



KEVIN KAMENETZ
County Executive

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

August 1, 2012

Thomas J. Beres
6908 Markel Avenue
Baltimore, Maryland 21222

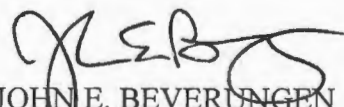
RE: Petition for Special Hearing
Case No.: 2012-0313-SPH
Property: 6915 Markel Avenue

Dear Mr. Beres:

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:dlw
Enclosure

IN RE: PETITION FOR SPECIAL HEARING

SE side of Markel Avenue, 150' S of c/line
of intersection with 48th Street
12th Election District
7th Council District
(6915 Markel Avenue)

Thomas J. Beres
Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0313-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by the legal owner of the subject property, Thomas J. Beres. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow Baltimore Gas & Electric and the owner to install an electric meter to an existing garage on a lot without a principal dwelling. The electric is currently wired to the home of the previous owner, which is located next door. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Petitioner Thomas J. Beres. 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. There were no ZAC comments received from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 0.24 acres and is zoned DR 5.5. The Petitioner explained that he has an antique car he stores in the garage. The Petitioner has been renting the garage from his neighbor for the past 6 or 7 years, and in May 2012 he purchased

ORDER RECEIVED FOR FILING

Date 8-1-12

By DW

this small parcel of land and the garage from his neighbor.

At present, the electric service for the garage is connected and billed to the adjoining dwelling at 1246 48th Street. Now that Petitioner has purchased the property, he obviously needs to establish the electric service account in his name. To do so, Baltimore County required special hearing relief, because the property in question is not improved with a dwelling.

As noted earlier, Petitioner has been using the garage for several years, and the only change under consideration is the new electrical connection. There is no reason to believe that the grant of relief would be injurious to the neighborhood, and the Petitioner indicated that the garage has no water or sewer service, or living accommodations.

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

THEREFORE, IT IS ORDERED, this 1st day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow Baltimore Gas & Electric and the owner to install an electric meter to an existing garage on a lot without a principal dwelling, be and is hereby GRANTED.

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

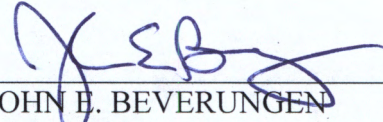
1. The Petitioner may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner 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.

ORDER RECEIVED FOR FILING

Date 8-1-12

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 8-1-12

By DLW



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6915 Markel Ave,
which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To allow Baltimore Gas & Electric and the owner to install an electric meter to an existing garage. the electric is currently wired to the home of the previous owner, which is located next door. My home is located directly across the street from the garage. However, due to the street separating the properties, an additional electric meter is required.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound 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):

Thomas J. Beres

Name - Type or Print _____

Signature _____

Kathleen M. Beres

Name - Type or Print _____

Signature _____

6908 Markel Avenue (410)288-1361

Address _____ Telephone No. _____

Baltimore, Maryland 21222

City _____ State _____ Zip Code _____

Representative to be Contacted:

Thomas J. Beres

Name _____

6908 Markel Avenue (443)992-0308

Address _____ Telephone No. _____

Baltimore, Maryland 21222

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2012-0313-SPH

REV 9/15/98

Reviewed By JS/AT Date 6/11/12

ORDER RECEIVED FOR FILING

Date 8-1-12

By [Signature]

Zoning Description for the property 6915 Markel Avenue, 150' SW of 48th Street.

Beginning at a point on the Southeast side of Markel Avenue which is 15 feet wide at the distance of 141 feet from 48th street which is 15 feet wide. Being lot number 3 in the minor subdivision of Patrice Sevdalis as recorded with Baltimore County. The property is containing 10,454.4 square feet. Also known as 6915 Markel Avenue, *As recorded in plat MP97077*, located in the 12th election district, 7th Councilman District.



2012-0313-SPH

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

No. **83490**

Date: **6-11-12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/11/2012 6/11/2012 10:46:48 6

REG MS06 WALKIN TTAY TST
 RECEIPT # 667035 6/11/2012 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 083490

Recpt Tot \$75.00
 1.00 CK \$80.00 CA
 \$5.00- CG

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: **\$ 75.00**

Rec From: **BERES**

For: **2012-0313-SPHA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0313-SPH

Petitioner: THOMAS BIERES

Address or Location: 6915 MARKEL AVENUE, 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Bieres

Address: 6908 MARKEL AVENUE

BALTO MD 21222

Telephone Number: 410 288 1361

CERTIFICATE OF POSTING

2012-0313-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Thomas & Kathleen Beres

July 31, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6915 Markel Ave

July 11, 2012

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

Sincerely,

July 11, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

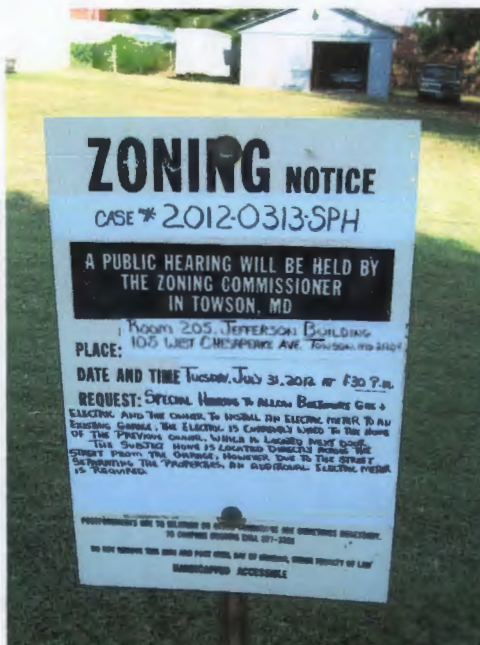
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2012-0313-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Thomas & Kathleen Beres

July 31, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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6915 Markel Ave

July 11, 2012

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

Sincerely,

July 11, 2012

(Signature of Sign Poster)

(Date)

SSC Robert Black

(Print Name)

1508 Leslie Road

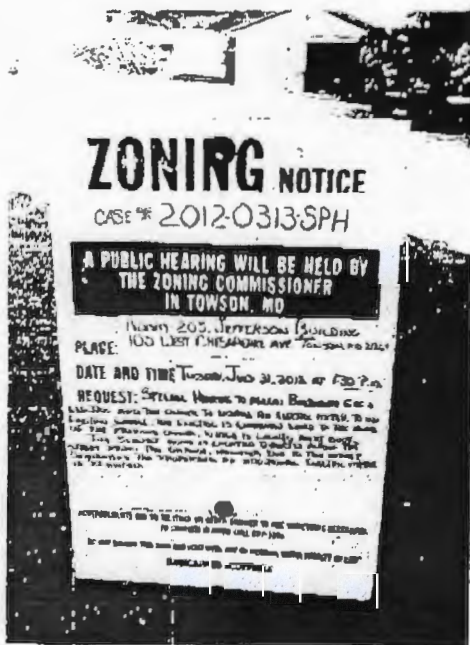
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



PAID

FREE

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: # 2012-0313-SPH

6915 Markel Avenue

SE/s of Markel Avenue, 150 ft. S/of centerline of intersection with 48th Street

12th Election District - 7th Councilmanic District
Legal Owner(s): Thomas & Kathleen Beres

Special Hearing: to allow Baltimore Gas & Electric and the owner to install an electric meter to an existing garage; the electric is currently wired to the home of the previous owner, which is located next door. The subject home is located directly across the street from the garage; however, due to the street separating the properties, an additional electric meter is required.

Hearing: Tuesday, July 31, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT/7/630 July 10

304913

CERTIFICATE OF PUBLICATION

7/12/, 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 7/10/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

FROM : SSG BOB BLACK

FAX NO. : 410 282 7940

JUL 25 2012 03:23PM P1



KEVIN KAMENETZ
County Executive

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

June 27, 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: 2012-0313-SPH

6915 Markel Avenue

SE/s of Markel Avenue, 150 ft. S/of centerline of intersection with 48th Street

12th Election District – 7th Councilmanic District

Legal Owners: Thomas & Kathleen Beres

Special Hearing to allow Baltimore Gas & Electric and the owner to install an electric meter to an existing garage; the electric is currently wired to the home of the previous owner, which is located next door. The subject home is located directly across the street from the garage; however, due to the street separating the properties, an additional electric meter is required.

Hearing: Tuesday, July 31, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Beres, 6908 Markel Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 11, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 10, 2012 Issue - Jeffersonian

Please forward billing to:
Thomas Beres
6908 Markel Avenue
Baltimore, MD 21222

410-288-1361

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: 2012-0313-SPH

6915 Markel Avenue

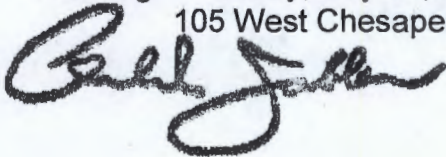
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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
6915 Markel Avenue; SE/S Markel Avenue,
150' S c/line of 48th Street
12th Election & 7th Councilmanic Districts
Legal Owner(s): Thomas Beres
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-313-SPH

* * * * *

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 19 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 19th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to Thomas J. Beres, 6908 Markel Avenue, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2012-0313-SPH

JB 7/31
1:30
pm

Exhibit Sheet

Petitioner/Developer

Protestants

DW 9/4/12
DW 8/1/12

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

ADDRESS: 6915 MARKEL AVE.

OWNER(S) NAME(S) Thomas, KATHIEEN BERES

SUBDIVISION NAME Minor Subdivision of Patricia Seudalis LOT # 3 BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 230000 8218 DEED REF. # 15777/00125

LAND OF
THEODORE M. SIEJACK

5893/56
*1900003458

EX.
HOUSE

LAND OF
TERRANCE L. GREEN &
DEBRA JEAN GREEN

6876/173
*1800001793

ELECTRIC
METER
REQUESTED

LAND OF
DANNY W. STURGILL

SHERRY L. STURGILL
8305/537
*1207062400

EXISTING 15' WIDE
HIGHWAY WIDENING

48TH STREET

(15 FT R/W)

Plan Drawn By:

Thomas BERES

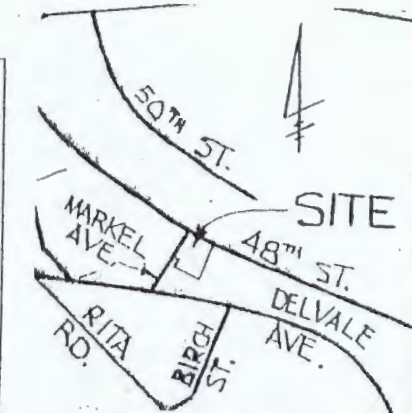
Date 8/12

Scale: 1 Inch = 50 Feet

* LOT 3 OF
MINOR SUB
97-077-M

NO
DWELLING
ON THE
PROPERTY

MARKEL AVENUE
150 FT TO E OF
48TH ST.



MAP IS NOT TO SCALE

ZONING MAP # 103B1

SITE ZONED DR5.5

ELECTION DISTRICT 12TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE .29 AC

OR SQUARE FEET 10,454.4

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: N/A

PUBLIC X PRIVATE

SEWER IS: N/A

PUBLIC X PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

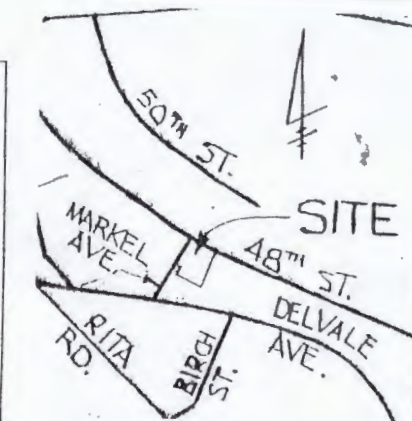
N/A

VIOLATION CASE INFO:

NONE

2012-0313-SPH

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 2300008218 DEED REF. # 15777/00125



NONE

2012-0313-SPH

MEMORANDUM

DATE: September 4, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0313-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on August 31, 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

✓ 7/31 1:30

CASE NO. 2012- 0313-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-19</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>7-12-12</u>		
SIGN POSTING <u>Missing 7/25</u> Date: <u>7-11-12</u> by <u>Black</u> <u>(Msg. left on 7/25 10:50 AM - 443.992.0308) JLS</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>See photo in file.</u>		

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

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

Account Identifier:

District - 12 Account Number - 1203050430

Owner Information

Owner Name: BERES THOMAS J
BERES KATHLEEN M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6908 MARKEL AVE
BALTIMORE MD 21222-1245
Deed Reference: 1) /18478/ 00360
2)

Location & Structure Information**Premises Address**

6908 MARKEL AVE
0-0000

Legal Description

6908 MARKEL AVE
J C MILLER PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0103	0003	0024		0000			31	3	Plat Ref: 0005/0067

Town NONE
Ad Valorem
Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,266 SF	11,635 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	63,100	63,100		
Improvements:	107,100	66,400		
Total:	170,200	129,500	170,300	129,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
BERES THOMAS J	07/30/2003	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18478/ 00360	Deed2:
WATTS THOMAS E	06/29/1993	\$94,000
Type: ARMS LENGTH IMPROVED	Deed1: /09857/ 00260	Deed2:
COLLIER MABEL I	12/05/1989	\$40,000
Type: ARMS LENGTH IMPROVED	Deed1: /08342/ 00615	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:**

Approved 06/12/2012

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

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=12+12... 7/24/2012

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0313-SPH
Address 6915 Markel Avenue
(Beres Property)

Zoning Advisory Committee Meeting of June 18, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

Good Morning,

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.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

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

July 24, 2012

Thomas J. & Kathleen Beres
6908 Markel Avenue
Baltimore MD 21222

RE: Case Number: 2012-0313 SPH, Address: 6915 Markel Avenue, 21222

Dear Mr. & Ms. Beres:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 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 dark, textured rectangular background.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

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

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0313-SPH
Special Hearing
Thomas Beres
6915 Market 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. 2012-0313-SPH.

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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
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 27, 2012

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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-07022012-NO COMMENTS.doc



S 50TH ST

832

1244

1235

1237

1239

1245

1247

1249

1255

Lot # 24

Lot # 24

Lot # 27

Lot # 27

Pt. Bk. 00000/0029
Lot # 29 Folio 0067

6910

Lot # 29

PDM # 128030

20110288

Lot # 31

Pt. Bk./Folio # 005067A

DR 5.5

103B1

6906

MARKEL AVE

Lot # 1
PDM # 120132

1248

Lot # 2

1250

1252

SE 2-1/2 E

7-CD

S 48TH ST

Pt. Bk./Folio # IMP97077

Lot # 3

6907

1617

DELVALE AVE

Lot # 34

Lot # 34

Lot # 35

Lot # 35

1608

Lot # 16

1607

CUSHING, SAMUEL PROPERTY (PDM File/Project #)

19860404

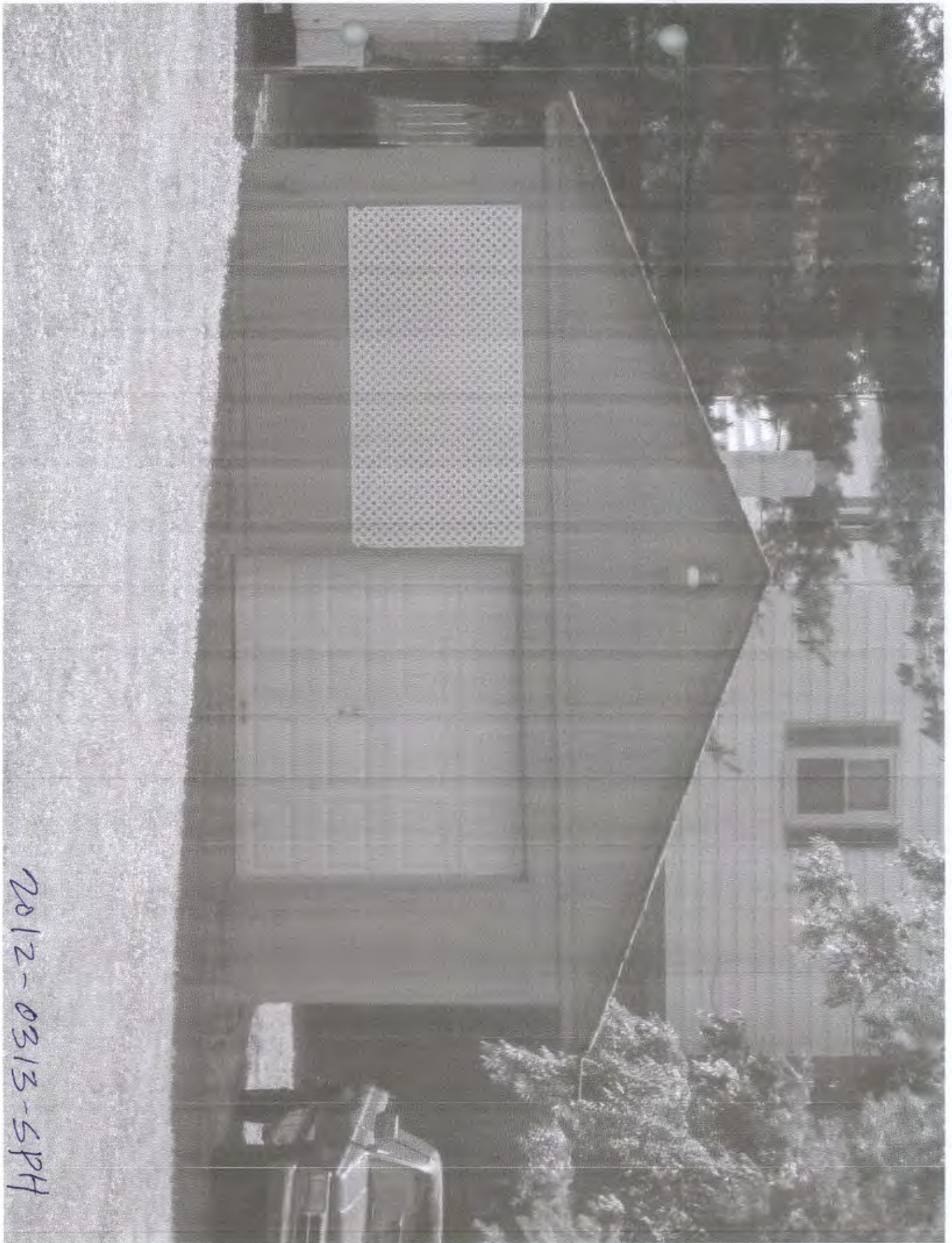
7214

7212

BIRCH AVE

19760221

2012-0313-5



2012-0313-SPH

2012-0317 SPH