

M E M O R A N D U M

DATE: May 13, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0204-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 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 ADMIN. VARIANCE *
(303 Bloomsbury Avenue)
1st Election District *
1st Council District *
Vincent A. Geppi *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0204-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Vincent A. Geppi ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit proposed additions to have side yard setbacks as close as 8 ft. and 2 ft. in lieu of the required 40 ft. and 15 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. However, it is to be noted that letters of support were received from adjacent property owners who reside at 305 Bloomsbury Avenue, 1A Holmes Avenue, and 2 Holmes Avenue, all of which have no objection to Petitioner's request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 18, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-11-16

By GW

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the one-story garage addition height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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

THEREFORE, IT IS ORDERED, this 11th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit proposed additions to have side yard setbacks as close as 8 ft. and 2 ft. in lieu of the required 40 ft. and 15 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 4-11-16

By [Signature]

- The Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-11-16

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 303 BLOODES GURY AVE

Currently zoned DR 2

Deed Reference 34015100289

10 Digit Tax Account # 01-06-100061 LOT 8

Owner(s) Printed Name(s) VINCENT A. GEPPI

20-00-008968 LOT 9

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 - to permit proposed additions to have side yard setback as close as 8 feet and 2 feet in lieu of the required 40 feet and 15 feet, respectively of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

VINCENT A. GEPPI

Name #1 - Type or Print

Name #2 - Type or Print

Vincent A. Geppi

Signature #1

Signature #2

2318 Powers Lane Catonsville MD

Mailing Address

City

State

21228 / 443-604-7318

Zip Code

Telephone #

T.Geppi@gmail.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

VINCENT GEPPI

Name - Type or Print

Vincent A. Geppi

Signature

2318 Powers Lane Catonsville MD

Mailing Address

City

State

21228 / 443-604-7318

Zip Code

Telephone #

TGEPPI@gmail.com

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 3 day of July, 2014 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0204-A Filing Date 3/7/14

Estimated Posting Date 3/20/14

Reviewer RJD

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 303 Bloomsbury Ave Catonsville MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Vincent A. Geppi
Signature of Owner (Affiant)
VINCENT A. GEPPi
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of FEBRUARY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: VINCENT A. GEPPi

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal


Notary Public
08/17/2018

JAMES GRIMM
NOTARY PUBLIC OF THE STATE OF MARYLAND
BALTIMORE COUNTY
COMMISSION EXPIRES: AUGUST 17, 2018

My Commission Expires

Bloomsbury Avenue is a heavily traveled road, both by motor vehicle and by foot traffic. Students from the local high school walk across the entrance to the driveway daily and this creates a safety concern. Also, there is a MTA bus stop located in the front of my house. As a result, there are bus riders who walk on the sidewalk and the street directly in front of my existing driveway. The bus customers also stand on the sidewalk near the driveway and it hinders my view of traffic when exiting the driveway. One other obstacle that interferes with my view of Bloomsbury when exiting my driveway is my neighbor's tall, full trees. If the driveway is moved to the side of the house, there would be a clear view to the street, Holmes Avenue, onto which I would exit and enter. The new proposed driveway would be away from pedestrians and MTA bus riders.

The existing house was built in 1925 and is 1,552 square feet. The proposal includes an expansion of living space and a garage to be built on the side of the house. The existing garage is located at the end of a long driveway that now requires backing up a distance to reach Bloomsbury Avenue. The new plan includes a first floor master bedroom and bathroom. We are anticipating the need to help an elderly parent at some time in the future and a first floor bedroom will accommodate that concern.

Item #0204

The Zoning Hearing Property Description:

PART A.

The property is located at the southeast corner of the intersection of Holmes Avenue and Bloomsbury Avenue.

Parcel 1 – Lot 8

Beginning for the same at a point on the east side of Bloomsbury Avenue north six degrees fifty three minutes east three hundred and fifty feet from a stone planted at the intersection of the east side of Bloomsbury Avenue and the north side of Hill Road running thence binding on the east side of Bloomsbury Avenue north six degrees fifty three minutes east fifty feet thence parallel with Hill Road south eighty three degrees four minutes east two hundred feet thence parallel with Bloomsbury Avenue south six degrees fifty three minutes west fifty feet thence parallel with Hill Road north eighty degrees four minutes west two hundred feet to the place of beginning known as Lot No. 8 on the plat of Bloomsbury Field, said plat being recorded among the land records of Baltimore County in Plat Book Liber W.P.C. No. 7, folio 71.

Parcel 2 – Lot 9

Being a parcel of ground situated on the east side of Bloomsbury Avenue at its intersection with Holmes Avenue containing 4,493 sq. ft (0.103 acre), more or less as shown crosshatched and indicated "AREA TO BE RELEASED" on Department of Public Works, Bureau of Land Acquisition Drawing No. SP1-142-1 and being a portion of Lot 9 shown on the Plat of Bloomsbury Field which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C No. 7, folio 71.

PART B.

Being Lots # 8 & 9, Block 300, Section # N/A in the subdivision of Bloomsbury Fields as recorded in Baltimore County Plat Book # 7, Page 71, Folio 289, containing 9,100 square feet in Lot 8 and 4,356 square feet in Lot 9. Located in the 1st Election District and the 1st Council District.

total 13,456

Item #0204

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/18/2016

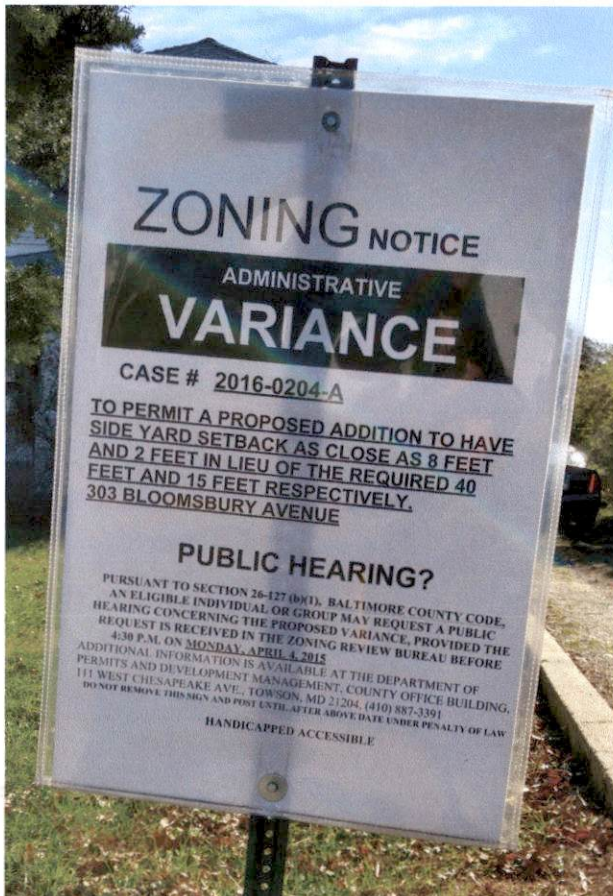
Case Number: 2016-0204-A

Petitioner / Developer: VINCENT ANTHONY GEPPI ~ MARY L. CASE

Date of Hearing (Closing): APRIL 4, 2016

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:
303 BLOOMSBURY AVENUE

The sign(s) were posted on: MARCH 18, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0204 -A Address 303 Bloomsbury Ave
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/7/16 Posting Date: 3/20/16 Closing Date: 4/4/16

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0204 -A Address 303 Bloomsbury Ave
Petitioner's Name Vincent A Geppi Telephone 443 604 7318
Posting Date: 3/20/16 Closing Date: 4/4/16
Wording for Sign: To Permit proposed additions to have side yard setbacks as close as 8 feet and 2 feet in lieu of the required 40 feet and 15 feet, respectively

Revised 7/21/15

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0204-A

Petitioner: VINCENT A. GEPP

Address or Location: 303 BLOOMSBURY AVE CATONSVILLE 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: VINCENT A. GEPP

Address: 2318 POWERS LANE

CATONSVILLE MD 21228

Telephone Number: 443-604-7318

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

No. **134789**

Date: **3/7/16**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept. Obj	BS Acct	Amount
001	306	0000		6150				575.00

Total: **575.00**

Rec.
From:

For: **Zoning Hearing - case # 2016-0234-A**

DISTRIBUTION

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

PAID RECEIPT

BUSINESS
 RECEIVED
 DATE
 AMOUNT
 BY
 SIGNATURE

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 5, 2016

Vincent A Geppi
2318 Powers Lane
Catonsville MD 21228

RE: Case Number: 2016-0204 A, Address: 303 Bloomsbury Avenue

Dear Mr. Geppi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 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, 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: 3/21/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0204-A

Administrative Variance
Vincent A. Geppi
303 Bloomsbury Avenue

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 blue ink, appearing to read 'David W. Peake'.

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: March 15, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2016
Item No. 2016-0181, 0201, 0202, 0204, 0205, 0206, 0207, 0208, 0210,
0211, 0212 and 0213

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\ZAC03212016.doc

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>3-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-17</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS (3) <u>NO objection</u>	_____
<u>McKoy (305 Bloomsbury Ave.), Roussey (2 Holmes Ave.) + Miller (1A Holmes Ave.)</u>		
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-18-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

March 8, 2016

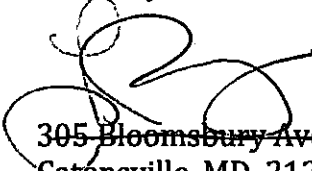
Zoning Review
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

To Whom It May Concern:

My immediate neighbor, Vincent Geppi, has address of 303 Bloomsbury Avenue in Catonsville, MD 21228. He has plans to build a new garage, change the driveway and to expand the living space of his home.

Vincent showed me the plans and I have no objection to his project.

Sincerely,



-2 Holmes Ave, 21228

305 Bloomsbury Avenue
Catonsville, MD 21228

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0108652160			
Owner Information					
Owner Name:		ROUSSEY CHRISTOPHER M ROUSSEY LAUREN MARIE		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		2 HOLMES AVE BALTIMORE MD 21228-5209		Deed Reference:	/32637/ 00074
Location & Structure Information					
Premises Address:		2 HOLMES AVE BALTIMORE 21228-5209		Legal Description: 2 HOLMES AVE TONEYDALE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0014	0514		0000	11 2016 0016/0097
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1930		Above Grade Enclosed Area 2,593 SF		Finished Basement Area Property Land Area 9,920 SF County Use 04	
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 2 full	Garage Last Major Renovation
Value Information					
Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		77,700		77,700	
Improvements		134,200		201,400	
Total:		211,900		279,100	
Preferential Land:		0		211,900 234,300 0	
Transfer Information					
Seller: ROUSSEY CHRISTOPHER M Type: NON-ARMS LENGTH OTHER		Date: 10/09/2012 Deed1: /32637/ 00074		Price: \$0 Deed2:	
Seller: ROUSSEY FREDERICK Type: NON-ARMS LENGTH OTHER		Date: 02/27/2012 Deed1: /31748/ 00392		Price: \$0 Deed2:	
Seller: KELLY SANDRA LEE Type: ARMS LENGTH MULTIPLE		Date: 09/08/2009 Deed1: /28610/ 00135		Price: \$160,000 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					

March 8, 2016

Zoning Review
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

To Whom It May Concern:

My immediate neighbor, Vincent Geppi, has address of 303 Bloomsbury Avenue in Catonsville, MD 21228. He has plans to build a new garage, change the driveway and to expand the living space of his home.

Vincent showed me the plans and I have no objection to his project.

Sincerely, 1-A Holmes Ave.
James B. Miller Karen L. Miller
James B. Miller *Karen L. Miller*
Catonsville, MD 21228

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0122000020			
Owner Information					
Owner Name:		MILLER JAMES BISHOP MILLER KAREN LEE		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1 A HOLMES AV BALTIMORE MD 21228		Deed Reference: /08890/ 00111	
Location & Structure Information					
Premises Address:		1A HOLMES AVE BALTIMORE 21228-		Legal Description: PT LT 36 TONEYDALE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0014	0514		0000	36 2016 0016/0097
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1955	1,066 SF	300 SF	5,324 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:		75,300	75,300		
Improvements		93,000	133,900		
Total:		168,300	209,200	168,300	181,933
Preferential Land:		0			0
Transfer Information					
Seller: HNIZDA JIRI		Date: 08/21/1991		Price: \$115,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08890/ 00111		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 04/09/2014					

Case # 2016-0204-A

March 8, 2016

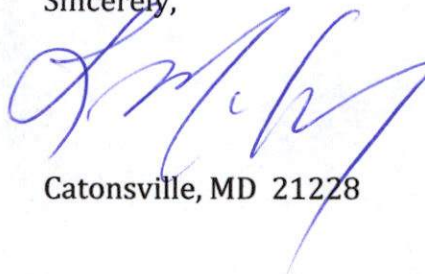
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Catonsville, MD 21228

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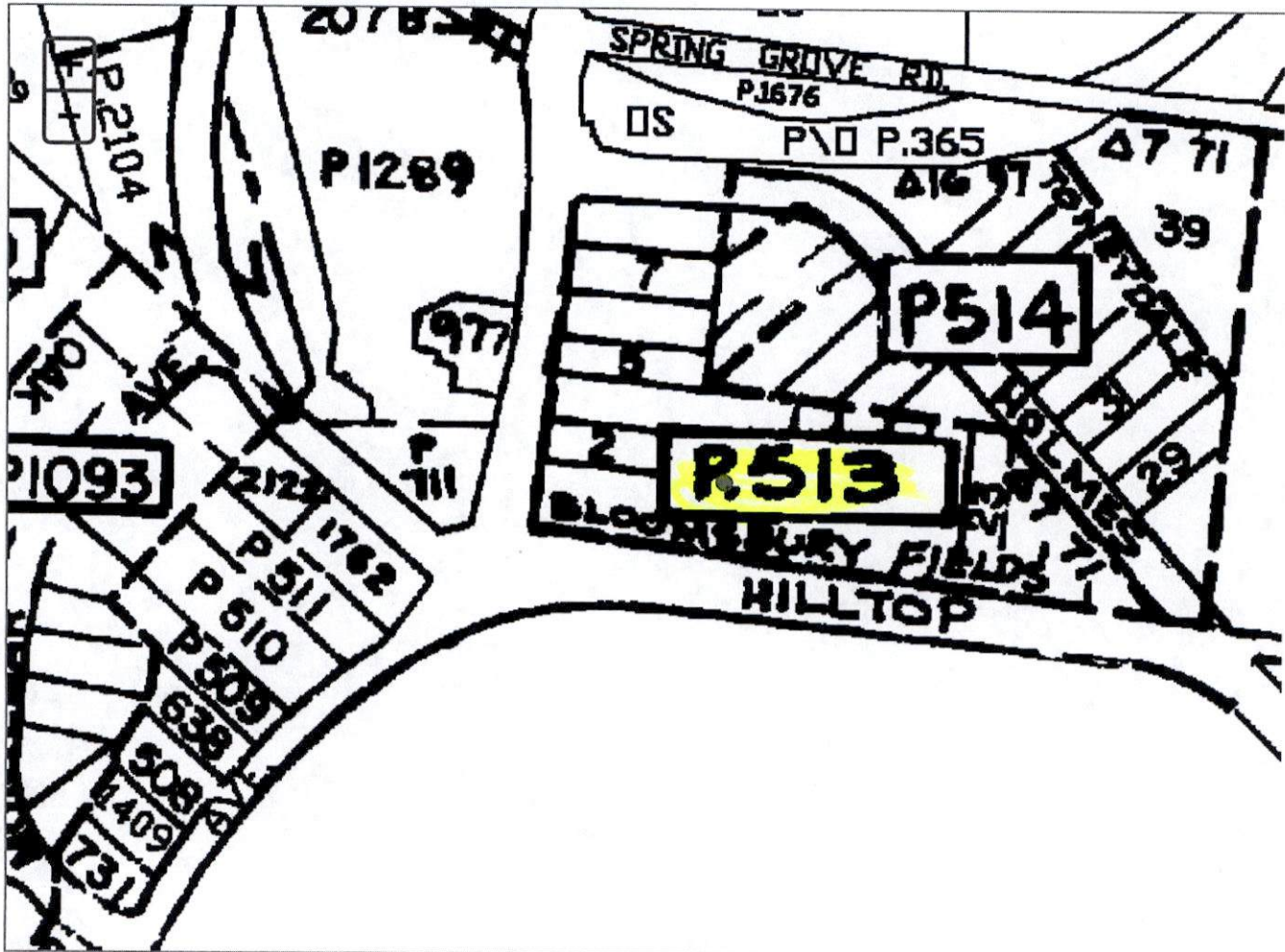
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View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0106100061			
Owner Information					
Owner Name:	GEPPI VINCENT A CASE MARY L		Use:	RESIDENTIAL	
Mailing Address:	303 BLOOMSBURY AVE BALTIMORE MD 21228-5233		Principal Residence:	YES	
			Deed Reference:	/37308/ 00206	
Location & Structure Information					
Premises Address:		303 BLOOMSBURY AVE BALTIMORE 21228-5233		Legal Description:	PT LT 8 BLOOMSBURY FIELD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0014	0513		0000	8 2016 0007/0071
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1925	1,552 SF			9,100 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full	1 Detached
Value Information					
	Base Value		Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:	77,500		77,500		
Improvements	90,900		120,000		
Total:	168,400		197,500	168,400	178,100
Preferential Land:	0				0
Transfer Information					
Seller: GEPPI VINCENT A		Date: 03/22/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37308/ 00206		Deed2:	
Seller: SLIMBACH J TIMOTHY		Date: 08/01/2013		Price: \$105,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /34015/ 00289		Deed2:	
Seller: FERTITTA SARAH J		Date: 08/09/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32399/ 00152		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>)

District: **01** Account Number: **0106100061**



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>).

4/4

RECEIVED

MAR 17 2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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: March 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0204-A
Address 303 Bloomsbury Avenue
(Geppi Property)

Zoning Advisory Committee Meeting of March 21, 2016.

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

Reviewer: Steve Ford

Date: 03-17-2016

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0123155180			
Owner Information					
Owner Name:		MCKOY LYNDON L		Use:	RESIDENTIAL
Mailing Address:		305 BLOOMSBURY AVE BALTIMORE MD 21228-5233		Principal Residence:	YES
				Deed Reference:	/14909/ 00221
Location & Structure Information					
Premises Address:		305 BLOOMSBURY AVE 0-0000		Legal Description: 305 BLOOMSBURY AVE ES BLOOMSBURY FIELD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0014	0513		0000	X 2016
				Assessment Year:	Plat No:
					0007/0071
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1881	1,680 SF		10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of	Phase-in Assessments	
			01/01/2016	As of	As of
				07/01/2015	07/01/2016
Land:		77,700	77,700		
Improvements		110,500	143,500		
Total:		188,200	221,200	188,200	199,200
Preferential Land:		0			0
Transfer Information					
Seller: PAGELSEN MAX E		Date: 01/09/2001		Price: \$114,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /14909/ 00221		Deed2:	
Seller: PAGELSEN MAX E		Date: 06/09/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10577/ 00512		Deed2:	
Seller: CROOK DAVID E		Date: 05/31/1985		Price: \$41,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06932/ 00668		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 12/31/2012					

Case # 2016-0204-A
Vincent Geppi



Side view of house on Holmes Ave.

Case #2016-0204-A
Vincent Geppi

↓ neighbor's house



↑ existing garage

↗ 303 Bloomsbury Ave.

Case #2016-0204-A.
Vincent Geppi

existing
garage



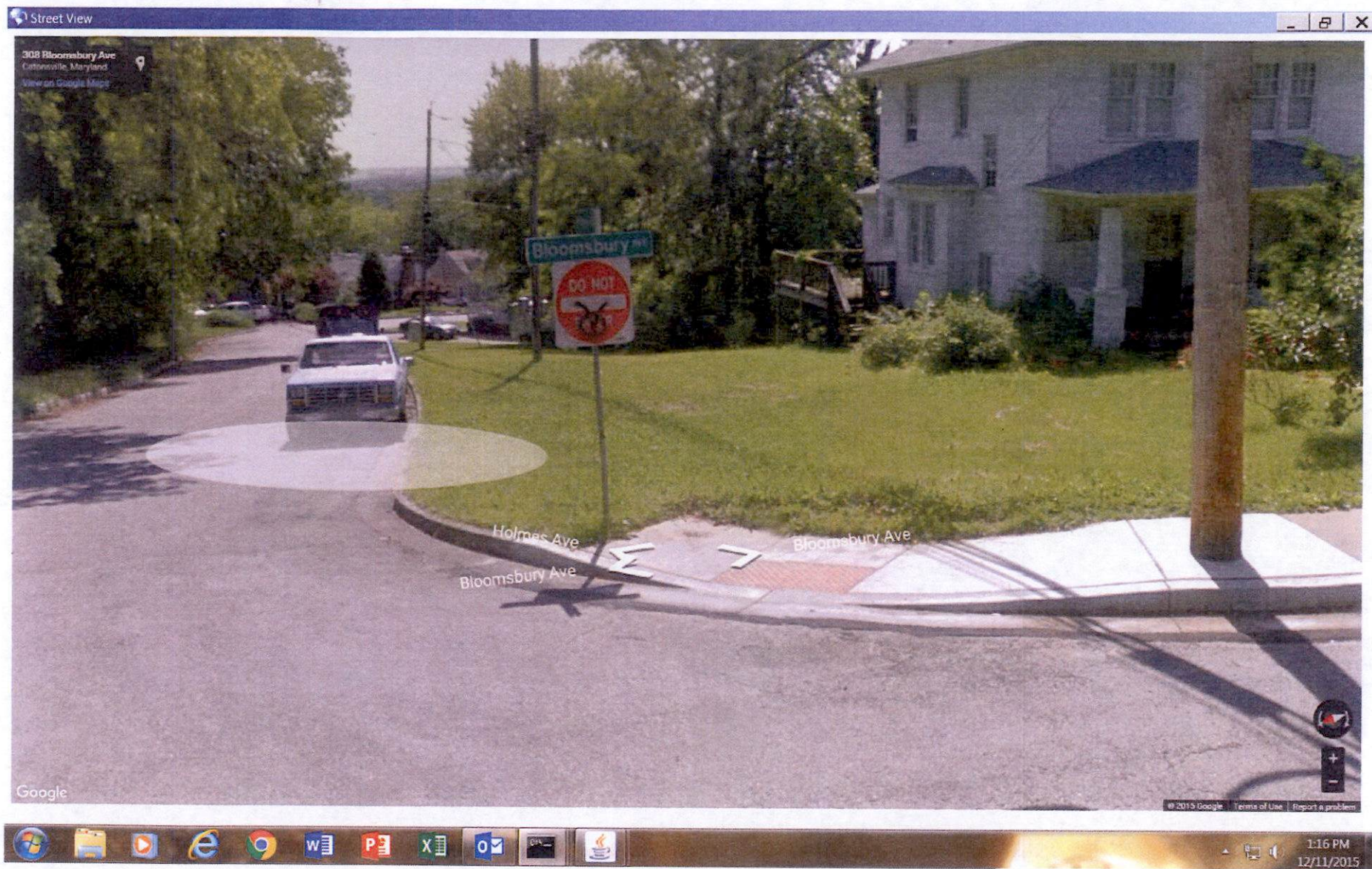
↑ 303 Bloomsbury
Ave

↑
side of neighbor's house.

Back view of house
303 Bloomsbury Ave



Case # 2016-0204-A
Vincent Gacchi



Item # 0204

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

ADDRESS 303 Bloomsbury Ave. OWNER(S) NAME(S) Vincent Geppi

SUBDIVISION NAME Catonsville / MD 21228 Bloomsbury Field LOT # 8/9 BLOCK # 300 SECTION # _____

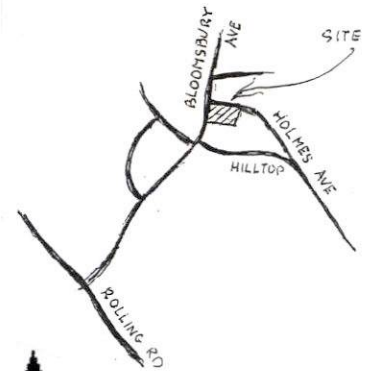
PLAT BOOK # 7/71 FOLIO # 289 10 DIGIT TAX # _____ DEED REF. # 34015/00289

7

71

LOT 8: 01-06-100061

LOT 9: 20-00-008968



MAP IS NOT TO SCALE

ZONING MAP# 101 A2

SITE ZONED DR2

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET LOT 8 - 9,100
50 FT

HISTORIC? NO LOT 9 - 4,356
50 FT

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

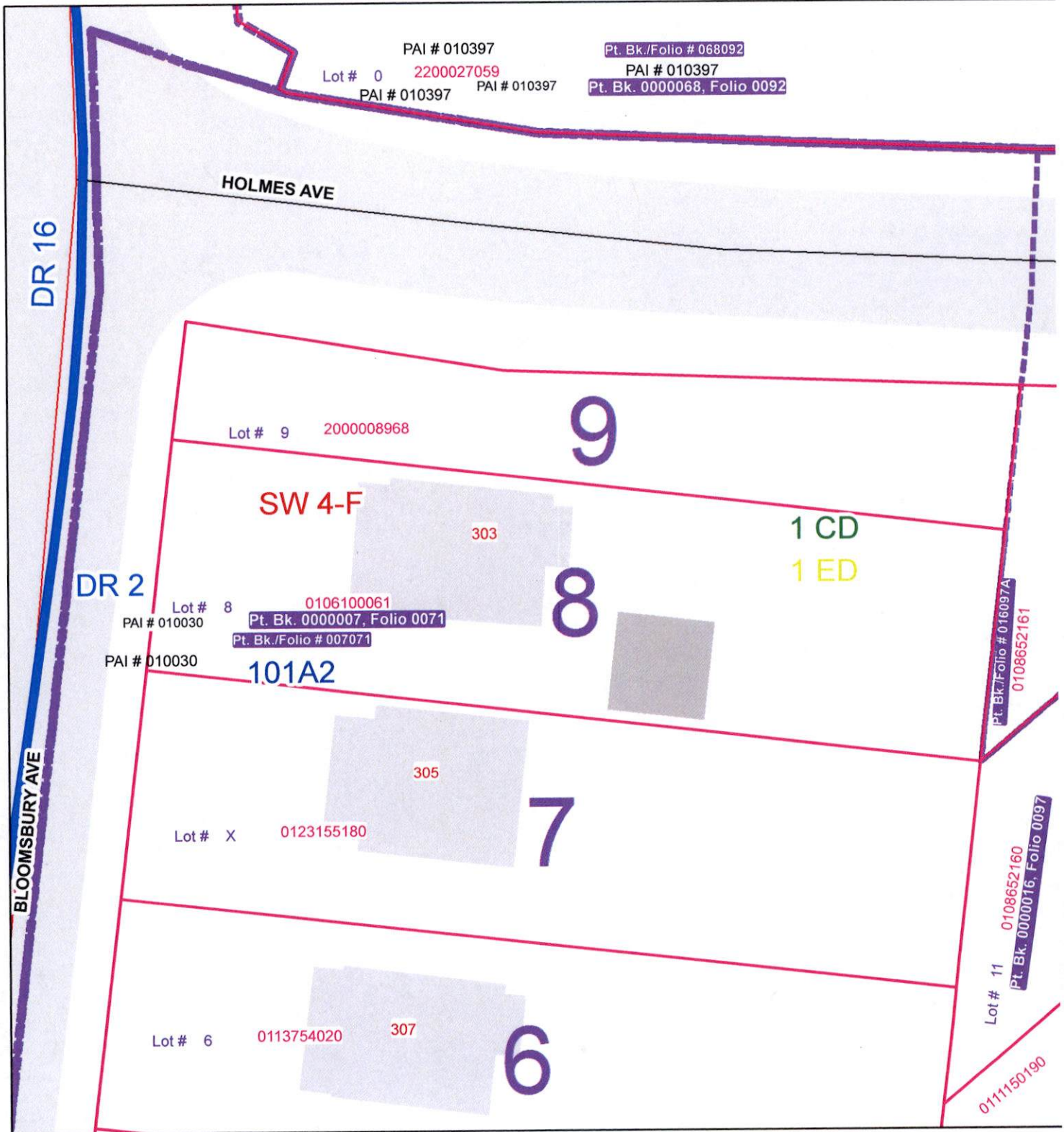


* Please see attached drawing.

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET

Item #0204

303 Bloomsbury Ave...



Publication Date: 3/7/2016



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



0 5 10 20 30 40 Feet

1 inch = 30 feet

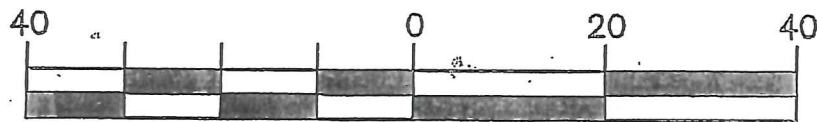
Item # 0204

INFORMATION TAKEN
FROM SURVEY PREPARED BY:
EXACTA
MARYLAND LAND SURVEYORS
866-735-1916

1311.0676
BOUNDARY SURVEY
LOT 8 AND PART 9
BLOOMSBURY FIELD
BALTIMORE COUNTY, MARYLAND
11-17-2013

NOTES:
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX
ID. 01-2000008968 IN BALTIMORE COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF VINCENT A.
GEPP, BY DEED RECORDED IN LIBER 34015 AT FOLIO 289
AMONG THE LAND RECORDS OF BALTIMORE COUNTY,
MARYLAND.

LYNDON MCKAY
01 23 155 180



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

LOT 10

S 6°53'00" W 81.13'

RESIDUE

LOT 9

LOT 8

PROPERTY OF
VINCENT A GEPP
LIBER 34015, FOLIO 289

LOT 7

S 83°04'00" E 183.60'

EXIST. STRUCTURE
TO REMAIN

TWO STORY
ADDITION

NEW
DRIVEWAY
W/ CURB
CUT.

ONE STORY SCREENED PORCH
ADDITION

2 STORY
FRAME RES. #303

ONE STORY
GARAGE
ADDITION

CONC. WALK

HOLMES AVENUE

#2016-0204-A
R.M.

EXIST. SF = 1587 SF TOTAL
PROPOSED SF = 2386 SF ± TOTAL

Pet. Exh. 1

S 6°53'00" W 50.00'

S 83°04'00" E
10.00'

S 46°36'52" W
12.11'

S 6°53'00" W
18.18'

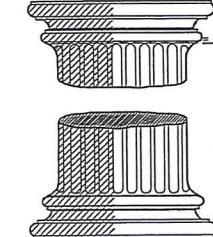
BLOOMSBURY AVENUE

Architecture Collaborative, Inc.
8884 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

SITE PLAN
scale: 1"=4' (36x24) file: 01-12-16
scale: 1"=8' (17x11) SITE
content: content
title: CASE / GEPP RESIDENCE

date	revision	by
---	---	---
---	---	---
---	---	---
---	---	---

SHEET #
L-1



INFORMATION TAKEN
FROM SURVEY PREPARED BY:
EXACTA
MARYLAND LAND SURVEYORS
866-735-1916

1311.0676
BOUNDARY SURVEY
LOT 8 AND PART 9
BLOOMSBURY FIELD
BALTIMORE COUNTY, MARYLAND
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NOTES:
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GEPP, BY DEED RECORDED IN LIBER 34015 AT FOLIO 289
AMONG THE LAND RECORDS OF BALTIMORE COUNTY,
MARYLAND.

LYNDON MCKOY
01 23 155 180



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

LOT 10

S 6°53'00" W 81.13'

RESIDUE
LOT 9

LOT 8

PROPERTY OF
VINCENT A GEPP
LIBER 34015, FOLIO 289

S 87°36'00" E 111.14'

HOLMES AVENUE

#2016-0204-A
R.D.

LOT 7

S 83°04'00" E 183.60'

EXIST. STRUCTURE
TO REMAIN

TWO STORY
ADDITION

UTILITY
POLE

NEW
DRIVEWAY
W/ CURB
CUT

ONE STORY SCREENED PORCH
ADDITION

2 STORY
FRAME RES. #303

ONE STORY
GARAGE
ADDITION

CONC. WALK

S 46°36'52" W
12.11'

S 6°53'00" W
18.18'

S 83°04'00" E
10.00'

S 6°53'00" W 50.00'

BLOOMSBURY AVENUE

EXIST SF = 1587 SF TOTAL
PROPOSED SF = 2886 SF ± TOTAL

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcool.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

SITE PLAN			
content	by	date	revision
scale: 1"=4' (36x24) file: 01-12-16	drawn: JPP	date: 01-12-16	
1"=6' (17x11) SITE			
CASE / GEPP RESIDENCE			
title			

SHEET #
L-1

