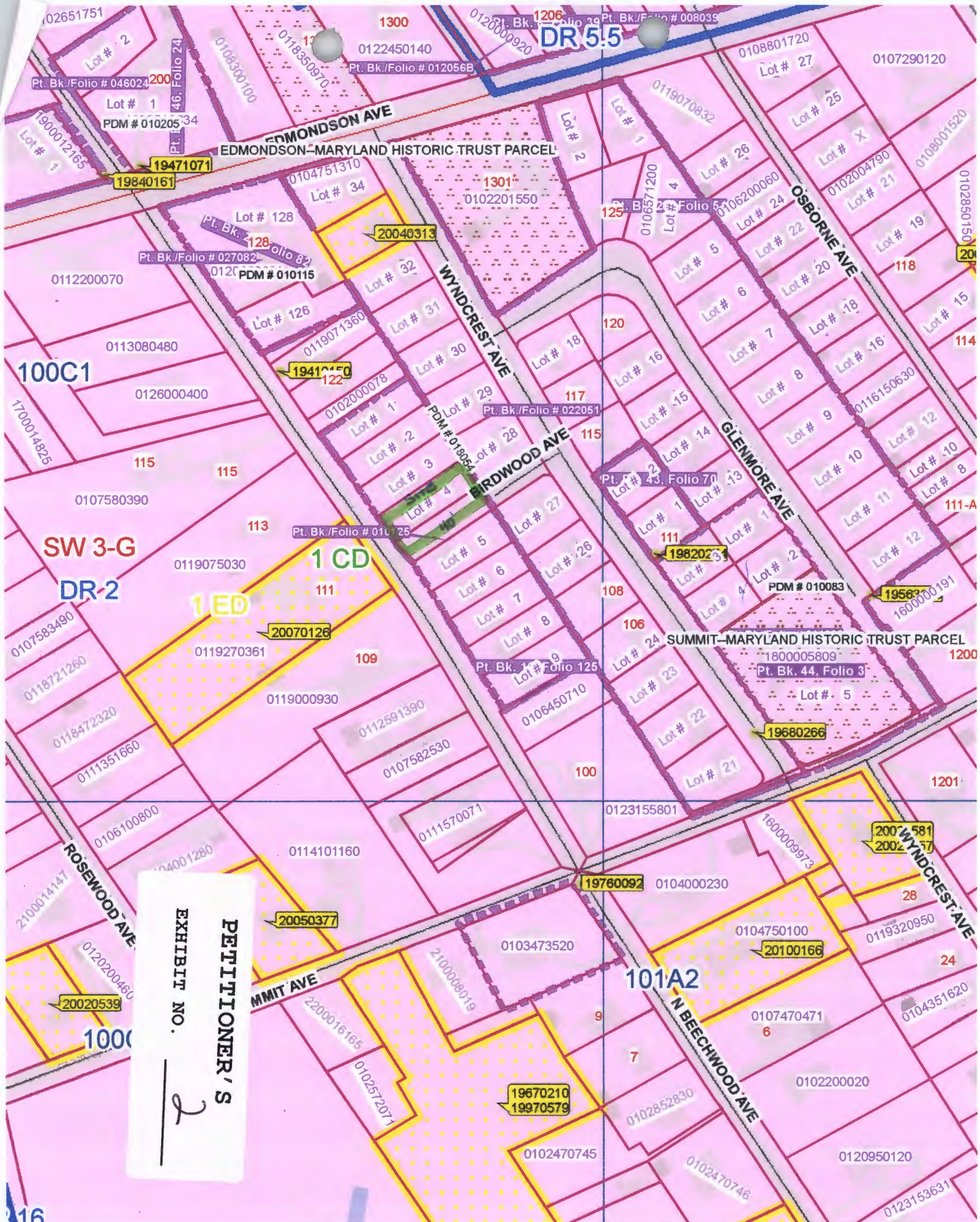
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

2012-0008-A



PETITIONER'S
EXHIBIT NO. 2

Memorandum

To: Carl Richards

From: Steve Price

Subject: Harris variance hearing Nov 15, 2011 11:00
Case # 2012-0098A

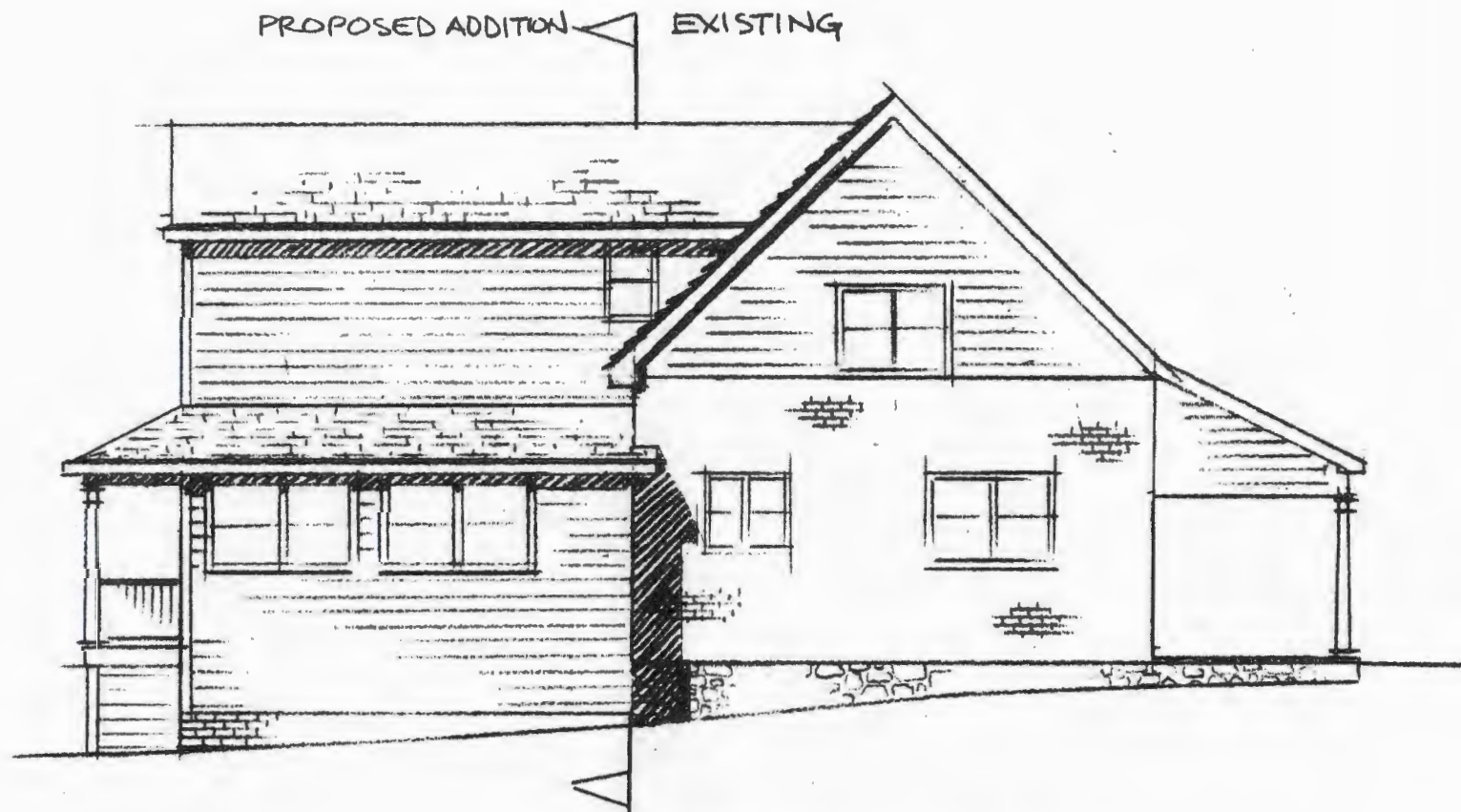
Please include these drawings in the folder that you will send over to the hearing office, so the judge will see these for the hearing. Please give me a quick call to let me know you received these.

Thanks,
Steve Price

Post & Beam Design Build
410-515-6464

PETITIONER' S

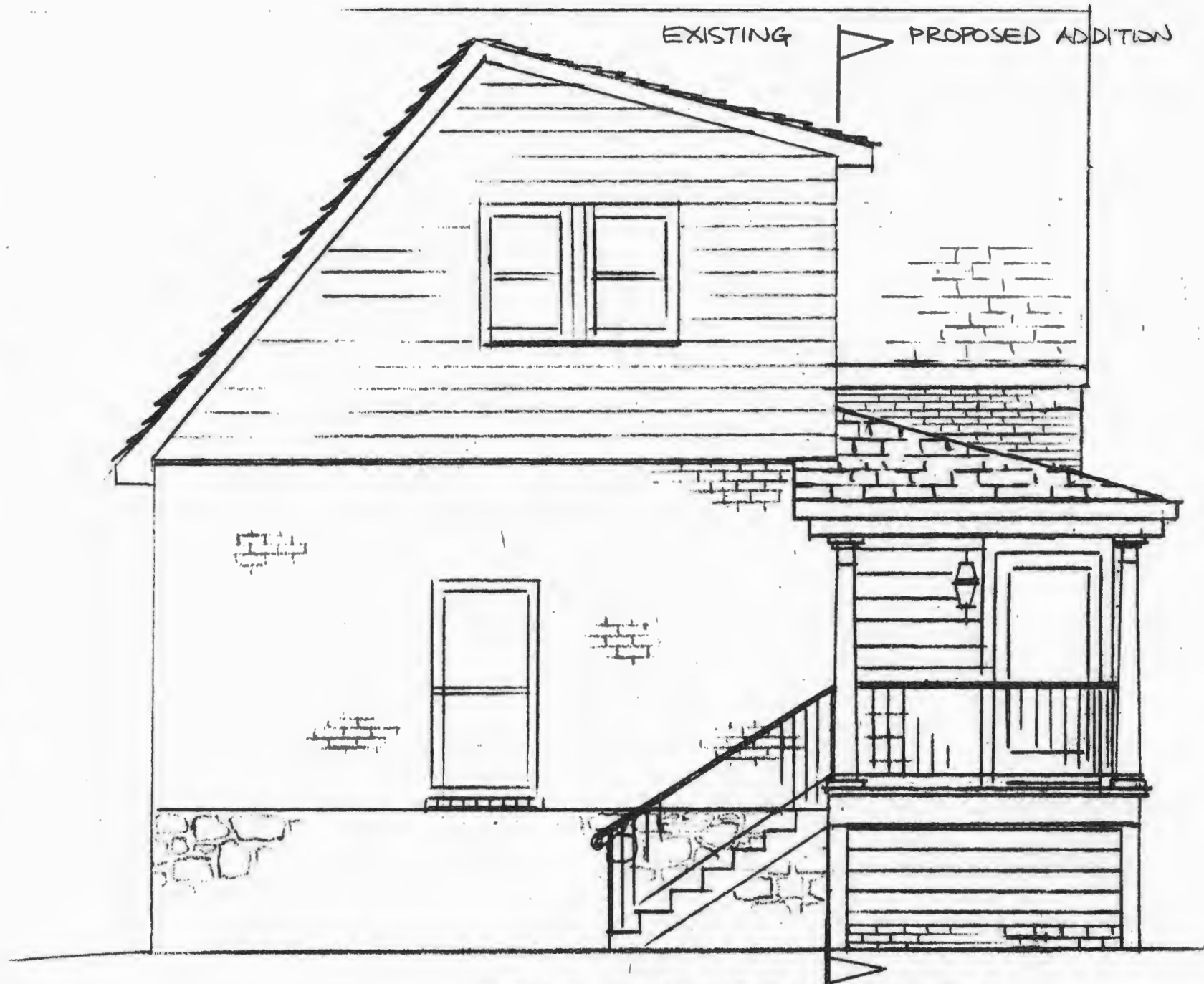
EXHIBIT NO. 3



SIDE ELEVATION, PHASE 1
 $\frac{1}{8}'' = 1' - 0''$ 11.4.11

Post & Beam Construction Co.
P.O. Box 190
Forest Hill, MD 21050

CASE#: 2012-0098-A
114 N. BEECHWOOD AVE
CATONSVILLE, MD 21228



REAR ELEVATION, PHASE 1
 $\frac{1}{4}" = 1' - 0"$

11.4.11

Post & Beam Construction Co.
P.O. Box 190
Forest Hill, MD 21050

CASE#: 2012-0098-A
114 N. BEECHWOOD AVE
CATONSVILLE, MD 21228

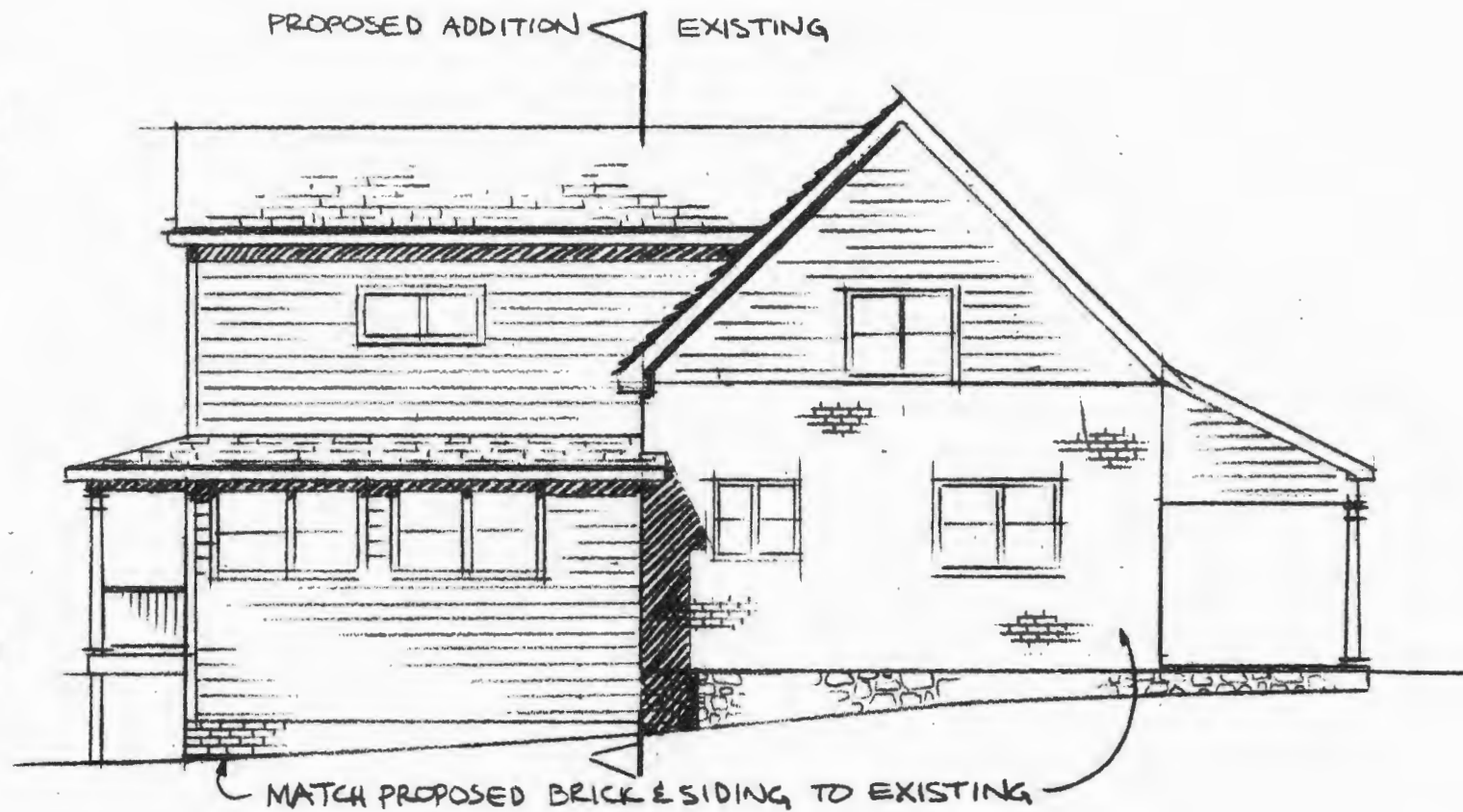


Post & Beam Construction Co.
P.O. Box 190
Forest Hill, MD 21050

REAR ELEVATION, PHASE 2
 $\frac{1}{4}'' = 1' - 0''$

11.4.11

CASE #: 2012-0098-A
114 N. BEECHWOOD AVE
CATONSVILLE, MD 21228



SIDE ELEVATION, PHASE 2

$\frac{1}{8}'' = 1'-0''$

11-4-11

Post & Beam Construction Co.
P.O. Box 190
Forest Hill, MD 21050

CASE#: 2012-0098-A
114 N. BEECHWOOD AVE
CATONSVILLE, MD 21228

SIDE of 114



PROTESTANT'S

EXHIBIT NO. /

TAKEN FROM INSIDE FAMILY ROOM of 116

NO ZOOM LENS USED



PROTESTANT'S

EXHIBIT NO.

2



111

109



PROTESTANT' S

EXHIBIT NO. 3



114

112

TO: Administrative Law Judge
111 W. Chesapeake Avenue, Towson, MD 21204

RE: Case no. 2012-0098-A
114 N. Beechwood Avenue, Catonsville, MD 21228

DATE: November 14, 2011

We are writing to express our opposition to the zoning variance application currently posted at 114 N. Beechwood Avenue, Catonsville, MD 21228 (114). This application, which was posted via a front-yard sign within three months of initial occupancy of the home by the applicants, seeks "to permit an addition with a 9-foot side yard setback in lieu of the minimum required 15 feet."

We are homeowners whose properties are located adjacent to or directly across N. Beechwood Avenue from 114 or 116 N. Beechwood Avenue (next-door to 114). Our reasons for opposing this application for a variance are based on the unfair "costs" of such a variance to the long-time homeowners residing at 116 N. Beechwood (116), as well as to surrounding property owners.

The combined total of the existing offsets at 114 and 116 equals approximately only 16-17 feet, not the currently required total of 30 feet. The proposed variance allowing additional construction at this time would, in effect, compound any existing problems experienced by the owners of these homes due to the relatively small distance between the side walls of the two residences.

This variance application is inconsistent with extensive community efforts undertaken in the past two decades to reduce density and encroachment by homes and new structures that undermine the quality of life of local residents. It is likely that a building variance exempting 114 from current zoning laws relative to the 15-foot setback for new construction will interfere with the well-being of Gorman and Susan Davis, who have resided at 116 N. Beechwood Avenue for nearly four decades. Negative impacts on these homeowners would be potentially depreciated property value, reduced comfort and the inability to fully enjoy the use of their property unencumbered. It might also appear to set a precedent for others in the neighborhood hoping to circumvent zoning regulations that are intended to protect the property rights of all home owners.

This proposed variance would necessitate an "exception to the rules" that would infringe on the rights of neighbors. Therefore, we request that Baltimore County uphold the current regulation requiring a 15-foot setback for new construction at 114 N. Beechwood Avenue.

Thank you,

Thomas P. Crain

Thomas P. Crain

113 N. Beechwood Ave.

Catonsville MD 21228

James P. Wright

James P. Wright

116 Wyndcrest Ave.

Catonsville, Md. 21228

Thomas C. Delisa

Thomas C. Delisa

111 W. Beechwood A

Catonsville, MD 21228

PROTESTANT' S

EXHIBIT NO.

4



Photo credit: Maureen Kavanagh , 04/21/2004

Property Name: Old Catonsville Historic District

Date Listed: 12/27/2002

Inventory No.: BA-2975

Location: Catonsville, Baltimore County

Description: The Old Catonsville Historic District is bounded on the south by Frederick Road, an east-west thoroughfare that was originally a turnpike from Baltimore to Frederick, and on which the village of Catonsville grew up to the east. The northern boundary of Edmonson Avenue also runs east-west, paralleling Frederick Road, and was laid out with the construction of the electric railway along it. Between these two roads are a series of parallel roads that run south-southeast to north-northwest, including Melvin Avenue, N. Beaumont Avenue, Osborne Avenue, Wyndcrest Avenue, North Beechwood Avenue, Rosewood Avenue, and Smithwood Avenue. These roads are set slightly off the north-south axis because they parallel the original boundaries of the Caton land tract that became Old Catonsville. Most of these roads are bisected near the center by Summit Avenue, an east-west road that is perpendicular to them, rather than parallel with Edmonson Avenue and Frederick Road. The neighborhood consists generally of rectangular lots, the largest lots being found on Melvin Avenue, N. Beaumont Avenue, N. Beechwood Avenue, and the southern half of Osborne Avenue. Not coincidentally, these were the earliest lots laid out, and contained the earliest dwellings. The district is overwhelmingly residential, with three churches (one with a school), a modern public library, and an Art Deco water tower about the only structures in the district that are not dwellings. Of the three churches, the oldest is St. Mark's Catholic Church, an 1888 Gothic Revival style structure of random granite ashlar with limestone trim. Near the church stands the Colonial Revival style 1950 church building of Flemish bond brick. To the south is Catonsville Methodist Church, also Gothic Revival of random granite ashlar with limestone trim. The building, built in 1924, has a slate roof with end parapets. The Catonsville Presbyterian Church is a Flemish bond brick Colonial Revival building with a large portico and compass-headed windows. There is a brick bell tower with a wooden spire at the southwest corner of the church, and a 1 1/2 story brick wing with a gambrel roof. The vast majority of the houses in Old Catonsville are freestanding, single-family dwellings, with several duplexes that are similar in size, scale, and materials. Several dwellings have been converted to apartments and one to an assisted living facility, but the physical changes to the fabric in these instances are few. Architectural styles in the district range from mid- to late-19th century vernacular "I-houses" to late-19th and early-20th century styles such as Queen Anne, Bungalow, Colonial Revival, Dutch Colonial, Tudor Revival, and Craftsman. A large number of these dwelling shave freestanding garages, typically finished in a like manner to their houses. Original garage doors exist in many instances, but are the one feature most likely to have been changed.

PROTESTANT'S

EXHIBIT NO. 5

Significance: The Old Catonsville Historic District is architecturally significant, as it embodies the distinctive characteristics of its type and period, illustrating the evolution and development of a community from summer homes to year-round suburban living in the late 19th and early 20th centuries. It is significant both for its community planning, which did not follow the more traditional and better studied models, and for its architecture, which represents with good integrity the period of its development.

Boundary Map

Close Window

Old Catonsville Historic District

From Wikipedia, the free encyclopedia

Coordinates: 39°16′20″N 76°44′40″W

Old Catonsville Historic District is a national historic district in Catonsville, Baltimore County, Maryland, United States. It was laid out with the construction of the electric railway and is overwhelmingly residential, with three churches (one with a school), a modern public library, and an Art Deco water tower. Architectural styles in the district range from mid- to late-19th century vernacular "I-houses" to late-19th and early-20th century styles such as Queen Anne, Bungalow, Colonial Revival, Dutch Colonial, Tudor Revival, and Craftsman. A large number of these dwellings have freestanding garages, typically finished in a like manner to their houses.^[2]

It was added to the National Register of Historic Places in 2002.^[1]

References

- ↑ ^{*a*} ^{*b*} "National Register Information System" (http://nrhp.focus.nps.gov/natreg/docs/All_Data.html) . *National Register of Historic Places*. National Park Service. 2009-03-13. http://nrhp.focus.nps.gov/natreg/docs/All_Data.html.
- ↑ Maryland Historical Trust: Listing for Old Catonsville Historic District (http://www.mht.maryland.gov/nr/NRDetail.aspx?HDID=1384&COUNTY=Baltimore%20County&FROM=NRCountyList.aspx?COUNTY=Baltimore%20County)

External links

- Old Catonsville Historic District, Baltimore County (http://www.mht.maryland.gov/nr/NRDetail.aspx?HDID=1384&COUNTY=Baltimore%20County&FROM=NRCountyList.aspx?COUNTY=Baltimore%20County) , including photo dated 2004, at Maryland Historical Trust
- Boundary Map of the Old Catonsville Historic District, Baltimore County (http://mht.maryland.gov)

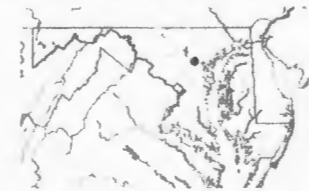
Old Catonsville Historic District

U.S. National Register of
Historic Places

U.S. Historic District



Streetscape in Old Catonsville Historic District, December 2009



Location:	Bet. Edmondson, Frederick, Melvin and Smithwood Aves., Catonsville, Maryland
Coordinates:	39°16′20″N 76°44′40″W
Area:	145 acres (59 ha)
Built:	1866
Architect:	Kennedy, T.C.; et.al.
Architectural style:	Late 19th And 20th Century Revivals, Late 19th And Early 20th

Century
American
Movements

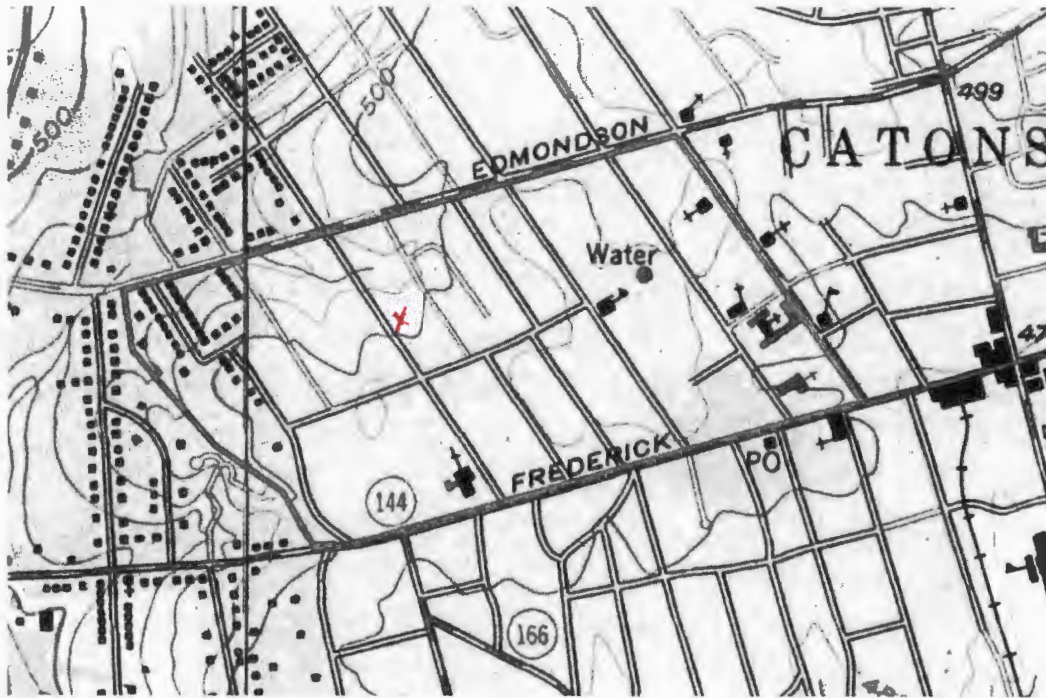
Governing body: Local
NRHP Reference#: 02001573^[1]
Added to NRHP: December
27, 2002

/nr/NRHDBound2.aspx?propertyName=Old%20Catonsville%20Historic%20District&
COUNTY=Baltimore%20County&HDID=1384&
FROM=NRCountyList.aspx?COUNTY=Baltimore%20County&MAP=&CROWD=&
mapLocation=nrb1384.jpg) , at Maryland Historical Trust

Retrieved from "http://en.wikipedia.org/w/index.php?title=Old_Catonsville_Historic_District&
oldid=411108862"

Categories: Historic districts in Maryland Historic districts in Baltimore County, Maryland
National Register of Historic Places in Maryland
Baltimore County, Maryland Registered Historic Place stubs

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Old Catonsville Historic District

Close Window



PROTESTANT' S

EXHIBIT NO.

8

10/11 FLOODING

10/11

FLOODING





FLOODING

RESTWICKEN 118 + 116

4/11



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2012-0098

Address: 114 N. BEECHWOOD AVE

Petitioner(s): _____

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We SUSAN LIPMAN DAVIS
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
116 N BEECHWOOD AVE
Address

BALTIMORE MD 21228
City State Zip Code

410 788 4285
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, **do hereby
formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Susan Lipman Davis 10/18/11
Signature Date

not available 11/29/11 to 12/9/11
Signature Date

Revised 9/18/98 - wcr/scj

PD # 74979 10/18/11

**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: # 2012-0098-A
114 N. Beechwood Avenue
N/east of Beechwood Avenue, 570 feet n/west of centerline of Summit Avenue
1st Election District
1st Councilmanic District
Legal Owner(s): Bradford Harris & Jessica Katznelson
Variance: to permit an addition with a 9 foot side yard setback in lieu of the minimum required 15 feet.
Hearing: Tuesday, November 15, 2011 at 11:00 a.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 11/614 Nov. 1 289812

CERTIFICATE OF PUBLICATION

11/3/2011

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 11/1/2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/16/2011

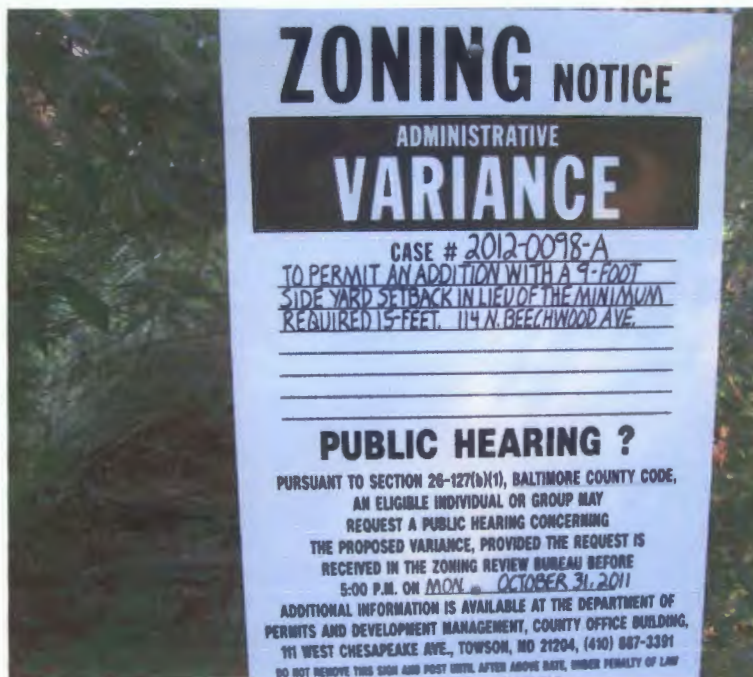
Case Number: 2012-0098-A

Petitioner / Developer: HARRIS/KATZNELSON~STEVE PRICE of
POST & BEAM CONSTRUCTION

Date of Hearing (Closing): OCTOBER 31, 2011

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

The sign(s) were posted on: OCTOBER 16, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: NOVEMBER 1, 2011

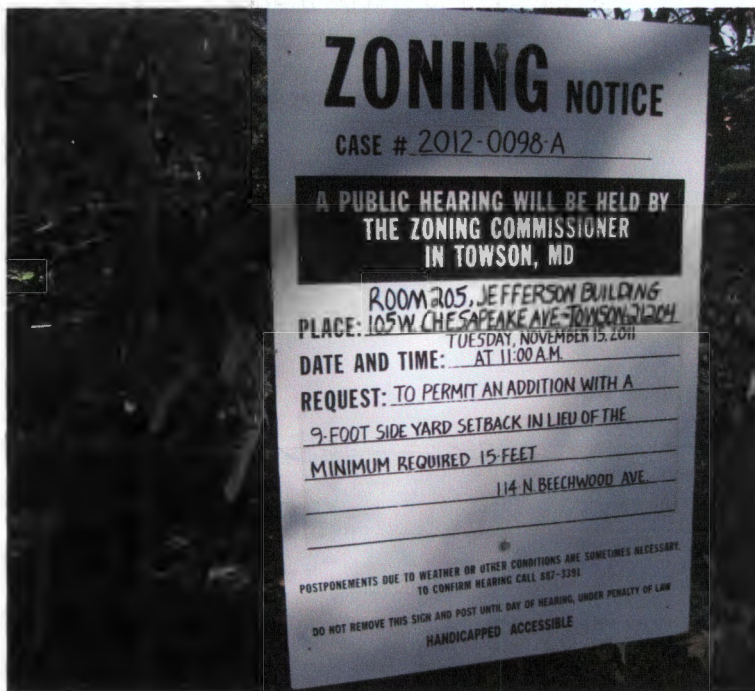
Case Number: 2012-0098-A

Petitioner / Developer: HARRIS KATZNELSON~STEVE PRICE of
POST & BEAM CONSTRUCTION

Date of Hearing (Closing): NOVEMBER 15, 2011

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

The sign(s) were posted on: OCTOBER 30, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

Exhibit A**PARCEL ONE:**

Beginning for the same at a point on the dividing line between Lots Numbers Three (3) and Four (4) as shown on the plat hereinafter referred to, on the northeast side of Beechwood Avenue, said point being situate South twenty-seven degrees forty-five minutes east one hundred fifty-one and five tenths feet, along said Avenue from a point where it is intersected by the South sixty-two degrees twenty-six minutes west one hundred seventy-nine foot line of the deed from The Mercantile Trust Company, et al, to Long Point on the Magothy, Inc., recorded in Liber L. McL. M. No. 915, folio 339; and running thence binding on said northeast side of Beechwood Avenue South twenty-seven degrees forty-five minutes East fifty and five-tenths feet to the northwest side of a forty foot street; thence binding thereon, with the use thereof in common, North sixty-two degrees twenty-six minutes east one hundred fifty-two and forty-two one hundredths feet; thence leaving said forty foot street and running North twenty-five degrees forty-one minutes west fifty and fifty-three one-hundredths feet to the dividing line between Lots Numbers Three (3) and Four (4); thence binding thereon South sixty-two degrees twenty-six minutes West one hundred fifty-four and twenty-four one hundredths feet to the place of beginning. Being Lot numbered Four (4) as shown on Plat filed with deed August 5, 1937, and recorded in C.W.B. Jr. No. 1010, folio 261, now recorded among the Plat Records of Baltimore County in Plat Book C.W.B. Jr. No. 10, folio 125.

PARCEL TWO:

BEING a road way shown on a plat recorded in Plat Book C.W.B. Jr. 10, page 125 and running the south line of Lot 4 and said Plat North 26 degrees East 152.42 feet from the Southwest corner of a lot fronting on Beechwood Avenue to the North 25 degrees 41 minutes West 508.82 foot line of the property shown on said plat, which is also the dividing line with the property shown as "Summit Village" on a plat recorded in Plat Book G.L.B. 22, page 51, and running with the North 25 degrees 41 minutes West line 40 feet to the north east corner of Lot 5 on a subdivision at Plat Book C.W.B. Jr., 10 page 125, and running with the South 62 degrees 26 minutes West line of Lot 5, 150.98 feet to the northwest corner of Lot 5, and running with a northwesterly direction 40 feet to the southwest corner of Lot 4, which is the beginning point.

The improvements thereon being known as 114 N. Beechwood Avenue, Baltimore, Maryland 21228

Tax ID#: 01-0111000481

FILE: 53570COLS

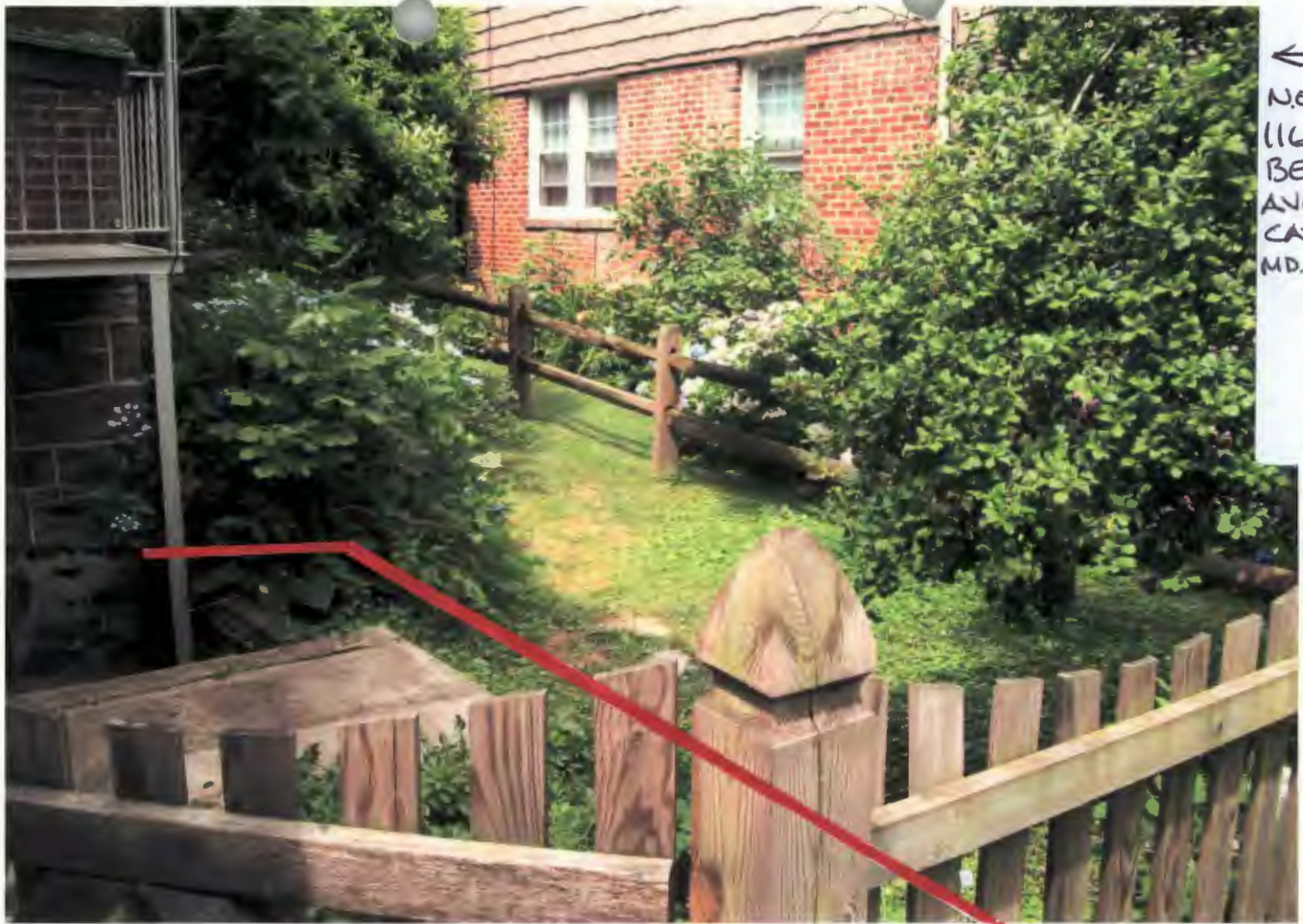


APPROX. LOCATION OF FOOT-
PRINT IN RED

116 N. BEECHWOOD

114 N. BEECHWOOD

VIEW FROM FRONT YARD
LOOKING TOWARDS REAR



←
NEIGHBOR
116 N.
BEECHWOOD
AVE.
CATONSVILLE
MD. 21228

↑ 114 N. BEECHWOOD AVE.
CATONSVILLE MD 21228
CLOSE UP VIEW



↑ 114 N. BEECHWOOD AVE.
CATONSVILLE MD 21228

↑ APPROXIMATE FOOTPRINT
OF PROPOSED ADDITION
IN RED

↑ NEIGHBOR
116 N. BEECHWOOD AVE
CATONSVILLE MD 21228

2012-0098-A

11-15-11
TK

TO: Administrative Law Judge
111 W. Chesapeake Avenue, Towson, MD 21204

RECEIVED

RE: Case no. 2012-0098-A
114 N. Beechwood Avenue, Catonsville, MD 21228

NOV 14 2011

DATE: November 14, 2011

OFFICE OF ADMINISTRATIVE HEARINGS

We are writing to express our **opposition** to the zoning variance application currently posted at 114 N. Beechwood Avenue, Catonsville, MD 21228 (114). This application, which was posted via a front-yard sign within three months of initial occupancy of the home by the applicants, seeks "to permit an addition with a 9-foot side yard setback in lieu of the minimum required 15 feet."

We are homeowners whose properties are located adjacent to or directly across N. Beechwood Avenue from 114 or 116 N. Beechwood Avenue (next-door to 114). Our reasons for opposing this application for a variance are based on the unfair "costs" of such a variance to the long-time homeowners residing at 116 N. Beechwood (116), as well as to surrounding property owners.

The combined total of the existing offsets at 114 and 116 equals approximately only 16-17 feet, not the currently required total of 30 feet. The proposed variance allowing additional construction at this time would, in effect, compound any existing problems experienced by the owners of these homes due to the relatively small distance between the side walls of the two residences.

This variance application is inconsistent with extensive community efforts undertaken in the past two decades to reduce density and encroachment by homes and new structures that undermine the quality of life of local residents. It is likely that a building variance exempting 114 from current zoning laws relative to the 15-foot setback for new construction will interfere with the well-being of Gorman and Susan Davis, who have resided at 116 N. Beechwood Avenue for nearly four decades. Negative impacts on these homeowners would be potentially depreciated property value, reduced comfort and the inability to fully enjoy the use of their property unencumbered. It might also appear to set a precedent for others in the neighborhood hoping to circumvent zoning regulations that are intended to protect the property rights of all home owners.

This proposed variance would necessitate an "exception to the rules" that would infringe on the rights of neighbors. Therefore, we request that Baltimore County uphold the current regulation requiring a 15-foot setback for new construction at 114 N. Beechwood Avenue.

Thank you,

Thomas P. Crain

Thomas P. Crain
113 N. Beechwood Ave.
Catonsville MD 21228

James P. Wright

James P. Wright
116 Wyndcrest Ave.
Catonsville, Md. 21228

Thomas C. Delisa

Thomas C. Delisa
116 N. Beechwood A
Catonsville MD 21228

IN THE MATTER OF THE
CLOSING OF A "40 FOOT STREET"
(BIRDWOOD AVENUE) SUBDIVISION
RECORDED IN PLAT BOOK C.W.B. JR.
10, PAGE 125.

BEFORE THE
COUNTY EXECUTIVE
OF
BALTIMORE COUNTY.

: : : : : :

ORDER

WHEREAS, Edward D. Kapraun and Laura B. Kapraun, owners of 114 North Beechwood Avenue (adjacent to the road to be closed) petitioned to close a 40 foot street shown on the plat recorded in Plat Book C.W.B. Jr. 10, page 25, for the reason that the "street" has never been developed or used as a road area since the plat was recorded in 1937 and the street to be closed serves no purpose in the traffic system of Baltimore County, and

WHEREAS, a notice of said closing was published in a local Baltimore County newspaper giving notice by publication of the intention to close said portion of said road; and

WHEREAS, the petitioner has caused notice to be served on all abutting property owners; and

WHEREAS, hearing was held on February 20, 1980, at 2:00 P.M. in the County Solicitor's office, Room M07, Court House, Towson, Maryland 21204, for the purpose of receiving objections; and

WHEREAS, no one appeared at said hearing protesting the said closing; and

WHEREAS, the County Administrative Officer has found that the said "40 Foot Street" (Birdwood Avenue) shown on Plat C.W.B. Jr. 10, page 125 has never been used as a road and is not necessary for public travel.

NOW THEREFORE, it is this 29 day of May, 1980, by Baltimore County, Maryland,

ORDERED that the herein below described "40 Foot Strip" (Birdwood Avenue" as shown on Plat C.W.B. Jr. 10, page 125, be and the same is hereby

closed as follows:

BEING a road way shown on a plat recorded in Plat Book C.W.B. Jr. 10, page 125 and running along the south line of Lot 4 on said Plat N 26° East 152.42' from the Southwest corner of a lot fronting on Beechwood Avenue to the N 25° 41' West 508.82' line of the property shown on said plat, which is also the dividing line with the property shown as "Summit Village" on a plat recorded in Plat Book G.L.B. 22, page 51, and running with the N 25° 41' West line 40' to the north east corner of Lot 5 on a subdivision at Plat Book C.W.B. Jr., 10 page 125, and running with the S 62° 26' West line of Lot 5, 150.98' to the northwest corner of Lot 5, and running with a northwesterly direction 40 feet to the southwest corner of Lot 4, which is the beginning point. Said area to be closed containing approximately 6,065 square feet or .139 acres.

Said closing subject, however to Baltimore County, a body corporate and politic, reserving and retaining therein any easements, expressed, proposed or implied, including but not limited to water, sewer, and storm drains.

ADOPTED, this 29 day of May, 1980.

ATTEST:

BALTIMORE COUNTY, MARYLAND

Bette L. Gage

BY:

B. L. Gage

Approved as to form:

Stanley J. Schapira 5/26/80

Approved as to legal sufficiency:

Stanley J. Schapira 6/2/80
Assistant County Solicitor

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 114 N. BEECHWOOD AVE OWNER(S) NAME(S) BRADFORD D. HARRIS, JESSICA H. KATZNELSON

SUBDIVISION NAME LONG POINT ON THE MARGOT LOT # 4 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0010 FOLIO # 0125 10 DIGIT TAX # 011000481 DEED REF. # 31026 / 00013

SUSAN UPMAJ DAVIS
0103004020
11666/00418

BRADFORD D HARRIS
JESSICA H KATZNELSON

9.14.11
CHRISTOPHER WIL. SARANGOLUIS
LINDSEY R SARANGOLUIS
0108006040
29369/00177

(3m)

(5n)

P.O.C. 570' TO
SUMMIT AVE. C/L



116

114

112

PLAN DRAWN BY S. PRICE

DATE 9.12.11

SCALE: 1 INCH = 30 FEET

BEECHWOOD AVE. 50' R/W

STREET C

SITE VICINITY MAP
N.T.S.



MAP IS NOT TO SCALE

ZONING MAP# 100C1

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .18

OR SQUARE FEET 7650

HISTORIC? YES

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
N/A

VIOLATION CASE INFO:

2012-0098-A