

MEMORANDUM

DATE: July 29, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0276-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 28, 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

(2613 Brannan Avenue)

15th Election District

7th Council District

Lloyd & Sheila Shafferman

Legal Owners

Michael Jenkins

Contract Purchaser

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0276-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 Lloyd and Sheila Shafferman, owners of the subject property, and Michael Jenkins, contract purchaser ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a proposed single family dwelling with a side street setback of 11 ft. in lieu of the minimum required 25 ft. A site plan was marked as Petitioners' Exhibit 1.

Lloyd & Sheila Shafferman and David Billingsley appeared in support of the petition. Edward Crizer, a neighbor, opposed 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 Environmental Protection and Sustainability.

The subject property is approximately 8,331 square feet and is zoned DR 5.5. The unimproved property is shown as Lot 7 on the "Brannan Plat," recorded in 1937. Ex. 4. Petitioners propose to construct a modest single-family dwelling on the lot, but require variance relief to do so.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate

ORDER RECEIVED FOR FILING

Date 6-28-16

By sen

- 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).

Petitioners have not met this test. Based on a review of the site plan and photographs (Exs. 6A-6D) submitted at the hearing, I do not believe the property is unique as that term has been construed in Maryland case law. In Baltimore County variance requests are frequently granted when reasonable and unopposed by the community. But the procedure is quite different when, as here, neighbors oppose the request and insist upon a rigorous application of the variance standard. In those circumstances, the petitioner faces an uphill battle. In fact, there does not appear to be a Maryland appellate court opinion from the last twenty years which upheld the grant of a variance. Under Maryland law, variances should be granted "sparingly" since it is "an authorization for [that] ...which is prohibited by a zoning ordinance." *Cromwell*, 102 Md. App. at 699.

THEREFORE, IT IS ORDERED, this 28th day of June, 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.") §1B02.3.C.1 to permit a proposed single family dwelling with a side street setback of 11 ft. in lieu of the minimum required 25 ft., be and is hereby DENIED.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6/28/16

By sln



CBCA

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 2613 BRANNAN AVENUE which is presently zoned DR5.5
 Deed References: L. 37096 F. 364 10 Digit Tax Account # 1513400696
 Property Owner(s) Printed Name(s) LLOYD & SHEILA SHAFFERMAN

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

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

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

Section 1B02.3.C.1 – to permit a proposed single family dwelling with a street side setback of 11 feet in lieu of the minimum required 25 feet.

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 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:

MICHAEL JENKINS
 Name- Type or Print
[Signature]
 Signature
8680 MAGNOLIA AVE BALTO MD
 Mailing Address City State
21128 (410) 530-5841
 Zip Code Telephone # Email Address

Attorney for Petitioner:

[Signature]
 Name- Type or Print
[Signature]
 Signature
[Address]
 Mailing Address City State
[Zip] [Phone] [Email]
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LLOYD SHAFFERMAN SHEILA SHAFFERMAN
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
2611 BRANNAN AVE. BALTIMORE, MD.
 Mailing Address City State
21219 410 477 8124
 Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY
 Name- Type or Print
[Signature]
 Signature
601 CHARWOOD CT. EDGEWOOD, MD
 Mailing Address City State
21040 (410) 675-8719 dwb0209@yahoo.com
 Zip Code Telephone # Email Address

CASE NUMBER 2016-0276-A Filing Date 5, 9, 16 Do Not Schedule Dates: _____ Reviewer [Signature]

ZONING DESCRIPTION

2613 BRANNAN AVENUE

Beginning for the same at the intersection formed by the east side of Brannan Avenue
(20 feet wide) with the north side of Haddaway Road (25 feet wide) thence being all of
Lot 7 as shown on the Brannan Plat recorded among the Baltimore County plat records in Plat
Book 10 Folio 114.

Containing 8331 square feet or 0.1913 acre of land, more or less.

Being known as 2613 Brannan Avenue. Located in the 15TH Election District, 7TH Councilmanic
District of Baltimore County, Maryland

Item #0279



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 4226354

Sold To:

David Billingsley - CU00541614
601 Charwood Ct
Edgewood, MD 21040-2714

Bill To:

David Billingsley - CU00541614
601 Charwood Ct
Edgewood, MD 21040-2714

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

Jun 07, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2016-0276-A

2613 Brannan Avenue
NE corner of Brannan Avenue and Haddaway Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Lloyd & Sheila Shafferman
Contract Purchaser(s): Michael Jenkins

Variance: to permit a proposed single family dwelling with a side street setback of 11 ft. in lieu of the minimum required 25 ft.

Hearing: Monday, June 27, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/6/10 June 7 4226354

CERTIFICATE OF POSTING

Date: JUNE 7, 2016

RE: Project Name: 2613 BRANNAN AVENUE
Case Number /PAI Number: 2016-0276-A
Petitioner/Developer: SHAFFERMAN
Date of Hearing/Closing: JUNE 27, 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 2613 BRANNAN AVENUE

The sign(s) were posted on JUNE 7, 2016

(Month, Day, Year)


(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

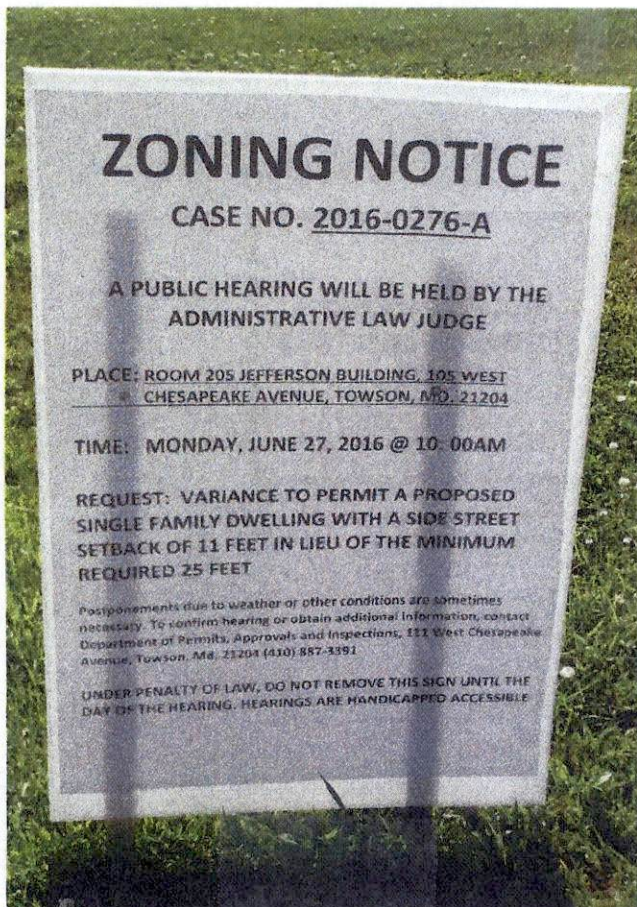
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

May 23, 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: 2016-0276-A

2613 Brannan Avenue

NE corner of Brannan Avenue and Haddaway Road

15th Election District – 7th Councilmanic District

Legal Owners: Lloyd & Sheila Shafferman

Contract Purchaser: Michael Jenkins

Variance to permit a proposed single family dwelling with a side street setback of 11 ft. in lieu of the minimum required 25 ft.

Hearing: Monday, June 27, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Shafferman, 2611 Brannan Avenue, Baltimore 21219

Michael Jenkins, 8680 Magnolia Avenue, Baltimore 21128

David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 7, 2016**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 7, 2016 Issue - Jeffersonian

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

NOTICE OF ZONING HEARING

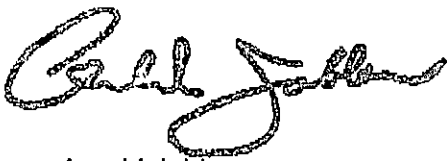
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 20146-0276-A

2613 Brannan Avenue
NE corner of Brannan Avenue and Haddaway Road
15th Election District – 7th Councilmanic District
Legal Owners: Lloyd & Sheila Shafferman
Contract Purchaser: Michael Jenkins

Variance to permit a proposed single family dwelling with a side street setback of 11 ft. in lieu of the minimum required 25 ft.

Hearing: Monday, June 27, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2613 Brannan Avenue; NE corner of Brannan *
Avenue & Haddaway Road * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Lloyd & Sheila Shafferman * HEARINGS FOR
Contract Purchaser(s): Michael Jenkins *
Petitioner(s) * BALTIMORE COUNTY
* 2016-276-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
MAY 18 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 18th day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2016-0276-A
Property Address: 2613 BRANNAN AVENUE
Property Description: LOT 7 BRANNAN PLAT
NE COR. BRANNAN AVE & HADDAWAY RD.
Legal Owners (Petitioners): LLOYD & SHEILA SHAFFERMAN
Contract Purchaser/Lessee: MICHAEL JENKINS

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID BILLINGSLEY
Company/Firm (if applicable): _____
Address: 601 CHARWOOD CT.
EDGEWOOD, MD 21040

Telephone Number: (410) 679-8719

Revised 5/20/2014

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

No. 138270

Date: 5/9/16

PAID RECEIPT

BUSINESS ACTUAL TIME
5/09/2016 5/09/2016 12:15:35 2

REG 0302 WALKIN JEW JEE
RECEIPT # 945593 5/09/2016 OFLN
Bpt 5 528 ZONING VERIFICATION
C: NO. 138270

Receipt Tot \$75.00
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:

For:

Zoning hearing - case # 2016-0276-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*

June 23, 2016

Lloyd & Sheila Shafferman
2611 Brannan Avenue
Baltimore MD 21219

RE: Case Number: 2016-0276 A, Address: 2613 Brannan Avenue

Dear Mr. & Ms. Shafferman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 11, 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
Michael Jenkins, 8680 Magnolia Avenue, Baltimore MD 21128
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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



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

Date: 5/16/14

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. 2016-0276A

Variance
Lloyd & Sheila Shafterman
2613 Brennan 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 'Richard A. Zeller', is written over the printed name of Wendy Wolcott.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 06 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: June 6, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0276-A
Address 2613 Brannan Avenue
(Shafferman Property)

Zoning Advisory Committee Meeting of May 23, 2016.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The plan submitted with the zoning petition states that the subject lot's size is 8,331 square feet (sf). The petitioner's requests are to allow for a new dwelling with a street-side setback of 11 feet in lieu of the minimum required 25 feet. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage limit, which, for a property this size, is 31 ¼% (2,603 sf), with mitigation required for lot coverage between 25% (2,083 sf) and 31 ¼%. The LDA regulations also require 15% afforestation on the property, which equates to 2 trees and 1 shrub for a property this size. According to the plan submitted for this review, proposed lot coverage is shown as approximately 2,226 sf, consisting of a driveway, dwelling and walkway. Any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations, as well as the afforestation requirement. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for application of the LDA regulations, which will minimize impacts to any adjacent buffers, thereby will improve buffer functions, and conserve fish, wildlife and plant habitat in Jones Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The petitioner's request, if granted, will be consistent with established land use policies and will minimize or avoid environmental impacts provided that the applicants meet any LDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella; Environmental Impact Review

6-27

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: June 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-276

RECEIVED

JUN 10 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 2613 Brannan Avenue
Petitioner: Lloyd Shafferman, Sheila Shafferman
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling with a street building line setback of 11 feet in lieu of the minimum required 25 feet.

A site visit was conducted on May 20, 2016.

The Department of Planning has no objections to this request.

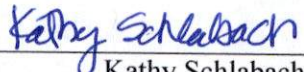
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

TO WCR

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 20, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2016
Item No. 2016-0178, 0273, 0274, 0275, 0276, 0277, 0278, 0280 and
0281

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\ZAC05232016.doc

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



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

DATE: June 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-276

INFORMATION:

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Petitioner: Lloyd Shafferman, Sheila Shafferman
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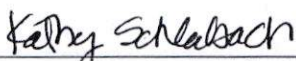
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 6, 2016

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- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

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2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
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The plan submitted with the zoning petition states that the subject lot's size is 8,331 square feet (sf). The petitioner's requests are to allow for a new dwelling with a street-side setback of 11 feet in lieu of the minimum required 25 feet. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage limit, which, for a property this size, is 31 ¼% (2,603 sf), with mitigation required for lot coverage between 25% (2,083 sf) and 31 ¼%. The LDA regulations also require 15% afforestation on the property, which equates to 2 trees and 1 shrub for a property this size. According to the plan submitted for this review, proposed lot coverage is shown as approximately 2,226 sf, consisting of a driveway, dwelling and walkway. Any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations, as well as the afforestation requirement. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for application of the LDA regulations, which will minimize impacts to any adjacent buffers, thereby will improve buffer functions, and conserve fish, wildlife and plant habitat in Jones Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The petitioner's request, if granted, will be consistent with established land use policies and will minimize or avoid environmental impacts provided that the applicants meet any LDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella; Environmental Impact Review

PLEASE PRINT CLEARLY

CASE NAME 2613 BRANNAN AVE

CASE NUMBER 2016-0276-A

DATE 6/27/16

PETITIONER'S SIGN-IN SHEET

[illegible]

1

CASE NUMBER

DATE _____

2016-0276-A

6/27/2016

CITIZEN'S SIGN - IN SHEET

ADDRESS.

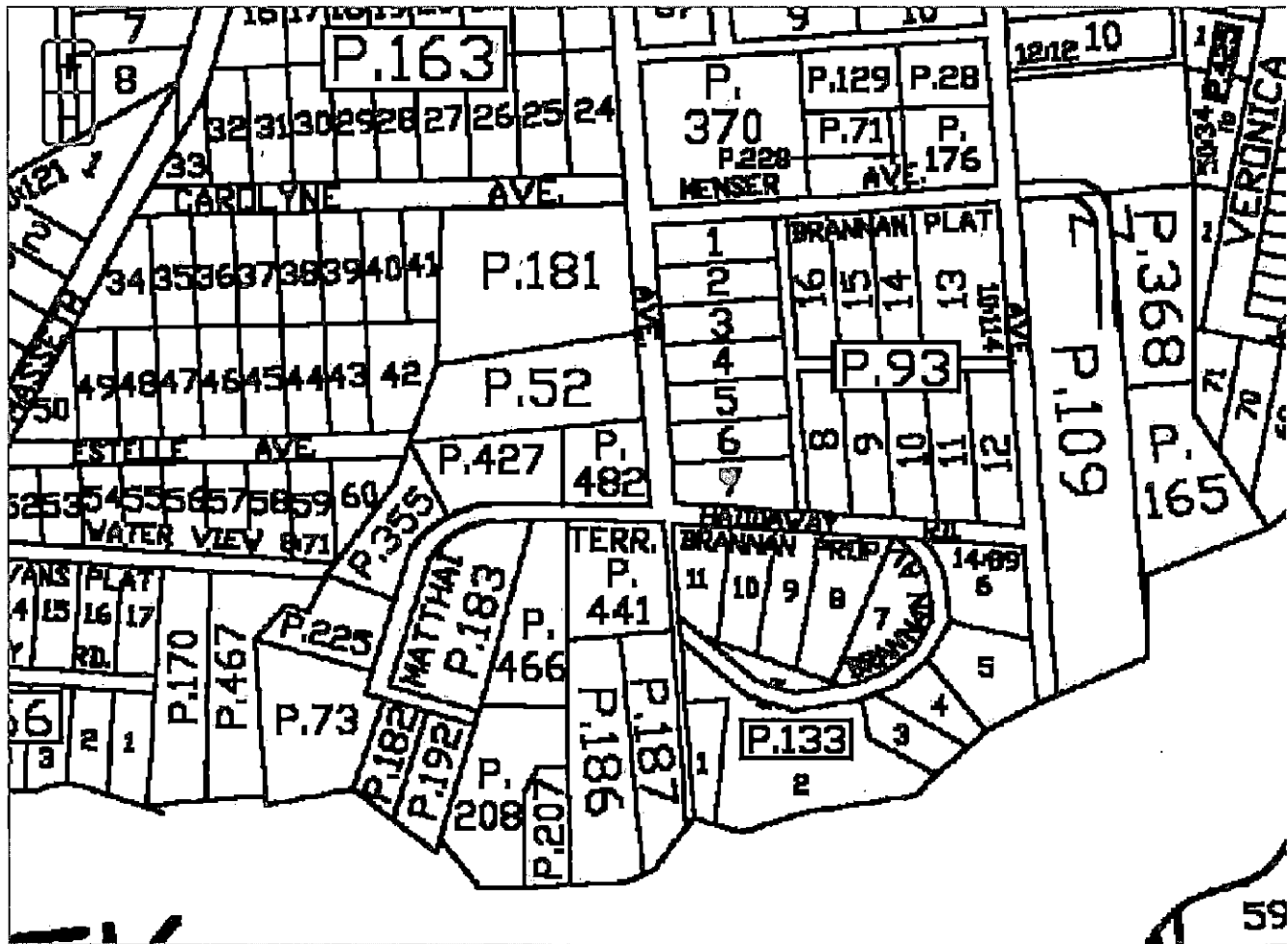
E - MAIL

[illegible]

Baltimore County

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

District: 15 Account Number: 1513400696



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>).

ALJ

193
1-28-16

slu

6-28-16

PETITIONER'S EXHIBITS

**2613 BRANNAN AVENUE
CASE NO. 2016-0276-A**

- 1. PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE (DATED APRIL 23, 2016)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. TAX MAP 0111 SHOWING SUBJECT LOT**
- 4. BRANNAN PLAT RECORDED IN PB 10 F 1114 (MAY 1, 1937)**
- 5. AERIAL PHOTO**
- 6a – 6d. PHOTOS**

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1513400696			
Owner Information					
Owner Name:		SHAFFERMAN LLOYD SHAFFERMAN SHEILA		Use:	RESIDENTIAL
Mailing Address:		2611 BRANNAN AVE BALTIMORE MD 21219-		Principal Residence:	NO
				Deed Reference:	/32096/ 00364
Location & Structure Information					
Premises Address:		BRANNAN AVE 0-0000		Legal Description:	
				BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0016	0093		0000	
					Block:
					7
					Assessment Year:
					2015
					Plat No:
					Plat Ref: 0010/0114
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					8,265 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2015	07/01/2016
Land:		56,000	56,000		
Improvements		0	0		
Total:		56,000	56,000	56,000	56,000
Preferential Land:		0			0
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 05/22/2012		Price: \$150,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32096/ 00364		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
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PETITIONER'S
EXHIBIT NO. 2

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

34 35363738394041

49484746454443 42

ESTELLE AVE.

WATER VIEW

BRANNAN PLAT

BRANNAN PROP.

TERR. P. 441

BRANNAN AVE.

BRANNAN PLAT

BRANNAN PROP.

P.181

P.52

P.93

P.109

P.133

P.187

P.186

P.182

P.192

P.207

P.225

P.73

P.170

P.467

P.427

P.482

P.466

P.441

P.368

P.165

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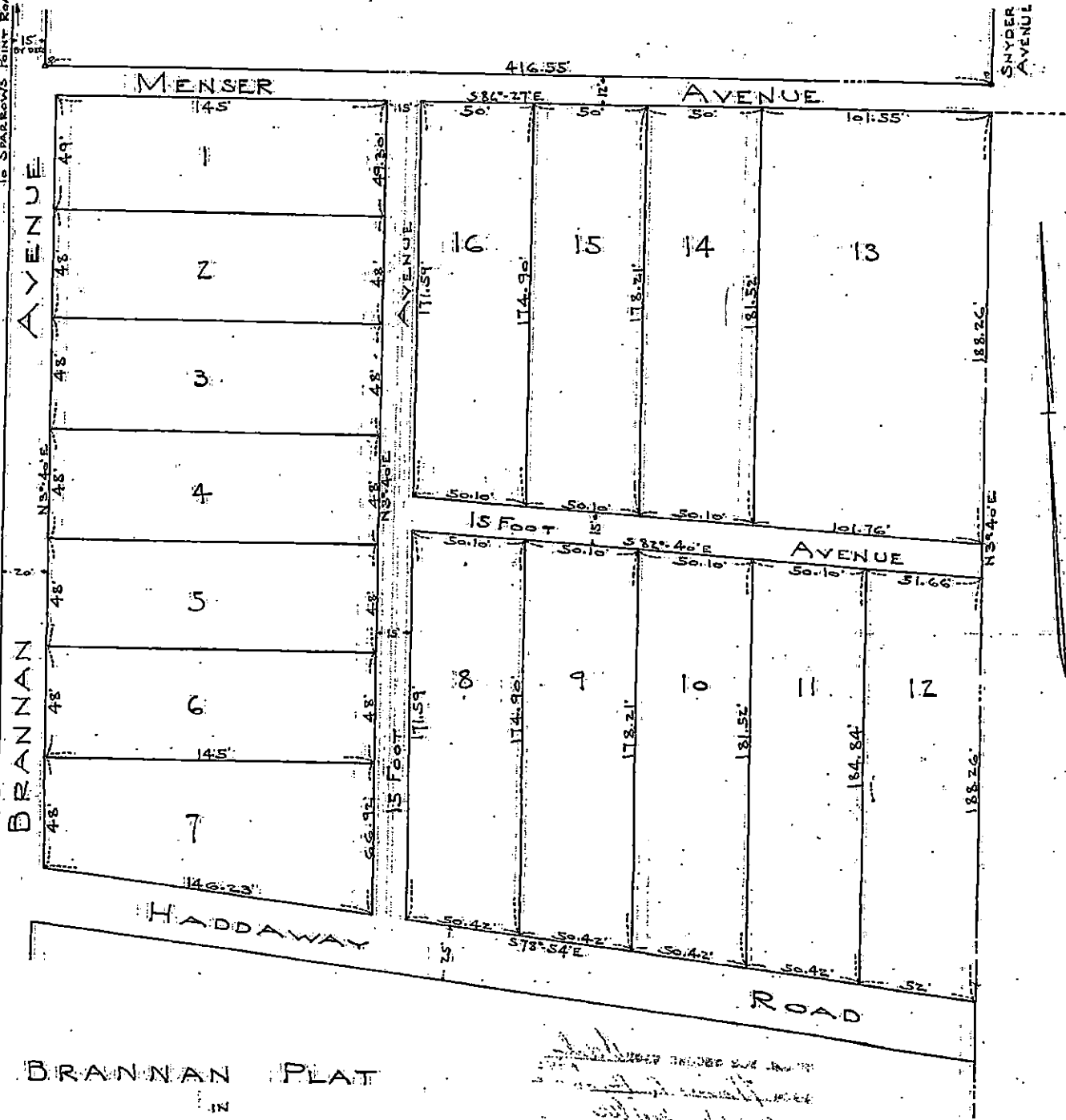
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407

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>).

PETITIONER'S
EXHIBIT NO. 3

TO SPARROWS POINT ROAD



BRANNAN PLAT
IN

15TH ELECTION DIST, BALTO. CO., M.D.

SCALE 40 FEET TO ONE INCH

FRED H. DOLLENBERG

COUNTY SURVEYOR FOR BALTO. CO.

TOWSON, M.D.

MAY 1, 1937

NOTE: ALL LOT CORNERS MARKED WITH STAKE OR PIPE.

PB 10 F 114

PETITIONER'S
EXHIBIT NO. 4

MSA-C59-2136-2739



PETITIONER'S
EXHIBIT NO. 5

Imagery Date: 10/23

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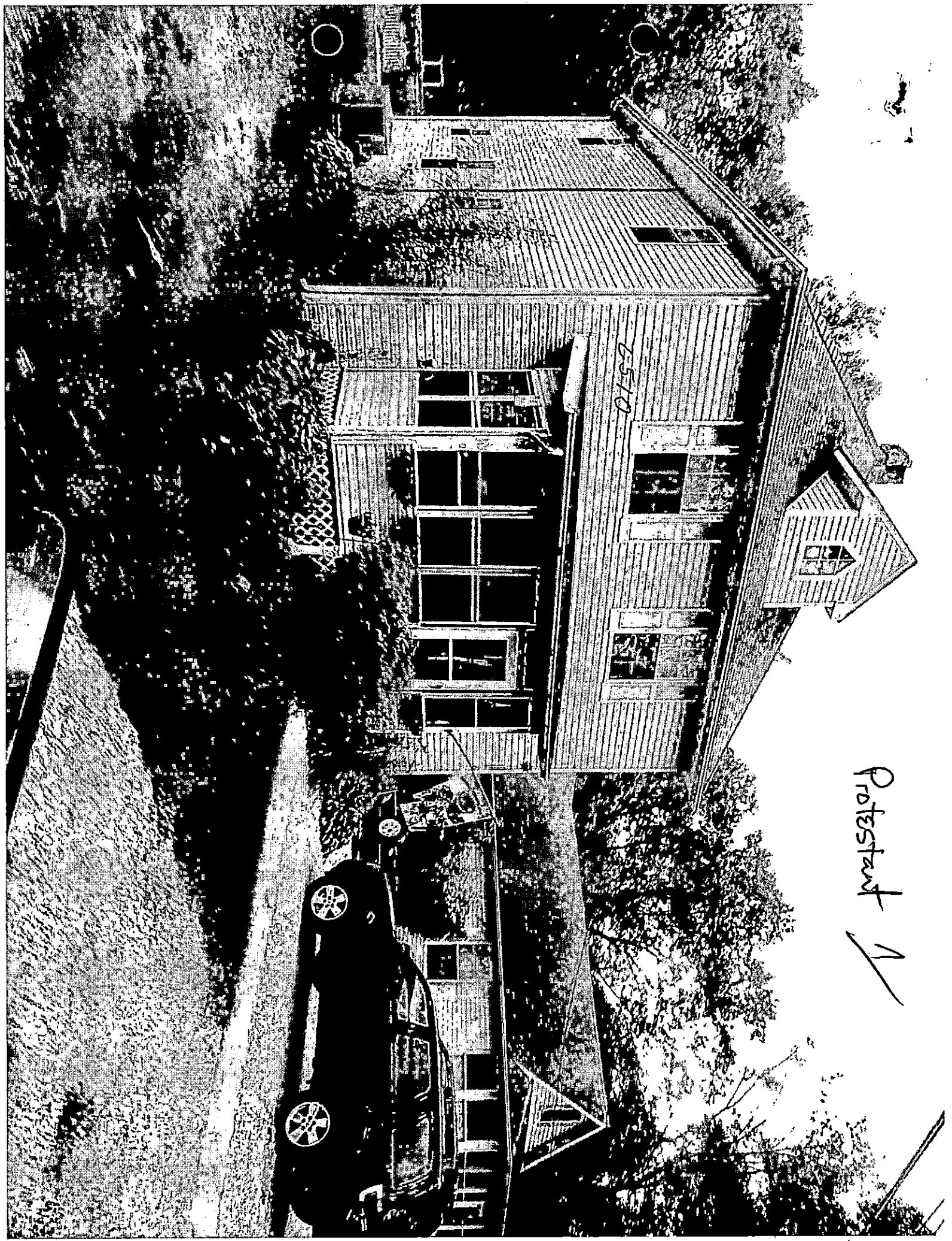


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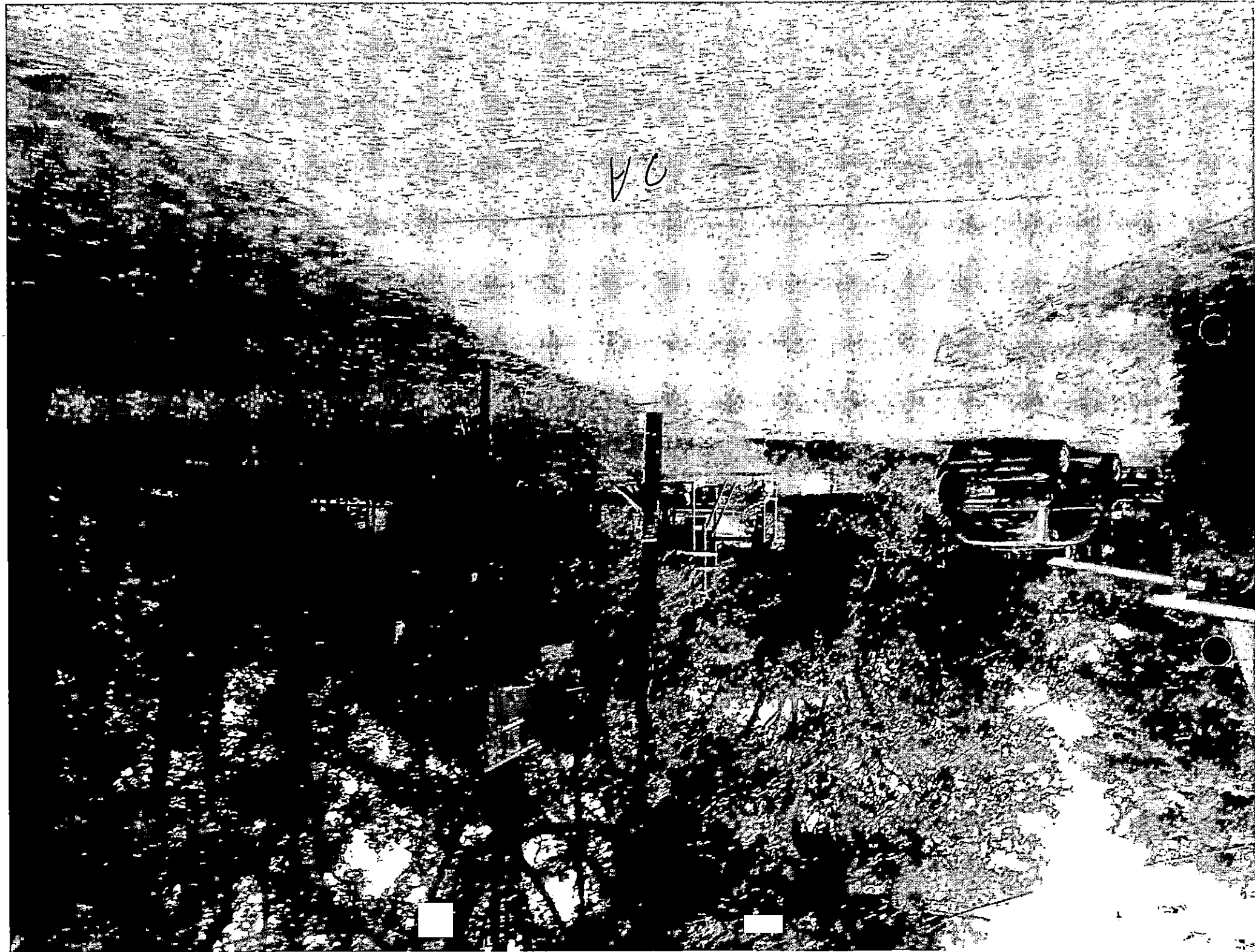
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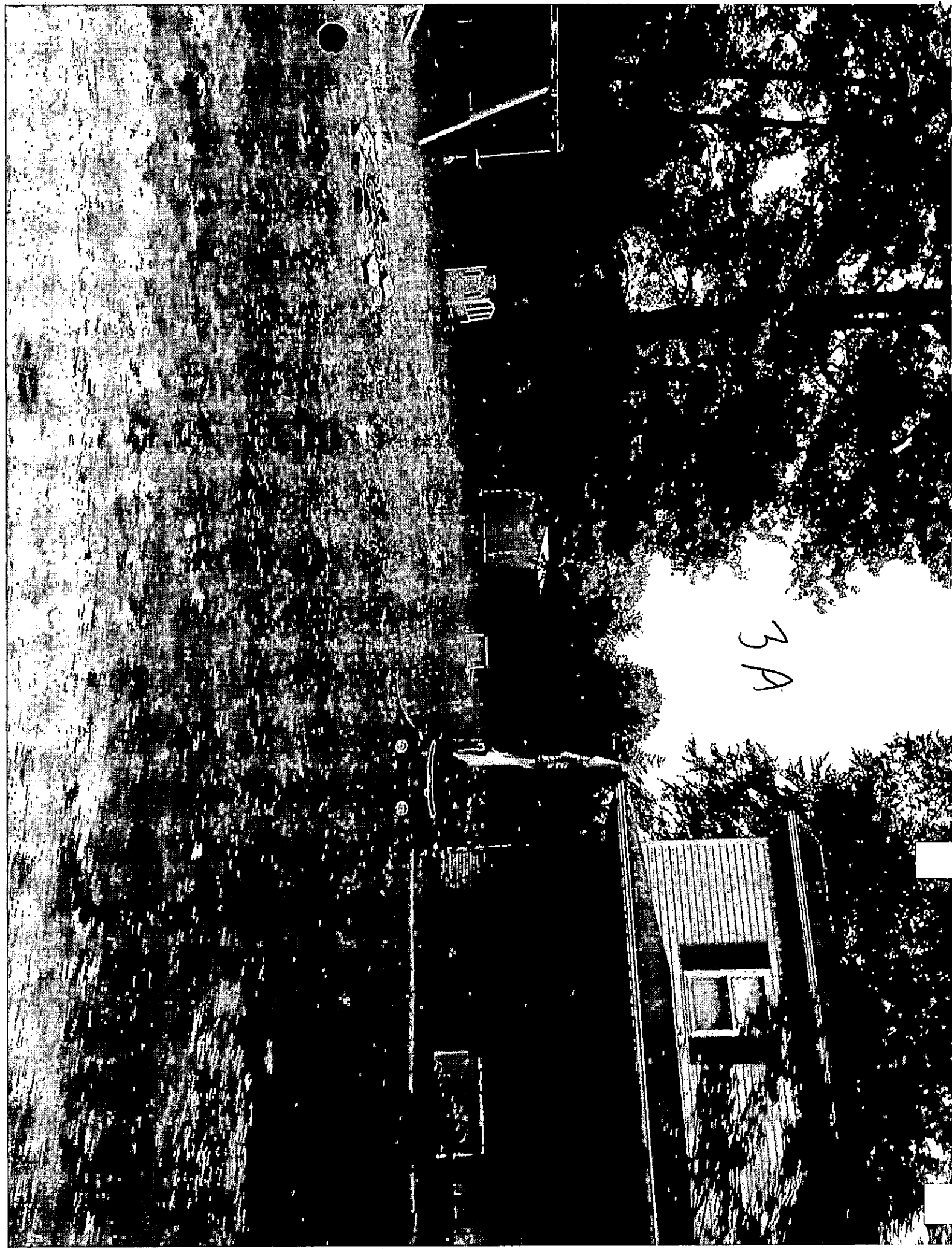
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Protestant 1







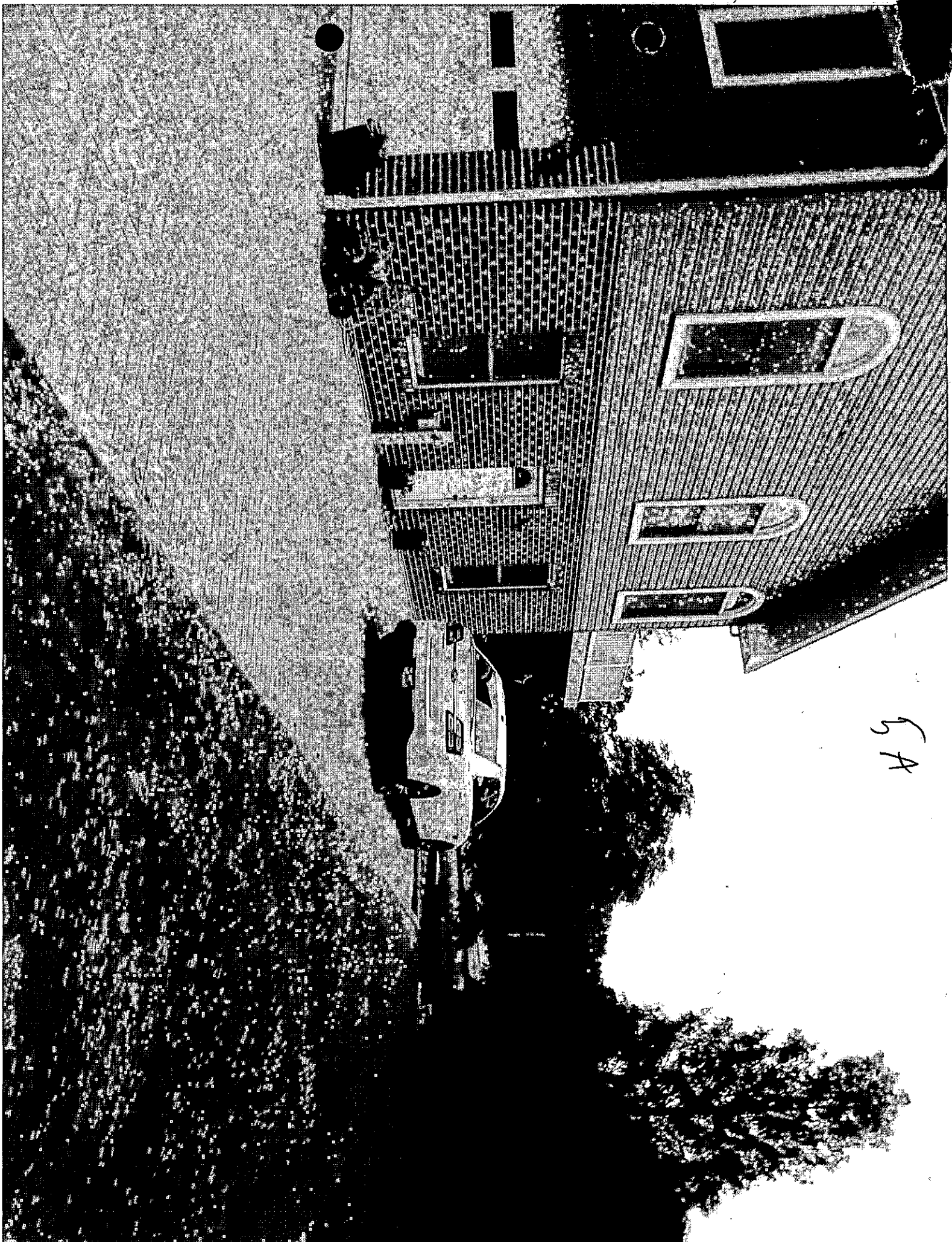


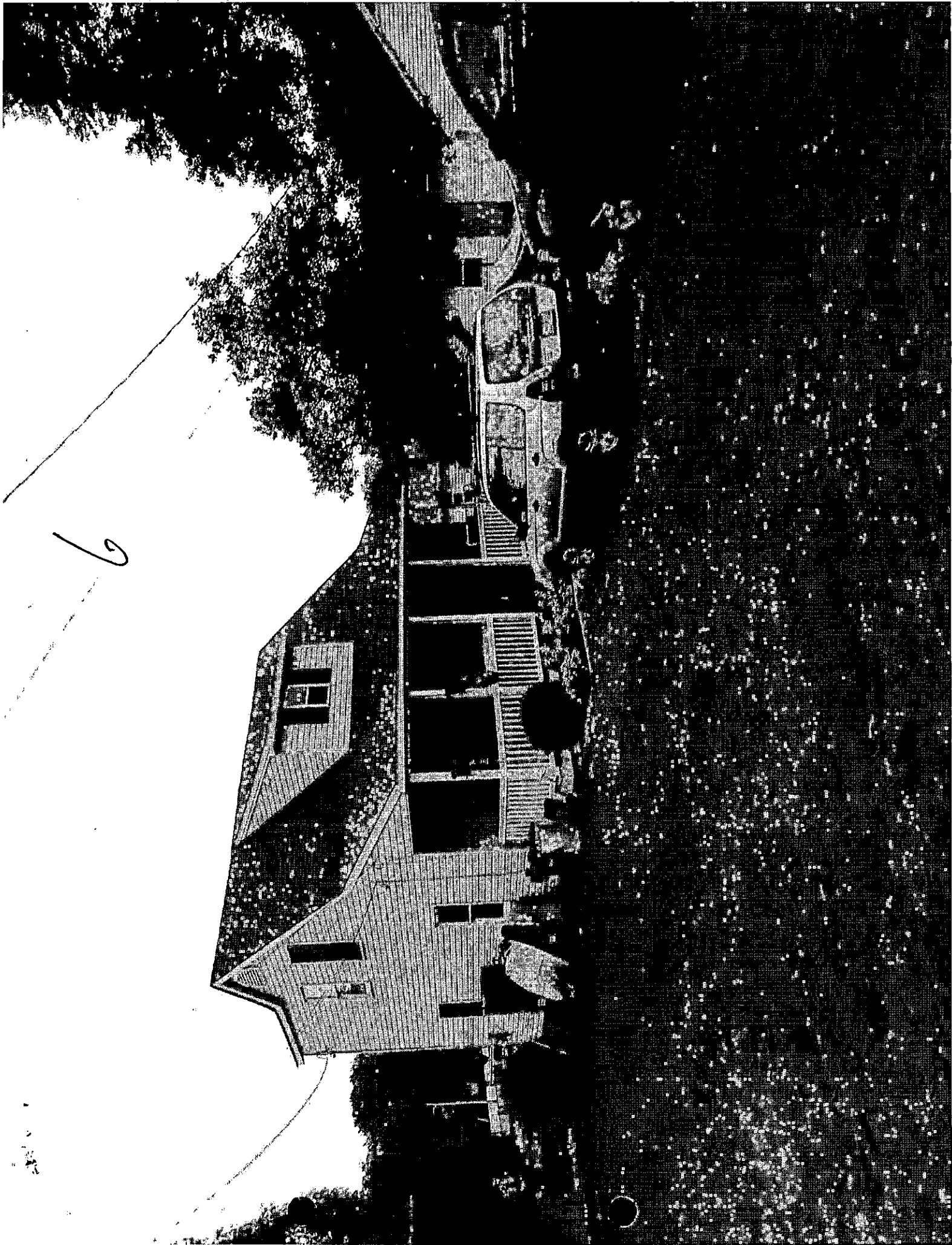
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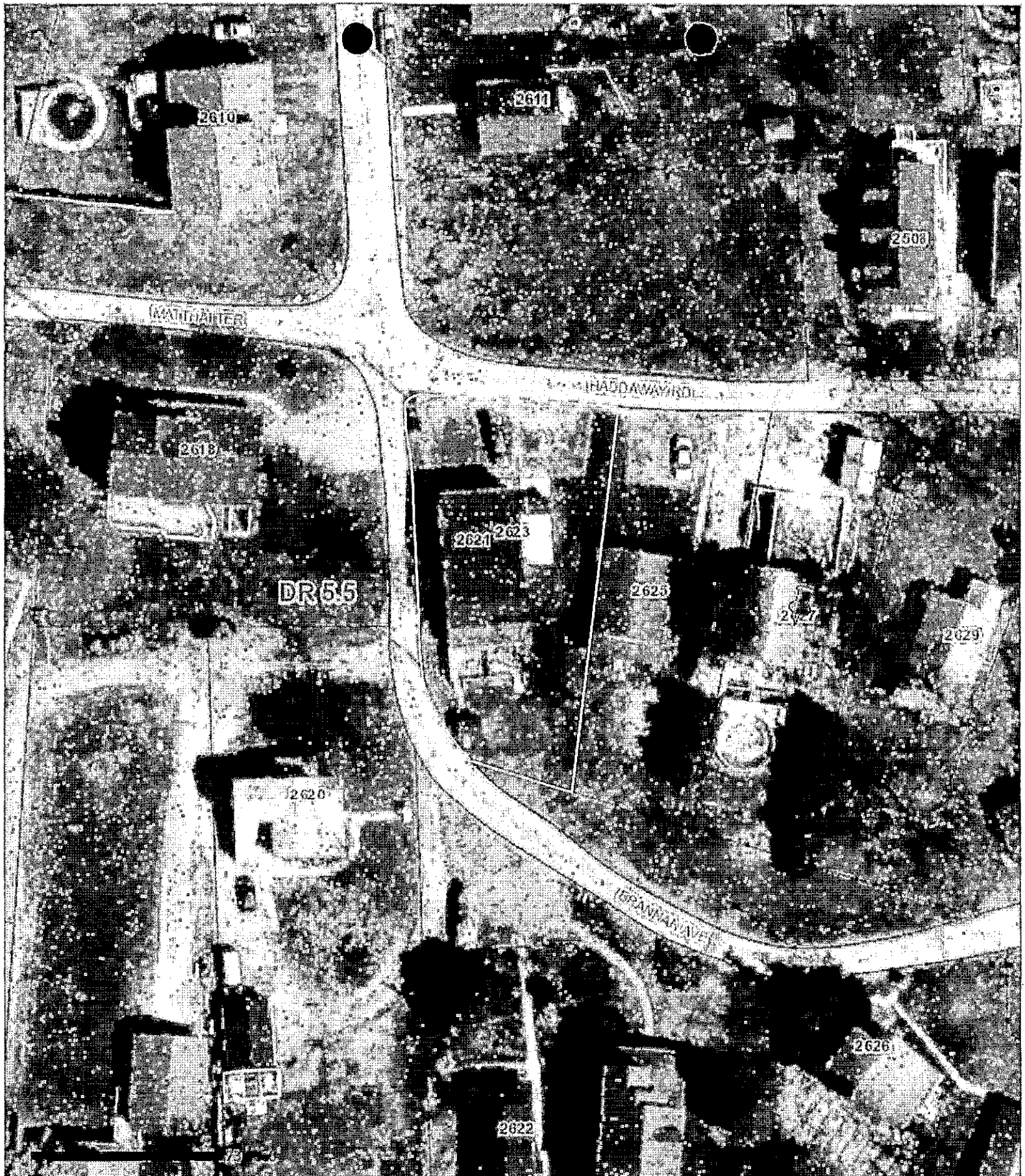


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My Neighborhood Map

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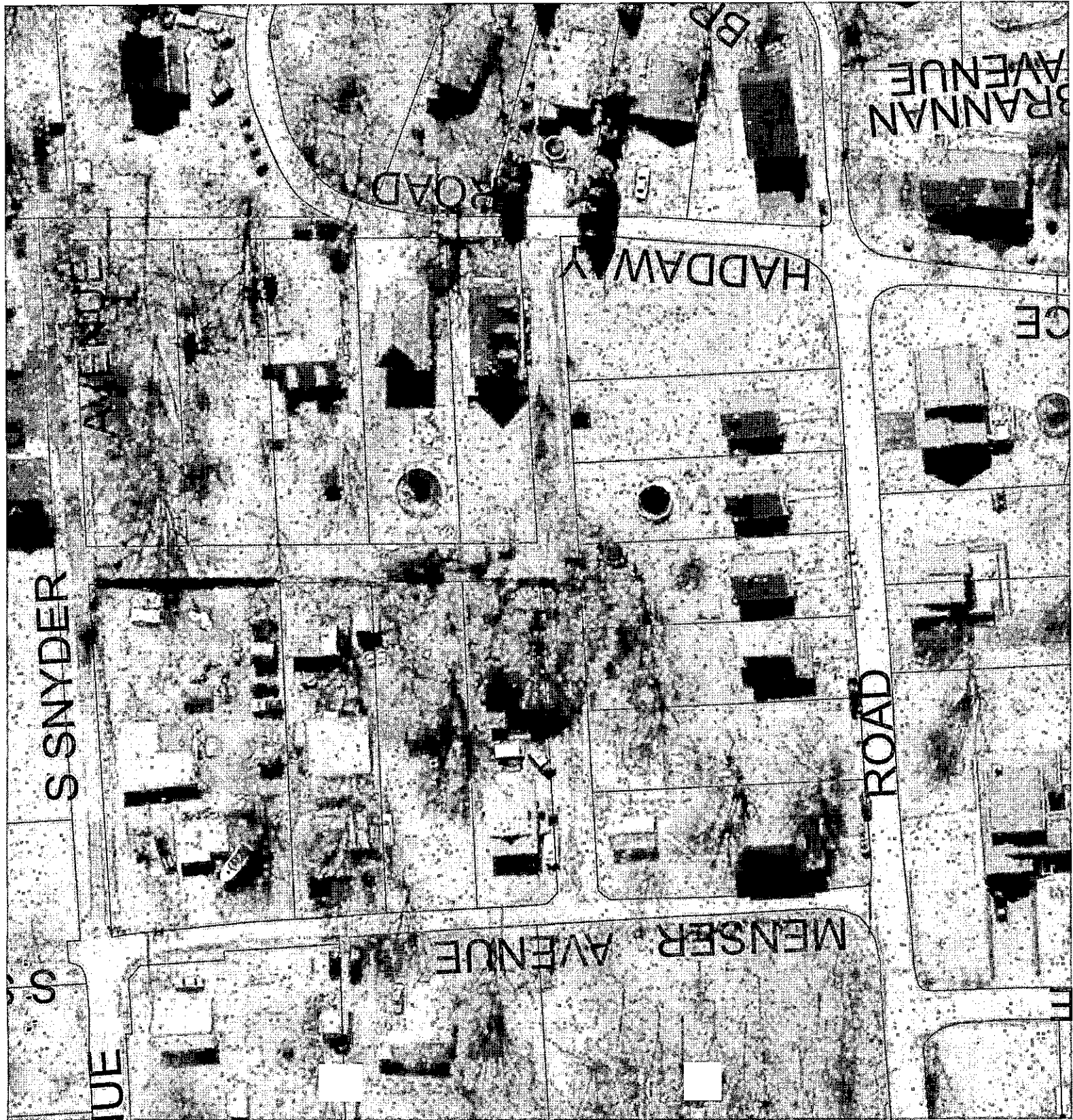
Created By
Baltimore County
My Neighborhood



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Printed 6/21/2016

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10

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 - 15 Account Number - 1510450720			
Owner Information					
Owner Name:		CRIZER EDWARD W JR CRIZER JENNIFER T		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		2627 BRANNAN AVE BALTIMORE MD 21219-1843		Deed Reference: /10665/ 00717	
Location & Structure Information					
Premises Address:		2627 BRANNAN AVE 0-0000		Legal Description: 2627 BRANNAN AVE NS BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0133		0000	9
Assessment Year: 2015				Plat No: 0014/ Plat Ref: 0089	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1931	846 SF		8,268 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
Base Value		Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:		74,000	74,000		
Improvements		59,700	61,700		
Total:		133,700	135,700		
Preferential Land:		0	134,367 135,033 0		
Transfer Information					
Seller: GUARNACCIA GUILIANNA		Date: 07/25/1994		Price: \$85,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10665/ 00717		Deed2:	
Seller: JOHNSON HELEN		Date: 08/03/1989		Price: \$42,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08240/ 00506		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
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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 - 15 Account Number - 1513400696			
Owner Information					
Owner Name:		SHAFFERMAN LLOYD SHAFFERMAN SHEILA		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		2611 BRANNAN AVE BALTIMORE MD 21219-		Deed Reference: /32096/ 00364	
Location & Structure Information					
Premises Address:		BRANNAN AVE 0-0000		Legal Description: BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0093		0000	7
				Assessment Year:	Plat No:
				2015	0010/ 0114
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			8,265 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		56,000	56,000		
Improvements		0	0		
Total:		56,000	56,000	56,000	56,000
Preferential Land:		0			0
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 05/22/2012		Price: \$150,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32096/ 00364		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		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					

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2. Click [here](#) for a glossary of terms.
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12

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 - 15 Account Number - 1513400694			
Owner Information					
Owner Name:		SHAFFERMAN LLOYD SHAFFERMAN SHEILA		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		2611 BRANNAN AVE BALTIMORE MD 21219-		Deed Reference: /32096/ 00364	
Location & Structure Information					
Premises Address:		2611 BRANNAN AVE 0-0000		Legal Description: 2611 BRANNAN AVE BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0016	0093		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0010/0114
	6	2015			
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1955	696 SF		6,960 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	65,700	65,700			
Improvements	38,900	40,100			
Total:	104,600	105,800	105,000	105,400	
Preferential Land:	0			0	
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 05/22/2012		Price: \$150,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32096/ 00364		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		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 08/07/2012					

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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 - 15 Account Number - 1513400693			
Owner Information					
Owner Name:		ACE WILLIAM ACE JESSICA		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		2609 BRANNAN AVE BALTIMORE MD 21219-		Deed Reference: /31962/ 00210	
Location & Structure Information					
Premises Address:		2609 BRANNAN AVE 0-0000		Legal Description: 2609 BRANNAN AVE BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0093		0000	5
				Assessment Year:	Plat No:
				2015	0010/0114
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	720 SF		6,960 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		65,700	65,700		
Improvements		40,100	41,300		
Total:		105,800	107,000	106,200	106,600
Preferential Land:		0			0
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 04/19/2012		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31962/ 00210		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		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 05/15/2012					

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2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

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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 - 15 Account Number - 1513400692			
Owner Information					
Owner Name:		MARTIN MONICA		Use: RESIDENTIAL	
Mailing Address:		2607 BRANNAN AVE BALTIMORE MD 21219-		Principal Residence: YES	
				Deed Reference: /31948/ 00446	
Location & Structure Information					
Premises Address:		2607 BRANNAN AVE BALTIMORE 21219-		Legal Description: 2607 BRANNAN AVE BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0093		0000	4 2015
				Assessment Year:	Plat No:
					0010/0114
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1948	720 SF		6,960 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	65,700	65,700			
Improvements	38,700	39,900			
Total:	104,400	105,600	104,800	105,200	
Preferential Land:	0			0	
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 04/17/2012		Price: \$95,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /31948/ 00446		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		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:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 05/08/2012					

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15

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 - 15 Account Number - 1513400691			
Owner Information					
Owner Name:		VARGO DANIEL J JR VARGO CARMELA B		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		9905 RICHLYN DR PERRY HALL MD 21128-9540		Deed Reference: /25622/ 00625	
Location & Structure Information					
Premises Address:		2605 BRANNAN AVE 0-0000		Legal Description: 2605 BRANNAN AVE BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0093		0000	3
				Assessment Year:	Plat No:
				2015	0010/0114
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1937	924 SF		6,960 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		72,900	72,900		
Improvements		46,800	46,800		
Total:		119,700	119,700	119,700	119,700
Preferential Land:		0			0
Transfer Information					
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

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16

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 - 15 Account Number - 1513400695			
Owner Information					
Owner Name:		VARGO DANIEL J III VARGO KELLY ANN		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		9905 RICHLYN DR PERRY HALL MD 21128-9540		Deed Reference: /36730/ 00346	
Location & Structure Information					
Premises Address:		BRANNAN AVE 0-0000		Legal Description: BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0093		0000	2
				Assessment Year:	Plat No:
				2015	0010/0114
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			6,960 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage 1 Detached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		54,900	54,900		
Improvements		3,300	3,300		
Total:		58,200	58,200	58,200	58,200
Preferential Land:		0			0
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 10/06/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36730/ 00346		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		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					

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Real Property Data Search (w4)

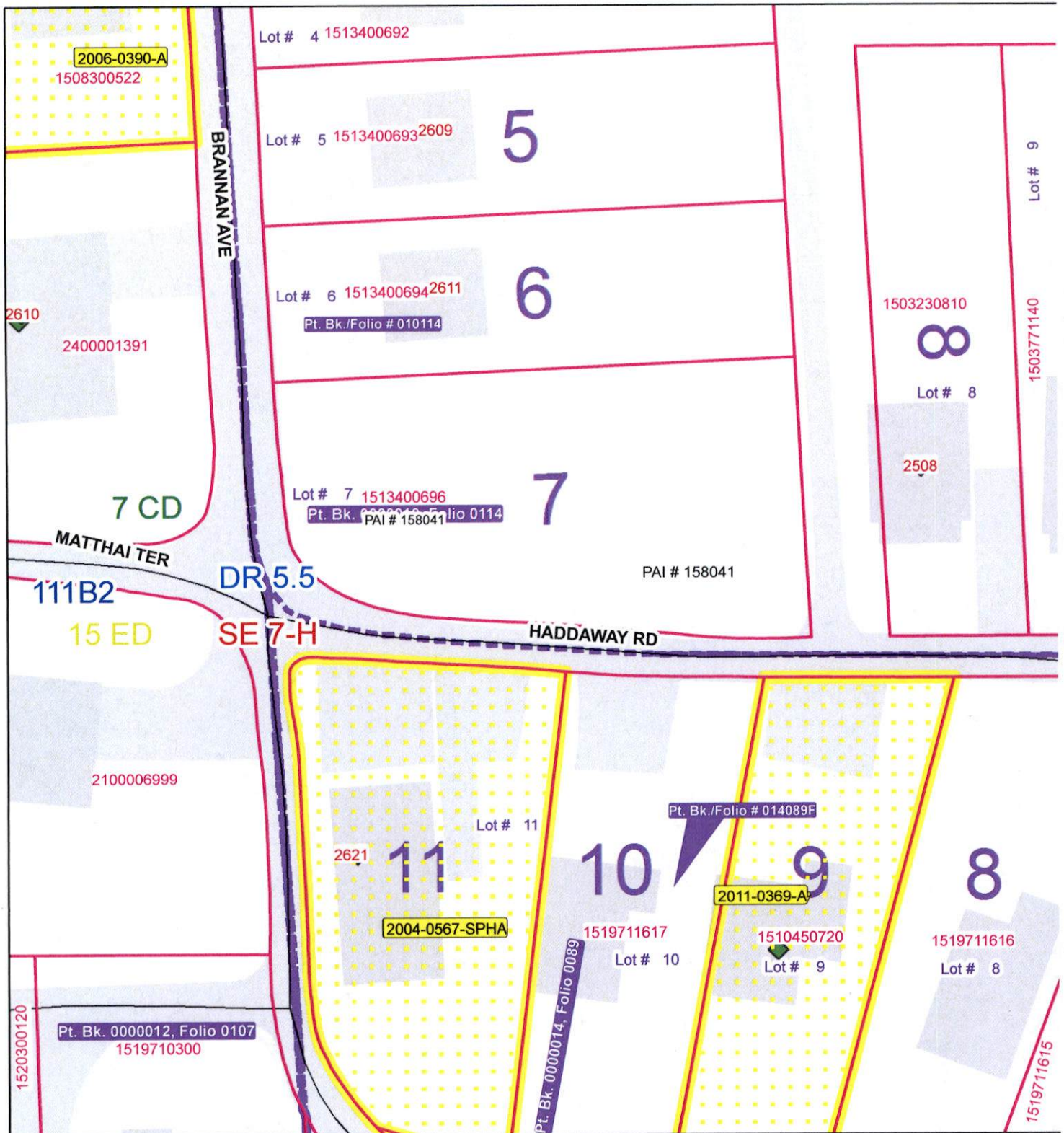
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1513400690			
Owner Information					
Owner Name:		VARGO DANIEL J III VARGO KELLY ANN		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		9905 RICHLYN DR PERRY HALL MD 21128-9540		Deed Reference: /36730/ 00346	
Location & Structure Information					
Premises Address:		2601 BRANNAN AVE 0-0000		Legal Description: 2601 BRANNEN AVE BRANNAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0016	0093		0000	1
				Assessment Year:	Plat No:
				2015	0010/0114
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1937	1,072 SF	150 SF	7,105 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		73,100	73,100		
Improvements		62,900	64,500		
Total:		136,000	137,600	136,533	137,067
Preferential Land:		0			0
Transfer Information					
Seller: VARGO DANIEL J JR		Date: 10/06/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36730/ 00346		Deed2:	
Seller: MENSER AMELIA F		Date: 05/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25622/ 00625		Deed2:	
Seller: MENSER JOSEPH E		Date: 06/22/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20275/ 00440		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					

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Brannan Avenue, Tax #15-15-400-696



Publication Date: 5/4/2016



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

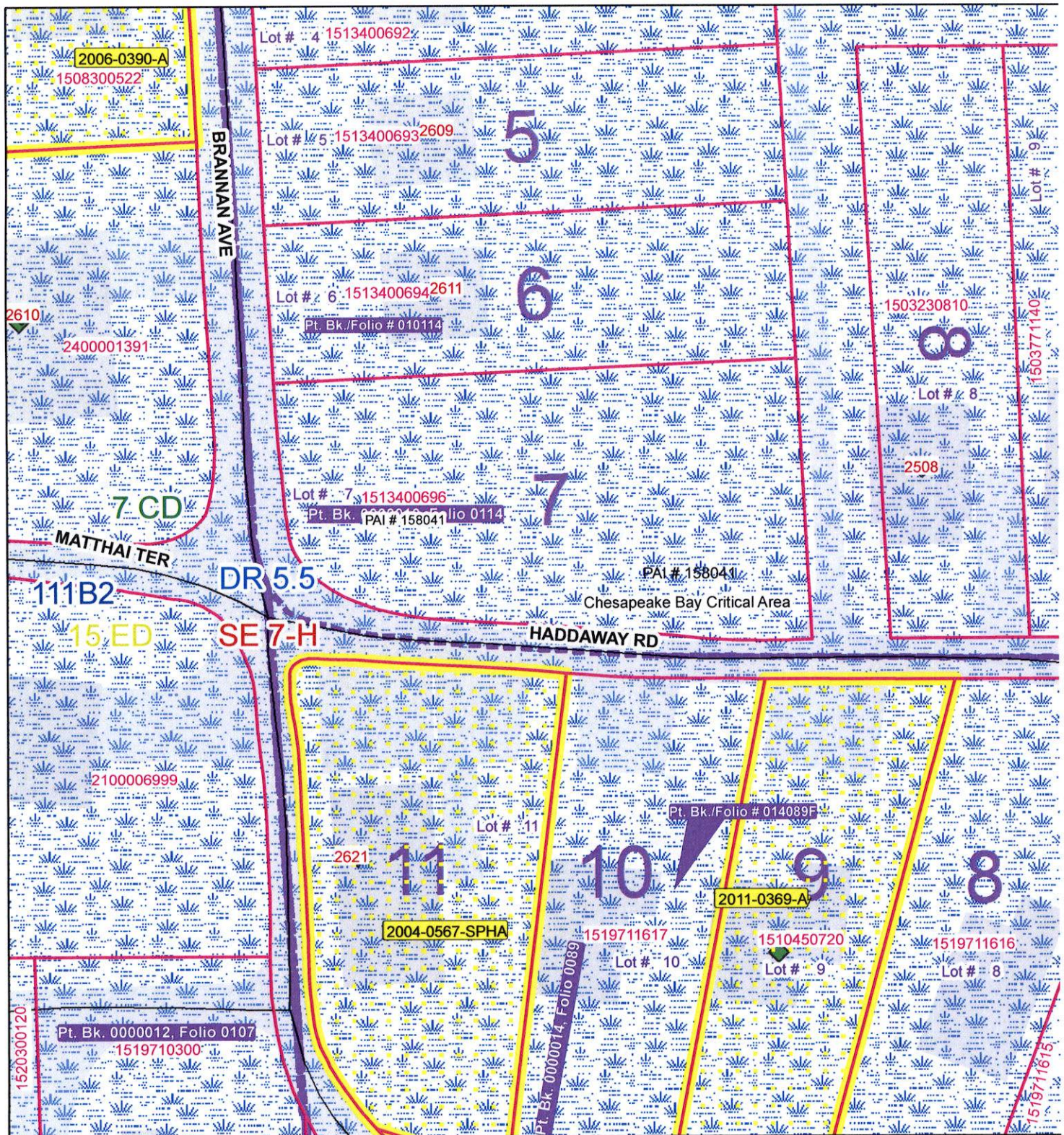


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #027C

Chesapeake Bay Critical Area



Publication Date: 5/4/2016



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0276

ZONED
DR 5.5

(8)

N/F MARKS
L. 34185 F. 204
1503230810

EX
SFD
#2508

15 FOOT AVENUE

66.92'

(5)

BRANNAN
PLAT
P.B. 10 F. 114

DR 5.5

EX
SFD
#2609

N/F SHAFFERMAN
L. 32096 F. 364
1513400694

(6)

EX
SFD
#2611

(7)

PROP.
2 STORY
DWLG
G. POR.

DRIVE

53'

BEG
POINT

146.23'

EX 8" S
EX 6" W
HADDAWAY ROAD

(10)

DR 5.5 BRANNAN PLAT
P.B. 14 F. 89

EX
SFD
#2625

(11)

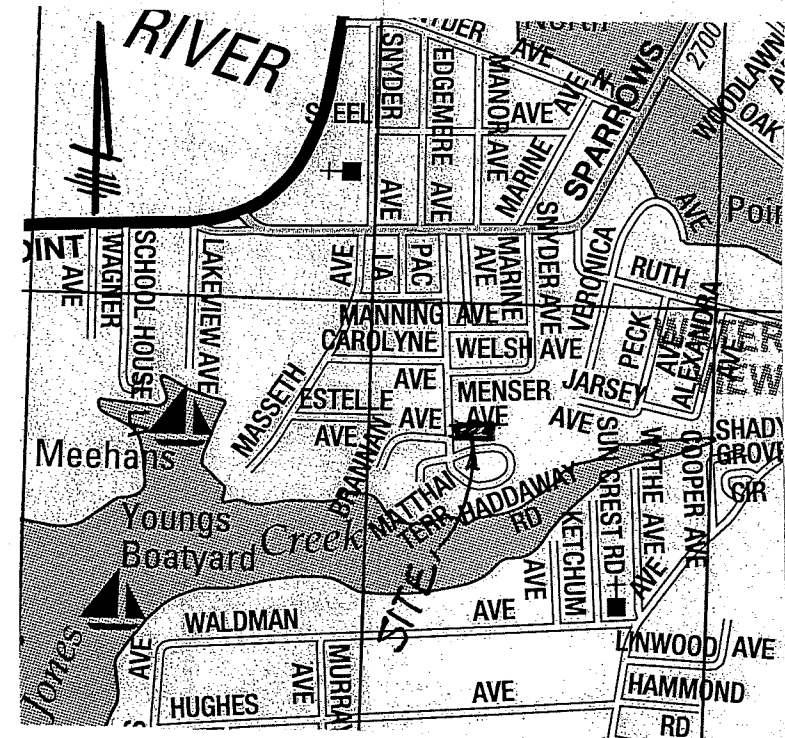
EX
DWLG
#2621
#2623

EX. 8" S
EX 6" W
20' RW

BRANNAN

AVENUE

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



VICINITY MAP
SCALE: 1" = 1000'

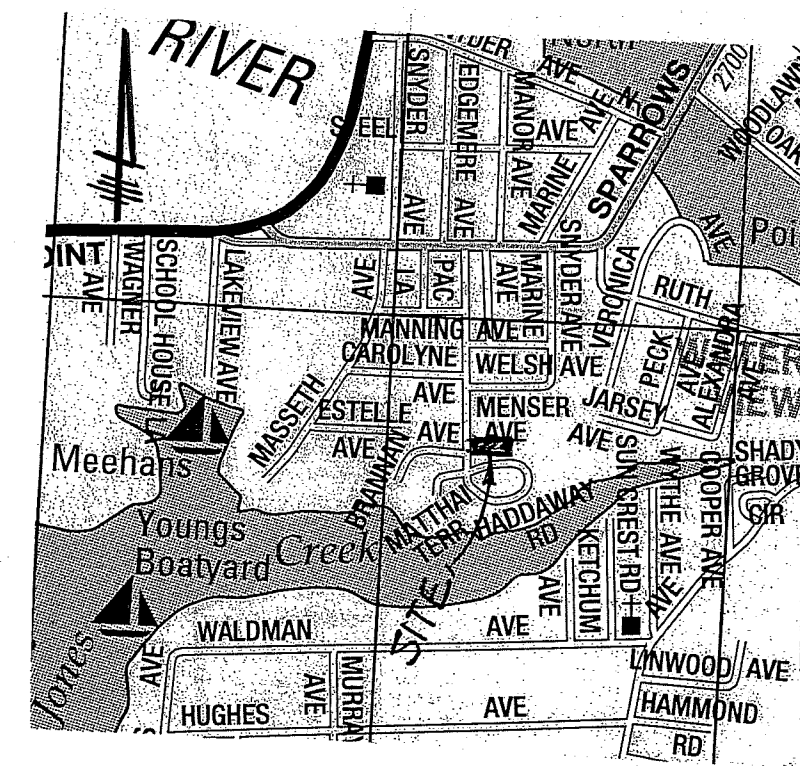
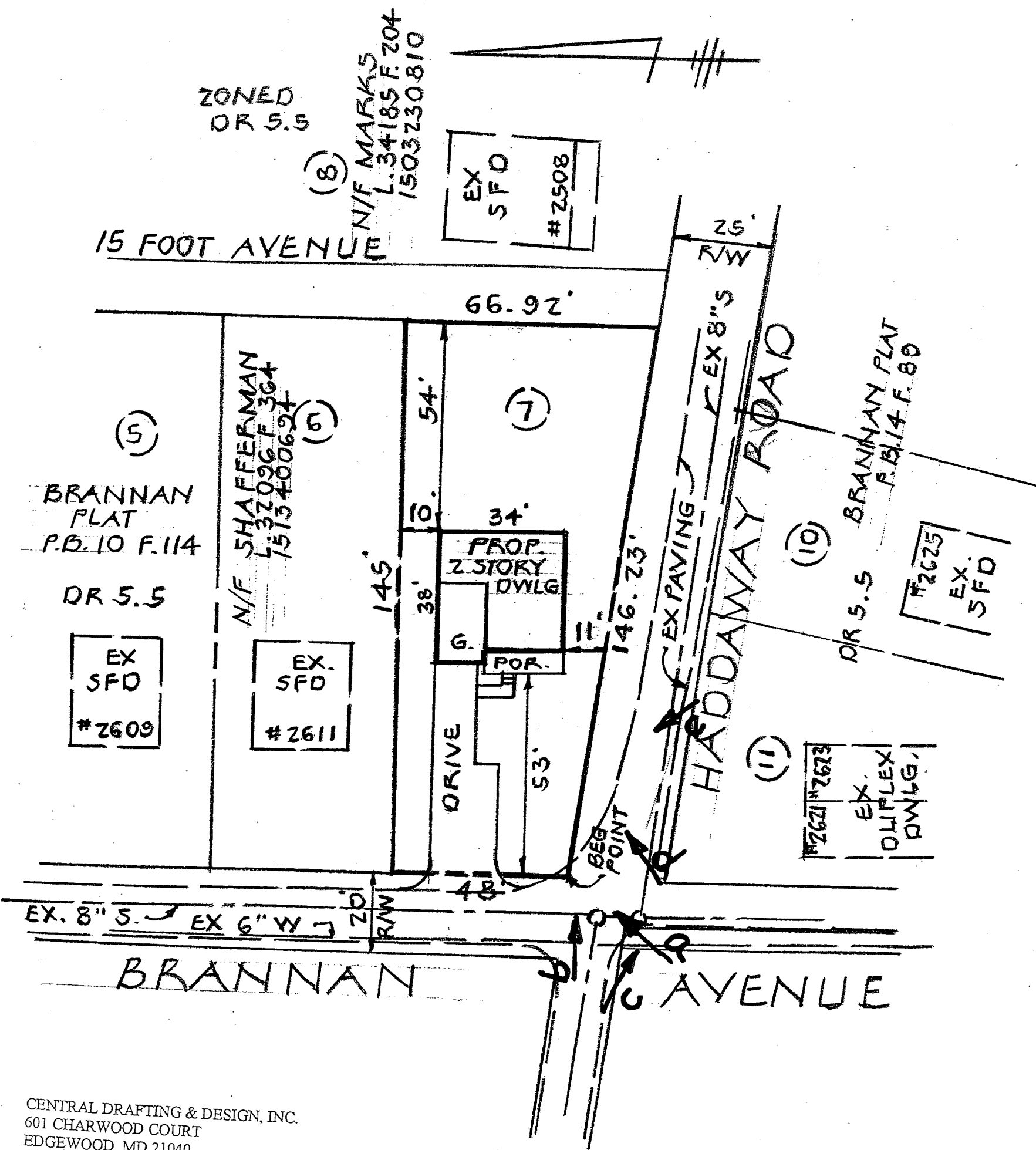
PETITIONER'S
EXHIBIT NO. 1

NOTES

1. ZONING.....DR 5.5 (MAP NO. 111B2)
2. LOT AREA = 8331 S.F. = 0.1913 ACRE +/-
3. SITE IS LOCATED IN THE CBCA
4. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
6. TO THE PREPARER'S KNOWLEDGE, NO HISTORIC SITES OR STRUCTURES OR UNDERGROUND STORAGE TANKS EXIST.
7. PUBLIC WATER AND SEWER IS AVAILABLE

OWNER
LLOYD AND SHEILA SHAFFERMAN
2611 BRANNAN AVENUE
BATIMORE, MD. 21219
DEED REF: L. 32096 F. 364
ACCOUNT NO. 1513400696

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2613 BRANNAN AVENUE
LOT 7 BRANNAN PLAT PB 10 F 114
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET APRIL 23, 2016**



VICINITY MAP
SCALE: 1" = 1000'

PETITIONER'S
EXHIBIT NO. 6a-2

NOTES

1. ZONING.....DR 5.5 (MAP NO. 11163.)
2. LOT AREA = 8331 S.F. = 0.1913 ACRE +/-
3. SITE IS LOCATED IN THE CBCA
4. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
6. TO THE PREPARER'S KNOWLEDGE, NO HISTORIC SITES OR STRUCTURES OR UNDERGROUND STORAGE TANKS EXIST.
7. PUBLIC WATER AND SEWER IS AVAILABLE

PHOTOS

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2613 BRANNAN AVENUE

LOT 7 BRANNAN PLAT PB 10 F 114
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET APRIL 23, 2016

OWNER
LLOYD AND SHEILA SHAFFERMAN
2611 BRANNAN AVENUE
BATIMORE, MD. 21219
DEED REF: L. 32096 F. 364
ACCOUNT NO. 1513400696

ZONED
DR 5.5

(8)

N/F MARKS
L. 34185 F. 204
1503230810

EX
SFD
#2508

15 FOOT AVENUE

66.92'

(5)

BRANNAN
PLAT
P.B. 10 F. 114

DR 5.5

EX
SFD
#2609

N/F SHAFFERMAN
L. 32096 F. 364
1513400696

(6)

EX
SFD
#2611

(7)

PROP.
2 STORY
DWLG

DRIVE

POB.

53'

BEG
POINT

HADDAWAY ROAD

(10)

BRANNAN PLAT
P.B. 14 F. 80

EX
SFD
#2625

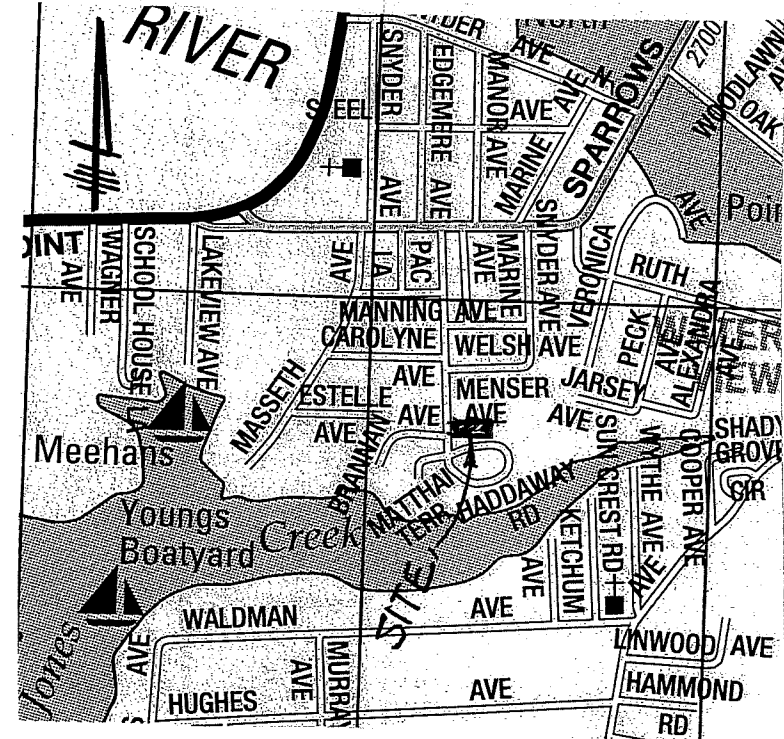
(11)

EX
DWLG.
#2621 #2623

OWNER
LLOYD AND SHEILA SHAFFERMAN
2611 BRANNAN AVENUE
BATIMORE, MD. 21219
DEED REF: L. 32096 F. 364
ACCOUNT NO. 1513400696

#2016-0276-A

RJD



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 111B2.)
2. LOT AREA = 8331 S.F. = 0.1913 ACRE +/-
3. SITE IS LOCATED IN THE CBCA
4. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
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7. PUBLIC WATER AND SEWER IS AVAILABLE

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2613 BRANNAN AVENUE

LOT 7 BRANNAN PLAT PB 10 F 114
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET APRIL 23, 2016