



KEVIN KAMENETZ
County Executive

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

June 4, 2013

Joseph and Darlene Brinkmeier
326 Maple Avenue
Baltimore, Maryland 21221

RE: Petitions for Special Hearing and Variance
Case No.: 2013-0219- SPHA
Property: 326 Maple Avenue

Dear Mr. and Mrs. Brinkmeier:

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", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(326 Maple Avenue) *
15th Election District *
7th Councilmanic District *
Joseph & Darlene Brinkmeier *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0219-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 & Darlene Brinkmeier, legal owners. The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve an accessory structure (detached garage) with a footprint larger than the principal dwelling. ¹ The variance petition seeks relief from B.C.Z.R. to permit a proposed accessory structure (detached garage) with a height of 20 ft in lieu of the maximum allowed 15 ft.

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 Joseph Brinkmeier. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was posted as required by the Baltimore County Zoning Regulations.

The subject property is 10,000 square feet in size and is zoned DR 5.5. The Petitioner stated that he wanted to construct the garage so that he and his family could park their vehicles

¹ I have reworded for sake of clarity the text of the Petition for Special Hearing.

ORDER RECEIVED FOR FILING

Date

By

6/4/13
Sen

off of the street. Mr. Brinkmeier also stated that he does all of his own mechanical work on his vehicles, and would like to install a car lift in the garage, which necessitates the height variance. The Petitioner stated his house is 32' x 36', or 1152 square feet, while the proposed garage would be 30' x 40', or 1200 square feet. Since the accessory structure would be larger than the principal dwelling, Special Hearing relief is required.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Based upon the testimony and evidence presented, I will grant the Petition for variance.

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).

The Petitioners have met this test. The Petitioners have a narrow and deep lot, which is unique and also imposes certain building constraints. If relief were denied, the Petitioners would experience a practical difficulty, since they could not construct the proposed improvement. I also believe the relief can be granted without negatively impacting the health, safety & welfare of the community.

I will also grant the Petition for Special Hearing. Under the B.C.Z.R., an "accessory building" is one that is (among other things) "subordinate" to the main building. B.C.Z.R. §101.1. As noted earlier, the proposed garage is only slightly larger than the principal dwelling (by 48 square feet). Mr. Brinkmeier indicated he spoke with both of his adjoining neighbors, and that neither expressed any concern about the proposed garage. In these circumstances, I believe the relief is warranted to permit construction of the garage with a (slightly) larger footprint than the principal dwelling.

ORDER RECEIVED FOR FILING

Date

6/4/13

By

Den

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

THEREFORE, IT IS ORDERED this 4th day of June 2013, by this Administrative Law Judge, that Petitioners' request for Special Hearing to approve an accessory structure (detached garage) with a larger footprint than the principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioners' Variance request from B.C.Z.R., to permit a proposed accessory structure (detached garage) with a height of 20 ft in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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.
2. The Petitioners 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.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/4/13
By sln



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 326 Maple Ave 21221 which is presently zoned residential
Deed References: 69361351 10 Digit Tax Account # 1519072820
Property Owner(s) Printed Name(s) Joseph + Doreen Brinkmeier

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

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

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

SEE ATTACHED

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

3. ☒ a Variance from Section(s)

SEE ATTACHED

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

To Be Presented at Hearing

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2013-0219-GHA

Filing Date

4/1/2013

Do Not Schedule Dates:

4-24-5-2

Reviewer

AT

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 accessory structure (detached garage) in the rear yard with an unusual and large structure per § 400.1.e (page 4-1.5) of the Zoning Commissioner's Policy Manual and that the accessory structure is not subordinate in area, extent or purpose to the principle structure per B.C.Z.R. § 101.1 – Definition of Accessory Structure.

A Variance from Section(s) § 400.3 of B.C.Z.R. to permit a proposed accessory structure (detached garage) with a height of 20 feet in lieu of the maximum allowed of 15 feet.

2013-0219-SPHA

Zoning Hearing Property Description

Zoning property description for 326 Maple Ave. Balto. MD. 21221. Beginning at a point on the south-^{West DB} side of Maple Ave. which is 40 feet wide at the distance of 130 feet southeast of the centerline of the nearest improved intersecting street, Oak Ave. which is 40 feet wide.

Being lot # 38 on a plat entitled "Supplementary Plat of Land belonging to Henry Homberg", recorded in Plat book WPC No. 5, Folio 78, containing 10,000 square feet. Located in the 15th Election District and the 7th Council District.

2013-0219-SPHA

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:

2013-0219-SPHA

Petitioner:

Joseph + Darlene Brinkmeier

Address or Location:

326 Maple Ave. Balto. MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Darlene Brinkmeier

Address:

326 Maple Ave

Balto. MD. 21221

Telephone Number:

410 574 7241

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

No. **96274**

Date: **4/1/13**

PAID RECEIPT

BUSINESS ACTUAL TIME IPW

4/01/2013 4/01/2013 09:14:11 5

RECEIVED WALKIN RBOS LRB

RECEIPT # 444578 4/01/2013 DELH

538 ZONING VERIFICATION

CR ID. 096274

Receipt Tot \$150.00

\$150.00 OK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$150-

Total: **\$150-**

Rec From

DARLENE BRINKMEIER

For

326 MAPLE AVE.

2013-0219-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 9, 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 May 9, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2013-0219-SPHA

326 Maple Avenue

SW of Maple Avenue, 130 ft SE of
the centerline of Oak Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Joseph & Darlene Brinkmeier

Special Hearing: to approve an accessory structure (detached garage) in the rear yard with an unusual and large structure per Section 400.1.e of the Zoning Commissioner's Policy Manual and that the accessory structure is not subordinate in area, extent or purpose to the principle structure per BCZR Section 101.1 - Definition of Accessory Structure.
Variance: to permit a proposed accessory structure (detached garage).

Hearing: Thursday, May 30, 2013 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.
5/136 May 9 920620

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/09/2013

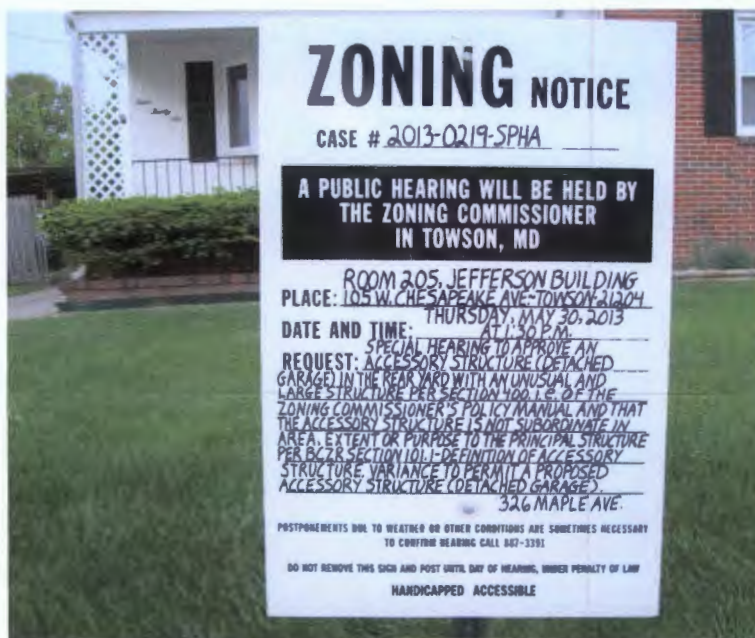
Case Number: 2013-0219-SPHA

Petitioner / Developer: MR. & MRS. BRINKMEIER

Date of Hearing (Closing): MAY 30, 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:
326 MAPLE AVENUE

The sign(s) were posted on: MAY 8, 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)



KEVIN KAMENETZ
County Executive

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

April 23, 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: 2013-0219-SPHA

326 Maple Avenue

SW of Maple Avenue, 130 ft. SE of the centerline of Oak Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Joseph & Darlene Brinkmeier

Special Hearing to approve an accessory structure (detached garage) in the rear yard with an unusual and large structure per Section 400.1.e of the Zoning Commissioner's Policy Manual and that the accessory structure is not subordinate in area, extent or purpose to the principle structure per BCZR Section 101.1 – Definition of Accessory Structure. Variance to permit a proposed accessory structure (detached garage)

Hearing: Thursday, May 30, 2013 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".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Brinkmeier, 326 Maple Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 10, 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
Thursday, May 9, 2013 Issue - Jeffersonian

Please forward billing to:
Darlene Brinkmeier
326 Maple Avenue
Baltimore, MD 21221

410-574-7241

NOTICE OF ZONING HEARING

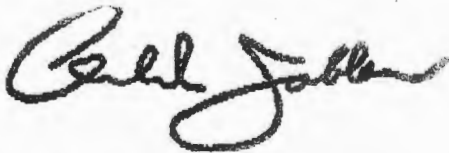
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0219-SPHA

326 Maple Avenue
SW of Maple Avenue, 130 ft. SE of the centerline of Oak Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Joseph & Darlene Brinkmeier

Special Hearing to approve an accessory structure (detached garage) in the rear yard with an unusual and large structure per Section 400.1.e of the Zoning Commissioner's Policy Manual and that the accessory structure is not subordinate in area, extent or purpose to the principle structure per BCZR Section 101.1 – Definition of Accessory Structure. Variance to permit a proposed accessory structure (detached garage)

Hearing: Thursday, May 30, 2013 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 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: July 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0219-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 5, 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
AND VARIANCE
326 Maple Avenue; SW of Maple Avenue,
130' SE of c/line of Oak Avenue
15th Election & 7th Councilmanic Districts
Legal Owners: Joseph & Darlene Brinkmeier
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-219-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

APR 10 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 10th day of April, 2013, a copy of the foregoing Entry of Appearance was mailed to Joseph & Darlene Brinkmeier, 326 Maple Avenue, Baltimore, Maryland 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-

0219-A

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

4/9/13

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

N/C

4/12/13

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

4/8/13

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/9/13

SIGN POSTING

Date:

5/8/13

by

O'heefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



OFFICE OF ADMINISTRATION

RECEIVED

APR 12 2013

No hearing
set in
dot a
case

4/23

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: April 12, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0219-SPHA
Address 326 Maple Avenue
(Brinkmeier Property)

Zoning Advisory Committee Meeting of April 8, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 09, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 2013
Item Nos. 2013- 0217, 0218, 0219, and 0221.

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

DAK:CEN
Cc: file



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-8-13

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

RE: Baltimore County
Item No 2013-0219-SPHA,
Special Hearing Variance
Joseph & Darlene Brinkmeier
326 Maple 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. 2013-0219-SPHA

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

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

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

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



KEVIN KAMENETZ
County Executive

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

May 22, 2013

Joseph & Darlene Brinkmier
326 Maple Avenue
Baltimore MD 21221

RE: Case Number: 2013-0219 SPHA, Address: 326 Maple Avenue, 21221

Dear Mr. & Ms. Brinkmier:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 1, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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 - 15 Account Number - 1519072820

Owner Information

<u>Owner Name:</u>	BRINKMEIER JOSEPH EXLEY BRINKMEIER DARLENE M	<u>Use:</u>	RESIDENTIAL
<u>Mailing Address:</u>	326 MAPLE AVE BALTIMORE MD 21221-3753	<u>Principal Residence:</u>	YES
		<u>Deed Reference:</u>	1) /08643/ 00483 2)

Location & Structure InformationPremises Address

326 MAPLE AVE
0-0000

Legal Description

HOMBERG

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>	
0097	0004	0611		0000			38	3		2
									<u>Plat Ref:</u>	0005/ 0078

Special Tax Areas

<u>Town</u>	NONE
<u>Ad Valorem</u>	
<u>Tax Class</u>	

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1955	1,597 SF	10,000 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1.500000	YES	STANDARD UNIT ASBESTOS SHINGLE	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
<u>Land</u>	62,700	62,700		
<u>Improvements:</u>	189,400	118,800		
<u>Total:</u>	252,100	181,500	181,500	181,500
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	SHECKELLS THOMAS ANDREW	<u>Date:</u>	11/08/1990	<u>Price:</u>	\$105,900
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/08643/ 00483	<u>Deed2:</u>	

<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>		<u>Special Tax Recapture:</u>	
<u>Exempt Class:</u>			NONE

Homestead Application Information

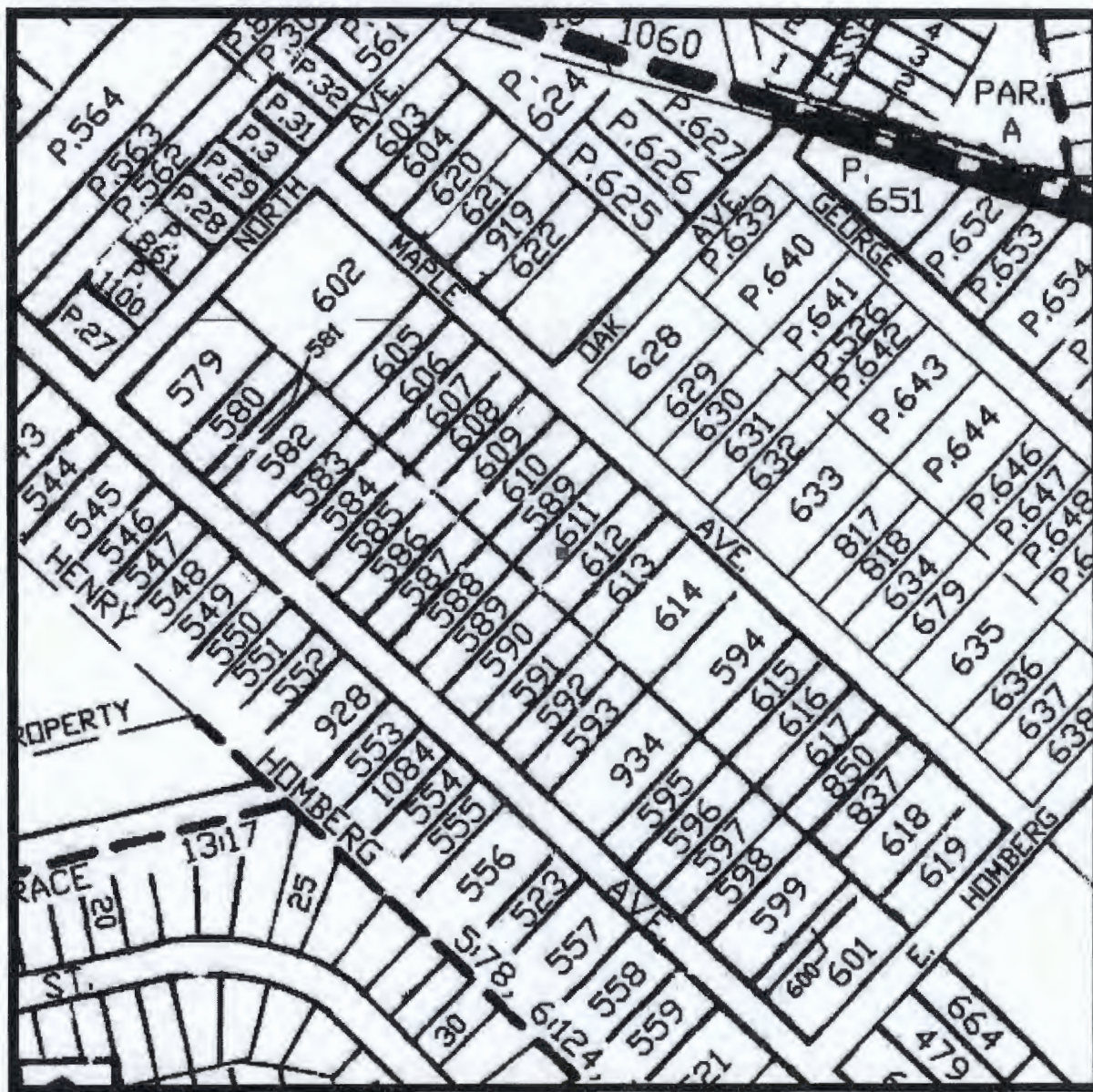
<u>Homestead Application Status:</u>	Approved 07/07/2009
--------------------------------------	---------------------



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

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

District - 15 Account Number - 1519072820



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.

Case No.:

2013-219 SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

Sen
6-4-13
PW 6-10-13

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		



existing garage 16.5'





neighbor to south

our house



our house

neighbor to north



back yard

neighbor to north

our house





front of house



backyard-pool will be removed

existing garage - close to property line





neighbor to south-

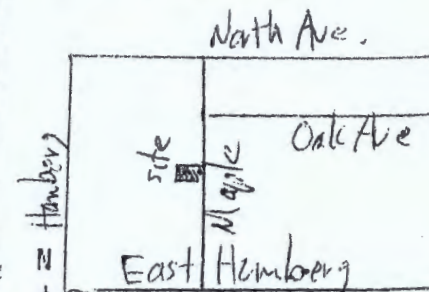




garage of neighbor 2 houses to north

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 326 Maple Ave OWNER(S) NAME(S) Joseph + Dore Brinkmeier
 SUBDIVISION NAME Supplementary Plat of Land belonging to Harry Humberg LOT # 38 BLOCK # _____ SECTION # _____
 PLAT BOOK # 5 FOLIO # 78 10 DIGIT TAX # 151 9072 82 DEED REF. # 693 61351

SITE VICINITY MAP



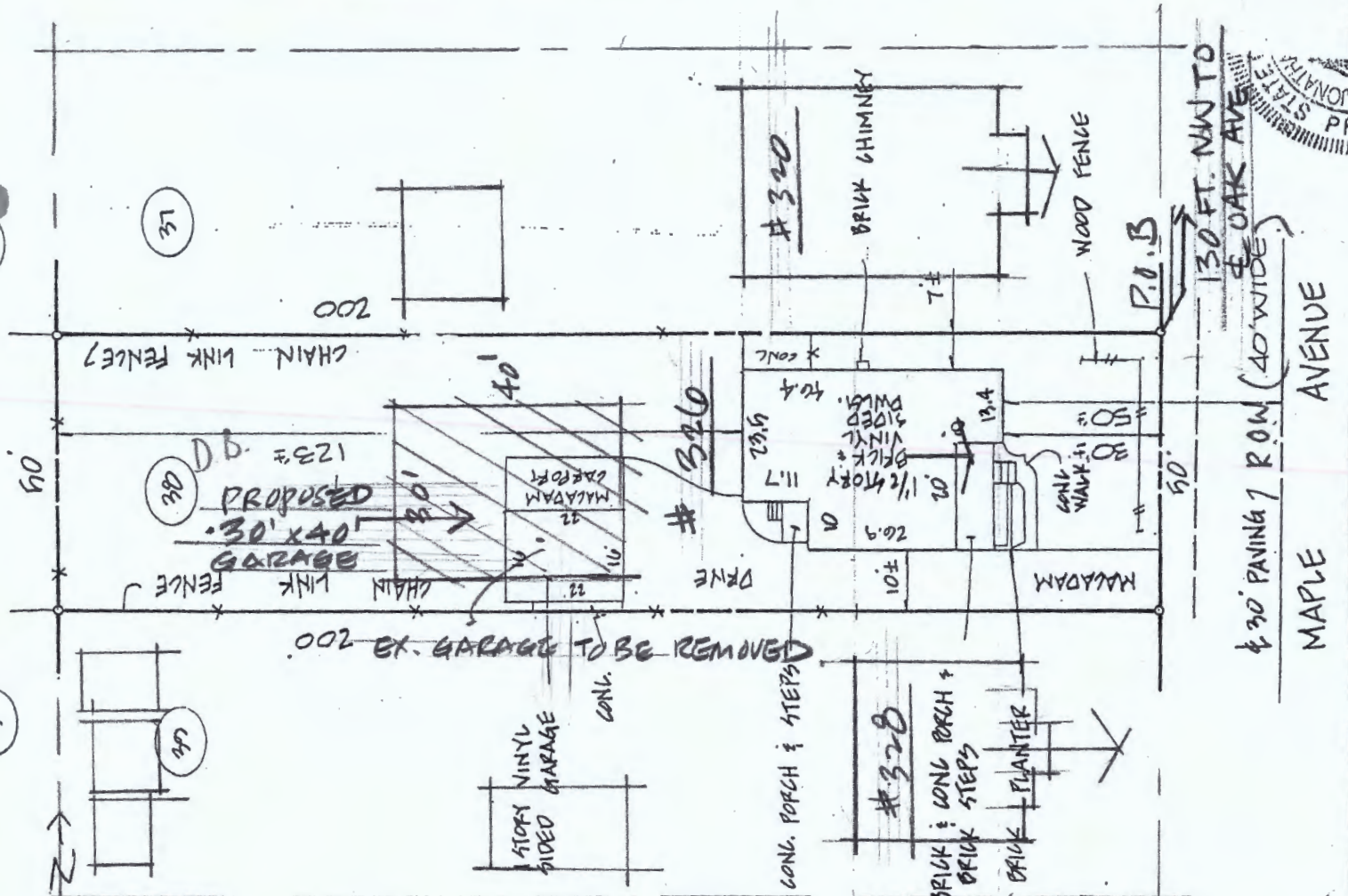
MAP IS NOT TO SCALE

ZONING MAP# 97
 SITE ZONED DRS.5
 ELECTION DISTRICT 15th
 COUNCIL DISTRICT 7th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 10,000
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A



PLAN DRAWN BY J.S. Dallas Inc.

DATE 9-14-90 SCALE: 1 INCH = 30 FEET

2013-0219-SPHA

Petitioners' #1



OAK AVE

2007-0010-A

1502570241

Lot # 61

2007-0011-A

1502570240

Lot # 62

1514000240

Lot # 63

325

1519000800

Lot # 64

MAPLE AVE

1520660240

Lot # 65

329

Lot # 66

320

1507830170

Lot # 36

326

1503850010

Lot # 37

328

PDM # 150556

7 CD

Pt. Bk./Folio # 005078

097B1 DR 5.5

15 ED NE 2-H

1519072820

Lot # 38

Martin State Airport Restriction

1513400630

Lot # 39

330

1523751050

Lot # 40

332

1516750680

Lot # 41

Lot # 41

1519714300

Lot # 13

1520860040

Lot # 14

1513751100

Lot # 15

1503470550

Lot # 43

327