

IN RE: PETITION FOR ADMIN. VARIANCE *
(529 Oella Avenue)

1st Election District *

1st Councilmanic District

Denise A. Angles and William L. Allen *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0110-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Denise A. Angles and William L. Allen, for property located at 529 Oella Avenue. The variance request is from Sections 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed replacement detached accessory structure (storage shed) to be located in the front yard of the principal dwelling in lieu of the required rear and to have a front yard setback of 10 ft. in lieu of the required 40 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

It is to be noted that this administrative variance case closed on December 2, 2013 but was not received by OAH until December 19, 2013; the whereabouts of the case file between these dates is unknown.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 17, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12-20-13

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the storage shed not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 20th day of December, 2013, that a Variance from Sections 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed replacement detached accessory structure (storage shed) to be located in the front yard of the principal dwelling in lieu of the required rear and to have a front yard setback of 10 ft. in lieu of the required 40 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has

ORDER RECEIVED FOR FILING

Date 12-20-13

By [Signature]

expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The storage shed shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The storage shed shall not be used for commercial purposes.

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 12-20-13

By DLW

KEVIN KAMENETZ
County Executive



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

December 20, 2013

William L. Allen
Denise A. Angles
529 Oella Avenue
Oella, Maryland 21043

RE: Petition for Administrative Variance
Case No. 2014-0110-A
Property: 529 Oella Avenue

Dear Mr. Allen and Ms. Angles:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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 529 Oella Ave.

which is presently zoned

Deed Reference 17677/00703

10 Digit Tax Account # 0101351000

Property Owner(s) Printed Name(s) Denise Angles, William Allen, Ann Allen

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

Sections 400.1 and 1B02.3.C.1 - to permit a proposed replacement detached accessory structure (storage shed) to be located in the front yard of the principal dwelling in lieu of the required rear, and to have a front yard setback of 10 feet in lieu of the required 40 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Denise Angles, William Allen Jr.
Name #1 - Type or Print Name #2 - Type or Print

Denise Angles, William Allen Jr.
Signature #1 Signature #2

529 Oella Ave. Oella MD
Mailing Address City State

21043, 410-465-7630, WDDDD4EVER@yahoo.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0110-A

Filing Date 1/6/13

Estimated Posting Date 1/17/13

Reviewer B.D.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 529 Oella Ave. Oella, MD 21043
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

OUR property at 529 Oella Ave is situated in such manner that the back yard is a very steep hill. It is impossible to have the shed delivered onto the hill. It would be very difficult to access such shed even if it was placed into the back yard. We would have to climb the hill in order to access the shed. And to carry objects back and forth could cause personal injury.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

William L. Allen Jr
Signature of Affiant

William L. Allen Jr
Name- Print or Type

Denise Angles
Signature of Affiant

DENISE Angles
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of Oct, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

J. Patel JAGDISH K PATEL
Notary Public
FEB 9th 2017
My Commission Expires

Zoning Property Description for 529 Oella Ave

Part A

Beginning at a point on the south side of Oella Ave which is 30 feet ~~of the right of way~~ wide at the distance of 1417' ^{± or} North East of the centerline of the nearest improved intersecting street Race Rd. which is 30' wide

Part B

Option 1

Parcel 1: Thence the following courses and distances S. 49 E 120.78', N 38 E 16.5', S 49 E 120.78', S 67-45 W 15.0', back to to point beginning as recorded in Deed Liber 14549, Folio 176, containing 1,902 sq. ft. Located in the 1st election district and 1st council district.

Parcel 2: Thence the following courses and distances N 49-30 E 144.38', N 75-15 W 74.25', N 87° 00' 18 W 62.7', S 68-30 W 56.76' back to the point beginning as recorded in Deed Liber 14549, Folio 176, containing 8,850 sq. ft. Located in the 1st election district and 1st council district.

Item # 0110

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: 2014-0110-A

Petitioner: Denise Angles

Address or Location: 529 Oella Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Denise Angles

Address: 529 Oella Ave

Oella, MD 21043

Telephone Number: 410-465-7630

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

No. **102659**

Date: **11/6/13**

PAID RECEIPT

BUSINESS ACTUAL TIME BRW
 11/07/2013 11/06/2013 10:43:31 8

REC 1501 WALKIN SHIL SHH
 >RECEIPT # 600174 11/06/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75

Dept 5 528 ZONING VERIFICATION
 CR 10. 102659

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **\$ 75**

Rec From:

For:

zoning hearing - case # 2014-0110-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

RECEIVED

DEC 20 2013

To: Zoning Office, Attn. Ms Kristen Lewis

OFFICE OF ADMINISTRATIVE HEARINGS

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Nov. 17, 2013	Certificate Of Posting
2	Nov. 17, 2013	Site Photos

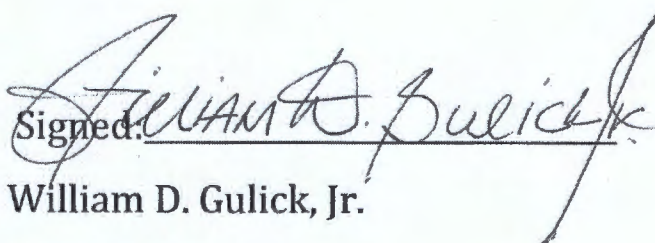
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☒ For review & content

Project: Case No.: 2014-0110-A

Remarks:

529 Oella Ave.

Signed: 

William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Nov. 17, 2013

Attention: Ms. Kristen Lewis

Re: Case Number: 2014-0110-A

Petitioner/Developer: Denise Angles

Date of Hearing/Closing: Dec. 2, 2013

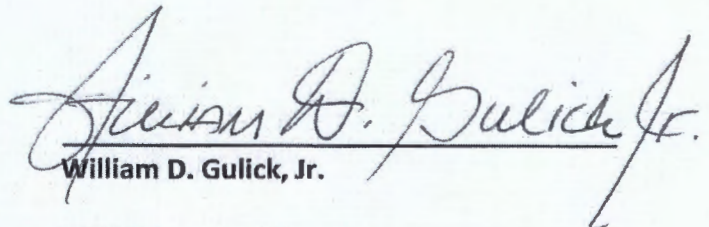
RECEIVED

DEC 20 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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: 529 Oella Ave.

The sign(s) were posted on: Nov. 17, 2013



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0110-A

TO PERMIT A PROPOSED REPLACEMENT
DETACHED ACCESSORY BUILDING TO BE
SITED TO BE LOCATED IN THE FRONT YARD OF
THE PRINCIPAL DWELLING IN LIEU OF THE REQUIRED
REAR AND TO HAVE A FRONT YARD SETBACK
OF 10 FEET IN LIEU OF THE REQUIRED 40
FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON DEC 2, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391 (410)

OR YOU VISIT THE ZONING WEBSITE: www.baltimorecountymd.gov/zoning
MEETING IS HANDICAP ACCESSIBLE

AVENUE

L OELLA

RECEIVED

DEC 20 2013

OFFICE OF ADMINISTRATIVE HEARINGS

MEMORANDUM

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0110-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 21, 2014. 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <i>missing 12/20</i>	Date: <u>11-17</u> by <u>Dulick</u>	
<i>Deb spoke to Ms. Angelo to contact sign poster - Need proof. 12/20 @ 9:50 AM</i>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT	☐ No ☐	
Comments, if any: _____		

*Awaiting
sign posting
Sp. to Denise
Angelo
12/20
9:50 AM*

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0110 -A Address 529 Oella Ave
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/6/13 Posting Date: 11/17/13 Closing Date: 12/02/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0110 -A Address 529 Oella Ave
Petitioner's Name Denise Angles Telephone 410 465 7630
Posting Date: 11/17/13 Closing Date: 12/02/13
Wording for Sign: To Permit a proposed replacement detached accessory structure (storage shed) to be located in the front yard of the principal dwelling in lieu of the required rear, and to have a front yard setback of 10 feet in lieu of the required 40 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

December 19, 2013

Denise Angles & William H. Allen Jr.
529 Oella Avenue
Ellicott City MD 21043

RE: Case Number: 2014-0110 A, Address: 529 Oella Avenue

Dear Ms. Angles & Mr. Allen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 6, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Administrative Hearings - Fwd: Emailing: 529 Oella Ave.0001

From: <wwddd4ever@yahoo.com>
To: "administrativehearings@baltimorecountyMD.gov" <administrativehearings@b...>
Date: 12/20/2013 11:03 AM
Subject: Fwd: Emailing: 529 Oella Ave.0001
Attachments: 529 Oella Ave.0001.pdf

Sent from my iPhone

RECEIVED

DEC 20 2013

Begin forwarded message:

OFFICE OF ADMINISTRATIVE HEARINGS

From: "William D. Gulick Jr." <wdgjr@comcast.net>
Date: November 26, 2013 at 6:44:59 PM EST
To: "'Wendy Angles'" <wwddd4ever@yahoo.com>
Subject: FW: Emailing: 529 Oella Ave.0001

Hi Wendy, for your records attached PDF above. Please note the body message below of submittal, and have a nice Holiday. Bill.

William D. Gulick, Jr.

-----Original Message-----

From: William D. Gulick Jr. [mailto:wdgjr@comcast.net]
Sent: Tuesday, November 26, 2013 6:34 PM
To: 'June Fisher'
Subject: Emailing: 529 Oella Ave.0001

Hi June, can you please forward to Kristen. I wish you and all a great Holiday !!! Bill.

Your message is ready to be sent with the following file or link attachments:

529 Oella Ave.0001

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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



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

Date: 11-15-13

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

RE: Baltimore County
Item No 2014-0110-A
Administrative Variance
Denise & William L. Allen
529 Della 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. 2014-0110-A

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

Sincerely,

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

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 20, 2013

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 18, 2013
Item No. 2014-0078, 0106, 0107, 0109, 0110, 0111, 0112, 0113 and
0114

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC11182013 -.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0101351000		
Owner Information		
Owner Name:	ANGLES DENISE ANN ALLEN WILLIAM L/ANN L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	529 OELLA AVE ELLCOTT CITY MD 21043-4723	Deed Reference: 1) /17627/ 00703 2)
Location & Structure Information		
Premises Address:	529 OELLA AVE 0-0000	Legal Description: .4188 AC 529 OELLA AVE SS OPP OELLA SCHOOL
Map: 0100	Grid: 0003	Parcel: 0729
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:
Primary Structure Built 1900	Above Grade Enclosed Area 1,864 SF	Finished Basement Area
Property Land Area 10,752 SF	County Use 04	
Stories 2.000000	Basement NO	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
		As of
Land:	120,700	90,700
Improvements	88,900	99,400
Total:	209,600	190,100
Preferential Land:	0	0
Transfer Information		
Seller: ANGLES DENISE ANN	Date: 03/05/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /17627/ 00703	Deed2:
Seller: ALLEN WILLIAM L,JR	Date: 06/26/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14549/ 00176	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 02/07/2012		

New Search

[illegible]

Order the **TAX MAP** [click here...](#)

→

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0101351000		
Owner Information		
Owner Name:	ANGLES DENISE ANN ALLEN WILLIAM L/ANN L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	529 OELLA AVE ELLCOTT CITY MD 21043-4723	Deed Reference: 1) /17627/ 00703 2)
Location & Structure Information		
Premises Address:	529 OELLA AVE 0-0000	Legal Description: 4188 AC 529 OELLA AVE SS OPP OELLA SCHOOL
Map: 0100	Grid: 0003	Parcel: 0729
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref:	Town: NONE
Ad Valorem:	Tax Class:	246 AC
Special Tax Areas:		
Primary Structure Built 1900	Above Grade Enclosed Area 1,864 SF	Finished Basement Area
Property Land Area 10,752 SF	County Use 04	
Stories 2.000000	Basement NO	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2013	As of 07/01/2013
Land: 120,700	90,700	As of 07/01/2014
Improvements 88,900	99,400	
Total: 209,600	190,100	190,100
Preferential Land: 0		0
Transfer Information		
Seller: ANGLES DENISE ANN	Date: 03/05/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /17627/ 00703	Deed2:
Seller: ALLEN WILLIAM L,JR	Date: 06/26/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14549/ 00176	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 02/07/2012		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Item #0110

10/24/2013

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 529 Oella Ave OWNER(S) NAME(S) Denise Angles
SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0101351000 DEED REF. # 1762700703



PLAN DRAWN BY William Thiel DATE 10-22-13 SCALE: 1 INCH = 30 FEET



ZONING MAP # 100B1

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .246

OR SQUARE FEET 10,752

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No violations

VIOLATION CASE INFO:

N/A

#2014-0110-A

RJD

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 11 Account Number - 1900006436	
Owner Information		
Owner Name:	ESFANDIARI HAMID ESFANDIARI MARYAM	Use: RESIDENTIAL
Mailing Address:	3512 BLUE COAT RD NOTTINGHAM MD 21236-4739	Principal Residence: YES Deed Reference: 1) /27052/ 00026 2)
Location & Structure Information		
Premises Address:	3512 BLUE COAT RD NOTTINGHAM 21236-4739	Legal Description: .2319 AC 3512 BLUE COAT RD HARMONY HILLS
Map: 0071	Grid: 0006	Parcel: 1442
Sub District:	Subdivision: 0000	Section: 2
Block:	Lot: 15	Assessment Year: 2012
		Plat No:
		Plat Ref: 0059/ 0107
		Town: NONE
Special Tax Areas:		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1983	1,520 SF	420 SF
Property Land Area	County Use	
10,105 SF	04	
Stories	Basement	Type
2.000000	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	98,500	98,500
Improvements	148,400	102,900
Total:	246,900	201,400
Preferential Land:	0	0
Transfer Information		
Seller: ESFANDIARI HAMID	Date: 06/03/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27052/ 00026	Deed2:
Seller: MTGLQ INVESTORS LP	Date: 01/07/2008	Price: \$235,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26551/ 00118	Deed2:
Seller: FONGHEISER GREGORY J	Date: 09/05/2007	Price: \$275,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26125/ 00570	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 04/29/2008		

2014-0122-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 529 Oella Ave OWNER(S) NAME(S) Denise Angles

SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0101351000 DEED REF. # 17627100703



SITE VICINITY MAP



ZONING MAP 100B1

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .246

OR SQUARE FEET 10,752

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No violations

VIOLATION CASE INFO:

N/A

#2014-0110-A

RJD

Pat. exp. 1



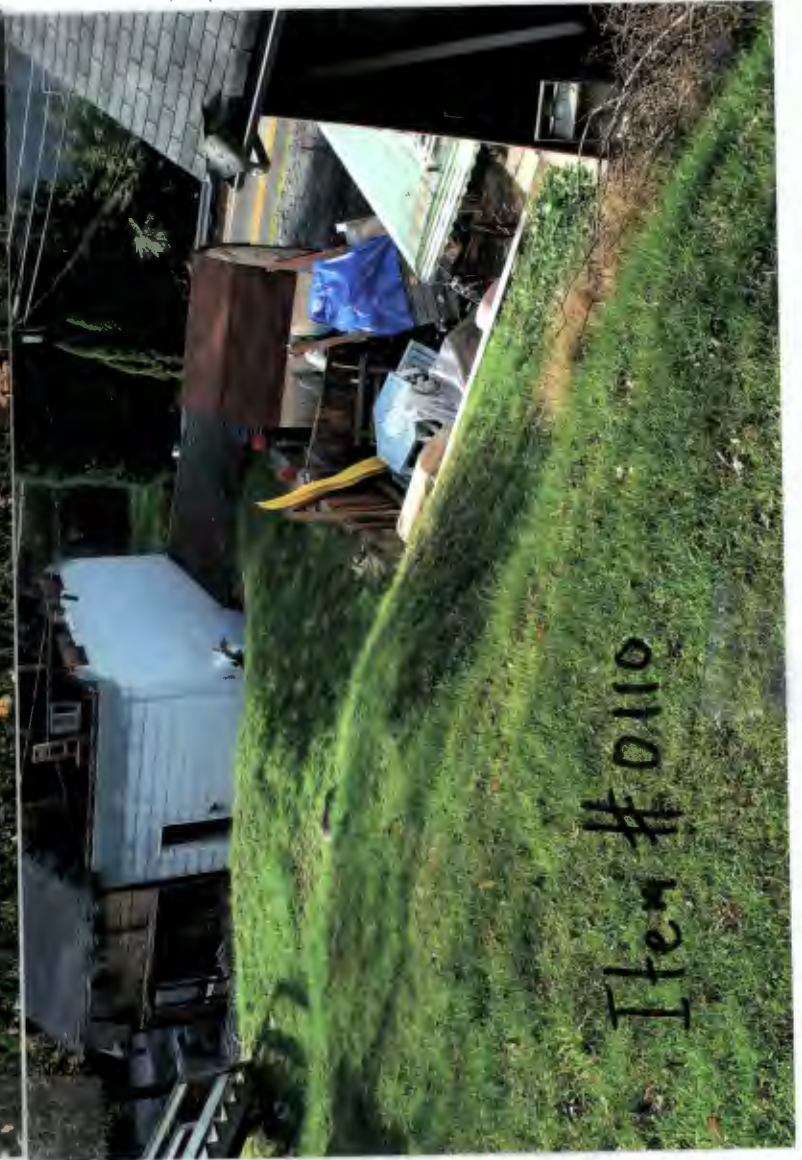
Item # 0110



Item #
0110



Item # 0110



Item # 0110



Item # 0110

12-20
10-9 AM
William
~~Field~~
Thiel
44B-SIF
3521

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 529 Oella Ave OWNER(S) NAME(S) Denise Angles

SUBDIVISION NAME N/A LOT # BLOCK # SECTION #

PLAT BOOK # FOLIO # 10 DIGIT TAX # 0101351000 DEED REF. # 17627100703



PLAN DRAWN BY William Thiel DATE 10-22-13 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP # 100 B1

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .246

OR SQUARE FEET 10,752

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No violations

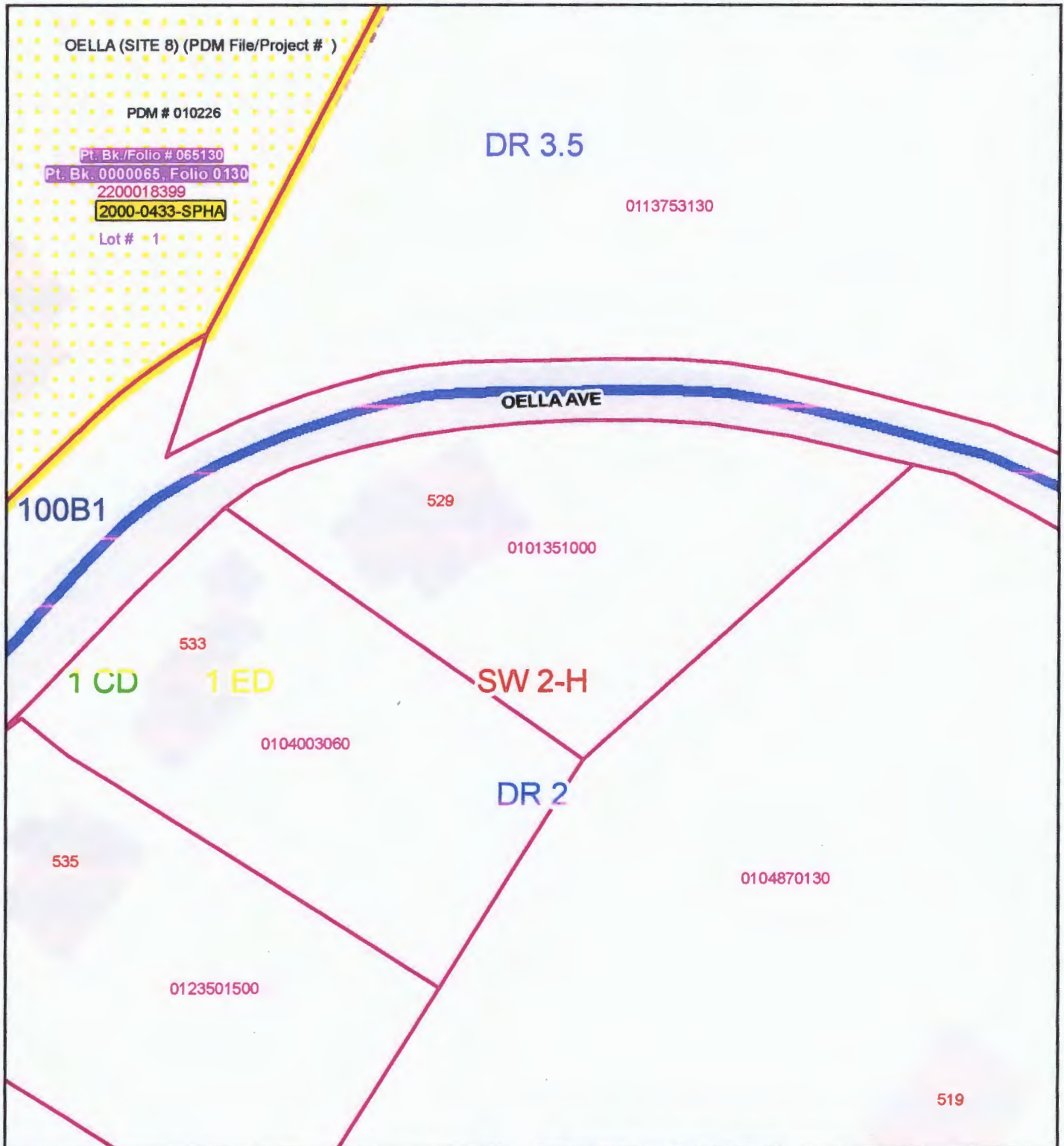
VIOLATION CASE INFO:

N/A

#2014-0110-A

RJ

529 Race Avenue



Publication Date: 11/6/2013



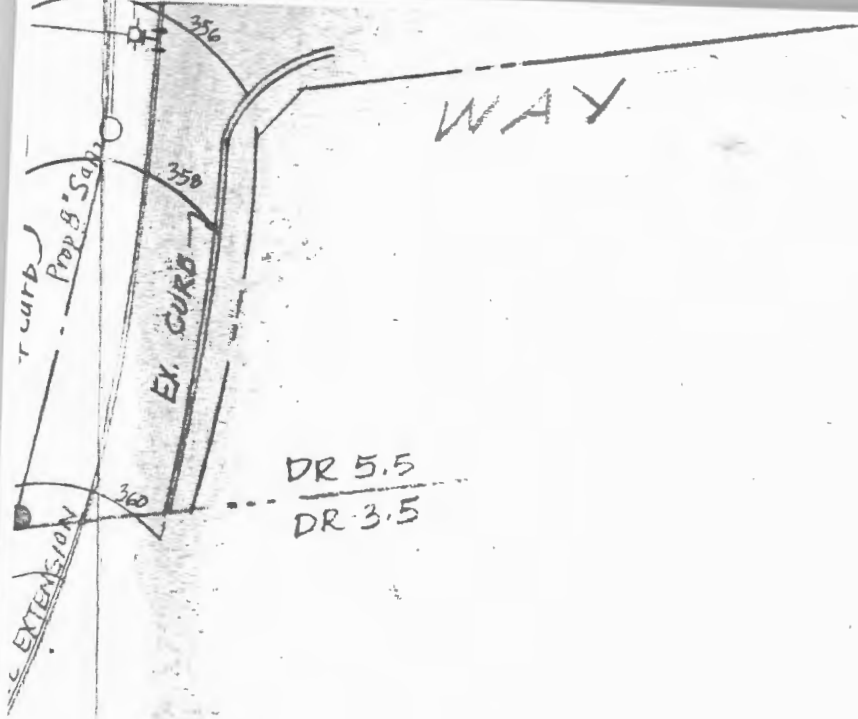
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item # 0110



FIRST AMENDED
FINAL DEVELOPMENT PLAN

SECTION TWO - PLAT ONE

HARMONY HILLS

11TH ELECTION DISTRICT
SCALE: 1" = 50'

BALTO., CO., MD.
OCT. 28, 1981
REV.: FEB. 28, 1982
MAR. 8, 1982
AUG. 8, 1982

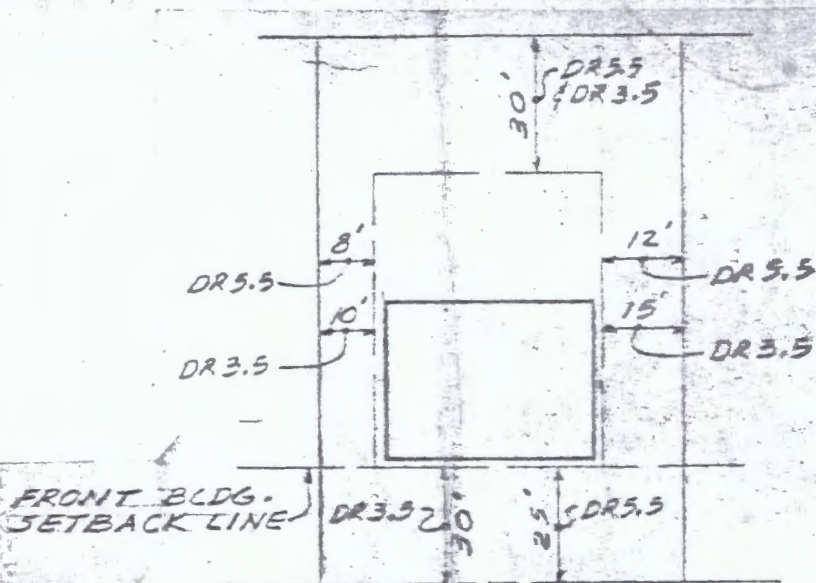
OWNER & DEVELOPER

E.L.S. ENTERPRISES, INC.
3031 EAST AVE.
BALTO., MD. 21234

MICROFILMED

FROM 12'
FROM 12'

2014-0122-A



DETAIL SHOWING MIN. SETBACKS FOR LOTS IN TRANSITION

- 1- ALL LOTS IN TRANSITION WILL HAVE A MIN. AREA OF 5000⁺ IN DR-5.5 AND A MIN AREA OF 7500⁺ IN DR-3.5.
- 2- SIDEYARD SETBACKS IN DR 5.5 WILL BE A MIN. OF 8' WITH A MIN. SUM OF 20'. THE MIN. 8' SIDEYARD CAN BE ON EITHER SIDE.
- 3- SIDEYARD SETBACKS IN DR 3.5 WILL BE A MIN. OF 10' WITH A MIN. SUM OF 25'. THE MIN. 10' SIDEYARD CAN BE ON EITHER SIDE.

NOTE: LOTS - 42, 43 & 44 ARE INTENDED FOR SALE WHEN THE SEDIMENT POND IS NO LONGER NEEDED AS PART OF THESE LOTS AND IS CONVERTED INTO LOCAL OPEN SPACE.

2014-0122-A

DENSITY CALCULATIONS

EXISTING ZONING

DR 5.5 & DR 3.5

DR 5.5 - 2.30 AC. 7