

M E M O R A N D U M

DATE: April 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0160-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 14, 2016. 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



KEVIN KAMENETZ
County Executive

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

March 15, 2016

Matthew T. Dabbs
2827 Florida Avenue
Halethorpe, Maryland 21227

RE: Petition for Variance
Case No. 2016-0160-A
Property: 2827 Florida Avenue

Dear Mr. Dabbs:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE

(2827 Florida Avenue)

13th Election District

1st Council District

Matthew T. Dabbs

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0160-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Matthew T. Dabbs, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 400.1 as follows: (1) to permit an existing shed/garage (accessory structure) located in front yard in lieu of the required rear yard; and (2) to permit a front yard setback of 9' 4" in lieu of the required 25 ft. minimum. A site plan was marked as Petitioner's Exhibit 1.

Matthew T. Dabbs appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Both agencies opposed the requests.

The subject property is approximately 6,250 square feet and is zoned DR 5.5. The site is currently the subject of Violation Case # CC1514189.

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

ORDER RECEIVED FOR FILING

Date 3/15/16

By Den

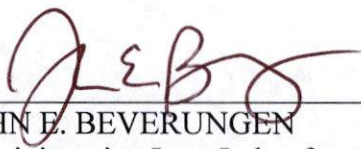
- necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

Petitioner has not met this test. No evidence was presented to establish the property is unique, and under Maryland law variances “are rarely appropriate.” *Cromwell*, 102 Md. App. At 711.

THEREFORE, IT IS ORDERED, this 15th day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“B.C.Z.R.”) § 400.1 as follows: (1) to permit an existing shed/garage (accessory structure) located in front yard in lieu of the required rear yard; and (2) to permit a front yard setback of 9’ 4” in lieu of the required 25 ft. minimum, be and is hereby DENIED.

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/sln

ORDER RECEIVED FOR FILING

Date 3/15/16

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 2827 FLORIDA AVE, HALETHORPE, MD which is presently zoned RESIDENTIAL DR5-

Deed References: _____ 10 Digit Tax Account # 1301540160

Property Owner(s) Printed Name(s) MATTHEW T. DABBS

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

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

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

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

3. X a Variance from Section(s) 400.1 BCZR To permit an existing shed (accessory structure) located in front yard in lieu the required rear yard. 400.1.d.(2) Zemp To permit a front yard set back of 9.4' in lieu the require 25' minimum 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):

MATTHEW T. DABBS

Name #1 - Type or Print

Name #2 - Type or Print

Matthew T Dabbs

Signature #1

Signature #2

2827 FLORIDA AVE. HALETHORPE MD.

Mailing Address City State

21227 / 443-562-6935 lunchboxmattos@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
3/15/16
Sen

CASE NUMBER 2016-0160-A Filing Date 1/7/16

Do Not Schedule Dates:

Reviewer GA

Case# 2016-0160-A

Zoning property description for 2827 Florida Ave

Beginning at a point on the south side of Florida Ave which is 50 feet right-of-way at the distance of 200 feet +/- east of the centerline of Brian Street which has a right-a-way width of 50 feet.

Being lot #27& 28, Block #1, in the subdivision of Baltimore Highlands as recorded in the Baltimore County Plat Book # 0003, Folio 0002, containing 6,250 SF of land area. Located in the 13th Election District and 1st Councilman District.



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3980117

Sold To:

Matthew Dabbs - CU00521068
2827 Florida Ave
Halethorpe, MD 21227-3637

Bill To:

Matthew Dabbs - CU00521068
2827 Florida Ave
Halethorpe, MD 21227-3637

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 23, 2016

NOTICE OF ZONING HEARING

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

Case: # 2016-0160-A
2827 Florida Avenue
S/S Florida Avenue, 200 ft. +/- East to the centerline of Brian Avenue
13th Election District - 1st Councilmanic District
Legal Owner(s) Matthew Dabbs

Variance: to permit an existing shed (accessory structure), located in the front yard in lieu of the required rear yard; to permit a front yard setback of 9' 4" in lieu of the required 25' minimum.

Hearing: Monday, March 14, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/802 Feb. 23 3980117

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2016-0160-A

RE: Case No.: _____

Petitioner/Developer: _____

Matthew Dabbs

March 14, 2016

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: _____

2827 Florida Ave

February 21, 2016

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 21 2016

(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)



KEVIN KAMENETZ
County Executive

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

January 21, 2016

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: 2016-0160-A

2827 Florida Avenue

S/S Florida Avenue, 200 ft. +/- East to the centerline of Brian Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Matthew Dabbs

Variance to permit an existing shed (accessory structure) located in the front yard in lieu of the required rear yard; to permit a front yard setback of 9' 4" in lieu of the require 25' minimum.

Hearing: Monday, March 14, 2016 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: Matthew Dabbs, 2827 Florida Avenue, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 23, 2016.**
- (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
Tuesday, February 23, 2016 Issue - Jeffersonian

Please forward billing to:
Matthew Dabbs
2827 Florida Avenue
Halethorpe, MD 21227

443-562-6935

NOTICE OF ZONING HEARING

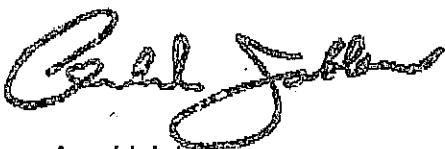
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CASE NUMBER: 2016-0160-A

2827 Florida Avenue
S/S Florida Avenue, 200 ft. +/- East to the centerline of Brian Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Matthew Dabbs

Variance to permit an existing shed (accessory structure) located in the front yard in lieu of the required rear yard; to permit a front yard setback of 9' 4" in lieu of the require 25' minimum.

Hearing: Monday, March 14, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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 VARIANCE
2827 Florida Avenue; S/S Florida Avenue,
200' E of c/line of Brian Avenue
13th Election & 1st Councilmanic Districts
Legal Owner(s): Matthew T. Dabbs
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-160-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
JAN 14 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of January, 2016, a copy of the foregoing Entry of Appearance was mailed to Matthew Dabbs, 2827 Florida Avenue, Halethorpe, Maryland 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 018544189 2016-0160-A
Petitioner: MATTHEW T. DABBS
Address or Location: 2827 FLORIDA AVE, HALETHORPE, MD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MATTHEW T. DABBS
Address: 2827 FLORIDA AVENUE
HALETHORPE, MARYLAND 21227
Telephone Number: 443-562-6935

1117E1H0831
9881 E08304 HAS 1117E
1117E1H0831 1117E1H0831

8834 EGGHANE IN
WHITHEM L DUREZ

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

No. **134198**
Date: **1/7/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
1/11/2016 1/07/2016 14:15:43 5

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		10150				75.00

SE: W505 KALVIN P90S LRB
XX RECEIPT N 234017 1/07/2016 OFLH
Bc 5 529 ZOWING VERIFICATION
CP NO. 134198

Receipt Tot. \$75.00
\$75.00 0.00 Ca
Baltimore County, Maryland

Total: **75.00**

Rec From: Matthew Dabbs
For: 1/1
VALUATION FOR 2017 FIDUCIARY TAX
CHASE # 2016-1/1/16-1

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 9, 2016

Matthew T Dabbs
2827 Florida Avenue
Halethorpe MD 21227

RE: Case Number: 2016-0160 A, Address: 2827 Florida Avenue

Dear Mr. Dabbs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 7, 2016. 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 with a large, stylized "J" at the end.

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: 1/13/16

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

RE: Baltimore County
Item No. 2016-0160A
Variance
Matthew T. Dabbs
2827 Florida 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. 2016-0160A.

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', is written over a horizontal line.

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

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

3114

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: January 28, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-160

RECEIVED

FEB 01 2016

INFORMATION:

Property Address: 2827 Florida Avenue
Petitioner: Matthew T. Dabbs
Zoning: DR 5.5
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit an existing accessory shed to be located in the front yard and to have a front yard setback of 9'4" in lieu of the required rear yard and 25' respectively.

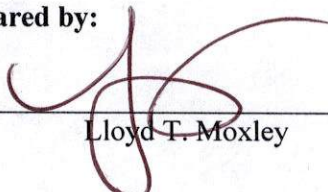
A site visit was conducted on January 15, 2016.

The Department **objects** to granting the petitioned zoning relief.

As calculated by the dimensions provided by the Petitioner and as supported by the photos taken by the Department of the subject property, the existing shed occupies an overly excessive portion of the front yard while projecting into the established streetscape in a way that is disruptive to this attractive neighborhood. Save for the illegally placed accessory structure, of which no other similar example can be found on Florida Avenue, there is nothing unique about the property justifying the grant of a variance.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Matthew T. Dabbs
Office of the Administrative Hearings
People's Counsel for Baltimore County

3/14

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 19 2016

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: January 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0160-A
Address 2827 Florida Avenue
(Dabbs Property)

Zoning Advisory Committee Meeting of January 19, 2016.

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

Reviewer: Steve Ford

Date: 01-19-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 18, 2016
Item No. 2016-0160

DATE: January 21, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

The shed is out of conformance with setbacks and appearance with surrounding homes. It should be removed.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0160-01182016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: January 28, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-160

INFORMATION:

Property Address: 2827 Florida Avenue
Petitioner: Matthew T. Dabbs
Zoning: DR 5.5
Requested Action: Variance

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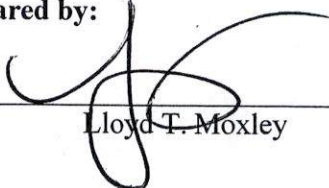
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For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Matthew T. Dabbs
Office of the Administrative Hearings
People's Counsel for Baltimore County

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>1/21</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>1/19</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
	FIRE DEPARTMENT	
<u>1/28</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>1/13/16</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: <u>2/23/16</u>	
SIGN POSTING	Date: <u>2/21/16</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

DABBS MATTHEW T
2827 FLORIDA AVE
BALTIMORE, MD 21227-3637

CASE NUMBER	PROP.TAX ID
CC1514189	1301540160
VIOLATION ADDRESS	
2827 FLORIDA AVE HALETHORPE, MD 21227-3637	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
Other Violation(s) B.C.Z.R 400: Illegal accessory structure	B.C.Z.R 500.4 building permits is needed for accessory structure. Accessory structures are only permitted in rear yard and cannot occupy no more than 40% of yard.

Failure to comply with this correction notice, may result in a \$200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 01/11/2016	INSPECTOR NAME: Shaun Crawford
	ISSUED DATE: 12/11/2015

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
 - (a) on how to correct the violation(s) in order to avoid trial or
 - (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

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 - 1301540160							
Owner Information									
Owner Name:		DABBS MATTHEW T				Use:		RESIDENTIAL	
Mailing Address:		2827 FLORIDA AVE BALTIMORE MD 21227-3637				Principal Residence:		YES	
						Deed Reference:		/31313/ 00040	
Location & Structure Information									
Premises Address:		2827 FLORIDA AVE 0-0000				Legal Description:		LT 27,28 2827 FLORIDA AVE BALTIMORE HIGHLANDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0109	0011	0386		0000		1	27	2016	Plat Ref:
									0003/0002
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:			
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1953		1,341 SF					6,250 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	1 full					
Value Information									
			Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016				
Land:			63,200	63,200					
Improvements			81,200	98,000					
Total:			144,400	161,200	144,400		150,000		
Preferential Land:			0				0		
Transfer Information									
Seller: MCGRANE PATRICIA A				Date: 10/21/2011		Price: \$127,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /31313/ 00040		Deed2:			
Seller: ANDRZEJEWSKI WALTER J				Date: 03/27/2001		Price: \$84,800			
Type: NON-ARMS LENGTH OTHER				Deed1: /15070/ 00236		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: Approved 12/13/2011									

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.

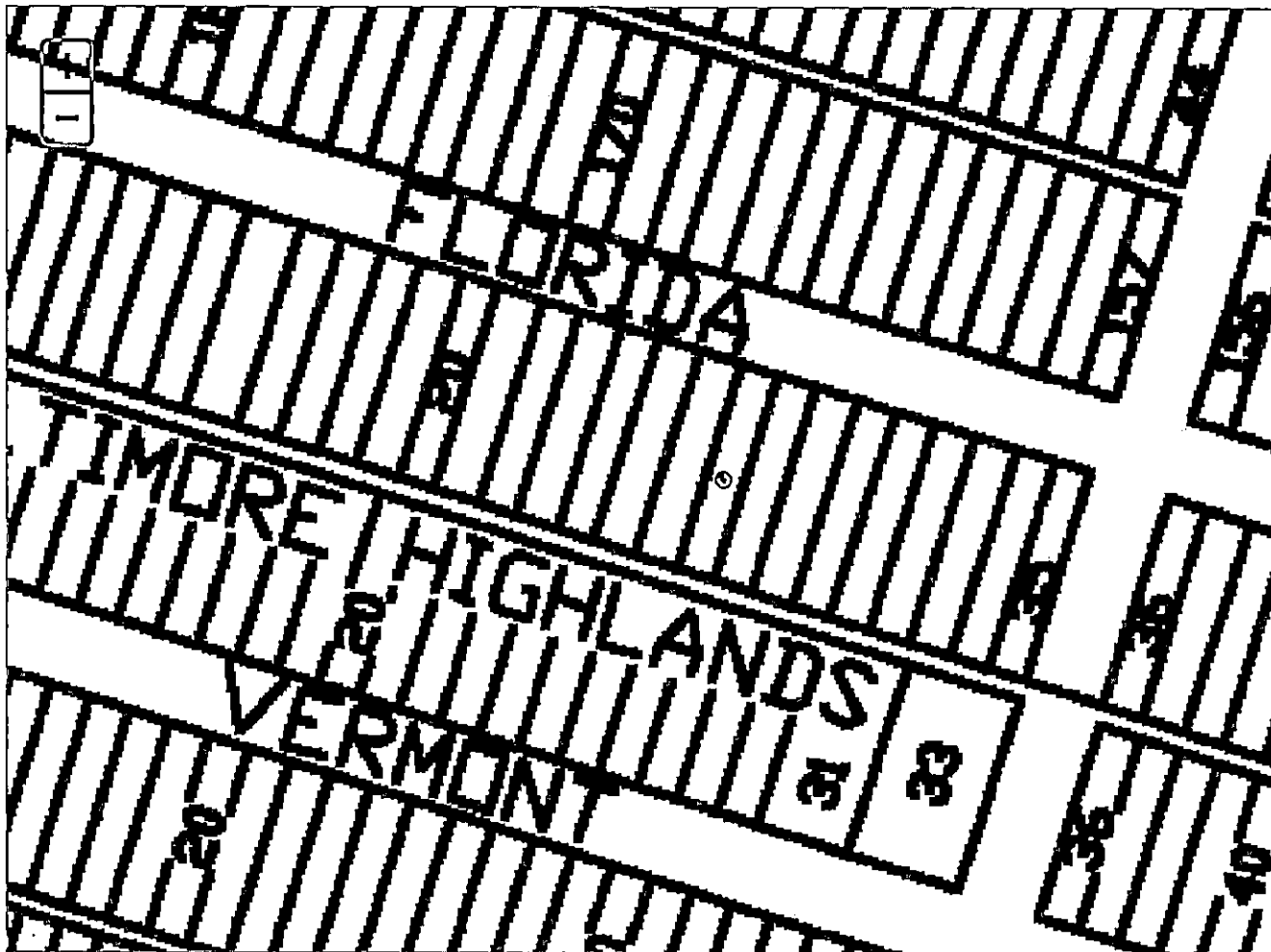
Real Property Data Search (w4)

Guide to searching the database

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Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
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Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	YES	STANDARD UNIT	SIDING	1 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2015		07/01/2016		
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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: Approved 12/13/2011										

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **13** Account Number: **1301540160**

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>).









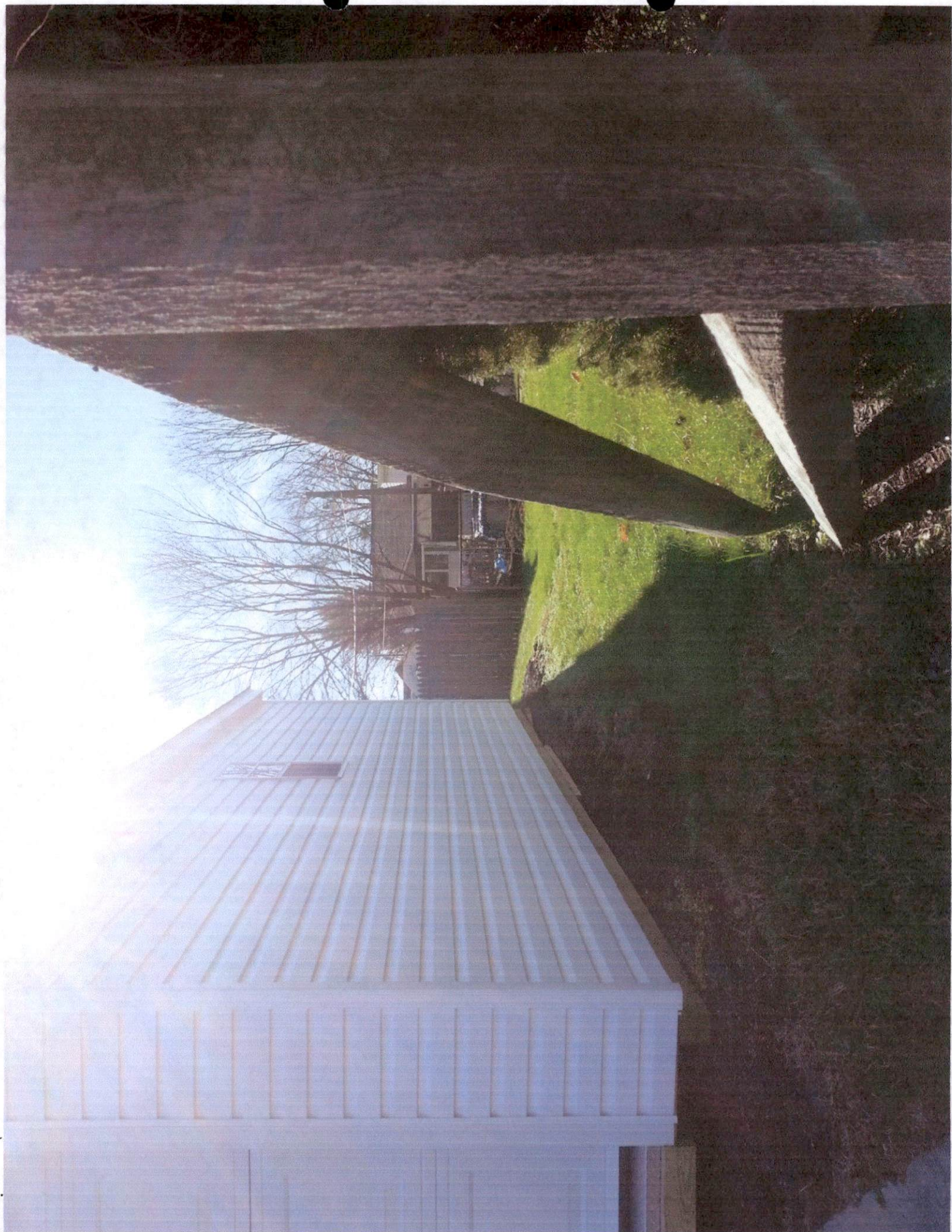






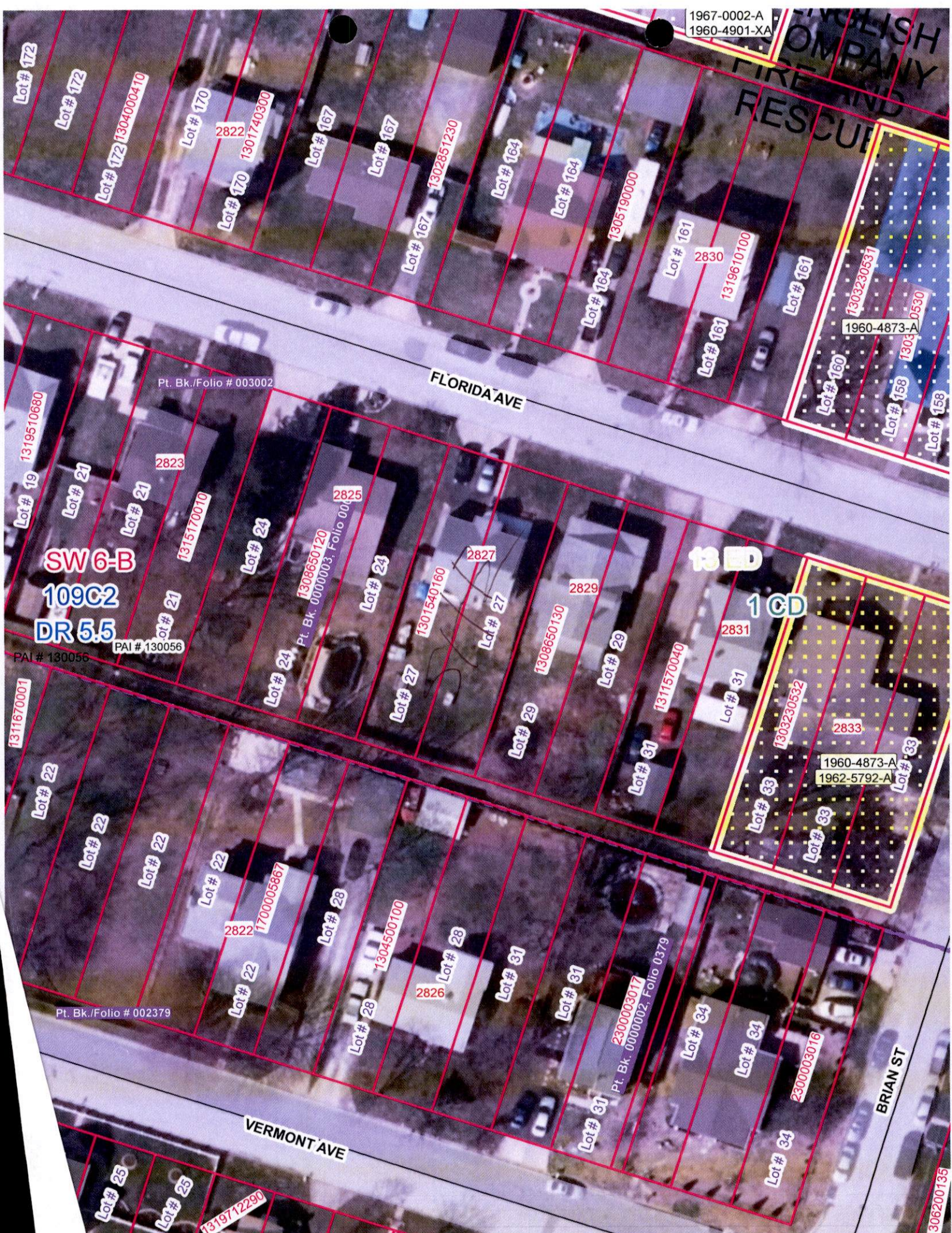












1967-0002-A
1960-4901-XA

FIRE AND
RESCUE

Lot # 172
Lot # 172

Lot # 172 1304000410

Lot # 170

2822
Lot # 170 1301740300

Lot # 167

Lot # 167

Lot # 167 1302851230

Lot # 164

Lot # 164

Lot # 164 1305190000

Lot # 161

2830
Lot # 161 1319610100

Lot # 161

1303230537

1960-4873-A

Lot # 160

13030530

Lot # 158

Lot # 158

Pt. Bk./Folio # 003002

FLORIDA AVE

Lot # 19 1319510680

Lot # 21

Lot # 21

2823

Lot # 21 1315170010

Lot # 24

2825
Lot # 24 1308650120

Pt. Bk. 000003, Folio 000

Lot # 24

Lot # 27 1301540180

2827
Lot # 27

2829
Lot # 29 1308650130

Lot # 29

Lot # 31 1311570040

Lot # 31

1 CD

2831

Lot # 33 1303230532

2833
Lot # 33 1960-4873-A
1962-5792-A

Lot # 33

PAI # 130056

SW 6-B
109C2
DR 5.5

1311670001

Lot # 22

Lot # 22

Lot # 22

Lot # 22

2822

Lot # 22 1700005867

Lot # 28

Lot # 28 1304500100

2826

Lot # 28

Lot # 31

Lot # 31

Lot # 31 2300003017

Pt. Bk. 0000002, Folio 0379

Lot # 34

Lot # 34

Lot # 34 2300003016

BRIAN ST

Pt. Bk./Folio # 002379

VERMONT AVE

Lot # 25

Lot # 25

1319712290

1306200135

Pt. Bk. 0000003, Folio 0002

1967-0002-A
1960-4901-XA

Pt. Bk./Folio # 003002

FLORIDA AVE

109C2

DR 5.5

PAI # 130056

SW 6-B

1 CD

13 ED
1960-4873-A
1962-5792-A

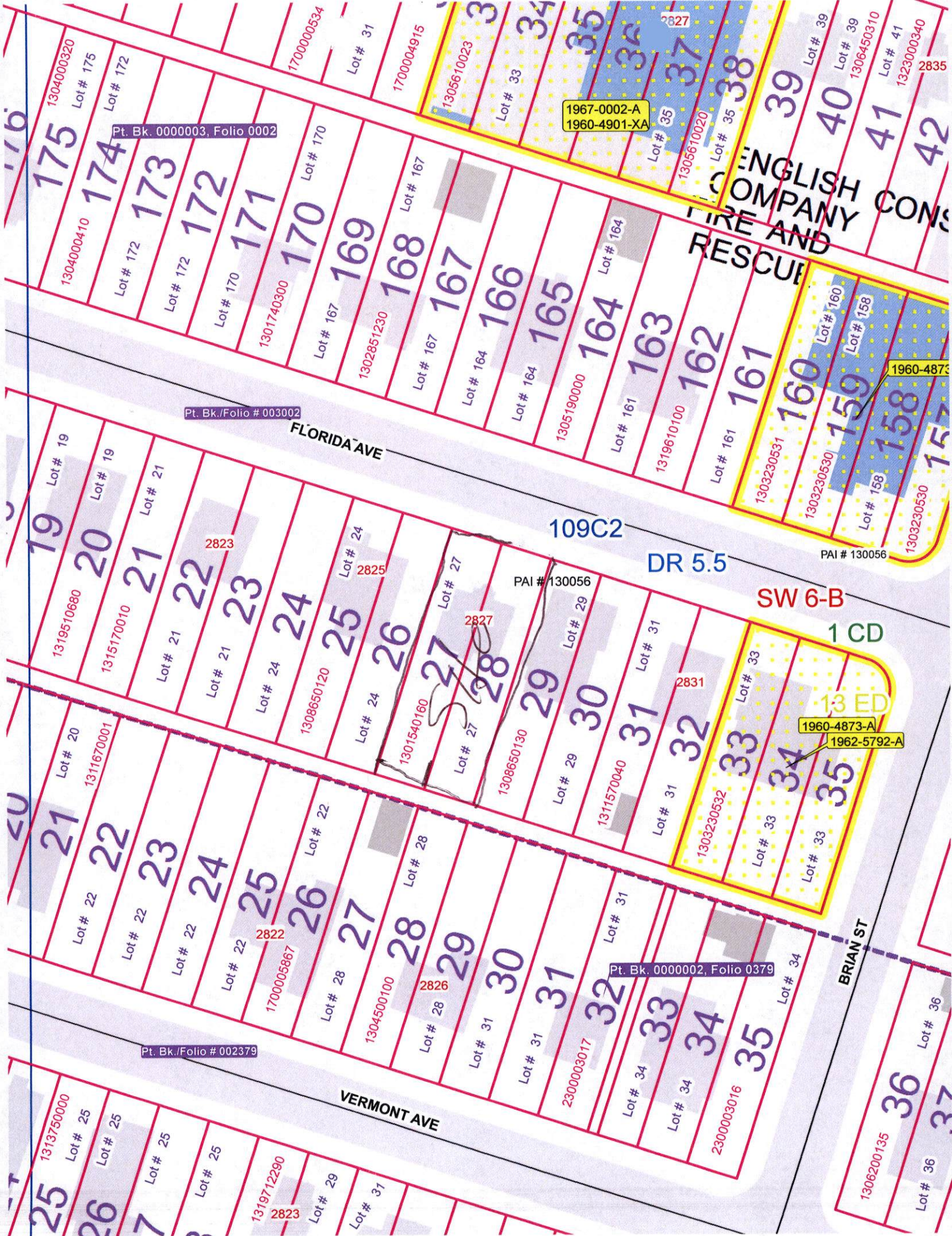
Pt. Bk. 0000002, Folio 0379

Pt. Bk./Folio # 002379

VERMONT AVE

BRIAN ST

ENGLISH COMPANY CONSTRUCTION
FIRE AND RESCUE



**ZONING PROPERTY DESCRIPTION FOR: 2827 FLORIDA AVENUE, HALETHORPE, MARYLAND
21227**

1. There is not enough area on either side of house to move the garage to the backyard.
2. We would need to build a retaining wall and level the existing driveway by 14 to 16 inches in depth and 4 foot wide for use.
3. In order to put a garage in backyard I would need to utilize the neighbors property of about 4 feet. Property is unlevel so we would need to level it also.
4. We would need to remove existing fence.
5. My property is very unlevel compared to all the other properties in the area. My house sits higher than others.
6. Curb to curb measurements are 30 feet.
7. Closest intersection of Brian Street is approximately 208 feet from property.

**ZONING PROPERTY DESCRIPTION FOR: 2827 FLORIDA AVENUE, HALETHORPE, MARYLAND
21227**

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6. Curb to curb measurements are 30 feet.
7. Closest intersection of Brian Street is approximately 208 feet from property.

STOLTZFUS STRUCTURES

12'-6"

#B

Customer Information

Name: Matt Dabbs
Address: 2827 Florida Ave

Deposit: \$1,000
Delivery Date: **Ready**

Halethorpe MD 21227

Invoice Number: 16172

Phone 1: 443-562-6935
Phone 2:
Email: lunchboxmatt05@yahoo.com
Date Of Order: November 16, 2015

By: Heidi

Notes:

Thurs 10th
10-1 pm

Order Information

Colors

12x20 A-Frame Garage

Siding:

White Vinyl

Trim:

White

Shingle:

Granite

Doors:

White

Exterior: **Vinyl**

Additional Options

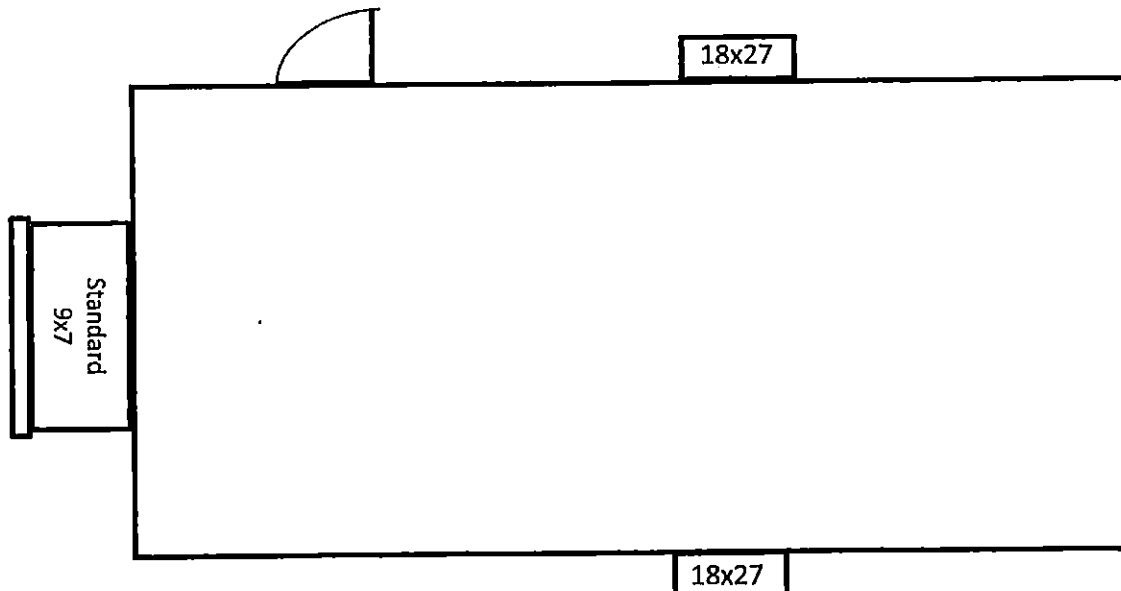
2x4=12 OC

3/4 TG FLOORING

1-36" Single Door on Left 1' From Front HL

White Fiberglass

9x7 White Overhead Door



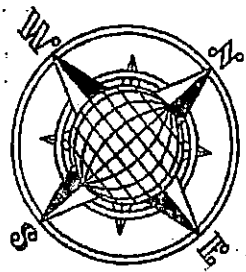
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2827 FLORIDA AVE. OWNER(S) NAME(S) MATTHEW DABBS

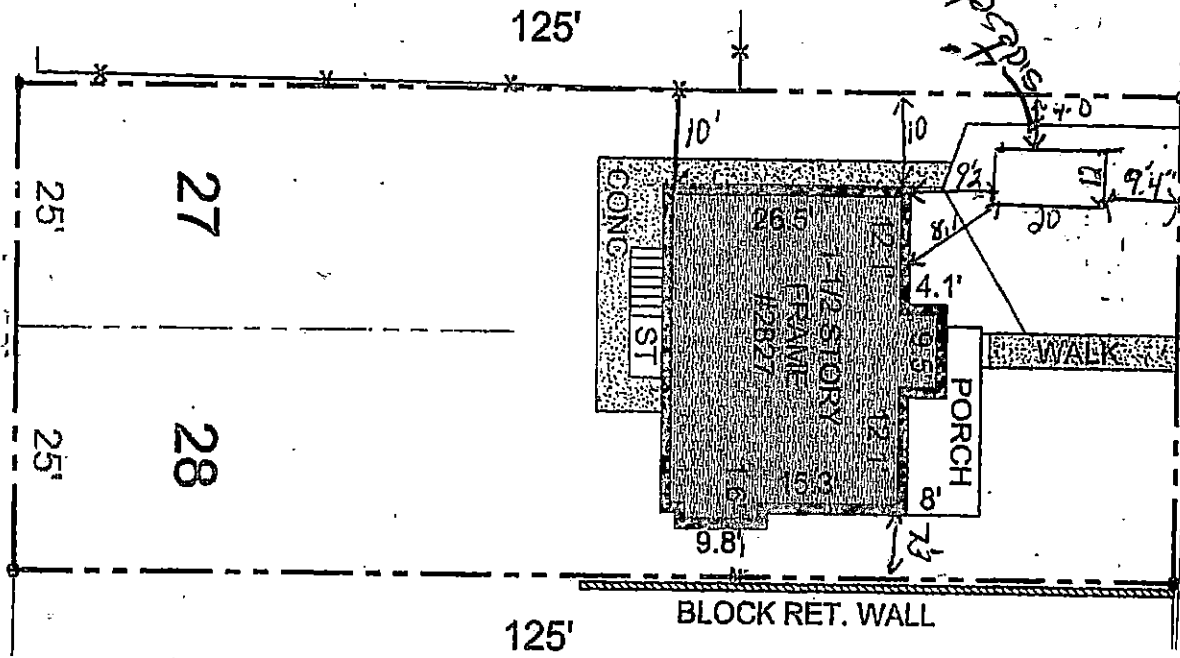
SUBDIVISION NAME BALTIMORE HIGHLANDS-PLAT No 2 LOT # 2827 BLOCK # 1 SECTION # N/A

PLAT BOOK # 3 FOLIO # 2 10 DIGIT TAX # L301540 L60 DEED REF. # 31313-1-00040

PLAT NORTH



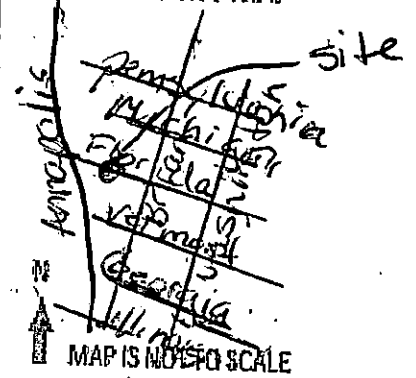
N



PLAN DRAWN BY Matthew Dabbs

DATE 12/19/15 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP # 10902

SITE ZONED DR 5.5

ELECTION DISTRICT 13th

COUNCIL DISTRICT 1st

LOT AREA ACREAGE 0.647

OR SQUARE FEET 6,250

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

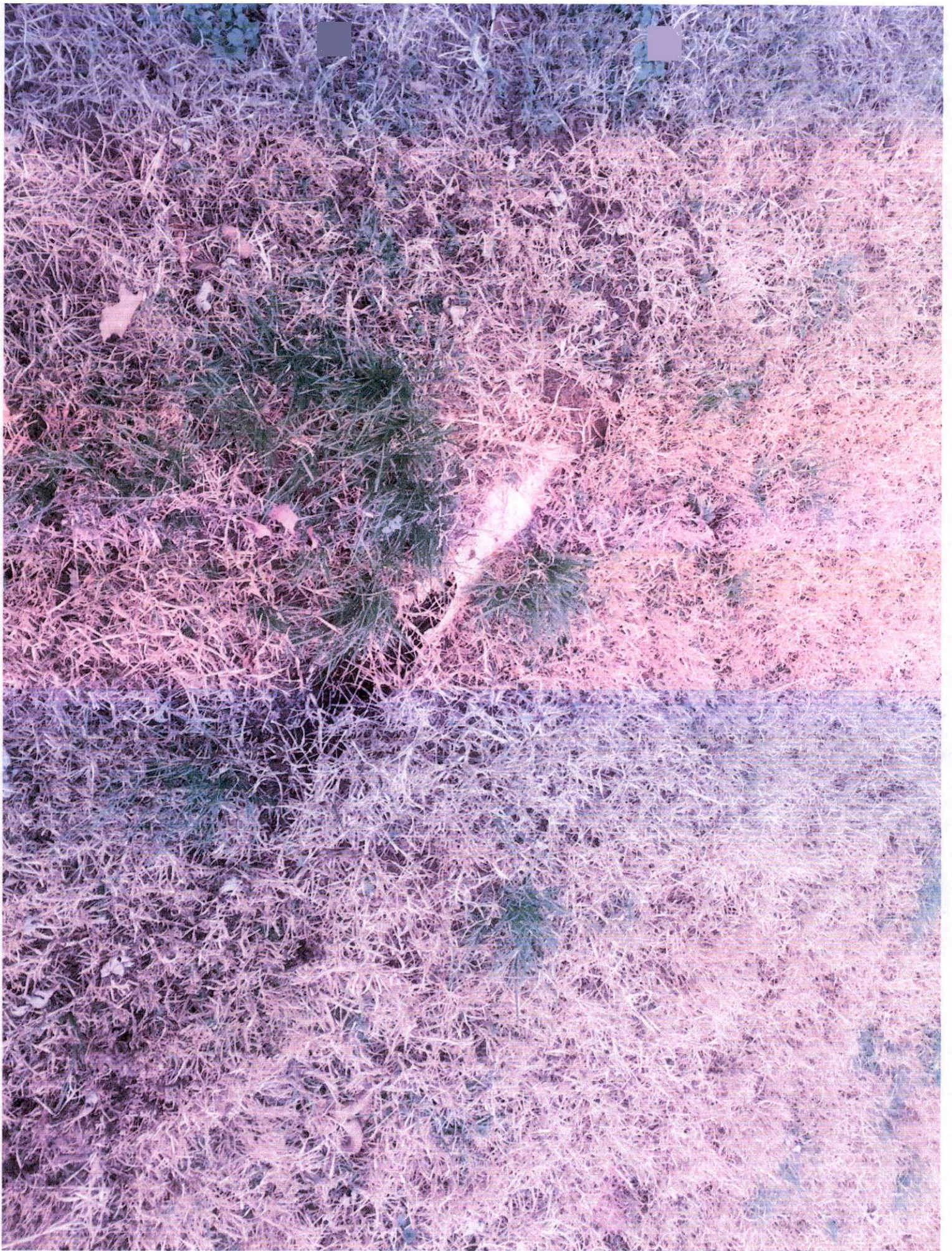
PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CC1514189

2016-0160-A







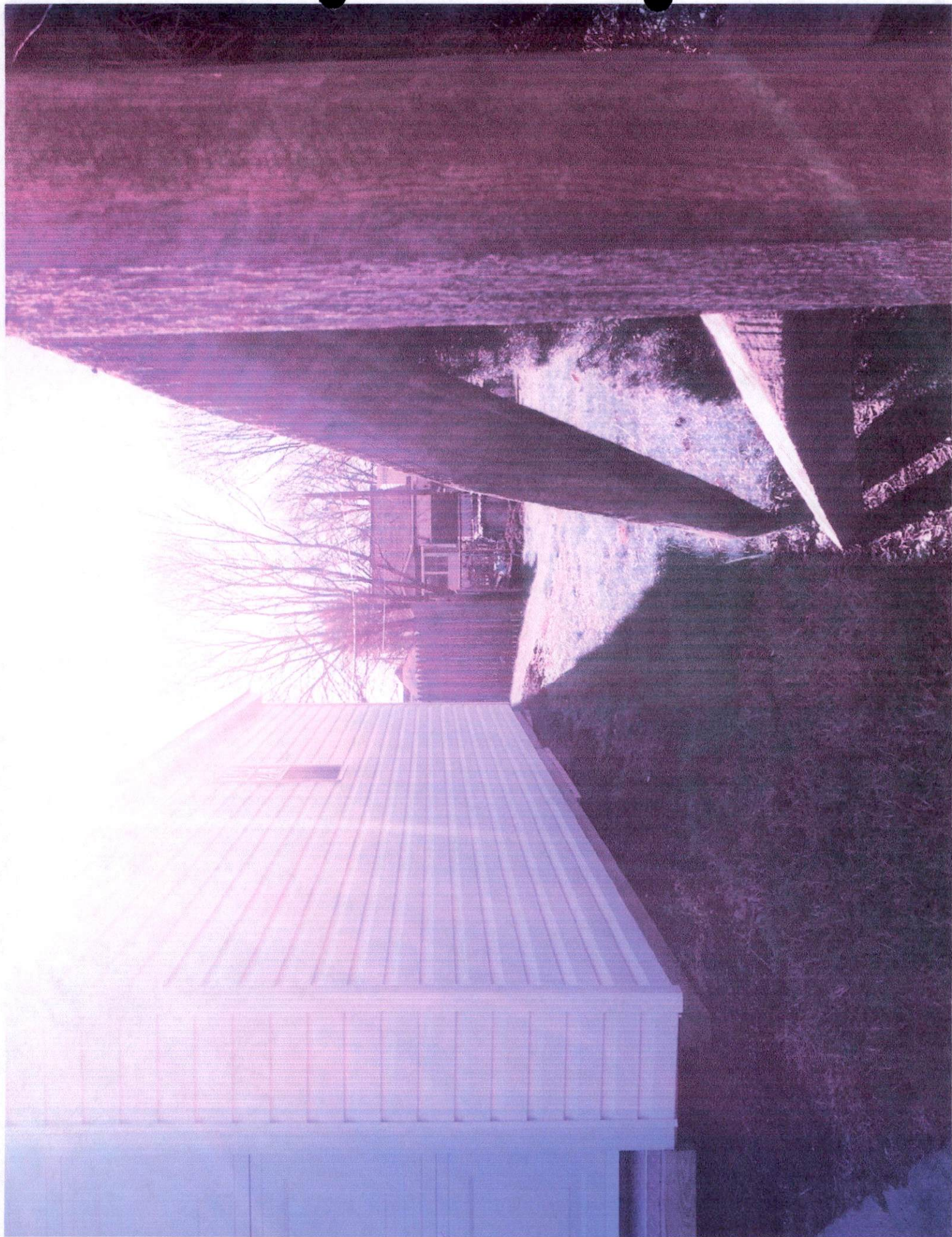










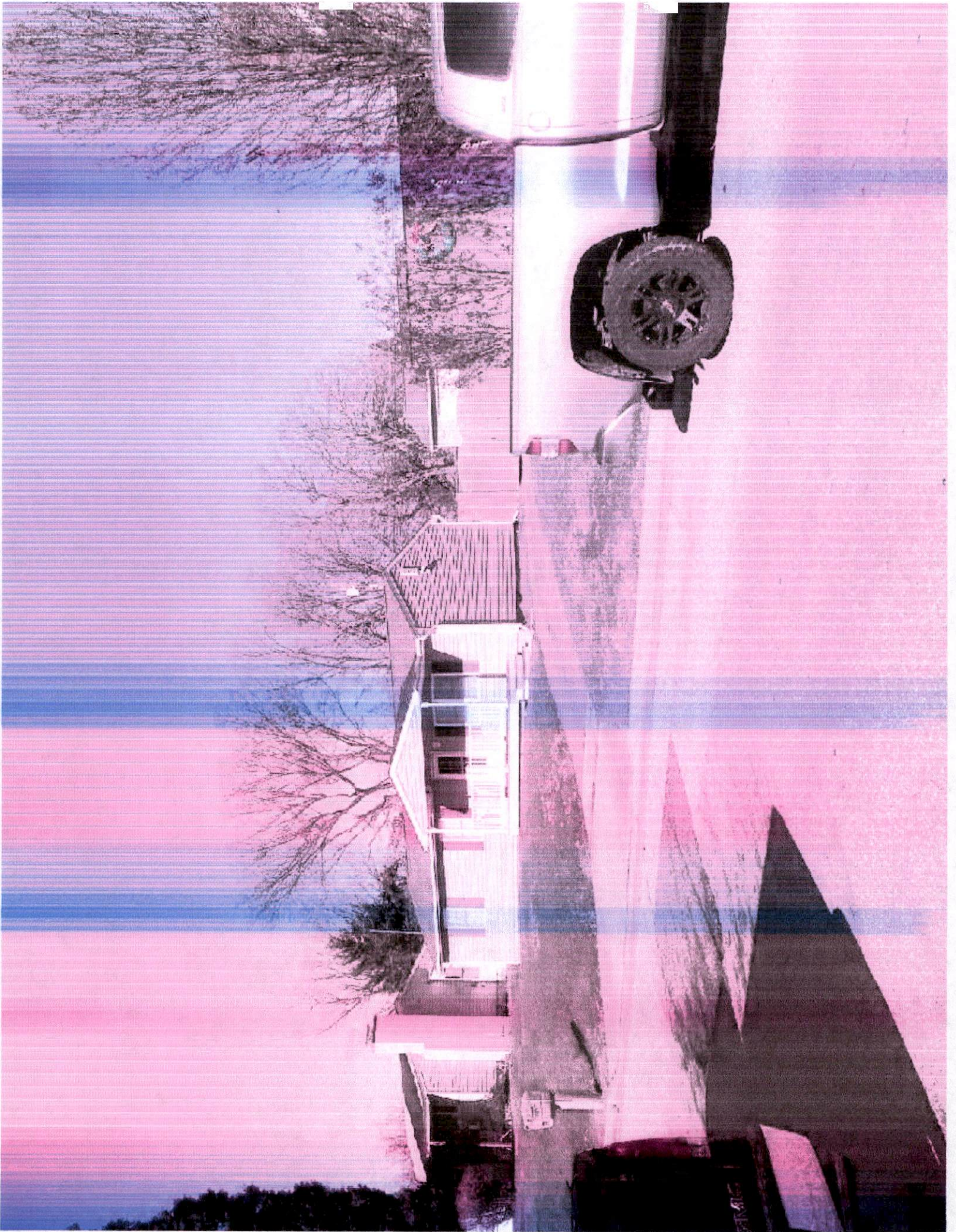












Stoltzfus Structures, LLC
 5075 Lower Valley Road
 Atglen, PA 19310

PH: (610)593-7700
 Fax: (610)593-7701



www.mysheds.net

Invoice

Date	Invoice #
11/17/2015	16172

Bill To
Matt Dabbs 2827 Flordia Avenue Halethorpe, MD 21227

Ship To
Matt Dabbs 2827 Flordia Avenue Halethorpe, MD 21227

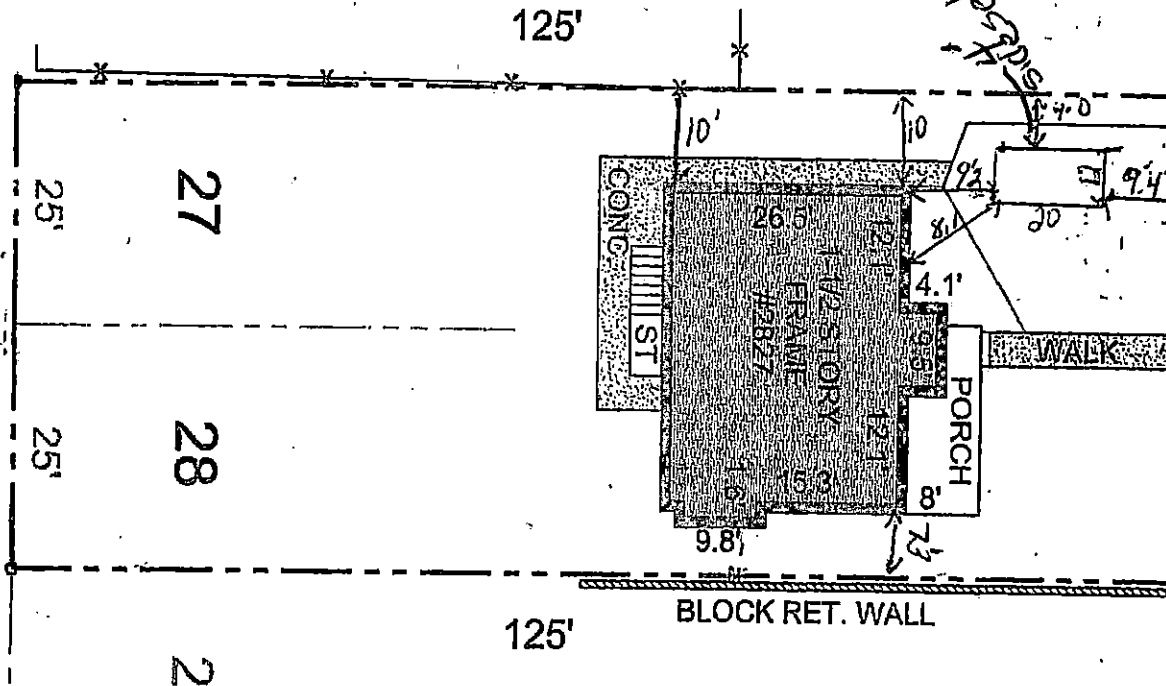
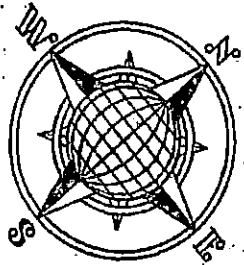
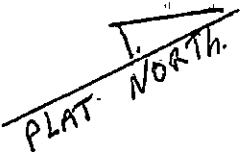
Customer Phone	Customer Alt. Phone	P.O. No.	Terms	Rep	Ship Date
(443) 562-6935			Due on receipt	HS	11/17/2015
Item	Description	Qty	Rate	Amount	
AFGARAGEV...	12 x 20 A-Frame Garage, Vinyl COLOR-- White Vinyl TRIM--White (White Doors) ROOF-- Granite STANDARD FEATURES INCLUDE: - 4x4 Pressure-Treated Foundation Runners - 2 x 4 Floor Joists 12"OC - 3/4" T&G Smart Finish Wood Flooring - 2 x 4 Wall Studs 16"OC - 7' Side Walls - Cedar Creek Vinyl Siding - 1 - 3'x6'6" Side Entry Door - 2 -18"x27" Slider Windows - 9x7 Overhead Door - 2x4 Rafters 16" OC - 1/2" Wood Sheeting on Roof - Tar Paper - 30 Yr Architectural Shingles	1	3,905.00	3,905.00	T
FREIGHT	FREIGHT	1	304.50	304.50	

HIA #PA024682

Payment Terms: A minimum deposit of \$1000 is required at the time building is ordered.
 Deposit may be charged to Visa/Master Card. 50% deposit required prior to
 (scheduled)delivery. Balance due upon delivery of structure. Cash or (personal) Check
 preferred.

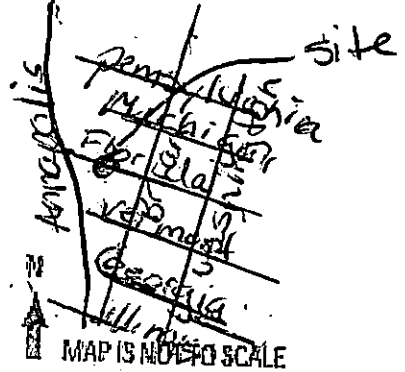
Subtotal	\$4,209.50
Sales Tax	\$0.00
Total	\$4,209.50
Payments/Credits	-\$4,209.50
Balance Due	\$0.00

SUBDIVISION NAME BALTIMORE HIGHLANDS-PLAT No. 2 LOT # 2837 BLOCK # 1 SECTION # N/A
PLAT BOOK # 3 FOLIO # 2 10 DIGIT TAX # L301540160 DEED REF. # 3B13-1-00040



PLAN DRAWN BY DAVID P. BELL DATE 12/19/15 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 10902

SITE ZONED DR 5.5

ELECTION DISTRICT 13th

COUNCIL DISTRICT 15

LOT AREA/ACREAGE 0.187825

OR SQUARE FEET 6,250

HISTORIC? NO

IN CBQ4? No

IN FLOOD PLAIN? *NO*

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

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