

MEMORANDUM

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0222-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 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 * BEFORE THE
(1 N. Beaumont Avenue) *
1st Election District * OFFICE OF ADMINISTRATIVE
1st Council District *
David L. Stanton and * HEARINGS FOR
Deborah A. Armbruster *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2016-0222-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, David L. Stanton and Deborah A. Armbruster. The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed side yard addition (carport) with a side setback of 0 ft. in lieu of the required 15 ft., and a sum of side setbacks of 30 ft. in lieu of the minimum required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Bureau of Development Plans Review (DPR) recommended that if the structure is open on the property line side, no landscaping is needed. However, if it is enclosed, it shall be set back to allow a 3 ft. width of screening. In addition, it is to be noted that a letter of support was received from adjacent neighbors residing at 3 N. Beaumont Avenue (Mernit / O'Dell) indicating they have no objections to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 27, 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 4-15-16

By Qu

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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, photographs, and affidavits 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 Petitioners.

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 15th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed side yard addition (carport) with a side setback of 0 ft. in lieu of the required 15 ft., and a sum of side setbacks of 30 ft. in lieu of the minimum required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 4-15-16

By [Signature]

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 4-15-16

By 



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 1 N. BEAUMONT AVE, CATONSVILLE 21228 Currently zoned DR-2
 Deed Reference 133611.00257 10 Digit Tax Account # 0108800910
 Owner(s) Printed Name(s) DAVID A. STANTON & DEBORAH A. AMBRUSTER

(SELECT THE HEARING(S) BY MARKING X 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:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B01.2.C.1.b → To permit a proposed side yard addition (carport) with a side setback of 0 feet in lieu of the required 15 feet, and a sum of side setbacks of 30 feet in lieu of the minimum required 40 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **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):

Deborah A. Ambruster, David Stanton
 Name #1 – Type or Print Name #2 – Type or Print

Deborah A. Ambruster, [Signature]
 Signature #1 Signature #2

1 N. Beaumont Ave. Catonsville, MD
 Mailing Address City State

21228, 410 719-2714, DAVID@goodmorse.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature SAME

Mailing Address City State

Zip Code Telephone # Email Address

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

Name- Type or Print 4-15-16

Signature [Signature]

Mailing Address City State

Zip Code Telephone # 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 15 day of April, 2016 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 2016-0222-A

Filing Date 3/17/16

Estimated Posting Date 3/27/16

Reviewer JS

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: 1 N. Beaumont 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)

This zoning variance is requested primarily to allow a couple in their early 60's to live in their single family dwelling into their 80's and beyond. The new construction will allow the couple to live on the first floor when the need arises by locating a full bath and laundry on the first floor where currently there are neither. The addition of the carport will allow us to get to and from the car safely in winter avoiding snow & ice. The residence will remain a single family dwelling.

The most feasible & logical place to put the added room and carport is on the side of the house with the driveway and side entrance to the house. To place the structural changes elsewhere would require extensive construction to the house at a significant cost. The owners of the adjacent property are supportive of this addition and carport.

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

Deborah A. Armbruster
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Deborah A. Armbruster
Name- Print or Type

David L. Stanton
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 9th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DEBORAH A ARMBRUSTER

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

08/14/2018
My Commission Expires

ALICE LEE FLEMING
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND

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.

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Print or Type Address of property City State Zip Code

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The most feasible and logical place to put the added room and carport is on the side of the house with the driveway and side entrance to the house. To place these structural changes elsewhere would require extensive construction to the house at a significant financial cost. The owners of the adjacent property are supportive of this addition and carport.

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

Deborah A. Armbruster

Signature of Owner (Affiant)

Deborah A. Armbruster

Name- Print or Type

David L. Stanton

Signature of Owner (Affiant)

David L. Stanton

Name- Print or Type

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

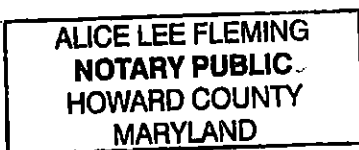
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DEBORAH A ARMBRUSTER

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
08/14/2018
My Commission Expires



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 1 N. BEAUMONT AVE, CATONSVILLE, 21228 Currently zoned DR-2
 Deed Reference 133611 00257 10 Digit Tax Account # 0108800910
 Owner(s) Printed Name(s) DAVID L. STANTON & DEBORAH A. ARMBRUSTER

(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:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B01.2.C.1.b → To permit a proposed side yard addition (carport) with a side setback of 0 feet in lieu of the required 15 feet, and a sum of side setbacks of 30 feet in lieu of the minimum required 40 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **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):

Deborah A. Armbuster , David L. Stanton
 Name #1 – Type or Print Name #2 – Type or Print

Deborah A. Armbuster , [Signature]
 Signature #1 Signature #2

1 N. Beaumont Ave. Catonsville, MD
 Mailing Address City State

21228 , 410 719-2714 , DAVID@gordmorse.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Date

Mailing Address

City

State

BY

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

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 _____ day of _____, 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 2016-0222-A

Filing Date 3/17/16

Estimated Posting Date 3/27/16

Reviewer JS

ZONING DESCRIPTION FOR # 1 N. BEAUMONT AVENUE

Beginning at a point on the west side of N. Beaumont Ave. at a point 200 ft. north of the north side of Frederick Road. Thence running N 98 ft., thence NE 200 ft., thence N 27 ft., thence, S 5ft., thence S 55 ft., thence N208.37 ft. to the point of beginning. Containing 17,544 sq. ft. and located in the 1st Election District and 1st Council District of Baltimore County.

CERTIFICATE OF POSTING

2016-0222-A

RE: Case No.: _____

Petitioner/Developer: _____

Stanton & Armbrewster

April 11, 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:

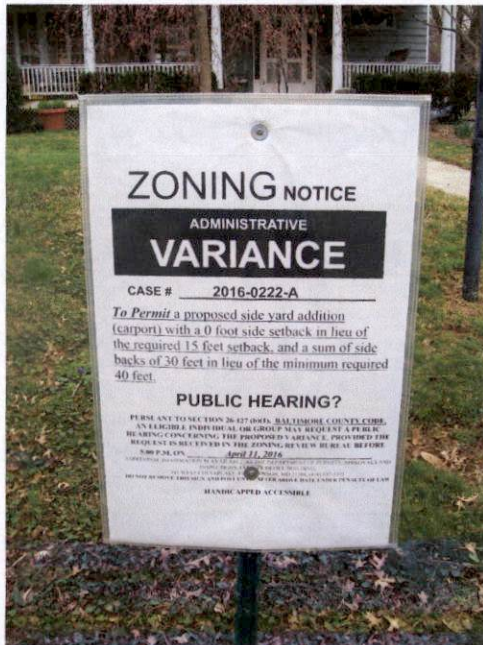
Ladies and Gentlemen:

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: _____

1 N. Beaumont Ave

March 27, 2016

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



Sincerely,

March 27, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0722 -A Address 1 N. BEAUMONT AVE.

Contact Person: _____ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/17/16 Posting Date: 3/22/16 Closing Date: 4/6/16

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

1. **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.
2. **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.
3. **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.
4. **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- 0722 -A Address 1 N. BEAUMONT AVE.

Petitioner's Name STANTON + ARMBRESTER Telephone 410-719-7714

Posting Date: 3/27/16 Closing Date: 4/11/16

Wording for Sign: To Permit A PROPOSED SIDE YARD ADDITION (CARPORT) WITH A
0 FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 15 FEET SETBACK, AND A SUM OF
SIDE BACKS OF 30 FEET IN LIEU OF THE MINIMUM REQUIRED 40 FEET.

Revised 7/21/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0222-A
Property Address: 1 N. BEAUMONT AVE
Property Description: _____
Legal Owners (Petitioners): DAVID L. STANTON + DEBORA A. ARMSTRONG
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID L. STANTON
Company/Firm (if applicable): _____
Address: 1 N. BEAUMONT AVE.
CATONSVILLE, MD 21228
Telephone Number: 410-719-2714

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

No. **134714**

Date: **3/17/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/19/2016 3/17/2016 11:47:11 2

RE: CS02 WALKIN JENA JEE
 >> RECEIPT # 940564 3/17/2016 EFLW

Debt 5 SUB ZONING VERIFICATION
 CR NO. 134714

Receipt Tot \$75.00
 \$75.00 CK \$0.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: **\$ 75.00**

Rec From: **STANTON + ARM BRISTLE**

For: **2016-0722-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*

April 12, 2016

Deborah A Armbruster
David Stanton
1 N. Beaumont Avenue
Catonsville MD 21228

RE: Case Number: 2016-0222 A, Address: 1 N Beaumont 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 March 17, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

4-11

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAR 25 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: March 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0222-A
Address 1 N. Beaumont Avenue
(Armbrewster & Stanton Property)

Zoning Advisory Committee Meeting of March 28, 2016.

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

Reviewer: Steve Ford Date: 03-25-2016

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

RE: Baltimore County

Item No. 2016-0222-A

Administrative Variance

Deborah A. Ambrogio & David L. Stanton
1 N. Beaumont 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. 2016-0222-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 'David W. Peake'.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0222

DATE: March 28, 2016

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

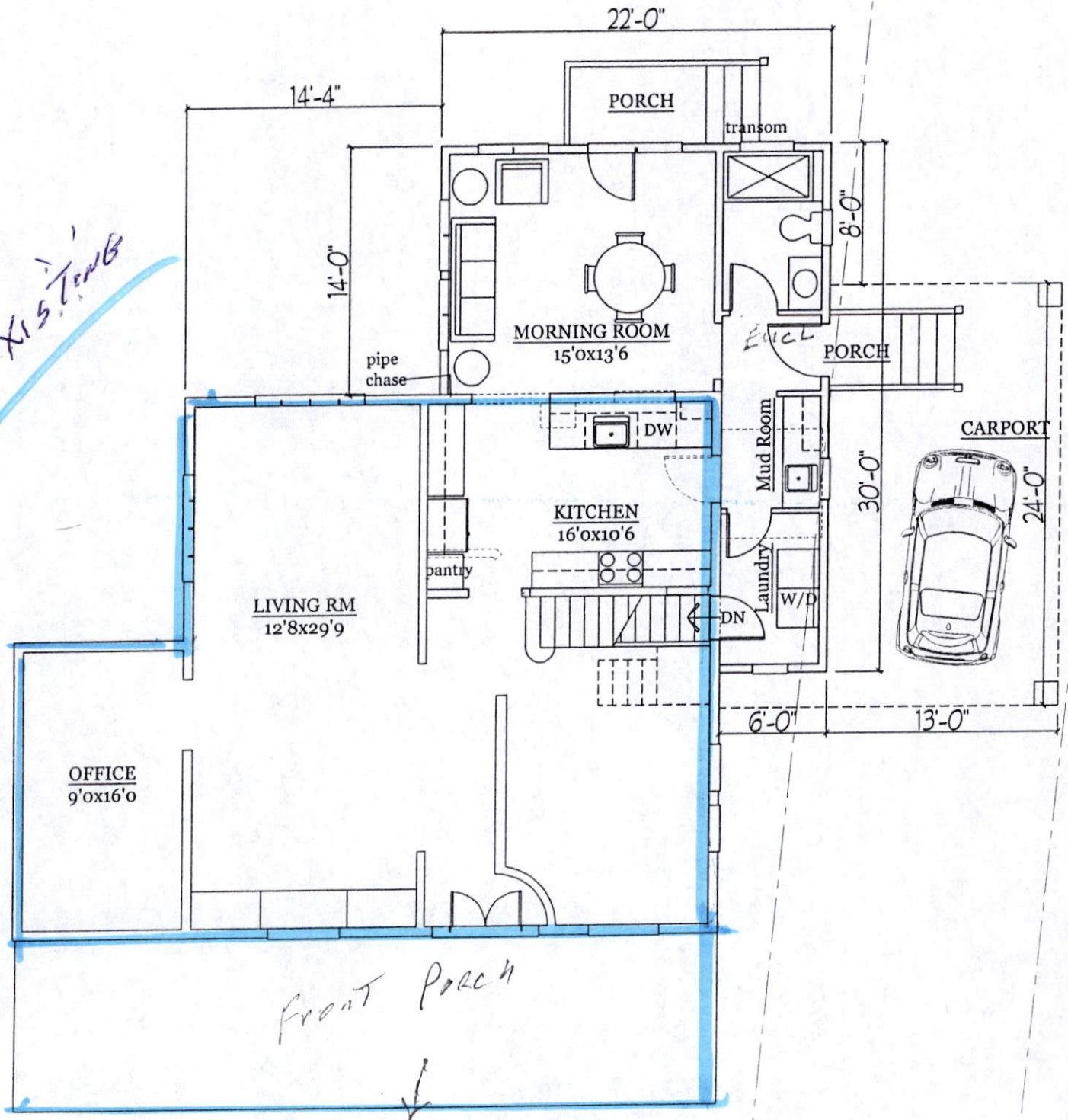
If the structure is open on the property line side, no landscape comment. If it is enclosed it shall be set back to allow a 3' width of screening.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0222- 03282016.doc

EXISTING



Proposed Second Floor · Armbruster/Stanton · 11.12.15
PLYMOUTHROADARCHITECTS.com 410-788-0281

F



0111670161

2014-0197-A

0102852580

Lot # 2

10
2200017236

Pt. Bk./Folio # 005071

Lot # 1

PAI # 010103

0119717621

Pt. Bk. 0000005, Folio 0071

010103

1988-0078-S

Lot # 7

2010-0000000 SPH

Pt. Bk. 0000047, Folio 0075

0102570130 7-B

7-A

0113065500

0118721340

5

0121295000

0123502450

3

0108800910

1

SW 3-F 101A2
1 CD 1 ED

0103473350

2

0102000712

CATONSVILLE
LIBRARY

0102851200
1104

1968-0184-X

0116001480

1010

RO

S BEAUMONT AVE
Pt. Bk./Folio # 025072A

0108654270

1983-0238-X
0108651620

R-1964-0015-X
1985-0016-SPH

1101

0111151601

1103

PAI # 010189

Pt. Bk./Folio # 008075C Pt. Bk./Folio # 005071A
Pt. Bk. 0000008, Folio 0075 PAI # 010189

FOREST DR

OSBORNE AVE

FREDERICK RD

N BEAUMONT AVE



N. BEAUMONT
Ave

STANTON,
AMBREWSTER



Proposed North Elevation · Armbruster/Stanton · 11.12.15
PLYMOUTHROADARCHITECTS.com 410-788-0281



Proposed South Elevation · Armbruster/Stanton · 11.12.15
PLYMOUTHROADARCHITECTS.com 410-788-0281



Proposed (rear) West Elevation · Armbruster/Stanton · 11.12.15
 PLYMOUTHROADARCHITECTS.com 410-788-0281



Proposed Front Elevation · Armbruster/Stanton · 11.12.15
 PLYMOUTHROADARCHITECTS.com 410-788-0281

6'-0" ADDITION
BEYOND

19'-0" ADDED CARPORT

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 - 01 Account Number - 0108800910			
Owner Information					
Owner Name:		STANTON DAVID L ARMBRUSTER DEBORAH A		Use:	RESIDENTIAL
Mailing Address:		1 N BEAUMONT AV BALTIMORE MD 21228-4402		Principal Residence:	YES
				Deed Reference:	/13361/ 00257
Location & Structure Information					
Premises Address:		1 N BEAUMONT AVE 0-0000		Legal Description: 1 N BEAUMONT AVE WS N OF FREDERICK AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0007	0216		0000	
				Assessment Year:	Plat No: Plat Ref:
				2016	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1915	2,470 SF	800 SF	17,544 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		109,100	109,100		
Improvements		231,500	254,600		
Total:		340,600	363,700	340,600	348,300
Preferential Land:		0			0
Transfer Information					
Seller: SINGLETON PAUL P		Date: 12/09/1998		Price: \$249,900	
Type: ARMS LENGTH IMPROVED		Deed1: /13361/ 00257		Deed2:	
Seller: HURD A JAMES, JR		Date: 09/02/1983		Price: \$112,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06584/ 00241		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 09/11/2012					

Baltimore County

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

District: **01** Account Number: **0108800910**



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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>).

David Stanton

From: John Mernit <jmernit@gmail.com>
Sent: Sunday, March 6, 2016 11:57 PM
To: Dave Stanton
Cc: Kathy O'Dell
Subject: Approval of variance

Hi, David,

Kathy and I are writing to let you know that we are completely in agreement with your plans to build an addition onto 1 N. Beaumont Avenue, and that we have no objections whatsoever to any potential variances that may result from the plans you discussed with us.

We look forward to seeing it when it's finished!

Best,

John and Kathy

John Mernit and Kathy O'Dell
3 N. Beaumont Avenue
Catonsville, MD 21228

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 - 01 Account Number - 0122000330			
Owner Information					
Owner Name:		MERNIT JOHN M ODELL KATHY R		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		3 BEAUMONT AVE BALTIMORE MD 21228-4402		Deed Reference: /14848/ 00001	
Location & Structure Information					
Premises Address:		3 BEAUMONT AVE 0-0000		Legal Description: LOT WS BEAUMONT AVE 3 BEAUMONT AVE 294 N FREDERICK RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0007	0217		0000	
				Assessment Year:	Plat No:
				2016	Plat Ref:
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1910	2,161 SF	400 SF	16,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	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:		108,700	108,700		
Improvements		220,500	261,400		
Total:		329,200	370,100	329,200	342,833
Preferential Land:		0			0
Transfer Information					
Seller: CUSH PAUL V		Date: 12/06/2000		Price: \$286,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14848/ 00001		Deed2:	
Seller: VANHOLLEN LOUIS H		Date: 08/08/1986		Price: \$130,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07233/ 00111		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 11/03/2010					

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

District: **01** Account Number: **0122000330**



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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>3-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>3-25</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	_____
<u>3-6</u>	ADJACENT PROPERTY OWNERS	<u>No objections -</u> <u>Kenneth O'Dell</u> <u>3N. Beaumont Ave</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-27-16</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

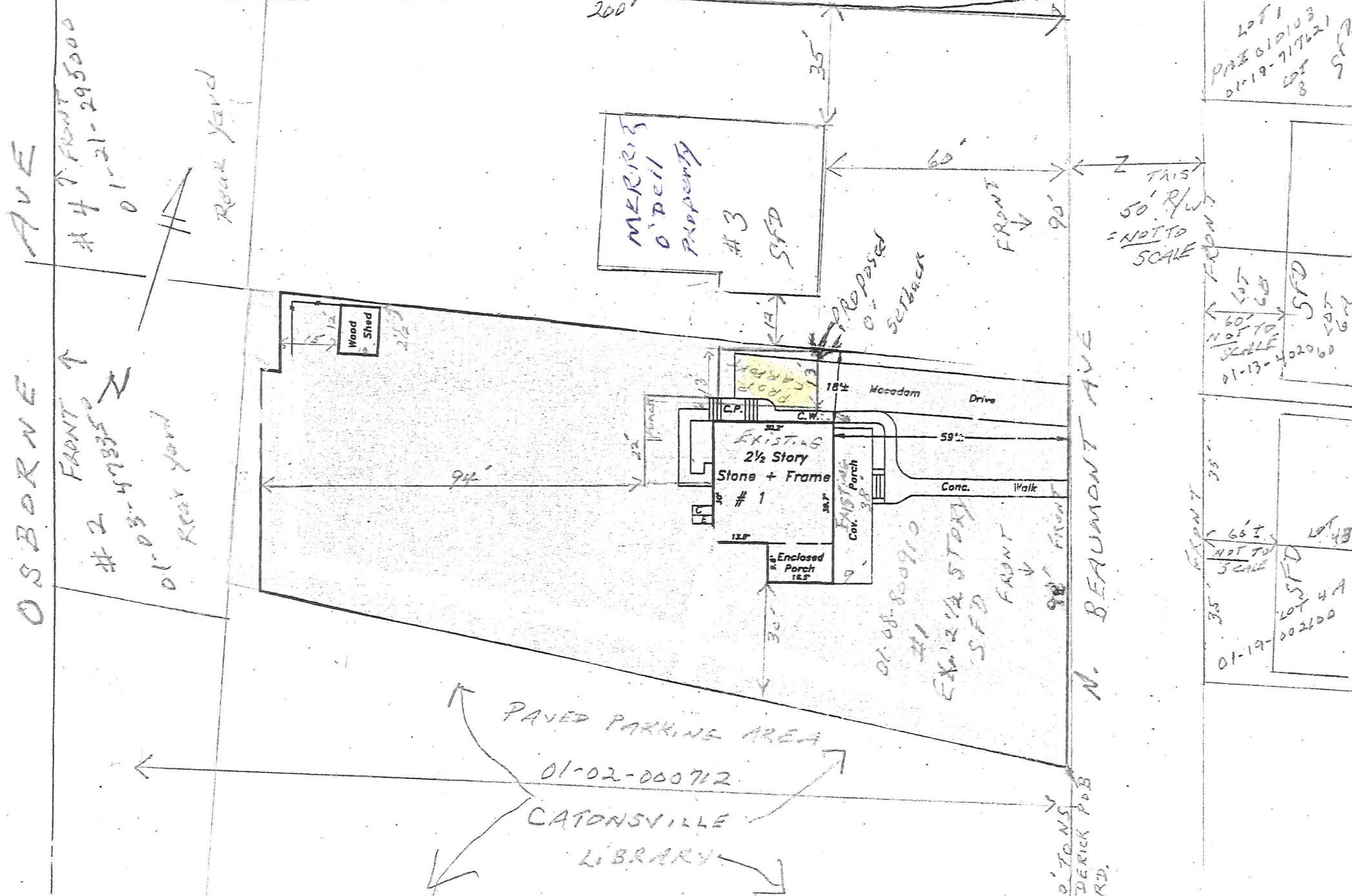
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS N. Beaumont Ave. Catonsville, Md. 21228 OWNER(S) NAME(S) David L. Stanton & Deborah A. Ambrose

SUBDIVISION MAP GRID PARCEL

LOT# BLOCK# SECTION#

PLAT BOOK # FOLIO # 10 DIGIT TAX # 0108390940 DEED REF. # 13341/00252

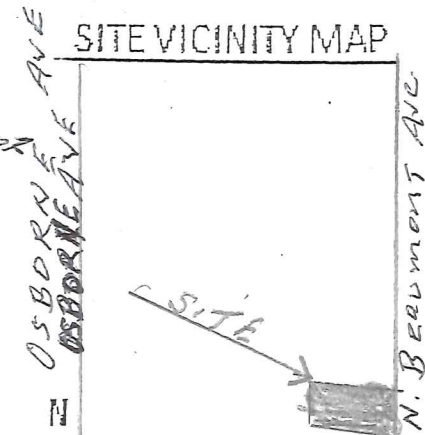


PLAN DRAWN BY J. L. Stanton DATE 3-11-16 SCALE: 1 INCH = 30 FEET

SURVEY PLAT ALTERED FOR ZONING VARIANCE PURPOSES

2016-0272-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A2 (FKA 5W, 3-H)

SITE ZONED DR-2

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE 0.402 ±

OR SQUARE FEET 17,544 ±

HISTORIC? OLD CATONSVILLE HISTORIC DISTRICT, N44°E Registry

IN CBCA? N/A

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pat. Ex. 1
