IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(26 Chatsworth Avenue)		
4th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Linda A. Brandenburg	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0205-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, Linda A. Brandenburg ("Petitioner"). The Petitioner is requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard addition with a combined side yard setback of 34 ft. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 10, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and

ORDER RECEIVED FOR FILING
Date 4-14-17
By DW

photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 **14th** day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard addition with a combined side yard setback of 34 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 4-14-17

By

KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 14, 2017

Linda A. Brandenburg
P.O. Box 39
Glyndon, MD 21071

RE: Petition for Administrative Variance
Case No. 2017-0205-A
Property: 26 Chatsworth Avenue

Dear Ms. Brandenburg:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

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 #26 CHATSWORTH AVENUE **Currently zoned** DR-2

Deed Reference JLE 31155 / 122 10 Digit Tax Account # 0 4 1 1 0 1 6 3 1 0

Owner(s) Printed Name(s) LINDA A. BRANDENBURG

(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)

1B02.3.C.1 → To permit a rear yard addition with a combined side yard setback of 34 feet in lieu of the required 40 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

LINDA A. BRANDENBURG

Name #1 – Type or Print | Name # 2 – Type or Print

L Brandenburg

Signature #1 | Signature # 2

P.O. Box 39 | GLYNDON | MD

Mailing Address | City | State

21071 | 410-303-3894 | DRLAMYERS@GMAIL.COM

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

ORDER RECEIVED FOR FILING

Date 4-14-17

By DW

Representative to be contacted:

LINDA BRANDENBURG

Name – Type or Print

L Brandenburg

Signature

P.O. Box 39 | GLYNDON | MD

Mailing Address | City | State

21071 | 410-303-3894 | DRLAMYERS@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 2017-0205-A **Filing Date** 2/3/17 **Estimated Posting Date** 2/12/17 **Reviewer** JS

Rev 5/5/2016

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: #26 CHATSWORTH AVENUE GLYNDON MD 21071

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)**

THE HARDSHIP & PRACTICAL DIFFICULTY IN MEETING THE REQUIRED SIDE YARD TOTAL OF 40' IS ONE THAT THE EXISTING 36' WIDE DWELLING WAS BUILT IN 1901 ON A 70' WIDE LOT THEREBY LEAVING A TOTAL REMAINING SIDE YARD OF 34'.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

LINDA BRANDENBURG

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 26 day of JAN, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LINDA BRANDENBURG

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

AS WITNESS my hand and Notaries Seal

Notary Public

2019

My Commission Expires

REV. 5/5/2016

ZONING DESCRIPTION

All that piece or parcel of land situate, lying and being in the 4th Election District of Baltimore County, State of Maryland and described as follows:

Beginning for the same at a point located in the center of Chatsworth Avenue distant 139 feet measured along Chatsworth Avenue southwesterly from the intersection of the centerline of Chatsworth and Central Avenues, running thence and binding in Chatsworth Avenue Southwesterly 70 feet, thence running the 3 following courses and distances: Southeasterly 280 feet, Northeasterly 70 feet and Northwesterly 280 feet to the place of beginning.

Being a lot 70 feet wide and 280 feet deep lying on the Southeast side of Chatsworth Avenue, Glyndon, Maryland.

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

No. 148653

Date: 2/3/17

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: BRANDENBURG

For: 2017-0205-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/06/2017	2/03/2017	11:08:35	3

REG W503 WALKIN CAM
>>RECEIPT # 714799 2/03/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 148653
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 2/10/2017
Case Number: 2017-0205-A
Petitioner / Developer: LINDA (BRANDENBURG) MYERS
Date of Hearing (Closing): FEBRUARY 27, 2017

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:
26 CHATSWORTH AVENUE

The sign(s) were posted on: FEBRUARY 10, 2017

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

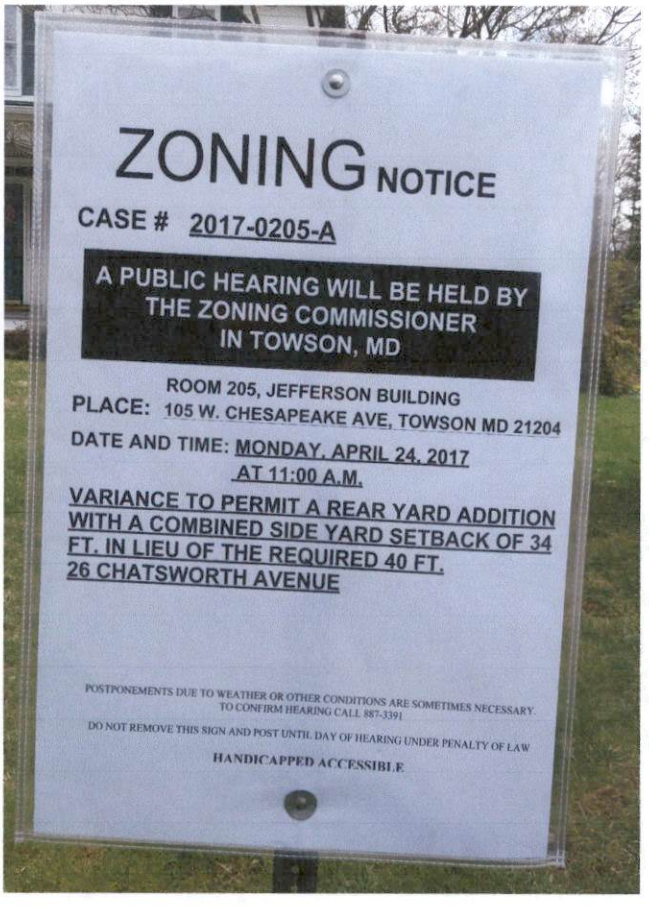
410 – 666 – 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 4/4/2017
Case Number: 2017-0205-A
Petitioner / Developer: LINDA BRANDENBURG-MEYERS
Date of Hearing (Closing): APRIL 24, 2017

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:
26 CHATSWORTH AVENUE

The sign(s) were posted on: APRIL 3, 2017



(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ZONING

HEARING CANCELLED

CASE # 2017-0205-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: MONDAY, APRIL 24, 2017 AT 11:00 A.M.

VARIANCE TO PERMIT A REAR YARD ADDITION WITH A COMBINED SIDE YARD SETBACK OF 34 FT. IN LIEU OF THE REQUIRED 40 FT.
26 CHATSWORTH AVENUE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/4/2017

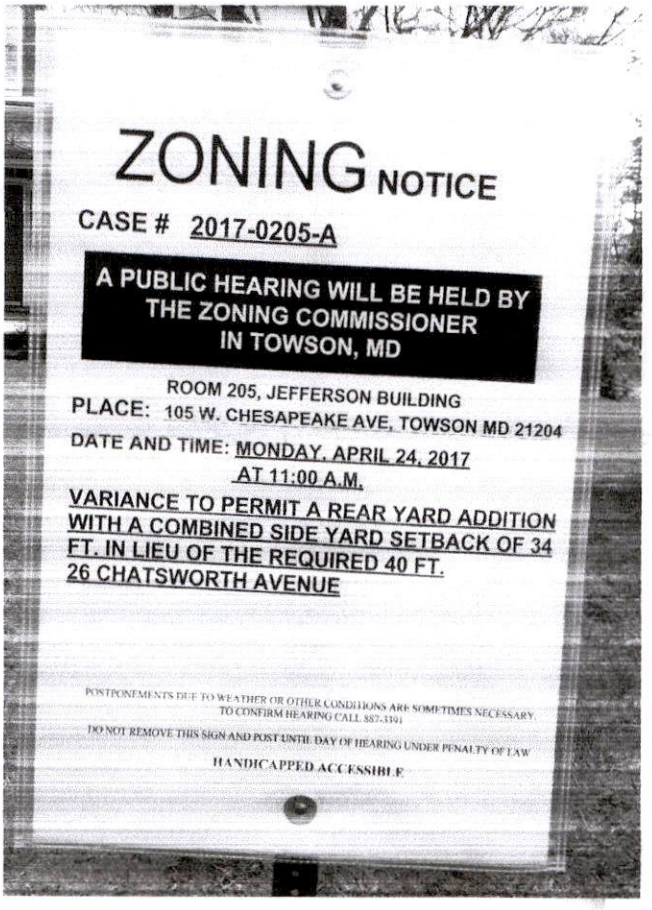
Case Number: 2017-0205-A

Petitioner / Developer: LINDA BRANDENBURG-MEYERS

Date of Hearing (Closing): APRIL 24, 2017

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:

26 CHATSWORTH AVENUE



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

THE BALTIMORE SUN MEDIA GROUP

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 4873040

Sold To:
Linda Brandenberg - CU00592282
PO Box 39
Glyndon,MD 21071-0039

Bill To:
Linda Brandenberg - CU00592282
PO Box 39
Glyndon,MD 21071-0039

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

Apr 04, 2017

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: # 2017-0205-A
26 Chatsworth Avenue
SE/s Chatsworth Avenue, 128 ft. SW of centerline of intersection with Central Avenue
4th Election District - 2nd Councilmanic District
Legal Owner(s) Linda Brandenburg

Variance: to permit a rear yard addition with a combined side yard setback of 34 ft. in lieu of the required 40 ft.

Hearing: Monday, April 24, 2017 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.

JT 4/614 April 4 4873040

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0205 -A Address 26 CHATSWORTH AVE.

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

Filing Date: 2/3/17 **Posting Date:** 2/12/17 **Closing Date:** 2/27/17

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- 0205 -A Address 26 CHATSWORTH AVE.

Petitioner's Name LINDA BRANDENBURG Telephone 410-303-3894

Posting Date: 2/12/17 **Closing Date:** 2/27/17

Wording for Sign: To Permit A REAR YARD ADDITION WITH A COMBINED SIDE YARD SETBACK OF 34 FEET IN LIEU OF THE REQUIRED 40 FEET.

Revised 7/6/16

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 4, 2017 Issue - Jeffersonian

Please forward billing to:
Linda Brandenburg
P.O. Box 39
Glyndon, MD 21071

410-303-3894

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: 2017-0205-A
26 Chatsworth Avenue
SE/s Chatsworth Avenue, 128 ft. SW of centerline of intersection with Central Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Linda Brandenburg

Variance to permit a rear yard addition with a combined side yard setback of 34 ft. in lieu of the required 40 ft.

Hearing: Monday, April 24, 2017 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.

KEVIN KAMENETZ
County Executive

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

March 27, 2017

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: 2017-0205-A
26 Chatsworth Avenue
SE/s Chatsworth Avenue, 128 ft. SW of centerline of intersection with Central Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Linda Brandenburg

Variance to permit a rear yard addition with a combined side yard setback of 34 ft. in lieu of the required 40 ft.

Hearing: Monday, April 24, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Linda Brandenburg, P.O. Box 39, Glyndon 21071

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 4, 2017.**
(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.

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: 2017-0205-A

Property Address: 26 CHATSWORTH AVE.

Property Description: _____

Legal Owners (Petitioners): LINDA BRANDENBURG

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LINDA BRANDENBURG

Company/Firm (if applicable): _____

Address: 26 CHATSWORTH AVE
GLYNDON, MD 21071

Telephone Number: 410-303-3894

Revised 7/9/2015

KEVIN KAMENETZ
County Executive

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

February 28, 2017

Linda A Brandenburg
P O Box 39
Glyndon MD 21071

RE: Case Number: 2017-0205 A, Address: 26 Chatsworth Avenue

Dear Ms. Brandenburg:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 3, 2017. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 23, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2017
Item No. 2017-0205, 0206, 0207, 0209, 0210, 0211, 0212 and 0213

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC02202017.doc

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

State Highway Administration
Maryland Department of Transportation

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

Date: 2/13/17

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. 2017-0205A
Administrative Variance
Linda A. Brandenburg
26 Chatsworth 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,

Richard A Zeller

for Wendy Wolcott, PLA
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: February 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0205-A
Address 26 Chatsworth Avenue
(Brandenburg Property)

Zoning Advisory Committee Meeting of **February 20, 2017**

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

Reviewer: Steve Ford Date: 2-15-2017

C:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 17-0205-A 26 Chatsworth Avenue.doc

file

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 6, 2017

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 2/27/17 Closing Date
Case No. 2017-0205-A – 26 Chatsworth Ave., 21071 (Formal Demand)

After receipt and a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

> " … the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an <u>owner-occupied lot</u>** zoned residential … ." (Emphasis Added)

According to SDAT, this is not the Petitioner's principal residence. Therefore, our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

JEB:dlw

c: Office of People's Counsel
W. Carl Richards, Jr., Supervisor, Zoning Review Office, PAI

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 04 Account Number - 0411016310**

Owner Information

Owner Name:	BRANDENBURG LINDA A	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	26 CHATSWORTH AVE PO BOX 39 GLYNDON MD 21071-4224	**Deed Reference:**	/31155/ 00122

Location & Structure Information

Premises Address:	26 CHATSWORTH AVE GLYNDON 21071-4224	**Legal Description:**	LT SS CHATSWORTH AV 26 CHATSWORTH AVE 141 W CENTRAL AVE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0048	0006	0543		0000				2016	Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1901	2,016 SF		19,558 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full		

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016	Phase-in Assessments As of 07/01/2017
Land:	78,800	78,800		
Improvements	98,900	99,400		
Total:	177,700	178,200	177,867	178,033
Preferential Land:	0			0

Transfer Information

Seller: KELCH DONALD WILLIAM TRUSTEE	Date: 09/02/2011	Price: $315,000
Type: ARMS LENGTH IMPROVED	Deed1: /31155/ 00122	Deed2:
Seller: KELCH DONALD W	Date: 01/07/2010	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /29060/ 00128	Deed2:
Seller: STERRETT CHARLES H	Date: 07/28/1966	Price: $17,000
Type:	Deed1: /04650/ 00329	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: Denied

TRANSMITTAL

RECEIVED
APR 10 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: John Beverungen, Administrative Law Judge
Baltimore County Office of Zoning
West Chesapeake Avenue
Towson MD 21204

RE: Zoning Variance Case #2017-0205-A
26 Chatsworth Avenue
Glyndon, MD 21071

Mr. Beverungen please find attached a letter with supporting documents addressing the principle residence status of the above referenced Zoning Case.

OK to do as admin. variance

Need to place sticker on Posting saying "HEARING CANCELLED"

2-27-17
410-303-3894
Dave RANSONE
Surveyor
410-207-8358

To: John Beverungen, Administrative Law Judge

From: Linda Brandenburg (Myers) LMyers

Re: Zoning Variance Hearing
Case Number 2017-0205-A

26 Chatsworth Avenue
Glyndon, MD 21071

Date: April 10, 2017

It has come to my attention that the Hearing has been scheduled based Assessment documents indicating that my Principal Residence is 104 Nob Hill Park Drive, 21136 and not 26 Chatsworth Avenue, 21071.

On 4.6.17, I spoke with Shakirra in the Homestead Application Office. She processed my information, verified it with MVA, and approved my Homestead Application for my Principal Residence at 26 Chatsworth Avenue, 21071. In addition, I have sent this updated information to the Assessment office. Finally, I have enclosed a copy of my driver's license which reflects my current physical address and primary residence of 26 Chatsworth Avenue, Glyndon 21071 as well as my mailing address PO Box 39, Glyndon 21071. In addition, I have enclosed 2 BGE bills: one from 2015 with my previous name (Brandenburg) and a recent one with my married name (Myers), both reflecting my residence at Chatsworth Avenue.

It is my hope that this addresses your concern of the status of my property and that you find a public hearing is no longer necessary.

Thank you.

MARYLAND USA
Driver's License

DL

Customer identifier
M-620-522-067-777

10/09/1966

Family name
MYERS

Given names
LINDA ANN

Address
26 CHATSWORTH AVE PO BOX 39
GLYNDON MD 21071

Date of birth 10/09/1966
Sex F
Height 5'-04"
Weight 120
Date of exp 10/09/2022

Restrictions
B

Classifications
C

Endorsements

Date of issue
01/24/2017

ORGAN DONOR

23004F2BB

BGE EBPP Bill

Name	Linda Ann Brandenburg
Service Address	26 Chatsworth Ave Glyndon, MD 21071
Account #	5833270000

Summary

Billing Date:		May 28, 2015
Previous Balance		$167.59
Payments Received		
May 21, 2015	-$167.59	
BGE Outstanding Balance		$0.00
Charges/Adjustments this Period		
BGE Electric		97.77
BGE Gas Delivery Service		22.35
BGE Gas Commodity		7.28
Total Charges This Period		$127.40
Total Amount Due by Jun 22, 2015		**$127.40**

A late charge will be applied to payments received after Jun 22, 2015.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

Important Information About Your Bill

Moving? To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.

Next Scheduled Reading

June 26, 2015

Electric Usage Profile

Month/ Year	Type of Reading	Days	kWh	Avg. Daily Use	Avg. Temp
May 15	Actual	30	706	23.5	69
Apr 15	Actual	32	538	16.8	55
May 14	Actual	33	553	16.8	65

Gas Usage Profile

Month/ Year	Type of Reading	Days	Therms	Avg. Daily Use	Avg. Temp
May 15	Actual	30	22	0.7	69
Apr 15	Actual	32	102	3.2	55
May 14	Actual	33	33	1.0	65

Hot weather can significantly impact your bill. During the current bill period, the temperature at BWI Airport was at or above 85 degrees a total of 24 hours. Find out more at www.bge.com.

Important Information About Your Bill

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 8.815 cents/kWh, effective through May 31, 2015. The price for SOS will cost 9.453 cents/kWh beginning June 1, 2015 through September 30, 2015. The weighted average price of SOS electricity will be 9.045 through September 30, 2015. The price of SOS from October 1, 2015 through May 31, 2016 will be set in May 2015.

Adj Annual Usage Ele 8,037 kWh Gas 1,248 therms

Please detach here and return this portion with your payment.

Account Number	5833270000

Please Pay by June 22, 2015

Amount Due	Amount Paid
$127.40	

A late charge will be applied to payments received after Jun 22, 2015.

Please make check payable to BGE and include account number. Thank you!

Linda Ann Brandenburg
Po Box 39
Glyndon, MD 21071

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

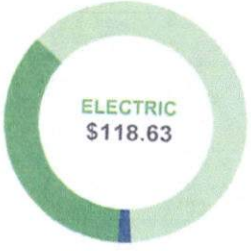
BGE

21583327 8 1274 1733 13 76

BGE
An Exelon Company

CONTACT US
Customer Service: BGE.COM 800.685.0123
800.735.2258 (TTY-TTD)
Correspondence: P.O. Box 1475 Baltimore, MD 21203

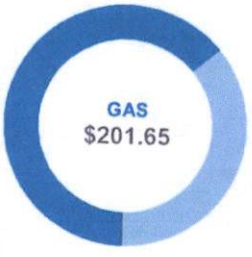
BGE ELECTRIC DELIVERY



TAXES& FEES

ELECTRIC SUPPLY
BGE
Electric Choice ID: 5833209970

BGE GAS DELIVERY



TAXES& FEES

GAS SUPPLY
BGE
Gas Choice ID: 5833209971

Bill Summary

Linda Ann Myers
26 Chatsworth Ave
Glyndon, MD 21071
Account # 5833270000
Issued Date: March 28, 2017

Previous Balance	$298.13
Payments Received March 22, 2017	-$298.13
BGE Outstanding Balance	$0.00
Electric	$118.63
Gas	$201.65
Total amount due by April 20, 2017	**$320.28**

Payment received after April 20, 2017 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

BGE
An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 5833270000

Total amount due by Apr 20, 2017 $320.28

Payment Amount $

Linda Ann Myers
PO Box 39
Glyndon, MD 21071

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

215833270000500003202851106000003280700

To: Baltimore County Assessment Office

From: Linda A Brandenburg (now Myers)

L Brandenburg

Re: status of residence
26 Chatsworth Avenue
PO Box 39
Glyndon, MD 21071-4224

Date; 4.6.17

I am requesting that the above address be identified as my Principal Residence on the Assessment documents.

Today, 4.6.17, I spoke with Shakirra in the Homestead Application office and she processed my information, verified it with MVA, and approved my Homestead Application for my Principal Residence at the above address.

I am requesting verification from the Assessment office that my status has been changed.

Please let me know if you need further information to process my request.

Thank you.

M E M O R A N D U M

DATE: May 16, 2017

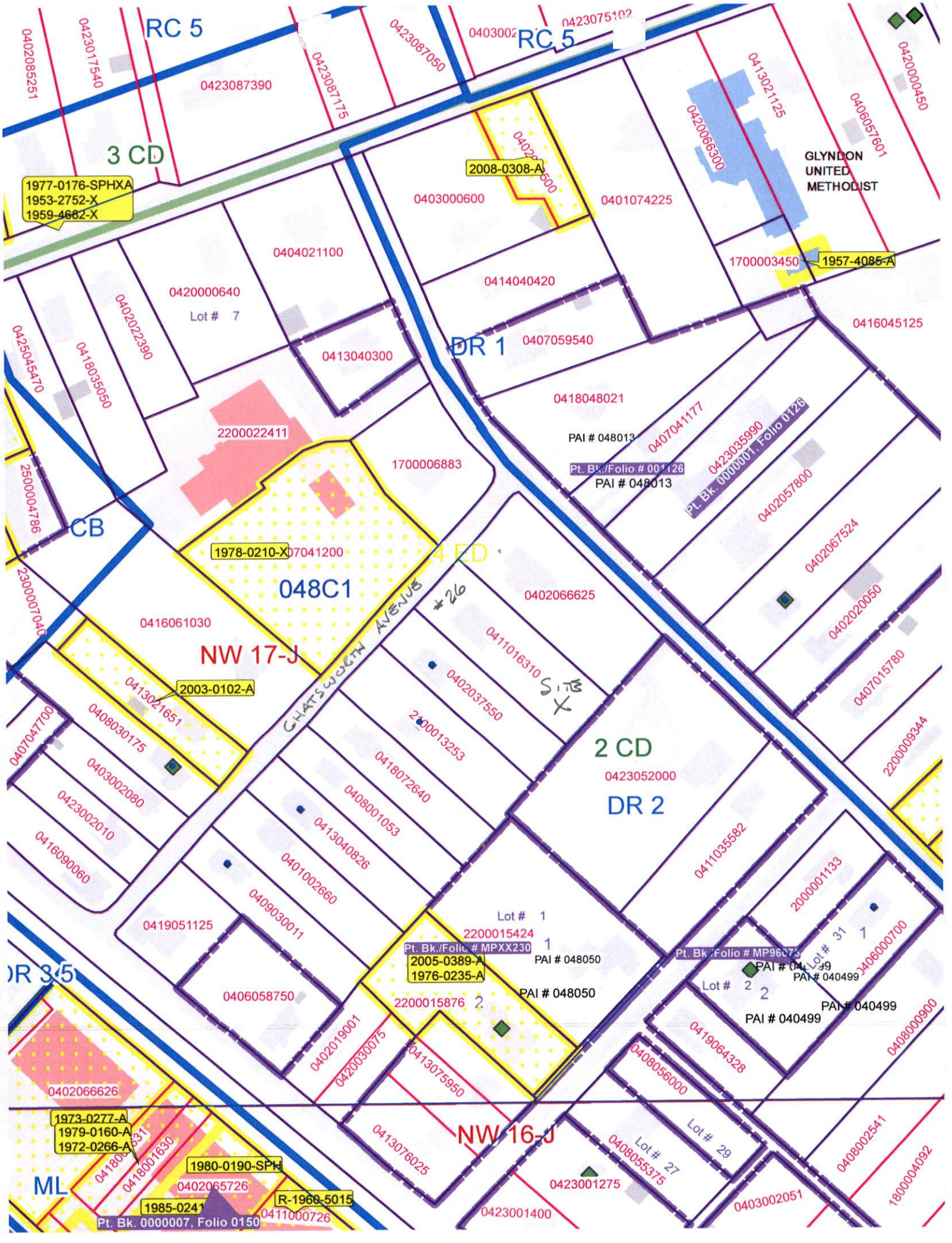
TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0205-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 2017. 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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RC 5
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GLYNDON
UNITED
METHODIST
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PAI # 048013
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4 ED
048C1
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NW 17-J
GHATSWORTH AVENUE
#26
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SITE
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0407015780
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1976-0235-A
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Lot # 2
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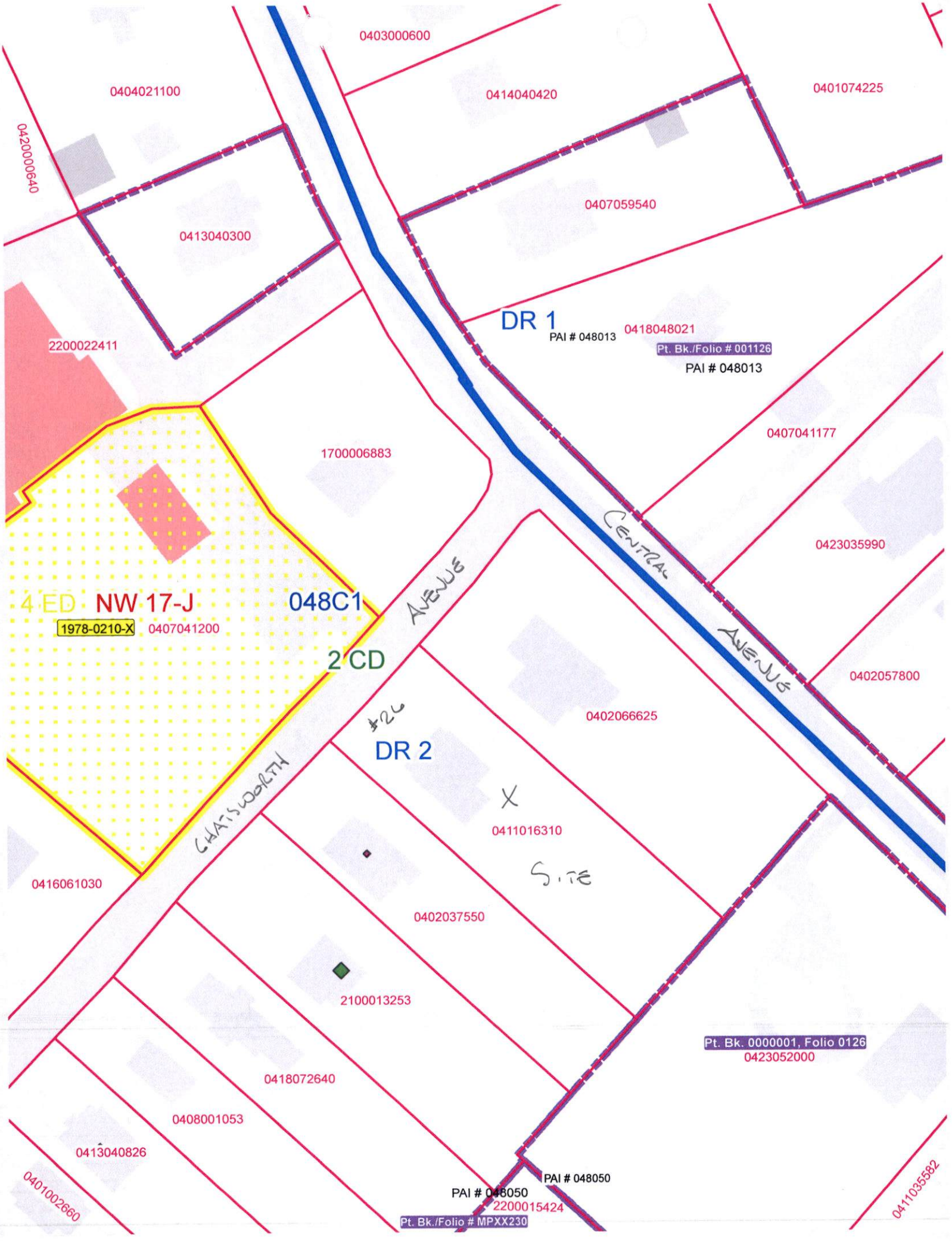
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CENTRAL AVENUE
4 ED
NW 17-J
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2 CD
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#26
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DR 2
CHATSWORTH
X
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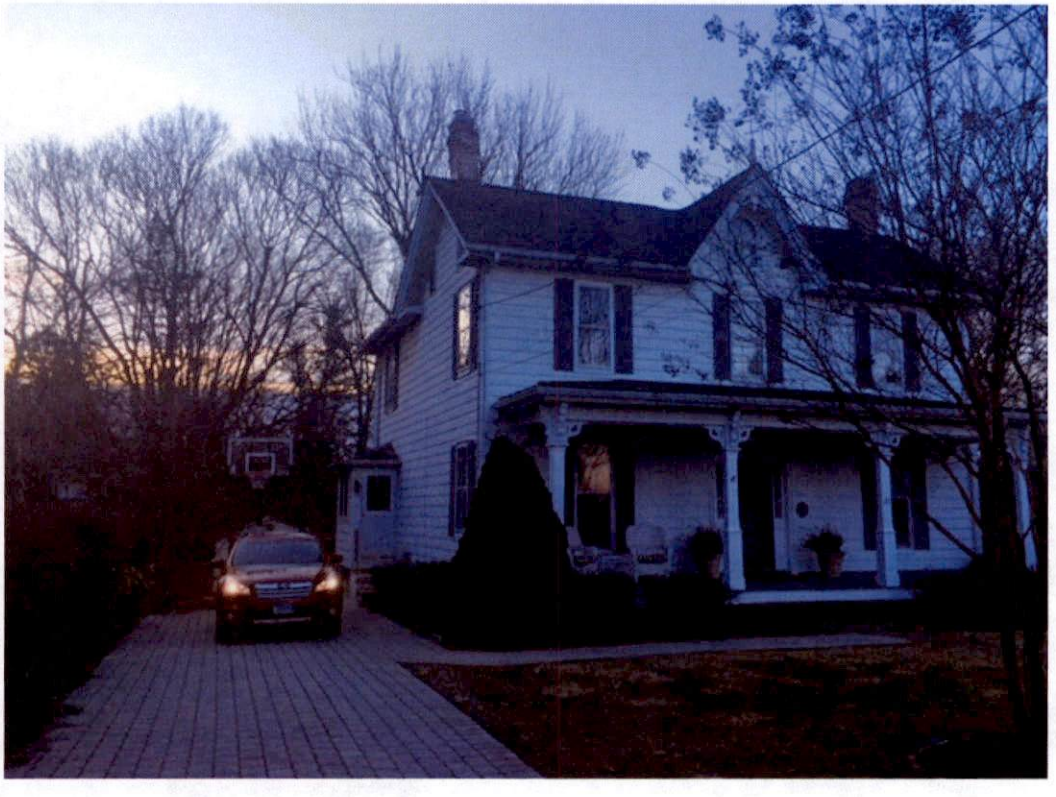

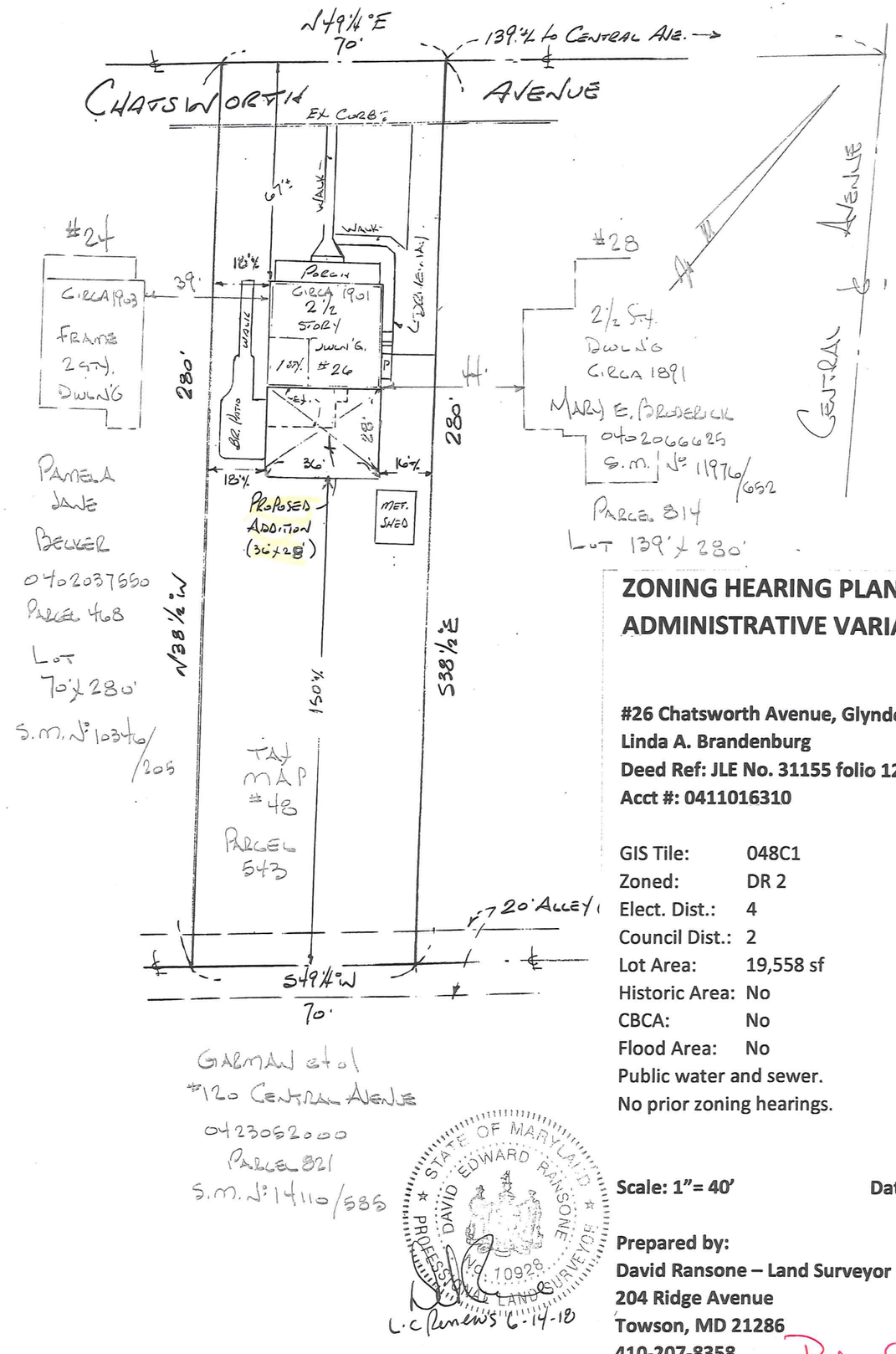

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

#26 Chatsworth Avenue, Glyndon, MD 21071
Linda A. Brandenburg
Deed Ref: JLE No. 31155 folio 122, etc.
Acct #: 0411016310

GIS Tile:	048C1
Zoned:	DR 2
Elect. Dist.:	4
Council Dist.:	2
Lot Area:	19,558 sf
Historic Area:	No
CBCA:	No
Flood Area:	No

Public water and sewer.
No prior zoning hearings.

STATE OF MARYLAND
DAVID EDWARD RANSONE
PROFESSIONAL LAND SURVEYOR
No. 10928

L.C. Renews 6-14-18

Scale: 1"= 40' **Date:** 02/02/17

Prepared by:
David Ransone – Land Surveyor
204 Ridge Avenue
Towson, MD 21286
410-207-8358

Pet. Exh. 1