

## MEMORANDUM

DATE: February 25, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0140-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on February 24, 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

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(506 Highland Avenue)  
9<sup>th</sup> Election District \*  
5<sup>th</sup> Council District \*  
Terry and Theresa A. Williams \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2014-0140-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Terry and Theresa A. Williams. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a wrap-around covered porch with a side-street setback of 14 ft. in lieu of the required 22.5 ft. (along Allegheny Avenue). 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.

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 December 26, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

**ORDER RECEIVED FOR FILING**

Date 1-22-14

By bw

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.

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, this 22<sup>nd</sup> day of January, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a wrap-around covered porch with a side-street setback of 14 ft. in lieu of the required 22.5 ft. (along Allegheny Avenue), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-22-14

2

By [Signature]

KEVIN KAMENETZ  
County Executive



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

January 22, 2014

Terry Williams  
Theresa A. Williams  
506 Highland Avenue  
Towson, Maryland 21204

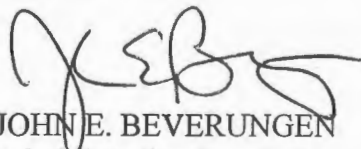
RE: Petition for Administrative Variance  
Case No. 2014-0140-A  
Property: 506 Highland Avenue

Dear Mr. and Mrs. Williams:

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,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Michael Connell, 607 Morris Avenue, Lutherville, MD 21093



# 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 506 HIGHLAND AVE which is presently zoned DR 3.5

Deed Reference 34320 00276 10 Digit Tax Account # 09 02054390

Property Owner(s) Printed Name(s) TERRY WILLIAMS

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** ADMINISTRATIVE VARIANCE from section(s)

BCZR: 1B02.3.C.1 → To permit a wrap-around covered porch with a side-street setback of 14 feet in lieu of the required 22.5 feet (along Allegheny Ave).

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:

Terry Williams, Theresa Williams  
Name #1 - Type or Print Name #2 - Type or Print

Terry Williams, Theresa Williams  
Signature #1 Signature #2

506 HIGHLAND AVE Towson Md  
Mailing Address City State

21204, 410-404-4950 terrywilliams3@verizon.net  
Zip Code Telephone # Email Address

Representative to be contacted:

Michael Connell  
Name - Type or Print

Michael Connell  
Signature

607 Morris Ave Luttrell Md  
Mailing Address City State

21093, 410-236-8765, mcc607@gmail.com  
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 12 day of December, 2013 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 2014-0140-A Filing Date 12/19/13 Estimated Posting Date 12/29/13 Reviewer JS

# 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: 506 HIGHLAND AVE. Towson Md. 21204  
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)**

We are updating and improving 506 Highland Ave. built in 1932. To improve and bring up to the standards of the neighboring houses we are building a wrap around porch. In order to maintain the symmetry of the house the north side of the porch impedes the easement. We are asking for a 9' variance so we can transform this home and lot into an attractive property to complement the neighboring houses.

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

Terry Williams  
Signature of Affiant

Theresa Williams  
Signature of Affiant

Terry Williams  
Name- Print or Type

Theresa Williams  
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 13 day of Dec, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Terry Williams  
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

[Signature]  
Notary Public

My Commission Expires  
**JENNIFER A GENCEL**  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
MY COMMISSION EXPIRES JUNE 19, 2014

## **ZONING PROPERTY DESCRIPTION FOR 506 HIGHLAND AVENUE**

**Beginning at a point on west side of Highland Ave. which is 60' wide at the distance of 28' southwest of the centerline of the nearest improved interesting street Allegheny Avenue which is 30' wide.**

**Thence running along the west side of Highland Avenue south 14 degrees west 95 feet; thence north 76 degrees west 75 feet; thence north 14 degrees east 95 feet to the south side of Allegheny Avenue; thence binding on the south side of Allegheny Avenue , south 76 degrees east 75 feet to the place of beginning as recorded in Deed Liber 34472, Folio 168, containing 7,125 square feet. Located in the 9<sup>th</sup> Election District and 5<sup>th</sup> Council District.**

2014-0140-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2014- 0140 -A Address 506 HIGHLAND AVENUE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12/19/13 Posting Date: 12/29/13 Closing Date: 1/13/14

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

- 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.
- 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.
- 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.
- 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- 0140 -A Address 506 HIGHLAND AVENUE

Petitioner's Name TERRY WILLIAMS Telephone 410-404-4950

Posting Date: 12/29/13 Closing Date: 1/13/14

Wording for Sign: TO PERMIT A WRAP-AROUND COVERED PORCH WITH A SIDE-STREET  
SETBACK OF 14 FEET IN LIEU OF THE REQUIRED 22.5 FEET (ALONG ALLEGHENY AVE).

Revised 7/06/11

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

No. **107088**

Date: **12/19/13**

**PAID RECEIPT**

PROCESS ACTION TIME OFN  
 12/19/2013 12/19/2013 10:17:38 8

Rev Sub  
 Source/ Rev/

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|------|---------|----------|---------|----------|
| 001  | 866  | 0000 |          | 6150 |         |          |         | \$ 75.00 |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |
|      |      |      |          |      |         |          |         |          |

REQ #394 WALKIN SHIL SAH  
 RECEIPT # 100070 12/19/2013 OFN  
 5 528 ZONING VERIFICATION  
 107088

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

Total: **\$ 75.00**

Rec From: **Williams**

For: **2014-0140-A**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

**PLEASE PRESS HARD!!!!**

**CASHIER'S  
 VALIDATION**

**Bruce E. Doak Consulting, LLC**

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

**CERTIFICATE OF POSTING**

December 26, 2013

Re:

Case Number: 2014- 0140-A

Petitioner / Developer: Terry Williams

Date of Closing: January 13, 2014

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

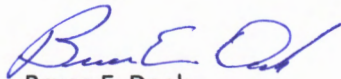
Attention: Kristen Lewis

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 **506 Highland Avenue**.

The sign(s) were posted on **December 26, 2013**.

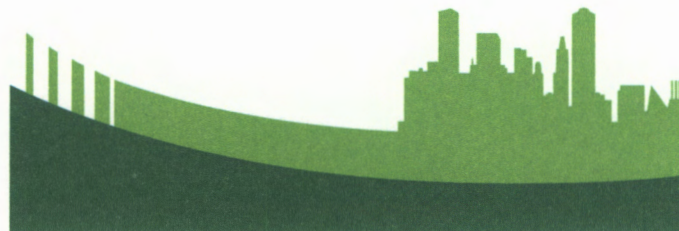
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

**See the attached sheet(s) for the photos of the posted sign(s)**



Land Use Expert and Surveyor



CASE NO. 2014-

0140-1A

**C H E C K L I S T**Not  
Principal  
ResidenceSupport/Oppose/  
Conditions/  
Comments/  
No Comment**Comment  
Received****Department**

12-31

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

NC

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

1-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING

Date:

12-26-13

by

Doak

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*

January 14, 2014

Terry & Theresa Williams  
506 Highland Avenue  
Towson MD 21204

RE: Case Number: 2014-0140 A, Address: 506 Highland Avenue

Dear Mr. & Ms. Williams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 19, 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  
Michael Connell, 607 Morris Avenue, Lutherville MD 21093

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



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

Date: 1/7/14

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

RE: Baltimore County  
Item No. 2014-0140-A  
Administrative Variance  
Terry & Theresa Williams  
506 Highland 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. 2014-0140-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".

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](http://www.roads.maryland.gov)

**Debra Wiley - Re: Case No. 2014-0140-A (Admin. Var.)**

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**From:** Terry Williams <terry\_williams@mohawkind.com>  
**To:** Debra Wiley <dwiley@baltimorecountymd.gov>  
**Date:** 1/22/2014 1:55 PM  
**Subject:** Re: Case No. 2014-0140-A (Admin. Var.)

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This is great Debra; just what I was hoping for. Mike or myself will drop by today and pick this up. Thanks for your communication.

Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad

On Jan 22, 2014, at 1:27 PM, "Debra Wiley" <dwiley@baltimorecountymd.gov> wrote:

Mr. Williams,

As promised, please find attached the decision in the above matter. Your copy will be mailed unless you'd like our office to hold it for your pick up.

Please let me know ASAP. Thanks.

Debbie Wiley  
Legal Administrative Secretary  
Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)

>>> <[officeofhearings@baltimorecountymd.gov](mailto:officeofhearings@baltimorecountymd.gov)> 1/22/2014 1:10 PM >>>  
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 01.22.2014 13:10:08 (-0500)  
Queries to: [officeofhearings@baltimorecountymd.gov](mailto:officeofhearings@baltimorecountymd.gov)

CONNECT WITH BALTIMORE COUNTY



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

<20140122131008531.pdf>

**Debra Wiley - Case No. 2014-0140-A (Admin. Var.)**

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**From:** Debra Wiley  
**To:** terry\_williams@mohawkind.com  
**Date:** 1/22/2014 1:26 PM  
**Subject:** Case No. 2014-0140-A (Admin. Var.)  
**Attachments:** 20140122131008531.pdf

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Mr. Williams,

As promised, please find attached the decision in the above matter. Your copy will be mailed unless you'd like our office to hold it for your pick up.

Please let me know ASAP. Thanks.

Debbie Wiley  
Legal Administrative Secretary  
Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 1/22/2014 1:10 PM >>>  
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 01.22.2014 13:10:08 (-0500)  
Queries to: officeofhearings@baltimorecountymd.gov

**Message Id:** 52E00D6E.BAF : 38 : 53259  
**Subject:** Case No. 2014-0140-A (Admin. Var.)  
**Created By:** dwiley@baltimorecountymd.gov  
**Scheduled Date:**  
**Creation Date:** 1/22/2014 1:26 PM  
**From:** Debra Wiley

**Recipients:**

| Recipient                                                                                       | Action      | Date & Time       | Comment |
|-------------------------------------------------------------------------------------------------|-------------|-------------------|---------|
|  mohawkind.com | Transferred | 1/22/2014 1:27 PM |         |
| To: terry_williams@mohawkind.com (terry_williams@mohawkind.com)                                 |             |                   |         |

**Post Offices**

| Post Office   | Delivered | Route         |
|---------------|-----------|---------------|
| mohawkind.com |           | mohawkind.com |

**Files**

| File                  | Size   | Date & Time       |
|-----------------------|--------|-------------------|
| 20140122131008531.pdf | 132384 | 1/22/2014 1:24 PM |
| MESSAGE               | 1390   | 1/22/2014 1:26 PM |
| TEXT.htm              | 1068   | 1/22/2014 1:26 PM |

**Options**

**Auto Delete:** No  
**Concealed Subject:** No  
**Expiration Date:** None  
**Notify Recipients:** Yes  
**Priority:** Standard  
**Reply requested by** None  
**Security:** Standard  
**To Be Delivered:** Immediate

**Record Id**

**Record Id:** 52DFC71E.NCH\_DOM.NCH\_PO.100.1687076.1.1ACC3.1  
**Common Record Id:** 52DFC71E.NCH\_DOM.NCH\_PO.200.2000026.1.455B7.1

Debra Wiley - Re: Day 1

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**From:** Terry Williams <terry\_williams@mohawkind.com>  
**To:** Debra Wiley <dwiley@baltimorecountymd.gov>  
**Date:** 1/22/2014 10:02 AM  
**Subject:** Re: Day 1

---

Thanks and no problem Debra; I understand the conditions. I appreciate your e-mail to keep me updated and look forward to your call. Be careful in the snow and stay warm!

Terry Williams  
 Mohawk Industries  
 410-404-4950  
 Sent from my iPad

On Jan 21, 2014, at 5:16 PM, "Debra Wiley" <dwiley@baltimorecountymd.gov> wrote:

Mr. Williams,  
 Unfortunately, Baltimore County Government was closed today. There is no need for you to meet with the Judge. I can only tell you, depending on the weather tomorrow and the availability of either of the Judges, will determine when your administrative variance gets completed and signed.

If one of them are present tomorrow, I will certainly get it to them for signature. We base our hearing docket on Baltimore County Government and/or Baltimore County Circuit Court openings/closings/delays -- this will determine if the judge(s) come into the office.

I will certainly email and/or call you the moment the decision is rendered and then you can make the decision whether to have it mailed or picked up.

I apologize for this inconvenience and thank you in advance for your understanding.

Debbie Wiley  
 Legal Administrative Secretary  
 Office of Administrative Hearings  
 105 West Chesapeake Avenue, Suite 103  
 Towson, Md. 21204  
 410-887-3868  
 410-887-3468 (fax)  
[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)

>>> Terry Williams <terry\_williams@mohawkind.com> 01/20/14 9:05 PM >>>

Debbie, thanks for any help you can lend with this request. The neighbors really appreciate my project but getting a little disturbed with the unfinished portion. If it would help for me to meet with the Judge, I would be glad to. Thanks and hopefully we will get a positive answer today!!

Terry Williams  
 Mohawk Industries  
 410-404-4950  
 Sent from my iPad

On Jan 16, 2014, at 8:56 AM, "Terry Williams" <terry\_williams@mohawkind.com> wrote:

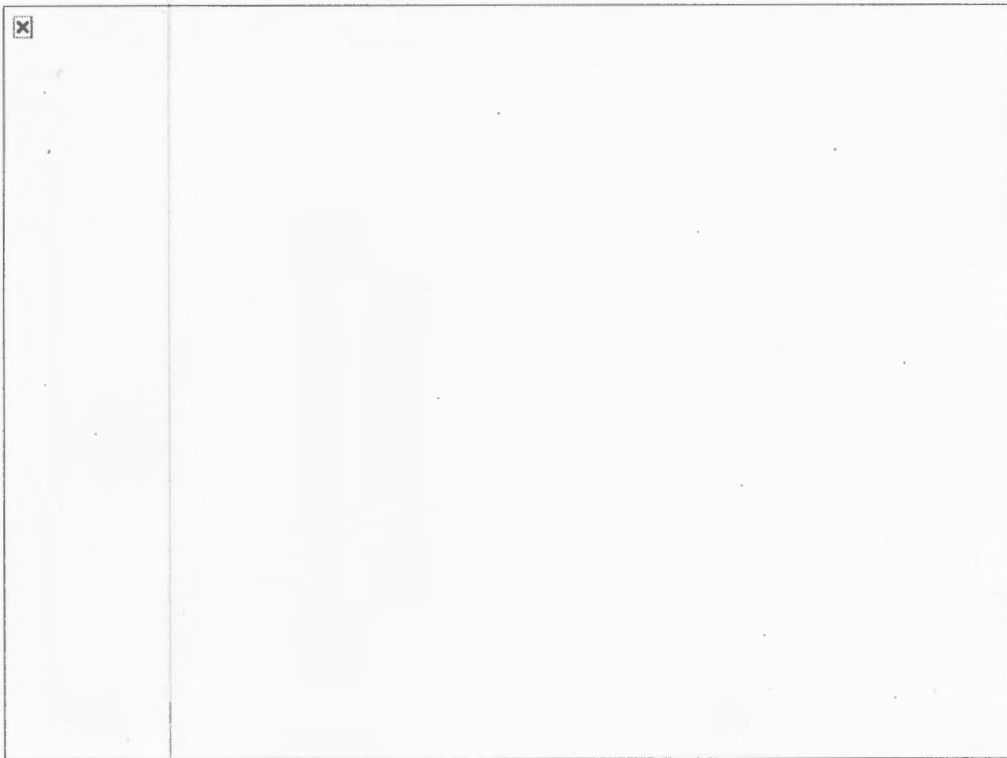
Day 1 of project on Highland Ave.  
 The house had holes in several floors, no A/C conditioner and crumbling walls. Also bad flooring conditions. Thanks

Terry Williams  
 Mohawk Industries  
 410-404-4950  
 Sent from my iPad

Begin forwarded message:

**From:** Terry Williams <terry\_williams@mohawkind.com>  
**Date:** January 16, 2014 at 8:01:42 AM EST  
**To:** Terry Williams <terry\_williams@mohawkind.com>  
**Subject:** Day 1

506 Highland Ave



Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad

<photo.JPG>

CONNECT WITH BALTIMORE COUNTY



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

**Debra Wiley - Fwd: Variance plea**

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**From:** Terry Williams <terry\_williams@mohawkind.com>  
**To:** "dwiley@baltimorecountymd.gov" <dwiley@baltimorecountymd.gov>  
**Date:** 1/16/2014 8:52 AM  
**Subject:** Fwd: Variance plea  
**Attachments:** photo.JPG

---

Hello Debbie, as we discussed, here is a current photo of 506 Highland Ave. Towson 21204

We had posted for an Administrative Variance and thought everything was proceeding forward but received the call stating the variance had stopped. I will send you other photos demonstrating the severe nature of the pre-existing house and the fast improvement to the property. There has been no objections by any of the neighbors but quite the opposite; everyone is very glad this is happening.

Maybe a plea of Hardship is appropriate since the unfinished project turns a positive into a temporary negative. No one currently lives at this address because it is in progress and uninhabitable.

With this plea along with the supporting photos, an Administrative Variance can be honored. Thanks for any help you can lend towards moving this forward.

Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad

Begin forwarded message:

**From:** Terry Williams <terry\_williams@mohawkind.com>  
**Date:** January 16, 2014 at 7:59:17 AM EST  
**To:** Terry Williams <terry\_williams@mohawkind.com>  
**Subject:** Variance plea

506 Highland Ave



**Debra Wiley - Fwd: Variance plea**

---

**From:** Terry Williams <terry\_williams@mohawkind.com>  
**To:** "dwiley@baltimorecountymd.gov" <dwiley@baltimorecountymd.gov>  
**Date:** 1/16/2014 8:54 AM  
**Subject:** Fwd: Variance plea  
**Attachments:** photo.JPG

---

Photo of unfinished surround deck on 506 Highland Ave.

Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad

Begin forwarded message:

**From:** Terry Williams <terry\_williams@mohawkind.com>  
**Date:** January 16, 2014 at 7:59:51 AM EST  
**To:** Terry Williams <terry\_williams@mohawkind.com>  
**Subject:** Variance plea

506 Highland Ave



Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad



**Debra Wiley - Fwd: Day 1**

---

**From:** Terry Williams <terry\_williams@mohawkind.com>  
**To:** "dwiley@baltimorecountymd.gov" <dwiley@baltimorecountymd.gov>  
**Date:** 1/16/2014 8:57 AM  
**Subject:** Fwd: Day 1  
**Attachments:** photo.JPG

---

Day 1 of project on Highland Ave.

The house had holes in several floors, no A/C conditioner and crumbling walls. Also bad flooring conditions. Thanks

Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad

Begin forwarded message:

**From:** Terry Williams <terry\_williams@mohawkind.com>  
**Date:** January 16, 2014 at 8:01:42 AM EST  
**To:** Terry Williams <terry\_williams@mohawkind.com>  
**Subject:** Day 1

506 Highland Ave



Terry Williams  
Mohawk Industries  
410-404-4950  
Sent from my iPad



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** December 31, 2013

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 30, 2013  
Item No. 2014-0137 to 0140

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

DAK:CEN:cab  
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC12302013 -.doc

Real Property Data Search ( w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

|                                                     |                                                  |                                                                                           |
|-----------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------|
| <a href="#">View Map</a>                            | <a href="#">View GroundRent Redemption</a>       | <a href="#">View GroundRent Registration</a>                                              |
| <b>Account Identifier:</b>                          | <b>District - 09 Account Number - 0902854390</b> |                                                                                           |
| <b>Owner Information</b>                            |                                                  |                                                                                           |
| <b>Owner Name:</b>                                  | WILLIAMS TERRY<br>WILLIAMS THERESA A             | <b>Use:</b> RESIDENTIAL                                                                   |
| <b>Mailing Address:</b>                             | 502 CHARLES STREET AVE<br>TOWSON MD 21204-       | <b>Principal Residence:</b> NO                                                            |
|                                                     |                                                  | <b>Deed Reference:</b> 1) /34472/ 00168<br>2)                                             |
| <b>Location &amp; Structure Information</b>         |                                                  |                                                                                           |
| <b>Premises Address:</b>                            | 506 HIGHLAND AVE<br>BALTIMORE MD 21204-          | <b>Legal Description:</b> LT WS HIGHLAND AV<br>506 HIGHLAND AVE WS<br>SW COR ALLEGHANY AV |
| <b>Map:</b> 070A                                    | <b>Grid:</b> 0005                                | <b>Parcel:</b> 0004                                                                       |
| <b>Sub District:</b>                                | <b>Subdivision:</b> 0000                         | <b>Section:</b>                                                                           |
| <b>Block:</b>                                       | <b>Lot:</b>                                      | <b>Assessment Year:</b> 2014                                                              |
| <b>Plat No:</b>                                     | <b>Plat Ref:</b>                                 |                                                                                           |
| <b>Special Tax Areas:</b>                           | <b>Town:</b>                                     | NONE                                                                                      |
|                                                     | <b>Ad Valorem:</b>                               |                                                                                           |
|                                                     | <b>Tax Class:</b>                                |                                                                                           |
| <b>Primary Structure Built</b>                      | <b>Above Grade Enclosed Area</b>                 | <b>Finished Basement Area</b>                                                             |
| 1932                                                | 1,064 SF                                         |                                                                                           |
| <b>Property Land Area</b>                           | <b>County Use</b>                                |                                                                                           |
| 7,125 SF                                            | 04                                               |                                                                                           |
| <b>Stories</b>                                      | <b>Basement</b>                                  | <b>Type</b>                                                                               |
| 1.000000                                            | YES                                              | STANDARD UNIT                                                                             |
| <b>Exterior</b>                                     | <b>Full/Half Bath</b>                            | <b>Garage</b>                                                                             |
| ASBESTOS SHINGLE                                    | 1 full                                           | 1 Detached                                                                                |
| <b>Last Major Renovation</b>                        |                                                  |                                                                                           |
|                                                     |                                                  |                                                                                           |
| <b>Value Information</b>                            |                                                  |                                                                                           |
|                                                     | <b>Base Value</b>                                | <b>Value</b>                                                                              |
|                                                     |                                                  | As of                                                                                     |
|                                                     |                                                  | 01/01/2014                                                                                |
| <b>Land:</b>                                        | 151,100                                          | 121,100                                                                                   |
| <b>Improvements</b>                                 | 91,700                                           | 93,100                                                                                    |
| <b>Total:</b>                                       | 242,800                                          | 214,200                                                                                   |
| <b>Preferential Land:</b>                           | 0                                                | 0                                                                                         |
|                                                     |                                                  |                                                                                           |
| <b>Transfer Information</b>                         |                                                  |                                                                                           |
| <b>Seller:</b> WILLIAMS TERRY                       | <b>Date:</b> 11/26/2013                          | <b>Price:</b> \$0                                                                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  | <b>Deed1:</b> /34472/ 00168                      | <b>Deed2:</b>                                                                             |
| <b>Seller:</b> CR PROPERTY GROUP LLC                | <b>Date:</b> 11/26/2013                          | <b>Price:</b> \$290,000                                                                   |
| <b>Type:</b> ARMS LENGTH IMPROVED                   | <b>Deed1:</b> /34472/ 00164                      | <b>Deed2:</b>                                                                             |
| <b>Seller:</b> MCLERNON SHIRLEY B                   | <b>Date:</b> 10/10/2013                          | <b>Price:</b> \$255,000                                                                   |
| <b>Type:</b> ARMS LENGTH IMPROVED                   | <b>Deed1:</b> /34320/ 00276                      | <b>Deed2:</b>                                                                             |
| <b>Exemption Information</b>                        |                                                  |                                                                                           |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                                     | <b>07/01/2013</b>                                                                         |
| <b>County:</b>                                      | 000                                              | 0.00                                                                                      |
| <b>State:</b>                                       | 000                                              | 0.00                                                                                      |
| <b>Municipal:</b>                                   | 000                                              | 0.00 0.00                                                                                 |
| <b>Tax Exempt:</b>                                  | <b>Special Tax Recapture:</b>                    |                                                                                           |
| <b>Exempt Class:</b>                                | NONE                                             |                                                                                           |
| <b>Homestead Application Information</b>            |                                                  |                                                                                           |
| <b>Homestead Application Status:</b> No Application |                                                  |                                                                                           |

**New Search**

[illegible]

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

<http://sdat.resiusa.org/realproperty/maps/showmap.html?countyid=04&accountid=09+090...> 1/15/2014

Real Property Data Search ( w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                 | <a href="#">View GroundRent Redemption</a>             | <a href="#">View GroundRent Registration</a>                                               |
|----------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Account Identifier:</b>                               | <b>District - 09 Account Number - 2400011533</b>       |                                                                                            |
| <b>Owner Information</b>                                 |                                                        |                                                                                            |
| <b>Owner Name:</b>                                       | <b>WILLIAMS TERRY J</b>                                | <b>Use: RESIDENTIAL</b>                                                                    |
|                                                          |                                                        | <b>Principal Residence: YES</b>                                                            |
| <b>Mailing Address:</b>                                  | <b>502 CHARLES STREET AVE<br/>TOWSON MD 21204-4206</b> | <b>Deed Reference:</b> 1) /22058/ 00407<br>2)                                              |
| <b>Location &amp; Structure Information</b>              |                                                        |                                                                                            |
| <b>Premises Address:</b>                                 | <b>502 CHARLES STREET AVE<br/>0-0000</b>               | <b>Legal Description:</b> .6034AC PTLTS166,167<br>PTLT9 18/74 LT2A 19/115<br>CHESTNUT HILL |
| <b>Map:</b> 0069                                         | <b>Grid:</b> 0012                                      | <b>Parcel:</b> 0846                                                                        |
| <b>Sub District:</b>                                     | <b>Subdivision:</b> 0000                               | <b>Section:</b>                                                                            |
| <b>Block:</b>                                            | <b>Lot:</b> 166                                        | <b>Assessment Year:</b> 2014                                                               |
|                                                          |                                                        | <b>Plat No:</b>                                                                            |
|                                                          |                                                        | <b>Plat Ref:</b> 0017/ 0009                                                                |
| <b>Special Tax Areas:</b>                                |                                                        | <b>Town:</b> NONE                                                                          |
|                                                          |                                                        | <b>Ad Valorem:</b>                                                                         |
|                                                          |                                                        | <b>Tax Class:</b>                                                                          |
| <b>Primary Structure Built</b>                           | <b>Above Grade Enclosed Area</b>                       | <b>Finished Basement Area</b>                                                              |
| 2006                                                     | 2,960 SF                                               |                                                                                            |
|                                                          |                                                        | <b>Property Land Area</b>                                                                  |
|                                                          |                                                        | 26,284 SF                                                                                  |
|                                                          |                                                        | <b>County Use</b>                                                                          |
|                                                          |                                                        | 04                                                                                         |
| <b>Stories</b>                                           | <b>Basement</b>                                        | <b>Type</b>                                                                                |
| 2.000000                                                 | YES                                                    | STANDARD UNIT                                                                              |
| <b>Exterior</b>                                          | <b>Full/Half Bath</b>                                  | <b>Garage</b>                                                                              |
| FRAME                                                    | 3 full                                                 |                                                                                            |
| <b>Last Major Renovation</b>                             |                                                        |                                                                                            |
|                                                          |                                                        |                                                                                            |
| <b>Value Information</b>                                 |                                                        |                                                                                            |
|                                                          | <b>Base Value</b>                                      | <b>Value</b>                                                                               |
|                                                          |                                                        | As of                                                                                      |
|                                                          |                                                        | 01/01/2014                                                                                 |
| <b>Land:</b>                                             | 156,500                                                | 126,500                                                                                    |
| <b>Improvements</b>                                      | 365,800                                                | 397,300                                                                                    |
| <b>Total:</b>                                            | 522,300                                                | 523,800                                                                                    |
| <b>Phase-in Assessments</b>                              |                                                        |                                                                                            |
|                                                          |                                                        | As of                                                                                      |
|                                                          |                                                        | 07/01/2013                                                                                 |
| <b>522,300</b>                                           |                                                        | <b>522,800</b>                                                                             |
| <b>Preferential Land:</b>                                | 0                                                      | 0                                                                                          |
| <b>Transfer Information</b>                              |                                                        |                                                                                            |
| <b>Seller:</b> WILLIAMS TERRY J                          | <b>Date:</b> 06/17/2005                                | <b>Price:</b> \$0                                                                          |
| <b>Type:</b> NON-ARMS LENGTH OTHER                       | <b>Deed1:</b> /22058/ 00407                            | <b>Deed2:</b>                                                                              |
| <b>Seller:</b>                                           | <b>Date:</b>                                           | <b>Price:</b>                                                                              |
| <b>Type:</b>                                             | <b>Deed1:</b>                                          | <b>Deed2:</b>                                                                              |
| <b>Seller:</b>                                           | <b>Date:</b>                                           | <b>Price:</b>                                                                              |
| <b>Type:</b>                                             | <b>Deed1:</b>                                          | <b>Deed2:</b>                                                                              |
| <b>Exemption Information</b>                             |                                                        |                                                                                            |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                                           | <b>07/01/2013</b>                                                                          |
|                                                          |                                                        | <b>07/01/2014</b>                                                                          |
| <b>County:</b>                                           | 000                                                    | 0.00                                                                                       |
| <b>State:</b>                                            | 000                                                    | 0.00                                                                                       |
| <b>Municipal:</b>                                        | 000                                                    | 0.00 0.00                                                                                  |
|                                                          |                                                        | 0.00 0.00                                                                                  |
| <b>Tax Exempt:</b>                                       | <b>Special Tax Recapture:</b>                          |                                                                                            |
| <b>Exempt Class:</b>                                     | NONE                                                   |                                                                                            |
| <b>Homestead Application Information</b>                 |                                                        |                                                                                            |
| <b>Homestead Application Status:</b> Approved 12/31/2012 |                                                        |                                                                                            |

## Baltimore County

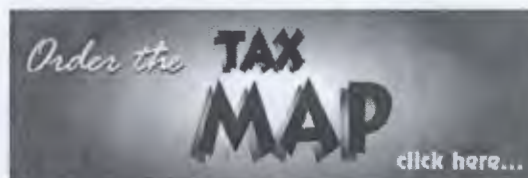
[New Search](#)District: **09** Account Number: **2400011533**

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](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



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

-&gt;



506 Highland Ave.



View of adjacent property.



View of back to front of right side of 506



Highland.  
Highland.

View of front to back of right side of 506

2014-0140-A



The 9ft porch roped off.



2014-0140-A



Houses to the right of 506 Highland



House diagonally across from 506 Highland



House across Allegheny Ave from 506 Highland



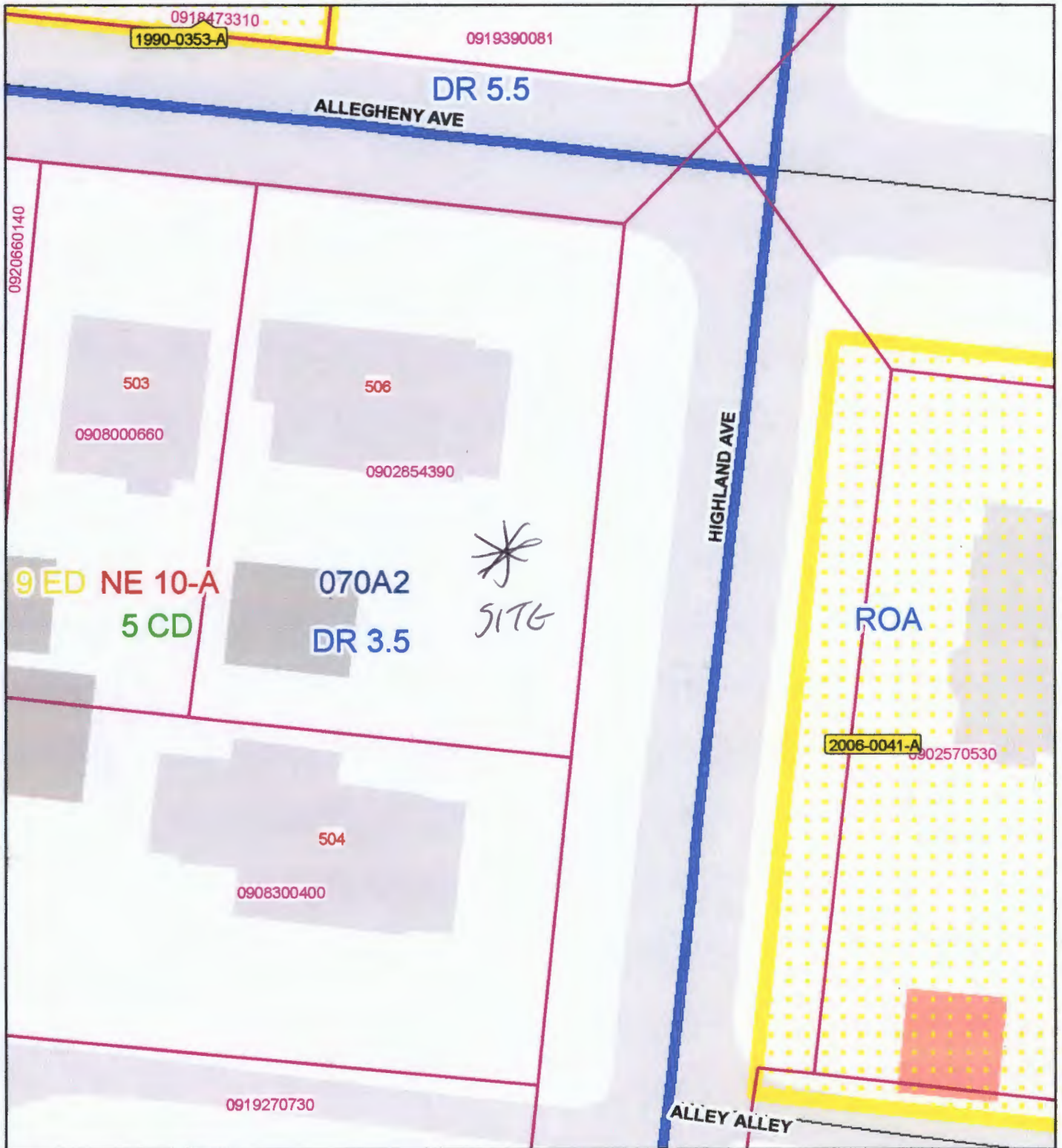
House across Highland Ave from 506 Highland

2014-0140-A



2014-0140-A

# 506 Highland Avenue



Publication Date: 12/6/2013



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

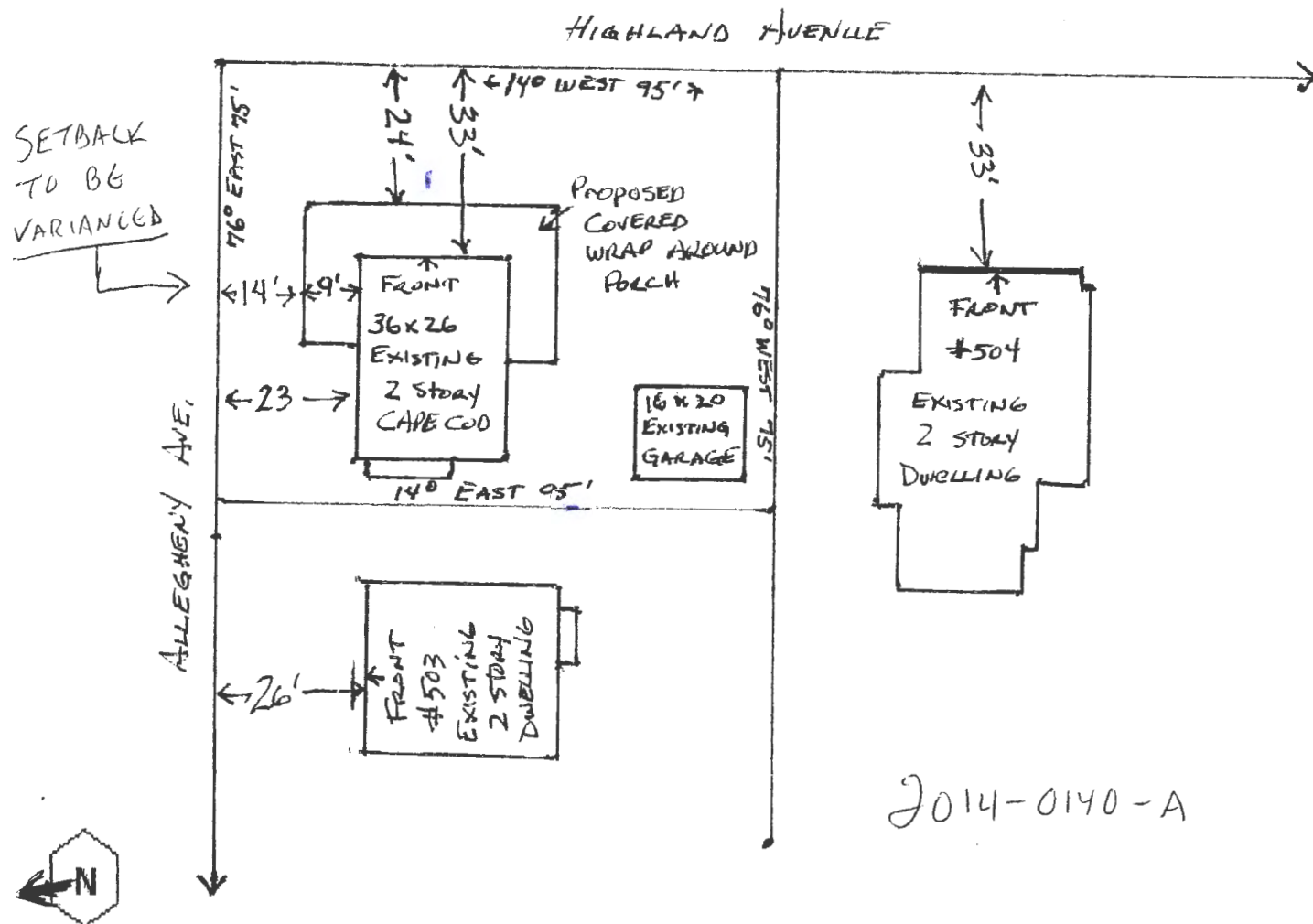


0 5 10 20 30 40 Feet

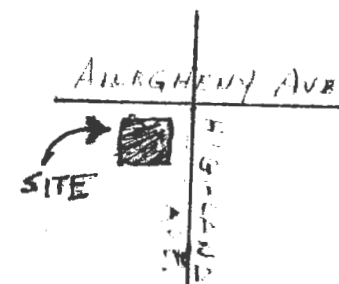
1 inch = 30 feet

2014-0140-A

PLAT BOOK #34472 FOLIO # 168 10 DIGIT TAX # 09 02054390 DEED REF. #34 220/00276



PLAN DRAWN BY MICHAEL CONNELL DATE 12/17/2013 SCALE: 1 INCH = 30 FEET



✶

AND ORDER RESULT BELOW

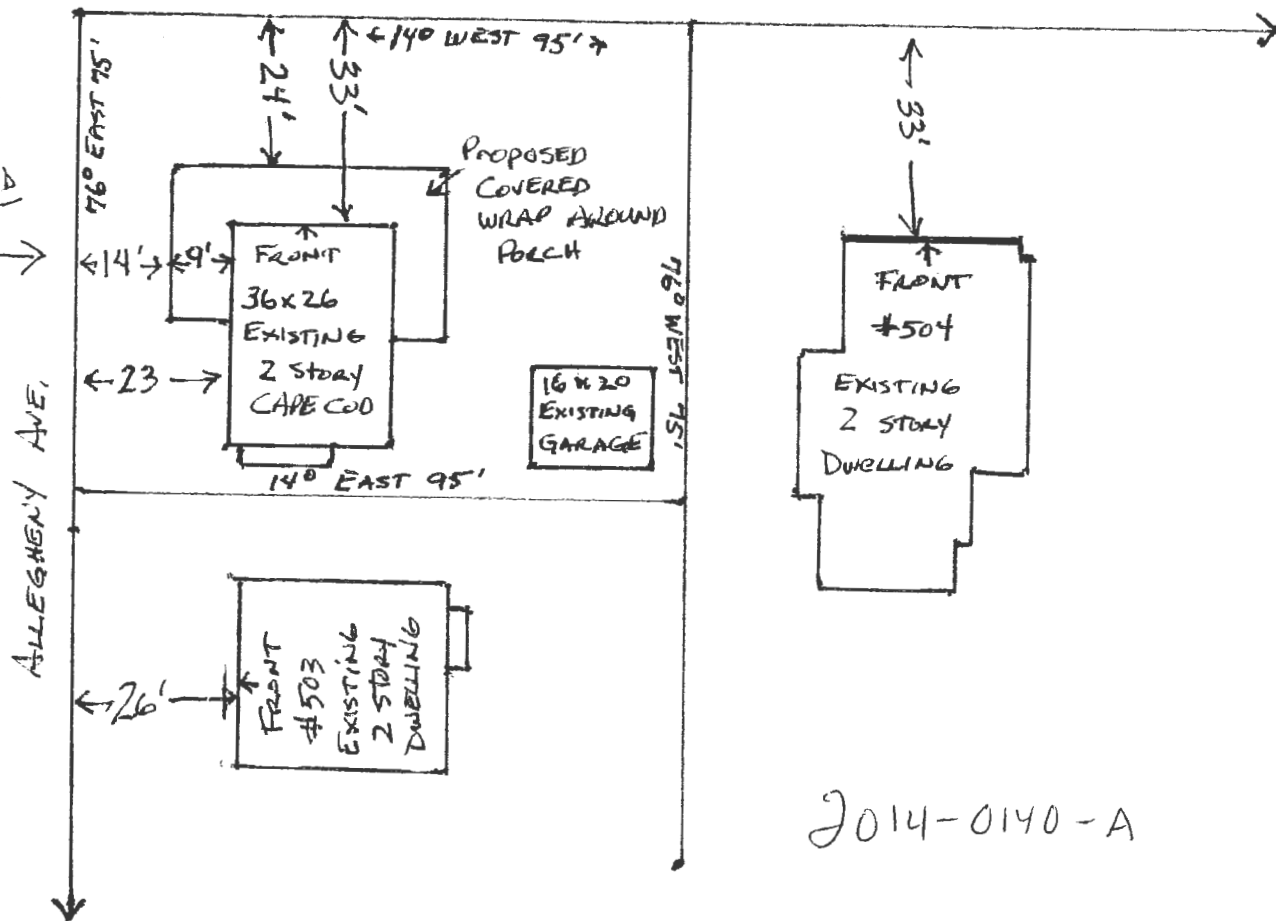
**VIOLATION CASE INFO:**

Pet. Exh 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 506 Highland Avenue OWNER(S) NAME(S) TERRY WILLIAMS  
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A  
 PLAT BOOK # 34472 FOLIO # 168 10 DIGIT TAX # 09 0 2054390 DEED REF. # 34 220/00216

HIGHLAND AVENUE

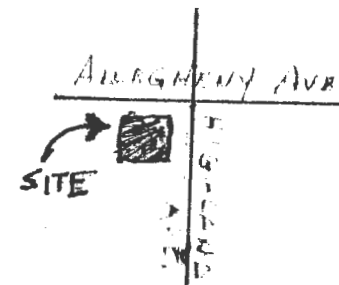
SETBACK  
TO BG  
VARIANCED



2014-0140-A

PLAN DRAWN BY MICHAEL CONNELL DATE 12/17/2013 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 2010AL

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 7,125

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC X PRIVATE \_\_\_\_\_

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: