

IN RE: PETITION FOR VARIANCE

(1417 Francke Avenue)
8th Election District
3rd Councilmanic District
Ronald Goldstein
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0269-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner of the property, Ronald Goldstein, for property located at 1417 Francke Avenue. The Petitioner is requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage on a corner lot that is "not on the half of the rear yard"¹ that is farthest removed from both streets with a height of 17.5 ft. in lieu of the required 15 ft.

This matter was originally filed as an Administrative Variance, with a closing date of July 7, 2014. On July 1, 2014, Mary L. Arthur, neighbor, requested a formal hearing on this matter. The hearing was subsequently scheduled for Friday, August 1, 2014 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received. Appearing at the public hearing in support for this case was owner Ronald Goldstein. Mary Arthur and her daughter Sara (neighbors) attended the hearing to obtain additional information concerning the request.

¹ In fact, B.C.Z.R. Section 400.1 references the "third" of the rear yard farthest removed from the road. As such, the Order will refer to "third" instead of "half," as stated in the Petition.

ORDER RECEIVED FOR FILING

Date 8-1-14

By lcs

The subject property is approximately 9,779 square feet and is zoned DR 3.5. The property is improved with a modest single family dwelling, which Petitioner has owned since 2001. Petitioner has need for additional storage, and proposes to construct a detached garage (27' x 22') in his rear yard where it adjoins Lincoln Avenue, which requires variance relief.

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

To obtain variance relief requires a showing that:

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

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

The Petitioner has met this test. The property is small and adjoins two public streets, which creates site constraints and renders the property unique. The Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since he would not have a suitable rear yard location for the garage. Finally, the grant of relief will not be detrimental to the community.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the proposed garage 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.

THEREFORE, IT IS ORDERED, this 1st day of August, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage on a corner lot that is not in the rear third of the lot that is farthest removed from both streets with a height of 17.5 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

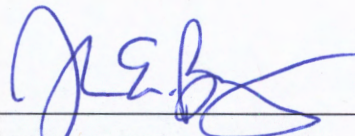
Date 8-1-14

By OW

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage 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:slh

ORDER RECEIVED FOR FILING

Date 8-1-14

By 605



KEVIN KAMENETZ
County Executive

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

August 1, 2014

Ronald Goldstein
1417 Francke Avenue
Lutherville, Maryland 21093

RE: Petition for Variance
Property: 1417 Francke Avenue
Case No. 2014-0269-A

Dear Mr. Goldstein:

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", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mary Arthur, 1419 Francke Avenue, Lutherville, MD 21093
Sara Arthur, P.O. Box 1470, Annapolis, MD 21404



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 Hearings for Baltimore County for the property located at:

Address 1417 FRANCKE AVE.

Currently zoned DR-3.5

Deed Reference 23423 1 242

10 Digit Tax Account # 0819051937

Owner(s) Printed Name(s) RONALD GOLDSTEIN

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Section: 400.1 and 400.3

To permit a garage on a corner lot that is not on the half of the rear yard that is furthest removed from the side street and with a height of 17.5 feet in lieu of the required 15 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 Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

RONALD GOLDSTEIN

Name #1 – Type or Print

Name #2 – Type or Print

R. Goldstein

Signature #1

Signature #2

1417 FRANCKE AVE LUTHERVILLE MD

Mailing Address

City

State

21093 | 410-303-2846 |

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRIAN DIETZ

Name – Type or Print

Brian Dietz

Signature

8119 OAKLEIGH RD PARKVILLE MD

Mailing Address

City

State

21234 | 410-661-3160 | BRIAN@DIETZSURVEYING.N

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0269

Filing Date 6/12/2014

Estimated Posting Date 6/22/14

Reviewer W

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1417 FRANCKE AVE. LUTHERVILLE MD 21093
Print or Type Address of property City State Zip Code

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

SEE ATTACHED

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

R. Goldstein
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Ron Goldstein
Name- Print or Type

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 12th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RONALD Goldstein

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

AS WITNESS my hand and Notaries Seal

Richard A. Setzer-Notary
Notary Public
11/31/2017
My Commission Expires

0269-A

June 10, 2014

Dear Zoning

I would like to construct a 1 story garage, as shown on the attached Plat. The zoning code requires the garage to be on the other side of the property. The undo hardship is that the existing driveway is on the South side of the property thus it would be best to extend this a short distance to get to the proposed garage. Otherwise a whole new driveway and entrance off of Franke Avenue would need to be engineered and constructed. It would be impractical to relocate the driveway to the other side of the property and construct the garage in compliance with the zoning code due to the topography of the property. There is a hill on that side of the property, which would need to be cut into and thus create the need for engineered retaining walls and there is a large 24" maple tree on that side of the property, which would have to be removed in order to comply with the zoning regulations.

Sincerely



Ronal Golstein

0269-A

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
1417 Francke Avenue

June 9, 2014

Beginning at a point on Northeast corner of Francke Avenue, (50' R/W), and Lincoln Avenue, (50'R/W), Being Lot 1, Plat of Section 1, College Manor, as recorded among the land records of Baltimore County in Plat Book 19, folio 7

Containing 9779 sq.ft or 0.224 Ac. of land more or less. Being known 1417 Francke Avenue and located in the 8th Election District, 3rd Councilmanic District.

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

No. **112230**

Date: **6/12/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
6/12/2014 6/12/2014 09:24:39

RES W605 WALKIN RDOS LRD

RECEIPT # 741516 6/12/2014

5 528 ZONING VERIFICATION

CA NO. 112230

Recpt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **75.00**

Rec From:

Ronald Goldstein

For:

1417 Francke Ave

2014-0265-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/12/2014

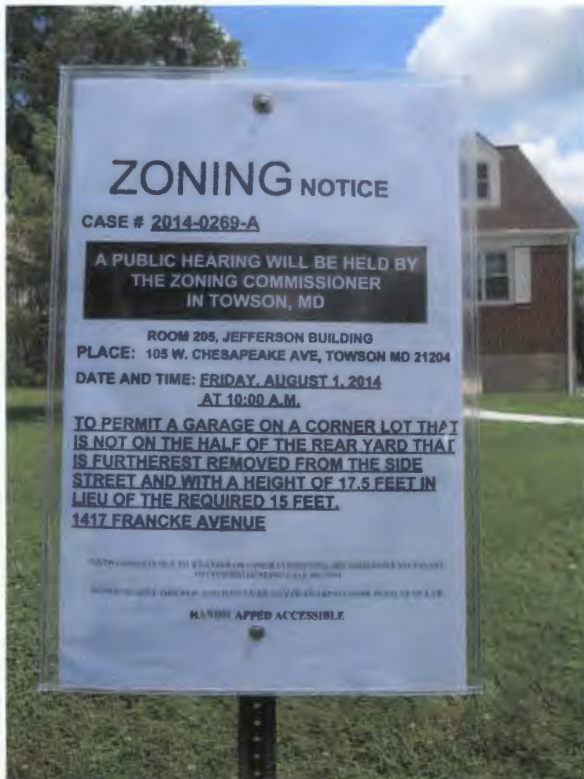
Case Number: 2014-0269-A

Petitioner / Developer: RON GOLDSTEIN

Date of Hearing (Closing): AUGUST 1, 2014

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:
1417 FRANCKE AVENUE

The sign(s) were posted on: JULY 11, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/23/2014

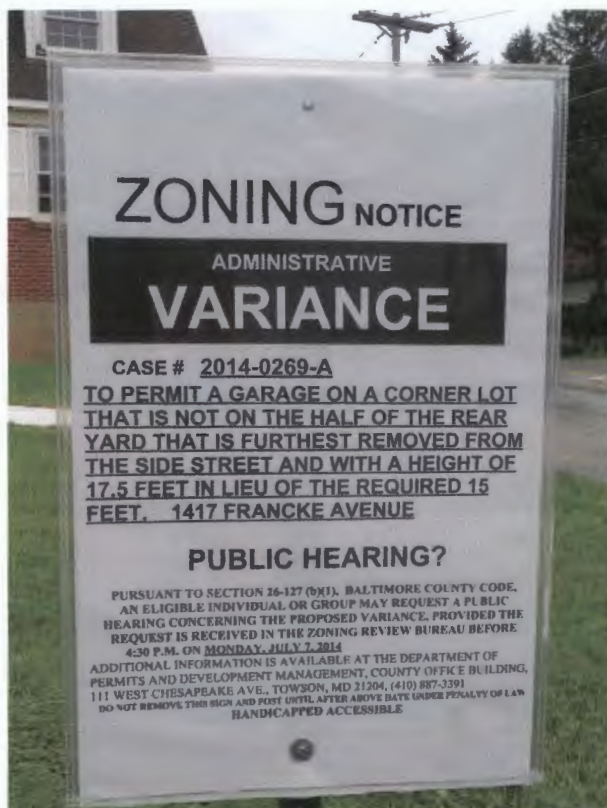
Case Number: 2014-0269-A

Petitioner / Developer: RONALD GOLDSTEIN

Date of Hearing (Closing): JULY 7, 2014

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:
1417 FRANCKE AVENUE

The sign(s) were posted on: JUNE 21, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 10, 2014.

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: #2014-0269-A

1417 Francke Avenue

NE corner of Francke and Lincoln Avenues

8th Election District - 3rd Councilmanic District

Legal Owner(s): Ronald Goldstein

Variance to permit a garage on a corner lot that is not on the half of the rear yard that is furthest removed from the side street and with a height of 17.5 feet in lieu of the required 15 feet.

Hearing: Friday, August 1, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

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

7/29/14 July 10

986520



KEVIN KAMENETZ
County Executive

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

July 3, 2014

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0269-A

1417 Francke Avenue
NE corner of Francke and Lincoln Avenues
8th Election District – 3rd Councilmanic District
Legal Owners: Ronald Goldstein

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Hearing: Friday, August 1, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Ronald Goldstein, 1417 Francke Avenue, Lutherville 21093
Brian Dietz, 8119 Oakleigh Road, Parkville 21234
Mary Arthur, 1419 Francke Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 12, 2014.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 10, 2014 Issue - Jeffersonian

Please forward billing to:
Ronald Goldstein
1417 Francke Avenue
Lutherville, MD 21093

410-303-2846

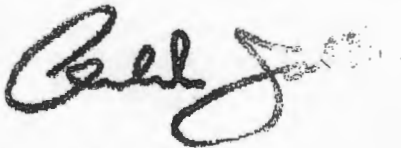
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NE corner of Francke and Lincoln Avenues
8th Election District – 3rd Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

MEMORANDUM

DATE: September 3, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0269-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 2, 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

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE *
1417 Francke Avenue; NE corner * OF ADMINSTRATIVE
of Francke Avenue & Lincoln Avenue *
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Ronald Goldstein * BALTIMORE COUNTY
RECEIVED Petitioner(s)*
'JUL 29 2014 * 2014-269-A

* OFFICE OF ADMINISTRATIVE HEARINGS

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, 8119 Oakleigh Road, Parkville, Maryland 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0269-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/23

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

N/C

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

FIRE DEPARTMENT

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

6/16

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/10/14

SIGN POSTING

Date:

7/11/14

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0269 -A

Address 1417 Francke Ave

Contact Person: Leonard Wasilewski
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/12/14

Posting Date: 6/22/14

Closing Date: 7/7/14

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

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 201 0269 -A

Address 1417 FRANCKE AVE. LUTHERVILLE MD

Petitioner's Name RONALD GOLDSTEIN

Telephone 410-303-2846

Posting Date: 6/22/14

Closing Date: 7/7/14

Wording for Sign

To permit a garage on a corner lot that is not on the half of the rear yard that is furthest removed from the side street and with a height of 17.5 feet in lieu of the required 15 feet.

Revised 7/06/11.



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2014-0269A

Address: 1417 Franke Ave, Lutherville MD 21093

Petitioner(s): Bonnie Goldstein

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Mary L. Arthur
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

1419 Franke Ave.
Address

Lutherville MD 21093
City State Zip Code

410.268.7788
Telephone Number

which is located approximately adjacent ^{to} feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Mary L. Arthur July 1, 2014
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj



KEVIN KAMENETZ
County Executive

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

July 24, 2014

Ronald Goldstein
1417 Francke Avenue
Lutherville MD 21093

RE: Case Number: 2014-0269 A, Address: 1417 Francke Avenue

Dear Mr. Goldstein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 12, 2014. 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
Brian Dietz, 8119 Oakleigh Road, Parkville MD 21234

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



Maryland Department of Transportation

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

Date: 6/16/14

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

RE: Baltimore County
Item No 2014-0269-A
Administrative Variance
Ronald Goldstein
1417 Frank Ke 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. 2014-0269-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 dark ink, appearing to read "Steven D. Foster".

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: June 23, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2014
Item No. 2014-0225, 0265, 0266, 0267, 0268 and 0269

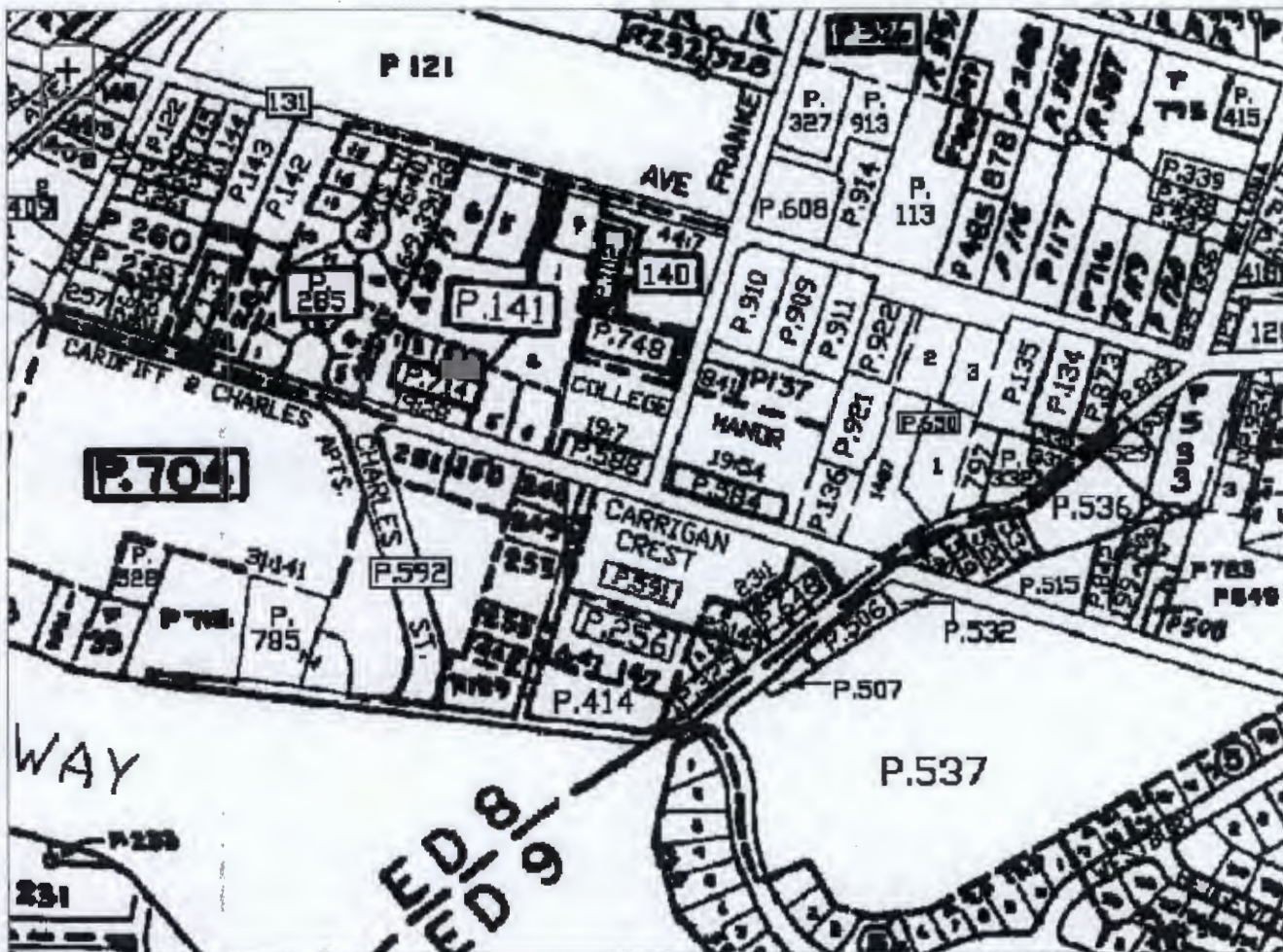
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06232014 -.doc

Real Property Data Search (w1)				Guide to searching the database			
Search Result for BALTIMORE COUNTY							
View Map		View GroundRent Redemption			View GroundRent Registration		
Account Identifier:		District - 08 Account Number - 0819051937					
Owner Information							
Owner Name:		GOLDSTEIN RONALD S		Use:		RESIDENTIAL	
Mailing Address:		1417 FRANCKE AVE LUTHERVILLE MD 21093-5330		Principal Residence:		YES	
				Deed Reference:		/23423/ 00242	
Location & Structure Information							
Premises Address:		1417 FRANCKE AVE 0-0000		Legal Description:			
				1417 FRANCKE AVE COLLEGE MANOR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:
0060	0024	0588		0000	1		1
						Assessment Year:	
						2014	
						Plat No:	
						Plat Ref:	
						0019/0007	
Special Tax Areas:				Town:			
				Ad Valorem:			
				Tax Class:			
				NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area	
1954		1,188 SF				9,779 SF	
County Use							
04							
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation	
1.500000	YES	STANDARD UNIT	BRICK	1 full			
Value Information							
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2013	
						As of 07/01/2014	
Land:		131,600		131,600			
Improvements		106,300		96,700			
Total:		237,900		228,300		237,900	
Preferential Land:		0				228,300	
						0	
Transfer Information							
Seller: GOLDSTEIN RONALD S		Date: 02/22/2006		Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: /23423/ 00242		Deed2:			
Seller: ECKERT DANIEL W		Date: 12/07/2001		Price: \$128,700			
Type: ARMS LENGTH IMPROVED		Deed1: /15834/ 00637		Deed2:			
Seller: SMITH SAM BARRON		Date: 01/20/1987		Price: \$60,000			
Type: ARMS LENGTH IMPROVED		Deed1: /07391/ 00068		Deed2:			
Exemption Information							
Partial Exempt Assessments:		Class		07/01/2013		07/01/2014	
County:		000		0.00			
State:		000		0.00			
Municipal:		000		0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:					
Exempt Class:		NONE					
Homestead Application Information							
Homestead Application Status: Approved 05/19/2008							

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **0819051937**

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>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait.

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CASE NAME Giddston-1417 Fawke
CASE NUMBER 2014-0269A
DATE 8/1/14

CITIZEN'S SIGN - IN SHEET

[illegible]

GOLDSTEIN 14121 Fraude
AVO
CASE NAME ~~2014-0269-A~~
CASE NUMBER ~~2014-0269-A~~
DATE 8/1/14

GOLDSTEIN 14121 Fraude
AVO
CASE NAME ~~2014-0269-A~~
CASE NUMBER ~~2014-0269-A~~
DATE 8/1/14

[illegible]

Case No.: 2014-0269-A

Exhibit Sheet

Petitioner/Developer

Protestant

Pa-3-14

8-1-14
123

No. 1	Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE# 2014-0269A



06/03/2014

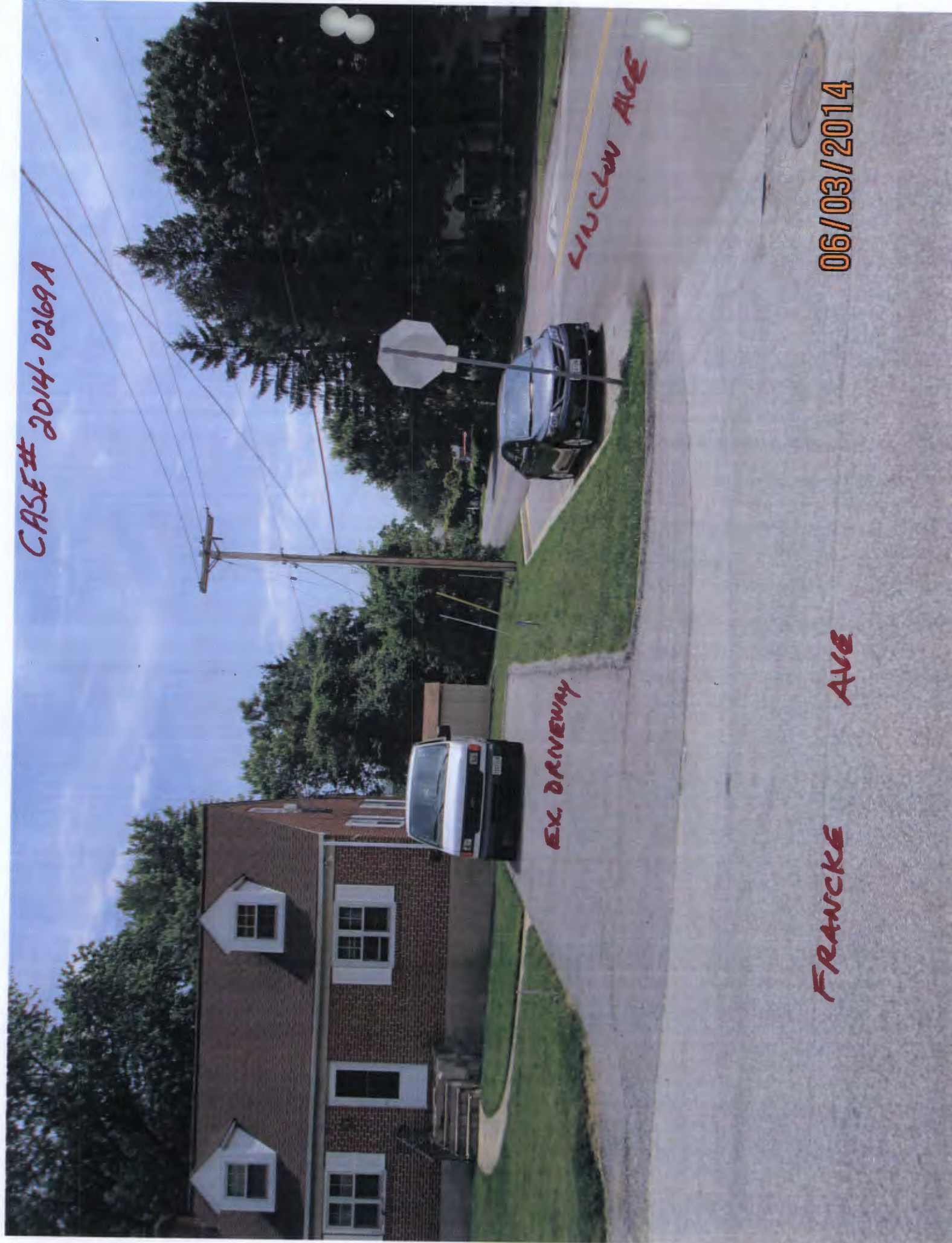
CASE # 2014-0269A

PROPOSED
GARAGE

06/03/2014



CASE# 2014-0269A



EX. DRIVEWAY

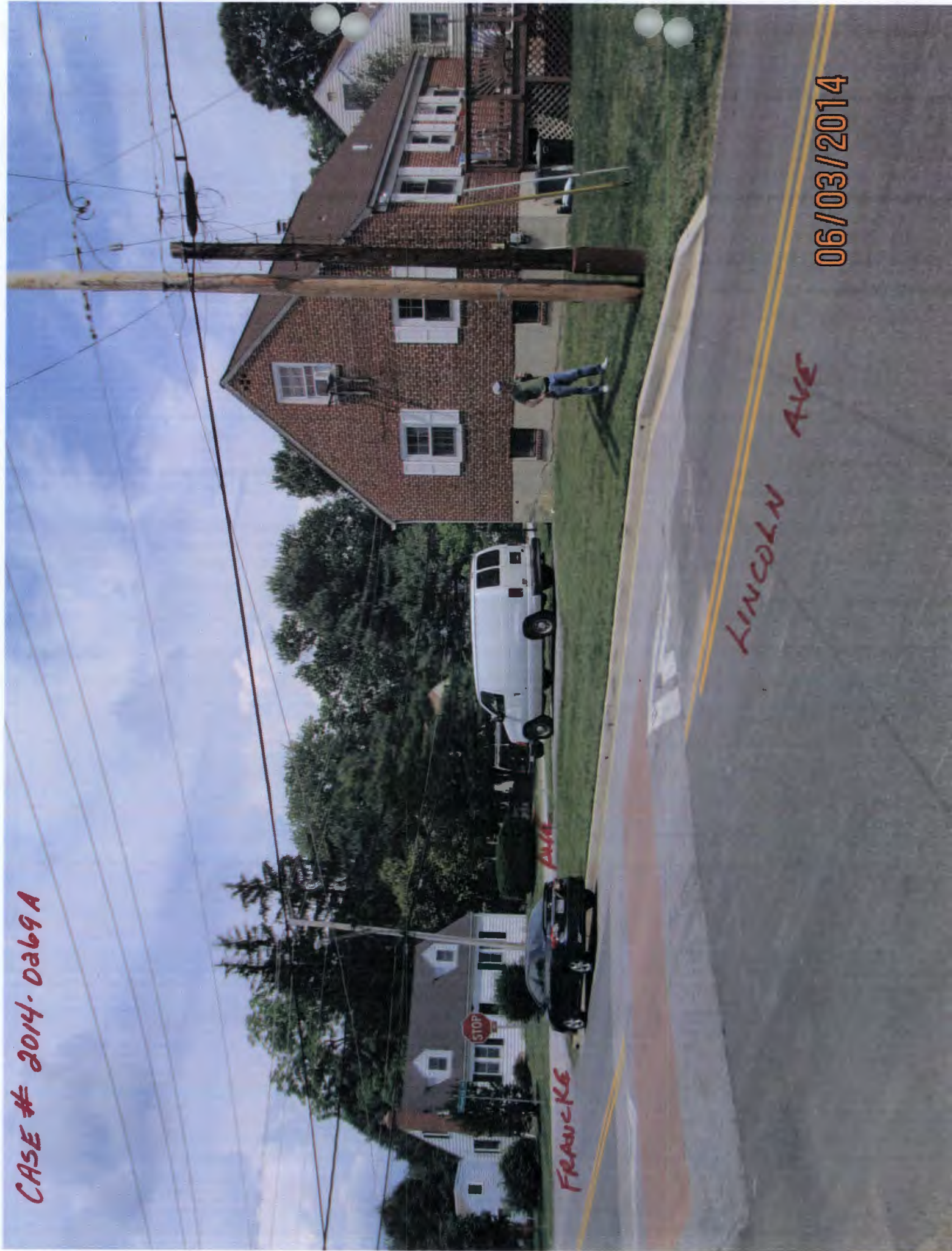
LINCOLN AVE

FRANCKE

AVE

06/03/2014

CASE # 2014-0269A



06/03/2014

CASE # 2014-0269 A

PROPOSED
GARAGE
LOCATION

LINCOLN
AVE

06/03/2014

SITE



CASE# 2014-0269A



06/03/2014

CASE # 2014-0269.A



LINCOLN AVE

06/03/2014

CASE # 2014-0269 A



06/03/2014



06/03/2014

SITE

CASE# 2014-0269 A

FRANCKE

AVE



CASE# 2014-0869 A

PROPOSED

GARAGE

AVE

LINCOLN

06/03/2014



Lot # 2 Pt. Bk. 0000049, Folio 0135
R-1971-0070
R-1972-0059
2010-0183-A
Pt. Bk. 0000039, Folio 0071
Pt. Bk./Folio # 049135
Pt. Bk./Folio # 039071

DR 2 Lot # 2
2400000586
Pt. Bk./Folio # MP01062

Lot # 1 1900009186

Lot # 4 0803002050
1422

Lot # 5
0806020700

Lot # 3 0819087011
1420
Pt. Bk./Folio # 019054

Lot # 2 0810000450
1418

Lot # 1 0823016410
1416

Lot # 4 0812002630
1423

Lot # 3 0819051939
1421

1419
1988-0400-A
Pt. Bk./Folio # 019007

Lot # 2

Lot # 1 0819051937
1417

Lot # 5
0803002175

Lot # 6
0823036075

Pt. Bk. 0000019, Folio 0007
210

0816035370
208
Lot # 7
2500001636

DR 3.5

060C3

1960-4948-X

2014-0269-A

Lot # 1
Pt. Bk. 0000023, Folio 0001
0804076830

Pt. Bk./Folio # 023001B

PDM # 080058

Lot # 9
1409
0814090105

Lot # 2
0814000660

Lot # 3
0813023080

Lot # 4
0803003790

Lot # 5
0805032160

DR 5.5

Pt. Bk. 0000023, Folio 0143

Pt. Bk./Folio # 023143

0813077300

Lot # 6
0819002290

Lot # 7

Lot # 8 0803004140

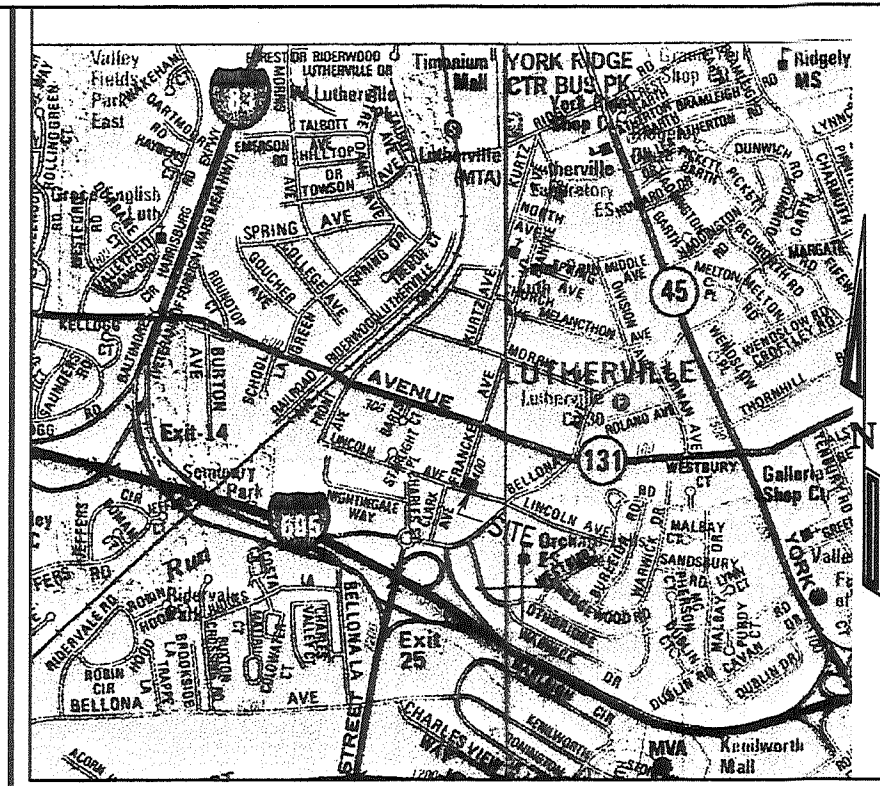
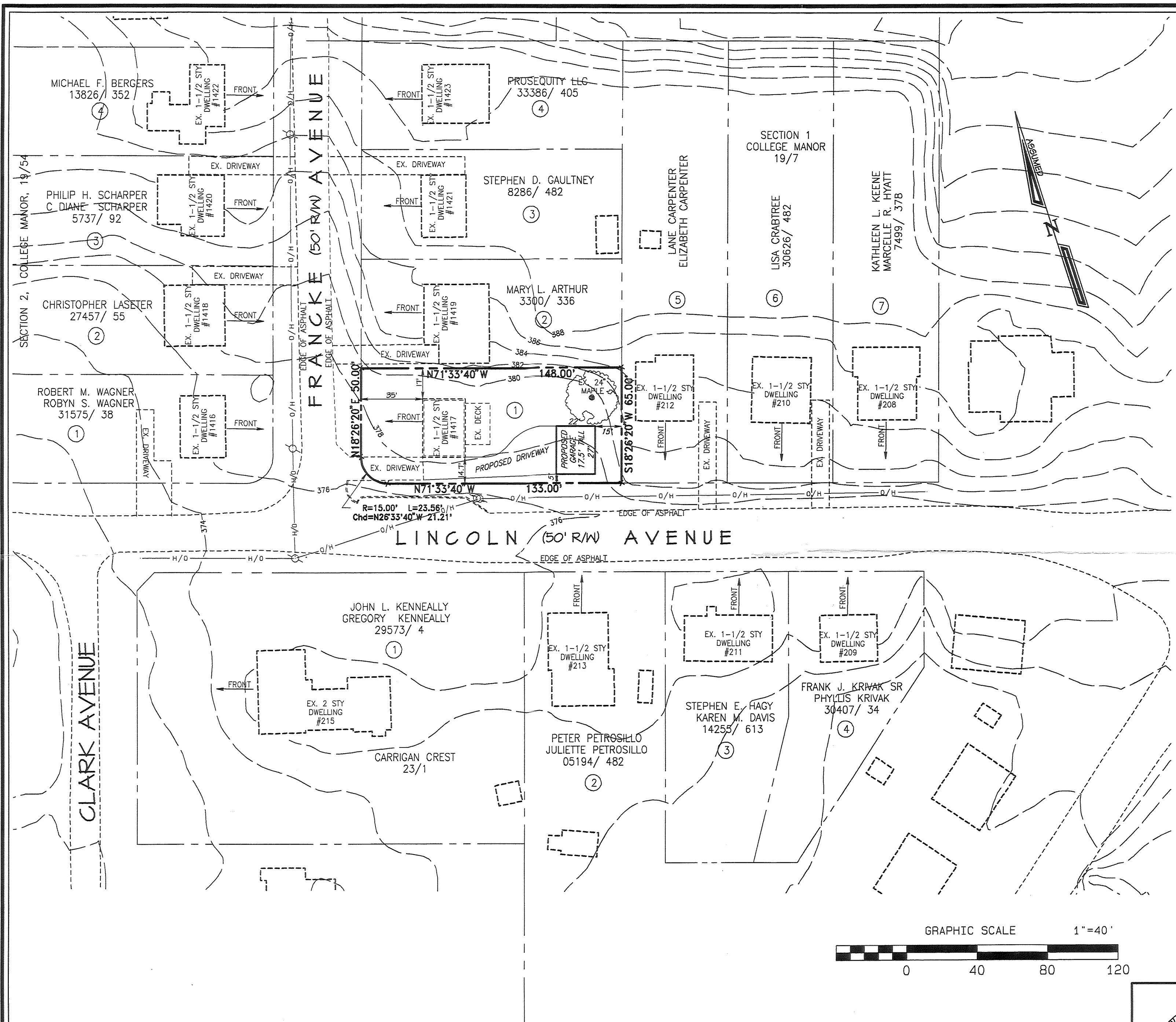
Lot # 2

Pt. Bk. 0000026, Folio 0019

1900002329

Lot # 3
1900002330
Pt. Bk. 0000047, Folio 0147
Pt. Bk./Folio # 047147
PDM # 080329

Lot # 2



Vicinity Map

Scale: 1" = 2000'

Notes

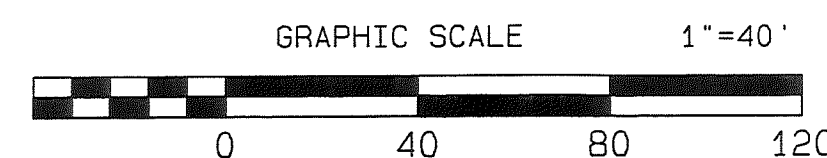
1. Owner: Ronald Goldstein
1417 Francke Avenue
Baltimore, MD 21043
2. Deed; 23423/242
Being Lot 1
Plat of Section 1, College Manor
Plat Liber 19, Folio 7
3. Area= 9,779 sq.ft. or 0.224 Ac. ±
4. Tax # 0819051937
5. Zoned: DR 35
6. This site is not in the Chesapeake Bay
Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by public water and sewer.
10. No prior Zoning Hearings.

2014-0269-A

Plat to Accompany a Petition for an Administrative Variance of the Goldstein Property

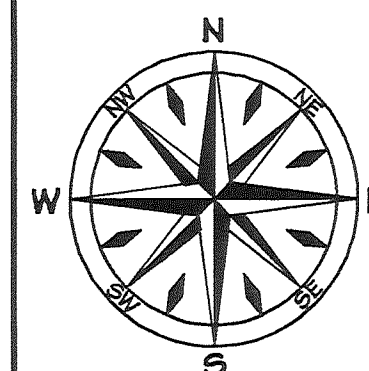
1417 Francke Avenue
Baltimore County, Maryland

8th Election District 3rd Councilmanic District
Scale: 1"=40' Date: May 29, 2014



PETITIONER'S

EXHIBIT NO. 1



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

Plot Date: 6/11/2014

Job No. 12001
Party Chief: BRD