

MEMORANDUM

DATE: November 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0046-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 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
(16 Roberts Avenue)
1st Election District
1st Council District
The Gospel Church in Action, Inc.
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2017-0046-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by The Gospel Church in Action, Inc., owner of the subject property ("Petitioner"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit a proposed single-family dwelling on a lot 50 ft. wide with side yard setbacks of 8 ft. in lieu of the minimum required width of 55 ft. and side yard setbacks of 10 ft. A site plan was marked as Petitioner's Exhibit 1.

Gene Bradford appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County agencies.

The subject property is approximately 6,291 sq. ft. and is zoned DR 5.5. This is a lot of record, created by the plat of Winters Heights recorded in 1924 at plat book 7/144. The lot, as are most others in the subdivision, is 50 ft. wide and is unimproved. Petitioner proposes to construct a single-family dwelling on the property but requires zoning 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 10-3-14

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).

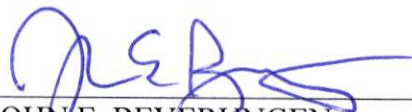
Petitioner has met this test. The property is narrow and deep and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct a dwelling on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition.

THEREFORE, IT IS ORDERED, this 3rd day of **October, 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.") to permit a proposed single-family dwelling on a lot 50 ft. wide with side yard setbacks of 8 ft. in lieu of the minimum required width of 55 ft. and side yard setbacks of 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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:slm

ORDER RECEIVED FOR FILING

Date 10-3-16

By slm



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 16 ROBERTS AVE which is presently zoned DR5.5
Deed References: 33417/00241 10 Digit Tax Account # 3341700241
Property Owner(s) Printed Name(s) THE GOSPEL CHURCH IN ACTION, INC
GENE C. BRADFORD, PRESIDENT

(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 on a lot 50 feet wide with side yard setbacks of 8 feet in lieu of the minimum required width of 55 feet and side yard setbacks of 10 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)

SEE ATTACHED LETTER

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

THE GOSPEL CHURCH IN ACTION, INC

Name #1 - Type or Print

Name #2 - Type or Print

By: Gene C Bradford, President

Signature #1

Signature #2

950 MILFORD MILL RD. Pikesville Md 21208

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

GENE C. BRADFORD

Name Type or Print

Gene C Bradford

Signature

950 MILFORD MILL RD Pikesville MD

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2017-0046-A Filing Date 8/12/16

Do Not Schedule Dates:

Reviewer RJD

THE GOSPEL CHURCH IN ACTION, INC.

950 Milford Mill Road

Pikesville, Maryland 21208

410.580.0115

410.580.0376 fax

genebradford@gmail.com

August 8, 2016

Zoning Review Office

Department of Permits, Approvals and Inspections

111 West Chesapeake Avenue, Room 111

Towson, Maryland 21204

RE: 16 Roberts Ave., Catonsville, MD 21228

To Whom it Concerns:

This letter requests a variance from the 55 foot minimum lot width required in DR 5.5 residential zones. The subject lot is 50 feet wide. **IN ADDITION AN 8' SETBACK ON EACH SIDE IS REQUESTED IN LIEV OF THE 10' SETBACK ON EACH SIDE.**

The current owner wants to build a new home on the subject lot which will meet all other lot area and setback requirements.

There will be no increase in residential density beyond that allowed by the BCZR.

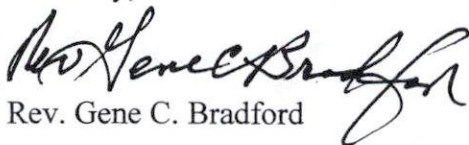
The relief requested is in strict harmony with the spirit and intent of the height area and parking regulations.

This request will in no way do any damage to the public health and safety.

Should the variance not be granted it would result in undue hardship to the owner which results from no action of the petitioners

Last and most importantly, this variance to 50 feet is consistent and in harmony with adjacent developed single family lots. 50 foot wide lots are typical in this community.

Sincerely,



Rev. Gene C. Bradford

Item #0046

ZONING PROPERTY DESCRIPTION FOR 16 ROBERTS AVENUE

Beginning at a point on the north side of Roberts Avenue, which has a 30-foot right of way, at the distance of 90 feet west of the centerline of the nearest improved intersecting street Wesley Avenue, which also has a 30-foot right of way. Being an un-numbered lot in the subdivision of Winter's Height's as recorded in Baltimore County Plat Book #7, Folio #144, containing 6250 square feet. Located in the 1st Election District and 1st Councilmanic District.

Item #0046



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 4431289

Sold To:

Gene Bradford - CU00559229
950 Milford Mill Rd
Owings Mills ,MD 21117

Bill To:

Gene Bradford - CU00559229
950 Milford Mill Rd
Owings Mills ,MD 21117

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

Sep 08, 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: # 2017-0046-A
16 Roberts Avenue
N/s Roberts Avenue, 90 ft. W/of Wesley Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) The Gospel Church in Action, Inc.

Variance: to permit a proposed single family dwelling on a lot 50 ft. wide with side yard setbacks of 8 ft. in lieu of the minimum required width of 55 ft. and side yard setbacks of 10 ft.

Hearing: Friday, September 30, 2016 at 11:00 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.

9/098 September 8 4431289

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0046-A

PETITIONER/DEVELOPER

GENE BRADFORD

DATE OF HEARING/CLOSING:

9/30/16

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

16 ROBERTS AVENUE

THIS SIGN(S) WERE POSTED ON 9/10/16
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/10/16
SIGNATURE OF SIGN POSTER AND DATE:

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

9/10/14 *[Signature]*



ZONING NOTICE

CASE # 2017-0046-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER

IN TOWSON, MD
Room 205, Jefferson Building 105 West
PLACE: CRESWELL AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, SEPTEMBER 30, 2016

REQUEST:
AT 11:00 A.M.

VARIANCE TO PERMIT A PROPOSED SINGLE-FAMILY
DWELLING ON A LOT 59.67 WIDE WITH SIDE YARD
SETBACKS OF 8 FT. IN LIEU OF THE MINIMUM REQUIRED
WIDTH OF 55 FT AND SIDE YARD SETBACKS OF 10 FT.

RESPONDENTS ARE TO WRITE COMMENTS AND QUESTIONS
DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

August 30, 2016

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0046-A

16 Roberts Avenue
N/s Roberts Avenue, 90 ft. W/of Wesley Avenue
1st Election District – 1st Councilmanic District
Legal Owners: The Gospel Church in Action, Inc.

Variance to permit a proposed single family dwelling on a lot 50 ft. wide with side yard setbacks of 8 ft. in lieu of the minimum required width of 55 ft. and side yard setbacks of 10 ft.

Hearing: Friday, September 30, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Gene Bradford, 950 Milford Mill Road, Pikesville 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 10, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 8, 2016 Issue - Jeffersonian

Please forward billing to:
Gene Bradford
950 Milford Mill Road
Owings Mills, MD 21117

410-585-0115

NOTICE OF ZONING HEARING

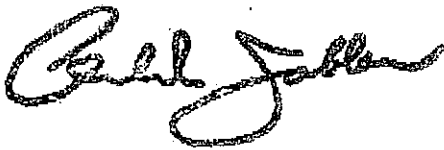
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0046-A

16 Roberts Avenue
N/s Roberts Avenue, 90 ft. W/of Wesley Avenue
1st Election District – 1st Councilmanic District
Legal Owners: The Gospel Church in Action, Inc.

Variance to permit a proposed single family dwelling on a lot 50 ft. wide with side yard setbacks of 8 ft. in lieu of the minimum required width of 55 ft. and side yard setbacks of 10 ft.

Hearing: Friday, September 30, 2016 at 11:00 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
16 Roberts Avenue; N/S Roberts Avenue,
90' W of Wesley Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): The Gospel Church in
Action, Inc by Gene Bradford, President
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-046-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
AUG 29 2016

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to Gene Bradford, 950 Milford Mill Road, Pikesville, Maryland 21208, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

Case Number: 2017-0046-A
Property Address: 16 Roberts Ave
Property Description: north side of Roberts Ave, 90' west of Wesley Ave
Legal Owners (Petitioners): The Gospel Citizens In Action, INC
Contract Purchaser/Lessee: _____

Name: GENE C BRADFORD
Company/Firm (if applicable): THE GOSPEL CHURCH IN ACTION
Address: 950 Milford Mill RD
Pikesville MD 21208
Telephone Number: 4105800115

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

No. **142821**

Date: **8/12/16**

PAID RECEIPT

BUSINESS ACTUAL TIME INV
8/12/2016 8/12/2016 13:59:53 2

REC #302 WALKIN JEE
>> RECEIPT # 978585 8/12/2016 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 142821

Recpt Tot \$75.00
\$1.00 CK \$101.00 CA
\$25.00- CG

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: **The Gospel Church in Action**

For: **Zoning Hearing - case # 2017-0046-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 21, 2016

The Gospel Church In Action Inc.
Gene Bradford, President
950 Milford Mill Road
Pikesville MD 21208

RE: Case Number: 2017-0046 A, Address: 16 Roberts Avenue

Dear Mr. Bradford:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 10, 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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 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. 2017-0046-A.

Variance
The Gospel Church in Action Inc.
16 Roberts 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 Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 6, 2016

FROM: ^{DAK}Dennis A. 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

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 # 2017-0046-A
Address 16 Roberts Avenue
(Gospel Church in Action, Inc.
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

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 # 2017-0046-A
Address 16 Roberts Avenue
(Gospel Church in Action, Inc.
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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: September 23, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-046

INFORMATION:

Property Address: 16 Roberts Avenue
Petitioner: The Gospel Church In Action, Inc.
Zoning: DR 5.5
Requested Action: Variance

Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling on a lot having a 50' width and side yard setbacks of 8 feet in lieu of the minimum required width of 55' and side yard setbacks of 10 feet respectively.

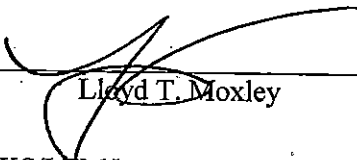
A site visit was conducted on August 25, 2016. The subject property is located within the Winters Lane National Register Historic District. The predominate architecture along Roberts Avenue between Winters Lane and Wesley Avenue is represented by older, distinctive, attractive single-family houses.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Any application for building permit shall be subject to all provisions of BCZR§ 304.2. Materials in support of the building permit application shall be submitted to the contact person named below for a determination of appropriateness within the neighborhood.
- All of the existing asphalt paving on the lot shall be removed and any new driveway shall meet Baltimore County Department of Public Works standards.

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

Prepared by:


Lloyd T. Moxley

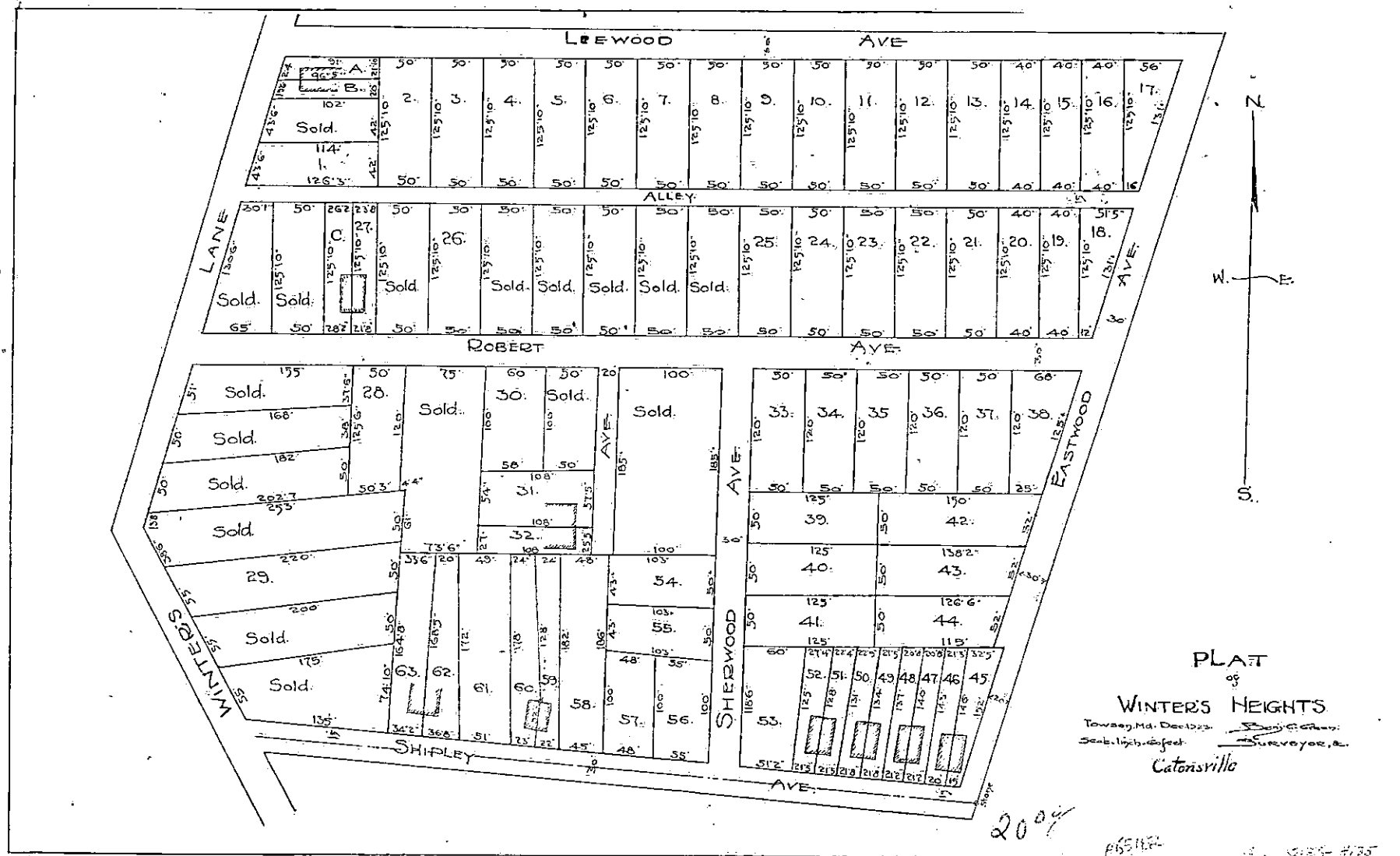
Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz

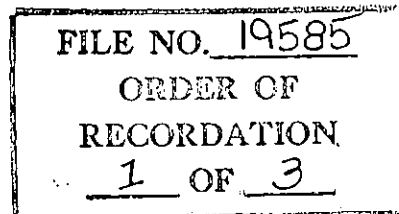
Gene C. Bradford, President, The Gospel Church In Action, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County



1924/07/25

Plat 7/144

AFTER RECORDING,
PLEASE RETURN TO:
Citizens Title Company
2221 Maryland Avenue
Baltimore, MD 21218
(410) 366-1710



Tax Identification No. 01-20-660802 (Parcels 1 & 2 aka No. 5-7 Roberts Avenue)

Tax Identification No. 01-08-650531 (Parcel 3 aka No. 16 Roberts Avenue)

Tax Identification No. 01-13-753520 (Parcel 4 aka Lot 31, Winter Heights)

Tax Identification No. 01-19-390264 (Parcel 5 aka Lot 32, Winter Heights)

**THIS CONVEYANCE IS EXEMPT FROM THE BALTIMORE COUNTY
TRANSFER TAX PURSUANT TO SECTION 11-3-202(a)(5) OF THE BALTIMORE
COUNTY CODE.**

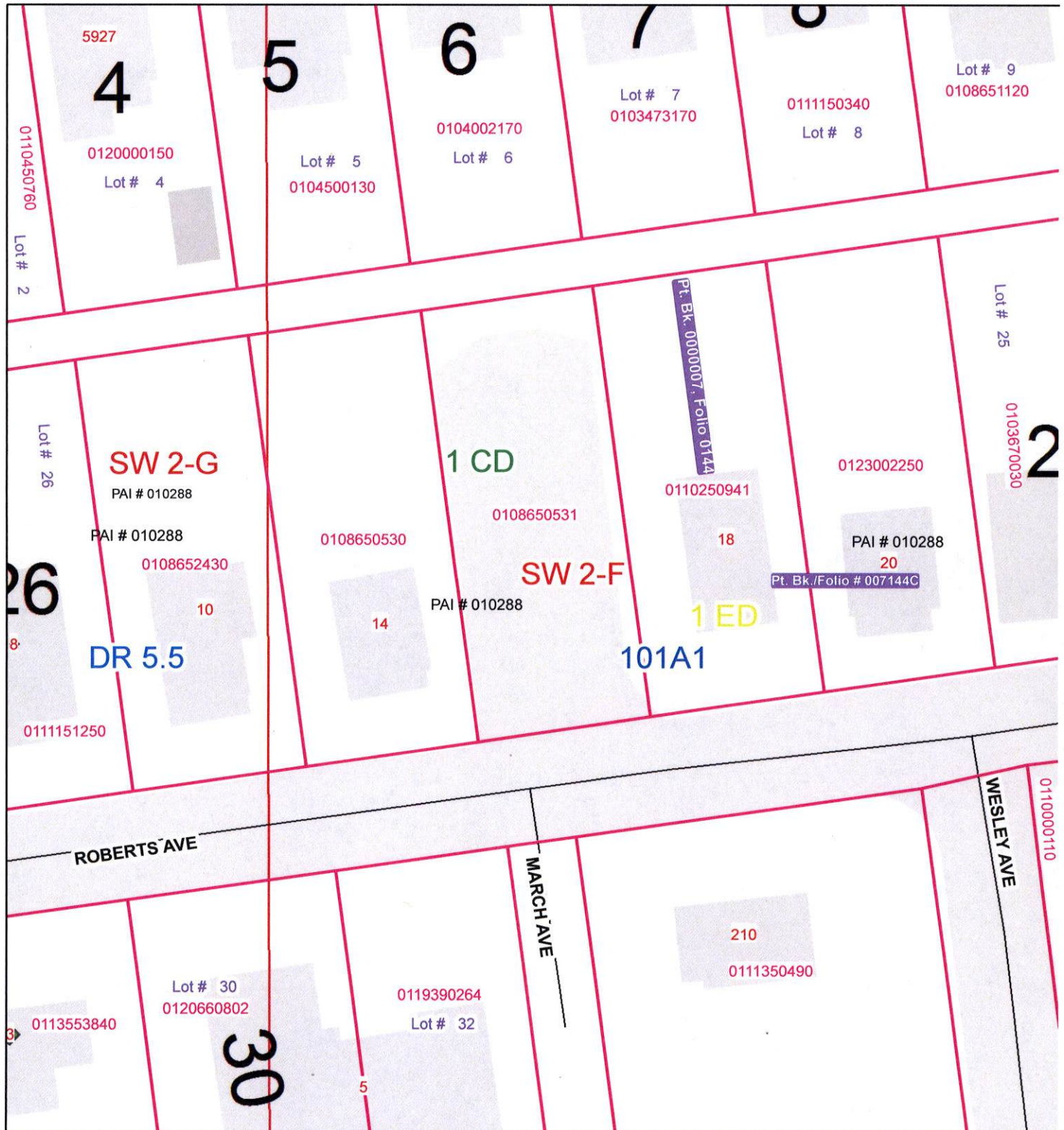
THIS DEED is made this 29th day of March, 2013, by and between Lexington-Prayer Garden, LLC, a Maryland limited liability company, party of the first part, and The Gospel Church in Action, Inc., a Maryland corporation, party of the second part.

WITNESSETH that in consideration of the sum of ten dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the actual consideration paid is \$210,000.00, including any outstanding mortgage indebtedness, the party of the first part hereby grants and conveys in fee simple, to the party of the second part, its successors and assigns, all those lots of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

PARCEL 1:

BEGINNING FOR THE SAME on the south side of Roberts Avenue at the distance of three hundred and thirty five feet and three inches more or less easterly from the corner formed by the intersection of the south side of Roberts Avenue and the southeast side of Winters Lane and running thence easterly binding on the south side of Roberts Avenue fifty feet to a point distant twenty feet from the westernmost outline of the lot of ground described in a deed from George Robinson and wife to the said Christopher C. Speed dated December 6, 1913 and recorded among the Land Records of Baltimore County and running thence southerly parallel to the west line of said lot conveyed by Robinson to Speed one hundred feet thence westerly parallel with Roberts Avenue fifty feet and thence northerly by a straight line one hundred feet to the place of beginning.

16 Roberts Avenue, Tax #01 J8-650-531



Publication Date: 8/8/2016



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 #0046

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9/16DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C8/25DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

8/22

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/8/16

SIGN POSTING

Date:

9/10/16

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

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 - 0108650531			
Owner Information					
Owner Name:	THE GOSPEL CHURCH IN ACTION INC		Use:	RESIDENTIAL NO	
Mailing Address:	950 MILFORD MILL RD		Principal Residence:	NO	
	BALTIMORE MD 21208-		Deed Reference:	/33417/ 00241	
Location & Structure Information					
Premises Address:		16 ROBERTS AVE 0-0000		Legal Description:	NS ROBERTS AVE WINTER HEIGHTS
Map:	Grid:	Parcel:	Sub-District:	Subdivision:	Section:
0101	0001	1214		0000	
					Block:
					Lot:
					Assessment Year:
					2016
					Plat No:
					0007/0144
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			6,250 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments		
			As of 07/01/2016	As of 07/01/2017	
Land:	51,500	51,500			
Improvements	0	0			
Total:	51,500	51,500	51,500	51,500	
Preferential Land:	0			0	
Transfer Information					
Seller: LEXINGTON-PRAYER GARDEN, LLC		Date: 04/05/2013		Price: \$210,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /33417/ 00241		Deed2:	
Seller: UPPER ROOM PRAYER GARDEN INC		Date: 06/28/2011		Price: \$95,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /30949/ 00314		Deed2:	
Seller: MORNING STAR BAP TIST CHURCH INC		Date: 11/28/1979		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06108/ 00356		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: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0108650531**

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.

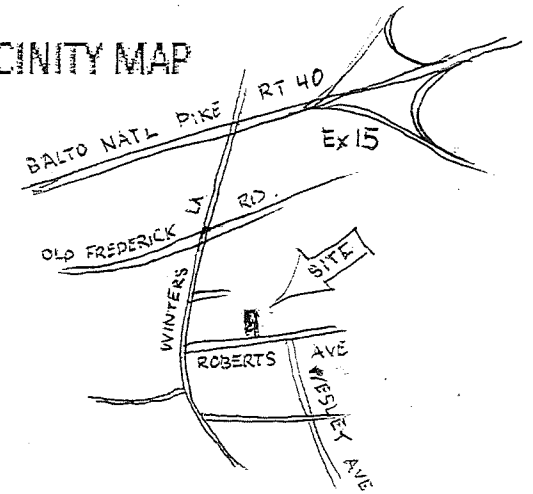
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

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>).

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 16 ROBERTS AVE. OWNER(S) NAME(S) *THE GOSPEL CHURCH IN ACTION, INC.*
 SUBDIVISION NAME WINTERS HEIGHTS LOT # BERED BLOCK # — SECTION # —
 PLAT BOOK # 7 FOLIO # 144 10 DIGIT TAX # 0108650531 DEED REF. # 33417/00241

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 101A1

SITE ZONED DR 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 6291.5

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

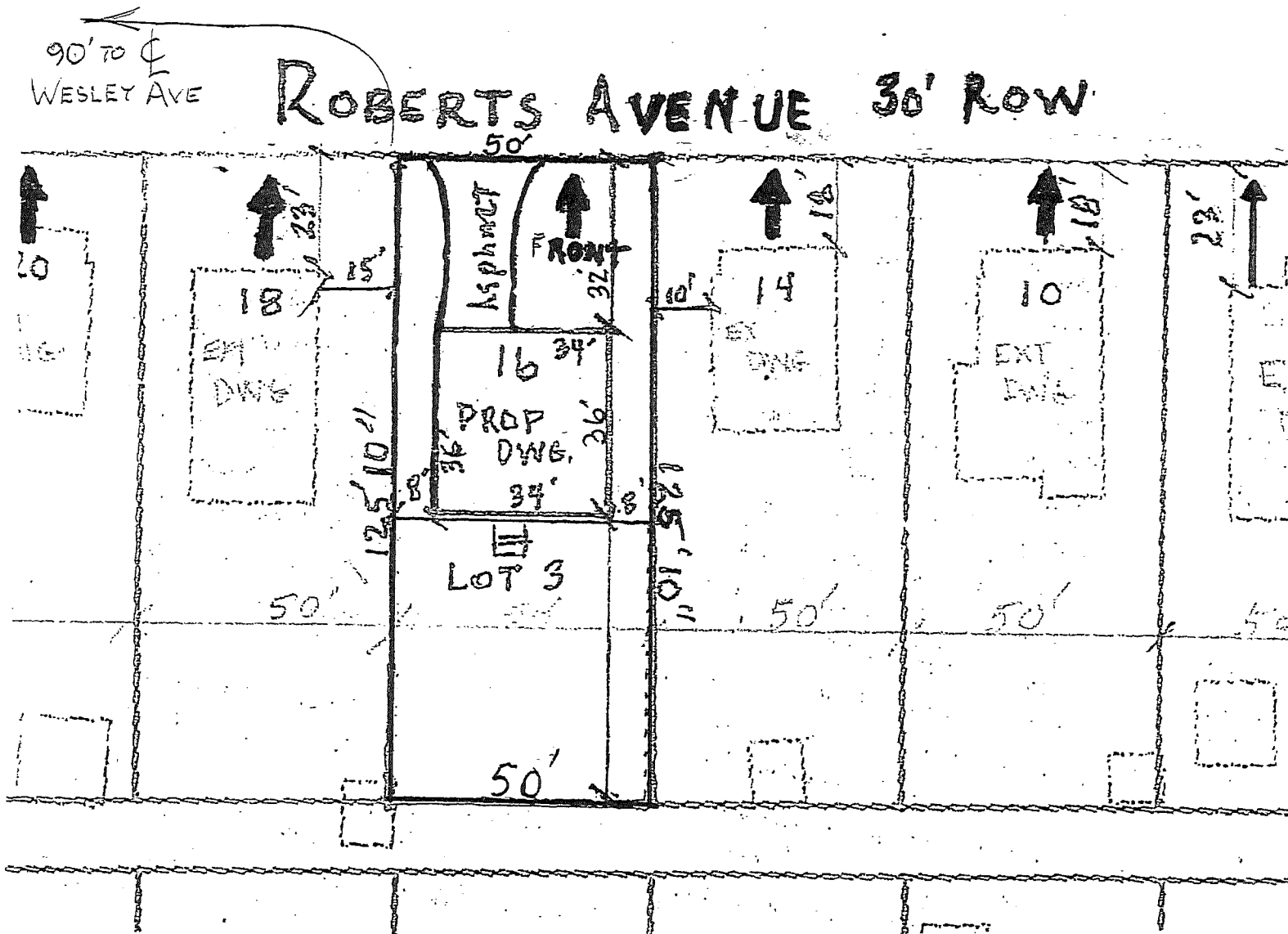
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:



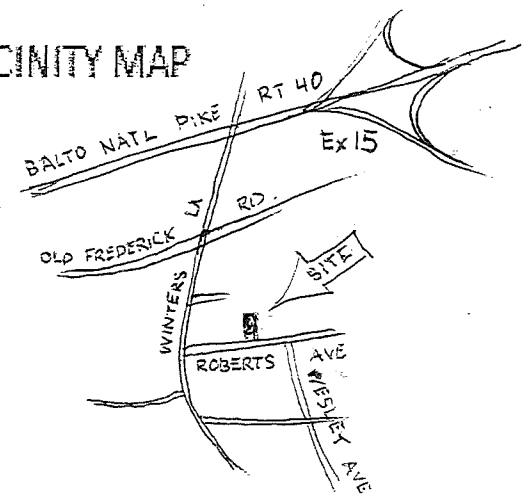
PLAN DRAWN BY GENE BRADFORD DATE 7/5/16 SCALE: 1 INCH = 30 FEET

* GENE BRADFORD, PRESIDENT OF THE GOSPEL CHURCH IN ACTION, INC

#2017-0046-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 16 ROBERTS AVE. OWNER(S) NAME(S) *THE GOSPEL CHURCH IN ACTION, INC *
SUBDIVISION NAME WINTERS HEIGHTS LOT # BERED BLOCK # — SECTION # —
PLAT BOOK # 7 FOLIO # 144 10 DIGIT TAX # 0108650531 DEED REF. # 33417100241

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 101A1

SITE ZONED DR 5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 6291.5

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

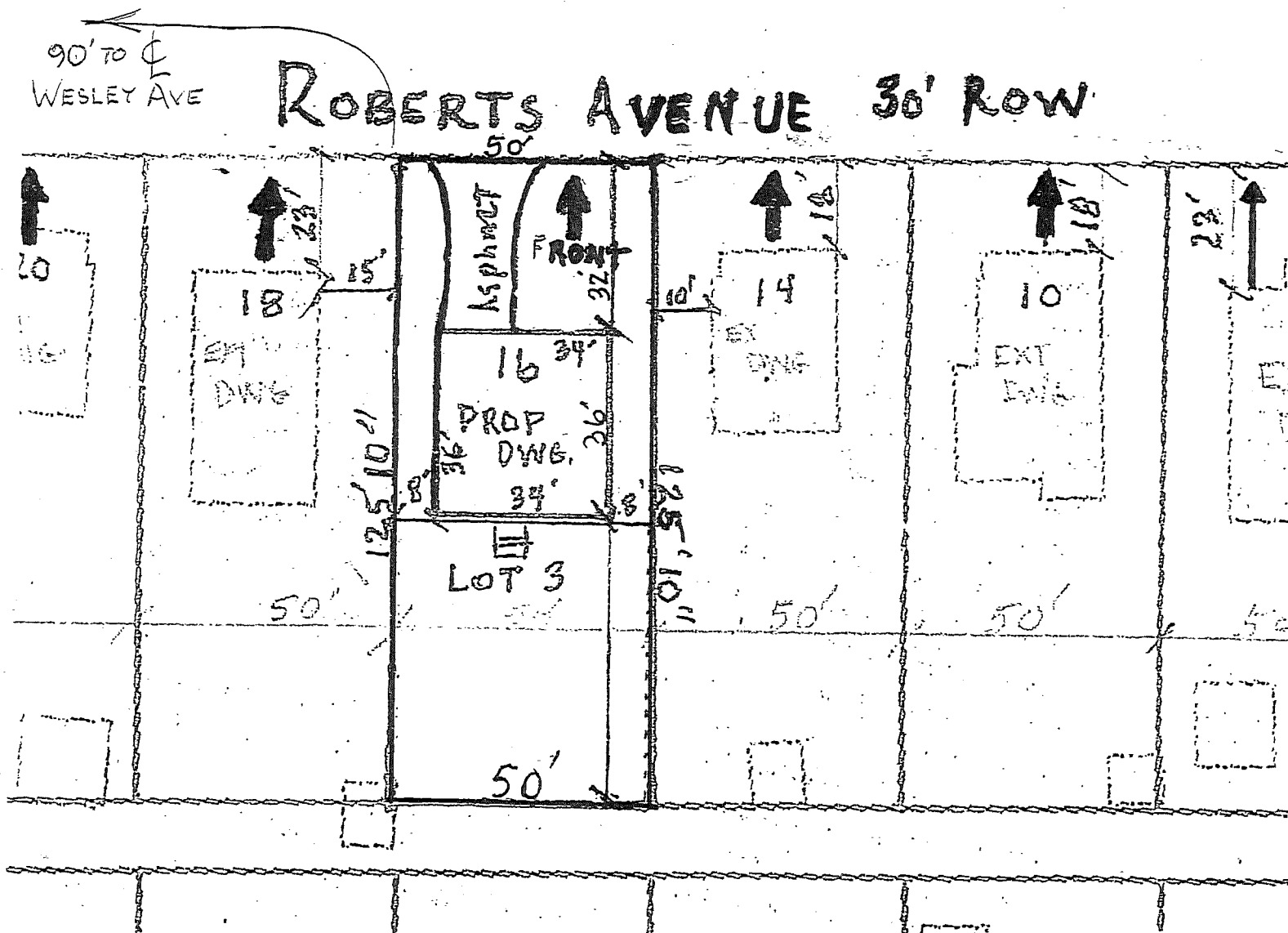
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:



PLAN DRAWN BY GENE BRADFORD DATE 7/5/16 SCALE: 1 INCH = 30 FEET

* GENE BRADFORD, PRESIDENT OF THE GOSPEL CHURCH IN ACTION, INC

Handwritten signature
2017-0046-A

Ex. 1