

MEMORANDUM

DATE: October 13, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0044-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 12, 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 *
(1301 Dorchester Avenue)
1st Election District *
1st Council District *
Darryl C. Dancy *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0044-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, Darryl C. Dancy ("Petitioner"). The Petitioner is requesting Variance relief from § 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6 ft. tall replacement fence to be placed in the rear of the property which adjoins the front yard of a neighboring property in lieu of the maximum allowable height of 42 in. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 9-12-16

By [Signature]

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 Petitioner.

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 12th day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 6 ft. tall replacement fence to be placed in the rear of the property which adjoins the front yard of a neighboring property in lieu of the maximum allowable height of 42 in., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The 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.

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 9-12-16

By [Signature]



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 1301 Dorchester Ave, Gwynn Oak, MD 21207 Currently zoned DP5.5
 Deed Reference 28291 100140 10 Digit Tax Account # 0116003060
 Owner(s) Printed Name(s) Darryl Dancy

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s)
 BCZR: 427 → To permit a 6 feet tall replacement fence to be placed in the rear of the property which adjoins the front yard of a neighboring property, in lieu of the maximum allowable height of 42 inches.

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):

Darryl Dancy
 Name #1 – Type or Print Name #2 – Type or Print
Darryl Dancy
 Signature #1 Signature #2
1301 Dorchester Ave, Gwynn Oak, MD
 Mailing Address City State
21207 410-428-9723 charlie609@verizon.net
 Zip Code Telephone # 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:

JAIME ISAACS
 Name – Type or Print
JAIME ISAACS
 Signature
9846 SHERWOOD FARM RD OWINGS MILLS, MD
 Mailing Address City State
21117 443-882-3074 JAIME.ISAACS@GMAIL.COM
 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 9 day of 12 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 2017-0044-A Filing Date 8/11/16 Estimated Posting Date 8/21/16 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: 1301 Dorchester Ave. Gwynn Oak MD 21207
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)

My request for an Administrative Variance is to receive approval for the installation of a six foot high fence. The fence would be installed on my property line that adjoins the front yard of a neighboring property. The fence is to contain a dog that will jump the fence if it is not installed at a height of six feet.

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

Darryl Dancy
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Darryl Dancy
Name- Print or Type

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 22nd day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Darryl Dancy

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

AS WITNESS my hand and Notaries Seal

PETER JOEL MENDOLA
NOTARY PUBLIC
STATE OF MARYLAND
COUNTY OF BALTIMORE
COMMISSION EXPIRES
06-05-2018

[Signature]
Notary Public

06-05-2018
My Commission Expires

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: 1301 Dorchester Ave. Gwynn Oak MD 21207
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)

My request for an Administrative Variance is to receive approval for the installation of a six foot high fence. The fence would be installed on my property line that adjoins the front yard of a neighboring property. The fence is to contain a dog that will jump the fence if it is not installed at a height of six feet.

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

Darryl Dancy
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Darryl Dancy
Name- Print or Type

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 22nd day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Darryl Dancy

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

AS WITNESS my hand and Notaries Seal

PETER JOEL MENDOLA
NOTARY PUBLIC
STATE OF MARYLAND
COUNTY OF BALTIMORE
COMMISSION EXPIRES
06-05-2018

[Signature]
Notary Public
06-05-2018
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 1301 Dorchester Ave, Gwynn Oak, MD 21207 Currently zoned DR 5.5
Deed Reference 28291 100140 10 Digit Tax Account # 0116003060
Owner(s) Printed Name(s) Darryl Dancy

(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. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 427 → To permit a 6 feet tall replacement fence to be placed in the rear of the property which adjoins the front yard of a neighboring property, in lieu of the maximum allowable height of 42 inches.

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):

Darryl Dancy
Name #1 – Type or Print Name #2 – Type or Print
Darryl Dancy
Signature #1 Signature #2
1301 Dorchester Ave, Gwynn Oak, MD
Mailing Address City State
21207 / 410-428-9723 / charlie609@verizon.net
Zip Code Telephone # 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:

LAME KAKES
Name – Type or Print
LAME KAKES
Signature
9846 SHERWOOD FARM RD. OWINGS MILLS, MD
Mailing Address City State
21117 / 443882-3074 / LKAKES-JMK@gmail.com
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 2017-0044-A Filing Date 8/11/16 Estimated Posting Date 8/21/16 Reviewer JS

1301 Dorchester Avenue

Property Description

Located on the Northeast corner of the intersection of Dorchester Avenue (46' row) and Central Avenue (50' row). Being lots 11 & 12, Block 15, Plat 2 of "Catonsville Manor" containing 5.625 square feet of land. Election District 1, Councilmatic District 1.

2017-0044-A

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0044-A

PETITIONER/DEVELOPER

IMI CONSTRUCTION LLC

DATE OF HEARING/CLOSING:

9/5/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT

1301 DORCHESTER AVE

THIS SIGN(S) WERE POSTED ON August 21, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 8/21/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 2017-0044-A
TO PERMIT A 6 FEET TALL REPLACEMENT FENCE TO BE
PLACED IN THE REAR OF THE PROPERTY WHICH ADJOINS THE
FRONT YARD OF A NEIGHBORING PROPERTY, IN LIEU OF THE
ALLOWABLE HEIGHT OF 42 INCHES

PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY SEPTEMBER 5, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWNSHIP, MD. 21204 TEL. 410-887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER BOARD MEETING
MEETING IS HANDICAP ACCESSIBLE

Malinda 8/21/16

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0044 -A Address 1301 DORCHESTER AVE., 21207

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

Filing Date: 8/11/16 Posting Date: 8/21/16 Closing Date: 9/5/16

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 2017- 0044 -A Address 1301 DORCHESTER AVE., 21207

Petitioner's Name DANCY Telephone 410-428-9723

Posting Date: 8/21/16 Closing Date: 9/5/16

Wording for Sign: TO PERMIT A 6 FEET TALL REPLACEMENT FENCE TO BE PLACED
IN THE REAR OF THE PROPERTY WHICH ADJOINS THE FRONT YARD OF A NEIGHBORING
PROPERTY, IN LIEU OF THE ALLOWABLE HEIGHT OF 42 INCHES.

Revised 7/6/16

**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 twenty (20) 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: 2017-0044-A
Property Address: 1301 DORCHESTER AVE
Property Description: _____

Legal Owners (Petitioners): DARRYL DANCY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DARRYL DANCY
Company/Firm (if applicable): _____
Address: 1301 DORCHESTER AVE
GWYNN OAK, MA 01207

Telephone Number: 410-428-9723

Revised 7/9/2015

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

No. 142819

Date: 8/11/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
8/11/2016 8/11/2016 11:14:42 4

NO. 0506 WALKIN KMS
> RECEIPT # 695675 8/11/2016 GFLH
Dept 5 528 ZONING VERIFICATION
NO. 142819

Receipt Tot \$75.00
\$75.00 CK \$4.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00
Total:								\$ 75.00

Rec From: DANCY

For: 2017-0044-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

September 7, 2016

Darryl Dancy
1301 Dorchester Avenue
Gwynn Oak MD 21207

RE: Case Number: 2017-0044 A, Address: 1301 Dorchester Avenue

Dear Mr. Dancy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 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
Jaime Isaacs, 9846 Sherwood Farm Road, Owings Mills MD 21117

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 6, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 29, 2016
Item No. 2017-0043, 0044, 0046, 0049, 0052, 0053 and 0054

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\ZAC201708292016.doc

9-5
Closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 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: August 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0044-A
Address 1301 Dorchester Avenue
(Dancy Property)

Zoning Advisory Committee Meeting of **AUGUST 29, 2016**

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

Reviewer: Steve Ford

Date: 08-25-2016

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



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

Date: 8/22/16

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. 2017-0044-A.

Administrative Variance
Darryl Dancy
1301 Dorchester 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 that reads "Richard Zeller".

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

WW/RAZ

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: August 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0044-A
Address 1301 Dorchester Avenue
(Dancy Property)

Zoning Advisory Committee Meeting of **AUGUST 29, 2016**

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

Reviewer: Steve Ford

Date: 08-25-2016

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0116003060			
Owner Information					
Owner Name:		DANCY DARRYL C		Use:	RESIDENTIAL
Mailing Address:		1301 DORCHESTER AVE BALTIMORE MD 21207-4822		Principal Residence:	YES
				Deed Reference:	/28291/ 00140
Location & Structure Information					
Premises Address:		1301 DORCHESTER RD BALTIMORE 21207-4822		Legal Description:	LTS 11,12 1301 DORCHESTER RD CATONSVILLE MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0095	0008	0189		0000	
					Block:
					15
					Lot:
					11
					Assessment Year:
					2016
					Plat No:
					2
					Plat Ref:
					0006/0116
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1943	1,125 SF	700 SF	5,625 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
1	YES	STANDARD UNIT		2 full	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016	
				As of 07/01/2017	
Land:		67,600	67,600		
Improvements		87,700	108,700		
Total:		155,300	176,300	162,300	169,300
Preferential Land:		0			0
Transfer Information					
Seller: PODHRAZSKY PETR		Date: 06/24/2009		Price: \$215,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28291/ 00140		Deed2:	
Seller: U S BANK NATIONAL		Date: 08/26/2008		Price: \$120,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /27279/ 00645		Deed2:	
Seller: BLAGMON VACHE N		Date: 05/09/2008		Price: \$165,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /26980/ 00071		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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 08/11/2009					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0116003060**

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>).

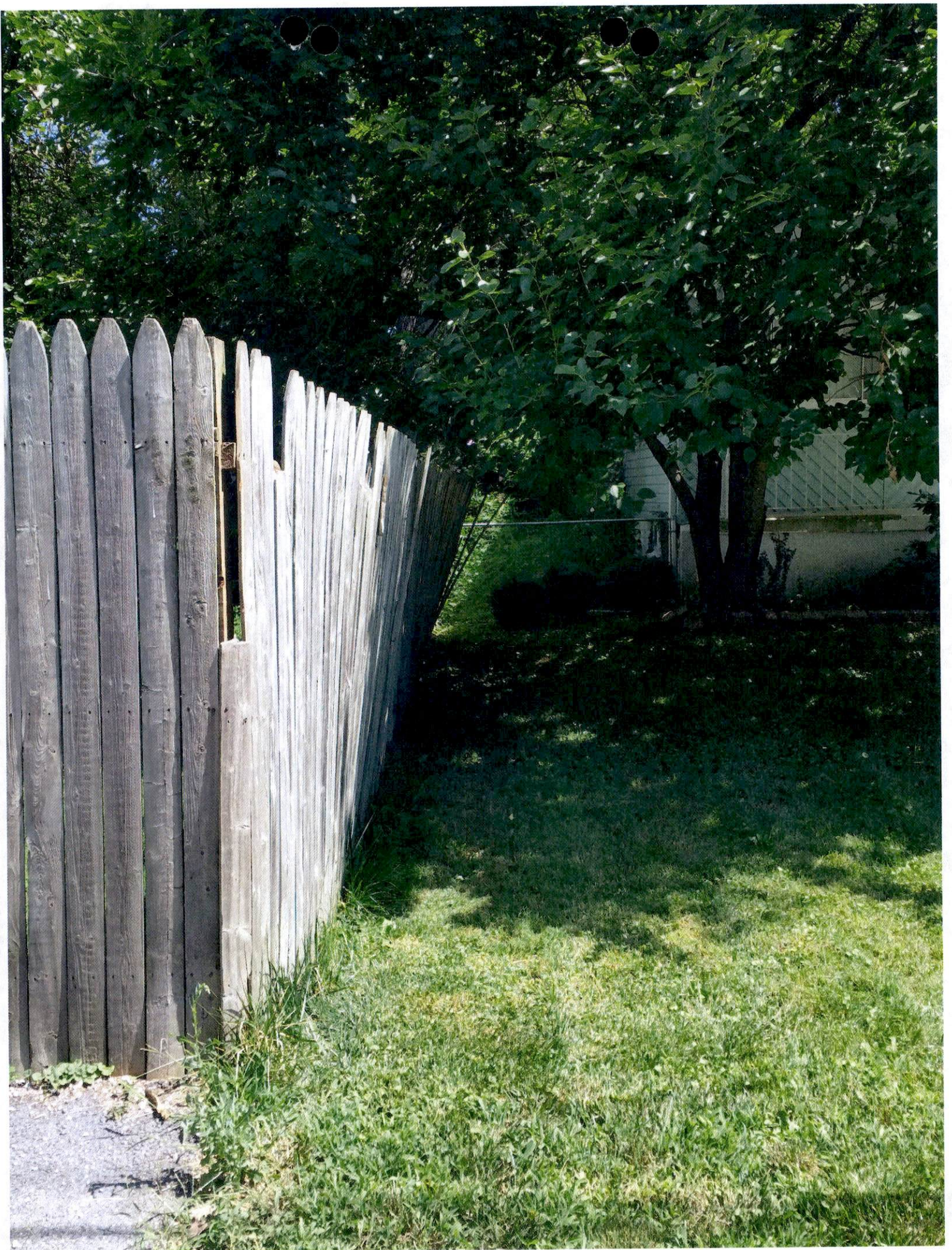












C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-22</u>	STATE HIGHWAY ADMINISTRATION	<u>NO objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8-21-16 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

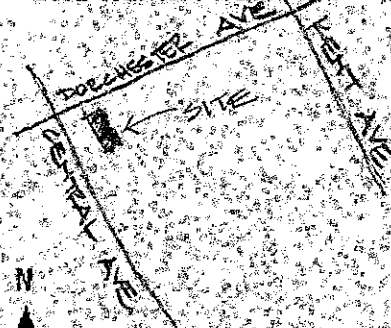
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1301 DORCHESTER AVE. OWNER(S) NAME(S) DARRYL DANCY

SUBDIVISION NAME CATONSVILLE MANOR LOT # 11 ^{#12} BLOCK # 15 SECTION # N/A

PLAT BOOK # 2 FOLIO # 116 TO DIGIT TAX # 2116223062 DEED REF. # 20211/22146

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 095A2

SITE ZONED DE 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT _____

LOT AREA ACREAGE 0.129

OR SQUARE FEET 5625

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

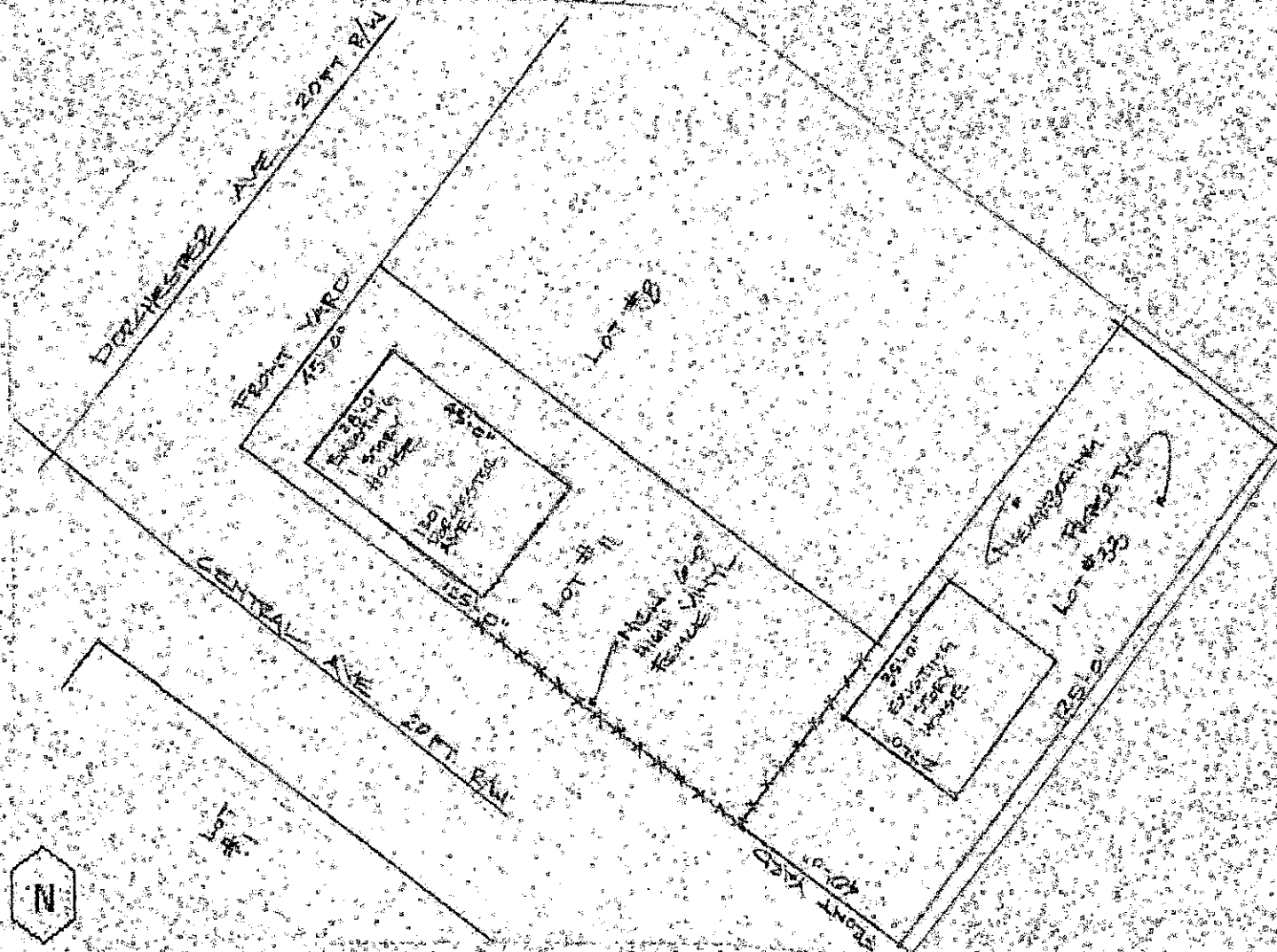
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY JAMIE ISAACS

DATE 8/11/16

SCALE: 1 INCH = 30 FEET

2017-0044-A

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

ADDRESS 1301 DORCHESTER AVE OWNER(S) NAME(S) DARRYL DANCY

SUBDIVISION NAME LATONVILLE MANOR LOT # 11⁺¹² BLOCK # 15 SECTION # N/A

PLAT BOOK # 2 FOLIO # 116 ID DIGIT TAX # 2116203062 DEED REF # 2221100146

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 095A2

SITE ZONED DR 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT _____

LOT AREA ACREAGE 2.129

OR SQUARE FEET 516256

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY JAMIE ISAACS DATE 8/11/16 SCALE: 1 INCH = 30 FEET

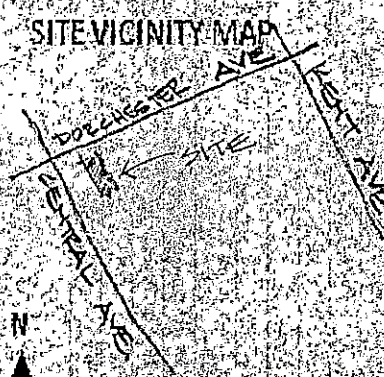
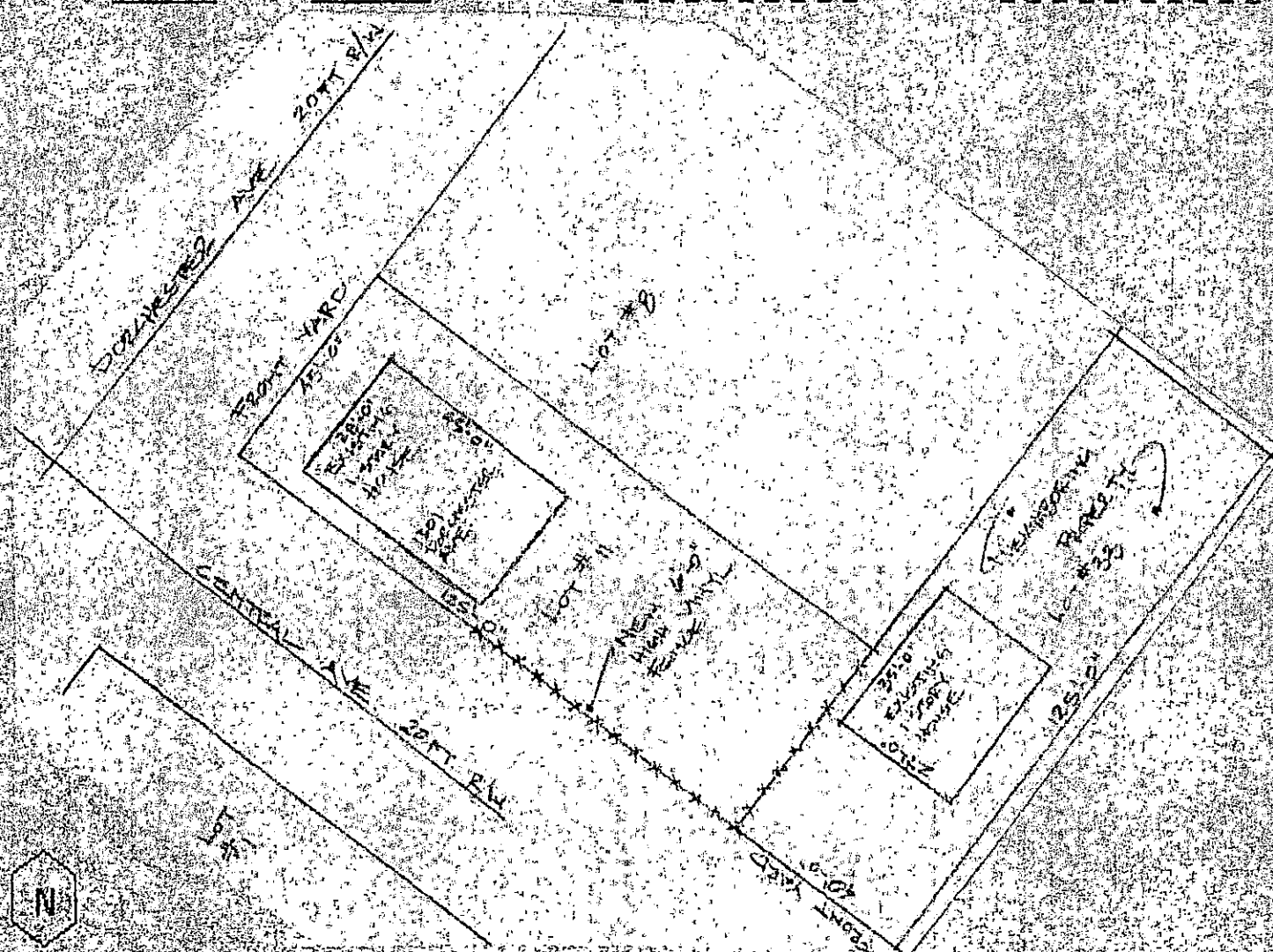
2017-0044-A Pet Exp. 1

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

ADDRESS 1301 DORCHESTER AVE. OWNER(S) NAME(S) DARRYL DANCY

SUBDIVISION NAME CATONSVILLE MANOR LOT # 11^{#12} BLOCK # 15 SECTION # N/A

PLAT BOOK # 2 FOLIO # 116 10 DIGIT TAX # 0116223262 DEED REF # 22211/00146



MAP IS NOT TO SCALE
ZONING MAP# 095A2
SITE ZONED DE 5.5
ELECTION DISTRICT 1
COUNCIL DISTRICT _____
LOT AREA ACREAGE 0.129
OR SQUARE FEET 5,625
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PLAN DRAWN BY JAME ISAACS DATE 2/11/16 SCALE: 1 INCH = 30 FEET

2017-0044-A

VIOLATION CASE INFO