



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 14, 2013

Lawrence Schmidt, Esquire
600 Washington Avenue
Suite 200
Towson, Maryland 21204

RE: Petition for Variance
Case No.: 2010-0123-A
Property: 1709 Taylor Avenue

Dear Mr. Schmidt:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Thomas and Susan Brennan, 721 Hickory Lot Road, Towson, Maryland 21286
Bernadette Moskunas, 200 E. Joppa Road, Room 101, Towson, Maryland 21286

IN RE: PETITION FOR VARIANCE
(1709 Taylor Avenue)
9th Election District
5th Councilman District
Thomas C. Jr. and Susan Brennan
Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0123-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed Lawrence E. Schmidt, Esquire on behalf of Thomas C. Jr. and Susan Brennan, the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 5 parking spaces in lieu of the required 9. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Thomas C. Jr. and Susan Brennan, and Bernadette Moskunas, with Site Rite Surveying, Inc., the consulting firm that prepared the site plan. Lawrence E. Schmidt, Esquire appeared as counsel and represented the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no interested citizens in attendance and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the record of this case. The only substantive comment was from the Department of Planning (DOP), which supported the petition, and believed the project would be a "vast improvement" to the

ORDER RECEIVED FOR FILING

Date 1-14-13

By Aln

community.

Testimony and evidence revealed that the subject property is 0.15 acres and is zoned BL. The property was zoned C.B. until 2012, at which time it was rezoned to B.L. during the comprehensive zoning process (Issue #5-018). The Petitioners operate a commercial cleaning business known as United Building Services, Inc. The firm employs crews that clean office and commercial buildings after regular business hours. The Petitioners purchased this site in 2011, and propose to construct a 2,400 SF class "B" office building on what is now a vacant lot. The Petitioners have engaged an architect and are working with the DOP to design an attractive structure that will enhance the community. The building will be used for strictly administrative functions (i.e., bookkeeping, billing, etc.), and the employees that clean the offices after hours report directly to the job site, not the subject property. The Petitioner also indicated that none of the firm's clients or customers visit the administrative building, which will in every sense of the word be a "back office" operation.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is long and narrow (the lots are 25' wide x 130' deep), and is located within the Loch Raven Commercial Revitalization District. Exhibit 3. It is thus unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, since they would be unable to use the property for their

ORDER RECEIVED FOR FILING

Date

1-14-13

By

Den

business. 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 lack of opposition from the community and the support of the DOP.

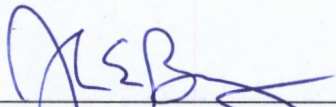
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 14th day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 5 parking spaces in lieu of the required 9, 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.

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:slh

ORDER RECEIVED FOR FILING

Date 1-14-13

By slh



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 1709 Taylor Avenue

which is presently zoned BL (See 2012 CZMP Issue No. 5-018)

Deed Reference 31450/00428

10 Digit Tax Account # 0 9 0 7 1 5 0 3 8 0

Property Owner(s) Printed Name(s) Thomas C. Brennan, Jr. & Susan N. Brennan

CASE NUMBER 2013-0123-A Filing Date 11/27/12 Estimated Posting Date 1/1 Reviewer RJD

(SELECT THE HEARING(S) BY MARKING **X** 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

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:

Lawrence E. Schmidt, Smith Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address City State

21204 410-821-0070 Ischmidt@sgs-law.com

Zip Code Telephone # Email Address

REV. 2/23/11

Legal Owners:

Thomas C. Brennan, Jr. / Susan N. Brennan

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

721 Hickory Lot Road Towson MD

Mailing Address City State

21286 410-825-3869 susanbrennan721@verizon.net

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address City State

21204 410-821-0070 Ischmidt@sgs-law.com

Zip Code Telephone # Email Address

ATTACHMENT TO PETITION FOR ZONING HEARING

1709 Taylor Avenue

A Variance from Section(s):

A.2

1. 409.6. of the BCZR to permit 5 parking spaces in lieu of the required 9; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Item # 0123

RE: PETITION FOR VARIANCE
1709 Taylor Avenue; S/S Taylor Avenue,
228' E c/line Bon Air Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Thomas & Susan Brennan
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-123-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

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

RECEIVED

DEC 12 2012

.....

CERTIFICATE OF SERVICE

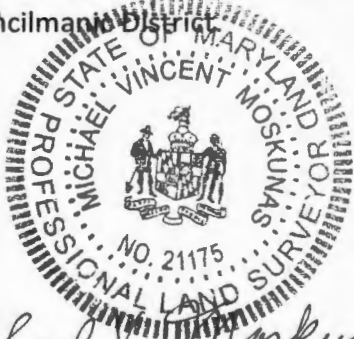
I HEREBY CERTIFY that on this 12th day of December, 2012, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZONING PROPERTY DESCRIPTION
#1709 TAYLOR AVENUE

BEGINNING at a point on the southwest side of Taylor Avenue which is 40 feet wide at the distance of 228 feet southeasterly of the centerline of Bon Air Road which is 40 feet wide. Being Lot Nos. 17 and 18, Plat 2 in the subdivision of "Hillendale Park" as recorded in Baltimore County Plat Book No. 9, folio 70, containing 6500 sq. ft. Located in the 9th Election District and 5th Councilman District



Michael V. Moskunas

Michael V. Moskunas
Reg. No. 21175
Professional Land Surveyor

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

Item #0123

**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: 2013-0123-A
Petitioner: Thomas and Susan Brennan
Address or Location: 1709 Taylor Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Brennan
Address: 721 Hickory Lot Road
Towson, MD 21286

Telephone Number: 443-463-2494

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

No. **90139**

Date: **11/27/12**

PAID RECEIPT

BUSINESS ACTUAL TIME 11/27/2012 11/27/2012 09:15:29 2

REG NO: 090139 MAIL REG REC
 >>RECEIPT # 803303 11/27/2012 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$385.00

Dept 5 526 JUDICIAL VERIFICATION
 CR NO. 090139
 Recpt tot 1385.00
 1385.00 CL 1.00 CA
 Baltimore County, Maryland

Total: **\$385.00**

Rec From:

For: **zoning hearing - case # 2013-0123-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0123-A

RE: Case No.: _____

Petitioner/Developer: _____

Thomas & Susan Brennan

January 14, 2013

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:

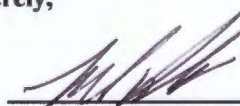
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1709 Taylor Ave

December 21, 2012

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

Sincerely,



December 21, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

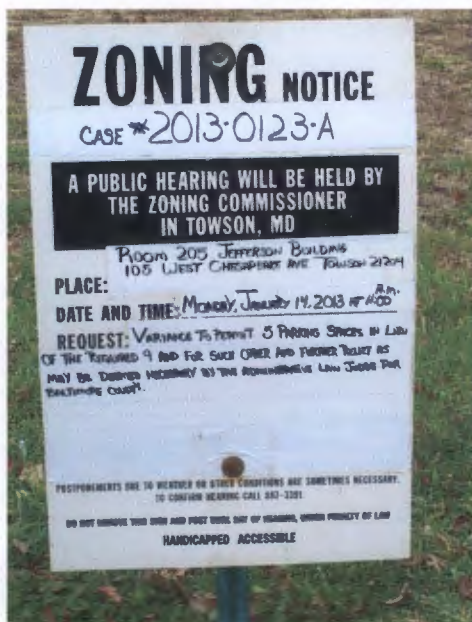
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: #2013-0123-A

1709 Taylor Avenue

S/s Taylor Avenue, 228 ft. E/of centerline of Bon Air Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Thomas & Susan Brennan

Variance: to permit 5 parking spaces in lieu of the required 9 and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Monday, January 14, 2013 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.

12/278 December 20

894959



501 N. Calvert Street, Baltimore, MD 21278

December 20, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on December 20, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

December 17, 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: 2013-0123-A

1709 Taylor Avenue

S/s Taylor Avenue, 228 ft. E/of centerline of Bon Air Road

9th Election District – 5th Councilmanic District

Legal Owners: Thomas & Susan Brennan

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Hearing: Monday, January 14, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Mr. & Mrs. Brennan, 721 Hickory Lot Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 25, 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
Thursday, December 20, 2012 Issue - Jeffersonian

Please forward billing to:
Thomas Brennan
721 Hickory Lot Road
Towson, MD 21286

443-463-2494

NOTICE OF ZONING HEARING

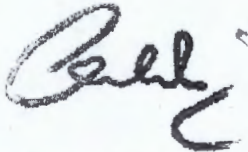
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Hearing: Monday, January 14, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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KEVIN KAMENETZ
County Executive

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

January 9, 2013

Thomas C. Jr. & Susan Brennan
721 Hickory Lot Road
Towson MD 21286

RE: Case Number: 2013-0123 A, Address: 1709 Taylor Avenue

Dear Mr. & Ms. Brennan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 27, 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, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Lawrence E. Schmidt, Esquire 600 Washington Avenue, Suite 200, Towson MD 21204

1/14 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 13, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1709 Taylor Avenue

INFORMATION:

Item Number: 13-123

Petitioner: Thomas & Susan Brennan

Zoning: BL

Requested Action: Variance

RECEIVED

DEC 17 2012

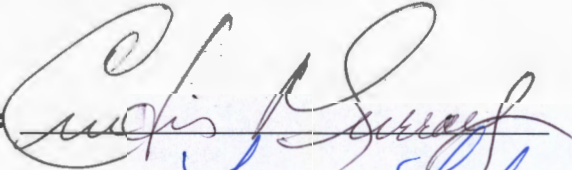
OFFICE OF ADMINISTRATIVE HEARINGS

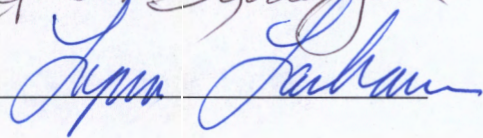
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioner's request for a variance to permit 5 parking spaces in lieu of the required 9 (409.6.A.2) as well as other relief that may be deemed necessary.

The site is now vacant and the proposal will be a vast improvement to the Loch Raven Commercial Revitalization Area. The applicants have been working with the Department of Planning along with Ruebling & Associates (the Architect on Call Program) and have developed an acceptable design that will enhance the area.

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

Prepared by: 

Division Chief: 
AVA/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 5, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2012
Item Nos. 2013-0103, 0116, 0119, 0122 and 0123.

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

DAK:CEN
Cc: file

12/19/12
TO WOL
for ALL file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 13, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1709 Taylor Avenue

INFORMATION:

Item Number: 13-123

Petitioner: Thomas & Susan Brennan

Zoning: BL

Requested Action: Variance

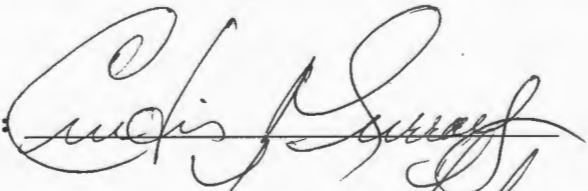
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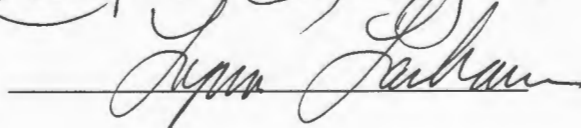
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For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Division Chief:
AVA/LL: CM



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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-6-12

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

RE: Baltimore County

Item No 2013-0123-A

Variance

Thomas C. Jr. & Susan
Brennan
1709 Taylor 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. 2013-0123-A

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

Sincerely,

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

Steven D. Foster, Chief
Access Management Division

SDF/raz

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

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

Account Identifier: District - 09 Account Number - 0907150380

Owner Information

Owner Name: BRENNAN THOMAS C JR
BRENNAN SUSAN N
Use: COMMERCIAL/RESIDENTIAL
Principal Residence: NO
Mailing Address: 721 HICKORY LOT RD
TOWSON MD 21286-
Deed Reference: 1) /31450/ 00428
2)

Location & Structure Information

Premises Address
1709 TAYLOR AVE
0-0000
Legal Description
LT 17,18
400 W OAKLEIGH AVE
HILLENDALE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0006	0140		0000			17	2	
									Plat Ref: 0009/0070

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		6,500 SF	06

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	130,000	130,000		
Improvements:	0	0		
Total:	130,000	130,000	130,000	130,000
Preferential Land:	0			0

Transfer Information

Seller: SELVI CARLOS A	Date: 12/02/2011	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /31450/ 00428	Deed2:
Seller: MILLER TIMOTHY BERNARD	Date: 06/27/1987	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /07591/ 00144	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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

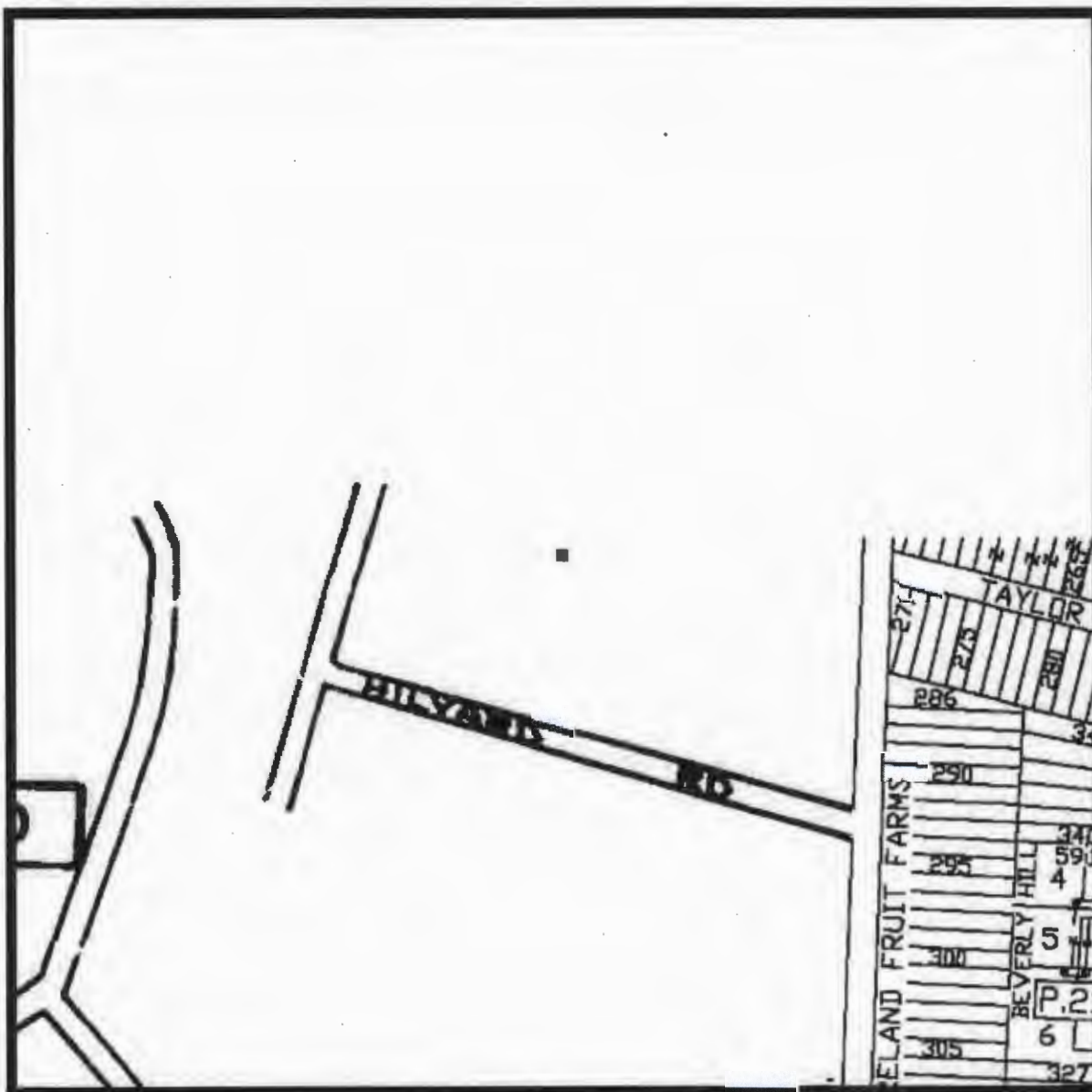
Homestead Application Status: No Application



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

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

District - 09 Account Number - 0907150380



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

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

M E M O R A N D U M

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0123-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 13, 2013. 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 NO. 2013- 0123-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/5/12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>12/13/12</u>	PLANNING (if not received, date e-mail sent _____)	<u>C/Support</u>
<u>12/6/12</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12/20/12</u>	
SIGN POSTING	Date: <u>12/21/12</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

CASE NAME Brennan
CASE NUMBER 2013-123-A
DATE 1/14/2013

[illegible]

Case No.:

2013 - 123 - A

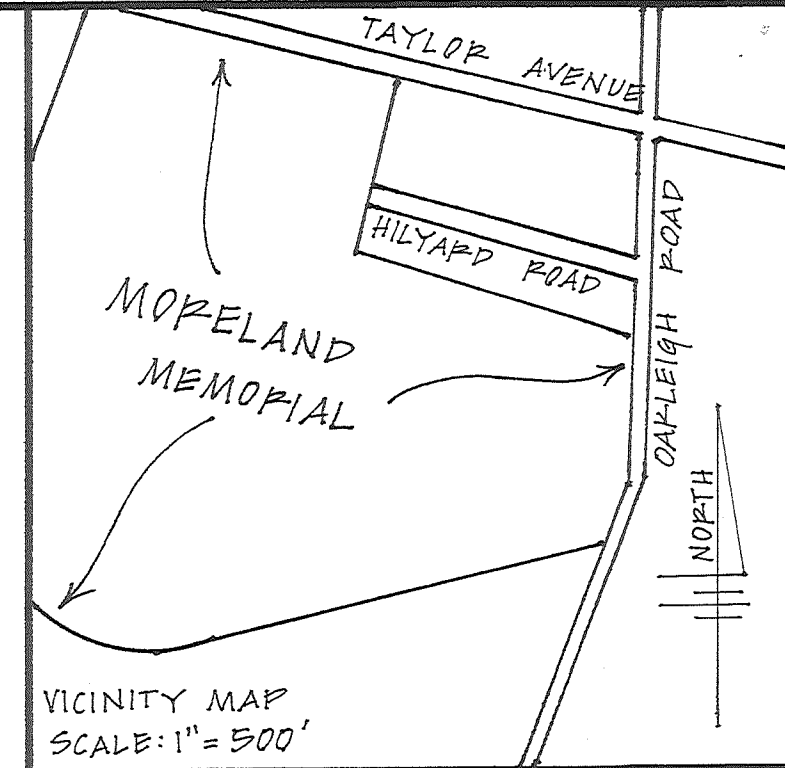
1-14-13
An

Exhibit Sheet

Petitioner/Developer

Protestant

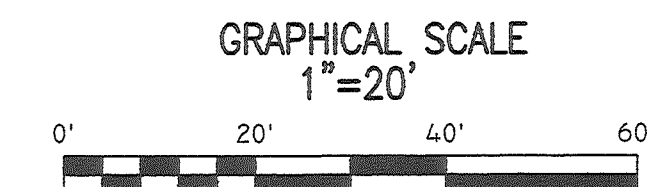
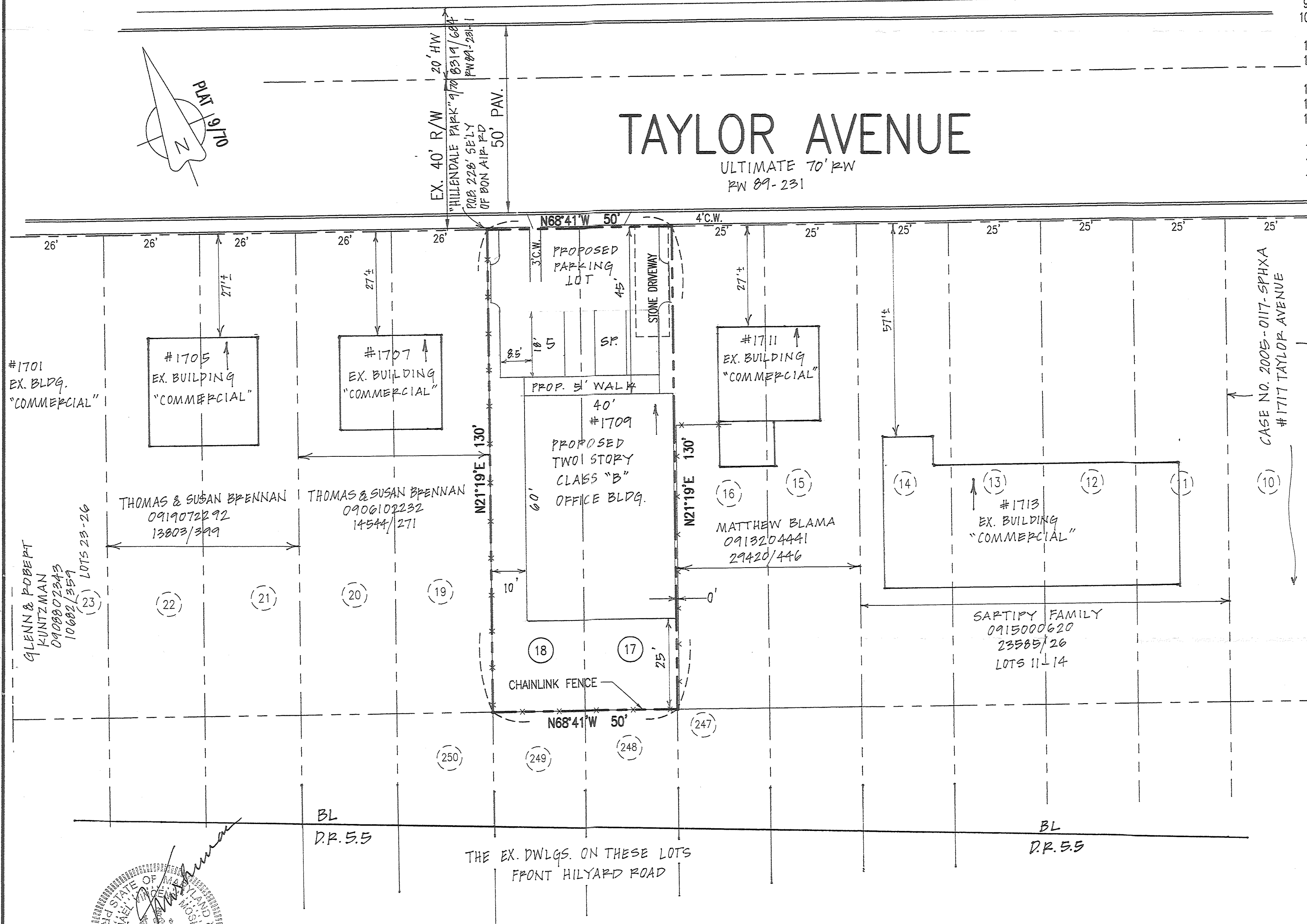
No. 1	Site Plan	
No. 2	2A - 2L Photos	
No. 3	Revitalization Map	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



GENERAL NOTES

1. EXISTING ZONING: BL PER CZMP ISSUE No. 5-018 CHANGING THE ZONING FROM BL/CB TO BL.
2. ZONING MAP: 070C3 AND 080C1
3. LOT AREA: 6500 S.F. / 0.15 AC.±
4. PROPERTY SERVICED BY PUBLIC WATER AND SEWER.
5. THE EXISTING BUILDING HAS BEEN RAZED.
6. EXISTING USE: VACANT
7. PROPOSED USE: OFFICE BUILDING CLASS B
8. PROPERTY LOCATED IN THE LOCH RAVEN COMMERCIAL REVITALIZATION AREA.
9. PROPOSED ARCHITECTURAL RENDERING PROVIDED BY RUEBLING & ASSOCIATES. (ARCHITECT-ON-CALL STREETScape PROGRAM)
10. PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
11. PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
12. COMMUNITY PANEL No. 2400100270 F. ZONE: "X"
13. PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT.
14. PARKING REQUIRED: 2400 S.F. X 3.3=7.9 OR 8 SPACES.
15. PARKING PROVIDED: 5 SPACES
16. ANY PROPOSED SIGN WILL BE CONSTRUCTED IN COMPLIANCE WITH SECTION 450 BCZR.
17. FLOOR AREA: 1960 S.F./8000 S.F.=0.245.
18. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE 2012 BASIC SERVICE MAPS FOR WATER, SEWER AND TRANSPORTATION.
19. THERE ARE NO PRIOR ZONING HEARINGS.
20. AMENITY OPEN SPACE: NONE REQUIRED.
21. LOTS OF RECORD PLAT DATED 1929. THE TWO LOTS HELD INTACT SINCE 1943 DEED 1274/243.

"HILLENDALE PARK" 9/10



#2013-0123-A

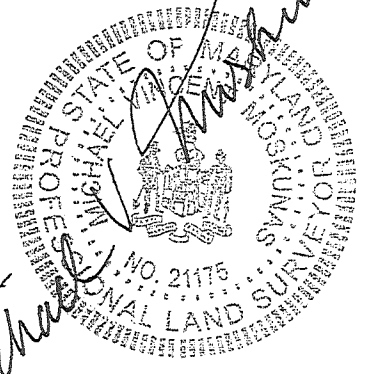
RD

PLAN TO ACCOMPANY VARIANCE PETITION
 "BRENNAN PROPERTY"
 #1709 TAYLOR AVENUE
 TAX MAP: 80 GRID: 6 PARCEL: 140
 TAX ACCT. NO. 0907150380
 DEED: 31450/428
 LOTS 17-18
 "HILLENDALE PARK: 9/70
 ELECTION DISTRICT NO. 9
 COUNCILMANIC DISTRICT NO. 5
 SCALE: 1" = 20'
 OCTOBER 10, 2012
 JOB #10114

OWNER
 Thomas and Susan Brennan
 721 Hickory Lot Road
 Towson, Md. 21286
 443-463-2494

Pet 1

SITERITE
 SURVEYING INC.
 200 E. JOPPA ROAD
 SHELL BUILDING, SUITE 101
 TOWSON, MD. 21286
 PHONE: 410-828-9060
 FAX: 410-828-9066



Plot 2 A



lot 2 B



Set 2C



B22D



Be + Li



Plot 2 F





lot 26

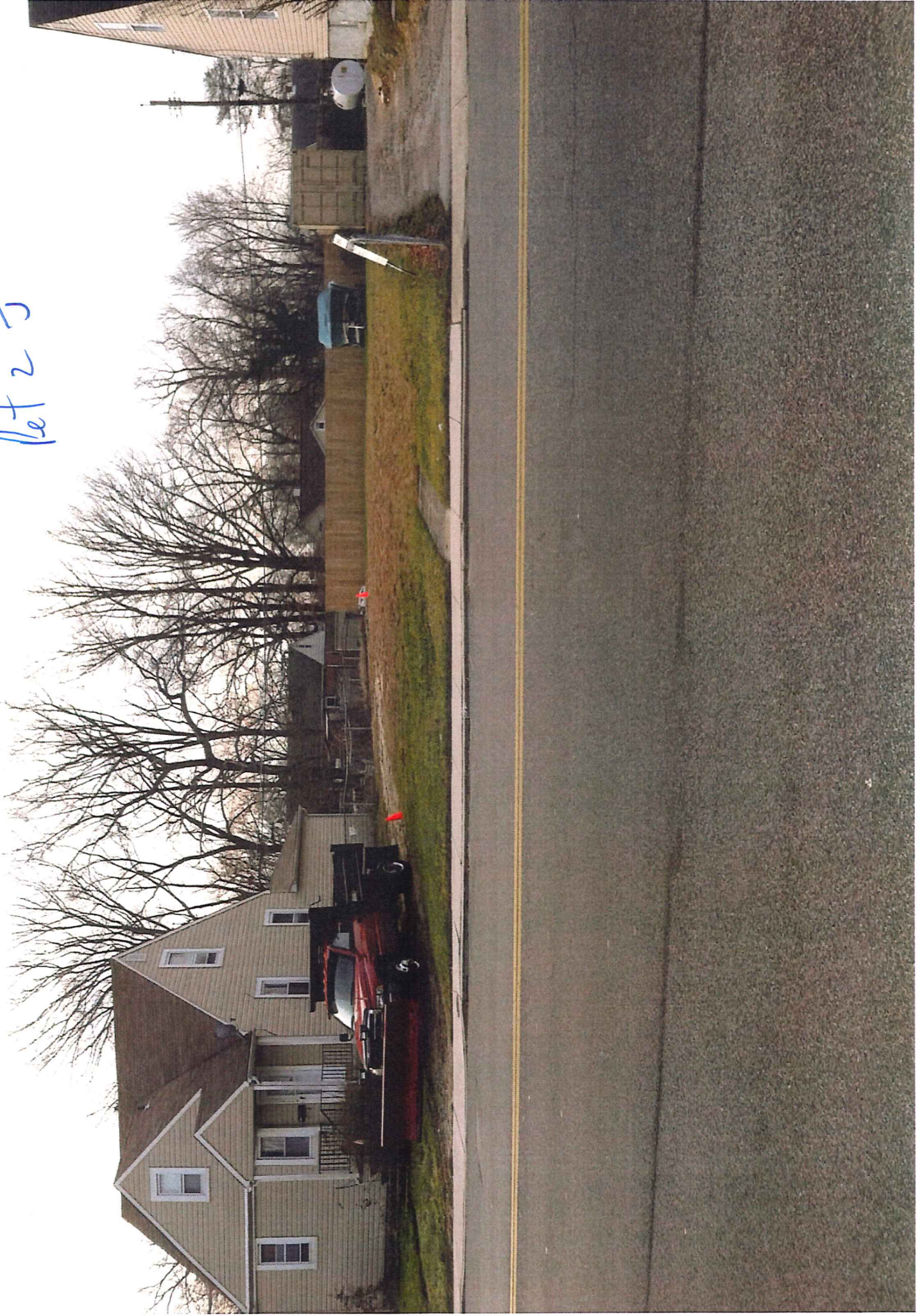
lot 2 h



lot 2 I



lot 25



lot 2 K

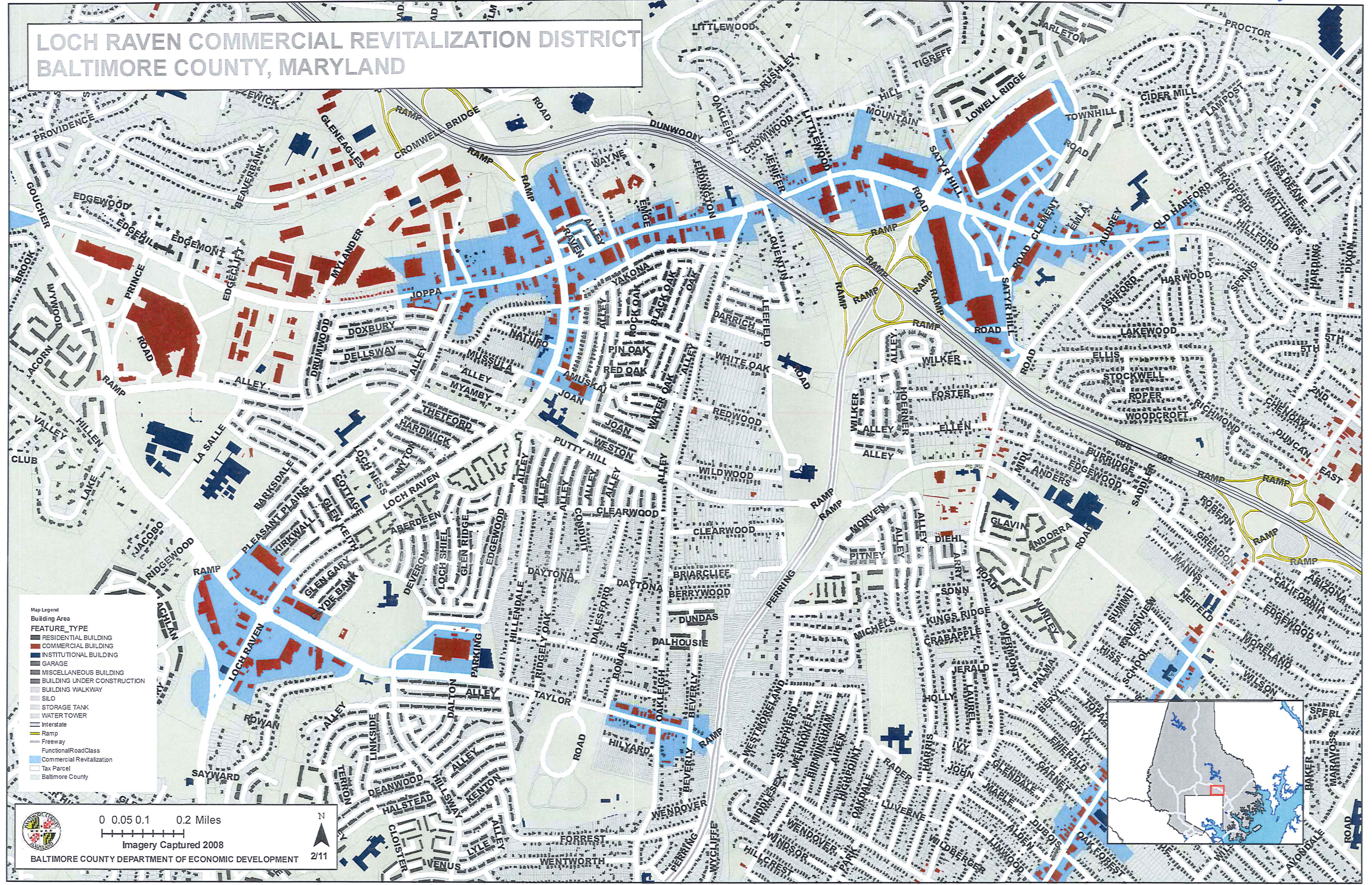


Det 2 L



Pet No 3

LOCH RAVEN COMMERCIAL REVITALIZATION DISTRICT BALTIMORE COUNTY, MARYLAND



- Map Legend
- Building Area
- FEATURE_TYPE
- RESIDENTIAL BUILDING
 - COMMERCIAL BUILDING
 - INSTITUTIONAL BUILDING
 - GARAGE
 - MISCELLANEOUS BUILDING
 - BUILDING UNDER CONSTRUCTION
 - BUILDING WALKWAY
 - SLO
 - STORAGE TANK
 - WATER TOWER
- FunctionalRoadClass
- Interstate
 - Ramp
 - Freeway
 - Commercial Revitalization
 - Tax Parcel
 - Baltimore County

DR 5.5

070C3

BL

TAYLOR AVE

1950-1817-X

1987-0242-A
R-1947-0874

TAYLOR PARK SHOPPING CENTER (PDM File/Project #)

Pt. Bk./Folio # 009010

BLAS

1997-0342-A
R-1949-1545-X

NE 8-C

CB: CZMP 2012 HOLD: ISSUE # 5-018

PDM # 090090

5 CD

9 ED

R-1952-2

Pt. Bk./Folio # 009070B

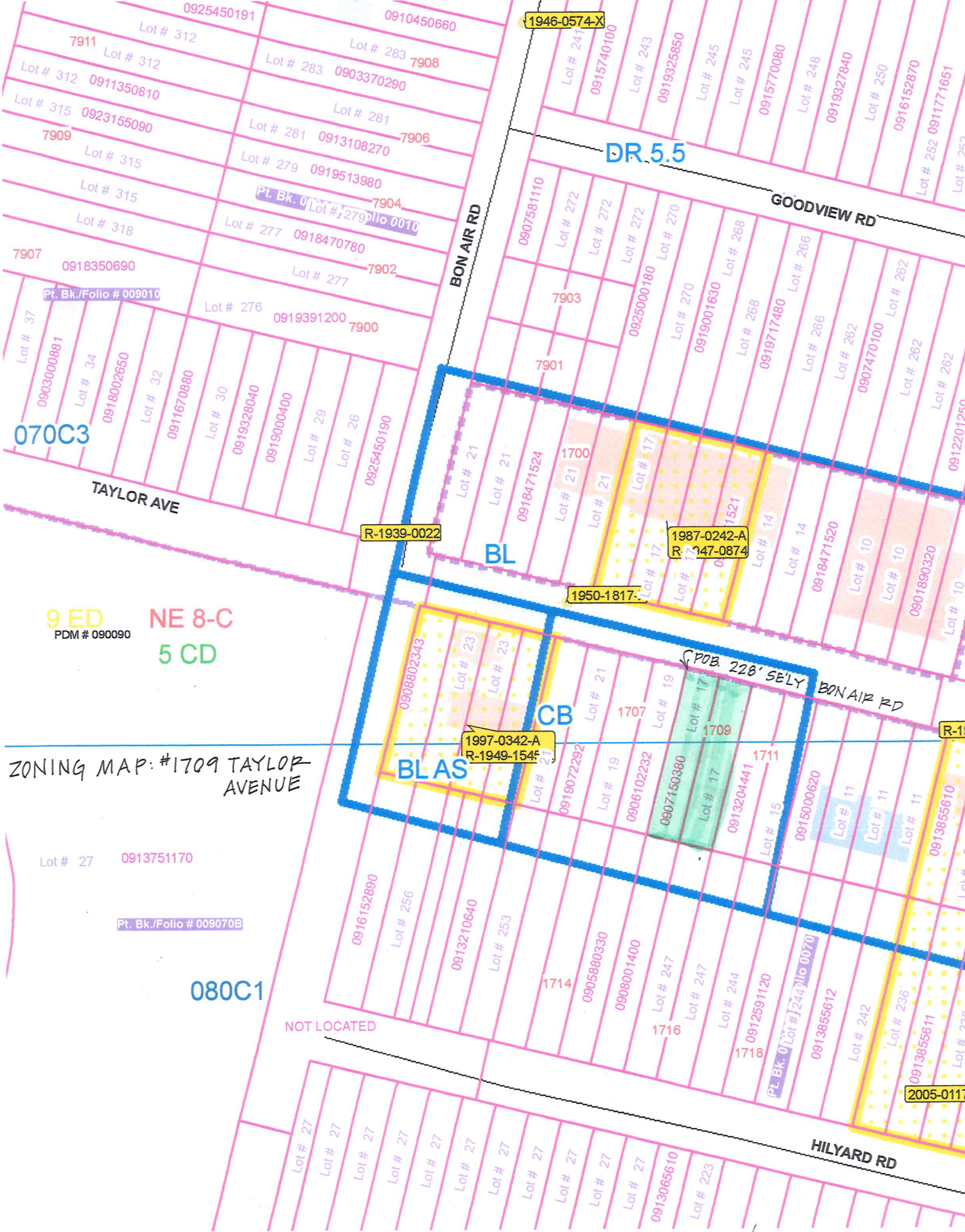
080C1

DR 5.5

Pt. Bk. 0000009, Folio 0070

2005-0117-SPHX

Item # 0123



ZONING MAP: #1709 TAYLOR AVENUE

Item #0123

Account Identifier: District - 09 Account Number - 0907150380

Owner Information

Owner Name: BRENNAN THOMAS C JR
BRENNAN SUSAN N
Use: COMMERCIAL/RESIDENTIAL
Principal Residence: NO
Mailing Address: 721 HICKORY LOT RD
TOWSON MD 21286-
Deed Reference: 1) /31450/ 00428
2)

Location & Structure Information

Premises Address
1709 TAYLOR AVE
0-0000
Legal Description
LT 17,18
400 W OAKLEIGH AVE
HILLEDALE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0006	0140		0000			17	2	
									Plat Ref: 0009/ 0070

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		6,500 SF	06

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	130,000	130,000		
Improvements:	0	0		
Total:	130,000	130,000	130,000	130,000
Preferential Land:	0			0

Transfer Information

Seller: SELVI CARLOS A	Date: 12/02/2011	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /31450/ 00428	Deed2:
Seller: MILLER TIMOTHY BERNARD	Date: 06/27/1987	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /07591/ 00144	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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

Item #0123

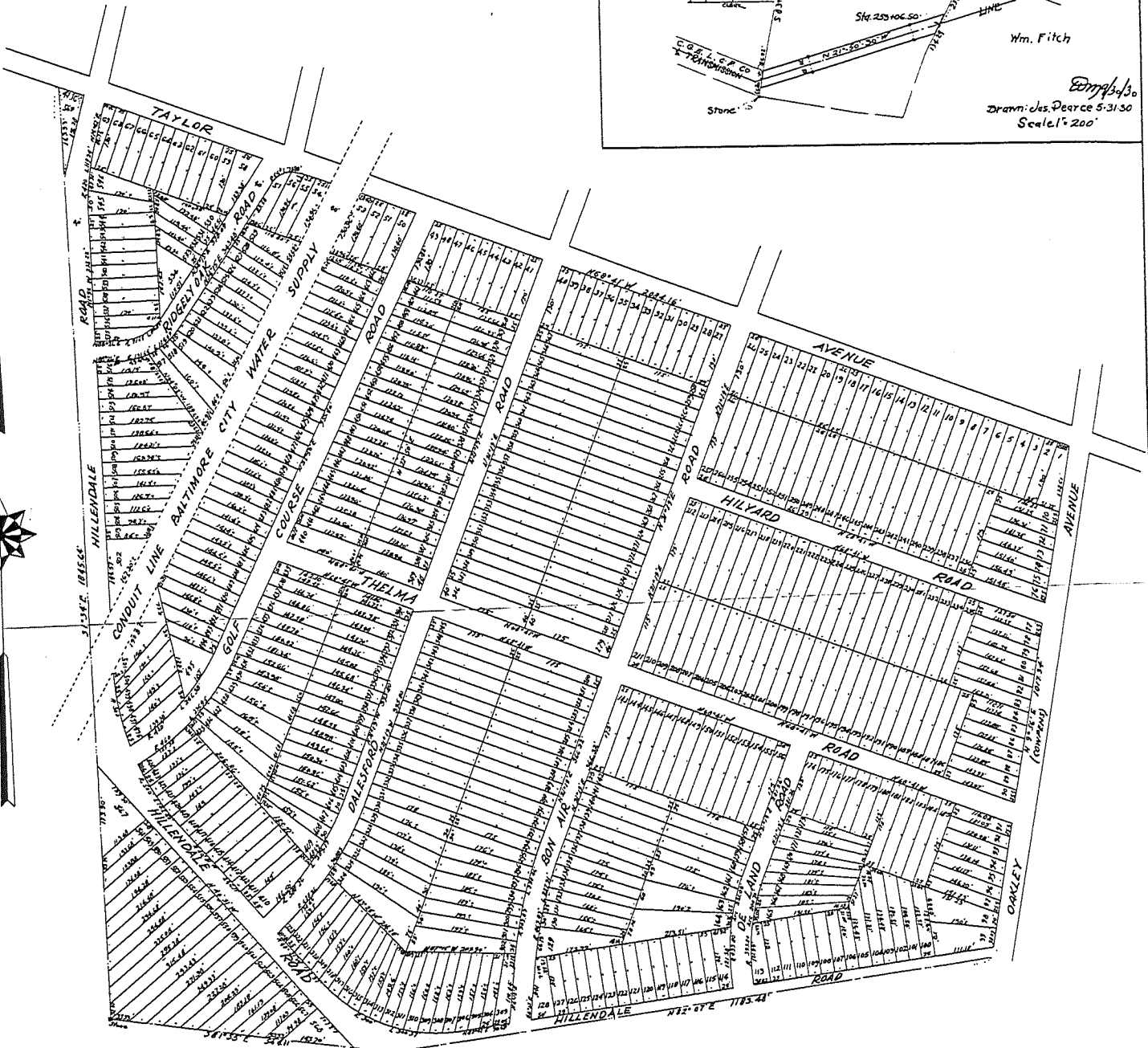
FILED FOR RECORD WITH Pr. Key
FROM Sif
TO Can

Nov 19, 1930
TEST. I 7c 4 McLaughlin

T Fitch

Wm. Fitch

Drawn: Jas. Pearce 5-31-30
 Scale 1" = 200'



HILLENDALE PARK

SURVEYED & LAIDOUT BY

CIVIL & CONSULTING ENGR.
SCALE 1" = 100'
FILE 548

BALTO, MD.
MAY, 1928.
BOOKS 237, 246

FILED FOR RECORD WITH Dead
FROM Morris and Paul Cando
TO Joe & My outland
Aug 18, 1930.
TESTED Wm. J. Morrison
CLERK

Item # 0123

Thomas and Susan Brennan
721 Hickory Lot Road
Towson, Md. 21286
443-463-2494