

MEMORANDUM

DATE: May 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0169-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 27, 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

IN RE: PETITION FOR VARIANCE

(11505 Jerome Avenue)

11th Election District

6th Council District

Isaac Properties, LLC

Legal Owner

Petitioner

*

*

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0169-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 Isaac Properties, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to allow a front yard setback of 40 ft. in lieu of the required average setback of 60 ft. maximum required, pursuant to B.C.Z.R. §303.1; and (2) to allow a rear yard setback of 30 ft. in lieu of the required 40 ft., pursuant to B.C.Z.R. §1B02.3.C.1. A site plan was marked as Petitioner's Exhibit 1.

Jake Ruppert and professional engineer Rick Richardson appeared in support of the Petition. One neighbor attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

The subject property is approximately 110,847 square feet and is zoned DR 2 and DR 3.5. Petitioner proposes to subdivide the property to create a three lot subdivision (one lot with an existing SFD and two new lots). To do so requires variance relief.

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

ORDER RECEIVED FOR FILING

Date 3-28-16

By Sen

- (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 is irregularly shaped (i.e., triangular) and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the proposed improvements. 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 Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 28th 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.") as follows: (1) to allow a front yard setback of 40 ft. in lieu of the required average setback of 60 ft. maximum required, pursuant to §303.1; and (2) to allow a rear yard setback of 30 ft. in lieu of the required 40 ft., pursuant to §1B02.3.C.1, be and is hereby GRANTED.

The relief granted herein shall be subject to 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 its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 3-28-16

By sen

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 3-28-16

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 11505 Jerome Avenue which is presently zoned DR 3.5 & DR 5.5
 Deed References: 32229/462 10 Digit Tax Account # 1600003710
 Property Owner(s) Printed Name(s) Isaac Properties, LLC

(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) (See Attached information)

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 THE 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 _____ City _____ State _____

Zip Code _____ / Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / Telephone # _____ Email Address _____

CASE NUMBER 2016-0169-A Filing Date 1/20/16

Legal Owners (Petitioners):

Isaac Properites, LLC/

Name #1 - Type or Print _____

Name #2 - Type or Print _____

Signature #1 [Signature]

Signature #2 _____

9654A Belair Road

Baltimore

MD

Mailing Address _____

City _____

State _____

21236

/ 410-256-0793

/jake.ruppert@rupperthomesinc.com

Zip Code _____

Telephone # _____

Email Address _____

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print _____

Signature _____

30 E. Padonia Road, Suite 500

Timonium

MD

Mailing Address _____

City _____

State _____

21093

/ 410-560-1502

/ Rick@RichardsonEngineering.net

Zip Code _____

Telephone # _____

Email Address _____

Do Not Schedule Dates: _____

Reviewer [Signature]

Petition for 11505 Jerome Avenue

Variance Request

Variance per section 303.1 to allow a front yard setback of 40' in lieu of the required average setback of 60' maximum required.

Variance per Section 1B02.3.C.1 to allow a rear yard setback of 30' in lieu of the required 40'.

Item #0169

**ZONING DESCRIPTION
11505 JEROME AVENUE
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Allender Road (70' right-of-way) at a distance of 100 feet South from the centerline intersection of Allender Road and Jerome Avenue (50' right-of-way), thence binding on the East side right-of-way line of Allender Road the following courses and distances; (1) North 29 degrees 42 minutes 22 seconds West 56.59 feet, (2) North 07 degrees 21 minutes 25 seconds West 18.63 feet to a point on the South side right-of-way line of Jerome Avenue, thence binding on said right-of-way (3) North 60 degrees 17 minutes 01 seconds East 22.93 feet, (4) by a curve to the left with an arc length of 98.56 feet and a radius of 225.00 feet, (5) North 35 degrees 11 minutes 08 seconds East 47.36 feet, thence leaving the south side right-of-way (6) North 54 degrees 48 minutes 52 seconds West 25.00 feet to the centerline of Jerome Avenue, thence binding on said centerline (7) North 34 degrees 35 minutes 48 seconds East 137.75 feet, (8) North 36 degrees 17 minutes 37 seconds East 90.68 feet, (9) North 38 degrees 03 minutes 20 seconds East 30.60 feet, thence along a line of division (10) South 71 degrees 51 minutes 45 seconds 409.24 feet to a point on the North side right-of-way of the B & O Railroad, thence binding on said right-of-way (11) South 65 degrees 12 minutes 15 seconds West 670.14 feet to the point of beginning;

Containing a net area of 103,598 square feet, or 2.378 acres of land, more or less.

Item #0169



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 4005966

Sold To:

Jake Ruppert - CU00523002
9654 Belair Rd
Nottingham, MD 21236-1129

Bill To:

Jake Ruppert - CU00523002
9654 Belair Rd
Nottingham, MD 21236-1129

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

Mar 03, 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: # 2016-0169-A
11505 Jerome Avenue
SE/S of Jerome Avenue, 30 ft. E. of centerline of Allender Road
11th Election District - 6th Councilmanic District
Legal Owner(s) Isaac Properties, LLC

Variance: to allow a front yard setback of 40 ft. in lieu of the required average setback of 60 ft. maximum required; to allow a rear yard setback of 30 ft. in lieu of the required 40 ft.

Hearing: Friday, March 25, 2016 at 1:30 p.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.

3/009 March 3 4005966

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2016-0169-A

RE: Case No.: _____

Petitioner/Developer: _____

Isaac Properties, LLC

March 25, 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: _____

11505 Jerome Avenue

February 28, 2016

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



Sincerely,

February 28 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

February 3, 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: 2016-0169-A

11505 Jerome Avenue

SE/s of Jerome Avenue, 30 ft. E/of centerline of Allender Road

11th Election District – 6th Councilmanic District

Legal Owners: Isaac Properties, LLC

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Hearing: Friday, March 25, 2016 at 1:30 p.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: Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093
Isaac Properties, Inc., 9654A Belair Road, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 5, 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
Thursday, March 3, 2016 Issue - Jeffersonian

Please forward billing to:
Jake Ruppert
9654 Belair Road
Baltimore, MD 21236

410-256-0793

NOTICE OF ZONING HEARING

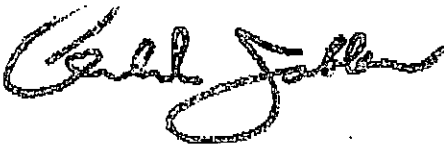
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105 West Chesapeake Avenue, Towson 21204



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	*	BEFORE THE OFFICE
11505 Jerome Avenue; SE/S of Jerome Avenue,	*	OF ADMINSTRATIVE
30' E of c/line of Allender Road	*	HEARINGS FOR
11 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Issac Properties LLC	*	2016-169-A
Petitioner(s)		

* * * * *

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 29 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 29th day of January, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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 - 0169 - A

Petitioner: ISAAC PROPERTIES, LLC

Address or Location: 11505 JEROME AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAKE RUPPERT

Address: 9654A BELAIR RD

BALTIMORE MD 21236

Telephone Number: 410-256-0793

Revised 2/20/98 - SCJ

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

No. **134143**

Date: **1/20/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
1/20/2016 1/20/2016 10:16:43 4

REI 0304 WALKIN KSHI KTS
>>> RECEIPT # 394340 1/20/2016 CFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				\$75	CR

5 528 ZONING VERIFICATION
CR NO. 134143

Recpt Tot \$75.00
\$75.00 CK 1.00 CA
Baltimore County, Maryland

Total: **\$75**

Rec From:

For: **Zoning Hearing - case # 2016-0167-A**

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 17, 2016

Isaac Properties LLC
9654 A Belair Road
Baltimore MD 21236

RE: Case Number 2016-0169 A, Address: 11505 Jerome Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 20, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 1/27/16

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

RE: Baltimore County
Item No. 2016-0168-A
Variance
Issac Properties LLC
11505 Jerome 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. 2016-0168-A.

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 "Richard Zeller".

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

DWP/RAZ

3-25

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: February 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-169

RECEIVED
FEB 22 2016
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 11505 Jerome Avenue
Petitioner: Isaac Properties, LLC
Zoning: DR 3.5, DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a front yard setback of 40 feet and a rear yard setback of 30 feet in lieu of the required average front yard setback of 60 feet and rear yard setback of 40 feet respectively. A site visit was conducted on February 3, 2016. The Department of Planning understands that the subject property will likely require further development approval from Baltimore County. This recommendation does not constitute Department of Planning approval in any future review.

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

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

FEB 04 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: February 4, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0169-A
Address 11505 Jerome Avenue
(Issac Property)

Zoning Advisory Committee Meeting of February 1, 2016.

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

Reviewer: Steve Ford

Date: 02-04-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: February 4, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2016
Item No. 2016-0165, 0166, 0167, 0168, 0169 and 0171

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC02012016.doc

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**



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

DATE: February 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-169

INFORMATION:

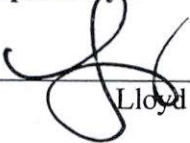
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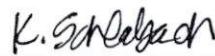
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2016-169-A
DATE 3-25-2016

[illegible]

CASE NAME

CASE NUMBER

DATE _____

2016-169

3-25-2016

E - MAIL

ICDHANN
[w] COMCAST.NET

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>2/4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/c</u>
<u>2/4</u>	DEPS (if not received, date e-mail sent _____)	<u>N/c</u>
	FIRE DEPARTMENT	
<u>2/18</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj w/ comment</u>
<u>1/27</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>3-3-16</u>	
SIGN POSTING	Date: <u>2-28-16</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1600003710							
Owner Information									
Owner Name:		ISAAC PROPERTY LLC				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		1314 RICHARDSON ST BALTIMORE MD 21230-				Deed Reference:		/36864/ 00001	
Location & Structure Information									
Premises Address:		11505 JEROME AVE 0-0000				Legal Description:		2.3720 AC ES ALLENDER RD SE COR JEROME AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0073	0008	0024		0000				2015	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1975		1,404 SF					2.3700 AC		04
Stories 1	Basement YES	Type STANDARD UNIT		Exterior FRAME	Full/Half Bath 1 full/ 1 half		Garage 1Att/1Det	Last Major Renovation	
Value Information									
			Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		
Land:			136,400		136,400		As of 07/01/2016		
Improvements			147,900		176,400				
Total:			284,300		312,800		293,800		303,300
Preferential Land:			0						0
Transfer Information									
Seller: TRENT LEWIS R,JR Type: ARMS LENGTH IMPROVED				Date: 11/10/2015 Deed1: /36864/ 00001				Price: \$325,000 Deed2:	
Seller: TRENT LEWIS R JR Type: NON-ARMS LENGTH OTHER				Date: 06/22/2012 Deed1: /32229/ 00462				Price: \$0 Deed2:	
Seller: HESS HANNA V Type: ARMS LENGTH IMPROVED				Date: 10/02/1973 Deed1: /05399/ 00427				Price: \$11,000 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									

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

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>).

Case No.: 2016-0169-A

Exhibit Sheet

3-28-16
pen

Petitioner/Developer

DW
5-3-16

Protestant

No. 1	site plan	2 photos of nearby home
No. 2	aerial photo	
No. 3	topo. map	
No. 4	photo - Allander Rd.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



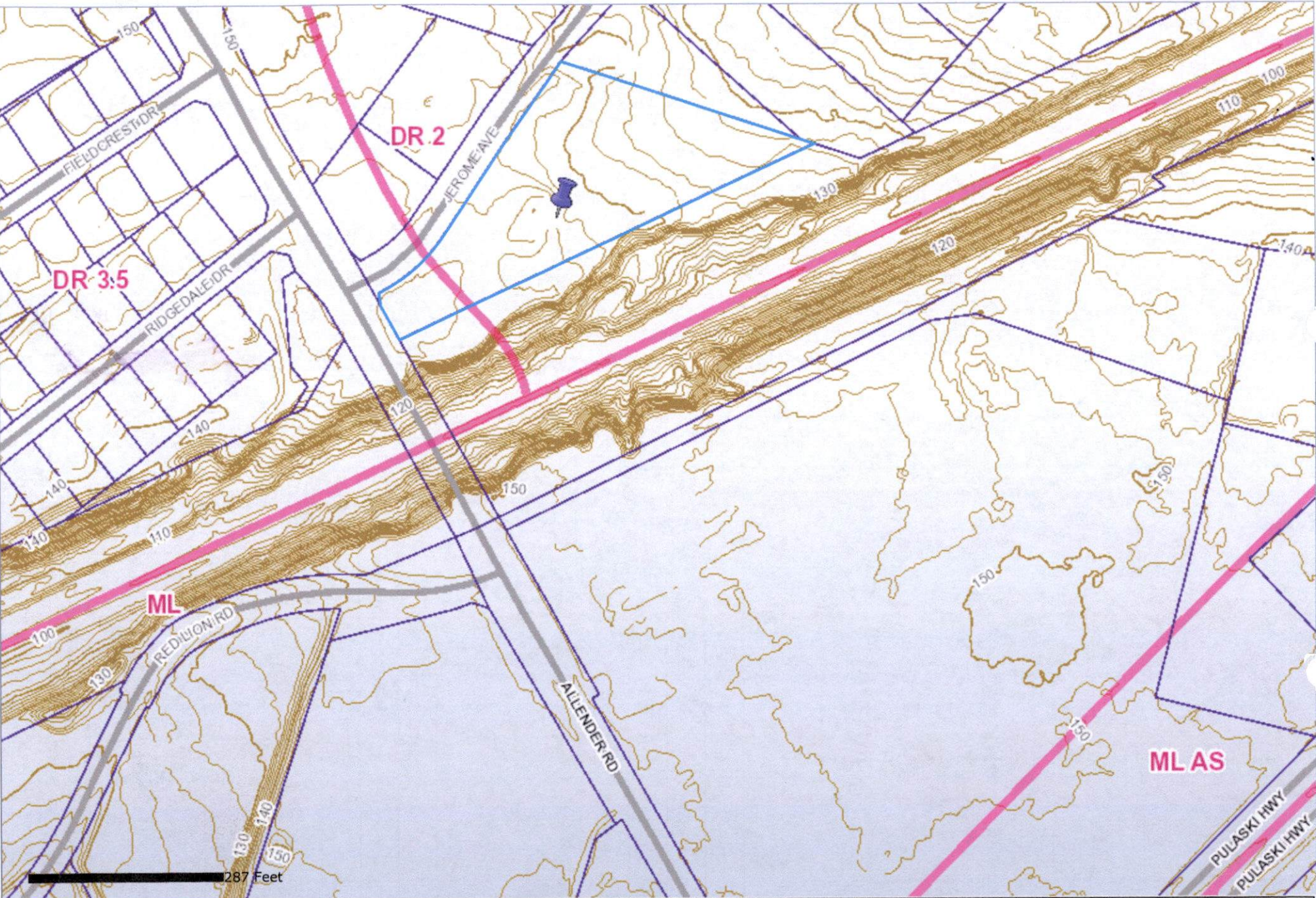
My Neighborhood Map
#2

Created By
Baltimore County
My Neighborhood



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Printed 3/24/2016



My Neighborhood Map
#3

Created By
Baltimore County
My Neighborhood



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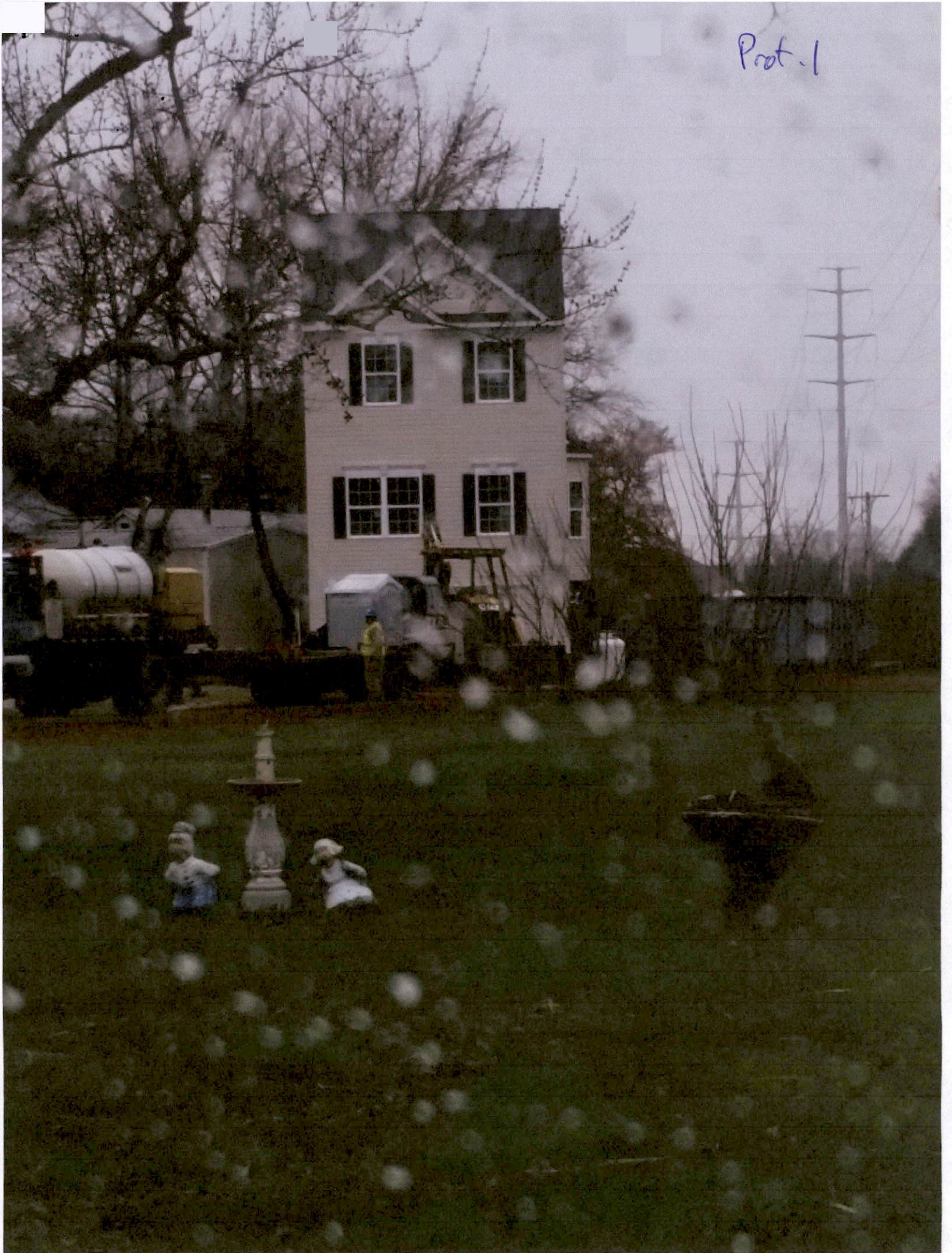
Google Maps Allender Rd



Image capture: Jun 2009 © 2016 Google

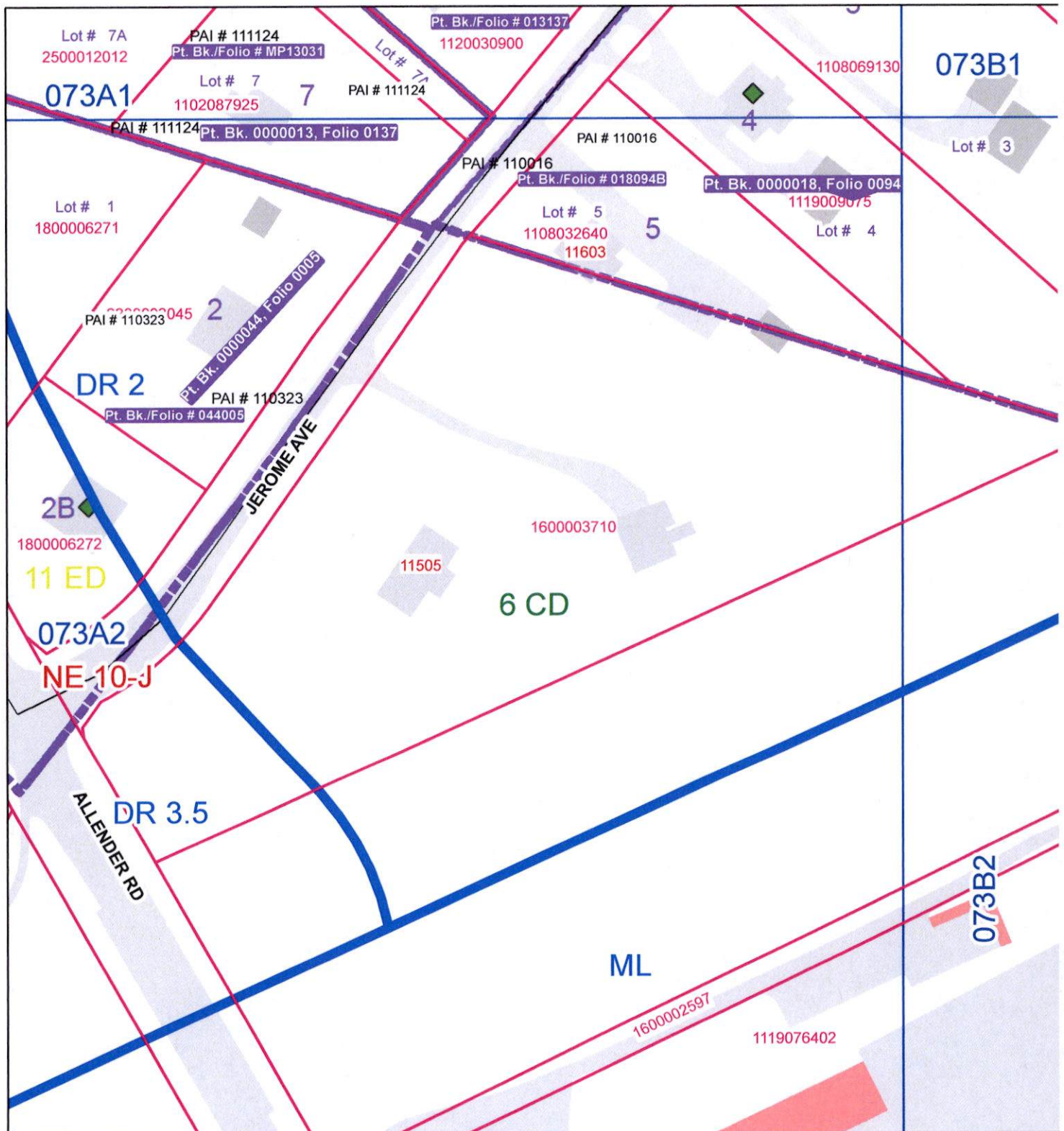
#4

Prot. 1





.1505 Jerome Avenue



Publication Date: 1/20/2016



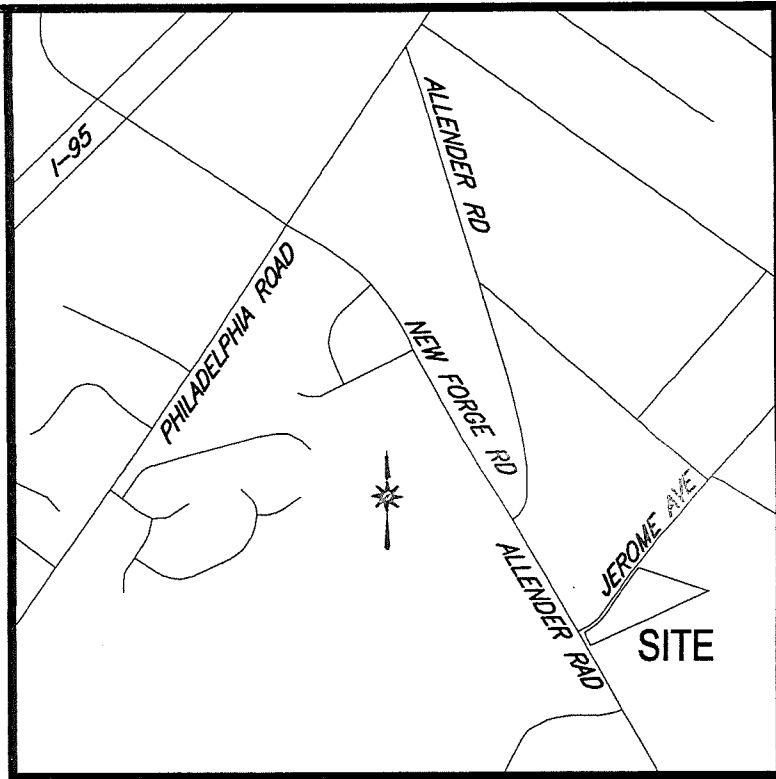
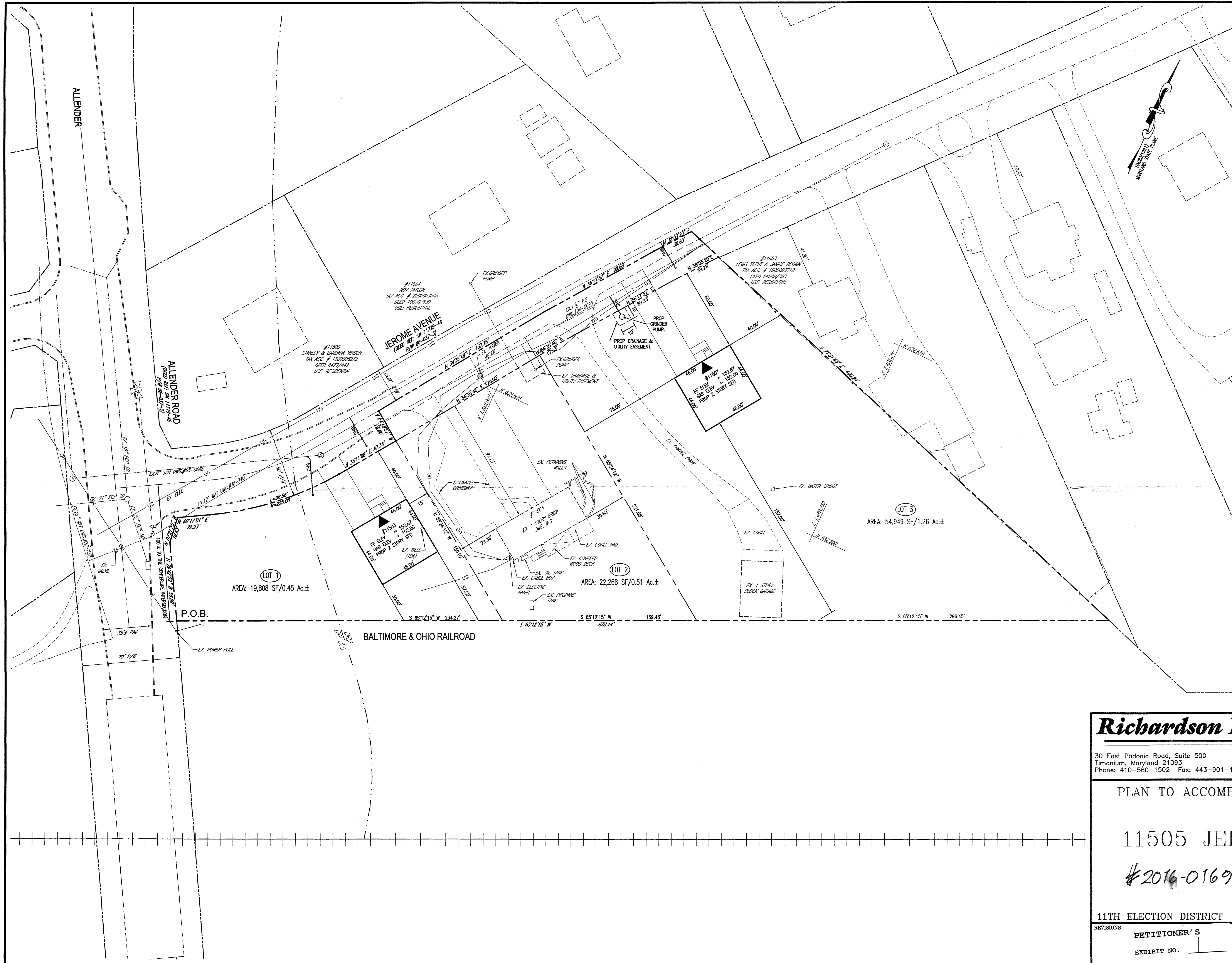
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0169



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES

1. AREA OF TRACT:
GROSS: 110,847± SF OR 2.5447 AC.±
NET: 103,508± SF OR 2.3783 AC.±
2. ZONING CLASSIFICATION: DR 2 & DR 3.5 (ZONING MAP 7342 & 7382)
3. DENSITY CALCULATIONS:
DR3.5 = 0.3181x3.5 = 1.11
DR2 = 2.2268x2.0 = 4.45
= 5.56
LOTS ALLOWED: = 5 LOTS
LOTS PROPOSED: = 3 LOTS
4. OWNER: ISAC PROPERTY LLC
9654 BELAIR ROAD
BALTIMORE, MD 21236
TEL: (410) 256-0793
5. TAX ACCOUNT NUMBER: 1600003710
6. PLAT REFERENCE: N/A
7. DEED REFERENCE: 32229/462
8. TAX MAP #:
GRID: 73
PARCEL: 08
24
9. CENSUS TRACT: 411302
10. REGIONAL PLANNING DISTRICT: 317
11. COUNCILMANIC DISTRICT: 6
12. WATERSHED: BIRD RIVER
13. SUB-SEWERSHED:
14. MASTER WATER AND SEWER DESIGNATION:
WATER: W-1
SEWER: S-1
15. ADD MAP COORDINATE: 30805
16. EXISTING USE: ONE SINGLE FAMILY DETACHED DWELLING.
17. PROPOSED USE: THREE SINGLE FAMILY DETACHED DWELLINGS.
18. THE PROPERTY AS SHOWN HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.
19. DR 2 SETBACK:
FRONT: 65.6' AND 68.2'
REAR: 40'
SIDE: 15' MIN. (40' SUM OF SIDE YARDS)
LOT SIZE: 20,000 SF MIN.
LOT FRONTAGE: 100' MIN.
* LOT 1 FRONT SETBACK=(91.2+40.0)/2=65.6' USE 60' MAX FOR DR 2.
** LOT 3 FRONT SETBACK=(91.2+45.2)/2=68.2' USE 60' MAX FOR DR 2.
NO DEVELOPMENT PROPOSED ON DR3.5 ZONE PORTION OF SITE

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY VARIANCE REQUEST
FOR

11505 JEROME AVENUE

#2016-0169-A

RD

11TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND		
REVISIONS	PETITIONER'S	DRAWN BY:	CHECKED BY:	SCALE:
	EXHIBIT NO. 1	DNM	DNM	1" = 30'
		DATE: 12-11-15	JOB NO.: 15102	SHEET NO.: 1 OF 1

2016-0169-A