

IN RE: **PETITION FOR SPECIAL HEARING**
(2033 Northeast Avenue)
13th Election District
1st Council District

Stephen Monaco & Jenny Kirkbride
Legal Owners
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2016-0079-SPH**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Stephen Monaco & Jenny Kirkbride, legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a metalsmith/blacksmith shop for hobby purposes located in a detached garage.

Stephen Monaco appeared in support of the petition. Jeffrey Pritzker, Esq., represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request, but provided certain conditions for inclusion in the final Order.

The subject property is 21,321 square feet and zoned DR 2. Petitioners recently purchased the home, and they and their two small children reside at the subject property. Mr. Monaco indicated he is employed full time (approximately 50 hours weekly) in the defense/cybersecurity industry. He also has blacksmith training, and would like to pursue this hobby in the detached garage which is located to the rear of the single family dwelling. When he attempted to obtain a

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Date 11/18/15
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permit, County staff informed him he needed to seek special hearing relief. Petitioner stressed that metalsmithing is his avocation, not a commercial venture, and that it would not negatively impact his neighbors. As such the request will be granted, subject to the conditions suggested by the DOP.

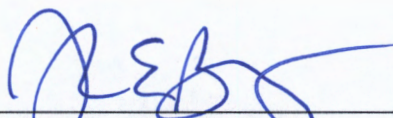
THEREFORE, IT IS ORDERED this 18th day of November, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve a metalsmith/blacksmith shop for hobby purposes located in a detached garage, be and is hereby GRANTED.

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 ZAC comment of DOP, a copy of which is attached hereto and incorporated herein.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/18/15
By sln

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2033 Northeast Avenue

INFORMATION:

Item Number: 16-079

Petitioner: Stephen Monaco, Jenny Kirkbride

Zoning: DR 2

Requested Action: Special Hearing

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OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the property for a metalsmith/blacksmith shop for hobby purposes and located within a detached garage.

Should the requested relief be granted for a metalsmith/blacksmith shop for hobby purposes, the following conditions are required for the Department's support:

- The hobby will be conducted completely indoors and there will be no storage of materials or equipment within view of the public.
- The hobby shall not generate noise, noxious odors, vibration or glare beyond the boundary of the property.
- There shall be no sales from the site.
- No outdoor signage in connection with the hobby is permitted.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Division Chief: Katrina Pabuch
AVA/KS

C: Dennis Wertz

ORDER RECEIVED FOR FILING

Date 11/18/15

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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 2033 Northeast Avenue, Halethorpe 21227 which is presently zoned 04
 Deed References Liber 35238 Folio 00069 10 Digit Tax Account # 1 3 1 3 1 4 6 5 7 0
 Property Owner(s) Printed Name(s) Stephen Michael Monaco and Jenny Renee Kirkbride

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve metalsmith/blacksmith shop for hobby purposes.

located in detached garage

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

3. _____ a Variance from Section(s)

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 _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Jeffrey N. Pritzker
 Name- Type or Print _____
 Signature _____
1 Olympic Place, #900 Towson MD
 Mailing Address _____ City _____ State _____
21204 , (410) 649-4480 , jpritzker@pritzkerllc.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Stephen Monaco / Jenny Kirkbride
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Stephen Monaco / Jenny Kirkbride
 Signature #1 _____ Signature #2 _____
2033 Northeast Avenue Halethorpe MD
 Mailing Address _____ City _____ State _____
21227 / (443) 799-4365 / monaco.stephen12@gmail.com
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

JEFFREY PRITZKER
 Name - Type or Print _____
 Signature _____
1 OLYMPIC PL TOWSON MD 21204
 Mailing Address _____ City _____ State _____
21204 , 410 649 4480 , _____
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2016-0079-SPH Filing Date 9/24/15 Do Not Schedule Dates: _____ Reviewer G.N.

Legal Description

BEGINNING FOR THE SAME at the end of three hundred feet on the first line of the first parcel of land described in a Deed from John Krapf and wife to Edward B. Bunting and wife, dated October 14, 1903 and recorded among the Land Records of Baltimore County in Liber N.B.M. No.270, folio 441, and running from said place of beginning and bounding on the outlines of said land, with courses corrected to the present magnetic meridian, south five degrees, fifteen minutes west one hundred feet; north eighty-four degrees, forty-five minutes west two hundred and eighteen feet to the east side of Northeast Avenue, then bounding on the east side of said Avenue, north five degrees, fifteen minutes east one hundred feet, and then south eighty-four degrees forty-five minutes east two hundred and eighteen feet to the place of beginning.

The improvement thereon being known as No.2033 Northeast Avenue.

2016- 0079- SP14

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

No. **128765**

Date: **9/24/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/24/2015 9/24/2015 14:16:54 4

RES WSO4 WALKIN KSMI KMS
 >>RECEIPT # 683198 9/24/2015 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 128765

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

**THIS IS
 PINK
 COPY**

**CASHIER'S
 VALIDATION**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS	Acct	Amount
001	800	0000		6150						75.00

Total: **75.00**

Rec From: **Stephen M Moraco, Jenny K Kirkbridge**

For: **2016-0079-SPH**

THIS IS PINK COPY

DISTRIBUTION

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

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:

2016-0029-SPH

Petitioner:

STEPHEN MONACO + JENNY KIRKBRIDE

Address or Location:

2033 NORTHEAST AVE. HALETHORPE 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name:

SH STEPHEN MONACO

Address:

2033 NORTHEAST AVE. HALETHORPE MD. 21227

Telephone Number:

443 799 4365

CERTIFICATE OF POSTING

Date: OCTOBER 21, 2015

RE: Project Name: 2033 NORTHEAST AVENUE
Case Number /PAI Number: CASE 2016-0079-SPH
Petitioner/Developer: STEPHEN MONACO & JENNY KIRKBRIDE
Date of Hearing/Closing: NOVEMBER 13, 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 2033 NORTHEAST AVENUE

The sign(s) were posted on OCTOBER 21, 2015
(Month, Day, Year)

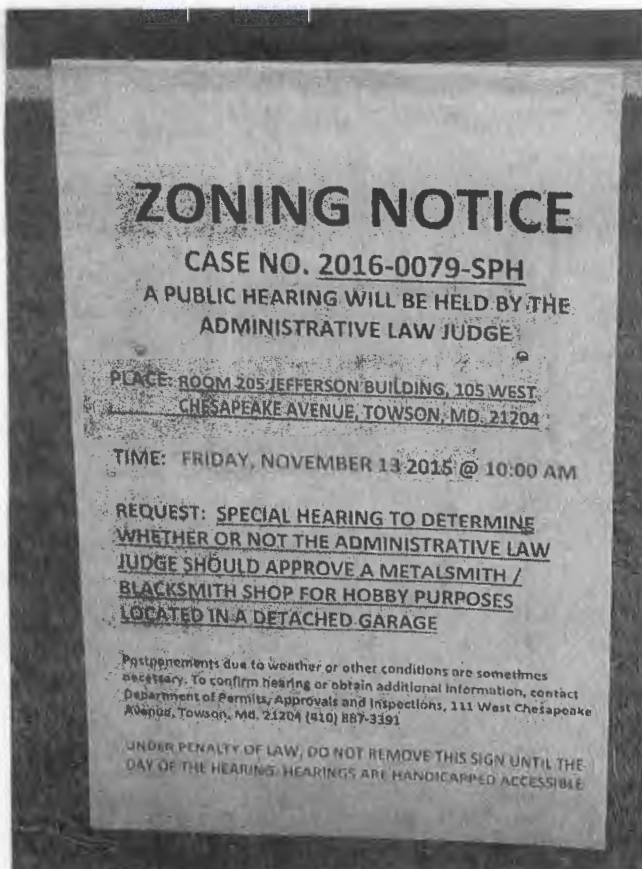
David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

October 14, 2015

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: 2016-0079-SPH

2033 Northeast Avenue

SE/s Northeast Avenue, 840 ft. to centerline of Spring Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Stephen Monaco & Jenny Kirkbride

Special Hearing to determine whether or not the Administrative Law Judge should approve a metalsmith/blacksmith shop for hobby purposes located in detached garage.

Hearing: Friday, November 13, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jeffrey Pritzker, 1 Olympic Place, #900, Towson 21204
Stephen Monaco, Jenny Kirkbride, 2033 Northeast Avenue, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 24, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 22, 2015 Issue - Jeffersonian

Please forward billing to:
Stephen Monaco
2033 Northeast Avenue
Halethorpe, MD 21227

443-799-4365

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:

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2033 Northeast Avenue

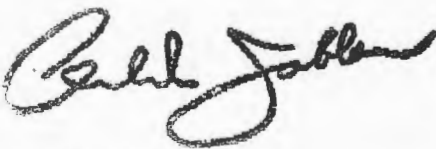
SE/s Northeast Avenue, 840 ft. to centerline of Spring Avenue

13th Election District – 1st Councilmanic District

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
2033 Northeast Avenue; SE/S Northeast Avenue,
N 840' to c/line of Spring Avenue * OF ADMINISTRATIVE
13th Election & 1st Councilmanic Districts
Legal Owners: Stephen Monaco & Jenny Kirkbride* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-079-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Jeffrey Pritzker, Esquire, 1 Olympic Place, Suite 900, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: December 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0079-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on December 18, 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 T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>10/19</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
<u>11/2</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>10/5/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 10/21/15by Billingsley

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

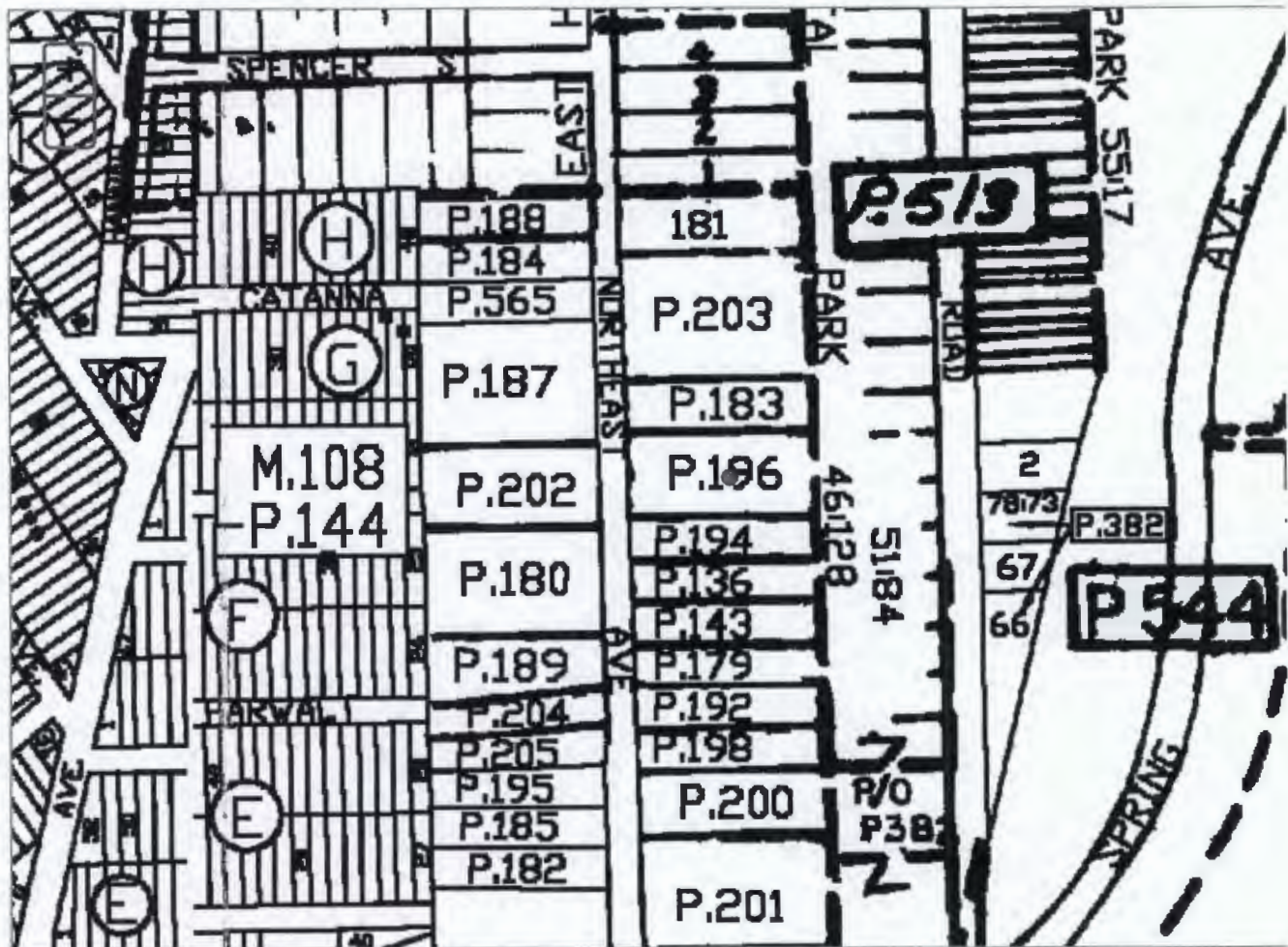
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1314650070			
Owner Information					
Owner Name:	MONACO STEPHEN MICHAEL KIRKBRIDE JENNY RENEE		Use:	RESIDENTIAL	
Mailing Address:	2033 NORTHEAST AVE BALTIMORE MD 21227-4524		Principal Residence:	YES	
			Deed Reference:	/35238/ 00069	
Location & Structure Information					
Premises Address:		2033 NORTHEAST AVE BALTIMORE 21227-4524		Legal Description:	.489 AC 2033 NORTHEAST AVE 827 FT N SPRING AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0109	0007	0196		0000	2016
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1935	2,036 SF			21,321 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Detached
Value Information					
	Base Value		Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2015	07/01/2016
Land:	72,800		72,800		
Improvements	119,900		119,900		
Total:	192,700		192,700	192,700	
Preferential Land:	0				
Transfer Information					
Seller: MBS HOMES LLC		Date: 08/07/2014		Price: \$295,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35238/ 00069		Deed2:	
Seller: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT		Date: 01/17/2014		Price: \$130,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /34622/ 00352		Deed2:	
Seller: SERIO SARAH L		Date: 06/05/2013		Price: \$217,485	
Type: NON-ARMS LENGTH OTHER		Deed1: /33733/ 00310		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00	0.00
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 11/05/2014					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **13** Account Number: **1314650070**

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.

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>).



KEVIN KAMENETZ
County Executive

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

November 9, 2015

Stephen Monaco and Jenny Kirkbride
2033 Northeast Avenue
Halethorpe MD 21227

RE: Case Number: 2016-0079 SPH, Address: 2033 Northeast Avenue

Dear Mr. Monaco and Ms. Kirkbride:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 24, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeffrey N Pritzker, Esquire, 100 Olympic Place, Ste. 900, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/15

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

RE: Baltimore County
Item No. 2016-0079-SPH
Special Hearing
Stephen Monaco & Jenny Kirkbride

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. 2016-0079-SPH

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2015
Item No. 2016-0077, 0079, 0080, 0081, 0082, 0083 and 0084

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10122015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2033 Northeast Avenue

INFORMATION:

Item Number: 16-079

Petitioner: Stephen Monaco, Jenny Kirkbride

Zoning: DR 2

Requested Action: Special Hearing

RECEIVED

NOV 09 2015

OFFICE OF ADMINISTRATIVE HEARINGS

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For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Division Chief: Kathy Schabach
AVA/KS

C: Dennis Wertz

BALTIMORE COUNTY, MARYLAND

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Inter-Office Correspondence

OCT 19 2015

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 19, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0079-SPH
Address 2033 Northeast Avenue
(Monaco & Kirkbride Property)

Zoning Advisory Committee Meeting of October 5, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

2033 Northeast Avenue



Publication Date: 9/18/2015



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2016-0079-SPH

2033 Northeast Avenue



Publication Date: 9/18/2015



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

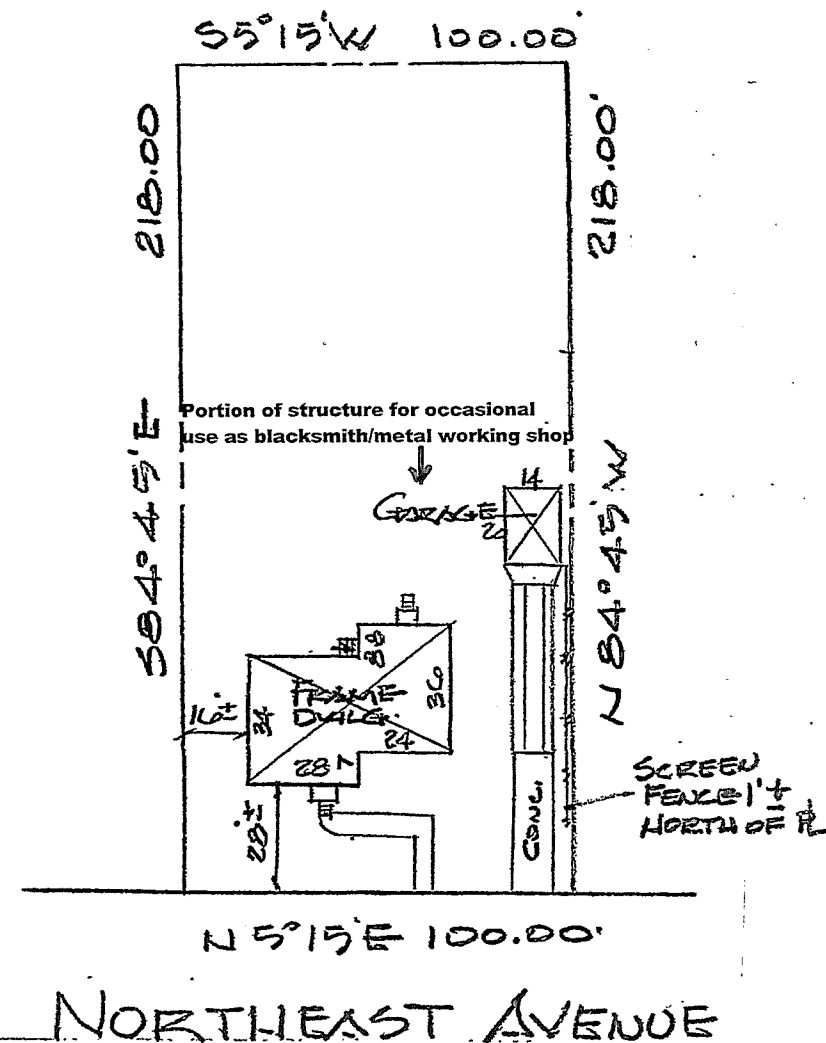
2016-0079-SPH

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

ADDRESS 2033 NORTHEAST AVENUE, BALTIMORE, MD 21227 OWNER(S) NAME(S) STEPHEN MONACC & JENNY RENEE KIRKBRIDE

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1314650070 DEED REF. # 35238/00069



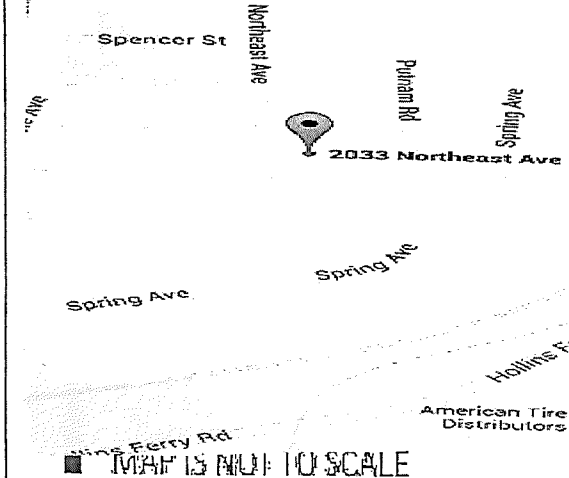
PLAN DRAWN BY GREENSPRING SURVEYS

DATE 7-16-14

SCALE: 1 INCH = 50 FEET

2016-0079-SPA

SITE VICINITY MAP



ZONING MAP# 109A2

SITE ZONED DR2

ELECTION DISTRICT 13ED

COUNCIL DISTRICT 1CD

LOT AREA ACREAGE .489 acres

OR SQUARE FEET 21,321 sq. ft.

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? Yes Case No. 08-013-A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

Variance granted to permit front

yard average area set back of 31 feet

in lieu of the required 38 feet

VIOLATION CASE INFO:

None

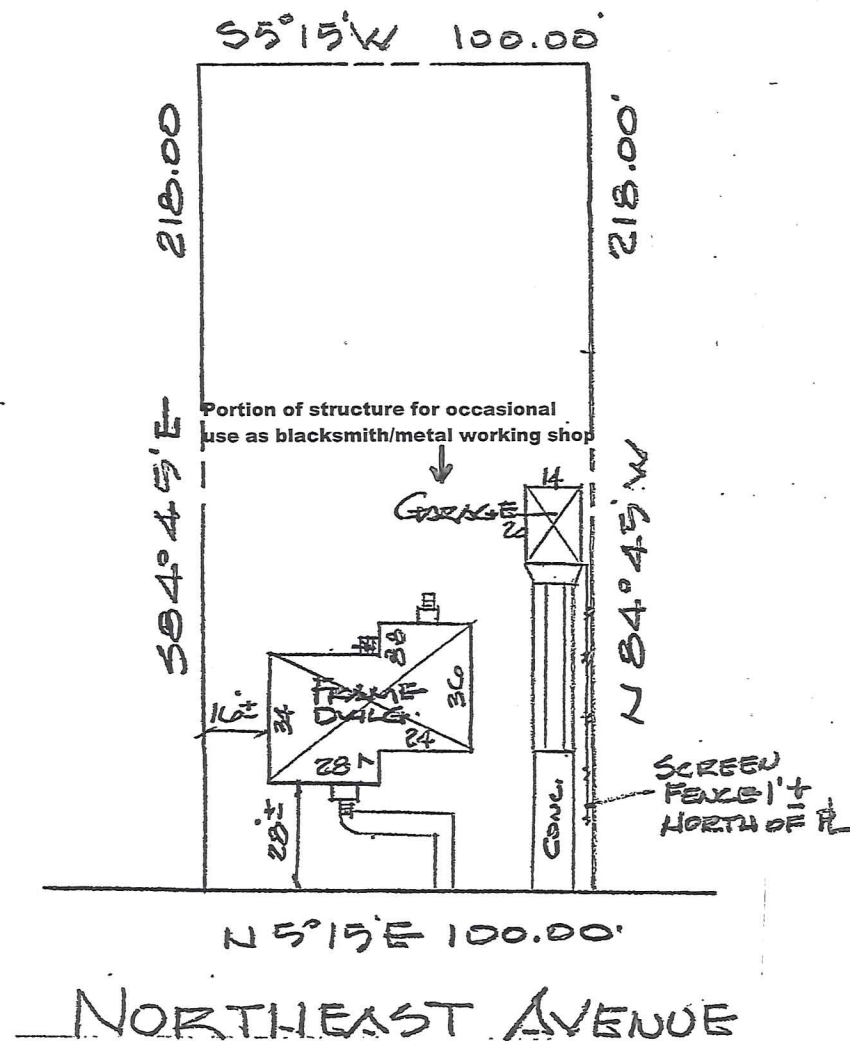
Petitioner No. 1

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

ADDRESS 2033 NORTHEAST AVENUE, BALTIMORE, MD 21227 OWNER(S) NAME(S) STEPHEN MONACC & JENNY RENEE KIRKBRIDE

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

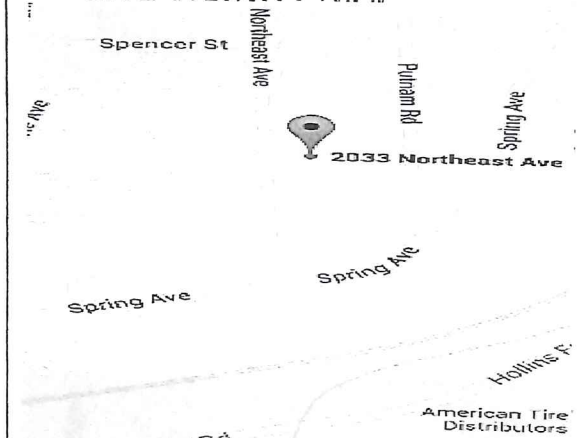
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1314650070 DEED REF. # 35238/00069



PLAN DRAWN BY GREENSPRING SURVEYS DATE 7-16-14 SCALE: 1 INCH = 50 FEET

2016-0079-SPA

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109A2

SITE ZONED DR2

ELECTION DISTRICT 13ED

COUNCIL DISTRICT 1CD

LOT AREA ACREAGE .489 acres

OR SQUARE FEET 21,321 sq. ft.

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH x

WATER IS:

PUBLIC x PRIVATE _____

SEWER IS:

PUBLIC x PRIVATE _____

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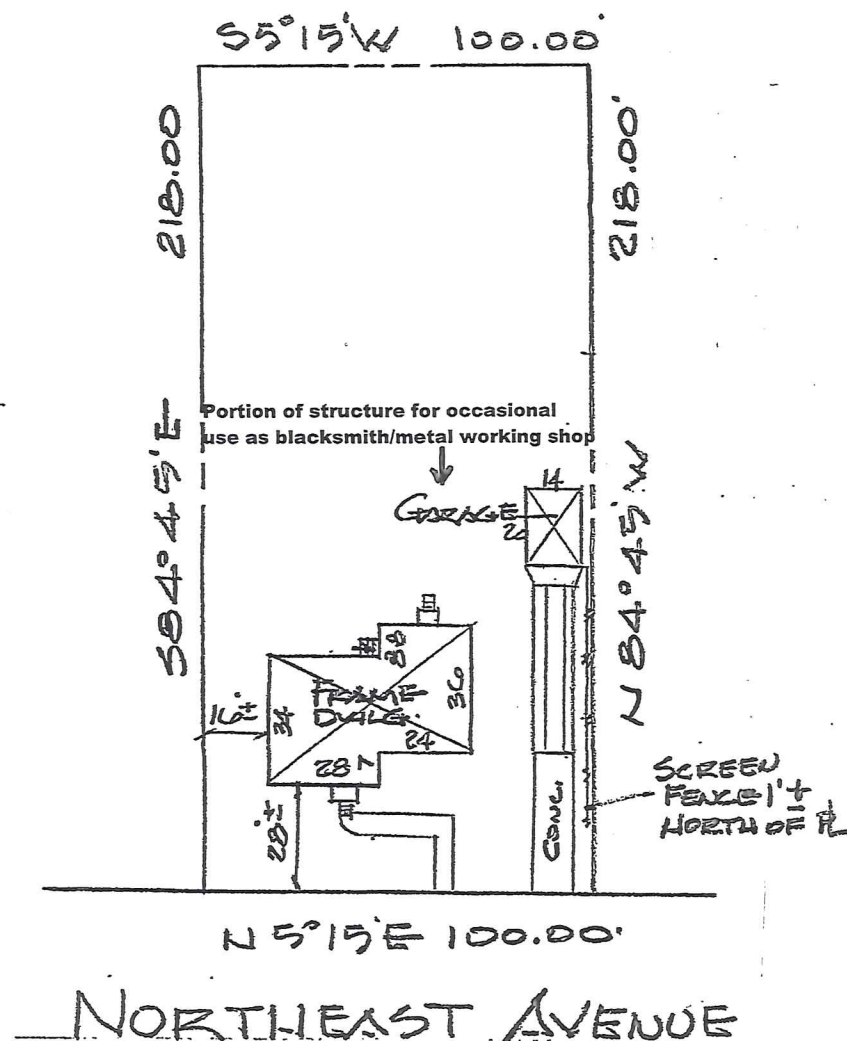
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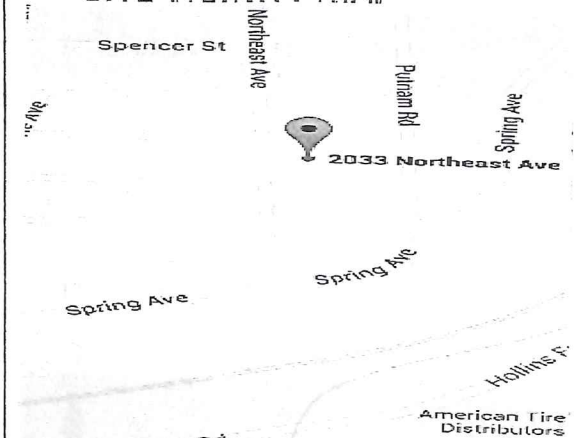
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1 3 1 4 6 5 0 0 7 0 DEED REF. # 3 5 2 3 8 / 0 0 0 6 9



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