

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

E/side of Lorraine Avenue, 275' of the
c/line of Cedar Road

(411 Lorraine Avenue)

15th Election District

7th Council District

Patrick M. and Jamie L. Riley
Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2012-0301-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Hearing and Variance filed by the legal owners of the property, Patrick M. and Jamie L. Riley. The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 1,200 square foot accessory building (garage) which is larger than the 1,065 square foot principal structure (dwelling). The Petitioners are also seeking variance relief from Section 400.3 of the B.C.Z.R. to permit an accessory building (garage) with a height of 18' in lieu of the permitted 15'. 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 held for this case were Patrick M. and Jamie L. Riley, property owners, and David Billingsley with Central Drafting and Design, Inc., who prepared the site plan and is assisting the Petitioners through the permitting process. There were no Protestants or other interested persons in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Planning on June 22, 2012, which

ORDER RECEIVED FOR FILING

Date 7-24-12

By PM

indicated the following:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This department does not oppose the petitioner's request provided the existing deteriorated accessory structures are razed. All automobiles, trailers and other items that are currently housed in the existing structures and in the rear yard shall be stored in the proposed garage. The improvement of the new accessory building would be an overall visual improvement to the existing conditions in the rear yard of the subject property.

The size and scale of the proposed building from the information provided appears to be out of character for the community, however there are a few properties with multiple accessory structures in the rear yard. Nonetheless, provide building elevations to this department for review and approval, the exterior finish materials of the building should be consistent and compliment that of the principle dwelling. As proposed on the petition, the garage is 18 feet in height. A two-storey structure will not be supported. The additional height proposed should be for roof pitch purposes only.

In an email dated July 19, 2012, the Department of Planning (Curtis Murray) stated that they had the opportunity to review the photos and supporting documents provided by David Billingsley, and that the proposed one-story garage would present a far better condition on the subject site than what currently exists. Therefore, Planning does not oppose the request, subject to the other conditions in their original ZAC comment.

In addition, a ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS), dated July 16, 2012, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. § 500.14.

Testimony and evidence revealed that the subject property is 0.16 acres (7,000 square feet) and is zoned DR 5.5. The site is improved with a modest brick home which is 1,065 square feet in size. The home is similar to others in the community, all of which are located on 50' wide lots, as shown on the Plat of Essex, Section E, dated Oct. 1919. Petitioners would like to construct a 1,200 square feet pole building to house their many vehicles, including antique cars, motorcycles and jet skis. The Petitioners will raze the existing sheds and garages located in the rear yard.

ORDER RECEIVED FOR FILING

Date 7-24-12 2

By [Signature]

With regard to the special hearing relief, it does not appear as if the proposed garage would be detrimental to the community in any way. The Petitioners have chosen a reputable firm to supply the building, and they will use a color scheme that will match the existing dwelling. See Exhibits 8 and 9. Though the garage will be slightly larger than the dwelling (by 135 square feet), which necessitates special hearing relief, both structures are modest in size and scale and will not be out of keeping with the neighborhood, where many other owners have accessory structures in their rear yards.

Based on the evidence presented, I also find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995). I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Petitioners are constrained by existing site conditions, and the height variance will allow for a more attractive pitched roof.

I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship, given that Petitioners would be unable to construct the garage as planned. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the support of the Department of Planning and the lack of community opposition.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions, and for the reasons set forth above, the special hearing and variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 24 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief pursuant to

ORDER RECEIVED FOR FILING

Date 7-24-12

By [Signature]

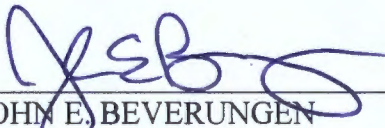
Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 1,200 square foot accessory building (garage) which is larger than the 1,065 square foot principal structure (dwelling), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the requested variance relief from Section 400.3 of the B.C.Z.R. to permit an accessory building (garage) with a height of 18' in lieu of the permitted 15', be and is hereby GRANTED.

The relief granted herein shall be conditioned upon and subject to the following:

1. The Petitioners may apply for any required permits 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. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date _____ 4

By _____



KEVIN KAMENETZ
County Executive

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

July 24, 2012

PATRICK M. AND JAMIE L. RILEY
411 LORRAINE AVENUE
BALTIMORE MD 21221

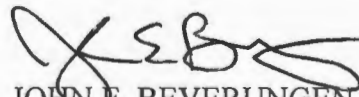
RE: Petitions for Special Hearing and Variance
Case No.: 2012-0301-SPHA
Property: 411 Lorraine Avenue

Dear Mr. and Mrs. Riley:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 411 LORRAINE AVENUE which is presently zoned DRS-3
 Deed References: L. 23421 F. 632 10 Digit Tax Account # 1502571590
 Property Owner(s) Printed Name(s) PATRICK M. AND JAMIE L RILEY

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address City State

By

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

PATRICK M. RILEY, JAMIE L. RILEY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

411 LORRAINE AVE BALTIMORE MD.

Mailing Address City State

21221 (410)687-8647

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address City State

21040 (410)679-8719 dwboz09@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2012-0301 SPA Filing Date 5/24/12 Do Not Schedule Dates: Reviewer

411 LORRAINE AVENUE

SPECIAL HEARING TO PERMIT A 1200 SQUARE FOOT ACCESSORY BUILDING (GARAGE) WHICH IS LARGER THAN THE 1065 SQUARE FOOT PRINCIPAL STRUCTURE (DWELLING).

VARIANCE FROM SECTION 400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 18 FEET IN LIEU OF THE PERMITTED 15 FEET.

ZONING DESCRIPTION

411 LORRAINE AVENUE

Beginning at a point on the east side of Lorraine Avenue (50 feet wide) distant 275 feet southerly from its intersection with the center of Cedar Road (50 feet wide), thence being all of Lot 33, Block 3M as shown on the plat entitled Section E, Essex recorded among the Baltimore County Plat Records in Plat Book 5 Folio 39.

Containing 7,000 square feet or 0.16 acre of land, more or less.

Being known as 411 Lorraine Avenue. Being located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

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

No. **83480**

Date: **5/24/12**

PAID RECEIPT

BUSINESS ACTUAL TIME 000
 5/24/2012 5/24/2012 09:19:20 2

R/G NS02 WALKIN JRM JEE
 > RECEIPT # 70023 5/24/2012 09:19

Dept 5 508 CREDIT VERIFICATION

C# NO. 083480

Receipt Tot \$130.00

\$157.00 - 01

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0007		6130				150.00

Total: **150.00**

Rec From:

Mr. Billingsley

For:

Special Hearing / Variance

Case # 2014 - Q30154HA

411 Lorraine Ave.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**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: 0012-0301SPHA
Petitioner: PATRICK RILEY
Address or Location: 411 LORRAINE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICK RILEY
Address: 411 LORRAINE AVE
BALTO, MD 21221

Telephone Number: (410) 271-8859

CERTIFICATE OF POSTING

RE: Case No 2012-0301 SPHA

Petitioner/Developer _____
DAVE BILLINGSLEY

Date Of Hearing/Closing: 7/24/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 411 LORRAINE AVENUE

This sign(s) were posted on July 3, 2012

Month, Day, Year

Sincerely,

Martin Ogle 7/3/12
Signature of Sign Poster and Date

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

ZONING NOTICE

CASE # 2012-0301-SPHA

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

Room 205 Jefferson Building 105 West

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY JULY 24, 2012
AT 11:00 A.M.

REQUEST: SPECIAL VARIANCE TO PERMIT A 1200 SQ. FT.
ACCESSORY BUILDING (GARAGE) WHICH IS LOCATED THAN THE
1065 SQ. FT. PRINCIPAL STRUCTURE (BUILDING) VARIANCE
TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT
OF 18 FEET IN VIEW OF THE PERMITTED 15 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 881-3381

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

HANDICAPPED ACCESSIBLE

07/03/2012

W. J. [Signature] 7/3/12

WIAJ9 0007 1980

**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: #2012-0301-SPHA
411 Lorraine Avenue
E/s Lorraine Avenue, 275 ft.
+/- of the centerline of Cedar Rd.

15th Election District
7th Councilmanic District
Legal Owner(s): Patrick Riley, Jamie Riley

Special Hearing to permit a 1200 sq. ft. accessory building (garage) which is larger than the 1065 sq. ft. principal structure (dwelling). **Variance:** to permit an accessory building (garage) with a height of 18 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, July 24, 2012 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 07/614 July 3 304708

CERTIFICATE OF PUBLICATION

7/5/, 2012

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 7/3/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

ORDER RECEIVED FOR FILING
Date
BY



KEVIN KAMENETZ
County Executive

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

June 20, 2012

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 NUMBER: 2012-0301-SPHA

411 Lorraine Avenue

E/s Lorraine Avenue, 275 ft. +/- of the centerline of Cedar Rd.

15th Election District – 7th Councilmanic District

Legal Owners: Patrick Riley, Jamie Riley

Special Hearing to permit a 1200 sq. ft. accessory building (garage) which is larger than the 1065 sq. ft. principal structure (dwelling). Variance to permit an accessory building (garage) with a height of 18 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, July 24, 2012 at 11:00 a.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. Riley, 411 Lorraine Ave., Baltimore 21221
David Billingsley, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 4, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 3, 2012 Issue - Jeffersonian

Please forward billing to:
Patrick Riley
411 Lorraine Avenue
Baltimore, MD 21221

410-271-8859

NOTICE OF ZONING HEARING

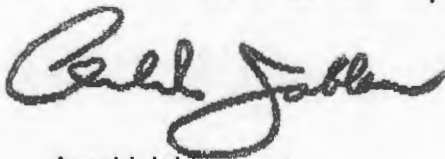
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0301-SPHA

411 Lorraine Avenue
E/s Lorraine Avenue, 275 ft. +/- of the centerline of Cedar Rd.
15th Election District – 7th Councilmanic District
Legal Owners: Patrick Riley, Jamie Riley

Special Hearing to permit a 1200 sq. ft. accessory building (garage) which is larger than the 1065 sq. ft. principal structure (dwelling). Variance to permit an accessory building (garage) with a height of 18 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, July 24, 2012 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 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.

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
411 Lorraine Avenue; E/S of Lorraine
Avenue, 275' c/line Cedar Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Patrick & Jamie Riley
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-301-SPHA

* * * * *

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

JUN 13 2012

.....

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 13th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: August 27, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0301-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on August 23, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME 411 LORRAINE AVE
CASE NUMBER 2012-0301 SPHA
DATE 7/24/12

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>Yes - 6/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>7-13</u>	DEPS (if not received, date e-mail sent _____)	<u>Comments</u>
_____	FIRE DEPARTMENT	_____
<u>yes - 6/22</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comments</u>
<u>yes - 6/12</u>	STATE HIGHWAY ADMINISTRATION	<u>no objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7/3/12</u>	
SIGN POSTING	Date: <u>7/3/12</u> by <u>Martin Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: ★ See Correspondence from Billingsley
Re: OP comments

Administrative Hearings - Case No. 2012-0301-SPHA 411 Lorraine Avenue

From: David Billingsley <dwb0209@yahoo.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 7/19/2012 11:24 AM
Subject: Case No. 2012-0301-SPHA 411 Lorraine Avenue
Attachments: Scan0003.pdf

Attached, please find an email from Curtis Murray, Office of Planning stating that the Office of Planning does not oppose the request.

I have also attached the email from this office to the Office of Planning responding to their comments dated June 22, 2012. Please place these in the case file.

Thanks for your cooperation

Dave Billingsley
Central Drafting and Design, Inc.
(410) 679-8719 Office
(410) 458-1401 Cell

Subject: Re: 411 Lorraine Avenue Case No. 2012-0301-SPHA
From: Curtis Murray (cjmurray@baltimorecountymd.gov)
To: dwb0209@yahoo.com;
Cc: avanarsdale@baltimorecountymd.gov; mlanham@baltimorecountymd.gov; tkingeter@baltimorecountymd.gov;
Date: Thursday, July 19, 2012 10:52 AM

Hi Dave,

As discussed with you yesterday. Planning has had the opportunity to review the photos and supporting documents that you submitted. The proposed garage would present a far better condition on the subject site than what currently exists. Therefore, Planning does not oppose the request, subject to the other conditions in the recommendation sent to the ALJ. Let me know if you need anything further.

Curtis J. Murray
Development Planner
Baltimore County Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
Phone (410) 887-3480
Fax (410) 887-5862
cjmurray@baltimorecountymd.gov

>>> David Billingsley <dwb0209@yahoo.com> 06/30/12 1:52 PM >>>

Curtis

I received your comments relative to the proposed garage. I was a little hesitant about the size of the garage until I visited the property and saw the existing structures and assortment of vehicles, etc in the back yard. The intent of the garage is to get the vehicles (cars, trucks, jet skis) inside so that they are protected from the weather and not an eye sore to the neighborhood as well as the owner. The proposed garage is not a two story structure. The garage, as proposed, will be 12 feet 4 inches high from the slab to the eave of the roof. In order to provide a 4:12 roof pitch, an additional 5 feet will be required for the roof structure, for a total height of 17 feet 4 inches. The existing house is red brick with white trim. He would prefer to maintain the same color scheme using the dark red siding (shown on the attached color chart) with white or bone white trim. I have also attached the building elevations.

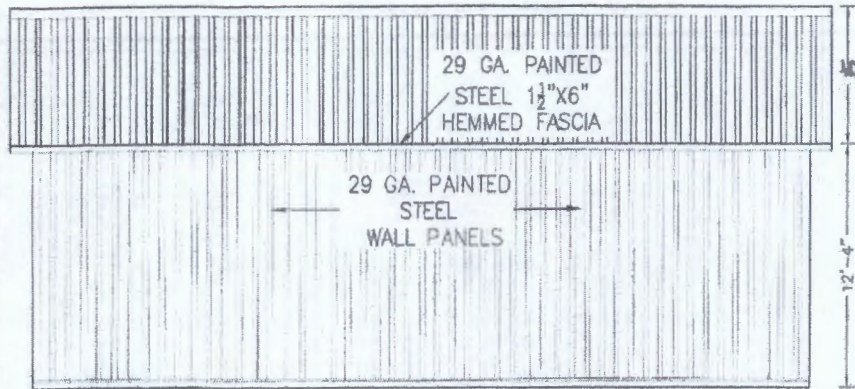
Please get back to me after your review.

Thanks and have a good holiday

Dave Billingsley
Central Drafting and Design, Inc.
(410) 679-8719 Office
(410) 458-1401 Cell

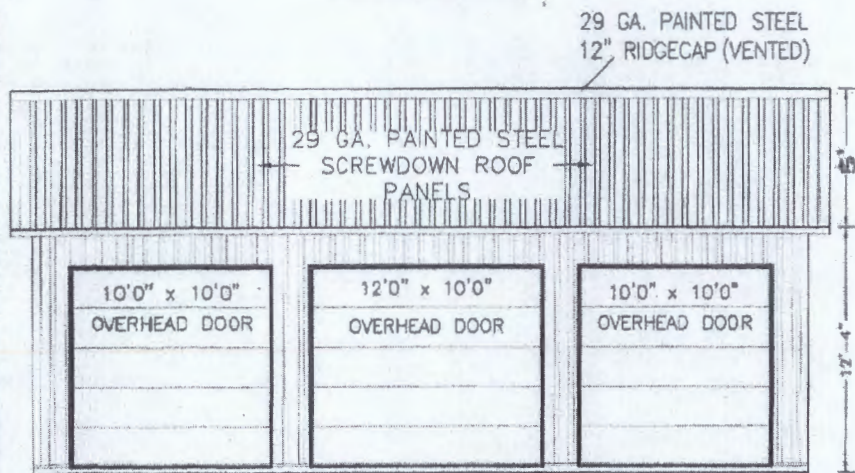
<http://us.mg5.mail.yahoo.com/neo/launch?.rand=btgr7kvmu5c69>

7/7/2012



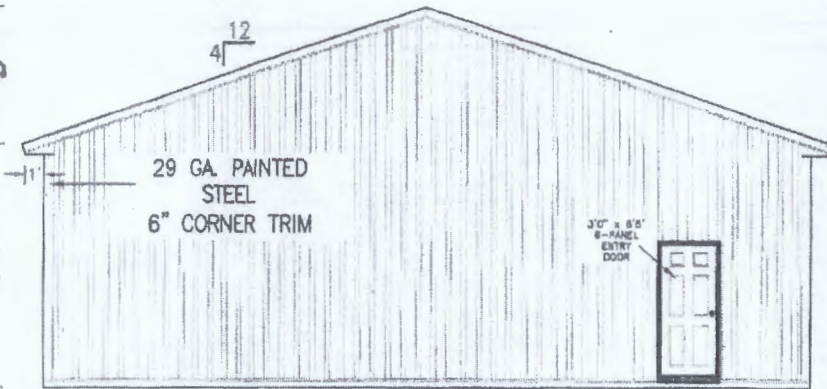
BACK SIDEWALL

SCALE: 1/8" = 1'0"



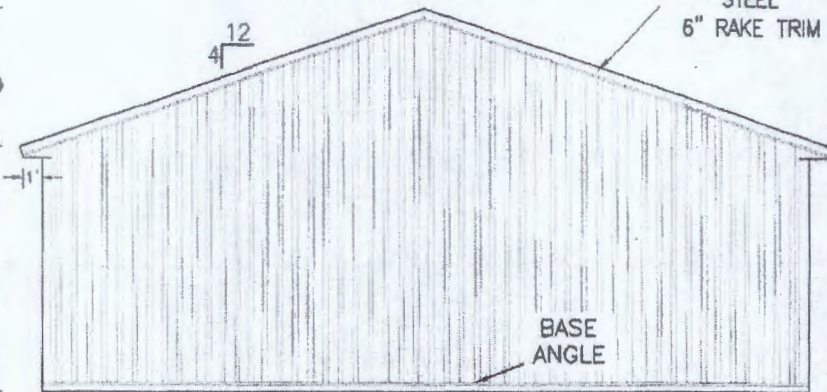
FRONT SIDEWALL

SCALE: 1/8" = 1'0"



LEFT ENDWALL

SCALE: 1/8" = 1'0"



RIGHT ENDWALL

SCALE: 1/8" = 1'0"

OWNER

GARY WELCH
BALTIMORE COUNTY MD

ALL INFORMATION SHOWN
ON THIS DRAWING IS THE
PROPERTY OF SHIRK
POLE BUILDINGS LLC.
THIS DRAWING MAY NOT
BE REPRODUCED WITHOUT
PERMISSION. BUILDER AND
OWNER ARE RESPONSIBLE
TO VERIFY ALL DIMENSIONS
BEFORE CONSTRUCTION.

DRAWN BY: ALS

REVIEW:

REVISIONS:

DATE: 04/25/12

SITE: WELCH

ELEVATIONS

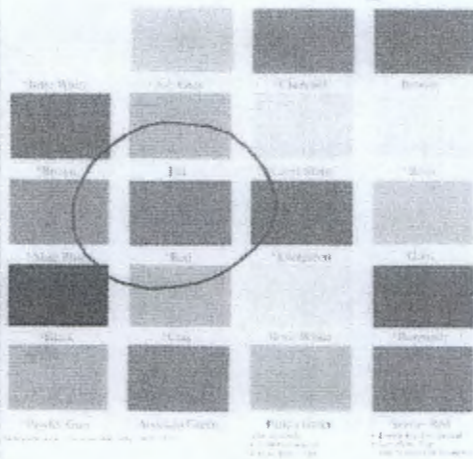
A.2



Trim Colors

METAL ROOFING & SIDING COLORS

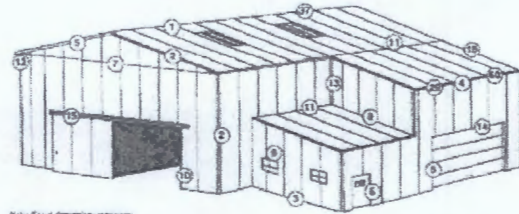
PAINTED G-100



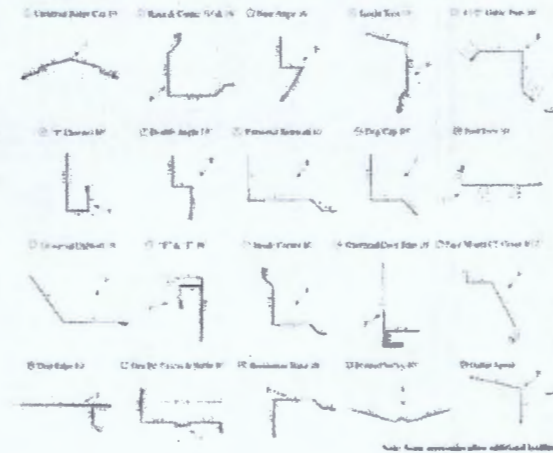
A.B. Mastic Building Supply LLC

1000 S. 10th St. Earl, PA 17519
717-445-8888 FAX 717-445-3001

Trim Styles



Note: Exact dimensions may vary.
Custom trim available.



Note: Some assemblies allow different building

[\[Home\]](#) [\[SlideShow\]](#) [\[Accessories\]](#) [\[History\]](#) [\[Links\]](#) [\[Contact\]](#)

C



Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1502571590

Owner Information

Owner Name: RILEY PATRICK MICHAEL
RILEY JAMIE LEE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 411 LORRAINE AVE
BALTIMORE MD 21221-6820
Deed Reference: 1) /23421/ 00632
2)

Location & Structure Information

Premises Address 411 LORRAINE AVE
0-0000
Legal Description 411 LORRAINE AVE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0097	0008	0365		0000	E	3M	33	3	Plat Ref: 0005/0039

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,456 SF	7,000 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	62,000	62,000		
Improvements:	172,300	98,300		
Total:	234,300	160,300	234,300	160,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
RILEY PATRICK MICHAEL/JAMIE LEE	02/22/2006	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23421/ 00632	Deed2:
Seller: BORSOS LOUIS CHARLES	Date: 04/04/1995	Price: \$125,000
Type: ARMS LENGTH IMPROVED	Deed1: /10995/ 00001	Deed2:
Seller: BORSOS JULIUS	Date: 10/05/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08614/ 00405	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

Homestead Application Information

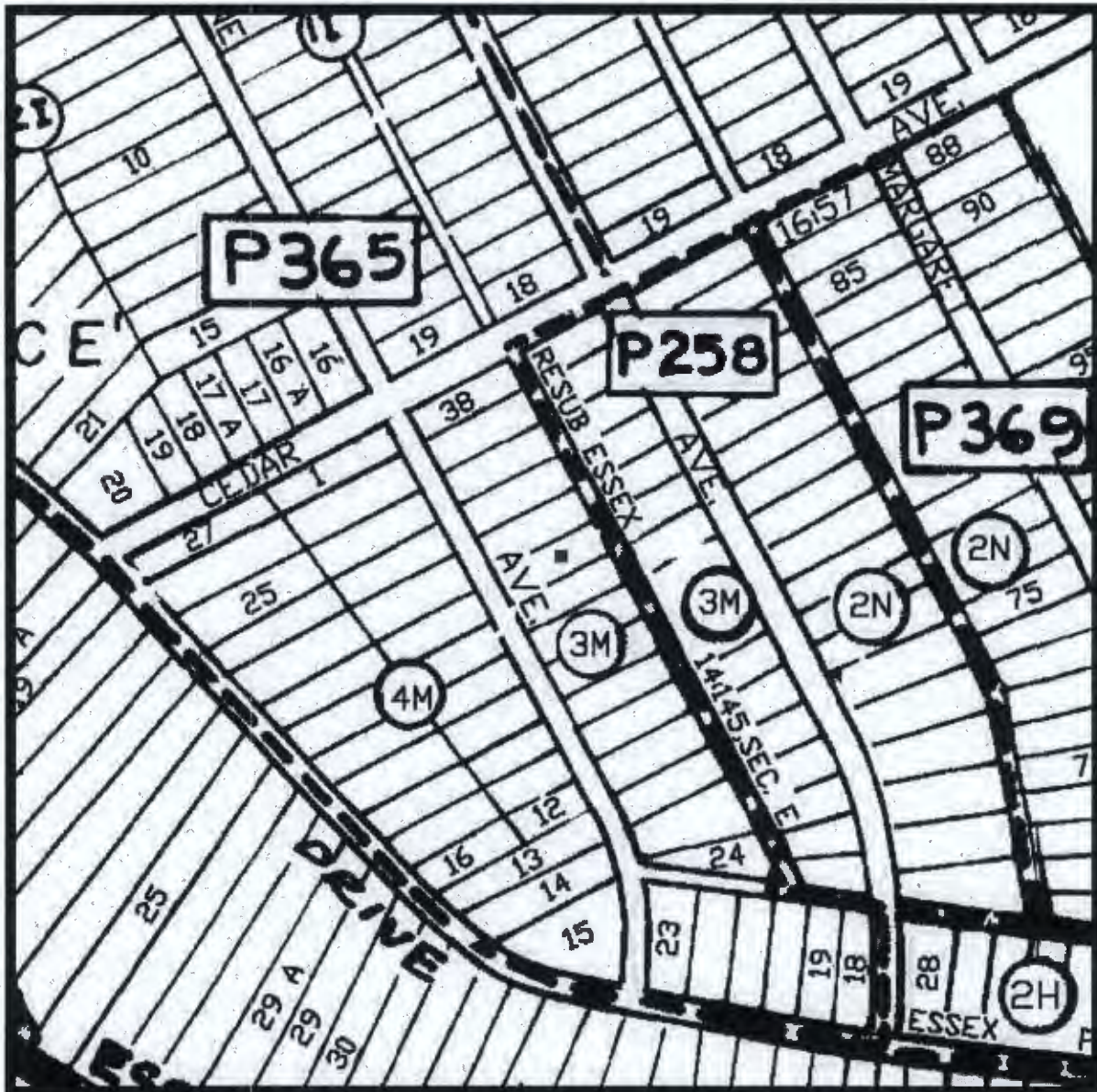
Homestead Application Status: No Application



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

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District - 15 Account Number - 1502571590



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Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

7/24 11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUL 16 2012



OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: July 13, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0301-SPHA
Address 411 Lorraine Avenue
(Riley Property)

Zoning Advisory Committee Meeting of June 4, 2012.

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) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The project will be reviewed for applicability of the 10% Rule regulations and any required mitigation. By meeting the IDA pollutant reduction requirements, allowing the request by the applicant will result in minimal impacts to water quality.

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

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Back River.

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

2012-0301-SPHA (Cont.)
411 Lorraine Avenue

The applicant's proposal to construct a detached accessory building (garage) is subject to review for application of the Critical Area IDA pollutant reduction requirements, therefore, is consistent with this goal. Allowing the request will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Additional Comments:

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: July 12, 2012

7/24/12
11 am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 22, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 411 Lorraine Avenue

INFORMATION:

Item Number: 12-301

Petitioner: Patrick M. & Jamie L. Riley

Zoning: DR 5.5

Requested Action: Special Hearing & Variance

RECEIVED

JUN 28 2012

OFFICE OF ADMINISTRATIVE HEARINGS

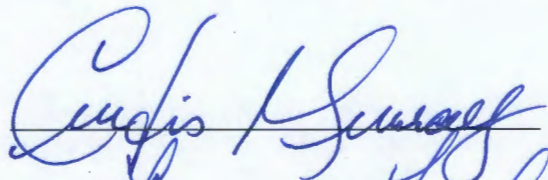
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This department does not oppose the petitioner's request provided the existing deteriorated accessory structures are razed. All automobiles, trailers and other items that are currently housed in the existing structures and in the rear yard shall be stored in the proposed garage. The improvement of the new accessory building would be an overall visual improvement to the existing conditions in the rear yard of the subject property.

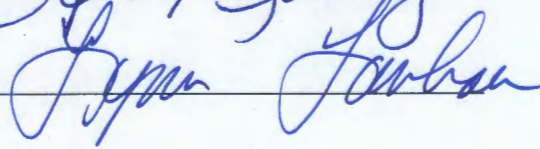
The size and scale of the proposed building from the information provided appears to be out of character for the community, however there are a few properties with multiple accessory structures in the rear yard. Nonetheless, provide building elevations to this department for review and approval, the exterior finish materials of the building should be consistent and compliment that of the principle dwelling. As proposed on the petition, the garage is 18 feet in height. A two-storey structure will not be supported. The additional height proposed should be for roof pitch purposes only.

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

Prepared by:



Division Chief:
AVA/LL: CM



7/24
11AW**Debra Wiley - ZAC Comments - Distribution Meeting of June 4th**

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/11/2012 1:52 PM
Subject: ZAC Comments - Distribution Meeting of June 4th

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0301-SPHA- 411 Lorraine Avenue
No hearing date per data base as of 6/11/12

2012-0302-A - 4017 Klausmier Road
Administrative Variance - Closing Date: 6/25/12

2012-0303-SPHA - 950 York Road
No hearing date in data base as of 6/11/12

2012-0304-A - 4020 Old Court Road
No hearing date in data base as of 6/11/12

2012-0305-A - 16 Betlou James Place
No hearing date in data base as of 6/11/12

2012-0306-SPHA - 6732 Fox Meadow Place
Administrative Variance - Closing Date: 5/7/12

2012-0307-SPH - 8044 Bradshaw Road
No hearing date in data base as of 6/11/12

2012-0308-A - 7801 Doe Ridge Drive
Administrative Variance - Closing Date: 7/2/12

2012-0309-A - 7208 Bridgewood Drive
Administrative Variance - Closing Date: 7/2/12

Thanks.

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

JB 7/24
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 22, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 411 Lorraine Avenue

RECEIVED

INFORMATION:

JUL 24 2012

Item Number: 12-301

Petitioner: Patrick M. & Jamie L. Riley

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Special Hearing & Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. This department does not oppose the petitioner's request provided the existing deteriorated accessory structures are razed. All automobiles, trailers and other items that are currently housed in the existing structures and in the rear yard shall be stored in the proposed garage. The improvement of the new accessory building would be an overall visual improvement to the existing conditions in the rear yard of the subject property.

The size and scale of the proposed building from the information provided appears to be out of character for the community, however there are a few properties with multiple accessory structures in the rear yard. Nonetheless, provide building elevations to this department for review and approval, the exterior finish materials of the building should be consistent and compliment that of the principle dwelling. As proposed on the petition, the garage is 18 feet in height. A two-storey structure will not be supported. The additional height proposed should be for roof pitch purposes only.

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

Prepared by: _____

Division Chief: _____
AVA/LL: CM



KEVIN KAMENETZ
County Executive

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

July 17, 2012

Patrick M. & Jamie L. Riley
411 Lorraine Avenue
Baltimore MD 21221

RE: Case Number: 2012-0301 SPHA, Address: 411 Lorraine Avenue

Dear Mr. & Ms. Riley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 24, 2012. 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.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-12-12

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

RE: Baltimore County
Item No 2012-0301-SPHA
Special Hearing Variance
Patrick M. & Jamie L. Riley
411 Lorraine Avenue

Dear Ms. Lewis:

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. 2012-0301-SPHA.

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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 14, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2012
Item Nos. 2012-0301, 0302, 0303, 0305, 0306, 0307, 0308, and 0309

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06182012-NO COMMENTS.doc

PETITIONER'S EXHIBITS

**411 LORRAINE AVENUE
CASE NO. 2012-0301-SPHA**

7/24/12
P28

DW
8-27-12

- 1. PLAT TO ACCOMPANY PETITION DATED MAY 16, 2012 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH FOR PROPERTY**
- 3. PORTION OF TAX MAP 0097 SHOWING PROPERTY IN RED**
- 4. COPY OF DEED OF RECORD L. 23421 F. 623**
- 5. COPY OF PLAT OF BLOCKS I AND M, ESSEX, SECTION ONE PB 5 F 39**
- 6. (a thru k) PHOTOS**
- 7. AERIAL PHOTO**
- 8. BUILDING ELEVATIONS**
- 9. BUILDING COLOR CHART**

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1502571590

Owner Information

Owner Name:	RILEY PATRICK MICHAEL RILEY JAMIE LEE	Use:	RESIDENTIAL
Mailing Address:	411 LORRAINE AVE BALTIMORE MD 21221-6820	Principal Residence:	YES
		Deed Reference:	1) /23421/ 00632 2)

Location & Structure Information

Premises Address	Legal Description
411 LORRAINE AVE 0-0000	411 LORRAINE AVE ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0097	0008	0365		0000	E	3M	33	3	
									Plat Ref: 0005/0039

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,456 SF	7,000 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	62,000	62,000		
Improvements:	172,300	98,300		
Total:	234,300	160,300	234,300	160,300
Preferential Land:	0			0

Transfer Information

Seller:	RILEY PATRICK MICHAEL/JAMIE LEE	Date:	02/22/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/23421/ 00632	Deed2:	
Seller:	BORSOS LOUIS CHARLES	Date:	04/04/1995	Price:	\$125,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/10995/ 00001	Deed2:	
Seller:	BORSOS JULIUS	Date:	10/05/1990	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08614/ 00405	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

PETITIONER'S
EXHIBIT NO. 2



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

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District - 15 Account Number - 1502571590



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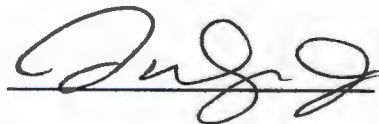
PETITIONER'S
EXHIBIT NO. 3

and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or otherwise appertaining unto and to the proper use and benefit of the said, **PATRICK MICHAEL RILEY and JAMIE LEE RILEY**, as tenants by the entireties, their personal representatives, heirs and assigns, in fee simple.

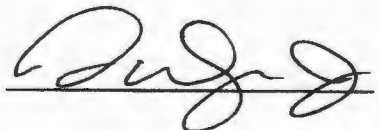
AND the said Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

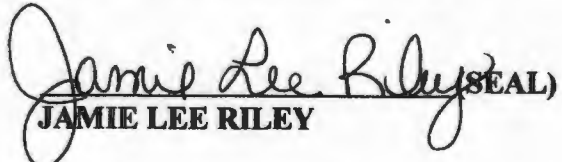
WITNESS the hand and seal of the said grantors.

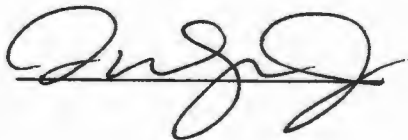
WITNESS:



 (SEAL)
PATRICK MICHAEL RILEY



 (SEAL)
JAMIE LEE RILEY



 (SEAL)
MARY LEE STILSON

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 22 day of November, 2005, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared **PATRICK MICHAEL RILEY** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

My Commission Expires 4/12/08

[Signature]
NOTARY PUBLIC



STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 22 day of November, 2005, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared **JAMIE LEE RILEY** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

My Commission Expires 4/12/08

[Signature]
NOTARY PUBLIC



STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 22 day of November, 2005, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared **MARY LEE STILSON** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained, and in my presence signed and sealed the same.

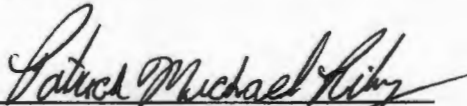
IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

My Commission Expires 4/12/08

[Signature]
NOTARY PUBLIC

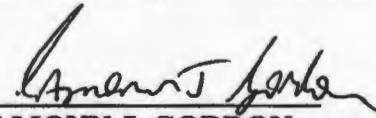


Grantees in the within Deed hereby certifies under penalties of perjury that land conveyed in said Deed is residentially improved owner occupied real property, and that the property and the residence will be occupied by us.


PATRICK MICHAEL RILEY


JAMIE LEE RILEY

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


EAMONN J. GORDON
Attorney

Property ID No. (15) 15-02-571590

THIS DEED, made this 22 day of November, 2005, by and between **PATRICK MICHAEL RILEY and JAMIE LEE RILEY, husband and wife, and MARY LEE STILSON, mother and daughter** Grantors and **PATRICK MICHAEL RILEY and JAMIE LEE RILEY, husband and wife, Grantees.**

WITNESSETH, that in consideration of Zero Dollars (\$ -0-) and other good and valuable consideration, the receipt whereof is hereby acknowledged.

The said Grantor does grant and convey to **PATRICK MICHAEL RILEY and JAMIE LEE RILEY, husband and wife, as tenants by the entireties**, their personal representatives, heirs and assigns, in fee simple, that lot of ground situate in Baltimore County, State of Maryland, and more particularly described as follows:

BEING KNOWN as Lot No. 33, Block 3M, Section E of Essex, as shown on the Plat of same, filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 39.

The improvements thereon being known as 411 Lorraine Avenue

BEING the same property conveyed by deed dated the 31st day of March, 1995, and recorded among the Land Records of Baltimore County, Maryland at Liber 10995, folio 1 from Louis Charles Borsos and Sookie Kwak Borsos to Patrick Michael Riley and Jamie Lee Riley, husband and wife and Mary Lee Stilson, the within grantors.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

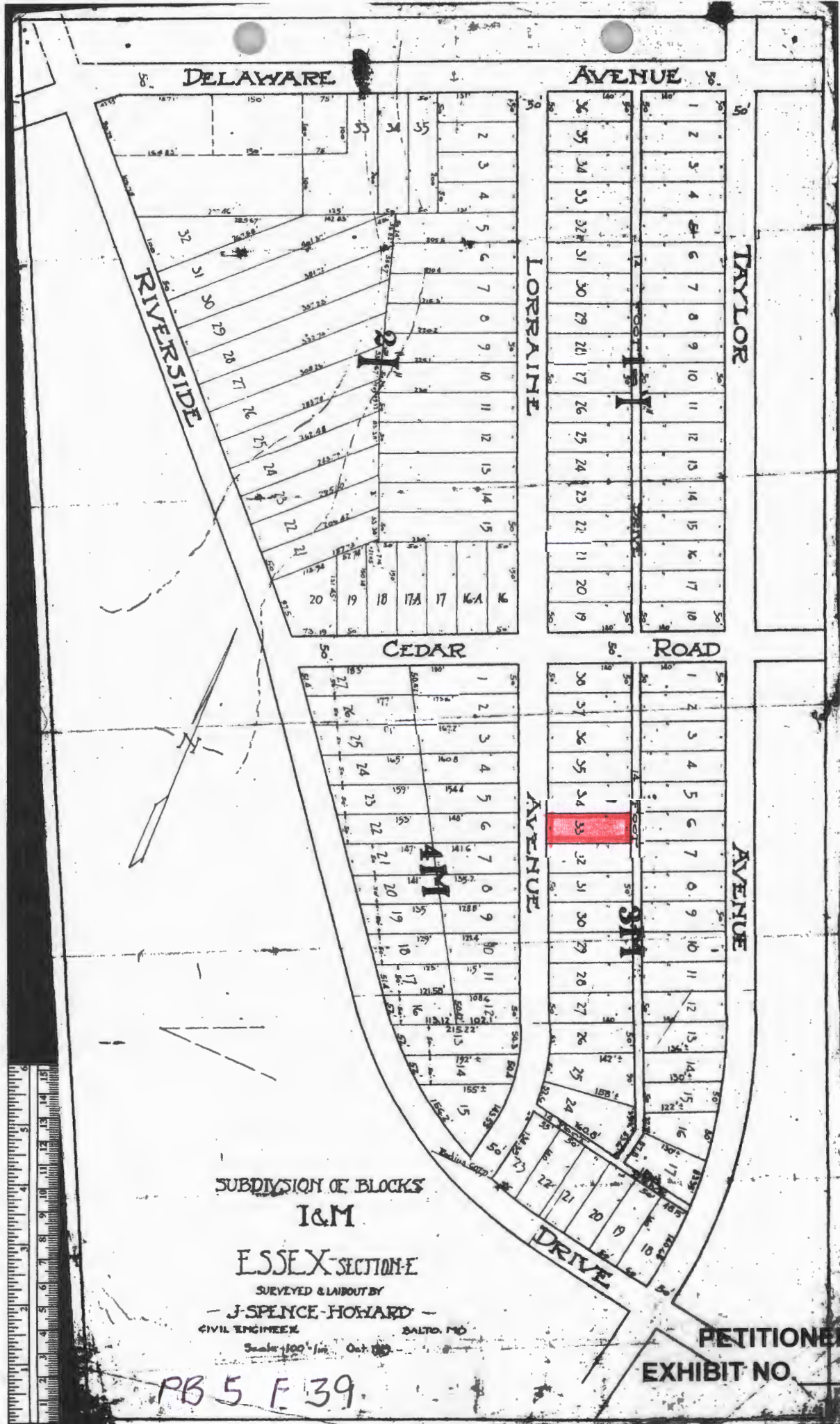
TO HAVE AND TO HOLD the said lot of ground and premises above described

After recording return to:

Vision Title, LLC
4206 Main Street
Bel Air, MD 21014

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-23276] Book SM 23421, p. 0632. Printed 07/19/2012. Online 03/14/2016

PETITIONER'S
EXHIBIT NO. 4



DELAWARE AVENUE

TAYLOR

LORRAINE

RIVERSIDE

CEDAR

ROAD

AVENUE

AVENUE

DRIVE

SUBDIVISION OF BLOCKS
I & M

ESSEX SECTION E

SURVEYED & LAID OUT BY

J. SPENCE-HOWARD
CIVIL ENGINEER

DALTON, MO.

Scale 100' = 1" Oct. 1900

PETITIONER'S
EXHIBIT NO.

5

PB 5 F 39

6a



6b



6c



6f



8g



6g



8g

6k



6h



6j



6i





PETITIONER'S
EXHIBIT NO. 7



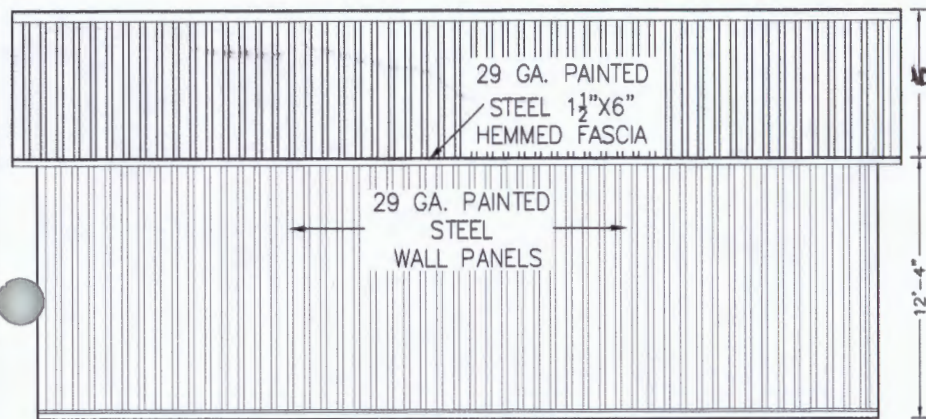
411 Lorraine Avenue

Created By
Baltimore County
My Neighborhood



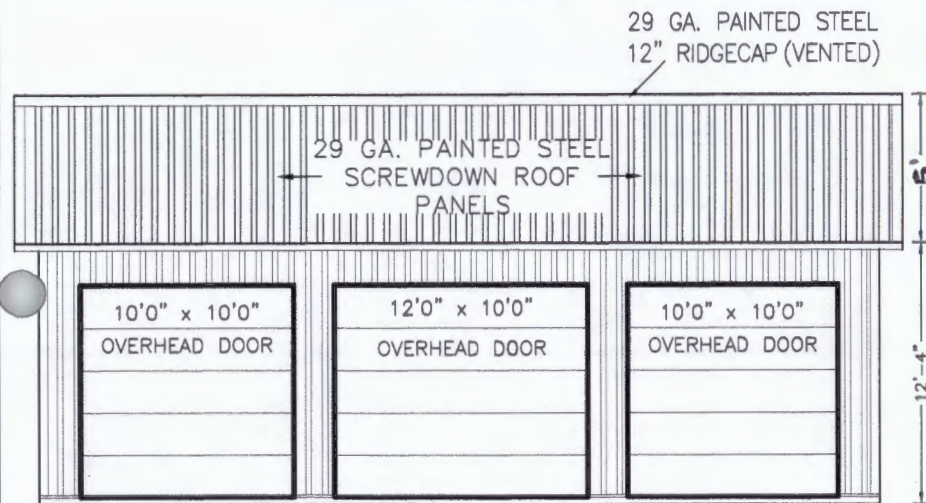
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 7/19/2012



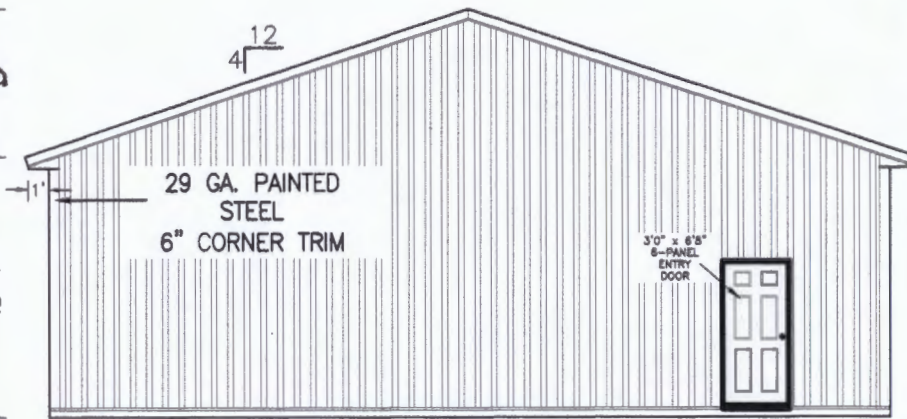
BACK SIDEWALL

SCALE: 1/8" = 1'0"



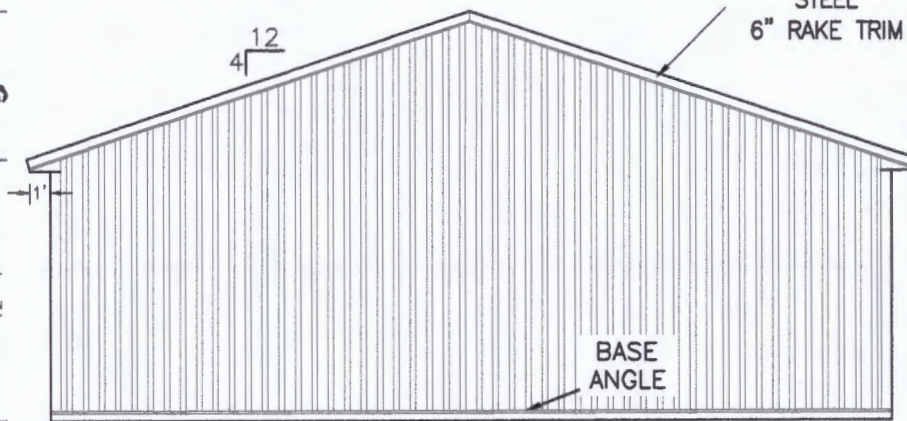
FRONT SIDEWALL

SCALE: 1/8" = 1'0"



LEFT ENDWALL

SCALE: 1/8" = 1'0"



RIGHT ENDWALL

SCALE: 1/8" = 1'0"

PETITIONER'S
EXHIBIT NO. **8**

OWNER

**GARY WELCH
BALTIMORE COUNTY MD**

ALL INFORMATION SHOWN
ON THIS DRAWING IS THE
PROPERTY OF SHIRK
POLE BUILDINGS LLC.
THIS DRAWING MAY NOT
BE REPRODUCED WITHOUT
PERMISSION. BUILDER AND
OWNER ARE RESPONSIBLE
TO VERIFY ALL DIMENSIONS
BEFORE CONSTRUCTION

DRAWN BY: ALS

REVIEW:

REVISIONS:

DATE: 04/25/12

SITE: WELCH

ELEVATIONS

A.2



Home

Slide Show

Accessories

Drawings

About Us

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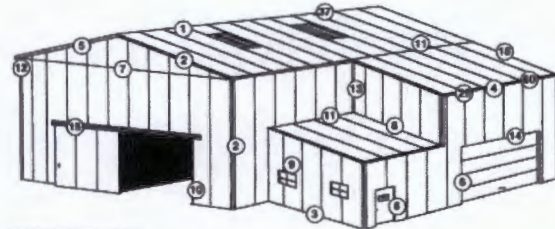
Trim Colors

METAL ROOFING & SIDING COLORS

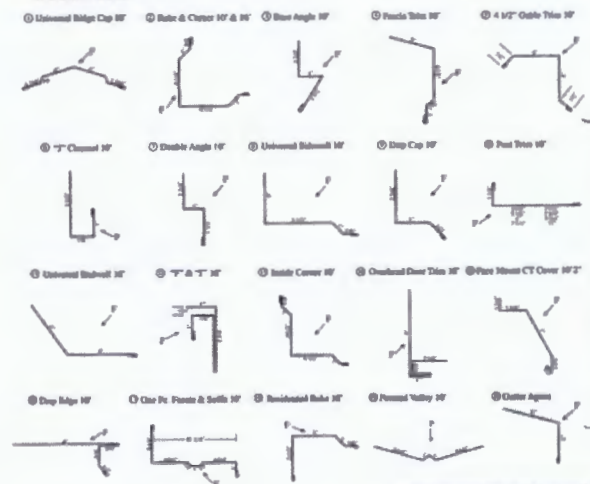
PAINTED G-100 WEATHER Paint by *Valspar*



Trim Styles



Note: Exact dimensions may vary.
Custom Colors Available



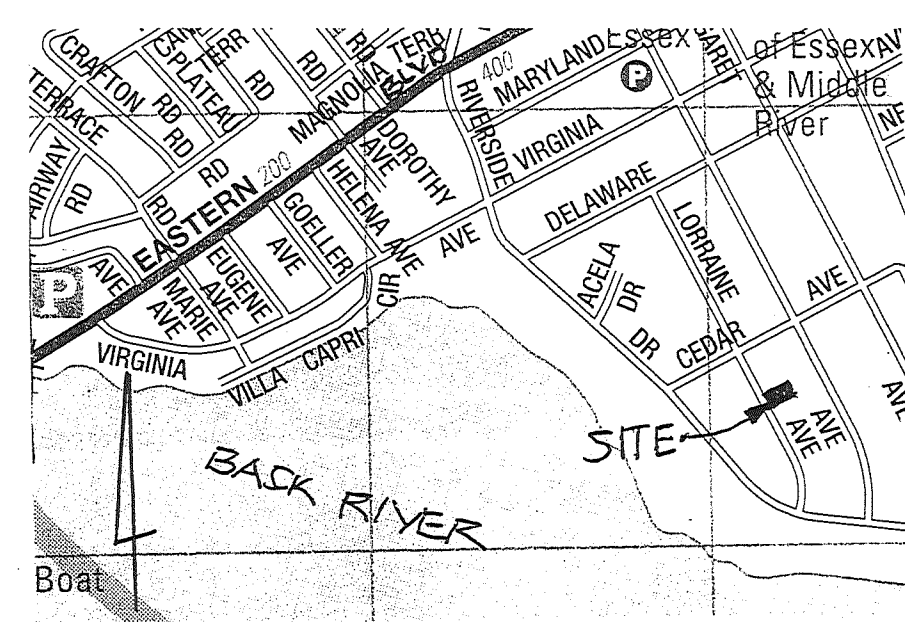
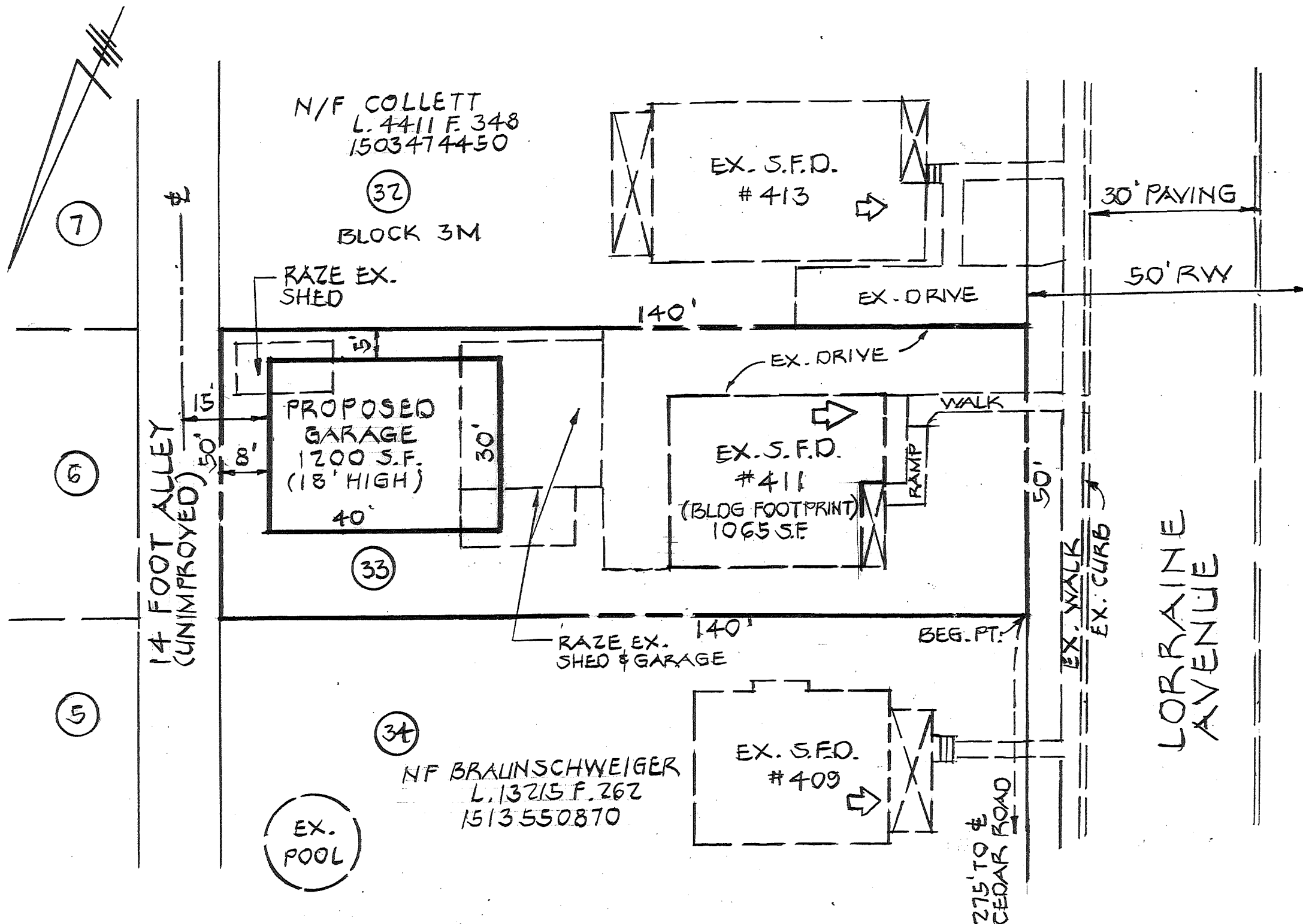
Note: Some accessories require additional hardware.

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C

PETITIONER'S
EXHIBIT NO. 9





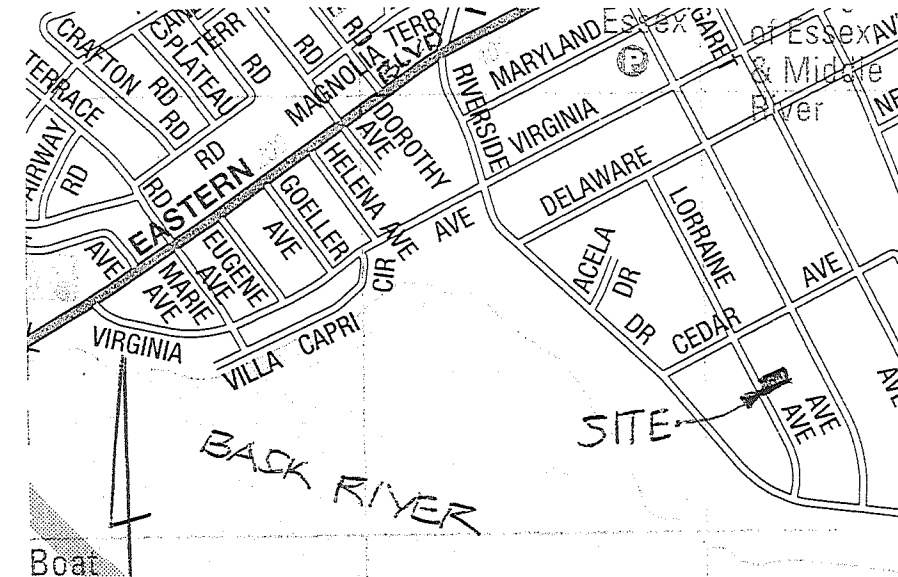
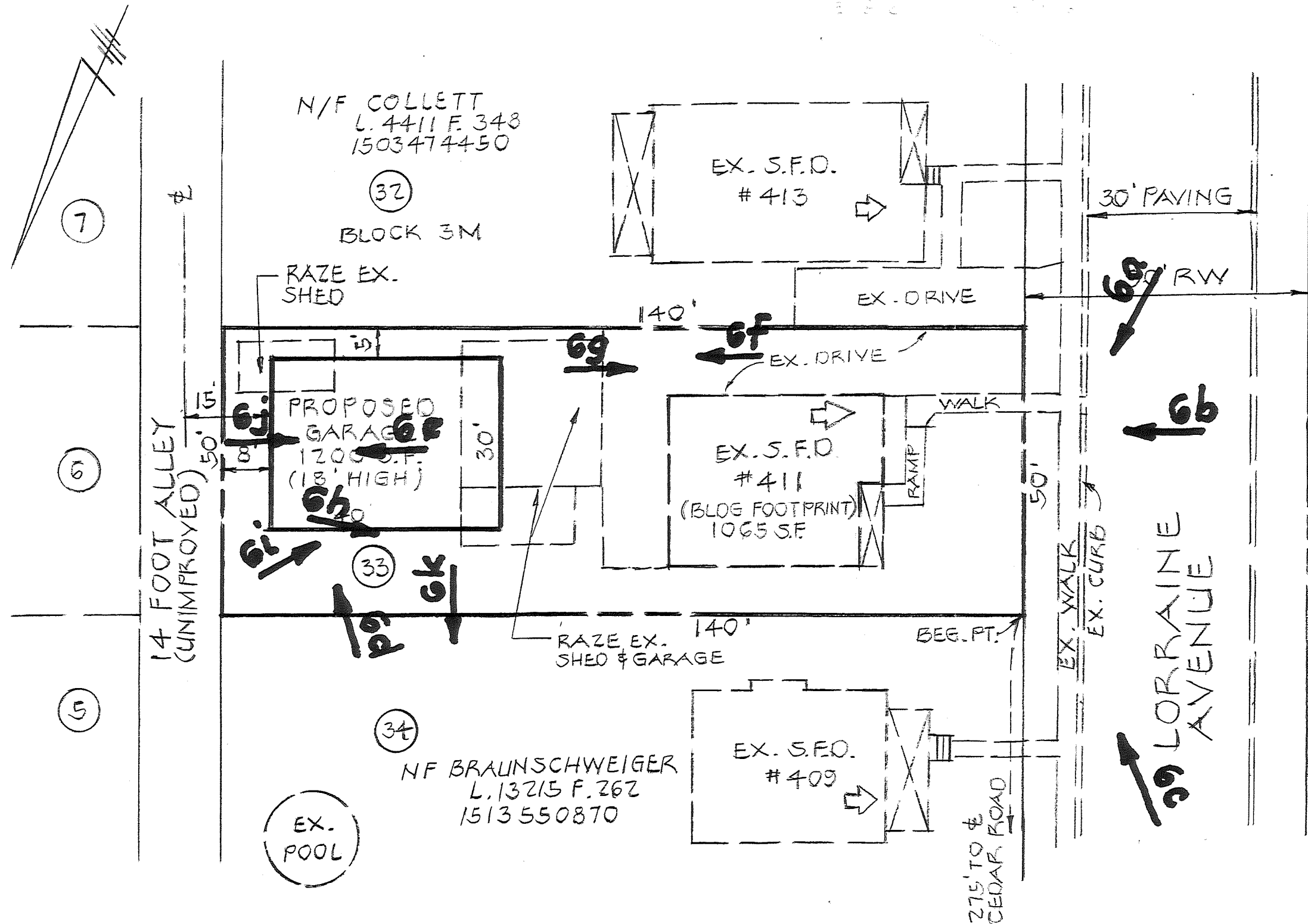
ZONING MAP....097A2
SITE ZONED.....DR 5.5
ELECTION DISTRICT.....15
COUNCILMANIC DISTRICT.....7
LOT AREA....7000 S.F. = 0.16 AC+/-
HISTORIC.....NO
IN CBCA.....YES
IN FLOOD PLAIN.....NO
WATER AND SEWER.....PUBLIC
PREVIOUS HEARINGS.....NONE
VIOLATIONS.....NONE

2012-0301-SPHA

**PLAT TO ACCOMPANY PETITION FOR
VARIANCE AND SPECIAL HEARING**

**411 LORRAINE AVENUE
LOT 33, BLOCK 3M, SECTION E
ESSEX P.B. 5 F.39
ELECTION DISTRICT 15C7
BALTIMORE COUNTY, MD.**

SCALE: 1 INCH = 20 FEET MAY 16, 2012



LOCATION PLAN
SCALE = 1" = 1000'

ZONING MAP....097A2
 SITE ZONED.....DR 5.5
 ELECTION DISTRICT.....15
 COUNCILMANIC DISTRICT.....7
 LOT AREA....7000 S.F. = 0.16 AC+/-
 HISTORIC.....NO
 IN CBCA.....YES
 IN FLOOD PLAIN.....NO
 WATER AND SEWER.....PUBLIC
 PREVIOUS HEARINGS.....NONE
 VIOLATIONS.....NONE

PHOTOS

PETITIONER'S
EXHIBIT NO. **6a-k**

PLAT TO ACCOMPANY PETITION FOR
VARIANCE AND SPECIAL HEARING

411 LORRAINE AVENUE

LOT 33, BLOCK 3M, SECTION E

ESSEX P.B. 5 F.39

ELECTION DISTRICT 15C7

BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 20 FEET MAY 16, 2012

OWNER
 PATRICK M. AND JAMIE L. RILEY
 411 LORRAINE AVENUE
 BALTIMORE, MD. 21221
 DEED REF: L.23421 F.632
 ACCT. NO. 1502571590

6a-k