

IN RE: PETITION FOR VARIANCE
(613 George Avenue)
15th Election District
7th Councilman District
Charlene M. and William Klapka, Jr.
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0001-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jason T. Vettori, Esquire, on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft.; and (2) to permit a minimum individual side yard setback of 5 ft. in lieu of the minimum width of an individual side yard setback of 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was William and Charlene Klapka. Jason T. Vettori, Esquire with Smith, Gildea & Schmidt, LLC, appeared as counsel and represented the Petitioners. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of opposition. The file reveals that the Petition was properly advertised and posted as required by the Baltimore County Zoning Regulations.

The only Zoning Advisory Committee (ZAC) comment received was from the Department of Planning (DOP), which does not oppose the Petition, but requested that Petitioners submit building elevations of the proposed dwelling to the DOP for review and approval prior to the

ORDER RECEIVED FOR FILING

Date 9-4-13

By law

issuance of any building permits.¹

Testimony and evidence revealed that the subject property is approximately 7,500 square feet and is zoned DR 5.5. Mr. Klapka has lived at the subject property since he was six (6) years old and would like to construct a single-family dwelling on the adjoining vacant lot he also owns. In making application for that relief, it was discovered that the width and setbacks of his lot (613 George Avenue) are deficient.

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

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

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

Petitioners have met this test. The lots were created before the adoption of the B.C.Z.R., and they are thus unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, since they would be unable to construct a dwelling on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County opposition. In addition, as noted by the DOP, nearly all of the homes in the neighborhood are constructed on 50 ft. wide lots, and thus the relief sought would be in keeping with the pattern of the community.

¹ 613 George Avenue is improved with a single-family dwelling constructed in 1956. 611 George Avenue (the subject of Case No. 2014-0002-A which was heard at the same time) is an unimproved lot for which Petitioners seek variance relief to construct a single-family dwelling. The DOP's comment pertains to Case No. 2014-0002-A.

ORDER RECEIVED FOR FILING

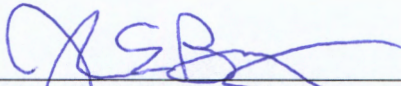
Date 9-4-13

By [Signature]

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

THEREFORE, IT IS ORDERED, this 4th day of September, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft.; and (2) to permit a minimum individual side yard setback of 5 ft. in lieu of the minimum width of an individual side yard setback of 10 ft., be and is hereby GRANTED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-4-13

By law



KEVIN KAMENETZ
County Executive

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

September 4, 2013

Jason T. Vettori, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: Petition for Variance
Property: 613 George Avenue
Case No.: 2014-0001-A

Dear Mr. Vettori:

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 dark ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 613 George Avenue

which is presently zoned DR 5.5

Deed Reference 08138/ 00027

10 Digit Tax Account # 1 5 1 1 4 7 0 4 3 0

Property Owner(s) Printed Name(s) William Klapka, Jr. and Charlene Marie Klapka

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

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

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

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

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

3. ☒ a **Variance** from Section(s)

Please see the attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

By

Telephone #

Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

William Klapka, Jr.

Charlene Marie Klapka

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

613 George Avenue

Baltimore

MD

Mailing Address

City

State

21221-4818, 410-687-6933

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

ATTACHMENT TO PETITION FOR ZONING HEARING

613 George Avenue
15th Election District
7th Councilmanic District

Variance from Section(s):

1. BCZR § 1B02.3.C.1 to permit:
 - a. a minimum lot width of 50' in lieu of the minimum lot width of 55'; and
 - b. a minimum individual side yard setback of 5 feet in lieu of the minimum width of an individual side yard setback of 10 feet.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ZONING DESCRIPTION

613 George Avenue

15th Election District

7th Councilmanic District

Beginning at a point on the southeast side of George Road, which is 50 feet in width at the distance of approximately 525 feet southwest of the centerline of the nearest improved intersecting road, Myrth Avenue, which has a 50 foot right of way.

Being Lot 39 in the subdivision of Landa's Subdivision as recorded in Baltimore County Plat Book No. 5, folio 52, containing 7,500 square feet. Located in the 15th Election District and 7th Councilmanic District.

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: 2014-0001-A
Petitioner: WILLIAM KLAPKA, JR & CHARLENE KLAPKA
Address or Location: 613 George Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETTORI
Address: SMITH, GILDEA & SCHMIDT, LLC
600 WASHINGTON AVE., STE. 200
TOWSON, MD 21286
Telephone Number: (410) 821-0070

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

No. **101406**

Date: **7/2/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
7/03/2013 7/02/2013 10:30:41 2

REC 0902 HALLIM JEAN JEE
X-RECEIPT # 831068 7/02/2013 OFLM

Dept 5 528 ZONING VERIFICATION

NO. 101406

Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	826	0000		6150						\$ 75.00

Total: **\$ 75.00**

Rec From: **Smith, Gildean Schmidt, LLC**

For: **Zoning Variance - 63 George Ave**

CERTIFICATE OF POSTING

2014-0001-A

RE: Case No.: _____

Petitioner/Developer: _____

William and Charlene Klapka, Jr.

September 3, 2013

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

613 George Ave

August 14, 2013

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

Sincerely,

August 14, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 15, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on August 13, 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: # 2014-0001-A

613 George Avenue
SE/s George Avenue, 525 ft. SW centerline of Myrth Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s): William & Charlene Klapka, Jr.

Variance: to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft. and a minimum individual side yard setback of 5 ft. in lieu of the minimum width of an individual side yard setback of 10 ft. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 3, 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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 8/660 Aug. 13

940203



KEVIN KAMENETZ
County Executive

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

July 18, 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: 2014-0001-A

613 George Avenue

SE/s George Avenue, 525 ft. SW centerline of Myrth Avenue

15th Election District – 7th Councilmanic District

Legal Owners: William & Charlene Klapka, Jr.

Variance to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft. and a minimum individual side yard setback of 5 ft. in lieu of the minimum width of an individual side yard setback of 10 ft. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 3, 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: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204
Mr. & Mrs. Klapka, Jr., 613 George Avenue, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., AUGUST 14, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 13, 2013 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2014-0001-A

613 George Avenue
SE/s George Avenue, 525 ft. SW centerline of Myrth Avenue
15th Election District – 7th Councilmanic District
Legal Owners: William & Charlene Klapka, Jr.

Variance to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft. and a minimum individual side yard setback of 5 ft. in lieu of the minimum width of an individual side yard setback of 10 ft. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 3, 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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: October 8, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0001-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 4, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE
613 George Avenue; SE/S George Avenue,
525' SW c/line Myrth Avenue
15th Election & 7th Councilmanic Districts
Legal Owners: William, Jr. & Charlene Klapka*
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
HEARINGS FOR
* BALTIMORE COUNTY
* 2014-001-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 18 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2013, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7/18/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>8/6/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
<u>8/15/13</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>NOT OPPOSED</u> <u>N/C</u>
<u>7/16/13</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8/13/13</u>	
SIGN POSTING	Date: <u>8/14/13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

August 29, 2013

William Jr. & Charlene Marie Klapka
613 George Avenue
Baltimore MD21221-4818

RE: Case Number: 2014-0001 A, Address: 613 George Avenue

Dear Mr. & Ms. Klapka:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 2, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a light blue circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jason T Vettori, 600 Washington Avenue, Suite 200, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7-16-13

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

RE: Baltimore County
Item No 2014-0001-A
Variance
William, Jr. & Charlene Marie
613 George Avenue Klapka

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. 2014-0001-A.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over a light blue rectangular stamp. The stamp contains the text 'Steven D. Foster, Chief' and 'Access Management Division'.

SDF/raz

9-3 @ 10 Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 06 2013



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: August 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0001-A
Address 613 George Avenue
(Klapka Property)

Zoning Advisory Committee Meeting of July 15, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2013
Item Nos. 2013- 0306, 0320, 2014-0001, 0002,
0003, 0005, 0006, 0007, 0008 and 0009.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 611 and 613 George Avenue

INFORMATION:

Item Number: 14-001 and 14-002

Petitioner: William Klapka, Jr.

Zoning: DR 5.5

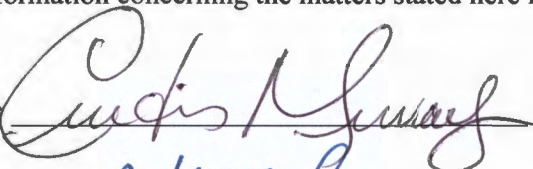
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

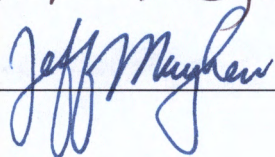
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning is not opposed to the petitioner's request. However, the petitioner shall submit building elevations of the proposed dwelling to the Department of Planning for review and approval prior to the issuance of any building permits. The reduced lot size is not out of character with the existing pattern of development in the neighborhood. As such, the proposed dwelling should be similar in size and architectural style as other surrounding dwellings.

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

Prepared By:



Deputy Director:
AVA/JM:cjm



RECEIVED

AUG 16 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1511470430		
Owner Information		
Owner Name:	KLAPKA WILLIAM JR KLAPKA CHARLENE MARIE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	613 GEORGE AVE BALTIMORE MD 21221-4818	Deed Reference: 1) /08138/ 00027 2)
Location & Structure Information		
Premises Address:	613 GEORGE AVE 0-0000	Legal Description: LT 39,40 LANDA PLAT
Map: 0090	Grid: 0020	Parcel: 0610
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 39	Assessment Year: 2012
Plat No:		Plat Ref: 0005/ 0052
Town:		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	1,169 SF	15,000 SF
County Use		04
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
		As of
		07/01/2013
		As of
		07/01/2014
Land:	76,200	76,200
Improvements	132,700	89,500
Total:	208,900	165,700
Phase-in Assessments		165,700
Preferential Land:	0	165,700
		0
Transfer Information		
Seller: KLAPKA WILLIAM	Date: 04/03/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08138/ 00027	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
07/01/2014		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

District: **15** Account Number: **1511470430**



For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml.



 Loading... Please Wait. Loading... Please Wait.

CASE NAME 613 George Ave / 611 George Ave
CASE NUMBER 2014-001-A / 2014-002-A
DATE 9/3/13

[illegible]

Case No.: 2014-0001

Exhibit Sheet

19W
10-8-13

19W
9-4-13

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	My Neighborhood Map	
No. 3	Permit Review Map	
No. 4	Permit Review Map	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

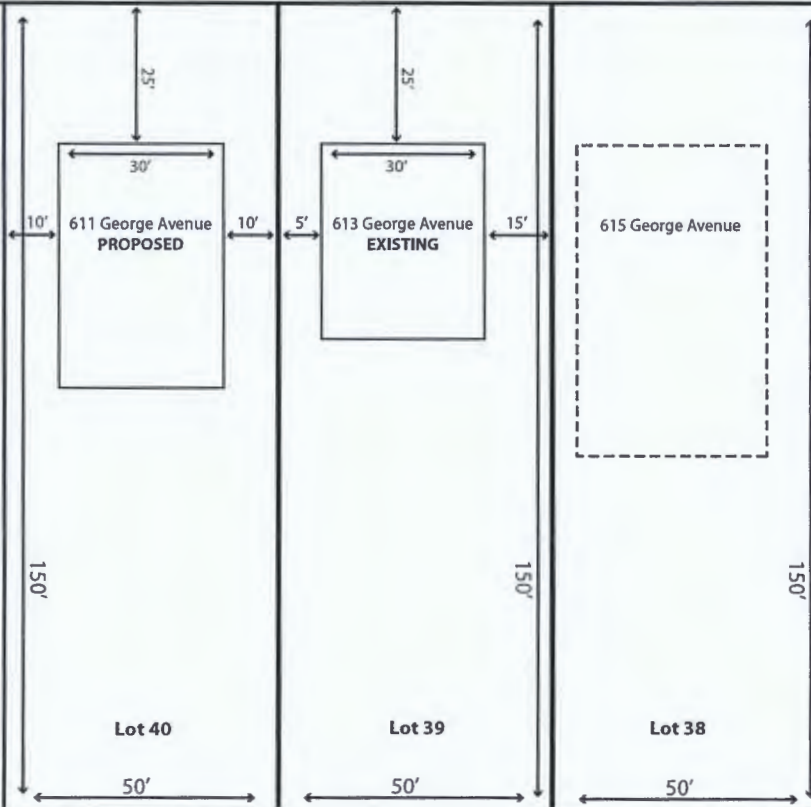
PROPERTY ADDRESS 613 George Avenue

SUBDIVISION NAME Landa's Subdivision

PLAT BOOK # 5 FOLIO 52 LOT # 39 TAX MAP 090 PARCEL 610

OWNER William Klapka

50'
George Avenue



NORTH

PETITIONER'S

PREPARED BY: William Klapka

EXHIBIT NO. 1

OF DRAWING: 1" = NTS



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 097A1

ZONING D.R.5.5

LOT SIZE 0.172 7,500.00
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY Sh ITEM # 0001 CASE # 2014-0001-A



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

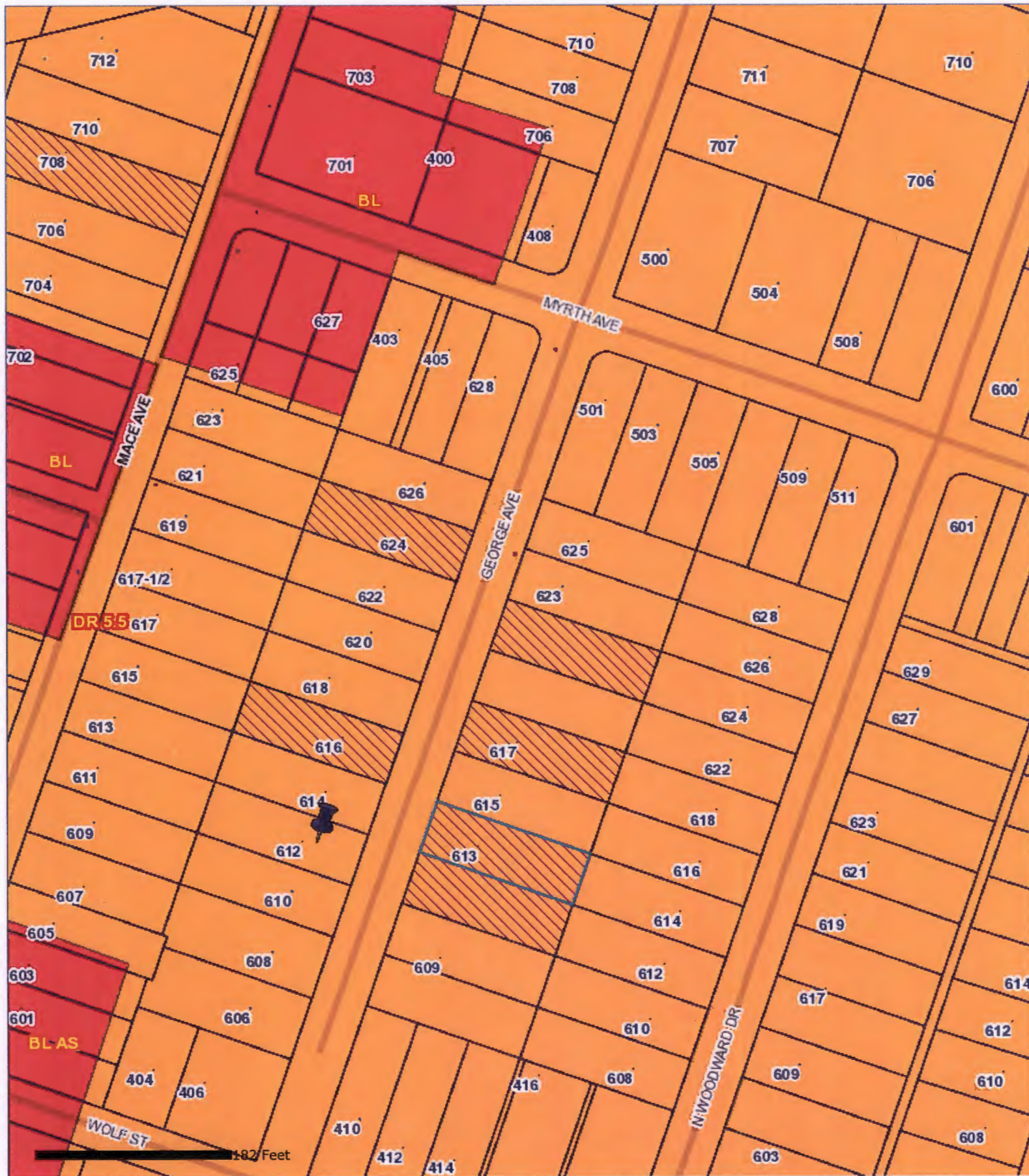


Printed 9/3/2013

This data is only for general information purposes only. This data may be used for informational purposes only. It does not constitute a warranty, express or implied, of any kind. It is a result of this data.

PETITIONER'S

EXHIBIT NO. 2



Permit Review Map

Created By
Baltimore County
My Neighborhood



Printed 9/3/2013

This data is only for general information purposes only. This data may be inaccurate, not warranted, or may be subject to change without notice. Baltimore County does not warrant the accuracy, completeness, or reliability of this data. Baltimore County is not responsible for any errors or omissions in this data.

PETITIONER'S

EXHIBIT NO. 3



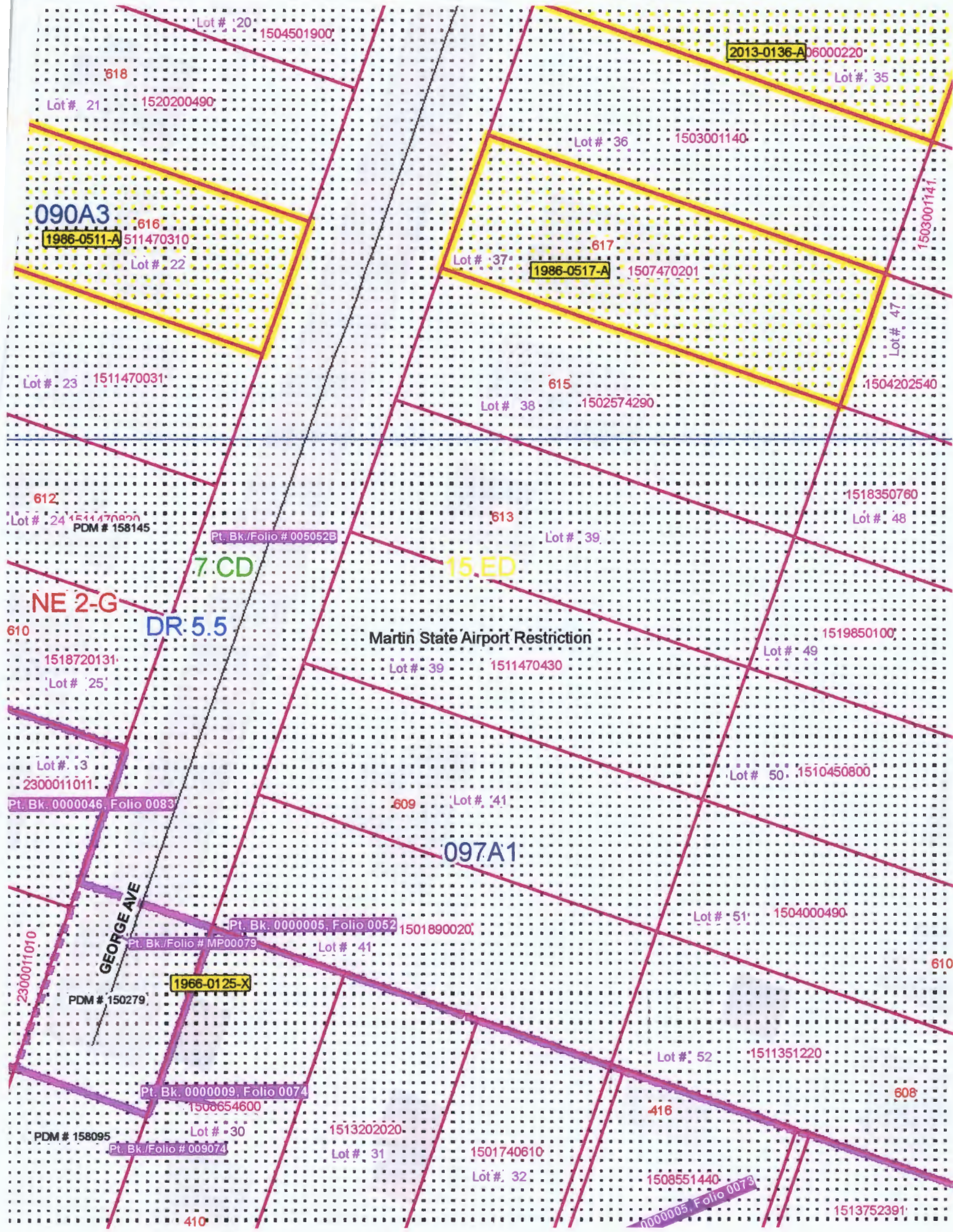
Created By
Baltimore County
My Neighborhood



PETITIONER' S

EXHIBIT NO.

4



Lot # 20 1504501900

2013-0136-A 06000220

090A3

1986-0511-A

Lot # 24 1511470000 PDM # 158145

Pt. Bk./Folio # 005052B

7 CD

15 ED

NE 2-G

DR 5.5

Martin State Airport Restriction

Lot # 3 2300011011 Pt. Bk. 0000046, Folio 0083

GEORGE AVE

Pt. Bk./Folio # MP00079

1966-0125-X

PDM # 150279

Pt. Bk. 0000009, Folio 0074

1506654600

PDM # 158095

Pt. Bk./Folio # 009074

410

1513202020

Lot # 31

1501740610

Lot # 32

1508551440

0000005, Folio 0073

1513752391

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

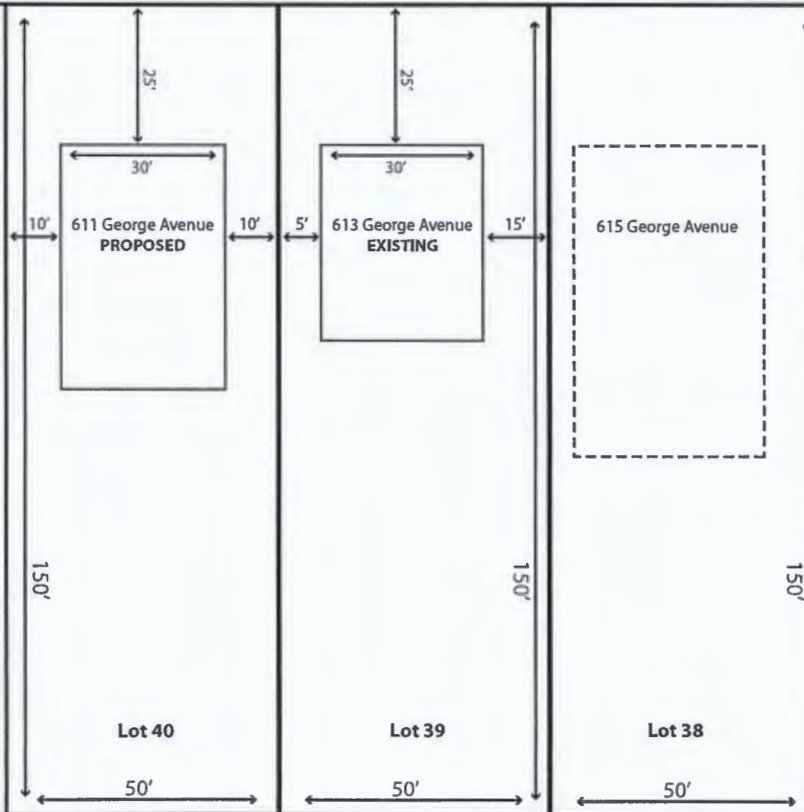
PROPERTY ADDRESS 613 George Avenue

SUBDIVISION NAME Landa's Subdivision

PLAT BOOK # 5 FOLIO 52 LOT # 39 TAX MAP 090 PARCEL 610

OWNER William Klapka

50'
George Avenue



NORTH

PREPARED BY: William Klapka

SCALE OF DRAWING: 1" = NTS



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 092A1

ZONING D.R.5.5

LOT SIZE 0.172 7,500.00
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY pkh ITEM # 0001 CASE # 2014-0001-A