

M E M O R A N D U M

DATE: December 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0080-SPHA- 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

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(7820 Westmoreland Avenue) *

9th Election District

6th Council District *

Carmen Prato, *Owner*

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0080-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Carmen Prato, legal owner ("Petitioner"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a garage with a footprint greater than the principal dwelling. In addition, a Petition for Variance seeks to permit a garage with a height of 17 ft. in lieu of the permitted 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Carmen Prato. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received. There were no protestants or interested citizens in attendance.

The subject property is .251 acres and zoned D.R. 5.5. The property is improved with a modest single family dwelling constructed in 1951. Petitioner purchased the property recently, and would like to construct a garage in the rear yard to provide storage for his cars, all-terrain vehicles and other household and family items. The proposed garage would be 30' x 35', or 1,050 sq. ft., which is only slightly larger than the single family dwelling. As such, the petition for special hearing will be granted.

ORDER RECEIVED FOR FILING

Date

11/18/15

By

Den

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property has irregular dimensions (i.e., narrow and very deep), and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given he would be unable to construct the proposed garage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 18th day of November, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a garage with a footprint greater than the principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a garage with a height of 17 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. 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 his 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

11/18/15

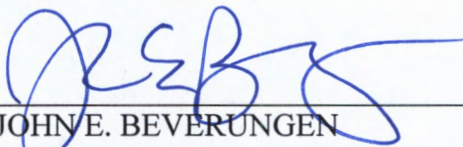
By

Sen

2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/18/15
By sln



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 7820 Westmoreland Ave which is presently zoned DR 5.5
 Deed References: 35542 / 0191 10 Digit Tax Account # 1600006690
 Property Owner(s) Printed Name(s) _____

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

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

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve GARAGE with A foot print greater than the Principal Dwelling
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for _____
3. ☒ a **Variance** from Section(s) 400.3 to permit A GARAGE with a height of 17ft in lieu of the permitted 15 ft.

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)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Carmen Prato
 Name #1 - Type or Print _____ Name #2 - Type or Print _____

Carmen Prato
 Signature #1 _____ Signature #2 _____

7820 Westmoreland Ave Baltimore Md
 Mailing Address _____ City _____ State _____

21234 443-695-5912 Ford ranger 0718@yahoo.com
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

ORDER RECEIVED FOR FILING
 11/18/15
 Date _____ By _____

CASE NUMBER 2016-0080-SPHA Filing Date 9/25/2015 Do Not Schedule Dates: _____ Reviewer W

Zoning Property Hearing Description

7820 Westmoreland Avenue
Parkville, MD 21234

*Part A

ZONING PROPERTY DESCRIPTION FOR 7820 WESTMORELAND AVENUE.

- Beginning at a point on the West side of Westmoreland Avenue which is 25ft wide at the distance of 525ft North of the centerline of the nearest improved intersecting street Taylor Avenue which is 40ft wide.

*Part B

-Option 2

- Being lot ^{and 81} #80 in the subdivision of Westmoreland Fruit Farm as recorded in Baltimore County Plat Book #7, folio #102, containing .25 acres. Located in the 9th Election District and 6th Council District.

2016-0080-SPHA

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

No.

127391

Date:

9/25/05

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				75.00

Total:

75.00

Rec

From:

C. P. R. I.

For:

7820 Westmeadow Ave

2016-0080-SPHA

(1) of 2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

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

No.

120750

Date:

9/25/2015

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				75.00

Total:

75.00

Rec

From:

For:

7820 Westmeadow Ave

2016-0080-SPHA

2 of 2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 10-23-15

RE: Case Number: 2016-0080-SPHA

Petitioner/Developer: Carmen Preto

Date of Hearing/Closing: Nov 13, 2015 11AM

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 7820 Westmoreland Ave

The signs(s) were posted on 10-23-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2016-0080-SPHA

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

PLACE: JEFFERSON BLOG ROOM 205

DATE AND TIME: FRI. Nov. 13, 2015 11 AM

REQUEST: SPECIAL HEARING TO DETERMINE

WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE

SHOULD APPROVE A GARAGE WITH A FOOTPRINT GREATER

THAN THE PRINCIPAL DWELLING VARIANCE TO PERMIT

ADJACENT WITH A HEIGHT OF 15 FT IN LIEU OF THE

POSTPONENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME TIMES NECESSARY

TO CONFORM HEARING CALL 410-339-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF FINE

HANDICAPPED ACCESSIBLE



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: 2016-0080-SPHA

7820 Westmoreland Avenue

W/s Westmoreland Avenue, northeast of Taylor Avenue

9th Election District – 6th Councilmanic District

Legal Owners: Carmen Prato

Special Hearing to determine whether or not the Administrative Law Judge should approve a garage with a foot print greater than the principal dwelling. **Variance** to permit a garage with a height of 17 ft. in lieu of the permitted 15 ft.

Hearing: Friday, November 13, 2015 at 11:00 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: Carmen Prato, 7820 Westmoreland Avenue, Baltimore 21234

- 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:
Carmen Prato
7820 Westmoreland Avenue
Baltimore, MD 21234

443-695-5912

NOTICE OF ZONING HEARING

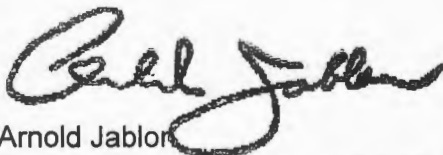
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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
AND VARIANCE
7820 Westmoreland Avenue; W/S Westmoreland* OF ADMINISTRATIVE
Avenue, 525' NE c/line of Taylor Avenue
9th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Carmen Prato * BALTIMORE COUNTY
Petitioner(s) *
* 2016-080-SPHA

* * * * *

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

RECEIVED

OCT 08 2015

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 Carmen Prato, 7820 Westmoreland Avenue, Baltimore, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<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>
_____	FIRE DEPARTMENT	_____
<u>11/2</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj</u>
<u>10/5</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: 10/23/15by P. Y. Son

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

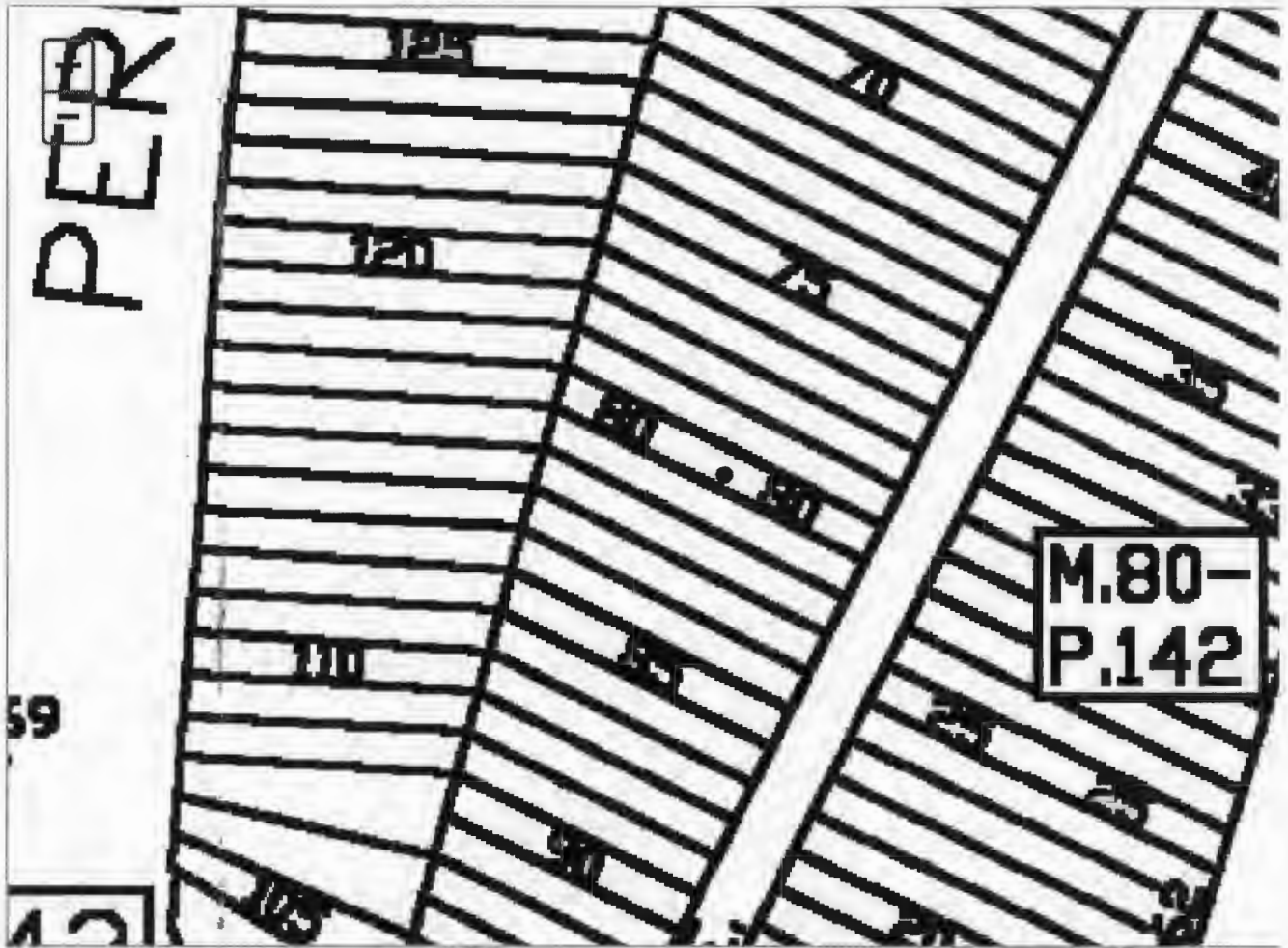
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 1600006690			
Owner Information					
Owner Name:		PRATO CARMEN M II		Use:	RESIDENTIAL
Mailing Address:		7820 WESTMORELAND AVE BALTIMORE MD 21234-5420		Principal Residence:	YES
				Deed Reference:	/35542/ 00191
Location & Structure Information					
Premises Address:		7820 WESTMORELAND AVE 0-0000		Legal Description:	LT 80 PT 80 475 N TAYLOR AVE WESTMORELAND FRUIT FARM
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0080	0006	0142		0000	80
				Assessment Year:	Plat No:
				2014	0007/0102
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1951	1,170 SF	168 SF	10,350 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT		1 full/ 1 half	
Value Information					
		Base Value	Value As of	Phase-In Assessments	
			01/01/2014	As of	As of
				07/01/2015	07/01/2016
Land:		80,500	68,800		
Improvements		93,600	86,000		
Total:		174,100	154,800	154,800	154,800
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
ROHNACHER HENRY J		11/07/2014		\$180,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH MULTIPLE		/35542/ 00191			
Seller:		Date:		Price:	
				\$0	
Type:		Deed1:		Deed2:	
NON-ARMS LENGTH OTHER		/02923/ 00123			
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)

District: 09 Account Number: 1600006690



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

Carmen Prato
7820 Westmorland Avenue
Baltimore MD 21234

RE: Case Number: 2016-0080 SPHA, Address: 7820 Westmorland Avenue

Dear Mr. Prato:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 25, 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 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. 2016-0080-SPHA
Special Hearing Variance
Carmen Prato
7820 Westmorland 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. 2016-0080-SPHA

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 dark ink, appearing to read "David W. Peake".

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

DWP/RAZ

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: 7820 Westmoreland Avenue

INFORMATION:

Item Number: 16-080

Petitioner: Frederick Ryan Sipe

Zoning: DR 5.5

Requested Action: Variance, Special Hearing

RECEIVED

NOV 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Special Hearing to permit a garage with a footprint greater than the principal dwelling and the Petition for a Variance to permit a garage with a height of 17 feet in lieu of the required maximum 15 feet.

The Department has no objection to granting of the petitioned zoning relief.

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

Division Chief:
AVA/KS

Krystle Patchak

C: Krystle Patchak

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

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 # 2016-0080-SPHA
Address 7820 Westmorland Avenue
(Prato 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.

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

DATE: October 22, 2015

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

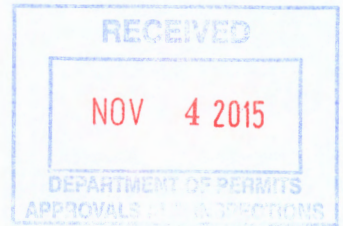
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

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: 7820 Westmoreland Avenue

INFORMATION:

Item Number: 16-080

Petitioner: Frederick Ryan Sipe

Zoning: DR 5.5

Requested Action: Variance, Special Hearing

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Division Chief: Krystle Patchak
AVA/KS

C: Krystle Patchak

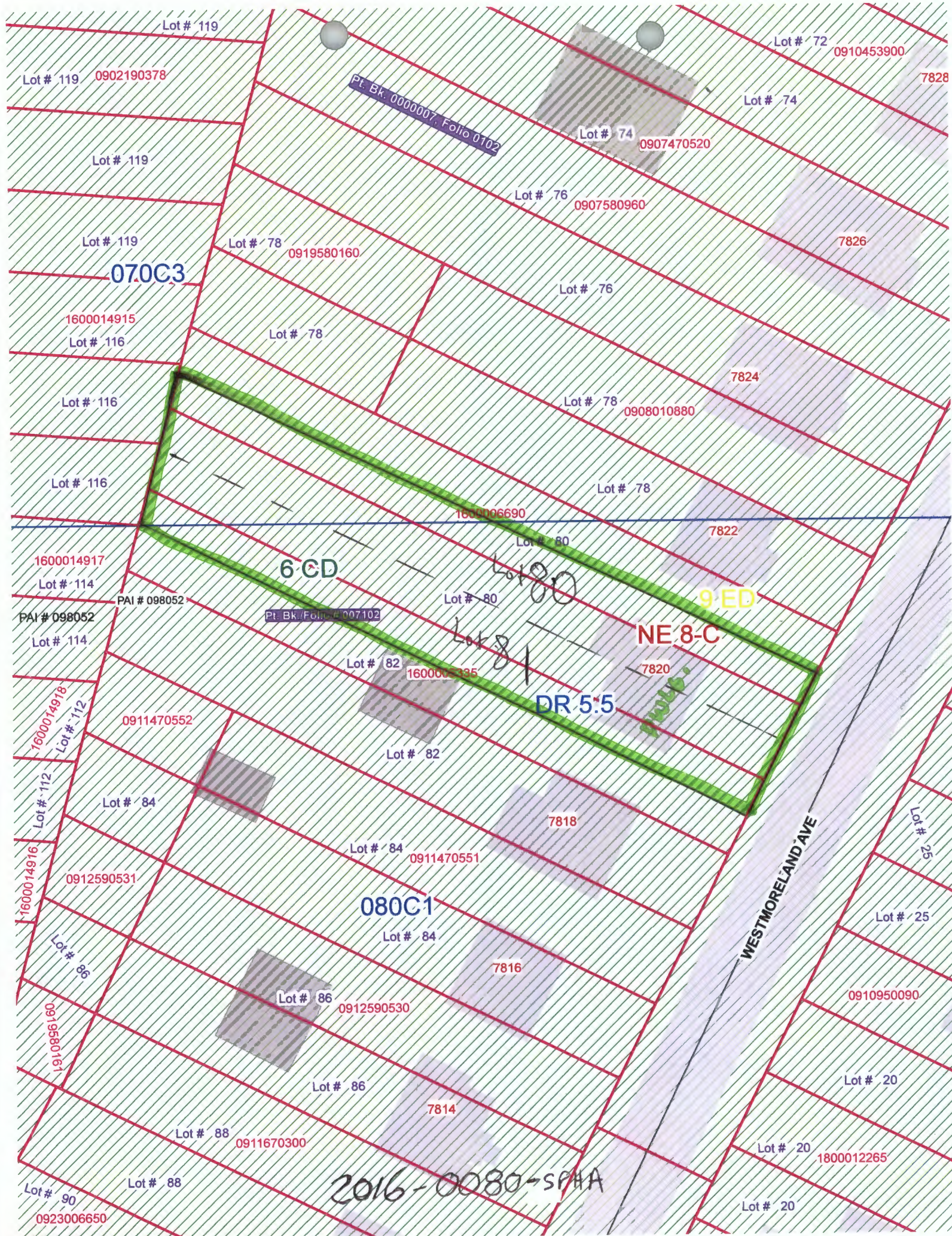
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Guide to searching the database

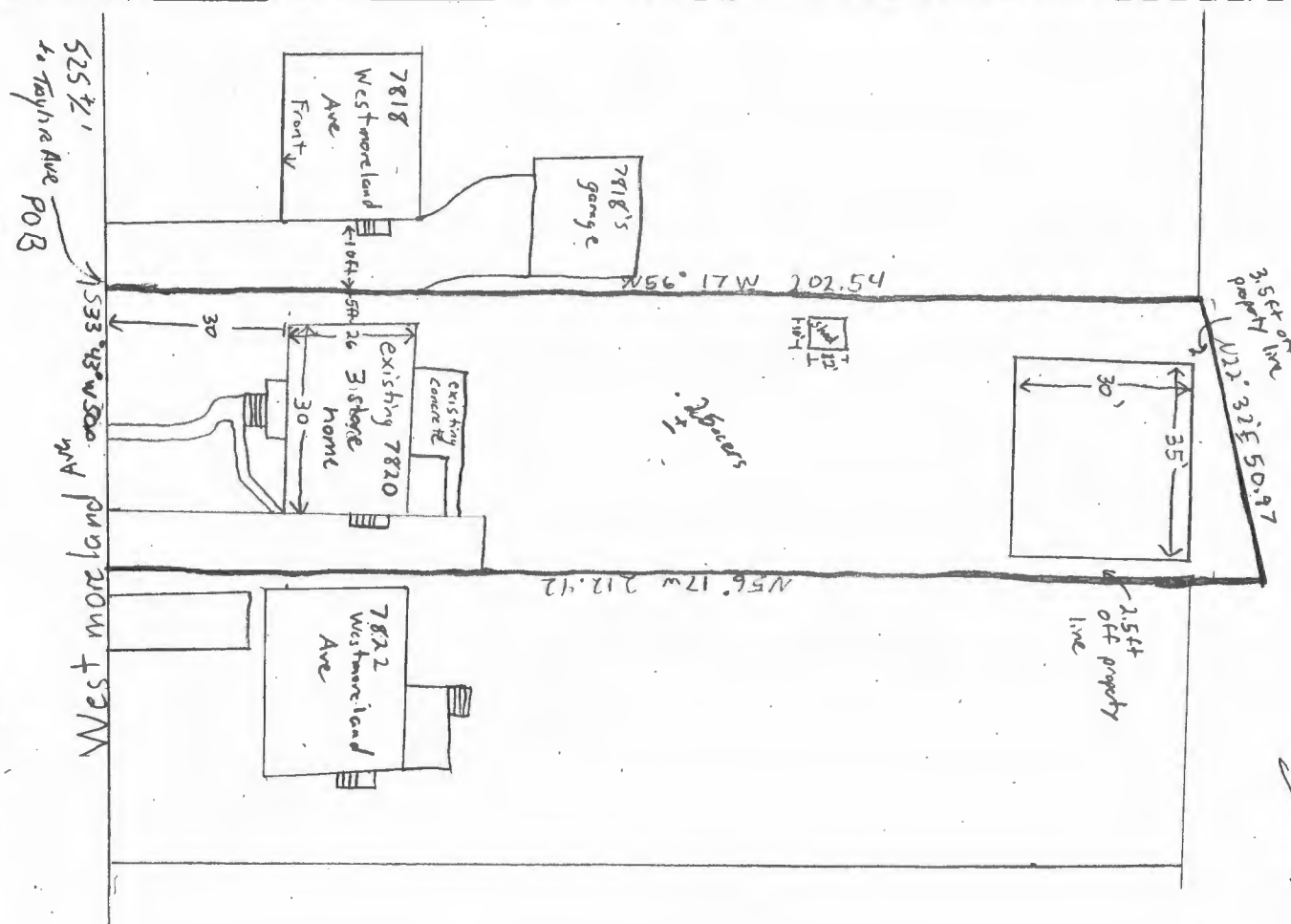
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Owner Name:		PRATO CARMEN M II		Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:		7820 WESTMORELAND AVE BALTIMORE MD 21234-5420		Deed Reference:	/35542/ 00191
Location & Structure Information					
Premises Address:		7820 WESTMORELAND AVE 0-0000		Legal Description:	LT 80 PT 80 476 N TAYLOR AVE WESTMORELAND FRUIT FARM
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0080	0006	0142		0000	80
				Assessment Year:	Plat No:
				2014	0007/0102
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1951	1,170 SF		168 SF	10,350 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		80,500	68,800		
Improvements		93,600	86,000		
Total:		174,100	154,800	154,800	154,800
Preferential Land:		0			0
Transfer Information					
Seller: ROHNACHER HENRY J		Date: 11/07/2014		Price: \$180,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /35542/ 00191		Deed2:	
Seller:		Date:		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /02923/ 00123		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



PLAT BOOK # 007 FOLIO # 0102 10 DIGIT TAX # 1600006690 DEED REF. # 35542/0019L



2016-0080-SPHA

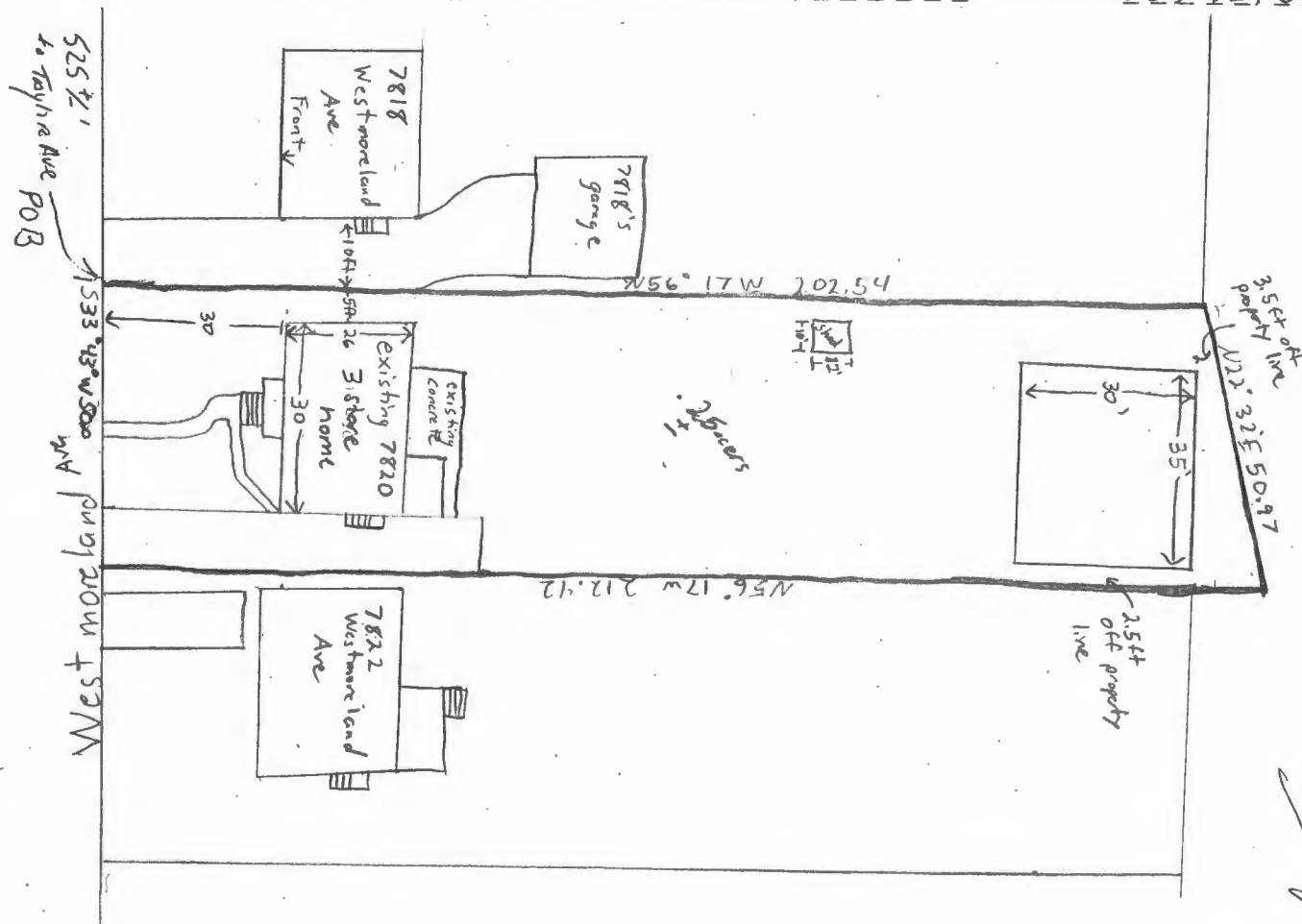
Petitioner's No. 1

MAP IS NOT TO SCALE

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAT BOOK # 007 FOLIO # 0102 10 DIGIT TAX # 1600006690 DEED REF. # 35542/00191



PLAN DRAWN BY Carmen Prato DATE 8/13/15 SCALE: 1 INCH = 30 FEET

2016-0080-SP11A

A hand-drawn site vicinity map. At the bottom, a horizontal line is labeled "Taylor Ave". Two vertical lines intersect it. The left vertical line is labeled "Riverside parkway" and the right vertical line is labeled "Westmoreland Ave". Between these two vertical lines, above Taylor Ave, is a small square labeled "Site". An arrow points towards the bottom left corner of the map.

ZUNING MAP# 070C3/08DC1

ELECTION DISTRICT 9

COUNCIL DISTRICT 6

LOT AREA ACREAGE .251 acres

OR SQUARE FEET 10350 ϕ

HISTORIC? NO

IN CBGA? *No*

IN FLOOD PLAIN? *No*

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: