



KEVIN KAMENETZ
County Executive

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

July 19, 2013

J. Neil Lanzi, Esquire
409 Washington Avenue
Suite 617
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No.: 2013-0237- SPHA
Property: 1335A Lafayette Avenue

Dear Mr. Lanzi:

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: Frank Federico, 7310 Esquire Ct., Elkridge, Maryland 21075
Rick Richardson, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093
Mary O'Neill, 1320 Lafayette Avenue, Baltimore, Maryland 21207
Winston Sherman, 6005 Harford Avenue, Gwynn Oak, Maryland 21207
Lillian Barnes, 6004 Harford Avenue, Gwynn Oak, Maryland 21207
Michael Matthews, 1338 Lafayette Avenue, Gwynn Oak, Maryland 21207
Kelly Williams, 6004 Harford Avenue, Gwynn Oak, Maryland 21207
Matt Baker, 1337 Lafayette Avenue, Gwynn Oak, Maryland 21207

Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103 | Towson, Maryland 21204 | Phone 410-887-3868 | Fax 410-887-3468

www.baltimorecountymd.gov

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(1335A Lafayette Avenue)

1st Election District

1st Councilmanic District

Kevin R. Yang

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0237-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 Kevin R. Yang, the legal owner of the subject property. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve an undersized lot with a width of 40 ft. in lieu of the required 55 ft. and a lot area of 5,000 sq. ft. in lieu of the required 6,000 sq. ft. The Variance petition seeks relief from B.C.Z.R. § 1B02.3.C.1 to permit side yard setbacks of 6 ft. in lieu of the required 10 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 Kevin R. Yang and Rick Richardson, from Richardson Engineering, LLC, the firm that prepared the site plan. Several citizens from the community attended the hearing and objected to the relief, primarily the approval of an undersized building lot. Neil Lanzi, Esquire, attended the hearing and represented 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.

The only substantive Zoning Advisory Committee (ZAC) comment received was from the Department of Planning (DOP) dated May 2, 2013, indicating the Petitioner must submit

ORDER RECEIVED FOR FILING

Date

7/19/13

By

sen

building elevations to the DOP for approval prior to the issuance of any building permits and that landscaping must be provided along the public road.

The subject property is 5,000 sq. ft. in size and is zoned DR 5.5. This property is unimproved, and was purchased by Petitioner in 2012. The Petitioner seeks zoning relief, in order to construct a single family dwelling on this undersized lot.

The hearing in this case lasted for nearly two hours and during that time several neighbors spoke in opposition to the Petition. The neighbors believed that the lot was too small to develop, and that the neighborhood's existing infrastructure was deficient. They testified that approving an undersized lot would only exacerbate the problem. The Petitioner stated he bought the property as an investor to construct a new dwelling, and Mr. Richardson presented an exhibit (Petitioner's Exhibit 5) showing that at least 15 other owners in the area have been granted similar relief to construct a single family dwelling on an undersized lot.

After reviewing the testimony and numerous exhibits, I believe that the lot (40' wide x 125' deep) is too small to accommodate a single family dwelling. As shown on the site plan, the proposed house would be located just 12 ½ ft. from the existing dwelling at 1337 Lafayette Avenue. In addition, if a dwelling was constructed, this would be the only "block" (which consists of (12) twelve 20' wide lots) along Lafayette Avenue containing five single family dwellings. See Petitioner's Exhibit 5.

In terms of the applicable law, I do not believe the subject property is unique, as that term is used in Cromwell and similar cases. In Cromwell, the court held that the property under consideration must be unique (i.e., size, shape, topography) and unlike neighboring property, to qualify for variance relief. Here lots 55 and 56 are virtually identical to the hundreds of other lots shown on the Catonsville Manor Plat (Petitioner's Exhibit 3), which was filed in 1917.

ORDER RECEIVED FOR FILING

Date

7/19/13

By

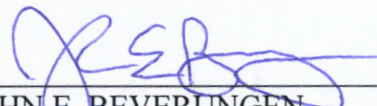
sen

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 denied.

THEREFORE, IT IS ORDERED this 19th day of July 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve an undersized lot with a width of 40 ft. in lieu of the required 55 ft. and a lot area of 5,000 sq. ft. in lieu of the required 6,000 sq. ft., be and is hereby DENIED.

IT IS FURTHER ORDERED that Petitioner's request for Variance pursuant to § 1B02.3.C.1 to permit side yard setbacks of 6 ft. in lieu of the required 10 ft., be and is hereby DENIED.

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/sln

ORDER RECEIVED FOR FILING

Date 7/19/13
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 1335A Lafayette Avenue which is presently zoned DR 5.5
 Deed References: 32442/248 10 Digit Tax Account # 0119322201
 Property Owner(s) Printed Name(s) Kevin R. Yang

(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. **X** 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 WITH A WIDTH OF 40' IN LIEU OF THE REQUIRED 55' AND A LOT AREA OF 5,000 SF IN LIEU OF THE REQUIRED 6000 SF

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

3. **X** a **Variance** from Section(s) (See Attached for information) 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK OF 6' IN LIEU OF THE REQUIRED 10'

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)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Kevin R. Yang /
 Name #1 - Type or Print Name #2 - Type or Print

Kevin Yang /
 Signature #1 Signature #2

2705 Thornbrook Rd Ellicott City, MD
 Mailing Address City State

21042 / 410-736-3596 / kevin@yangsigmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium, Maryland
 Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code Telephone # Email Address

CASE NUMBER 2013-0237-SPHA Filing Date 4/17/13

Do Not Schedule Dates: Reviewer AT

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION FOR
1335A LAFAYETTE AVENUE
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **south** side right-of-way of **Lafayette Avenue** (40 feet) wide at a distance of **65** feet **west** of the nearest improved intersecting street **Harford Avenue** which is (40 feet) wide.

Being lot #55, #56, Section 22 in the subdivision of **OLIVER BEACH** as recorded in Baltimore County Plat Book #6, Folio #128, containing a net area of **5,000** square feet. Located in the 1st Election District and 1st Councilmanic District.

2013-0237-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: 2013-0237-SHA

Petitioner: KELVIN YANG

Address or Location: 1335 A LAFAYETTE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEVIN YANG

Address: 2705 THORNBROOK RD

ELLCOTT CITY, MD 21042-7805

Telephone Number: 410-736-3596

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

No. **098537**
 Date: **4/17/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/18/2013 4/17/2013 09:34:30

REG 0905 WALKIN DOOL IMP
 >>RECEIPT W 662913 4/17/2013 OFL

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

Dep: 5 528 ZONING VERIFICATION
 TR NO. 098537

Recpt Tot \$150.00
 \$170.00 CR \$100.00 CA
 \$150.00 CB
 Baltimore County, Maryland

Total: **\$150**

Rec
 From:

For:

1335A LAFAYETTE AVE

2013-0237 SPHA

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/31/2013

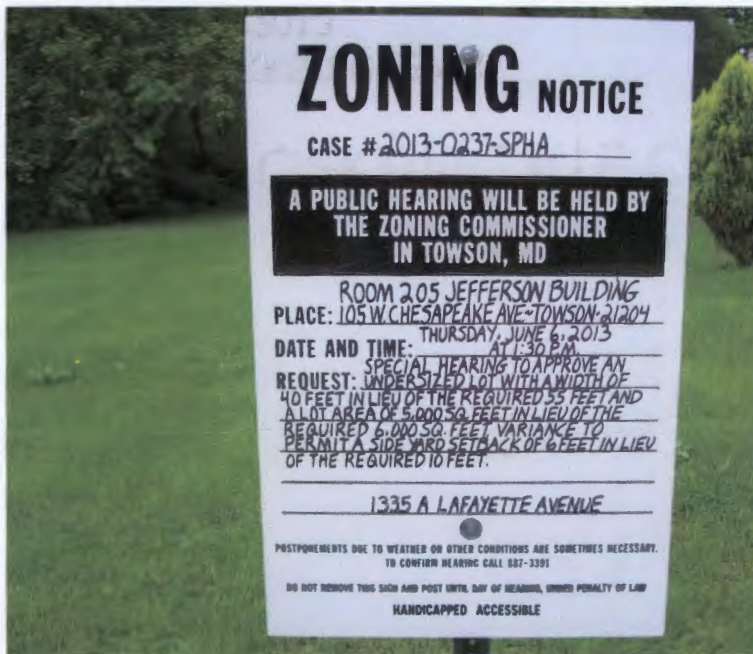
Case Number: 2013-0237-SPHA

Petitioner / Developer: KEVIN YANG~ RICHARDSON ENGINEERING

Date of Hearing (Closing): JUNE 6, 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:
1335 - A-LAFAYETTE AVENUE

The sign(s) were posted on: MAY 17, 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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 06/24/2013

Case Number: 2013-0237-SPHA

Petitioner / Developer: KEVIN YANG~ RICHARDSON ENGINEERING

Date of Hearing (Closing): JULY 12, 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:
1335 A LAFAYETTE AVENUE

The sign(s) were posted on: JUNE 21, 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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 16, 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 16, 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: #2013-0237-SPHA

1335 A Lafayette Avenue

S/s Lafayette Avenue, 65 ft. W/of centerline of Harford Avenue

1st Election District - 1st Councilmanic District

Legal Owner(s): Kevin Yang

Special Hearing: to approve an undersized lot with a width of 40 feet in lieu of the required 55 feet and a lot area of 5,000 sq. ft. in lieu of the required 6,000 sq. ft. **Variance:** to permit a side yard setback of 6 feet in lieu of the required 10 feet.

Hearing: Thursday, June 6, 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.

5/24/9 May 16

921824



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 20, 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 June 20, 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

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Hearing: Friday, July 12, 2013 at 10:00 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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06/253 June 20 928971



KEVIN KAMENETZ
County Executive

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

June 10, 2013

NEW 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: 2013-0237-SPHA

1335 A Lafayette Avenue

S/s Lafayette Avenue, 65 ft. W/of centerline of Harford Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Kevin Yang

Special Hearing to approve an undersized lot with a width of 40 feet in lieu of the required 55 feet and a lot area of 5,000 sq. ft. in lieu of the required 6,000 sq. ft. Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet.

Hearing: Friday, July 12, 2013 at 10:00 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: Kevin Yang, 2705 Thornbrook Road, Ellicott City 21042
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 22, 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, June 20, 2013 Issue - Jeffersonian

Please forward billing to:

Kevin Yang
2705 Thornbrook Road
Ellicott City, MD 21042

410-736-3596

NOTICE OF ZONING HEARING

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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

May 2, 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: 2013-0237-SPHA

1335 A Lafayette Avenue

S/s Lafayette Avenue, 65 ft. W/of centerline of Harford Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Kevin Yang

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Hearing: Thursday, June 6, 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: Kevin Yang, 2705 Thornbrook Road, Ellicott City 21042
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 17, 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 16, 2013 Issue - Jeffersonian

Please forward billing to:

Kevin Yang
2705 Thornbrook Road
Ellicott City, MD 21042

410-736-3596

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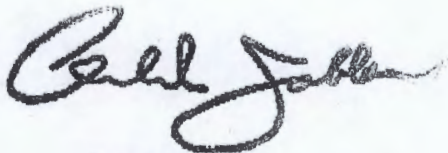
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

TO: Kristen Lewis
Office of Zoning Review

FROM: Debra Wiley, Legal Administrative Secretary *DW*
Office of Administrative Hearings

DATE: June 4, 2013

SUBJECT: Case Nos. 2013-0237-SPHA - 1335A Lafayette Avenue AND
2013-0238-SPH - 1335 Lafayette Avenue
Hearing: June 6, 2013

As you are aware, the above-referenced cases were scheduled to come before Judge Beverungen on June 6, 2013 at 1:30 PM and 2:30 PM in Room 205 of the Jefferson Building. It was brought to our attention on June 3rd by Rick Richardson that the sign posting requirement for Case No. 2013-0238-SPH was not fulfilled in a timely manner (20 days). Per Judge Beverungen, the two (2) cases should be heard together. Mr. Richardson was advised that it would be beneficial to have the sign poster reflect that these cases have been postponed until the new hearing date has been acquired.

Therefore, these cases are now being returned to you for rescheduling and processing.
Thanks.

c: File *✓*

MEMORANDUM

DATE: August 20, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0237-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on August 19, 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. 2013-0237-SPHA

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

4/25/13

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

N/C

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

FIRE DEPARTMENT

5/2/13

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

C / NOT
opposed

4/29/13

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/20/13

SIGN POSTING

Date:

6/21/13

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
1335A Lafayette Avenue; S/S Lafayette
Avenue, 65' W c/line Harford Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): Kevin Yang
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-237-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 30 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 30th day of April, 2013, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 2, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1335 & 1335A Lafayette Avenue

RECEIVED

INFORMATION:

MAY 06 2013

Item Number: 13-237 & 13-238

Petitioner: Kevin R. Yang

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner seeks a variance and special hearing for a lot that is insufficient in area, width and has reduced side-yard setbacks. There is concern about the creation and construction of the subject 40-foot lot in addition to the adjacent reduced width lots. Nonetheless, the Department of Planning has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this department does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this department for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.

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

Prepared By:

Division Chief:
AVA/LL:cjm

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2013
Item Nos. 2013-0211,0224, 0233,0234,0235,0237,0238,0239 and 0240.

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-29-13

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

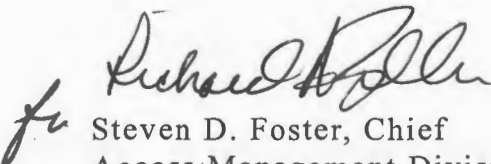
RE: Baltimore County
Item No. 2013-0237-SPHA
Special Hearing Variance
Kevin R. Yang
1335 A Lafayette Avenue

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. 2013-0237-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



KEVIN KAMENETZ
County Executive

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

May 30, 2013

Kevin R. Yang
2705 Thornbrook Road
Ellicott City MD 21042

RE: Case Number: 2013-0237 SPHA, Address: 1335 A Lafayette Avenue

Dear Mr. Yang:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 17, 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
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

Administrative Hearings - RE: Internet Inquiry

From: "Mary O'Neill" <mary@interproducers.net>
To: "Administrative Hearings" <administrativehearings@baltimorecountymd.gov>
Date: 7/8/2013 1:23 PM
Subject: RE: Internet Inquiry

Thank you very much!

Mary O'Neill

From: Administrative Hearings [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Monday, July 08, 2013 10:14 AM
To: Mary O'Neill
Subject: Re: Internet Inquiry

Good Morning,

In reference to the two cases being heard on July 12th, there is no need to pre-register to speak. There will be a sign-in sheet at the hearing and you simply sign in; the judge will ask at the hearing if anyone wishes to speak and as far as time allowed to speak, that is the Judge's call at the hearing. At that time, you can present your case and put on the record (hearings are recorded) your concerns for one or both of the cases. It is not necessary or required to bring handouts, unless of course you wish to do so. And if so, one could be presented to the Judge and to the Petitioner and/or counsel for the Petitioner.

Thank you for contacting our office and hope this information was helpful.

>>> "Mary O'Neill" <mary@interproducers.net> 7/5/2013 7:01 PM >>>

Hello,

I am interested in two notices that have been posted in Catonsville Manor re special exceptions to build two single-family houses on undersized lots. The numbers are 2013-0238 and 0237 - SPH.

I am not familiar with this process, but I would like to make a statement at the hearing on Friday, July 12. How do I go about registering to speak, how long am I allowed to speak for, do I need to appear at both hearings, and can I bring one handout or do I need to bring multiple handouts? If so, how many?

My concerns are the size of the lots, the serious erosion and stormwater runoff problem we have in Catonsville Manor, the lack of sufficient storm drains, curbs, etc. Not to mention the many unsold and abandoned houses in our area.

You can reach me at home at 443-341-6875. I would appreciate whatever guidance you can provide in this matter.

Sincerely,

Mary J. O'Neill
1320 Lafayette Ave
Baltimore, MD 21207

Debra Wiley - Re: Notification of Re-scheduling of Hearing

From: John Beverungen
To: Lillian Barnes
Date: 6/6/2013 10:06 AM
Subject: Re: Notification of Re-scheduling of Hearing
CC: Debra Wiley; Elaine Ayers; Gloria Strickland; Kristen Lewis; Lil Mat...

The hearing in this case, and the related hearing for 1335 Lafayette Ave, were postponed due to the owner's failure to comply with the sign posting requirements. Both properties will be posted (for at least 20 days prior to the hearing) with signs containing the new hearing date.

John Beverungen
ALJ

>>> Lillian Barnes <lbarnes799@yahoo.com> 06/05/13 4:04 PM >>>

Dear Sir,

The hearing re: request for variance for the under-sized lot 1335 A Lafayette Ave has been postponed. I am requesting to be notified of the new date. Thank you.

Lillian C. Barnes

West Catonsville Manor Community Association

Code Enforcement Committee

Debra Wiley - Fwd: Re: Fw: 1335 A Lafayette Ave -- Catonsville Manor

From: Peter Zimmerman
To: Kriscumas, Peter
Date: 6/5/2013 3:26 PM
Subject: Fwd: Re: Fw: 1335 A Lafayette Ave -- Catonsville Manor
CC: Kristen; Wiley, Debra

Dear Mr. Kriscumas

Upon further inquiry, we learned that the Petitioner's representative, Rick Richardson, recognized that the posting requirement for the two companion cases (2013-237-SPHA & 2013-238-SPH) were not fulfilled in a timely matter. According to the attached memorandum, dated June 4, 2013, from the secretary of OAH to the Zoning Office, Judge Beverungen advised that the two cases should be heard together and the sign reflect a postponement until a new hearing date is set. It is my impression that by "rescheduling and processing" the understanding is that the property will be reposted for the new date.

Peter Max Zimmerman
People's Counsel
410-887-2188

>>> Peter Kriscumas 6/5/2013 2:11 PM >>>
FYI - Here is the email I received from Ms. Barnes.

Sincerely,

Pete Kriscumas
Office of Baltimore County
Councilman Tom Quirk
District 1

7-12-13 @ 10:11

MEMORANDUM

*Emailed K
also
6/4*

TO: Kristen Lewis
Office of Zoning Review

FROM: Debra Wiley, Legal Administrative Secretary *DW*
Office of Administrative Hearings

DATE: June 4, 2013

SUBJECT: Case Nos. 2013-0237-SPHA - 1335A Lafayette Avenue AND
2013-0238-SPH - 1335 Lafayette Avenue
Hearing: June 6, 2013

As you are aware, the above-referenced cases were scheduled to come before Judge Beverungen on June 6, 2013 at 1:30 PM and 2:30 PM in Room 205 of the Jefferson Building. It was brought to our attention on June 3rd by Rick Richardson that the sign posting requirement for Case No. 2013-0238-SPH was not fulfilled in a timely manner (20 days). Per Judge Beverungen, the two (2) cases should be heard together. Mr. Richardson was advised that it would be beneficial to have the sign poster reflect that these cases have been postponed until the new hearing date has been acquired.

Therefore, these cases are now being returned to you for rescheduling and processing. Thanks.

c: File

John Beverungen - Thank you

JB (h) 7-12-13
10 Am

From: "Mary O'Neill" <mary@interproducers.net>
To: <jbeverungen@baltimorecountymd.gov>
Date: 07/25/13 10:51 AM
Subject: Thank you

Denied 7-19-13

Dear Judge Beverungen,

Thank you for your careful consideration of the perspective of many of the residents of Catonsville Manor in the variance request on Lafayette Avenue recently before your court. All of the neighbors who appeared that day felt that you treated us with respect and fairness, and helped us understand and participate in the proceedings. We were very pleased with the denial of the variance to build on 1335A, and I especially appreciated your mentioning the inadequate infrastructure.

Sincerely,

Mary O'Neill

for file
2013-
237
SPHA

Maryland Department of Assessments and Taxation
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BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 0119322201

Owner Information

Owner Name: YANG KEVIN R **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 1335 LAFAYETTE AVE
BALTIMORE MD 21207 **Deed Reference:** 1) /32442/ 00248
2)

Location & Structure Information

Premises Address
1335 LAFAYETTE AVE
0-0000

Legal Description
LT 57,58 PT 1

CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		22	1	1	Plat Ref:	0006/0128

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	1,101 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	90,000	68,000		
Improvements:	55,800	49,000		
Total:	145,800	117,000	145,800	117,000
Preferential Land:	0			0

Transfer Information

Seller: SHERMAN URSULA	Date: 08/21/2012	Price: \$79,000
Type: ARMS LENGTH MULTIPLE	Deed1: /32442/ 00248	Deed2:
Seller: SHERMAN CHARLES D	Date: 02/24/1978	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05858/ 00509	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:**

HOMEOWNERS TAX CREDIT

Homestead Application Information

**BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES****MEMO BILL**

Parcel ID: 01-19-322201 **Tax Year:** 2014 **Cycle:** FY **Bill Date:** 07/01/2013 **District:** 01 **Semi-Annual Eligible:** No

Owner's Name and Address	IF PAID BY	DISCOUNT/INTEREST	PAY THIS AMOUNT
Yang Kevin R 1335 Lafayette Ave Baltimore, MD 21207	07/31/2013	(12.87)	1,821.83
	Parcel/Situs Address:	1335 Lafayette Ave	

Bill is valid through: 07/31/2013

Please Cut Here

OWNER

Maryland Department of Assessments and Taxation
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BALTIMORE COUNTY

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[Redemption](#)
[Ground Rent](#)
[Registration](#)

Account Identifier:

District - 01 Account Number - 0119322200

Owner Information

Owner Name:	YANG KEVIN R	Use:	RESIDENTIAL
Mailing Address:	1335 LAFAYETTE AVE BALTIMORE MD 21207	Principal Residence:	NO
		Deed Reference:	1)/32442/ 00248 2)

Location & Structure Information

Premises Address	Legal Description
LAFAYETTE AVE 0-0000	LT 55.56 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0095	0008	0193		0000		22	55	1	Plat Ref:	0006/ 0128

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		5,000 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	67,000	50,500		
Improvements:	0	0		
Total:	67,000	50,500	67,000	50,500
Preferential Land:	0			0

Transfer Information

Seller:	SHERMAN URSULA	Date:	08/21/2012	Price:	\$79,000
Type:	ARMS LENGTH MULTIPLE	Deed1:	/32442/ 00248	Deed2:	
Seller:	SHERMAN CHARLES D	Date:	02/24/1978	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05858/ 00509	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:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: No Application

**BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES****MEMO BILL**

Parcel ID: 01-19-322200 **Tax Year:** 2014 **Cycle:** FY **Bill Date:** 07/01/2013 **District:** 01 **Semi-Annual Eligible:** No

Owner's Name and Address	IF PAID BY	DISCOUNT/INTEREST	PAY THIS AMOUNT
Yang Kevin R 1335 Lafayette Ave Baltimore, MD 21207	07/31/2013	(5.56)	674.60
	Parcel/Situs Address:	Lafayette Ave	

Bill is valid through: 07/31/2013

Please Cut Here

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BALTIMORE COUNTY

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

Account Identifier: District - 01 Account Number - 0119322200

Owner Information

Owner Name: YANG KEVIN R Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1335 LAFAYETTE AVE
BALTIMORE MD 21207 Deed Reference: 1) /32442/ 00248
2)

Location & Structure Information

Premises Address Legal Description
LAFAYETTE AVE LT 55,56
0-0000

CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0095	0008	0193		0000		22	55	1	3	0006/ 0128

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		5,000 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
<u>Land</u>	67,000	50,500		
<u>Improvements:</u>	0	0		
<u>Total:</u>	67,000	50,500	67,000	50,500
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u> SHERMAN URSULA	<u>Date:</u> 08/21/2012	<u>Price:</u> \$79,000
<u>Type:</u> ARMS LENGTH MULTIPLE	<u>Deed1:</u> /32442/ 00248	<u>Deed2:</u>
<u>Seller:</u> SHERMAN CHARLES D	<u>Date:</u> 02/24/1978	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /05858/ 00509	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	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

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 (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 0119322201

Owner Information

Owner Name: YANG KEVIN R **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 1335 LAFAYETTE AVE
BALTIMORE MD 21207 **Deed Reference:** 1) /32442/ 00248
2)

Location & Structure Information

Premises Address
1335 LAFAYETTE AVE
0-0000

Legal Description

LT 57,58 PT 1

CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0095	0008	0193		0000		22	1	I	Plat Ref:	0006/ 0128

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	1,101 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	90,000	68,000		
Improvements:	55,800	49,000		
Total:	145,800	117,000	145,800	117,000
Preferential Land:	0			0

Transfer Information

Seller: SHERMAN URSULA	Date: 08/21/2012	Price: \$79,000
Type: ARMS LENGTH MULTIPLE	Deed1: /32442/ 00248	Deed2:
Seller: SHERMAN CHARLES D	Date: 02/24/1978	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05858/ 00509	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:**

HOMEOWNERS TAX CREDIT

Homestead Application Information

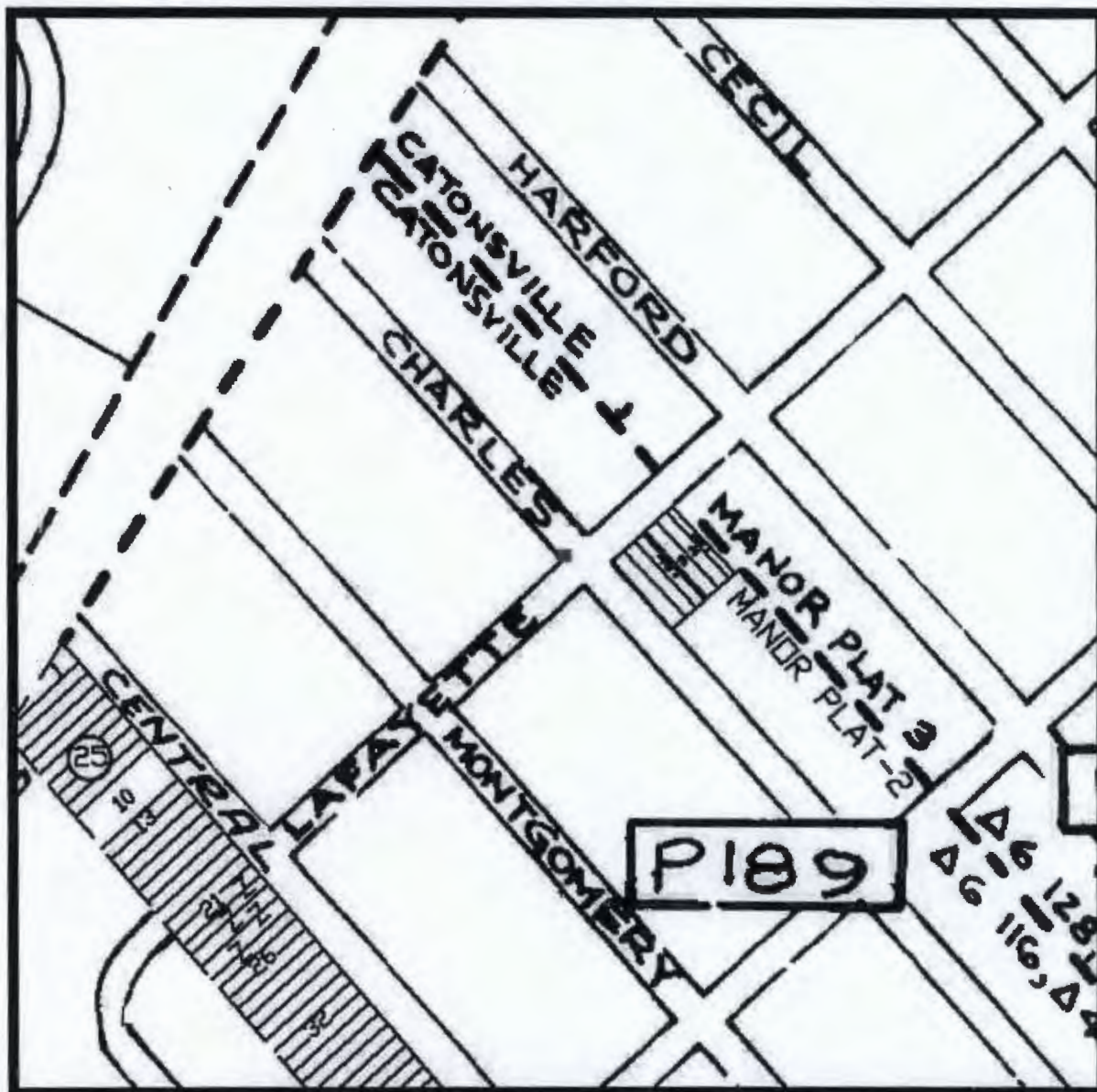
Homestead Application Status: No Application



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

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District - 01 Account Number - 0119322201



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 NAME 1335 LAFAYETTE AVE
CASE NUMBER 2013-237 & 238
DATE 7/12/13

DATE 7/12/13

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____

CASE NUMBER 2013-237+238

DATE 7/12/13

CITIZEN'S SIGN-IN SHEET

[illegible]

*Kelly D. Williams
6004 Harford Ave
Gwynn Oak, MD 21207*

5 July 2013

To Whom It May Concern:

15 years ago we made a decision to join countless of other city home owners; we participated in the "Urban Flight" movement. We desired to leave conditions that we perceived as crowded.

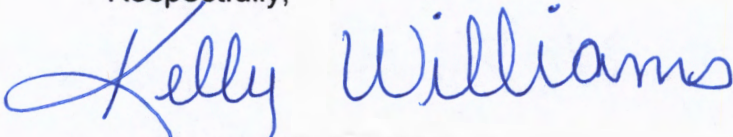
While we were out running errands, we saw an OPEN HOUSE sign. The Catonsville area was an acceptable area, so we followed the signs. As we were following the signs, we were admiring the neighborhood. When we finally made it to the house, we had already made up our minds that this is it. The house was not the selling point. The neighborhood was the selling point.

We researched the neighborhood before making an offer on the house. There were no plans for development in the area.

The lure of the Catonsville Manor neighborhood was that it was stable and the open space was definitely an asset.

Building an undersized suburban-style house at an urban density is **NOT** consistent with the Catonsville Manor neighborhood. Please do not shatter our "Dream" neighborhood.

Respectfully,

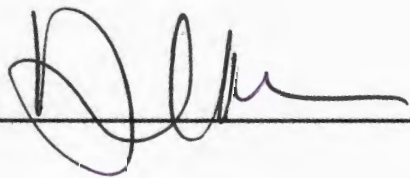

Kelly D. Williams

Citizen #1

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette ~~Blvd~~^{Ave.}, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

x  _____

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A 8
Lafayette Ave, Gwynn Oak, MD 21207. 1335

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X Dan Berardi

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

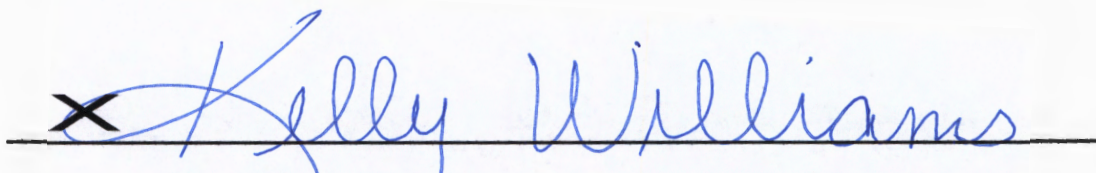
I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X Mary E. Lee

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A
Lafayette ^{Ave.} ~~Road~~, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

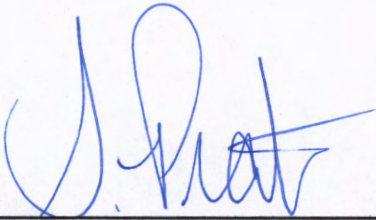

6004 Hartford Ave
Gwynn Oak, MD 21207

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

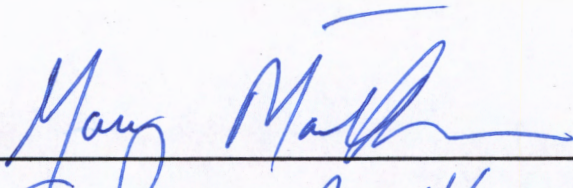
X

A handwritten signature in blue ink, appearing to be "J. Pratt", written over a horizontal line.

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

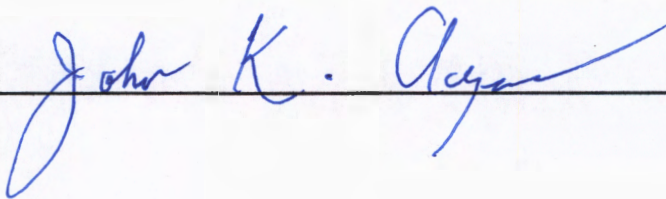
X 

GARY MATTHEWS 1327 LAFAYETTE AVE

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X  _____

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X Winston Sherman
6005 Hafud Ave

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X Jim Matthews
1338 Lafayette Ave

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X

Mary J. O'Neill

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X *Michael Matthews*

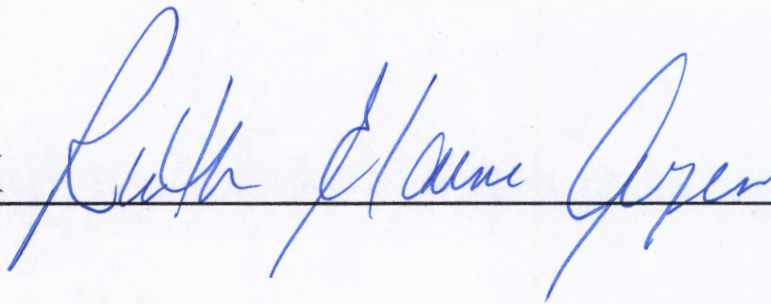
1338 Lafayette

To: Baltimore County Zoning Board

I signed the petition objecting to building an undersized house on the lot of 1335A Lafayette Ave, Gwynn Oak, MD 21207.

I am following up by writing this letter to stress my objection. The beauty of the neighborhood is its open space. There were no documented plans for future development. That lot is too small to squeeze a house between the two existing houses. The houses in the neighborhood are adequately spaced. If a developer squeezes an undersized house between two existing houses, that undersized house will stick out like a sore thumb. It could negatively affect the value of our homes.

X

A handwritten signature in blue ink, reading "Ruth Elaine Ayer", is written over a horizontal line. The signature is fluid and cursive.

We, the undersigned, do protest the granting of a variance to the existing building code for a structure to be built on an under-sized lot at 1335 A Lafayette Ave, Gwynn Oak, MD.

Serge Wockhou 6009 Harford Ave Baltimore MD 21207

Name/Address

Kelly Williams 6004 Harford Ave, 21207

Name/Address

William Barnes 6004 Harford Ave 21207

Name/Address

Christa McLaughlin 6010 Harford Ave 21207

Name/Address

Name/Address

Name/Address

Name/Address

Name/Address

Name/Address

Name/Address

Name/Address

Name/Address

We, the undersigned, do protest the granting of a variance to the existing building code for a structure to be built on an under-sized lot at 1335 A Lafayette Ave, C.ynn Oak, MD.

Name/Address Christine Wagner
1321 LAFAYETTE Avenue 21207

Name/Address LAWRENCE R. NOEL
1320 LAFAYETTE AVE 21207

Name/Address Dawn E. Harris
6024 Montgomery St 21207

Name/Address Marcia E. Harris
6024 Montgomery St. 21207

Name/Address Marvin E. Harris
6024 Montgomery St. 21207

Name/Address Travis N. Harris
6024 Montgomery St 21207

Name/Address Molly Binning
6028 Montgomery 21207

Name/Address Lance Binning
6028 Montgomery 21207

Name/Address RICHARD FIEDLER
6030 MONTGOMERY ST
BALTO. MD 21207

Name/Address

Name/Address

Name/Address

We, the undersigned, do protest the granting of a variance to the existing building code for a structure to be built on an under-sized lot at 1335 A Lafayette Ave, Gwynn Oak, MD.

Maria Russell 1400 Lafayette Ave Gwynn Oak MD 21207

Name/Address

Scott Cholewczynski 6014-A Harford Ave 21207

Name/Address

Robert Dell 6018 Harford Ave 21207

Name/Address

Mary Lee 6018 Harford Ave 21207

Name/Address

Paul J. Dato 1402 LAFAYETTE AVE 21207

Name/Address

Morris Savage 6035 Cecil Ave 21207

Name/Address

David Green 6022 Cecil 21207

Name/Address

Green Green 6022 Cecil 21207

Name/Address

JOEL CHUKKIM 1403 LAFAYETTE AVE. 21207

Name/Address

Josi Lara 1333 Lafayette Ave MD 21207

Name/Address

Lamont Register 6014 Harford Ave MD 21207

Name/Address

Kevin Batters 1404 Lafayette Ave, MD 21207

Name/Address

88

We, the undersigned, do protest the granting of a variance to the existing building code for a structure to be built on an under-sized lot at 1335 A Lafayette Ave, Gwynn Oak, MD.

Catherine Deppech 6015 Harford Ave

Name/Address

William Swiderski 6014 Harford Ave.

Name/Address

Gwendolyn Morgan 6007 Harford Ave

Name/Address

Dave Berardi 6013 Harford Ave

Name/Address

GARY MATTHEWS 1327 LA FAYETTE AVE.

Name/Address

KATIE BODDIE 1327 LAFAYETTE AVE

Name/Address

Kinston Sherman 6005 Harford Ave

Name/Address

J. P. P. 1324 Lafayette Ave

Name/Address

Mary J O'Neill, Ph.D. 1320 Lafayette Ave

Name/Address

Klaus P. Popowicz, 1320 Lafayette Avenue

Name/Address

Kate Anne Myers 1318 Lafayette Ave

Name/Address

John K. Olym " " "

Name/Address

Michael & Lillian Matthews
1338 Lafayette Ave
Baltimore MD, 21207

John E. Beverungen
Administrative Law Judge for Baltimore County
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case No.: 2013-0237 and 2013-0238
1335 and 1335A Lafayette Avenue

Dear Judge Beverungen:

This letter is to advise you that I reside in the immediate neighborhood of the properties known as 1335 and 1335A Lafayette Avenue in Catonsville as owned by Kevin Yang and Mercury Properties, LLC. By signing this letter, I hereby acknowledge that I am familiar with the existing lots located on Lafayette Avenue, including the existing residence located at 1335 Lafayette Avenue and the vacant property known as 1335A Lafayette Avenue.

By signing this letter, I am expressing my support of any and all zoning relief necessary for the property containing the aforementioned existing residence and the property containing the proposed residence in the above referenced zoning cases.

Thank you for your consideration.

Very truly yours,

Date

Citizens #2

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www.FeinProperties.com

July 1, 2013

Michael & Lillian Matthews
1338 Lafayette Ave
Baltimore, Md 21207

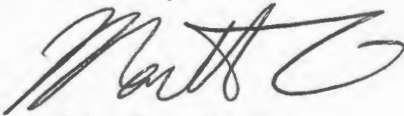
Dear Mr & Mrs Matthews,

My client recently purchased the property near you – 1335 Lafayette. When he purchased the property, he immediately renovated the house and rented to good tenants (you may have met them). As you may have noticed from the posted signs, he is now attempting to get a variance from the county so he can build a new home on the vacant lot next to your house.

I am reaching out to you to ask for your support on the upcoming hearing. The plan is to build a house that will fit in nicely with the neighborhood. Upon completion of the house being built, he will sell it for a price that will help raise the values of all the homes in the area. Included is a pre-paid and pre-written letter we ask you to sign and drop in the mail if this plan meets your approval.

If you would like to meet and discuss the plan or have any other questions, please feel free to contact me at 410-707-5865. We appreciate your support !

Sincerely,



Matt Fein, Realtor
Keller Williams Realty Centre
410-707-5865



Case No.: 2013-237 SPHA
2013-238 SPH

Exhibit Sheet

SEN
7-19-13

Petitioner/Developer

Protestant

No. 1	Site plan in 2013-237	Letters from neighbors
No. 2	Site plan in 2013-238	Letter from petitioners sent to Michael Matthews
No. 3	Plat-Catonsville Manor	
No. 4	Color photos	
No. 5	Exhibit showing variances granted in area	
No. 6	SDAT records	
No. 7	Deeds	
No. 8	Order in 91-130	
No. 9	My Neighborhood + Google Photos	
No. 10		
No. 11		
No. 12		

PETITIONER'S

EXHIBIT NO. 6

Maryland Department of Assessments and Taxation
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Account Identifier:

District - 01 Account Number - 2100002969

Owner Information

Owner Name:	RUSSELL MARIA	Use:	RESIDENTIAL
Mailing Address:	1400 LAFAYETTE AVE BALTIMORE MD 21207-5034	Principal Residence:	YES
		Deed Reference:	1) /19092/ 00070 2)

Location & Structure Information

Premises Address
1400 LAFAYETTE AVE
0-0000

Legal Description
LTS 27-28
1400 LAFAYETTE AVE
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		29	27	1		3
									Plat Ref:	0006/ 0128

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	940 SF	5,625 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	89,600	67,600		
Improvements:	92,400	81,100		
Total:	182,000	148,700	182,000	148,700
Preferential Land:	0			0

Transfer Information

Seller:	INGRAM JAMES E	Date:	11/04/2003	Price:	\$156,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/19092/ 00070	Deed2:	
Seller:	INGRAM JAMES E	Date:	03/09/2001	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/15029/ 00512	Deed2:	
Seller:	WOLFE CATHERINE C	Date:	04/20/2000	Price:	\$104,900
Type:	ARMS LENGTH IMPROVED	Deed1:	/14422/ 00081	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:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: Approved 02/11/2012

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Account Identifier: District - 01 Account Number - 0102370140

Owner Information

Owner Name:	COLEMAN GREGORY P SR COLEMAN JOYCE ANN	Use:	RESIDENTIAL
Mailing Address:	6030 CECIL AVE BALTIMORE MD 21207-5017	Principal Residence:	YES
		Deed Reference:	1) /13288/ 00510 2)

Location & Structure Information

Premises Address	Legal Description
6030 CECIL AVE 0-0000	LT 31,32 6030 CECIL AVE CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0095	0008	0193		0000		30	31	1	Plat Ref:	0006/ 0128

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	1,068 SF	5,625 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	89,600	67,600		
Improvements:	115,700	95,800		
Total:	205,300	163,400	205,300	163,400
Preferential Land:	0			0

Transfer Information

Seller:	COLEMAN GREGORY P,SR	Date:	11/12/1998	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/13288/ 00510	Deed2:	
Seller:	ECKENRODE RICHARD C	Date:	03/13/1998	Price:	\$119,900
Type:	ARMS LENGTH IMPROVED	Deed1:	/12721/ 00359	Deed2:	
Seller:	PACE HOME BUILDE RS INC	Date:	04/26/1988	Price:	\$89,900
Type:	ARMS LENGTH IMPROVED	Deed1:	/07845/ 00682	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: Approved 08/28/2012

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Account Identifier: District - 01 Account Number - 0111890142

Owner Information			
Owner Name:	BAKER MATTHEW J	Use:	RESIDENTIAL
Mailing Address:	1337 LAFAYETTE AV BALTIMORE MD 21207	Principal Residence:	YES
		Deed Reference:	1) /08838/ 00397 2)

Location & Structure Information	
Premises Address 1337 LAFAYETTE AVE 0-0000	Legal Description LT 53,54 SW COR HARFORD ROAD CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		22	53	1	Plat Ref:	3 0006/ 0128

Special Tax Areas	Town NONE
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	740 SF	5,625 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	89,600	67,600		
Improvements:	73,000	55,400		
Total:	162,600	123,000	162,600	123,000
Preferential Land:	0			0

Transfer Information			
Seller:	RAYMORE BUILDERS INC	Date:	06/27/1991
Type:	ARMS LENGTH IMPROVED	Deed1:	/08838/ 00397
Seller:		Date:	
Type:		Deed1:	
Seller:		Date:	
Type:		Deed1:	
Seller:		Date:	
Type:		Deed1:	

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:	Approved 01/12/2010

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Account Identifier:**District - 01 Account Number - 0112401100****Owner Information**

Owner Name:	LINDEMON JAMES C JR LINDEMON LAURA JANE	Use:	RESIDENTIAL
Mailing Address:	5911 ROBINDALE RD BALTIMORE MD 21228-1226	Principal Residence:	NO
		Deed Reference:	1)/14705/ 00051 2)

Location & Structure Information

Premises Address
6014 BALTIMORE ST
0-0000

Legal Description
6014 BALTIMORE ST
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		43	1	1		3
									Plat Ref:	0006/ 0128

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	1,224 SF	4,722 SF	04

Stories	Basement	Type	Exterior
1.500000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	88,700	66,700		
Improvements:	63,300	58,200		
Total:	152,000	124,900	152,000	124,900
Preferential Land:	0			0

Transfer Information

Seller:	LINDEMON EDITH MARIE	Date:	09/20/2000	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/14705/ 00051	Deed2:	
Seller:	LIPTRAP MARGARET	Date:	04/19/1993	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/09713/ 00496	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
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Account Identifier: District - 01 Account Number - 0107150010

Owner Information

Owner Name: SCHROEDER JUNE M **Use:** RESIDENTIAL
Mailing Address: 1505 VIRGINIA PL **Principal Residence:** NO
BALTIMORE MD 21207-5040 **Deed Reference:** 1) /14222/ 00452
2)

Location & Structure Information

Premises Address **Legal Description**
BALTIMORE ST PT LT 1-6
0-0000 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0095	0008	0193		0000		43	1	1	Plat Ref:	0006/0128

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		5,000 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	67,000	50,500		
Improvements:	0	0		
Total:	67,000	50,500	67,000	50,500
Preferential Land:	0			0

Transfer Information

Seller: GEER HOWARD E	Date: 12/22/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14222/ 00452	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

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Account Identifier: District - 01 Account Number - 0105880200

Owner Information

Owner Name: LUDWIG PATRICIA **Use:** RESIDENTIAL
Mailing Address: 17309 TWIN RIDGE CT **Principal Residence:** NO
SILVER SPRING MD 20905-5124 **Deed Reference:** 1) /18858/ 00364
2)

Location & Structure Information

Premises Address **Legal Description**
6010 BALTIMORE ST PT LT 1-6 PT 13
BALTIMORE 21207-0000 6010 BALTIMORE ST
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0095	0008	0193		0000		43	1	1	Plat Ref:	0006/0128

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,088 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.500000	NO	STANDARD UNIT ASBESTOS SHINGLE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	90,000	68,000		
Improvements:	64,600	47,500		
Total:	154,600	115,500	154,600	115,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
EVANS CHARLES E	09/26/2003	\$71,900
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/18858/ 00364	

Seller:	Date:	Price:
Type:	Deed1:	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
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BALTIMORE COUNTY

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Account Identifier:

District - 01 Account Number - 1800011305

Owner Information

Owner Name:	KELLY SEAN MICHAEL KELLY JAYDE LYNN	Use:	RESIDENTIAL
Mailing Address:	6045A CECIL AVE BALTIMORE MD 21207-5016	Principal Residence:	YES
		Deed Reference:	1) /26245/ 00193 2)

Location & Structure Information

Premises Address
6045A CECIL AVE
0-0000

Legal Description
LTS 56-57
6045A CECIL AVE
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		29	56	1		3
									Plat Ref:	0006/ 0128

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1980	902 SF	5,000 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	89,000	67,000		
Improvements:	96,600	83,200		
Total:	185,600	150,200	185,600	150,200
Preferential Land:	0			0

Transfer Information

Seller:	MATHENY JAYDE LYNN	Date:	10/05/2007	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/26245/ 00193	Deed2:	
Seller:	VANE PROPERTIES II LLC	Date:	06/12/2003	Price:	\$154,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/18181/ 00711	Deed2:	
Seller:	SECRETARY OF HOUSING AND URBAN	Date:	02/04/2003	Price:	\$113,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/17487/ 00524	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: Application received

Maryland Department of Assessments and Taxation
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BALTIMORE COUNTY

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Account Identifier: District - 01 Account Number - 1900012056

Owner Information			
Owner Name:	WEBER MICHAEL J WEBER JUDY L	Use:	RESIDENTIAL
Mailing Address:	6045 B CECIL AV BALTIMORE MD 21207	Principal Residence:	YES
		Deed Reference:	1) /08479/ 00792 2)

Location & Structure Information	
Premises Address 6045B CECIL AVE 0-0000	Legal Description LTS 58-59 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		29	58	1	Plat Ref:	0006/ 0128

Special Tax Areas	Town NONE
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	942 SF	5,000 SF	04
Stories 1.000000	Basement YES	Type SPLIT FOYER SIDING	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	89,000	67,000		
Improvements:	96,000	83,300		
Total:	185,000	150,300	185,000	150,300
Preferential Land:	0			0

Transfer Information			
Seller:	JONES ALEXANDER	Date:	05/15/1990
Type:	ARMS LENGTH IMPROVED	Deed1:	/08479/ 00792
Seller:		Date:	
Type:		Deed1:	
Seller:		Date:	
Type:		Deed1:	

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:	Approved 08/28/2012

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Account Identifier: District - 01 Account Number - 0119716620

Owner Information

Owner Name: ZERGAWE ASKALE **Use:** RESIDENTIAL
Mailing Address: 6038 CECIL AVE **Principal Residence:** YES
BALTIMORE MD 21207-5017 **Deed Reference:** 1) /23810/ 00469
2)

Location & Structure Information

Premises Address **Legal Description**
6038 CECIL AVE LTS 21,22
0-0000 6038 CECIL AVE
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		30	21	1	Plat Ref:	0006/0128

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1982	912 SF	5,000 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	89,000	67,000		
Improvements:	99,000	87,000		
Total:	188,000	154,000	188,000	154,000
Preferential Land:	0			0

Transfer Information

Seller: TURNER TIFFANY L	Date: 05/10/2006	Price: \$165,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23810/ 00469	Deed2:
Seller: DUCKWORTH DAVID L	Date: 08/18/1999	Price: \$109,500
Type: ARMS LENGTH MULTIPLE	Deed1: /13968/ 00220	Deed2:
Seller: DUCKWORTH DAVID L	Date: 05/15/1986	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07169/ 00305	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

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Account Identifier: District - 01 Account Number - 1800013555

Owner Information

Owner Name: THOMAS ALISA D **Use:** RESIDENTIAL
Mailing Address: 6008 CECIL AVE **Principal Residence:** YES
BALTIMORE MD 21207-5014 **Deed Reference:** 1) /20205/ 00034
2)

Location & Structure Information

Premises Address 6008 CECIL AVE
0-0000
Legal Description .0964 AC LTS 43-44
CECIL AVE
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0095	0008	0193		0000		35	43	1	Plat Ref:	0006/0128

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	920 SF	4,200 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	88,200	66,200		
Improvements:	99,500	86,200		
Total:	187,700	152,400	187,700	152,400
Preferential Land:	0			0

Transfer Information

Seller: THOMAS BARRY J	Date: 06/09/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20205/ 00034	Deed2:
Seller: MEUSHAW RONALD W	Date: 03/17/1994	Price: \$88,000
Type: NON-ARMS LENGTH OTHER	Deed1: /10411/ 00450	Deed2:
Seller: WILLIAM V WERTZ INC	Date: 03/01/1984	Price: \$59,900
Type: ARMS LENGTH IMPROVED	Deed1: /06674/ 00555	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: Approved 12/31/2012

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Account Identifier: District - 01 Account Number - 0118472240

Owner Information			
Owner Name:	SELLERS ASBURY RONNIE	Use:	RESIDENTIAL
Mailing Address:	6004 CECIL AVE BALTIMORE MD 21207-5014	Principal Residence:	YES
		Deed Reference:	1) /24901/ 00227 2)

Location & Structure Information			
Premises Address	Legal Description		
6004 CECIL AVE 0-0000	LTS 45,46 6004 CECIL AVE CATONSVILLE MANOR		

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		35	45	1	Plat Ref:	3 0006/ 0128

	Town	NONE
Special Tax Areas	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1980	1,013 SF	5,000 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER SIDING	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	89,000	67,000		
Improvements:	111,600	89,700		
Total:	200,600	156,700	200,600	156,700
Preferential Land:	0			0

Transfer Information				
Seller:	SECKA BAI	Date:	12/11/2006	Price: \$275,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/24901/ 00227	Deed2:
Seller:	COLLINS RAYNETTA L	Date:	04/11/2006	Price: \$235,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/23668/ 00662	Deed2:
Seller:	MCCORMICK RAYNETTA L	Date:	09/10/1998	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/13141/ 00700	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

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Account Identifier:**District - 01 Account Number - 0118472239****Owner Information**

Owner Name: BUCHANAN MABLE
BUCHANAN SMITH FRANKLIN JR
Use: RESIDENTIAL
Mailing Address: 6012 CECIL AVE
BALTIMORE MD 21207-5014
Principal Residence: YES
Deed Reference: 1) /25427/ 00725
2)

Location & Structure Information**Premises Address**

6012 CECIL AVE
0-0000

Legal Description

LTS 38,39
6012 CECIL AVE
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0095	0008	0193		0000		35	38	1	Plat Ref:	0006/ 0128

Town NONE**Special Tax Areas****Ad Valorem****Tax Class****Primary Structure Built**

1980

Enclosed Area

933 SF

Property Land Area

5,000 SF

County Use

04

Stories 1.000000
Basement YES
Type SPLIT FOYER SIDING
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	89,000	67,000		
Improvements:	95,600	83,500		
Total:	184,600	150,500	184,600	150,500
Preferential Land:	0			0

Transfer Information

Seller: WASHINGTON PAMELA L	Date: 03/30/2007	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /25427/ 00725	Deed2:
Seller: SECRETARY OF VETERANS AFFAIRS	Date: 11/17/2003	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /19164/ 00111	Deed2:
Seller: MOORE JAE A	Date: 12/20/2002	Price: \$102,231
Type: NON-ARMS LENGTH OTHER	Deed1: /17263/ 00250	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: Approved 03/09/2010

Maryland Department of Assessments and Taxation
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Account Identifier:

District - 01 Account Number - 0104501028

Owner Information

Owner Name: BERARDI DAVID A Use: RESIDENTIAL
Mailing Address: 6013 HARFORD AV Principal Residence: YES
BALTIMORE MD 21207 Deed Reference: 1) /08157/ 00373
2)

Location & Structure Information

Premises Address Legal Description
6013 HARFORD AVE LT 48,49
0-0000

CATONSVILLE MANOR

<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>
0095	0008	0193		0000		28	48	1	<u>Plat Ref:</u> 0006/0128

NONE

Special Tax Areas

Town
Ad Valorem
Tax Class

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1979	880 SF	5,000 SF	04

Stories Basement Type Exterior
1.000000 YES SPLIT FOYER SIDING

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
<u>Land</u>	89,000	67,000		
<u>Improvements:</u>	90,800	80,100		
<u>Total:</u>	179,800	147,100	179,800	147,100
<u>Preferential Land:</u>	0			0

Transfer Information

Seller: ROSIER TIMOTHY HARRY Date: 04/26/1989 Price: \$87,900
Type: ARMS LENGTH IMPROVED Deed1: /08157/ 00373 Deed2:

Seller: Date: Price:
Type: Deed1: Deed2:

Seller: Date: Price:
Type: Deed1: Deed2:

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

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 08/28/2012

032442 248

Case No.: HC2713
Title Insurer: First American Title Insurance Company
Tax Account No.: 0119-322201, 0119322200

PETITIONER'S

EXHIBIT NO. 7

THIS DEED

THIS DEED, made this June 22, 2012 by and between Ursula Sherman, party(ies) of the first part, and Kevin R. Yang, sole owner, party(ies) of the second part,

WITNESSETH, that in consideration of the sum of Seventy Nine Thousand Dollars and No Cents (\$79,000.00), receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, in fee simple, all that property situate in the County of Baltimore, State of Maryland, as described as follows:

Beginning for the first thereof being known and designated as Lot Nos. 55 and 56, 57 and 58 Block 22, as shown upon Plat 3 of Catonsville Manor, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. 6 folio 128.

Beginning for the second thereof being known and designated as the Northeastern most one half of Lot No. 1, Block 22 as shown on Plat 2 of Catonsville Manor which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. 6 folio 116, and which adjoins Lot No. 58 as shown on Plat 3 of Catonsville Manor, recorded as a aforesaid in Plat Book W.P.C. 6 folio 128, on the Southwest side thereof.

BEING all of the same property described in Liber 5858, Page 509, among the said land records, which has the address of 1335 Lafayette Avenue, Gwynn Oak, MD 21207.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party(ies) of the second part in fee simple.

AND said party(ies) of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite of necessary.

Case No.: HC2713

Page 2

WITNESS my/our hand(s) and seal(s) on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,

Ursula Sherman
Ursula Sherman

STATE OF Maryland
COUNTY OF Howard

On this June 22, 2012 before me, the undersigned officer, personally appeared Ursula Sherman known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and being authorized so to do, acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

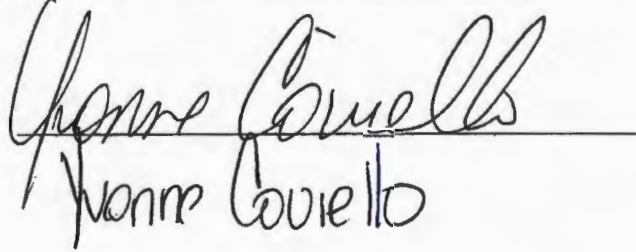
My Commission Expires: Dec 19, 2012

Glen Condit
Notary Public

032442 250

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.


Joseph Covello

GRANTOR ADDRESS:

GRANTEE ADDRESS:

RETURN TO AFTER RECORDING:

Universal Title
7611 Little River Turnpike, Suite 201W
Annandale, VA 22003

PETITIONER'S

EXHIBIT NO. 8

IN RE: PETITION FOR ZONING VARIANCE
SE/Corner Lafayette and
Harford Roads
(1337 Lafayette Road)
1st Election District
1st Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 91-130-A

Steven A. Crawford
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit an undersized building lot to have a width of 45 feet in lieu of the required 55 feet, and a side yard setback of 15 feet in lieu of the minimum required 25 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition were Susan Hunt, Petitioner's fiancée, and Al Bayner, a friend. There were no Protestants.

Testimony indicated that the subject property, known as 1337 Lafayette Road, consists of 5,625 sq.ft. zoned D.R. 5.5 and is presently unimproved. Mr. Crawford testified that his father purchased the subject property, also known as Lots 53 and 54 of Catonsville Manor, in 1981 and that he acquired the property in 1985. Testimony indicated the property is located at the corner of Lafayette Road and Harford Road, which at this point is a paper street and has never been developed. Petitioner is desirous of constructing a single family dwelling on the property, which is only 45 feet wide, as depicted in Petitioner's Exhibit 1. Mr. Crawford testified that neither he nor any other member of his family own adjoining property which would permit him to meet the minimum lot width requirement. Testimony indicated that there are other houses in Catonsville Manor developed on 45-foot lots due to the original subdivision of the development.

ORDER RECEIVED FOR FILING
Date 11/28/91
By [Signature]

PETITION FOR ZONING VARIANCE

BALTIMORE COUNTY: 01-130-A

Mr. Crawford testified that prior to filing the instant Petition, he discussed his plans with the adjoining property owner of 1331 Lafayette Road, Mrs. Sherman, in an attempt to acquire an additional 10 feet. Mr. Crawford testified that Mrs. Sherman, who had owned the adjoining property for about 15 years, was not interested in selling a 10-foot strip of her property to him. Mr. Crawford argued that the granting of the variance would not result in any detriment to the health, safety or general welfare of the surrounding community and that practical difficulty exists as the lot cannot be developed unless the variances are granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.2.R. and would not result in substantial detriment to the public health, safety, and general welfare.

ORDER RECEIVED FOR FILING
Date 11/28/91
By [Signature]

Petition, he dis-
331 Lafayette Road,
feet. Mr. Craw-
oining property for
strip of her prop-
the variance would
general welfare of
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application of the
the Petitioner and
to prove practical
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each, 22 Md. App. 28

riance is granted,
irit of the B.C.Z.R.
blic health, safe-

Pursuant to the advertisement, posting of the property, and
public hearing on this Petition held, and for the reasons given above, the
variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for
Baltimore County this 28th day of November, 1990 that the Petition for
Zoning Variance to permit an undersized building lot to have a width of 45
feet in lieu of the required 55 feet, and a side yard setback of 15 feet
in lieu of the minimum required 25 feet for a proposed dwelling, in accor-
dance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject,
however, to the following restrictions which are conditions precedent to
the relief granted:

1) The Petitioners may apply for their building
permit and be granted same upon receipt of this Order;
however, Petitioners are hereby made aware that pro-
ceeding 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, the Petitioners would be required to return,
and be responsible for returning, said property to its
original condition.

2) Prior to the issuance of any permits, Petitioner
shall submit construction and elevation drawings. At
that time, verification shall be made as to the layout
of the proposed dwelling.

3) When applying for a building permit, the site
plan filed must reference this case and set forth and
address the restrictions of this Order.

RECEIVED FOR FILING

Date

By

AMN:bjs

ANN M. NASTAROWICZ
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1377 Lafayette Ave

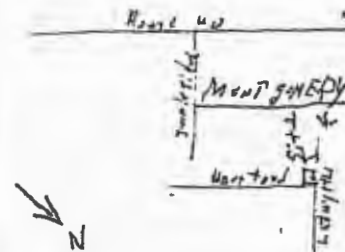
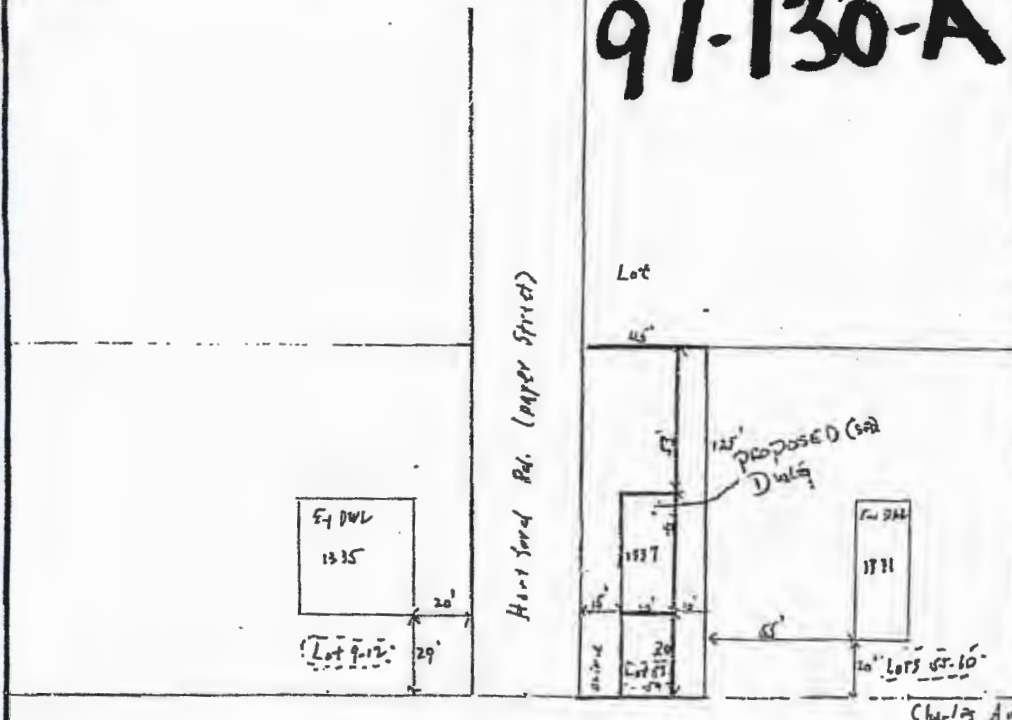
see pages 8 & 6 of the CHECKLIST for additional required information

Subdivision name: Greenwillie Manor

plat book# 6, folio# 128, lot# 24, section# 3

OWNER: Steven Allen Crawford

91-130-A



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 1

Election District: 1

1"=200' scale map#: HWIF

Zoning: DR S.S

Lot size: .129 acreage 5625 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

69

North
date: 8/10/00
prepared by: WLP

Lafayette Ave. 40' R/W 29' Right of Way

Scale of Drawing: 1"= 50'

IN RE: PETITION FOR VARIANCE
NE/corner of Lafayette
Avenue and Harford Avenue
(1400 Lafayette Avenue) -
1st Election District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Michael Cline Watson,
Petitioner

Case No. 86-461-A

The Petitioner herein requests a variance to permit a side street setback of 13 feet in lieu of the required 25 feet.

Testimony on behalf of the Petitioner indicated that he proposes the construction of a 22-foot wide house on a 45-foot wide lot adjacent to his mother's home which has an 80-foot frontage. One of his purposes in building is to assist in caring for his mother, his father recently being deceased. The proposed side yard setback is 13 feet to the property/right-of-way line, however, the Harford Avenue paving is only 18 feet on the 40-foot right-of-way. As many trees as possible will be saved.

The neighbor across Harford Avenue spoke in protest. His property is 65 feet wide and his deck is on the Harford Avenue side to the rear of his house.

Both the Petitioner's representative and the Protestant agree that Catonsville Manor is an older community where, originally, dwellings were built on sites comprised of a number of lots. In recent years, however, houses have been constructed on sites as narrow as 45 or even 40 feet.

After due consideration of the evidence and testimony presented, and a review of the map and files in the Office of Zoning which reveal that corner lots in this area have been granted a 15-foot side yard setback (Case No. 83-220-A), a 16-foot side yard setback for an addition to an existing dwelling (Case No. 85-74-A) and a 21-foot side yard setback (Case No. 85-85-A), in the opinion of the Deputy Zoning Commissioner, the variance requested would encroach into the required setback to an extent to be detrimental to general welfare in the

MICROFILMED

community.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of part of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of May, 1986, that a variance to permit a side street setback of 15 feet in lieu of the required 25 feet is hereby GRANTED, from and after the date of this Order.

Jean M. Denny
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILE

DATE May 15, 1986

BY

ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILE

DATE May 15, 1986

BY

ADMINISTRATIVE ASSISTANT

Michael Cline Watson
1400 Lafayette Ave. & Harford
Ave. 1st Election District
Case No. 86-461-A

8-461-A
326



PETITIONER'S

EXHIBIT NO.

9



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 3/25/2013



To see all the details that are visible on the screen, use the "Print" link next to the map.



Lafayette



PETITIONER'S

EXHIBIT NO.

4

6045 A+B (cc1)

















1400











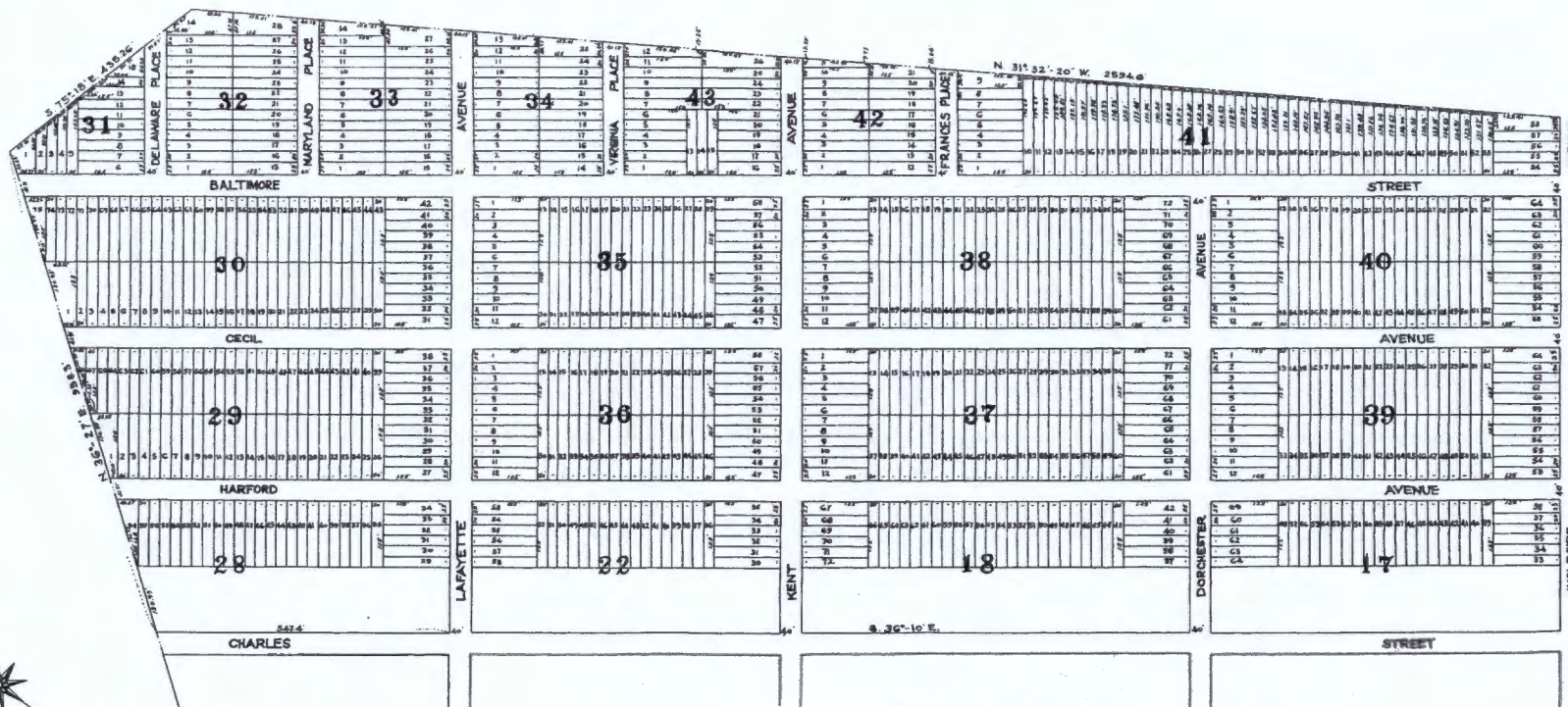


1333 Lafayette



74264757 (house)





PLAT NO. 3.

CATONSVILLE MANOR

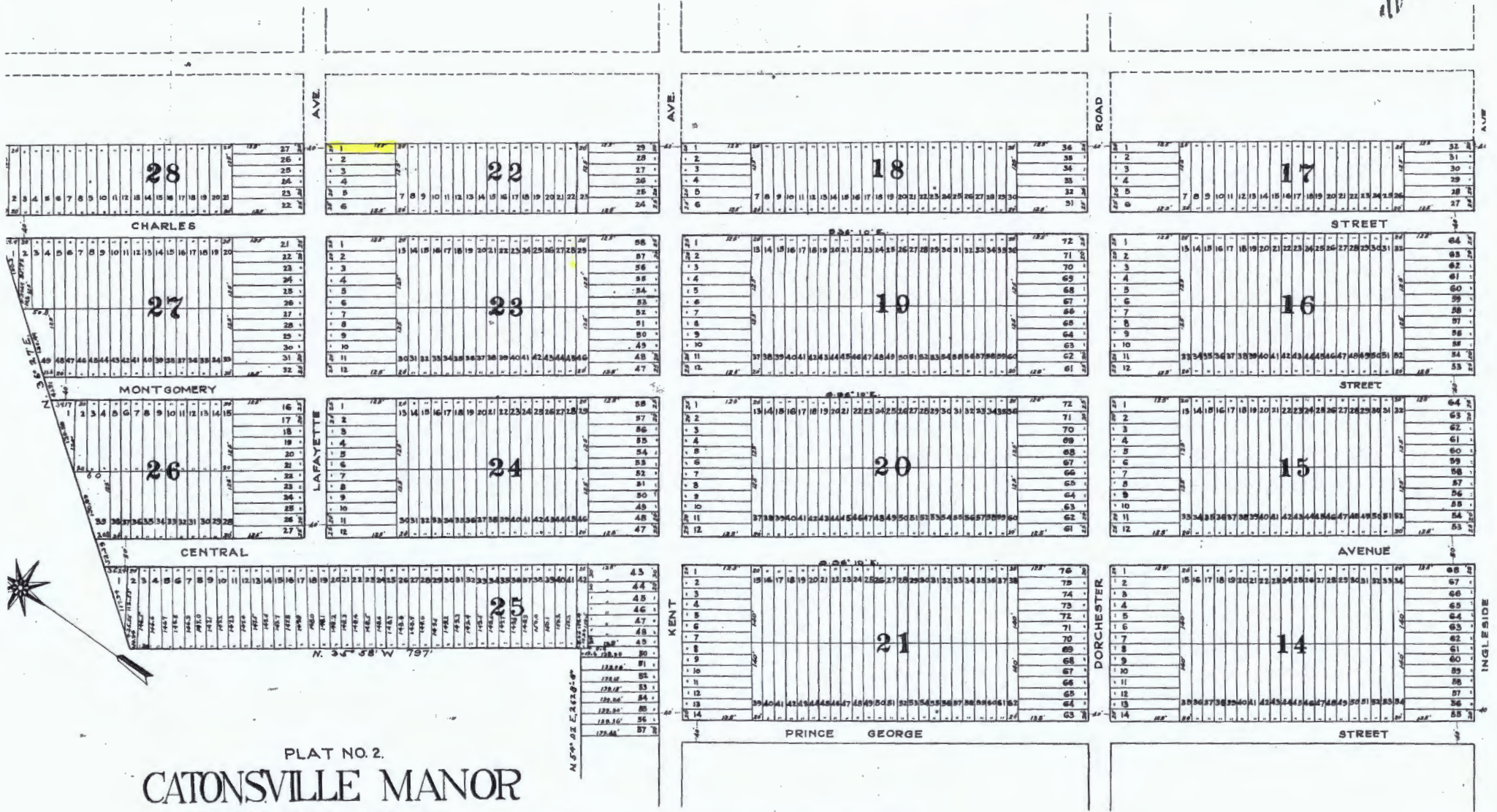
BALTIMORE COUNTY - MARYLAND
 Surveyed and Laid out by
 J. Spence Howard
 Civil and Consulting Engr. Baltimore Md.

SCALE: 1-IN. = 100 FT. September 1917.

*Filed for record Sept 27th 1917
 Geo. William Placer, Esq.*

PETITIONER'S

EXHIBIT NO. 3



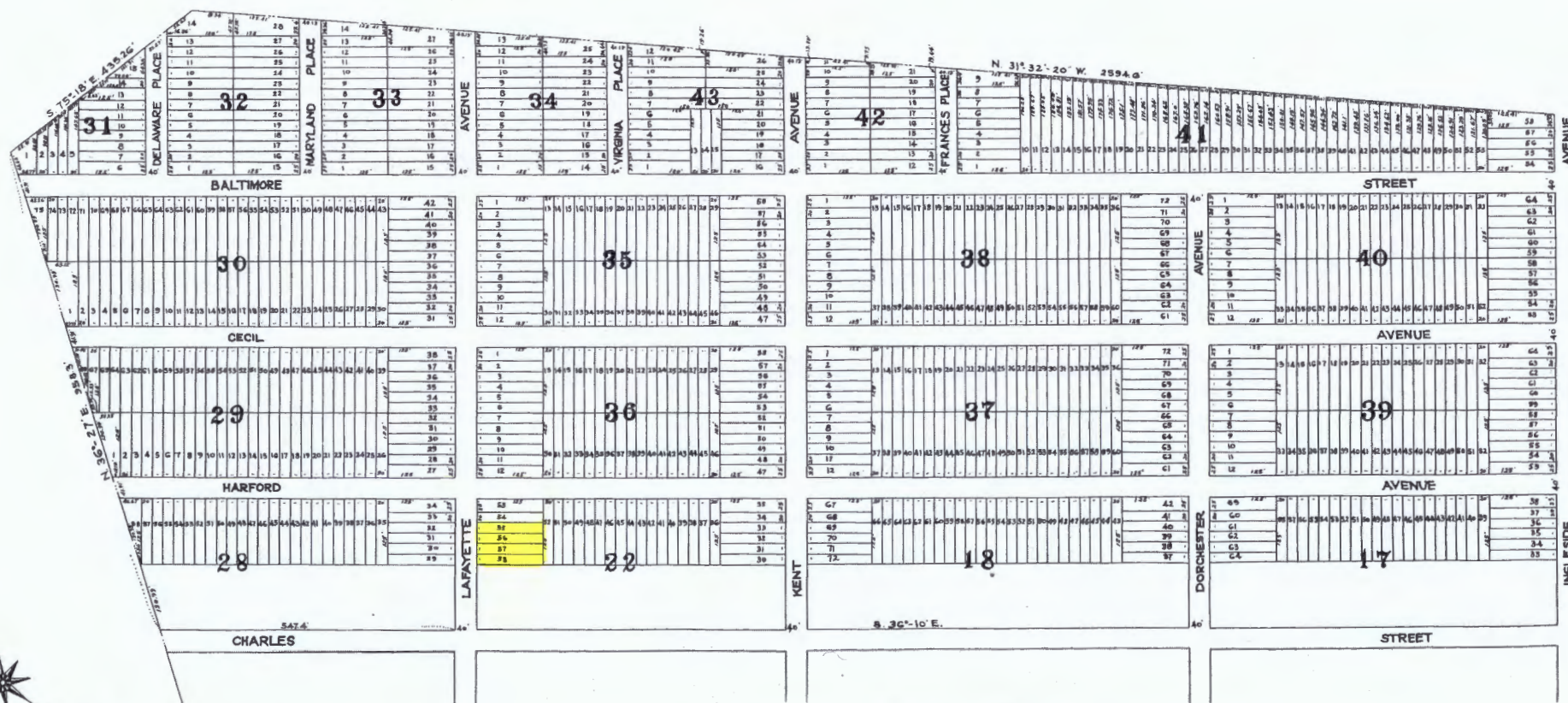
PLAT NO. 2. CATONSVILLE MANOR

BALTIMORE COUNTY - MARYLAND

SURVEYED & LAID OUT BY
J. SPENCE HOWARD
CIVIL & CONSULTING ENGR. - BALTIMORE MD.

SCALE 1"=100' JUNE 1917.

Filed for record July 9th 1917
Test: William P. Cole, Clerk
MACN 2136-4496



PLAT NO. 3.

CATONSVILLE MANOR

BALTIMORE COUNTY - MARYLAND

Surveyed and Laid out by

J. Spence Howard

Civil and Consulting Engr. Baltimore Md.

SCALE: 1" IN. = 100 FT. September 1917.

Filed for record Sept 27th 1917
Test. William P. Howard



2013-0237-SPHA

1335-A Lafayette Avenue



Publication Date: 4/15/2013

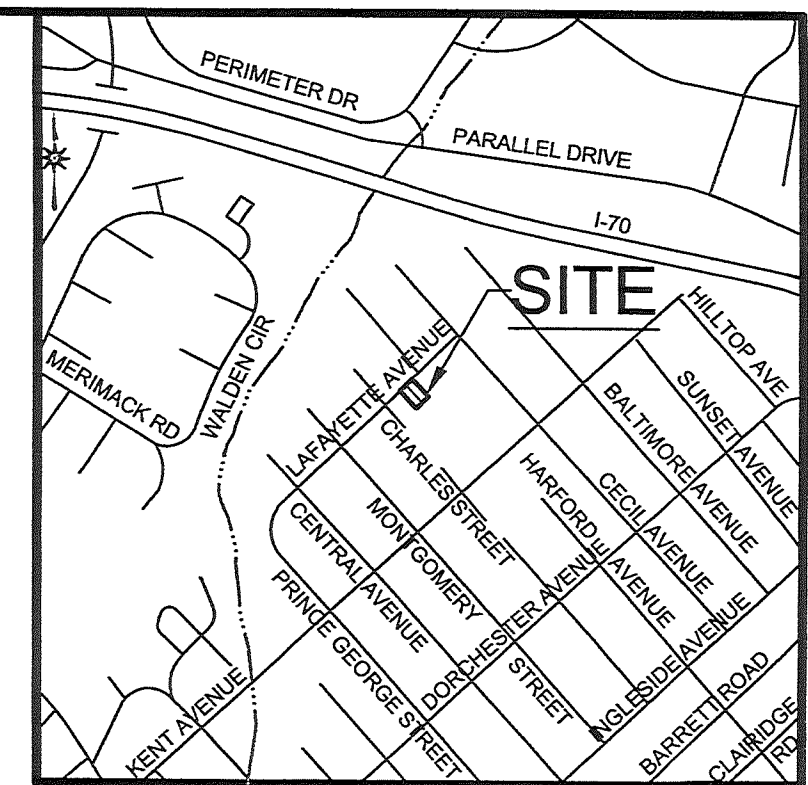
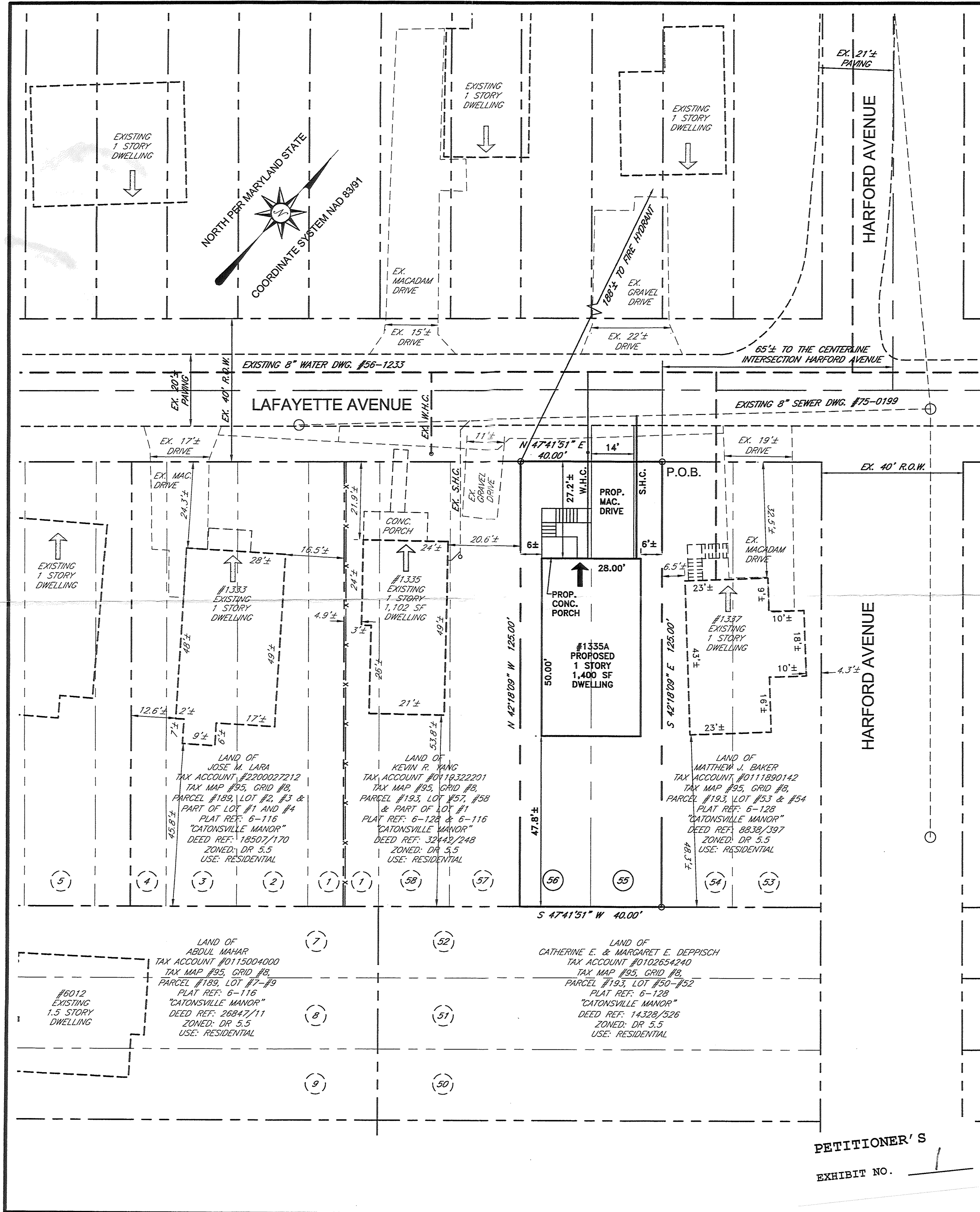


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



GENERAL NOTES:

- OWNER: KEVIN R. YANG
2705 THORNBROOK ROAD
ELLICOTT CITY, MARYLAND 21042
- SITE AREA:
GROSS: 5,800 SF or 0.133 Ac.±
NET: 5,000 SF or 0.115 Ac.±
- USES:
EXISTING: VACANT RESIDENTIAL LOT.
PROPOSED: ONE STORY RESIDENTIAL DWELLING.
- UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC
- DEED REF: 32442/248
- TAX ACCOUNT: #0119322200
- COUNCILMANIC DISTRICT: 1ST
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 095A2)
- TAX MAP #95, GRID 8, PARCEL 193, BLOCK #22, LOT 55 & 56
- PLAT REFERENCE: 6-128 "CATONSVILLE MANOR"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM)
PANEL #2400100386 F PANEL 386 OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 0 SF
PROPOSED: 1,400 SF
TOTAL: 1,400 SF / 5,800 = 0.241 FAR
- WATERSHED: GWYNNS FALLS
- SETBACKS:
YARD REQUIRED PROVIDED
FRONT: 27.2'± ** 27.2'±
SIDE: 10' 6.0'±
REAR: 30' 47.8'±
** DENOTES AVERAGE SETBACK: (32.5+21.9)/2 = 27.2
- MINIMUM LOT AREA:
REQUIRED: 6,000 SF PER DWELL. UNIT
PROVIDED: 5,000 SF
- MINIMUM LOT WIDTH:
REQUIRED: 55'
PROVIDED: 40'

LOCATION MAP

SCALE: 1" = 1000'

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR THE

YANG RESIDENCE

1335A LAFAYETTE AVENUE
BALTIMORE, MARYLAND 21207

1ST ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 03-26-13	JOB NO.: 13024	SHEET NO.: 1 OF 1

PETITIONER'S
EXHIBIT NO. 1

2013-0237-SPHA

REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	JOB NO.: 13024	DATE: 03-26-13	1 OF 1
	SCALE: 1" = 20'				

1ST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

1335 LAFAYETTE AVENUE

BALTIMORE, MARYLAND 21207

YANG RESIDENCE

FOR THE

PLAN TO ACCOMPANY ZONING PETITION

30 East Padonia Road, Suite 500

Timonium, Maryland 21093

Phone: 410-560-1502 Fax: 443-901-1208

Richardson Engineering, LLC

19. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

20. MINIMUM LOT WIDTH: 250 SF

21. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

22. MINIMUM LOT WIDTH: 250 SF

23. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

24. MINIMUM LOT WIDTH: 250 SF

25. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

26. MINIMUM LOT WIDTH: 250 SF

27. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

28. MINIMUM LOT WIDTH: 250 SF

29. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

30. MINIMUM LOT WIDTH: 250 SF

18. SETBACKS:

19. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

20. MINIMUM LOT WIDTH: 250 SF

21. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

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28. MINIMUM LOT WIDTH: 250 SF

29. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

30. MINIMUM LOT WIDTH: 250 SF

1. OWNER: KEVIN R. YANG

2705 THORNBUROCK ROAD

ELLICOTT CITY, MARYLAND 21042

2. SITE AREA: 7,250 SF or 0.166 Ac.±

NET: 6,250 SF or 0.143 Ac.±

3. USES:

PROPOSED: ONE STORY RESIDENTIAL DWELLING.

EXISTING: ONE STORY RESIDENTIAL DWELLING.

4. UTILITIES:

WATER: PUBLIC

SEWER: PUBLIC

5. DEED REF: 32442/248

6. TAX ACCOUNT: #0119322201

7. COUNCILMANIC DISTRICT: 1ST

8. ZONING: DR 5.5

9. TAX MAP #95, GRID #8, PARCEL #193 & #189, BLOCK #22, LOT #57, #58 & PART OF LOT #1.

10. PLAT REFERENCE: 6-128 & 6-116 "CATONSVILLE MANOR" (TRM)

11. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100386 F PANEL 386 OF 580 DATED SEPT. 26, 2008.

12. CHANGE FLOODPLAIN.

13. NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.

14. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

15. THE PROPERTY IS NOT HISTORIC.

16. BUILDING FLOOR AREAS:

EXISTING: 1,102 SF

PROPOSED: 0 SF

17. TOTAL: 1,102 SF / 7,250 = 0.152 FAR

18. SETBACKS:

19. MINIMUM LOT AREA: 6,000 SF PER DWELL. UNIT

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