



KEVIN KAMENETZ
County Executive

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

April 2, 2013

Joseph Larson
408 Allegheny Avenue
Towson, Maryland 21204

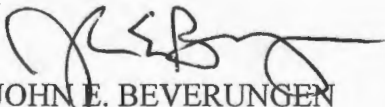
RE: Petitions for Special Hearing and Variance
Case No.: 2013-0185-SPHA
Property: 2815 Virginia Avenue

Dear Mr. Larson:

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:slh
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(2815 Virginia Avenue)

13th Election District

1st Councilmanic District

Shaun Gormley

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0185-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Joseph Larson, on behalf of Shaun Gormley, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve an undersized lot and to determine that the property is not merged with an adjacent lot. The variance relief from B.C.Z.R. § 1.B02.3.C.1 sought to permit a lot width of 50 ft. in lieu of 55 ft. 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 in support of the requests was Shaun Gormley and Joseph Larson, who is assisting the Petitioner. 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 substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is 6,250 square feet in size and is zoned DR 5.5. The Petitioner acquired the property in 2011, and wants to construct a dwelling on the site. At present, the property (which is comprised of lots 21 & 22 in the Baltimore Highlands subdivision) is

ORDER RECEIVED FOR FILING

Date 4-2-13

By Sen

improved only with a dilapidated garage, which Petitioner will raze when he constructs the dwelling.

With respect to the Special Hearing, the only deficiency concerns the lot width, which is the subject of the variance request. The lot area is 6,250 square feet which satisfies the minimum lot area (6,000 square feet) set forth at B.C.Z.R. §1B02.3.C. The Petitioner also indicated that the yard and setback requirements in this regulation would be satisfied when he constructs the dwelling. Thus, only the lot width of 50' (55' is required) is at issue. As such, the Petition for Special Hearing will be granted.

The Petitioner also included in the Special Hearing petition a request to determine that the lot(s) he owns (Lot ## 21 & 22) had not merged with an adjacent lot. This request was made at the suggestion of County zoning staff. Having reviewed the plan, SDAT records and the testimony, I don't believe there is any evidence to suggest that a merger has occurred here. The subject property is adjoined by single family dwellings (at 2811 & 2817 Virginia Avenue) that are owned by unrelated individuals, and no structures, paving or other construction straddles any of these property boundaries. The subdivision was platted in 1908, and at the time the lots were 25' wide. Since that time, homes have been constructed on "double" (50' wide) lots, and to that extent, I do believe the individual 25' wide lots (here, lots 21 & 22) would merge as a matter of law when a single family dwelling is constructed straddling the internal lot lines. But there is nothing to indicate that 2815 Virginia Avenue (lots 21 & 22) has merged with either 2817 Virginia (lots 23 & 24) or 2811 Virginia (lots 19 & 20). See Exhibit 1.

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

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Date

4-2-13

² By

sen

- (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).

The Petitioner has met this test. This is a narrow and deep lot created over 100 years ago, and it is therefore unique. The Petitioner would experience a practical difficulty if the regulations were strictly enforced, since he would be unable to construct a dwelling on the property. 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.

Pursuant to the advertisement, posting of the property, and the public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing and Variance requests should be granted.

THEREFORE, IT IS ORDERED this 2nd day of April 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing to approve an undersized lot and to determine that the property has not merged with an adjacent lot, filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioner's Variance request from B.C.Z.R. §1.B02.3.C.1 to permit a lot width of 50 ft. in lieu of 55 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 4-2-13

By Den

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would 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/dlw

ORDER RECEIVED FOR FILING

Date 4-2-13

By Sen



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 2815 VIRGINIA AVE. which is presently zoned DR 5.5

Deed References: 30824/183 10 Digit Tax Account # 1307000360

Property Owner(s) Printed Name(s) SHAWN GORMLEY

(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 AN UNDERSIZED LOT AND TO DETERMINE THAT THE PROPERTY IS NOT MERGED WITH AN ADJACENT LOT.

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

3. ☒ a Variance from Section(s) 1 B02.3 C.1

TO ALLOW A LOT WIDTH OF 50' IN LIEU OF 55'

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 NA

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print NA

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Name #1 - Type or Print SHAWN GORMLEY Name #2 - Type or Print _____

Signature #1 _____ Signature #2 _____

Mailing Address 6170 HUNT CLUB RD ELK RIDGE MD City _____ State _____

Zip Code 21075 Telephone # 11-301-717-6084 Email Address _____

Representative to be contacted:

Name - Type or Print JOSEPH LARSON

Signature _____

Mailing Address 408 ALLEGHENY AVE TOWSON MD City _____ State _____

Zip Code 21204 Telephone # 410-430-2299 Email Address _____

CASE NUMBER 2013-0185-SPHA Filing Date 1/31/13

Do Not Schedule Dates: _____ Reviewer BDO

BOGART TECHNICAL CONSULTANTS LLC

408 Allegheny Avenue, Terrace Level
Towson, Maryland 21204
TEL (410) 830-2299 / FAX (410) 830-2297

LEGAL DESCRIPTION TO ACCOMPANY ZONING PETITION

2815 VIRGINIA AVENUE

17th ELECT. DIST. 1st COUNCIL DIST.

Beginning for the same on the South side of Virginia Avenue, 50 feet wide, 125 feet Westerly measured along the South side of Virginia Avenue, from the centerline of Brian Street being the place of beginning; thence proceeding Southwesterly along the division line between lots 22 and 23 as shown on the Plat of Baltimore Highlands as recorded among the plat records of Baltimore County in Plat Book 2 Folio 379, for a distance of 125 feet to the North side of a 10 foot alley; thence proceeding Northwesterly 50 feet along the North side of said 10 foot alley and proceeding thence Northeasterly 125 feet along the division line between lots 20, and 21 as shown on the Plat of Baltimore Highlands to a point on the South side of Virginia Avenue; thence proceeding Southeasterly along the South side of Virginia Avenue, 50 feet to the place of beginning.

The subject property being known as Lots 21 and 22 as shown on the Plat of Baltimore Highlands, recorded among the Land Records of Baltimore County in Plat Book 2 Folio 379 and containing 6,250 square feet more or less. Also identified as 2815 Virginia Avenue.

Item #0185

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/neighbor 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: 2013-0185-SPHA

Petitioner: MR. SHAWN GORMLEY

Address or Location: 2815 VIRGINIA AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. SHAWN GORMLEY

Address: 6170 HUNT CLUB RD.

ELK RIDGE MD. 21075

Telephone Number: 1-301-717-6084

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

No. **94905**
 Date: 1/31/13

PAID RECEIPT

MM/YY/2013 2/04/2013 09:55:57 5
 REG MARK WALKIN R005 LRP
 RECEIPT # 837733 2/04/2013 OFLN
 5 ZONING VERIFICATION
 CR # 094905
 Recd Tot 0150.00
 1150.00 CK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				6150

Total: 6150.00

Rec From:

For:

zoning hearing - case # 2013-0182-SPHA
2013-0185-SPHA

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 03/14/2013

Case Number: 2013-0185-SPHA

Petitioner / Developer: JOE LARSON of BOGART TECHNICAL~
SHAUN GORMLEY

Date of Hearing (Closing): APRIL 1, 2013

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
2815 VIRGINIA AVENUE

The sign(s) were posted on: MARCH 12, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

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: #2013-0185-SPHA

2815 Virginia Avenue

S/s Virginia Avenue, 125 ft. W/of centerline of Brian Street

13th Election District - 1st Councilmanic District

Legal Owner(s): Shaun Gormley

Special Hearing to approve an undersized lot and to determine that the property is not merged with an adjacent lot.

Variance to allow a lot width of 50' in lieu of 55'.

Hearing: Monday, April 1, 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.
JT 03/681 March 12 909841



501 N. Calvert Street, Baltimore, MD 21278

March 14, 2013

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 March 12, 2013.

- ☒ 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

March 5, 2013

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: 2013-0185-SPHA

2815 Virginia Avenue

S/s Virginia Avenue, 125 ft. W/of centerline of Brian Street

13th Election District – 1st Councilmanic District

Legal Owners: Shaun Gormley

Special Hearing to approve an undersized lot and to determine that the property is not merged with an adjacent lot. Variance to allow a lot width of 50' in lieu of 55'.

Hearing: Monday, April 1, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Shaun Gormley, 6170 Hunt Club Road, Elkridge 21079
Joe Larson, 408 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 12, 2013.**
- (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, March 12, 2013 Issue - Jeffersonian

Please forward billing to:
Shaun Gormley
6170 Hunt Club Road
Elkridge, MD 21075

1-301-717-6084

NOTICE OF ZONING HEARING

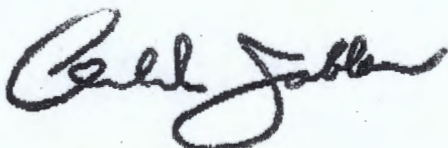
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CASE NUMBER: 2013-0185-SPHA

2815 Virginia Avenue
S/s Virginia Avenue, 125 ft. W/of centerline of Brian Street
13th Election District – 1st Councilmanic District
Legal Owners: Shaun Gormley

Special Hearing to approve an undersized lot and to determine that the property is not merged with an adjacent lot. Variance to allow a lot width of 50' in lieu of 55'.

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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.

MEMORANDUM

DATE: May 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0185-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on May 2, 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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
2815 Virginia Avenue; S/S Virginia Avenue,	*	OF ADMINSTRATIVE
125' W of c/line of Brian Street		
13 th Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Shaun Gormley		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-185-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

FEB 25 2013

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 25th day of February, 2013, a copy of the foregoing Entry of Appearance was mailed to Joseph Larson, 408 Allegheny Avenue, Towson, MD 21204 , Represetative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013- 0185-Spha

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2/15/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>3/12/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2/11/13</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>3/12/13</u>	
SIGN POSTING	Date: <u>3/12/13</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

March 27, 2013

Shaun Gormley
6107 Hunt Club Road
Elkridge MD 21075

RE: Case Number: 2013-0185 SPHA, Address: 2815 Virginia Avenue

Dear Mr. Gormley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 31, 2013. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Joseph Larson, 408 Allegheny Avenue, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 15, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2013
Item Nos. 2013-0184, and 0185.

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

DAK:CEN
Cc: file

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: March 12, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0185-SPHA
Address 2815 Virginia Avenue
(Gormley Property)

Zoning Advisory Committee Meeting of February 4, 2012.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAR 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 2-11-13

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

RE: Baltimore County
Item No. 2013-0185-SPHA
Special Hearing Variance
Shawn Gormley
2815 Virginia 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. 2013-0185-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,

A handwritten signature in dark ink, appearing to read "Steven D. Foster", is written over a horizontal line.

Steven D. Foster, Chief
Access Management Division

SDF/raz

CASE NAME 2815 Virginia Ave
CASE NUMBER 2013-0185 SPHA
DATE April 1, 2013

[illegible]

Case No.: 2013-0185-SPHA

Exhibit Sheet

5-10-13

Aln
4-2-13

Petitioner/Developer

Protestant

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		

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 - 13 Account Number - 1303670460

Owner Information

Owner Name: HOLBACH JESSICA L **Use:** RESIDENTIAL
Mailing Address: 2817 VIRGINIA AVE **Principal Residence:** YES
BALTIMORE MD 21227-3752 **Deed Reference:** 1) /32988/ 00398
2)

Location & Structure Information

Premises Address **Legal Description**
2817 VIRGINIA AVE LT 23-24
BALTIMORE 21227-3752 480 E ANNAPOLIS RD
BALTIMORE HIGHLANDS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0109	0011	0362		0000		E	23	1		0002/ 0379

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,344 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013	
Land	84,200	63,200			
Improvements:	116,100	85,500			
Total:	200,300	148,700	200,300	148,700	
Preferential Land:	0			0	

Transfer Information

Seller:	Date:	Price:
GORMLEY SHAUN	01/02/2013	\$220,000
Type: ARMS LENGTH IMPROVED	Deed1: /32988/ 00398	Deed2:
COLSON NORMAN E	05/20/2011	\$62,000
Type: ARMS LENGTH MULTIPLE	Deed1: /30824/ 00183	Deed2:
CRABTREE CHARLES W	11/21/1973	\$27,500
Type: ARMS LENGTH IMPROVED	Deed1: /05410/ 00354	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
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 13 Account Number - 1307000350

Owner Information

Owner Name: GORMLEY SHAUN **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 2817 VIRGINIA AVE
BALTIMORE MD 21227-3752 **Deed Reference:** 1) /30824/ 00183
2)

Location & Structure Information

Premises Address **Legal Description**
VIRGINIA AVE LT 21,22
BALTIMORE 21227-3752 430 FT E ANNAPOLIS RD
BALTIMORE HIGHLANDS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0109	0011	0362		0000		E	21	1	
									Plat Ref: 0002/ 0379

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

Primary Structure Built **Enclosed Area** **Property Land Area** **County Use**
6,250 SF 04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	63,200	47,400		
Improvements:	17,800	13,100		
Total:	81,000	60,500	81,000	60,500
Preferential Land:	0			0

Transfer Information

Seller: COLSON NORMAN E JR	Date: 05/20/2011	Price: \$62,000
Type: ARMS LENGTH MULTIPLE	Deed1: /30824/ 00183	Deed2:
Seller: GARMAN IVAN M	Date: 07/08/1974	Price: \$3,500
Type: ARMS LENGTH IMPROVED	Deed1: /05460/ 00841	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

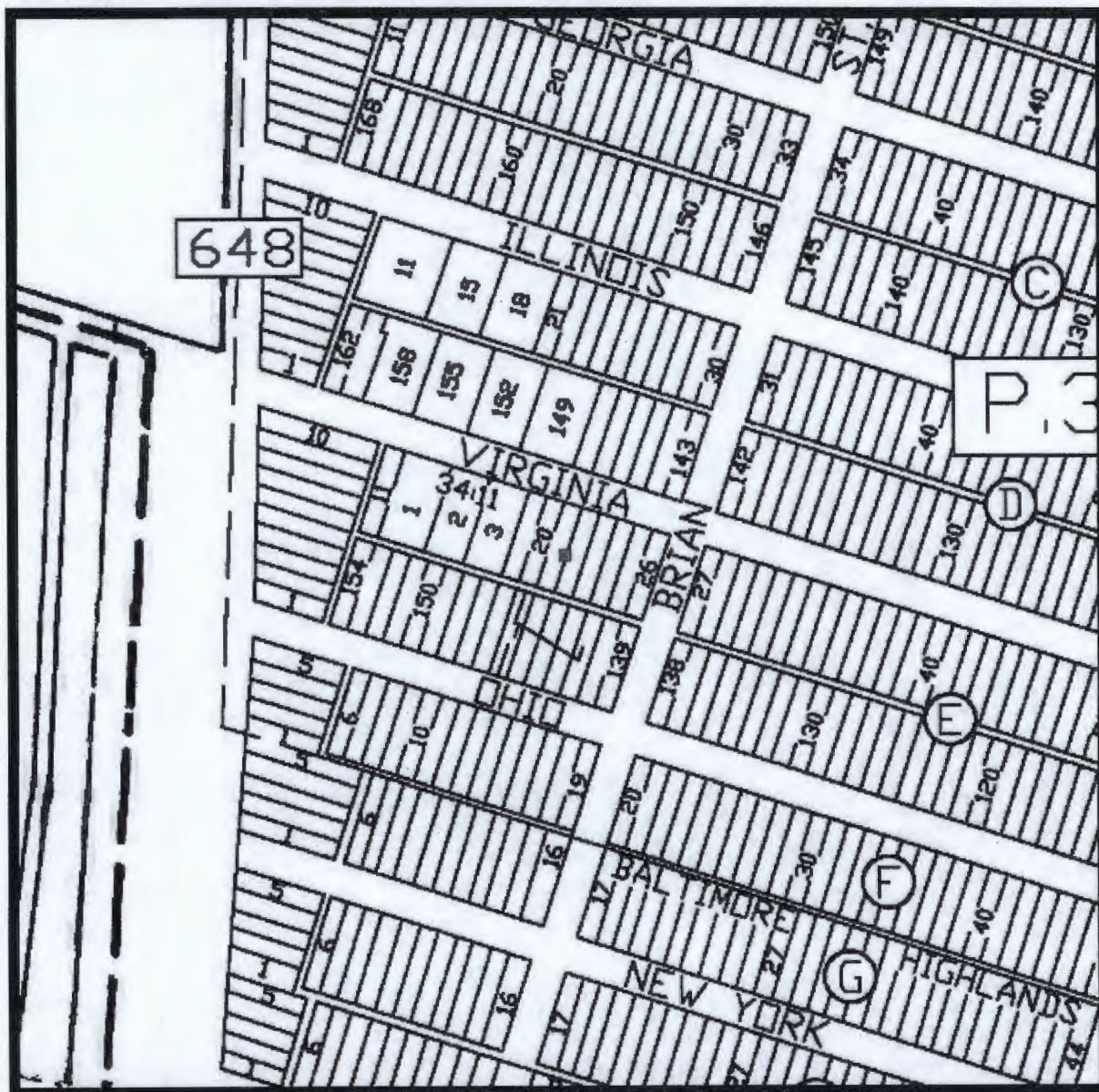
Homestead Application Status: No Application



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

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District - 13 Account Number - 1307000350



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.

OHIO AVE

VIRGINIA AVE

Jessica Holback
28820-324

BRIAN ST

Urban Side of URDL

109B2
DR 5.5
SW 6-B

109C2

Lot # 148

130865341 Lot # 148

Lot # 145

2808
319710520 Lot # 145

Lot # 145

Lot # 141

2500001702 Lot # 141

2810
Lot # 141

Lot # 141

1321450041

1308000551 Lot # 139

2814
Lot # 139

20120237

1318000610 Lot # 19

1318000611 Lot # 20

1307000350 Lot # 21

Lot # 21

1303670460 Lot # 23

2817
Lot # 23

1308650920 Lot # 25

Lot # 25

20120047

2819

Pt. Bk./Folio # 002379

PDM # 130056

Jessica Holback
32988-398

19730176

Lot # 3

Pt. Bk. 0

Pt. Bk./Folio # 034011A

2809

1600002882 Lot # 2

2300009022 Lot # 155

Lot # 155

Lot # 152

2300007015 Lot # 152

Lot # 152

Lot # 149

1319580094 Lot # 149

2814
Lot # 149

1302002040 Lot # 147

2816
Lot # 147

Lot # 145

1302002030 Lot # 145

1314000130 Lot # 144

2820
Lot # 144

20070360

1303470760 Lot # 25

Lot # 25

Lot # 28

Lot # 28

1318351120 Lot # 28

Lot # 28

Lot # 31

1313007001 Lot # 141

2900
Lot # 141

1323501800 Lot # 28

Lot # 28

1326750000 Lot # 30

Lot # 30

1308002890 Lot # 135

2902
Lot # 135

Lot # 135

1313203340 Lot # 133

2904
Lot # 133

Lot # 133

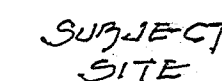
1311150380 Lot # 137

2900
Lot # 137

Lot # 137

Item # 0185

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, CRITICAL AREAS OR HISTORIC BUILDINGS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT SITE.
4. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. ALL PROPOSED SIGNAGE WILL COMPLY WITH SECTIONS 450 & 259.3.C.7. OF THE BCZR.
6. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.



SITE AREA ————— 6,280 #
 EXIST. ZONING ————— DD R.8
 COUNCIL DISTRICT ————— 1ST
 ZONING MAP ————— 109B2
 DEED REFERENCE ————— 70824/189
 TAX MAP/GRID/PARCEL — 109/11/362
 TAX ACCOUNT NO ————— 1907000350
 PLAT REFERENCE ————— 2/379

20

Johnson's No. 1

LOTS NO. 21 & 22
BALTIMORE HIGHLANDS
2/379

17th ELECTION DIST. BALTO. CO. MD.
SCALE: 1" = 700' JAN. 31, 2013

Residential and Commercial Development Design

408 Allegheny Avenue
Towson, MD. 21204
410-830-2299

SHAWN GORMLEY
6170 HUNT CLUB ROAD
ELK RIDGE, MD. 21075
1-301-717-6084

#2013-0185-SPHA