



KEVIN KAMENETZ
County Executive

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

September 29, 2014

Sean Bittinger, Esquire
29 West Susquehanna Avenue, Suite 705
Towson, Maryland 21204

RE: Petition for Variance
Property: 17 Garnet Avenue
Case No. 2015-0030-A

Dear Mr. Bittinger:

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

IN RE: PETITION FOR VARIANCE
(17 Garnet Avenue)
1st Election District
1st Council District
210 Warfield Road, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0030-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a proposed dwelling addition (enclosure of existing open carport) to have a side yard setback of 1.5 ft. in lieu of the minimum required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Angie DeLuca. Sean Bittinger, Esquire, represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), and that agency's recommendations will be imposed as a condition of the final Order. There were no protestants or interested citizens in attendance.

The subject property is approximately 0.13 acres and is zoned DR 5.5. The property is improved with a modest single family dwelling (approximately 1,100 sq. ft.) constructed in 1953. Petitioner proposes to renovate and enlarge the dwelling (by enclosing the carport and constructing a master bedroom above) but requires variance relief to do so.

ORDER RECEIVED FOR FILING

Date 9-29-14

By PW

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).

Petitioner has met this test. The lot is just 50' wide, and the dwelling was constructed before the adoption of the B.C.Z.R. As such, the property is unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since it would be unable to improve and market the home. The relief can be granted without a detrimental impact upon the community, as demonstrated by the support of the adjoining neighbors. Petitioner's Ex. Nos. 3 & 4.

THEREFORE, IT IS ORDERED, this 29th day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition (enclosure of existing open carport) to have a side yard setback of 1.5 ft. in lieu of the minimum required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 its 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.
- The side wall of the newly constructed addition must be architecturally articulated with windows and/or other design features.

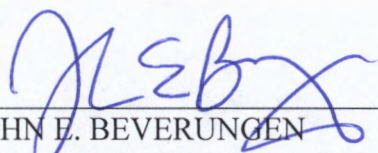
ORDER RECEIVED FOR FILING

Date 9-29-14

By [Signature]

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 9-29-14

By DW



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 17 Garnet Ave. Catonsville, MD 21228 which is presently zoned DR 5.5
Deed References: 34704/06419 10 Digit Tax Account # 0103370380
Property Owner(s) Printed Name(s) 210 Warfield Rd, LLC

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

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

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

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

3. X a **Variance** from Section(s) 1B02.3.C.1 - to permit a proposed dwelling addition (enclosure of existing open carport) to have a side yard setback of 1 1/2 feet in lieu of the minimum required 10 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

to be presented at hearing

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0030-A Filing Date 8/6/14

Do Not Schedule Dates: _____

Reviewer RD

ZONING PROPERTY DESCRIPTION FOR 17 GARNET AVENUE

Beginning at a point on the east side of Garnet Avenue which has a 36-foot right-of-way, at the distance of 115 feet north of the centerline of the nearest improved intersecting road, Lincoln Drive, which has a 36-foot right-of-way. Being lots #15 & 16, Section C, in the subdivision of Lincoln Park, as recorded in Baltimore County Plat Book #8, Folio #58B, containing 5500 square feet. Located in the 1st Election District and 1st Councilmanic District

Item # 0030

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0030-A
Petitioner: 210 Warfield Rd, LLC / Angie DeLuca
Address or Location: 5006 Harford Rd, Baltimore, MD 21214

PLEASE FORWARD ADVERTISING BILL TO:

Name: Angie DeLuca
Address: 5006 Harford Rd, Baltimore, MD 21214
Email: adeluca@realestateofmd.com
Telephone Number: 410 499-1246



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 4, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 4, 2014

☐ The Jeffersonian

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: #2015-0030-A

17 Garnet Avenue

E/s Garnet Avenue, 115 ft. centerline Lincoln Drive

1st Election District - 1st Councilmanic District

Legal Owner(s): 210 Warfield, LLC, Angie DeLuca

Variance: to permit a proposed dwelling addition (enclosure of existing open carport) to have a yard setback of 1 1/2 ft. in lieu of the minimum required 10 ft.

Hearing: Friday, September 26, 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.

9/009 September 4

992575

CERTIFICATE OF POSTING

Date: September 06, 2014

RE: Project Name: Public Hearing
Case Number /PAI Number: 2015-0030-A
Petitioner/Developer: 210 Warfield, LLC Angie DeLuca
Date of Hearing/Closing: September 26, 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 17 Garnet Ave.

The sign(s) were posted on September 06, 2014
(Month, Day, Year)

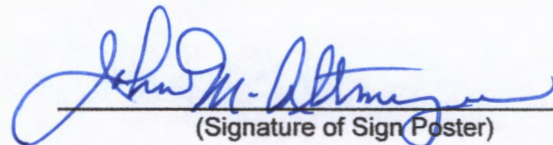
ZONING NOTICE

17 GARNET AVE.
CASE # 2015-0030-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205 JEFFERSON BLDG.
PLACE: 105 WEST CHESAPEAKE AVE.
TOWSON, MD. 21204
DATE AND TIME: FRIDAY SEPTEMBER 26, 2014
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A PROPOSED
DWELLING ADDITION (ENCLOSURE OF EXISTING
OPEN CARPORT) TO HAVE A SIDE YARD
SETBACK OF 1 1/2 FT. IN LIEU OF THE
MINIMUM REQUIRED 10 FT.


(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

August 19, 2014

Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspections

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0030-A

17 Garnet Avenue

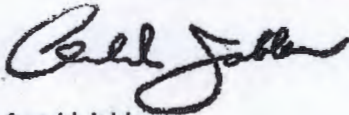
E/s Garnet Avenue, 115 ft. north of centerline of Lincoln Drive

1st Election District – 1st Councilmanic District

Legal Owners: 210 Warfield, LLC, Angie DeLuca

Variance to permit a proposed dwelling addition (enclosure of existing open carport) to have a side yard setback of 1 ½ ft. in lieu of the minimum required 10 ft.

Hearing: Friday, September 26, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Angie DeLuca, 5006 Harford Road, Baltimore 21214

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 6, 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.



KEVIN KAMENETZ
County Executive

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

August 19, 2014

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0030-A

17 Garnet Avenue

E/s Garnet Avenue, 115 ft. north of centerline of Lincoln Drive

1st Election District – 1st Councilmanic District

Legal Owners: 210 Warfield, LLC, Angie DeLuca

Variance to permit a proposed dwelling addition (enclosure of existing open carport) to have a side yard setback of 1 ½ ft. in lieu of the minimum required 10 ft.

Hearing: Friday, September 26, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Angie DeLuca, 5006 Harford Road, Baltimore 21214

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 6, 2014.**
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TO: PATUXENT PUBLISHING COMPANY
Thursday, September 4, 2014 Issue - Jeffersonian

Please forward billing to:
Angie DeLuca
5006 Harford Road
Baltimore, MD 21214

410-499-1246

NOTICE OF ZONING HEARING

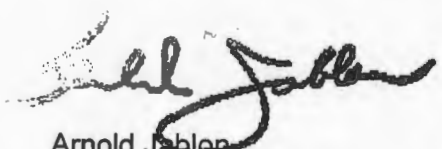
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0030-A

17 Garnet Avenue
E/s Garnet Avenue, 115 ft. centerline Lincoln Drive
1st Election District – 1st Councilmanic District
Legal Owners: 210 Warfield, LLC, Angie DeLuca

Variance to permit a proposed dwelling addition (enclosure of existing open carport) to have a side yard setback of 1 ½ ft. in lieu of the minimum required 10 ft.

Hearing: Friday, September 26, 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

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

RE: PETITION FOR VARIANCE
17 Garnet Avenue; E/S Garnet Avenue,
115' N of c/line Lincoln Drive
1st Election and 1st Councilmanic Districts
Legal Owner(s): 210 Warfield Road, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-030-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
AUG 18 2014

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 18th day of August, 2014, a copy of the foregoing Entry of Appearance was mailed to Angie Deluca, 5006 Harford Road, Baltimore, MD 21214, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-0030-A

Exhibit Sheet

DW 10-30-14

DW 9-29-14

Petitioner/Developer

Protestants

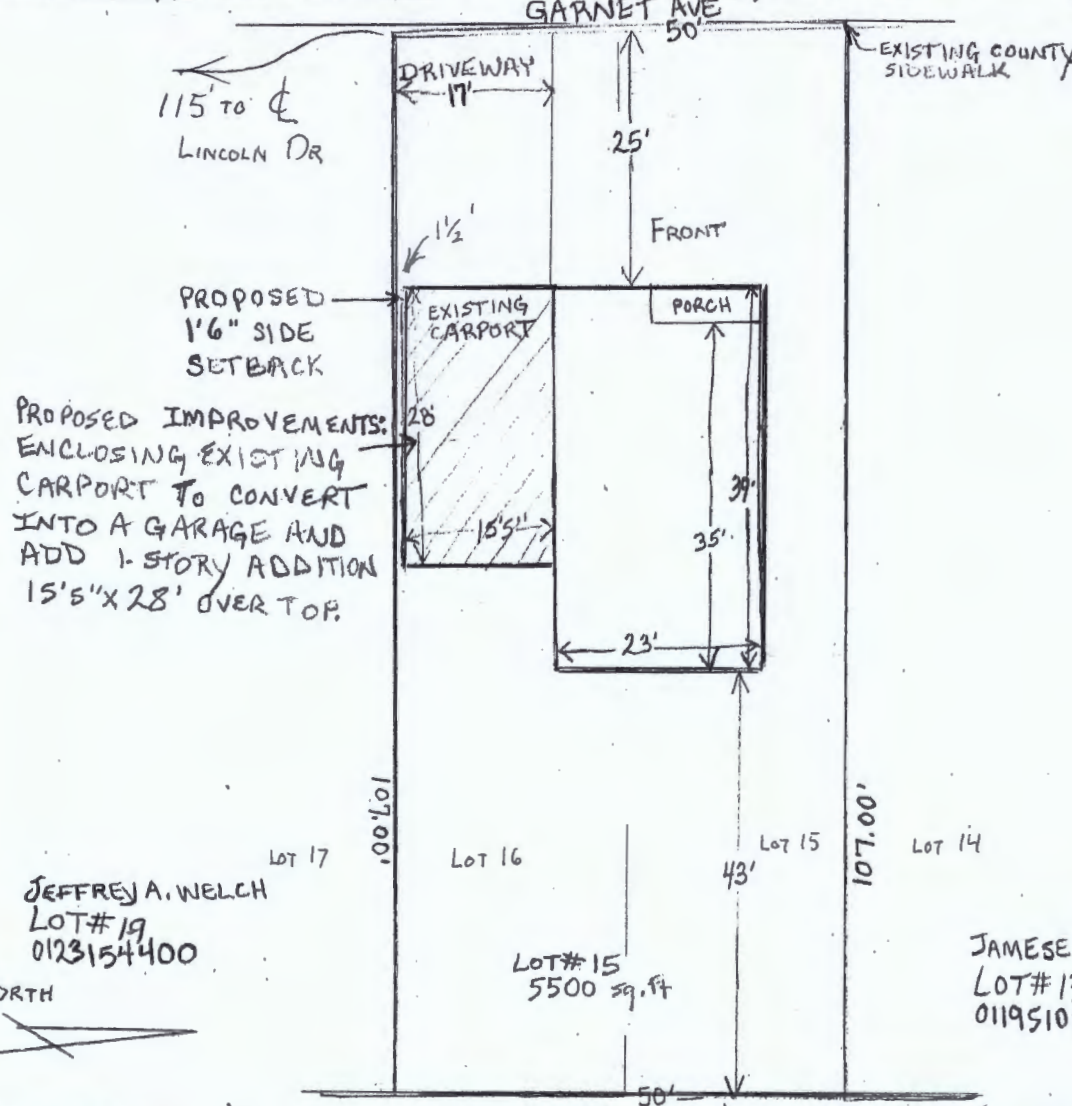
No. 1	Plan	
No. 2	Zoning map	
No. 3	letter - Welch	
No. 4	letter - Dixon	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

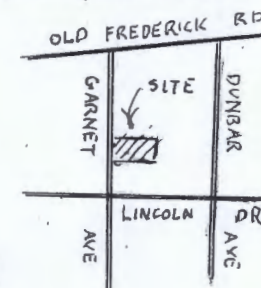
ADDRESS 17 Garnet Ave, Catonsville, MD 21228 OWNER(S) NAME(S) 210 Warfield Rd, LLC

SUBDIVISION NAME Lincoln Park LOT # 15+16 BLOCK # SECTION # C

PLAT BOOK # 8 FOLIO # 58B 10 DIGIT TAX # 0103370280 DEED REF. # 34704100419



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 100C

SITE ZONED DR 5.5

ELECTION DISTRICT 1ST

COUNCIL DISTRICT 1ST

LOT AREA ACREAGE .13

OR SQUARE FEET 5500

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

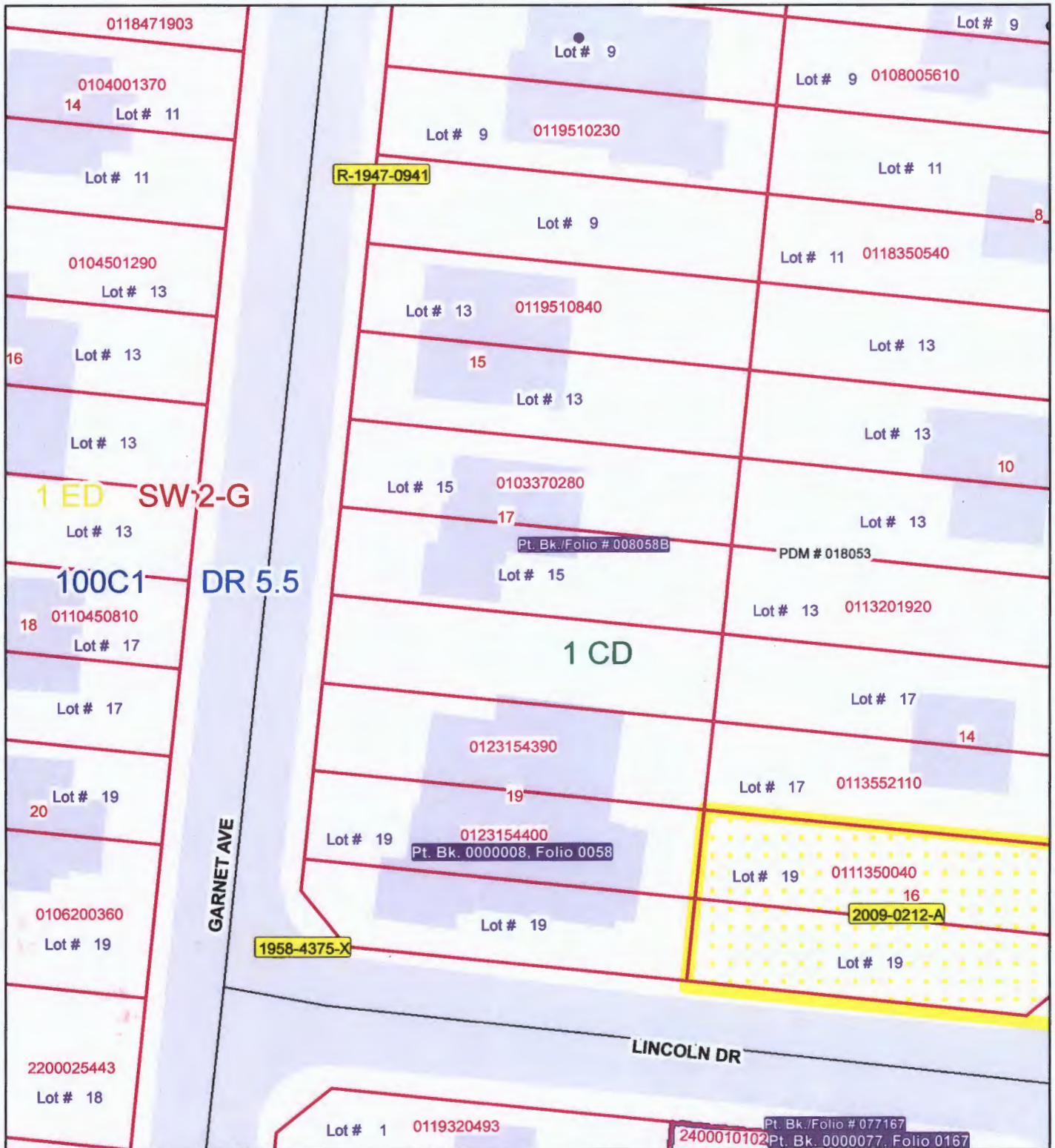
PETITIONER'S

EXHIBIT NO. 1

PLAN DRAWN BY Angie DeLuca DATE 8/4/14 SCALE: 1 INCH = 20 FEET

2015-0030-A

17 Garnet Avenue



Publication Date: 8/4/2014



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



0 10 20 40 60 80 Feet

1 inch = 40 feet
PETITIONER'S

EXHIBIT NO.

2

To Whom It May Concern

My name is Jeffrey Welch and I am the homeowner of 19 Garnet Ave Catonsville Md. 21228. I have lived at this location for over 50yrs.

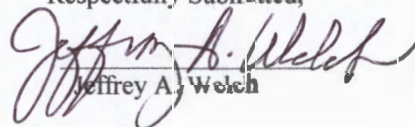
I am writing this letter to inform you that I welcome the improvements being made by my neighbor at 17 Garnet Ave. These improvements of changing the carport into a garage and building a master suite above it will be a positive improvement for the entire neighborhood.

I am also aware that my neighbor next door has applied for a variance for the construction as it is close to the property line. Because of these reasons mentioned I am supportive and very much in favor of the County approving this variance.

So any consideration you can give to this matter will be greatly appreciated.

I may be contacted at 443-277-9602

Respectfully Submitted,

 9/10/14
Jeffrey A. Welch

PETITIONER'S

EXHIBIT NO. 3

[Print](#) | [Close Window](#)**Subject:** 17 garnet ave. Catonsville, md. 21228**From:** Kevin Bobbitt <kevinb.kb@gmail.com>**Date:** Fri, Aug 29, 2014 8:03 pm**To:** "adeluca@realestateofmd.com" <adeluca@realestateofmd.com>

To whom it may concern,

As the owners of the property located at 15 garnet ave. Catonsville, md. 21228 we have no problems or concerns with the upgrades or planned additions to the neighboring property located at 17 garnet ave. we actually welcome what we are sure will be an improvement on the property and the neighborhood. If there any other questions regarding this matter we can be reached at 410-744-5445 or 410-982-4140.

Kevin and Jamese Bobbitt

Sent from my iPad

Copyright © 2003-2014. All rights reserved.

Approved
Jamese Bobbitt
9/3/14

Kevin A. Bobbitt
9/3/2014

PETITIONER'S

EXHIBIT NO. 4

MEMORANDUM

DATE: October 30, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0030-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 29, 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

CASE NAME 17 Garnet Ave.
CASE NUMBER 2015-0030-A
DATE 9-26-14

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
7/28/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
8/27/14	PLANNING (if not received, date e-mail sent _____)	NO Ob w/ com
8/13/14	STATE HIGHWAY ADMINISTRATION	NO Ob
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/4/14

SIGN POSTING Date: 9/6/14 by C. E. Meyer

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

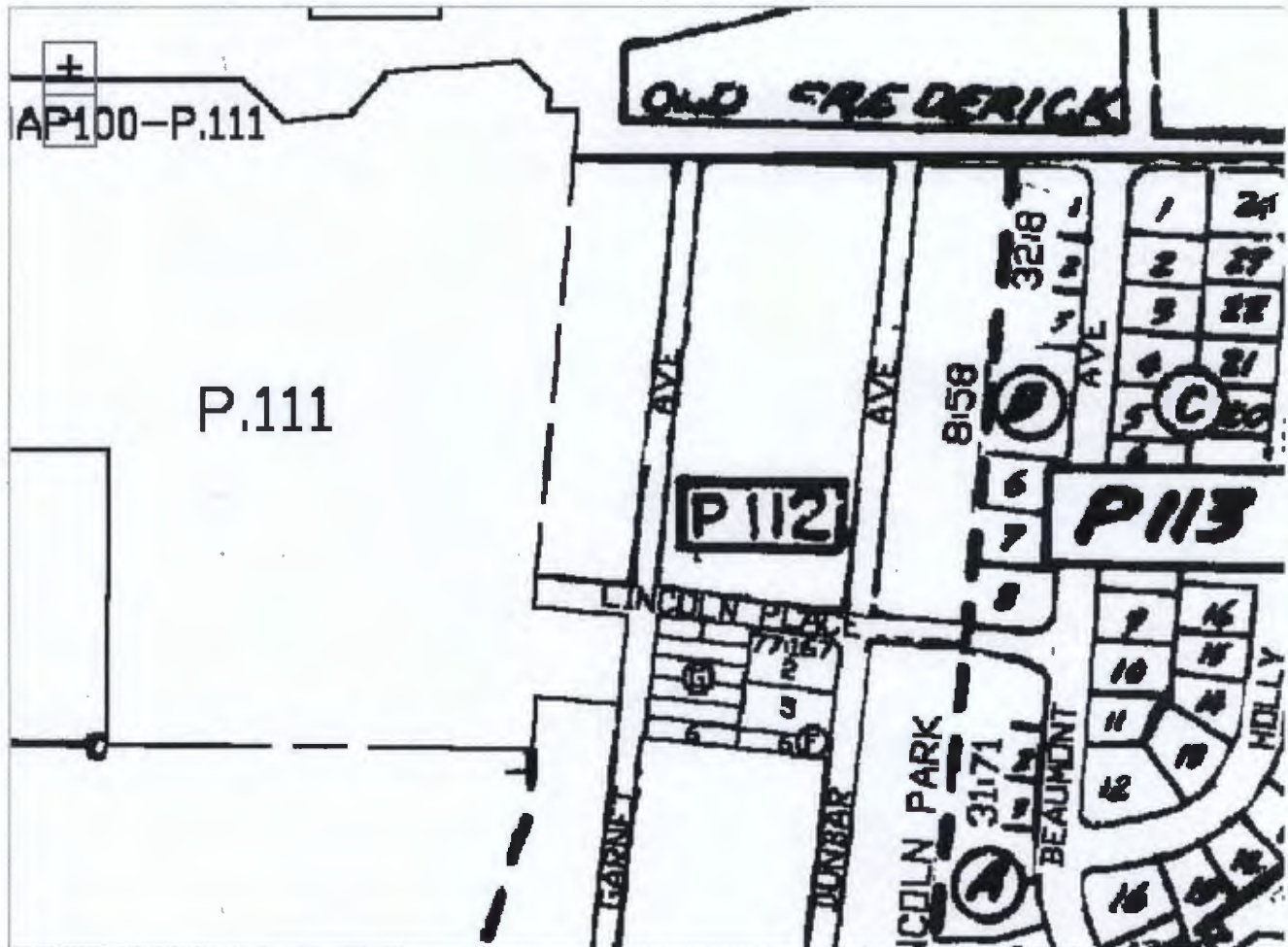
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 0103370280							
Owner Information									
Owner Name:		210 WARFIELD RD LLC				Use:		RESIDENTIAL	
Mailing Address:		5006 HARFORD RD				Principal Residence:		NO	
		BALTIMORE MD 21214-				Deed Reference:		/35199/ 00238	
Location & Structure Information									
Premises Address:		17 GARNET AVE BALTIMORE 21228-3022				Legal Description:		PT LTS 15.16 17 GARNET AVE LINCOLN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0100	0006	0112		0000	C		15	2013	Plat Ref: 0008/0058
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1953		1,148 SF		550 SF		5,500 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	2 full	1 Carport				
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2013	As of 07/01/2014		As of 07/01/2015		
Land:			89,500	67,500					
Improvements			85,700	75,200					
Total:			175,200	142,700	142,700		142,700		
Preferential Land:			0				0		
Transfer Information									
Seller: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT				Date: 07/25/2014			Price: \$106,500		
Type: ARMS LENGTH IMPROVED				Deed1: /35199/ 00238			Deed2:		
Seller: BAYVIEW LOAN SERVICING LLC				Date: 02/20/2014			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /34704/ 00419			Deed2:		
Seller: CAMPBELL CAULA L				Date: 10/24/2013			Price: \$316,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /34368/ 00445			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014			07/01/2015		
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: No Application									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **01** Account Number: **0103370280**

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. Loading... Please Wait.

->



KEVIN KAMENETZ
County Executive

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

September 17, 2014

210 Warfield Road LLC
Angie DeLuca
5006 Harford Road
Baltimore MD 21214

RE: Case Number: 2015-0030 A, Address: 17 Garnet Avenue

Dear Ms. DeLuca:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 6, 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

9/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 27, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 17 Garnet Avenue

RECEIVED

INFORMATION:

AUG 28 2014

Item Number: 15-030

Petitioner: Angie DeLuca

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Variance

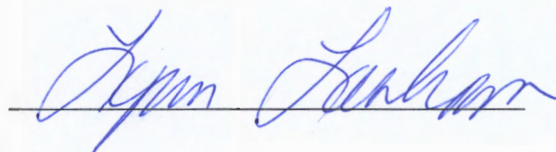
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking to permit a proposed dwelling addition (enclosure of existing carport) to have a side yard setback of 1 ½ feet in lieu of the minimum required 10 feet. The Department of Planning does not object to the requested relief subject to the following condition:

1. The proposed addition shall not have a blank side wall and must be architecturally articulated with windows and/or other design features.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2014
Item No. 2015-0023, 0025, 0026, 0027, 0028, 0030 and 0032

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

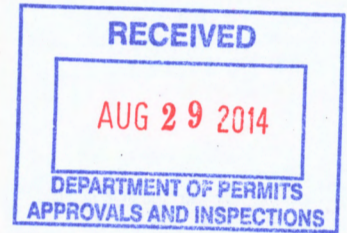
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08182014 -.doc

g/h/m
row

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

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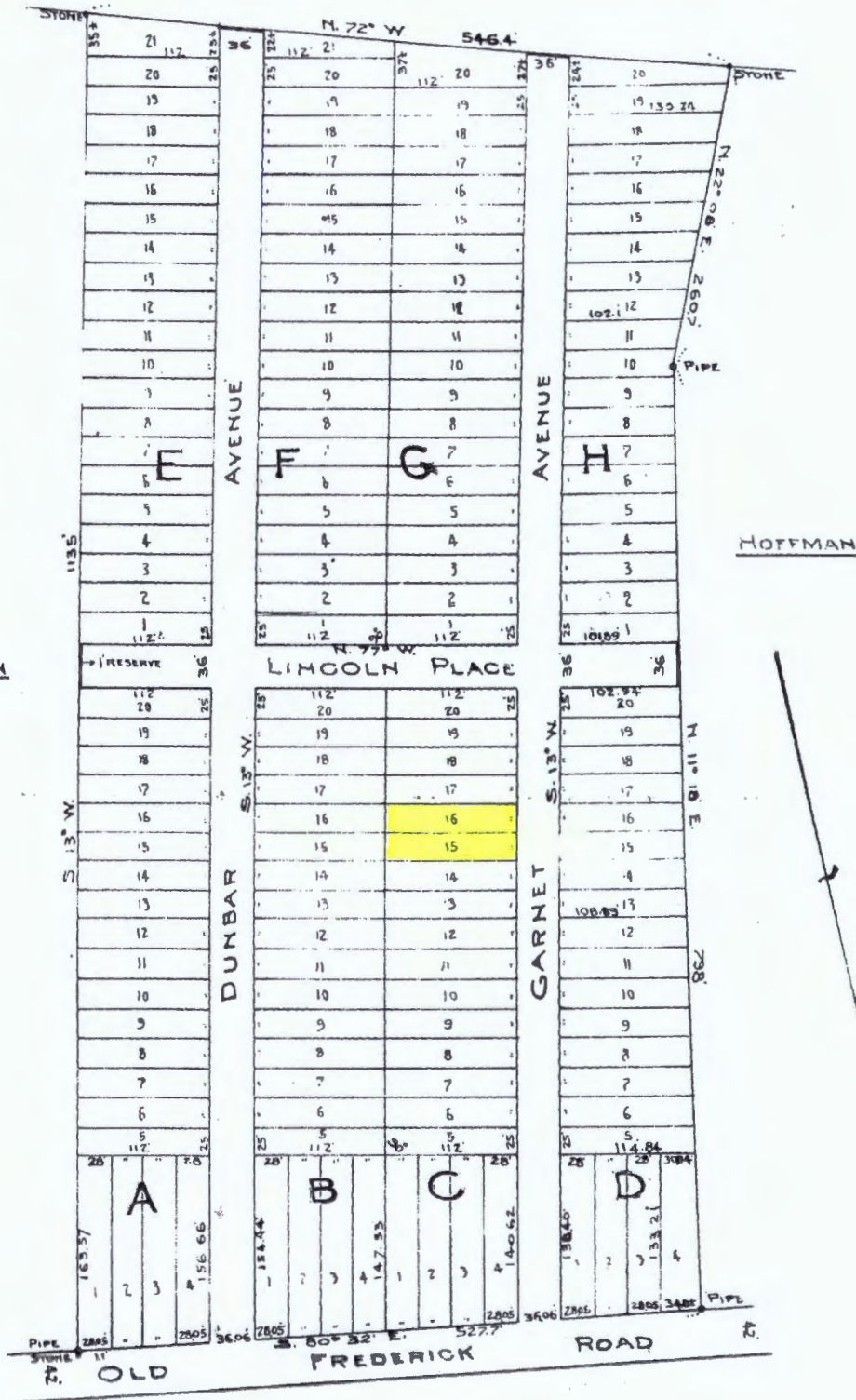
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Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Ava/LL", written over a horizontal line.



CARR



LINCOLN PARK

CATONSVILLE, MARYLAND

MR. CARL C. RUHL

NOV 1 1900

EXPT 15 1926

Item #0030

Real Property Data Search (w2)

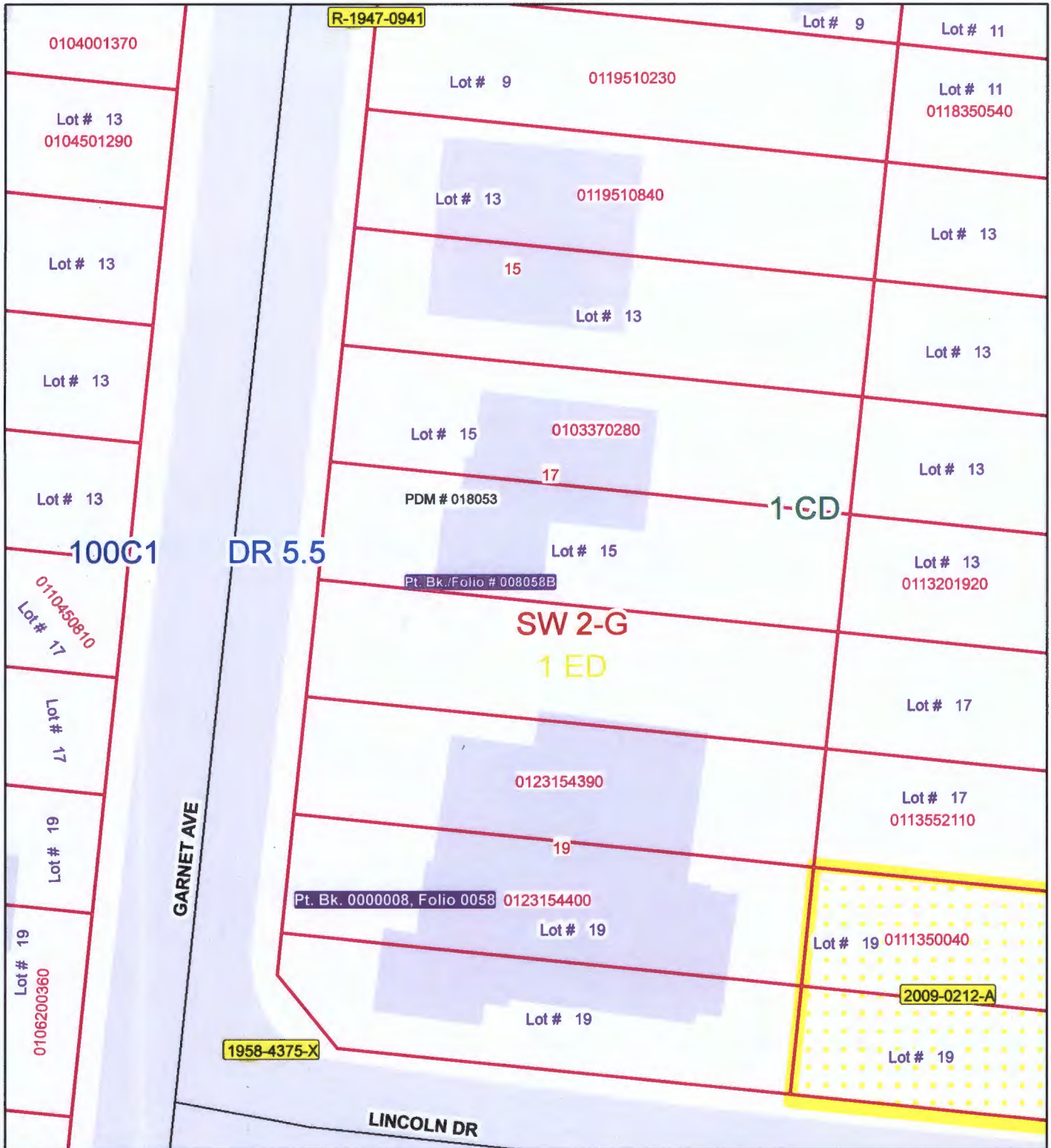
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 0103370280							
Owner Information									
Owner Name:		THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		451 7TH ST SW				Deed Reference:		/34704/ 00419	
WASHINGTON DC 20410-									
Location & Structure Information									
Premises Address:		17 GARNET AVE BALTIMORE 21228-3022				Legal Description:		PT LTS 15,16 17 GARNET AVE LINCOLN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0100	0006	0112		0000	C		15	2013	Plat Ref: 0008/0058
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1953		1,148 SF		550 SF		5,500 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1.600000	YES	STANDARD UNIT		SIDING	2 full	1 Carport			
Value Information									
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2013		As of 07/01/2014	
Land:		89,500		67,500					
Improvements		85,700		75,200					
Total:		175,200		142,700		142,700		142,700	
Preferential Land:		0						0	
Transfer Information									
Seller: BAYVIEW LOAN SERVICING LLC				Date: 02/20/2014		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /34704/ 00419		Deed2:			
Seller: CAMPBELL CAULA L				Date: 10/24/2013		Price: \$316,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /34366/ 00445		Deed2:			
Seller: CAMPBELL CAULA L				Date: 01/14/2008		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /26571/ 00018		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: No Application									

Item #0030

17 Garnet Lane



Publication Date: 8/6/2014



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

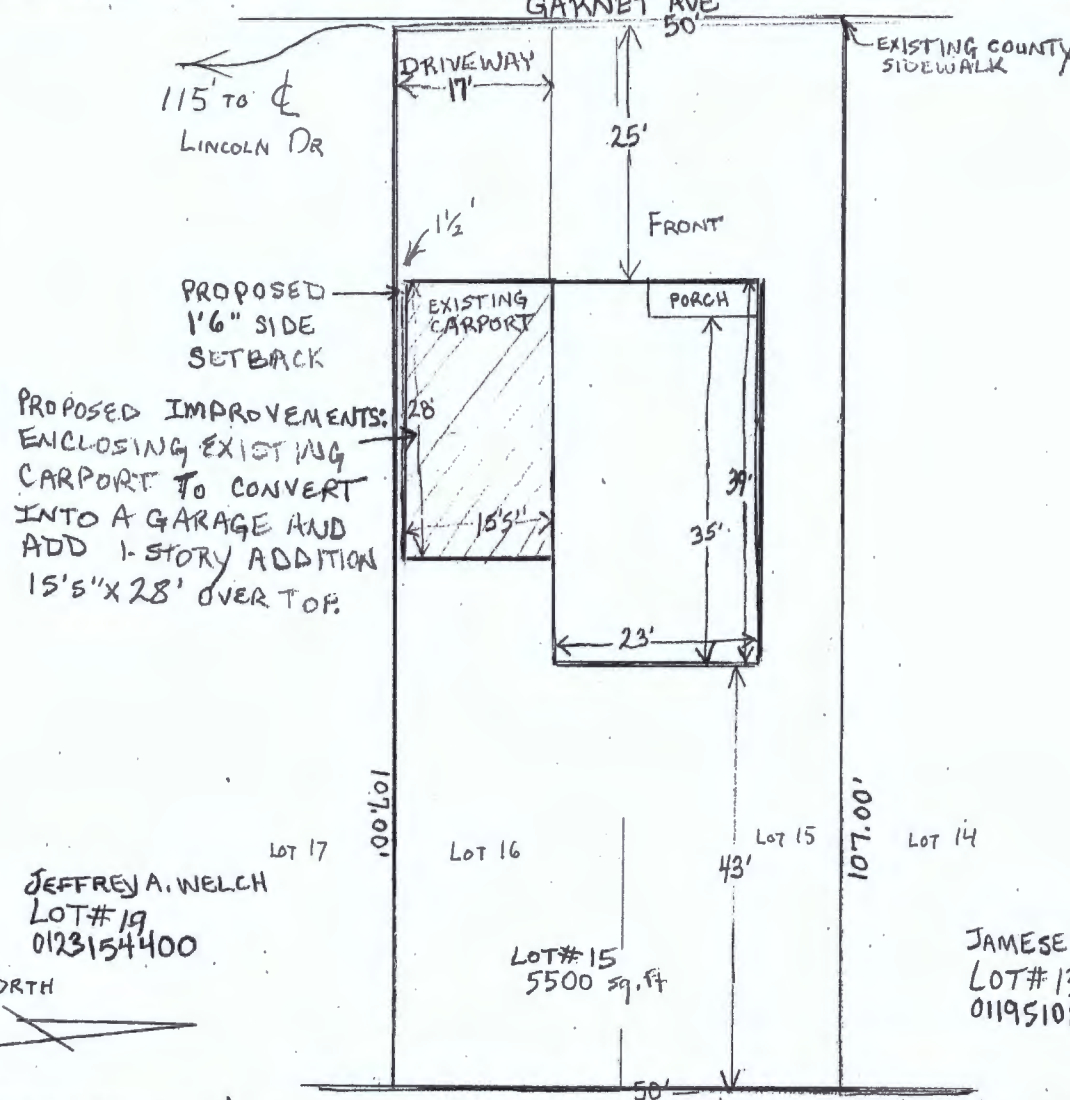
Item #0030

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

ADDRESS 17 Garnet Ave, Catonsville, MD 21228 OWNER(S) NAME(S) 210 Warfield Rd, LLC

SUBDIVISION NAME Lincoln Park LOT # 15+16 BLOCK # SECTION # C

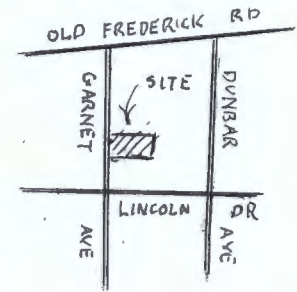
PLAT BOOK # 8 FOLIO # 58B 10 DIGIT TAX # 0103370280 DEED REF. # 34704100419



NORTH

PLAN DRAWN BY Angie DeLuca DATE 8/4/14 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 100C1

SITE ZONED DR 5.5

ELECTION DISTRICT 1ST

COUNCIL DISTRICT 1ST

LOT AREA ACREAGE .13

OR SQUARE FEET 5500

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:

2015-0030-A

Angie DeLuca