



KEVIN KAMENETZ
County Executive

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

June 6, 2017

Thomas J. Hoff
512 Virginia Avenue
Towson, MD 21286

RE: 1201 Eastern Blvd, Spirit and Intent, Case No. 2016-0162-A

Dear Mr. Hoff:

Your May 31, 2017 letter addressed to Department of Zoning has been referred to me for reply. After careful review of the materials included with the letters and the zoning records for this property, the following has been determined.

The revisions (moving the location of the proposed carwash structure and changing the parking layout as well as reducing the total count of spaces to 42 and total rental car spaces to 12) as shown on the revised zoning plan received with your May 31 letter are considered to be within the "spirit and intent" of the final decision and order found in zoning case 2016-0162-A. A copy of this letter must be presented to the Building Permits Office and Office of Zoning Review at the time of building permit application.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Seidelman", is written over a faint circular stamp.

Jason Seidelman
Planner II, Zoning Review

c.c.File- Zoning Case no. 2016-0162-A



KEVIN KAMENETZ
County Executive

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

March 3, 2015

Mary Elizabeth Anne Brandenburg
1259 Delbert Avenue
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 2015-0162-A
Property: 1259 Delbert Road

Dear Ms. Brandenburg:

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: James Polidore, 4103 Graceton Road, Pylesville, MD 21132

IN RE: PETITION FOR ADMIN. VARIANCE *
(1259 Delbert Avenue)
12th Election District *
7th Council District *
Mary Elizabeth Anne Brandenburg *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0162-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Mary Elizabeth Anne Brandenburg. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a rear yard addition with a rear yard setback of 30 ft. in lieu of the required 50 ft., and (2) To permit an existing detached rear yard deck to be located in the part of rear yard closest to the road (double frontage) in lieu of the required placement in rear 1/3 of yard farthest from the road. 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.

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. However, it is to be noted that three (3) letters of support were received from neighbors at 1231 and 1257 Delbert Avenue as well as 641 Villager Circle, all of whom had no objection.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 8, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-3-15

By RW

The Petitioner has 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 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 Petitioner.

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 2nd day of **March, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§ 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a rear yard addition with a rear yard setback of 30 ft. in lieu of the required 50 ft., and (2) To permit an existing detached rear yard deck to be located in the part of rear yard closest to the road (double frontage) in lieu of the required placement in rear 1/3 of yard farthest from the road, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

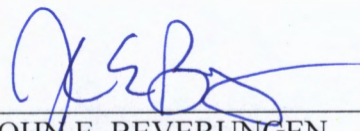
- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date: 3-3-15

By: BW

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 3-3-15

By ISU



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 1259 Delbert Ave. Baltimore, MD 21222 Currently zoned
 Deed Reference 131704 1 00350 10 Digit Tax Account # 210 000 6830
 Owner(s) Printed Name(s) MARY ELIZABETH ANN BRADBURY

(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. X **ADMINISTRATIVE VARIANCE** from Section(s)

PLEASE SEE ATTACHED SHEET

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):

MARY ELIZABETH ANN BRADBURY
 Name #1 - Type or Print Name #2 - Type or Print
Mary Elizabeth Anne Bradbury
 Signature #1 Signature #2
1259 DELBERT AVE. BALT. MD
 Mailing Address City State
21222 410-903-3434
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Date Telephone # Email Address

Representative to be contacted:

JAMES POLIDORE
 Name - Type or Print
James P. Polidore
 Signature
4103 GRACE TOW RD Pylesville MD
 Mailing Address City State
21132 410 977 9374 ABSOLUTE5676@aol.com
 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, this 1 day of July, 2015 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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0162-A Filing Date 1/29/15 Estimated Posting Date 2/8/15 Reviewer JS

Administrative Zoning Petition

Bradenburg Property

1259 Delbert Ave.

Administrative Variance from sections:

- 1.) Section, 1B02.3.C.1 Development Standards for Small Lots
- 2.) Sect 400.1 Corner Side Yard Location and Lot Coverage

BCZR: 1B02.3.C.1 → To permit a rear yard addition with a rear yard setback of 30 feet in lieu of the required 50 feet.

BCZR: 400.1 → To permit an existing rear yard deck to be located in the part of rear yard closest to the road (double frontage) in lieu of the required placement in rear 1/3 of yard furthest from the road.

2.) The undue hardship

The property does not offer any other alternative. Being a town house / row home as other property owners have done the rear of the home is the only place to locate the extension. If this extension would be built on the side of the home there would be a side yard variance request. Also, the existing trees and vegetation would be disturbed.

The difficulty is the existing house configuration. It only allows for the proposed construction to be built in the rear of the home. There is enough property except for satisfying the regulation that requires 50 foot set back from the rear yard property line. This proposal will have a 30 foot set back.

This portion of the property is the only location for the kitchen / family room and the second story master bedroom. The addition will be designed and constructed with the same materials as the existing house.

There will only be one building on the property with the minimum amount of disturbance, requiring only one permit, and keeping the cost within budget.

If the property were to adhere to the strict compliance of the rear yard set back as described above it would be an unnecessary burden. The proposed project could not be built.

The granting of the rear yard variance and building location variance would be in concert with the existing conditions of the property. Some of the surrounding properties have structures such as car ports and swimming pools and are not connected to the existing houses.

The spirit and intent of this proposal is that it will be built in accordance to all building code requirements. The proposal will not increase residential density on the property. This will have a minimum impact on the existing landscape, and will comply with all environmental regulations. The design of the expansion will be in harmony with existing house.

Zoning Property Description for 1259 Delbert Avenue, 21222

Beginning at the intersection of the northeast side of Delbert Avenue, 60 feet wide with the north side of German Hill Road 40 feet wide, thence the following courses and distances: (1st Point of Call "POC") North 36 degrees 04 minutes 50 seconds West 27.78 feet, (thence leaving the said northeast side of Delbert Avenue and at right angles thereto for a new line of division between Lot 2 and Lot 3 as now established: (2) North 53 degrees 55 minutes 10 seconds East 100.00 feet to the south west side of a 16 foot alley, (3) South 36 degrees 04 minutes 50 seconds East 75.12 feet to a gusset line at the intersection of the southwest side of said 16 foot alley with the aforesaid north side German hill Road, (4) South 05 degrees 29 minutes 00 seconds West 3.46 feet to the north side of said German Hill Road 40 feet wide, (5) 33.17 feet along the arc of a curve deflecting to the right, having a radius of 580.00 feet and a chord bearing South 79 degrees 52 minutes 52 seconds West 33.17 feet, (6) South 81 degrees 31 minutes 10 seconds West 76.60 feet to the place of beginning and containing 0.123 of an acre of land.

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

No. **121530**

Date: **1/29/15**

PAID RECEIPT

BUSINESS ACTUAL TIME INV
 1/30/2015 1/29/2015 15:35:50 8

RES 0504 WALKIN SHIL SAN
 >> RECEIPT # 656753 1/29/2015 DEFN

Dept 5 528 ZONING VERIFICATION
 CR NO. 121530

Recpt Tot \$75.00
 \$75.00 CR \$1.80 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		010				75.00

Total: **575.00**

Rec'd From: **BRANDEN BERG**

For: **2015-060-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2015-0162-A

RE: Case No.: _____

Petitioner/Developer: _____

Brandenberg

February 23, 2015

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1259 Delbert Ave

February 8, 2015

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

February 8, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0162 -A Address 1259 DELBERT AVE
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/29/15 Posting Date: 2/8/15 Closing Date: 2/23/15

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 2015- 0162 -A Address 1259 DELBERT AVE
Petitioner's Name BRANDENBERG Telephone 410-903-3434
Posting Date: 2/8/15 Closing Date: 2/23/15
Wording for Sign: TO PERMIT A REAR YARD ADDITION WITH A REAR YARD SETBACK
OF 30 FEET IN LIEU OF THE REQUIRED 50 FEET. TO PERMIT AN EXISTING
DECK TO BE LOCATED IN THE PART OF THE REAR YARD CLOSEST TO GERMAN HILL ROAD
IN LIEU OF THE REQUIRED PLACEMENT IN THE 1/3 OF REAR YARD FURTHEST FROM THE ROAD.

Revised 7/18/14

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0162-A
Property Address: 1259 DELBERT AVE.
Property Description: _____
Legal Owners (Petitioners): MARY ELIZ. BRANDENBURG
Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: ABSOLUTE HOME IMPROVEMENT CONST. INC.
Company/Firm (if applicable): _____
Address: 4103 GRACETON ROAD
PYLESVILLE, MD 21132
Telephone Number: 410-452-0393

M E M O R A N D U M

DATE: April 3, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0162-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 2, 2015. 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

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

2-9

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

yes (3)

ADJACENT PROPERTY OWNERS

Delbert Ave. (1257 + 1231)
Village Cir. (641)

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 2-8-15 by: Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

New Search (<http://sdat.resiusa.org/RealProperty>)

DELBERT AVE

BOSTON COURTS

REDROSE

GERM AVE.

LOS

70168

6715

P.735

P.5K

M.96

P.392

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

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

<http://sdat.resiusa.org/realproperty/maps/showmap.html?countyid=04&accountid=12+2100...> 3/3/2015

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 - 12 Account Number - 2100005830							
Owner Information									
Owner Name:		BRANDENBURG MARY ELIZABETH ANNE				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		1259 DELBERT AVE BALTIMORE MD 21222-1146				Deed Reference:		/31704/ 00350	
Location & Structure Information									
Premises Address:		1259 DELBERT AVE 0-0000				Legal Description:		PT LTS 31-34 .123 A NE COR GERMAN HL RD DEL-RAY PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0003	0433		0000	4	B	31	2015	0026/0052
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1989		Above Grade Enclosed Area 1,500 SF			Finished Basement Area		Property Land Area 5,357 SF		County Use 04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		END UNIT	SIDING	1 full/ 1 half					
Value Information									
			Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:			38,000		38,000				
Improvements			107,800		124,500				
Total:			145,800		162,500		145,800 151,367		
Preferential Land:			0				0		
Transfer Information									
Seller: KERNS MARY ELIZABETH				Date: 02/10/2012			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /31704/ 00350			Deed2:		
Seller: KERNS CLIFFORD L				Date: 03/31/1993			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /09684/ 00585			Deed2:		
Seller: CHAVIS KARL J				Date: 05/05/1989			Price: \$89,900		
Type: ARMS LENGTH IMPROVED				Deed1: /08166/ 00522			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: Approved 12/31/2012									

To: Baltimore County Department of permits Approvals, and Inspections

Baltimore County Office of Administrative Hearing

Date: January, 2015

Subject: Brandenburg Property, 1259 Delbert Avenue, Baltimore MD, 21222, Zoning Hearing to request a building rear yard variance, and a building location variance.

Variance Request

The property owner is interested in constructing a two (2) story addition in the rear of their end of group townhouse / row house. The proposed construction is for the expansion of the kitchen and family room on the first floor. The second floor will be for the expansion of the master bedroom. The existing house has a rear yard set back of 50 feet. This is the amount required in a DR 10.5 zone. The new construction will have a rear yard set back of 30 feet. Also, part of the two story addition will be located on the side of the existing home, but only the second floor. (Please see enclosed site plan).

The property currently has a wooden deck with a hot tub approximately 325 square feet situated in the rear /side portion of the yard.

The regulations require that the proposed two (2) story expansion of the house have a rear yard set back of 50 feet. The existing deck and hot tub is required to be located in the rear yard. Therefore the proposed construction and existing conditions require a Zoning Request for a Variance concerning rear yard set back and location of existing structure in the side yard.

Baltimore Count Administrative Law Judge will apply a 2 step test.

1.) That the property whereon structure is to be placed is unique, unusual and different from surrounding properties.

The size of the property is 0.123 of an acre of land. The existing 3 bedroom home is served with public water and sewer. As indicated on the site plan and the enclosed aerial photo the property is well landscaped with tress, lawn and shrubs. Two sides of the property is bordered by two roads, German Hill Road and Delbert Avenue. There is and wooden deck, and concrete parking area for two (2) cars in the rear of the rear / side of the property, and is served by an existing alley. The proposed extension will be located on the existing concrete pad. This will require very little grading, and no removal of vegetation. This is an end of group home where there is room to construct the new addition, this property being one of the larger lots in the neighborhood.

2.) The undue hardship

The property does not offer any other alternative. Being a town house / row home as other property owners have done the rear of the home is the only place to locate the extension. If this extension would be built on the side of the home there would be a side yard variance request. Also, the existing trees and vegetation would be disturbed.

The difficulty is the existing house configuration. It only allows for the proposed construction to be built in the rear of the home. There is enough property except for satisfying the regulation that requires 50 foot set back from the rear yard property line. This proposal will have a 30 foot set back.

This portion of the property is the only location for the kitchen / family room and the second story master bedroom. The addition will be designed and constructed with the same materials as the existing house.

There will only be one building on the property with the minimum amount of disturbance, requiring only one permit, and keeping the cost within budget.

If the property were to adhere to the strict compliance of the rear yard set back as described above it would be an unnecessary burden. The proposed project could not be built.

The granting of the rear yard variance and building location variance would be in concert with the existing conditions of the property. Some of the surrounding properties have structures such as car ports and swimming pools and are not connected to the existing houses.

The spirit and intent of this proposal is that it will be built in accordance to all building code requirements. The proposal will not increase residential density on the property. This will have a minimum impact on the existing landscape, and will comply with all environmental regulations. The design of the expansion will be in harmony with existing house.

October 13, 2014

To Whom It May Concern,

My name is Juanita Johnson and I live at 1257 Delbert Avenue, Dundalk, MD 21222. With regards to an additional structure being built on the premises of 1259 Delbert Avenue, it is my belief that it would add to the overall value of the neighborhood. I would have no objections to any construction, renovations, and/or additional structures being added to that address.

Sincerely yours,

Juanita Johnson

A handwritten signature in cursive script that reads "Juanita Johnson". The signature is written in dark ink and is positioned below the printed name.

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 - 12 Account Number - 2100005832			
Owner Information					
Owner Name:		JOHNSON JUANITA M		Use:	RESIDENTIAL
Mailing Address:		1257 DELBERT AVE BALTIMORE MD 21222-1146		Principal Residence:	YES
				Deed Reference:	/08176/ 00390
Location & Structure Information					
Premises Address:		1257 DELBERT AVE 0-0000		Legal Description:	.06AC LT30 PLS29&31 DEL-RAY PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0003	0433		0000	4 B 30 2015 0026/0052
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1989	1,800 SF		3,000 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
		CENTER UNIT		1 full/ 1 half	
Value Information					
Base Value		Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	36,000	36,000			
Improvements	118,000	136,000			
Total:	154,000	172,000	154,000	160,000	
Preferential Land:	0			0	
Transfer Information					
Seller: CHAVIS KARL J		Date: 05/17/1989		Price: \$94,900	
Type: ARMS LENGTH IMPROVED		Deed1: /08176/ 00390		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 12/12/2012					

To whom it may concern:

I understand that my neighbors
The Brandenburg would like to build an
addition on to their home. I think it
would be an enhancement to their house
and the neighborhood

Sincerely
Ms. Angie Hodge -
1331 Delbert Ave
Belt, MD 20722

Unable to
locate
SDAT
for
property
address.

2014

To whom it may concern:

My name is Yvette Triplett and I reside in Boston Courts at 641 Villager Circle, Dundalk, MD 21222. I understand that my neighbors at 1259 Delbert Avenue are considering having an addition built to their house. I think that it will increase the overall esthetics and that should enhance to market value in the neighborhood. I have no objection to the construction of an addition to their house and support their request.

Yours truly,

Yvette Triplett

*Not owner
occupies -
See SDAT
attached*

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 - 12 Account Number - 2200015829			
Owner Information					
Owner Name:		DAVELLA LOUISE		Use:	RESIDENTIAL
Mailing Address:		12806 GENT RD REISTERSTOWN MD 21136-6707		Principal Residence:	NO
				Deed Reference:	/12714/ 00404
Location & Structure Information					
Premises Address:		641 VILLAGER CIR 0-0000		Legal Description:	.07 AC 641 VILLAGER CIR ES BOSTON COURTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0096	0021	0392		0000	87 2015 0067/0005
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1997		1,292 SF		400 SF	2,838 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		END UNIT	SIDING	2 full/ 1 half	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2015		As of 07/01/2014 As of 07/01/2015	
Land:	54,000	54,000			
Improvements	83,700	94,400			
Total:	137,700	148,400		137,700	141,267
Preferential Land:	0				0
Transfer Information					
Seller: BOSTON COURTS INC		Date: 03/11/1998		Price: \$97,900	
Type: NON-ARMS LENGTH OTHER		Deed1: /12714/ 00404		Deed2:	
Seller: REALTY PROPERTIES INC		Date: 10/28/1994		Price: \$882,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /10956/ 00106		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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					



KEVIN KAMENETZ
County Executive

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

February 23, 2015

Mary Elizabeth Anne Brandenburg
1259 Delbert Avenue
Baltimore MD 21222

RE: Case Number: 2015-0162 A, Address: 1259 Delbert Avenue

Dear Ms. Brandenburg:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 29, 2015. 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: jaw

Enclosures

c: People's Counsel
James Polidore, 4103 Graceton Road, Pylesville MD 21132

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/9/15

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

RE: Baltimore County
Item No 2015-0162-A
Administrative Verance
Mary Elizabeth Anne Brandenburg
1259 Delbert 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. 2015-0162-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

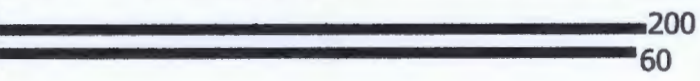
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz



Google earth

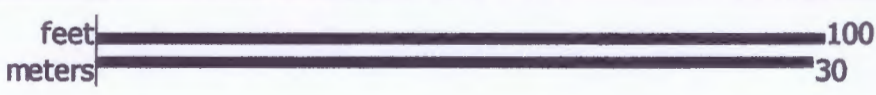
feet
meters





Google earth

Google earth





Google earth





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Google earth

Google earth





Google earth

feet 10
meters 3





Google earth

feet 10
meters 3



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

ADDRESS 1259 DELBERT AVE. OWNER(S) NAME(S) MARY ELIZABETH ANN BRADENBURG

SUBDIVISION NAME DEL-RAY PARK LOT # 31-34 BLOCK # B SECTION # 4

PLAT BOOK # 26 FOLIO # 52 10 DIGIT TAX # 2108005830 DEED REF. # 31704100350

SEE ATTACHED

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 103B1

SITE ZONED DR 10.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 5357

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC ☒ PRIVATE _____

SEWER IS:
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
ADDRESS 1259 DELBERT AVE. OWNER(S) NAME(S) MARY ELIZABETH ANN BRADENBURG
SUBDIVISION NAME DEL-RAY PARK LOT # 31-34 BLOCK # B SECTION # 4
PLAT BOOK # 26 FOLIO # 52 10 DIGIT TAX # 2108005830 DEED REF. # 31704100350

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UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

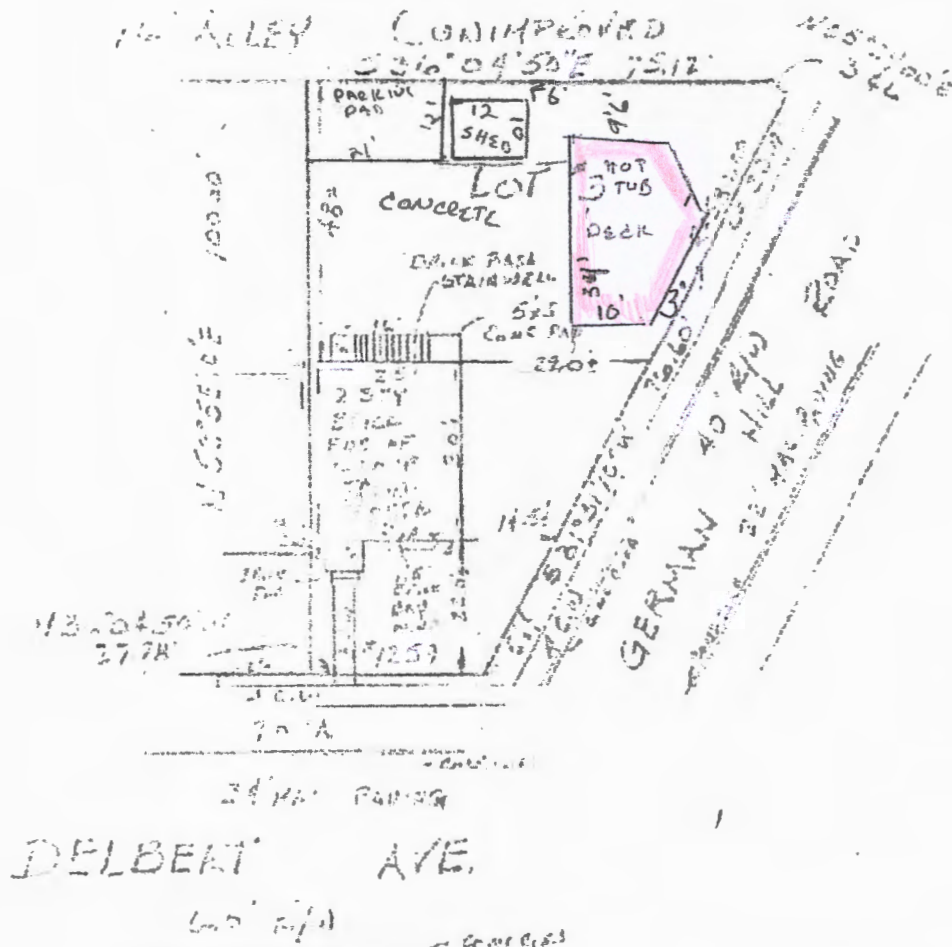
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Enr. 1

Plat of property known as #1259 Delbert Avenue, also known as Lot #3 as shown on Baltimore County's Bureau of Land acquisition drawing #RW 75-251-1.



DON LYNCH ASSOC., INC.
 4907 HARFORD ROAD
 BALTIMORE, MD. 21214

Scale: 1" = 30'

Date: 1/12/89

096B3

NOT LOCATED
NOT LOCATED
NOT LOCATED

1233
1235

50863 - 19710164

Pt. Bk./Folio # 067005

PDM # 120090

50864 - 19660091 Pt. Bk./Folio # 078168
50864 - 19710164
50864 - 19720043 0002664
50864 - 19730071

Lot # 1

Pt. Bk. 0000078, Folio 0168

1207015571
Lot # 20

Lot # 20
20
21
22
23
24
25
26

Lot # 24
Lot # 25
Lot # 26

1216037620
Lot # 28

2100005831
Lot # 30

2100005832
Lot # 31

2100005830
Lot # 31

Lot # 31
Lot # 32
Lot # 33
Lot # 34

12 ED
DR 10.5

Pt. Bk./Folio # 026052

7-CD

SE 2-E

PDM # 120002

103B1

GERMAN HILL RD

GERMAN HILL RD

GERMAN HILL RD
GERMAN HILL RD

NOT LOCATED

50867 - 19430327

Lot # 26
26
27
28

Lot # 26
2100013278

2100013277
25

Lot # 24

Lot # 23
23
22
21
20
19

Lot # 23
Lot # 22
Lot # 21
Lot # 20
Lot # 19

1208068401
1216076280
1219028640
1219075530
1202004530
1214067360
1208068400

1208068401
6846

Lot # 1

2400005940

Pt. Bk. 0000026, Folio 0052
Lot # 3 2400005941

1305
BOSTON AVE
BOSTON AVE

1223054440
Lot # 4

NOT LOCATED

Pt. Bk./Folio # 023021

BOSTON AVE
BOSTON AVE

ALLEY
ALLEY

Lot # 30
Lot # 29
Lot # 28
Lot # 27
Lot # 26
Lot # 25

1219099310
1223092090
1219048360

Lot # 30
Lot # 29
Lot # 28
Lot # 27
Lot # 26
Lot # 25

1219099310
1223092090
1219048360

BALTIMORE CITY

NOT LOCATED

BOSTON AVE

ALLEY



SUBJECT PROPERTY →

