

IN RE: PETITION FOR ADMIN. VARIANCE *
(6 Fiske Avenue)
4th Election District *
2nd Council District *
John M. and Ann B. O'Neill *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0278-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, John M. and Ann B. O'Neill. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 ft. in lieu of the required 30 ft. and an existing side yard setback of 2.21 ft. in lieu of the required 20 ft. and a sum of side yards of 8.21 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that the Landmarks Preservation Commission (LPC) will consider this application at their next meeting on Thursday, July 9, 2015.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 12, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-2-15

By SW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

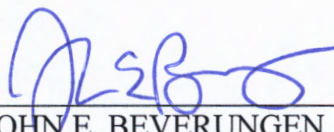
THEREFORE, IT IS ORDERED, this 2nd day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 ft. in lieu of the required 30 ft. and an existing side yard setback of 2.21 ft. in lieu of the required 20 ft. and a sum of side yards of 8.21 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the Landmarks Preservation Commission (LPC) comments.

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

JEB:dlw


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-2-15 2

By ESD



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 6 FISKE AVENUE GLYNDON 21071 Currently zoned DR-1
 Deed Reference 06078 100197 10 Digit Tax Account # 0412020581
 Owner(s) Printed Name(s) JOHN MICHAEL O'NEILL & ANN B. O'NEILL

(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) 1802.3.C.1.; BC2R, TO PERMIT A
SIDEYARD SETBACK OF 6' IN LIEU OF THE REQUIRED 30 FT. AND AN EXISTING
SIDEYARD SETBACK OF 2.21' IN LIEU OF THE REQUIRED 20 FT. AND A SUM OF
SIDEYARDS OF 8.21' IN LIEU OF THE REQUIRED 50'.
 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):

JOHN MICHAEL O'NEILL ANN B. O'NEILL

Name #1 - Type or Print

Name #2 - Type or Print

John Michael O'Neill
 Signature #1

Ann B. O'Neill
 Signature #2

PO Box 5 GLYNDON MD
 Mailing Address City State

21071-0005 410-526-5147 1annoneill@verizon.net
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Name - Type or Print _____
 Signature Same
 Mailing Address _____ City _____ State _____
 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 _____ day of _____ 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 2015-0278A Filing Date 6/3/15 Estimated Posting Date 1/1 Reviewer JCM

Rev 03/18/2014

6 Fiske Avenue, Glyndon
John Michael & Ann B. O'Neill

Zoning Application

We are requesting a zoning variance in set-back regulations to allow one or two small additions to be built onto our house. Our house is a small, one-bedroom, one-bathroom cottage built c. 1900. It is located in the Glyndon Historic District of Baltimore County. The current amount of living space is 932 sq. ft. The land area is 1306 sq. ft.

Having only one bathroom and one bedroom places limitations on the use of the house, as does the small area designated as a living room. For example, there is no space for overnight guests, such as our grandchildren. These limitations also extremely affect the future resale market of the property.

This house was built as a small summer cottage, most likely with only one or perhaps two rooms, in the late 1890s or very early 1900s. It was part of a temperance camp-meeting ground established in 1887. Over the decades it has had numerous additions added and porches enclosed, as well as being winterized in the 1940s. There are 12 other original neighboring cottages in what is known as Glyndon Park. All of them have expanded in the same manner, some with additions and changes in footprints in the past two decades. Additionally, all of the cottages are set in very close proximity to one another. Our one next-door-neighbor's cottage is positioned only 4 ft 4 in. from ours. It is the nature of these historic structures to evolve and grow in this way to meet people's needs at various times.

We would like to live our retirement years in this home and very much need certain spaces to do so reasonably and comfortably. Thus we are seeking approval for a small addition (14'x19') to include a small bedroom, a full bath, and a laundry area. We also would like to bump out a rear wall in our living room by three feet to add an additional 39 sq. ft. of living space and the addition of a small fireplace. However, based on the final cost of construction for both additions, we would like the option of deleting the living room expansion from the plan should it exceed our budget.

We also understand, given approval of this requested variance, that our building plans would need the additional approval of the Landmarks Preservation Commission of Baltimore County.

Zoning Property Description for 6 Fiske Avenue, Glyndon

Plat referred to is for "Glyndon Park Camp Grounds" Liber #239, Folio #426

Two lots:

Beginning for the **first** on the southwest side of an Avenue facing the Park at a point distant 119 ft. northwesterly from the northernmost corner of the Beadenkopf Cottage which is erected on Lot #15 on said Plat and running northwesterly on the southwest side of said Avenue 22 ft. to Lot #8 on said Plat; then southwesterly at right angles with said Avenue and bounding on Lot #8 60 ft. to an alley 15 ft. wide to be left open; then southwesterly bounding on the northeast side of said alley 22 ft. to Lot #10 on said Plat; then northeasterly 60 ft. to the place of beginning.

Being Lot #9 in the subdivision "Glyndon Park Camp Grounds" as recorded June 29, 1899 in Baltimore County Plat Book #239, Folio #426, containing 1,306 sq. ft. of land. Located in the 4th Election District and the 4th Council District.

Beginning for the **second** on the southwest side of an Avenue facing the Park at a point distant 97 ft. northwesterly from the northwesternmost corner of the Beadenkopf Cottage which is erected on Lot #15 on said Plat and running northwesterly on the southwest side of said Avenue 22 ft. to Lot #9 on said Plat; then southwesterly at right angles with said Avenue and bounding on said lot #9 60 ft. to an alley 15 ft. wide to be left open; then southeasterly bounding on the northeast side of said alley 22 ft. to Lot #11 on said Plat; then northeasterly 60 ft. to the place of beginning.

Being Lot #10 in the subdivision "Glyndon Park Camp Grounds: as recorded in June 29, 1899 in Baltimore County Plat Book #239, Folio #426, containing 1,306 sq. ft. of land. Located in the 4th Election District and the 4th Council District.

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

No. **125348**

Date: **6/3/15**

DUPLICATE PAID RECEIPT
REVALIDATION

Rev. Sub.
Source/ Rev/

BUSINESS ACTUAL TIME BNN

6/04/2015 6/03/2015 09:41:34 5

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

REG 0505 WALKIN RDOS LRB

001 806 0000 6150 75. —

RECEIPT # 790086 6/03/2015 OFLH

dept 5 528 ZIMING VERIFICATION

CP NO. 125348

Recpt Tot \$75.00

\$75.00 CK 1.00 CA

Baltimore County, Maryland

Total: **75. —**

Rec From: **John O'NEIL**

For: **2015-0278-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹⁵ 0278 -A Address 3 FISKE AVE.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-3-15 Posting Date: 6-14-15 Closing Date: 6-29-15

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

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 20¹⁵ 0278 -A Address 6 FISKE AVE.
Petitioner's Name JOHN O'NEILL Telephone 410-526-5197
Posting Date: 6-14-15 Closing Date: 6/29/15
Wording for Sign: To Permit A SIDEYARD SETBACK OF 6' IN LIEU OF THE
REQUIRED 30ft. AND AN EXISTING SIDEYARD SETBACK ON 2.21' IN
LIEU OF THE REQUIRED 20ft. AND A SUM OF SIDEYARDS OF
OF 8.21' IN LIEU OF THE REQUIRED 50' FOR AN ADDITION.

Revised 7/06/11

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: 2015-0278-A

Petitioner: JOHN O'NEILL

Address or Location: 3 FISKE AVE, GLYNDON, MD. 21071

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-526-5147

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/15/2015

Case Number: 2015-0278-A

Petitioner / Developer: JOHN McNEILL

Date of Hearing (Closing): JUNE 29, 2015

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:
6 FISKE AVENUE

The sign(s) were posted on: JUNE 12, 2015



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)

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-17

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

6-10

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-12-15 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

MEMORANDUM

DATE: August 4, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0278-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 3, 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

Debra Wiley

From: Vicki Nevy
Sent: Friday, July 10, 2015 8:21 AM
To: Debra Wiley
Subject: 6 Fiske Avenue

Hi Debbie.

I see you are out of the office for a few days but will shot this off anyway before I forget to do it!

The LPC approved the proposed addition at 6 Fiske Avenue (O'Neill) in Glyndon. They made minor material changes but approved the proposal otherwise.

Let me know if you need additional information or have any questions.

Vicki

Debra Wiley

From: Vicki Nevy
Sent: Tuesday, June 30, 2015 1:05 PM
To: Debra Wiley
Cc: Teri Rising
Subject: 6 Fiske Avenue John & Ann O'Neill
Attachments: site plan.pdf; Model Photo.Overall View From Park_1.jpg; Model Side View with Addition_4.jpg; Photo Scans.pdf

Debbie,

The LPC will consider this application at their next meeting which is Thursday, July 9th.
I've attached some of the materials we have received for the proposal.
Let me know if you need additional information or have questions.

Vicki

RECEIVED

JUN 30 2015

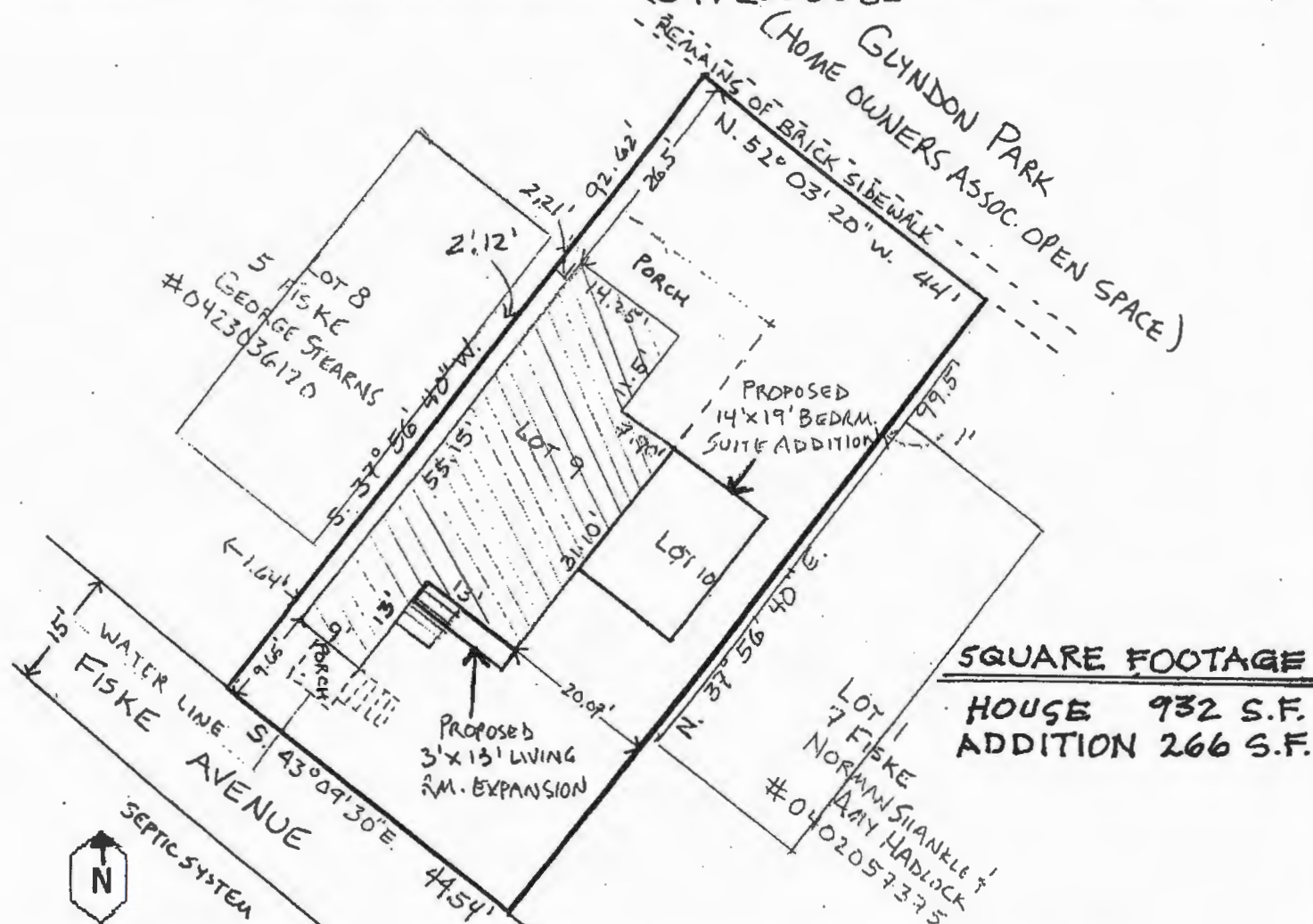
OFFICE OF ADMINISTRATIVE HEARINGS

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

ADDRESS 6 FISKE AVENUE, GLYNDON OWNER(S) NAME(S) JOHN MICHAEL & ANN O'NEILL

SUBDIVISION NAME GLYNDON PARK CAMP GROUNDS LOT # 9 & 10 BLOCK # SECTION #

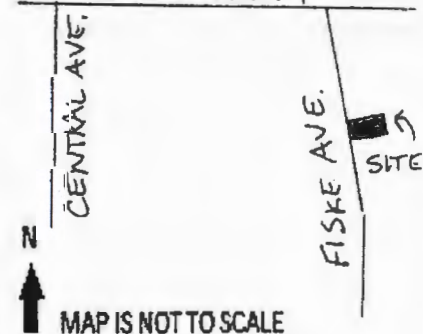
PLAT BOOK # 239 FOLIO # 426 10 DIGIT TAX # 0412020511 DEED REF. # 06078/00197
0412020582



SQUARE FOOTAGE

HOUSE 932 S.F.
ADDITION 266 S.F.

SITE VICINITY MAP
BUTLER RD.



ZONING MAP#

SITE ZONED DR 1

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE .06

OR SQUARE FEET 2612

HISTORIC? YES

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC PRIVATE ☒

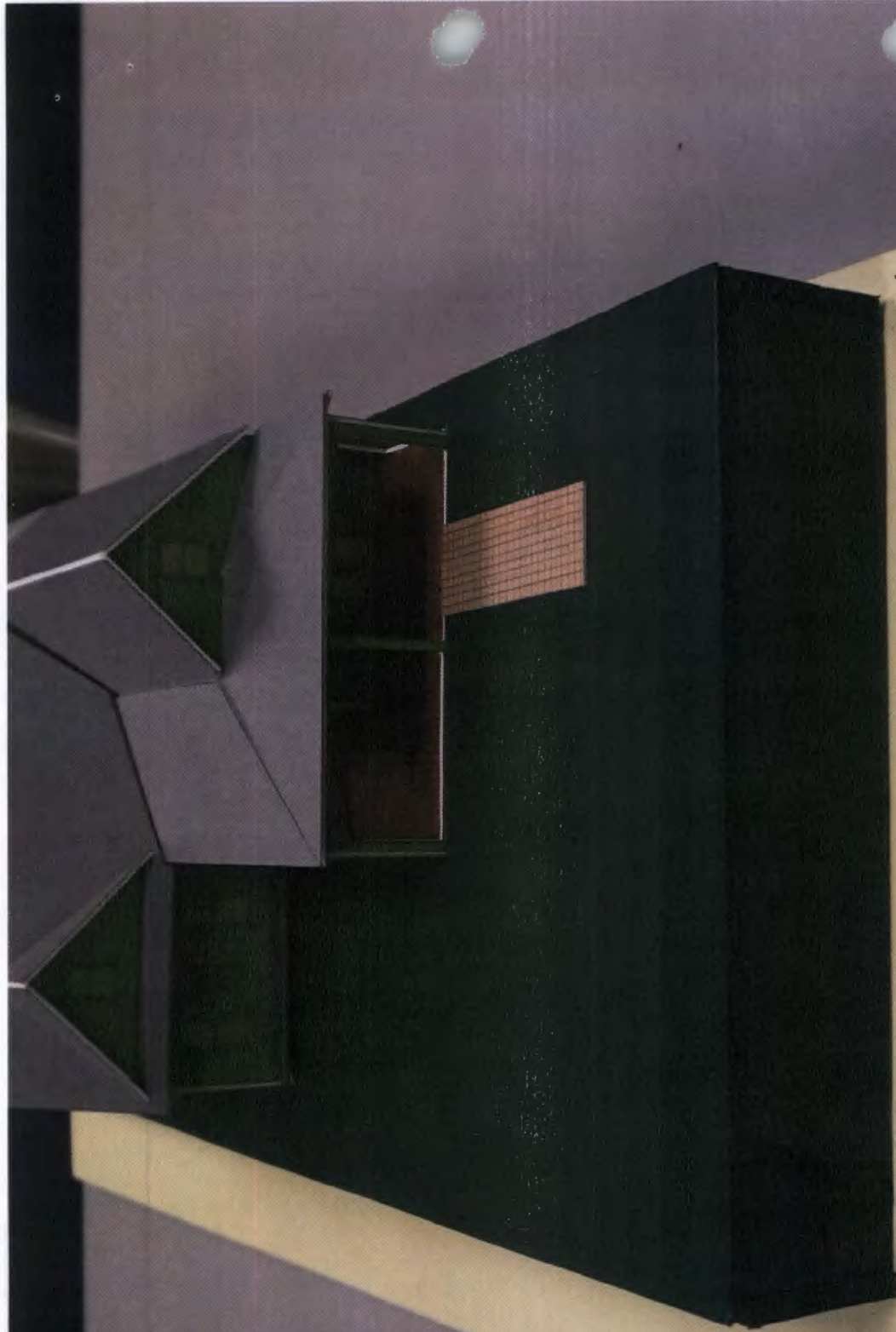
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY ANN O'NEILL DATE 5/30/2015 SCALE: 1 INCH = 20 FEET



Studio Twenty Two, Inc.
Robert W. Priest, Jr. AIA
Architect

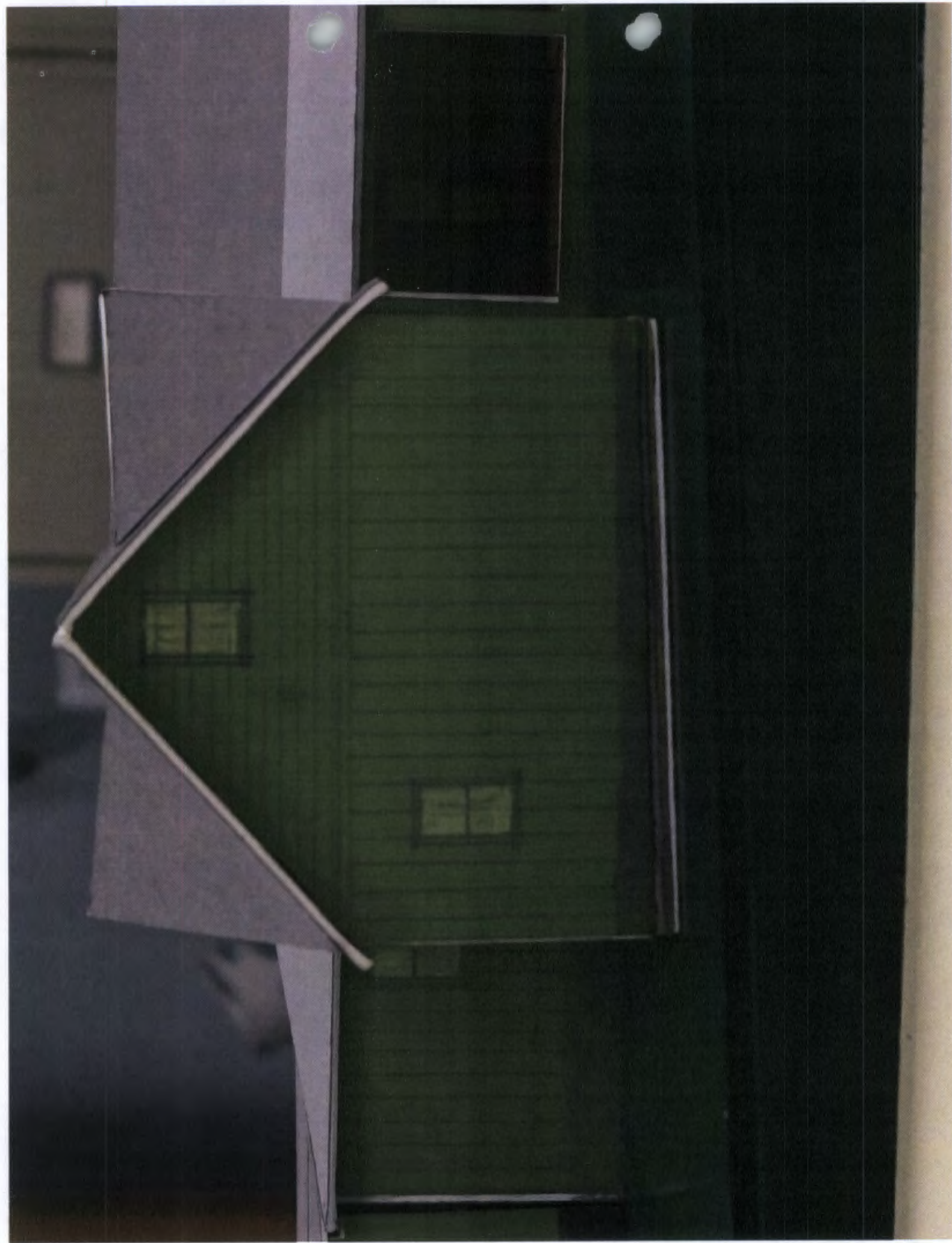
22

1044 Green Hill Farm Rd.
Bellevue, MD 21115
Bytelabs22@msn.com
studio22inc.com
Phone: 410-533-7880
Fax: 410-533-7891

Renovations and additions to the

O'NEILL RESIDENCE

Fiske Avenue, Glyndon Maryland 21071
Studio 22, Inc. Architects





FISKE AVE.
FRONT VIEW FROM PARK

FISKE AVE.
FRONT VIEW FROM PARK
SIDE YARD WHERE 14'x19' ADDITION WILL BE LOCATED



FISKE AVENUE
REAR VIEW FROM FISKE
SIDE YARD WHERE 14'x19' ADDITION WILL BE
LOCATED

FISKE AVE.
REAR VIEW FROM FISKE AVENUE
DB WHERE 3'x13' BUMP-OUT WILL BE LOCATED



THIS CONFIRMATORY DEED OF EASEMENT, Made this ^{7th}
day of September, 1979, by and between THE GLYNDON PARK
CHATAUQUA OF BALTIMORE CITY, a body corporate of the State of
Maryland, party of the first part, Grantor, and RALPH W. DRISCOLL
and FLORENCE E. DRISCOLL, his wife; A. VINTON FEETE and DOROTHY V.
FEETE, his wife; CATHERINE E. WINTERS; RAYMOND E. BEAVER and
PATRICIA S. BEAVER, his wife; GEORGE A. STEARNS and MARY L.
STEARNS, his wife; ELIZABETH P. L'ESPERANCE; JOHN R. LUSBY, III
and JOAN M. LUSBY, his wife; J. DALTON FEETE and LOUISE FEETE,
his wife; JULIA R. CADE; ARY F. LAUDEMAN and JAMES D. LAUDEMAN, JR.;
JACK MALPAS and M. JOAN MALPAS, his wife; and JOHN PINCKNEY and
DORIS C. PINCKNEY, his wife, all parties of the second part, of
Baltimore County, State of Maryland, Grantees.

WHEREAS, the parties of the first and second part are
all owners of various lots and land as shown on two plats of
Glyndon Park, recorded among the Land Records of Baltimore County,
the first plat dated June, 1899, and recorded among the Land
Records of Baltimore County in Liber N.B.M. 239, folios 426 and
427; the second plat being dated July, 1902, and recorded among
the Land Records of Baltimore County in Liber W.P.C. 306, folios
30 and 31, and

WHEREAS, the parties of the second part and their
predecessors in title to the various lots as shown on the afore-
said plats have been granted the right by the party of the first
part to install, maintain, repair, replace, relocate and rebuild
various cesspools, septic systems and underground sewage drainage
and disposal areas in that portion of the property of the party of
the first part lying southwest of lots 1 through 38 and 1 through
39 respectively on the aforesaid plats and the fifteen foot wide
avenue now known as Fiske Avenue shown on said plats, which rights
have been fully and freely exercised by the parties of the second
part, and,

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENCRANTZ
REGISTER OF FINANCE

PROPERTY
DESCRIPTION
LAW OFFICES
CALLAHAN,
CALWELL &
LAUDEMAN

WHEREAS, it is the intention of the parties hereto by the execution of this instrument to confirm the grant of the aforesaid easements to the parties of the second part, their heirs and assigns.

NOW, THEREFORE, this Confirmatory Deed of Easement witnesses that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant, convey and confirm unto the parties of the second part, their heirs and assigns an easement in, over and through that portion of the property of the party of the first part lying southwest of lots 1 through 38 as shown on the Plat of Glyndon Park dated June, 1899, and recorded among the Land Records of Baltimore County in Liber N.B.M. 239, folios 426 and 427, and southwest of lots 1 through 39 as shown on the Plat of Glyndon Park dated July, 1902, and recorded among the Land Records of Baltimore County in Liber W.P.C. 306, folios 30 and 31 and southwest of the unnamed fifteen foot wide avenue lying southwest and immediately adjacent to the rear lines of the aforesaid lots which lane or avenue is now known as Fiske Avenue, said easement to be for the purpose of installing, maintaining, repairing, replacing, relocating, and rebuilding the cesspools, septic tanks, pipes and underground sewage disposal systems now in existence or deemed necessary and desirable from time to time for the health, safety, welfare, and convenience of the parties of the second part as owners of the aforesaid lots, their heirs, successors and assigns. It is expressly understood and agreed that should public sewage disposal facilities be installed to service all of the improvements on the lots owned by the parties of the second part, the easements heretofore granted and hereby confirmed shall automatically cease and terminate as to each of the aforesaid lots, on the date that

each of the aforesaid lots is finally connected into the public sewage disposal system, however, under no circumstances shall the parties of the second part, their heirs, successors or assigns be obligated to remove the pipes, cesspools, septic tanks or other sewage disposal systems then existing under or within the property.

The actual amount of consideration paid or to be paid is NONE.

AS WITNESS, the corporate seal of The Glyndon Park Chataqua of Baltimore City and the signature of John R. Lusby, III, the President, thereof.

WITNESS:

THE GLYNDON PARK CHATAQUA OF
BALTIMORE CITY

Florence E. Driscoll
Florence E. Driscoll, Secretary

BY: John R. Lusby, III (SEAL)
JOHN R. LUSBY, III, President

STATE OF MARYLAND, County of BALTIMORE, TO WIT:

On this 1st day of September, 1979, before me, a Notary Public of said State, personally appeared JOHN R. LUSBY, III, known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed the same of the purpose therein contained, as the duly authorized President of said corporation.

AS WITNESS my hand and Notarial Seal.

00150000 20224 12 61-02 11
00150000 22224 12 61-02 11
My commission expires:



William E. Hammond
Notary Public
WILLIAM E. HAMMOND

LAW OFFICES
CALLAHAN,
CALWELL &
LAUDEMAN

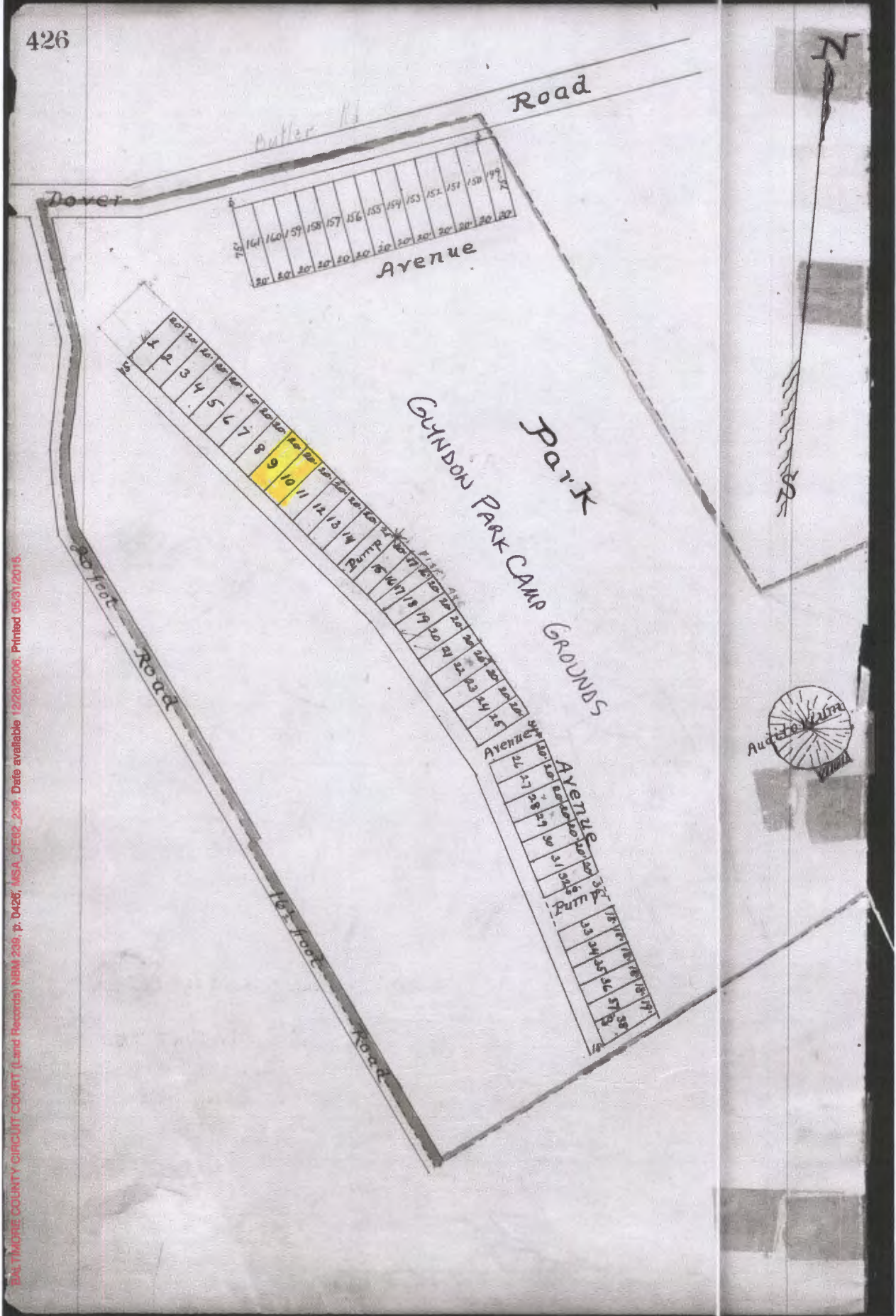
This is to Certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Rec'd for record SEP 20 1979
Per Elmer H. Kahline, Jr., Clerk
Mail to CALLAHAN & CALWELL -3-
101324 M.

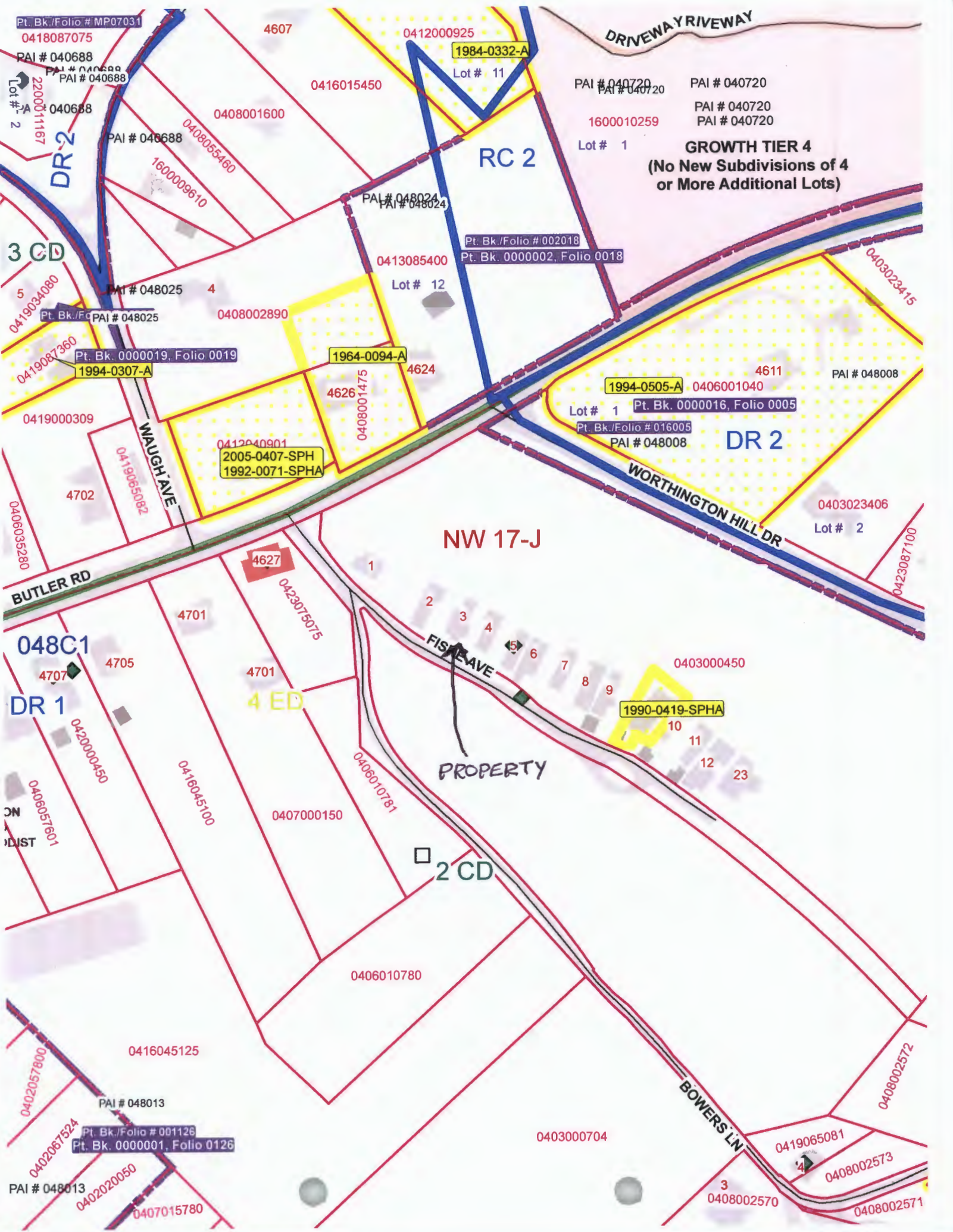
LIBER
239

JUNE 29,
1899

426



6 FISKE AVENUE, GLYNDON



Pt. Bk./Folio # MP07031

0418087075

PAI # 040688

PAI # 040688

PAI # 040688

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KEVIN KAMENETZ
County Executive

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

June 30, 2015

John Michael & Ann B O'Neill
P O Box 5
Glyndon MD 21071-0005

RE: Case Number: 2015-0278 A, Address: 6 Fiske Avenue

Dear Mr. & Ms. O'Neill:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 3, 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

RE: Baltimore County
Item No 2015-02-78-A

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-02-78-A 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.

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,

A handwritten signature in cursive script, appearing to read "David W. Peake".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0269, 0270, 0271, 0275, 0276, 0277, 0278, 0279, 0280,
0281, 0282 and 0283

DATE: June 17, 2015

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\ZAC06152015.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 - 04 Account Number - 0412020581			
Owner Information					
Owner Name:	ONEILL JOHN MICHAEL ONEILL ANN B		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	6 FISKE AVE PO BOX 5 GLYNDON MD 21071-0005		Deed Reference:	/06078/ 00197	
Location & Structure Information					
Premises Address:		6 FISKE AVE 0-0000		Legal Description: GLYNDON PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0048	0006	0636		0000	9 2013
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1916	932 SF			1,306 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
	Base Value		Value As of 01/01/2013	Phase-In Assessments As of 07/01/2014 As of 07/01/2015	
Land:	65,000		48,700		
Improvements	57,000		45,500		
Total:	122,000		94,200	94,200	94,200
Preferential Land:	0				0
Transfer Information					
Seller: LESPERANCE ELIZABETH P		Date: 09/19/1979		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06078/ 00197		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:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/11/2011					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **0412020581**

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

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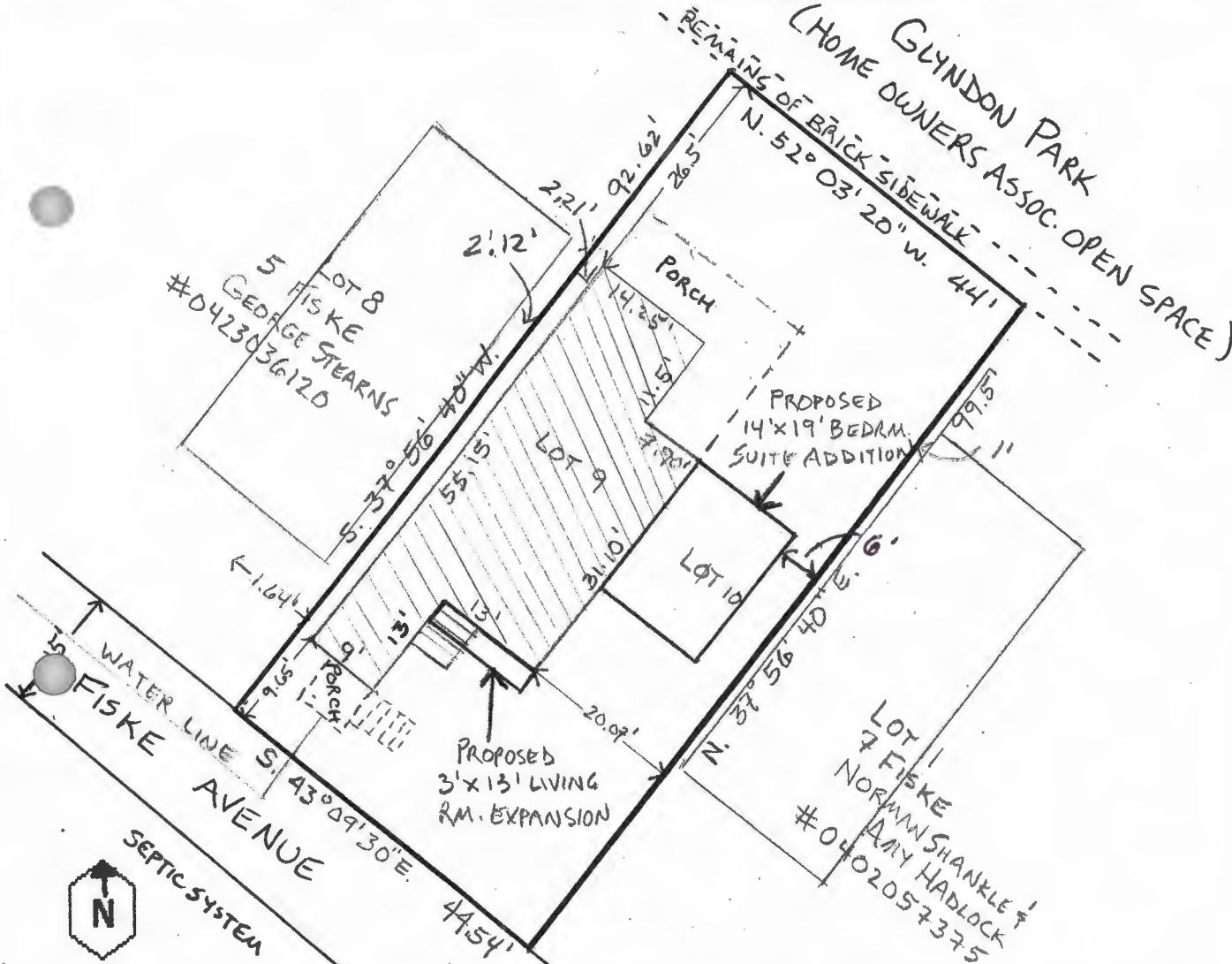
→

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

ADDRESS 6 FISKE AVENUE, GLYNDON OWNER(S) NAME(S) JOHN MICHAEL & ANN O'NEILL

SUBDIVISION NAME GLYNDON PARK CAMP GROUNDS LOT # 9 & 10 BLOCK # _____ SECTION # _____

PLAT BOOK # 239 FOLIO # 426 10 DIGIT TAX # 0412020511 DEED REF. # 06078100197
0412020582



PLAN DRAWN BY ANN O'NEILL DATE 5/30/2015 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP
BUTLER RD.



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED DR 1

ELECTION DISTRICT 4

COUNCIL DISTRICT #2

LOT AREA ACREAGE .06

OR SQUARE FEET 2,612

HISTORIC? YES

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? No

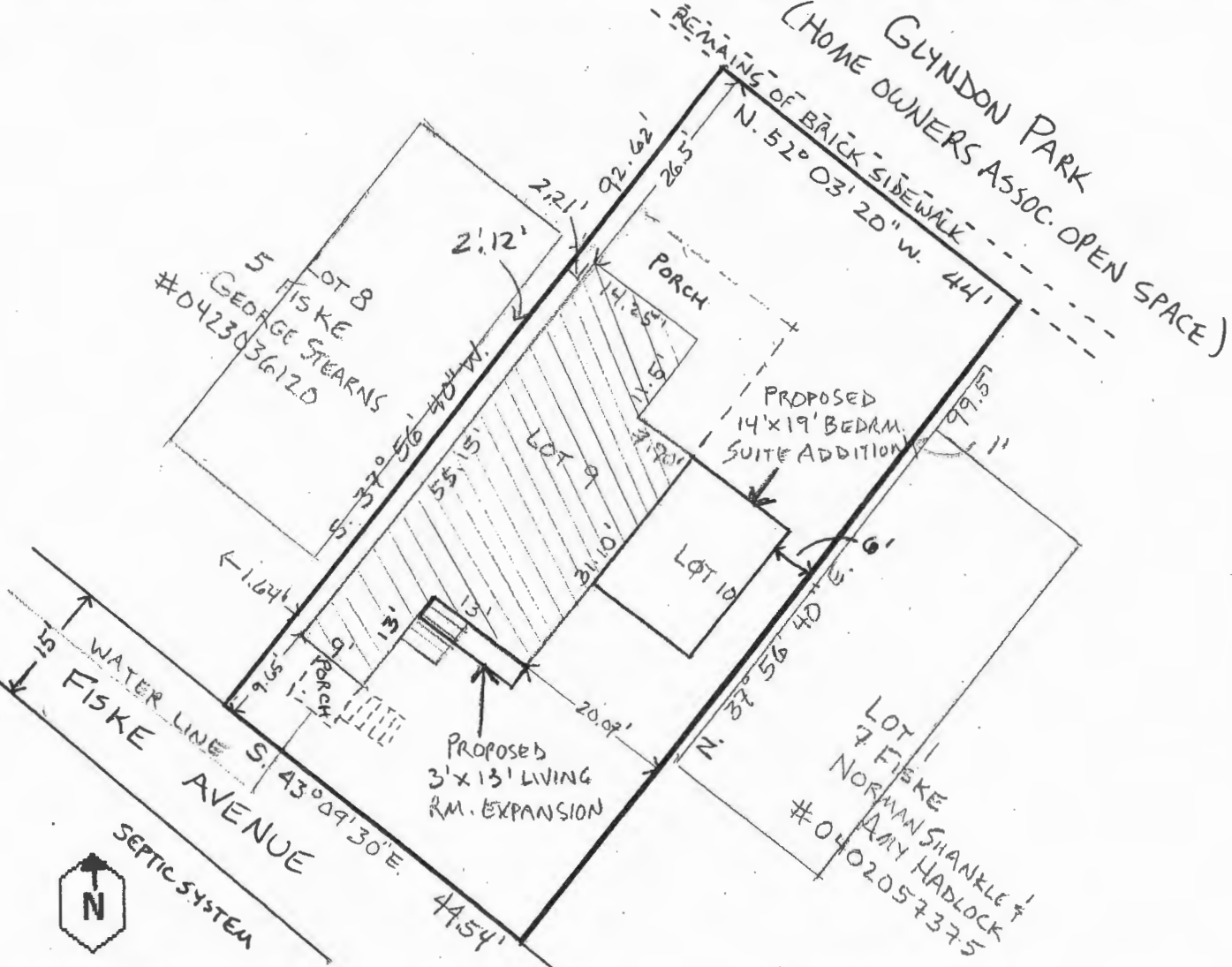
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

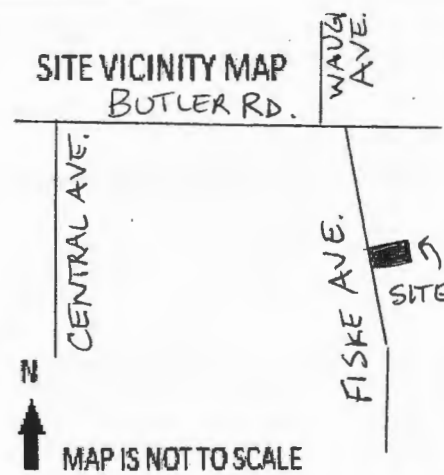
VIOLATION CASE INFO:

Pet. Ex. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6 FISKE AVENUE, GLYNDON OWNER(S) NAME(S) JOHN MICHAEL & ANN O'NEILL
SUBDIVISION NAME GLYNDON PARK CAMP GROUNDS LOT # 9 BLOCK # _____ SECTION # _____
PLAT BOOK # 239 FOLIO # 426 10 DIGIT TAX # 0412020511 DEED REF. # 06078100197
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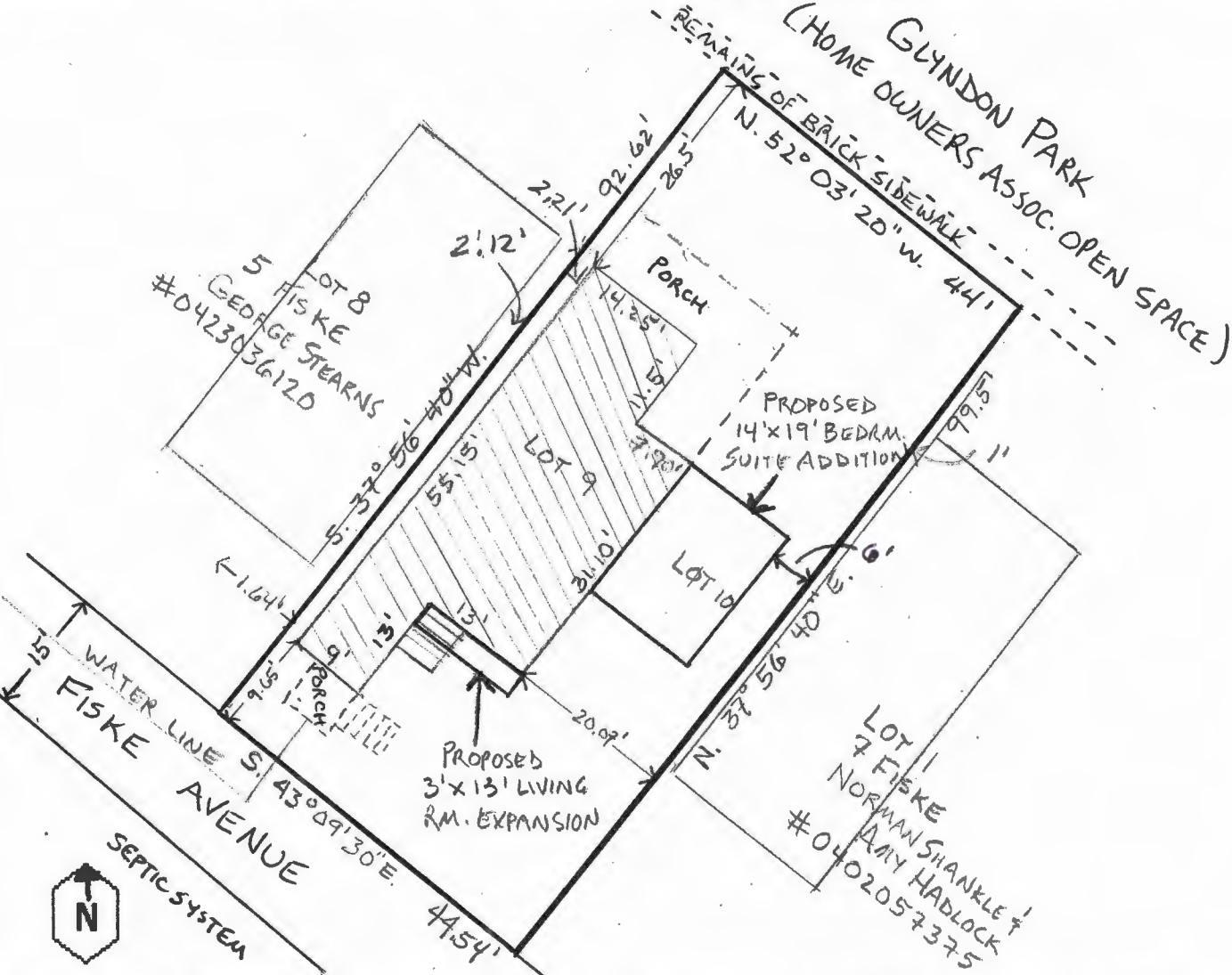
PLAN DRAWN BY ANN O'NEILL DATE 5/30/2015 SCALE: 1 INCH = 20 FEET



ZONING MAP# _____
SITE ZONED DR 1
ELECTION DISTRICT 4
COUNCIL DISTRICT # 2
LOT AREA ACREAGE .06
OR SQUARE FEET 2,612
HISTORIC? YES
IN CBCA? No
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UTILITIES? MARK WITH
WATER IS: PUBLIC ☒ PRIVATE _____
SEWER IS: PUBLIC _____ PRIVATE ☒
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ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
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0412020582



PLAN DRAWN BY ANN O'NEILL DATE 5/30/2015 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP
BUTLER RD. WAVE AVE.
CENTRAL AVE. FISKE AVE. SITE

N
MAP IS NOT TO SCALE

ZONING MAP# _____
SITE ZONED DR 1
ELECTION DISTRICT 4
COUNCIL DISTRICT # 2
LOT AREA ACREAGE .06
OR SQUARE FEET 2,612
HISTORIC? YES
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VIOLATION CASE INFO: _____