

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2004 Summit Avenue)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
John B. & Catherine A. Plasterer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0235-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, John B. and Catherine A. Plasterer ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To permit a proposed accessory structure to be located into the side yard of the existing dwelling in lieu of the required rear yard, and (2) To permit the proposed accessory structure with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no ZAC comments submitted by any of the County reviewing agencies. However, it is to be noted that a support letter was received from members of the community residing at 2000 and 2002 Summit Avenue and 6512 Kriel Street, who have no objections to Petitioners' zoning request.

ORDER RECEIVED FOR FILING

Date 4-10-17

By DW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 19, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure (shed/garage) height and usage, I will impose conditions that it shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities, and shall not be used for commercial purposes.

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 10th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R) as follows: (1) To permit a proposed accessory structure to be located into the side yard of the existing dwelling in lieu of the required

ORDER RECEIVED FOR FILING

Date 4-10-17

By 15W

rear yard, and (2) To permit the proposed accessory structure with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the accessory structures (shed/garage) into a dwelling unit or apartment. The accessory structure (shed/garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory structure (shed/garage) shall not be used for commercial purposes.

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 4-10-17

By dlw



KEVIN KAMENETZ
County Executive

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

April 10, 2017

John B. and Catherine A. Plasterer
2004 Summit Avenue
Baltimore, MD 21207

RE: Petition for Administrative Variance
Case No. 2017-0235-A
Property: 2004 Summit Avenue

Dear Mr. and Mrs. Plasterer:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Jorel K. Charleston, 2000 Summit Avenue, Baltimore, MD 21207
Jerome Ross, 2002 Summit Avenue, Baltimore, MD 21207
Margaret M. Lloyd, 6512 Kriel Street, Baltimore, MD 21207



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 2004 Summit Ave Gwyn Oak, MD 21207 Currently zoned DR 5-5
 Deed Reference 08825 / 00024 10 Digit Tax Account # 0205770110
 Owner(s) Printed Name(s) John Catherine Plasterer

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1 of BCZR

To permit a proposed accessory structure to be located into the side yard of the existing dwelling in lieu of the required rear yard, to permit the proposed accessory structure with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., respectively

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):

John Plasterer, Catherine Plasterer

Name #1 – Type or Print

Name #2 – Type or Print

John Plasterer

Catherine Plasterer

Signature #1

Signature #2

2004 Summit Ave Balt MD 21207

Mailing Address

City

State

21207, 410 944-6405

Zip Code

Telephone #

Email Address

Tum2j@juno.com

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 15 day of April, 2017, 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

2017-0235-A

Filing Date

3/6/17

Estimated Posting Date

3/19/17

Reviewer

AT

Rev 5/8/2014

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: 2004 Summit 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)

I want to build a garage and storage shed 20 feet long by 12 feet wide parallel to my house between my house at 2004 Summit Ave and my neighbor's house 2002 Summit Ave. to replace the existing shed located there. My property is unique in our neighborhood in that the intersection of Summit and Woodlawn make three sides of my house highly visible. The proposed space between my house is the least visible area of my yard closest thing to the back of my house.

The existing shed eight by ten feet shed must be replaced due to termite damage. It has been inadequate storage space for bikes, lawn and garden equipment and general storage. Our house is older than most of the houses in our area and has very small closets, no attic and only a partial basement – far less storage than a modern families need.

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

John Plasterer
Signature of Owner (Affiant)

John Plasterer
Name- Print or Type
410 944 6405 Turn 2j@juno.com

Catherine Plasterer
Signature of Owner (Affiant)

Catherine Plasterer
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 6th day of January 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

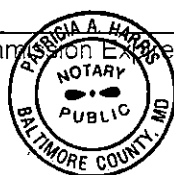
Print name(s) here: John Plasterer

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

AS WITNESS my hand and Notaries Seal

Patricia A. Harris
Notary Public

My Commission Expires



Patricia A. Harris
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
January 26, 2018

REV. 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

John Plasterer
Signature of Owner (Affiant)

John Plasterer
Name- Print or Type
410 944 6405 Turn2j@juno.com

Catherine Plasterer
Signature of Owner (Affiant)

Catherine Plasterer
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 6th day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John Plasterer

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

AS WITNESS my hand and Notaries Seal

Patricia A. Harris
Notary Public

My Commission Expires

Patricia A. Harris
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
January 26, 2019

REV. 5/8/2014



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 2004 Summit Ave Gwyn Oak, MD 21207 Currently zoned DR 5.5
 Deed Reference 08825 / 00024 10 Digit Tax Account # 0205770110
 Owner(s) Printed Name(s) John Catherine Plasterer

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1 of BCZR

To permit a proposed accessory structure to be located into the side yard of the existing dwelling in lieu of the required rear yard, to permit the proposed accessory structure with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., respectively

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):

John Plasterer, Catherine Plasterer

Name #1 – Type or Print

Name #2 – Type or Print

John Plasterer
Signature #1

Catherine Plasterer
Signature #2

2004 Summit Ave Balt
Mailing Address

MD 21207
City

State

21207, 410 944-6405
Zip Code

Telephone #

Turn 2j@juno.com
Email Address

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 4-10-17 day of April, 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

2017-0235-A

Filing Date

3/6/17

Estimated Posting Date

3/19/17

Reviewer

AT

Rev 5/8/2014

ZONING PROPERTY DESCRIPTION FOR 2004 SUMMIT AVE.

OWNER JOHN PLASTERER PHONE: 410 944 6405 EMAIL: Turn2j@juno.com

REGARDING: Zoning Variance

Beginning at a point on the north west side of Summit Ave. which is 40 feet wide at a distance of 110 feet north east of the center line of the nearest improved intersecting street Kriel Street which is 40 feet wide Being lot# 168 in the subdivision of Broad acres as recorded in the Baltimore County Platt Book #5, Folio 44 containing 5778 Square feet. Located in the 2nd Election district and 4th council district

2017-0235-A

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

Nº 150319

Date:

3/16/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75-
Total:									\$75-

Rec
From:

JOHN PLASTERER

For:

2004 SUMMIT AVE

2017-0235-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/07/2017 3/06/2017 10:29:07 3

REG #503 WALKIN CAM
 >>RECEIPT # 718089 3/06/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 150319

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 3-19-17

RE: Case Number: 2017-0235-A

Petitioner/Developer: John Plasterer

Date of Hearing/Closing: 4-3-17

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 ~~2004~~

2004 Summit Ave

The signs(s) were posted on 3-19-17
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

10-11-11
(Date of Birth of Person)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0235-A

TO PERMIT A PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE FOR CAR AND STORAGE) TO BE LOCATED ONTO THE SIDE YARD OF THE EXISTING DWELLING AND WITH A HEIGHT OF 10 FEET, IN LIEU OF THE REQUIRED TO BE LOCATED IN THE REAR YARD AND A MAXIMUM ALLOWED HEIGHT OF 15 FEET, RESPECTIVELY.

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 THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON

4/3/17

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0235 - A Address 2004 Summit Avenue

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

Filing Date: 03/06/17 Posting Date: 03/19/17 Closing Date: 04/03/17

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- 0235 - A Address 2004 Summit Avenue

Petitioner's Name: John Plasterer Telephone 410-944-6405

Posting Date: 03/19/17 Closing Date: 04/03/2017

Wording for Sign: To permit a proposed accessory structure (detached garage for car and storage)
to be located onto the side yard of the existing dwelling and with a height of 18 feet, in lieu of
the required to be located in the rear yard and a maximum allowed height of 15 feet,
respectively.

Revised 8/9/16



KEVIN KAMENETZ
County Executive

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

April 4, 2017

John & Catherine Plasterer
2004 Summit Avenue
Baltimore MD 21207

RE: Case Number: 2017-0235 A, Address: 2004 Summit Avenue

Dear Mr. & Ms. Plasterer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 6, 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,

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



Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/20/17

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. 2017-0235-A

*Administrative Variance
John & Catherine Plasterer
2004 Summit 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,

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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

RECEIVED

MAR 28 2017

20BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2017
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239
and 0240

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\ZAC03202017.doc

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: March 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0235-A
Address 2004 Summit Avenue
(Plasterer Property)

Zoning Advisory Committee Meeting of **March 20, 2017**.

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

Reviewer: Steve Ford

Date: 3-17-17

M E M O R A N D U M

DATE: May 12, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0235-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 10, 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

3/7/17

Aaron, Enclosed are
signatures from my neighbors
as you suggested. They were
all very supportive of my
proposed shed project. Please
add this to my variance application
package.

Sincerely


John Plasterer

2004 Summit Ave

Balt., MD 21207

Case # 2017 0235

Administrative Variance Addendum, Letter of Consent

Case number: 2017 0235 Property: 2004 Summit Ave. Gwynn Oak, MD 21207

John Plasterer has described his intention to build a 12ft by 20ft shed/garage on his 2004 Summit Ave property along the side of his house that borders 2002 Summit Ave. The proposed shed will be a no higher than 18 feet and located 2.5 ft from the property line between 2002 and 2004 Summit Ave. It will replace the existing shed on that site. I have no objection to his plan as described here and explained to me.

Signature Jerome Ross

Printed name: Jerome Ross

Address: 2002 Summit Ave

Date: 2017-03-6

Signature Joel Charleston

Printed name: Joel Charleston

Address: 2000 Summit Ave

Date: 3/7/2017

Signature Lloyd, Margaret

Printed name: Lloyd, Margaret

Address: 6512 Kriel St

Date: 3/7/17

[illegible]

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0219511150			
Owner Information					
Owner Name:	LLOYD MARGARET M		Use:	RESIDENTIAL	
Mailing Address:	6512 KRIEL ST BALTIMORE MD 21207-4203		Principal Residence:	YES	
			Deed Reference:	/13306/ 00049	
Location & Structure Information					
Premises Address:		6512 KRIEL ST 0-0000		Legal Description:	PT LT 421 6512 KRIEL ST BROADACRES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0088	0020	0391		0000	421 2016 0005/0044
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1953	1,200 SF	242 SF	4,690 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2016	07/01/2017	
Land:	42,700	42,700			
Improvements	85,900	114,300			
Total:	128,600	157,000	138,067	147,533	
Preferential Land:	0			0	
Transfer Information					
Seller: LLOYD TIMOTHY A		Date: 11/19/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13306/ 00049		Deed2:	
Seller: TOKOSCH ALAN RICHARD		Date: 06/10/1987		Price: \$72,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07565/ 00804		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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					

Search Result for BALTIMORE COUNTY

[View GroundRent Registration](#)

Owner Information

Location & Structure Information

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

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

Phase-in Assessments

As of
07/01/2017

Land:	45,100	45,100		
Improvements	97,300	107,000		
Total:	142,400	152,100	145,633	148,867
Preferential Land:	0			0

Price: \$0

Deed2:

Price: \$131.275

Deed2:

Price: \$176,000

Deed2:

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Status: Denied

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** District - 02 **Account Number - 0223000790**

Owner Information

Owner Name: CHARLESTON JOREL K
CHARLESTON MICHELLE A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2000 SUMMIT AVE
BALTIMORE MD 21207-
Deed Reference: /35237/ 00136

Location & Structure Information

Premises Address: 2000 SUMMIT AVE
BALTIMORE 21207-4257
Legal Description: PT LT 171
2000 SUMMIT AVE
BROADACRES

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0088	0020	0391		0000			171	2016		0005/0044

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1953	1,410 SF	375 SF	8,109 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	3 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2016	As of 07/01/2016	As of 07/01/2017
Land:	45,300	45,300		
Improvements	101,400	155,700		
Total:	146,700	201,000	164,800	182,900
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
PAGE CORP	08/07/2014	\$210,000
Type: ARMS LENGTH IMPROVED	Deed1: /35237/ 00136	Deed2:
NELSON CAROL ANNE	12/03/2013	\$81,000
Type: ARMS LENGTH IMPROVED	Deed1: /34487/ 00294	Deed2:
NELSON CHARLES GORDON	04/15/2008	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26892/ 00710	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 02/10/2015

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 - 02 Account Number - 0205770110			
Owner Information					
Owner Name:		PLASTERER JOHN B PLASTERER CATHERINE A		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		2004 SUMMIT AV BALTIMORE MD 21207		Deed Reference:	/08825/ 00024
Location & Structure Information					
Premises Address:		2004 SUMMIT AVE 0-0000		Legal Description:	PT LT 168,169 BROADACRES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0088	0020	0391		0000	168 2016 0005/0044
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1923	1,456 SF			5,778 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		43,800	43,800		
Improvements		66,900	90,800		
Total:		110,700	134,600	118,667	126,633
Preferential Land:		0			0
Transfer Information					
Seller: ESPEY HARRY		Date: 06/17/1991		Price: \$70,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08825/ 00024		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 12/31/2012					

A-2850-1105

0202190106

Pt. Bk. 0000005, Folio 0044 0203370577

Lot # 168

Lot # 169

Lot # 168

0213200182

Lot # 169 0213200181

0202190231

Lot # 170

Lot # 167

0203370574

Lot # 168

Lot # 168

0205770110

2004

Pt. Bk./Folio # 005044

4 CD 2 ED
NW 3-F 088A3
PAI # 020053

DR 5.5

Lot # 170 0205840130
2002

Lot # 171

0223000790

2000

Lot # 172

0202190105

Lot # 173

0219000510

SUMMIT AVE

Lot # 421

0219511150

6512

Lot # 422

0219710160

6510

Lot # 423

0219580130

6508

KRIEL ST

0220660210

1994-0001-A

2017-0235-A

0213200650

Side View (from my Deck)



White sticks mark shed corners

Front View



2017-0235-A

From 2002 Summit Ave



2017-0235-A

Rear View



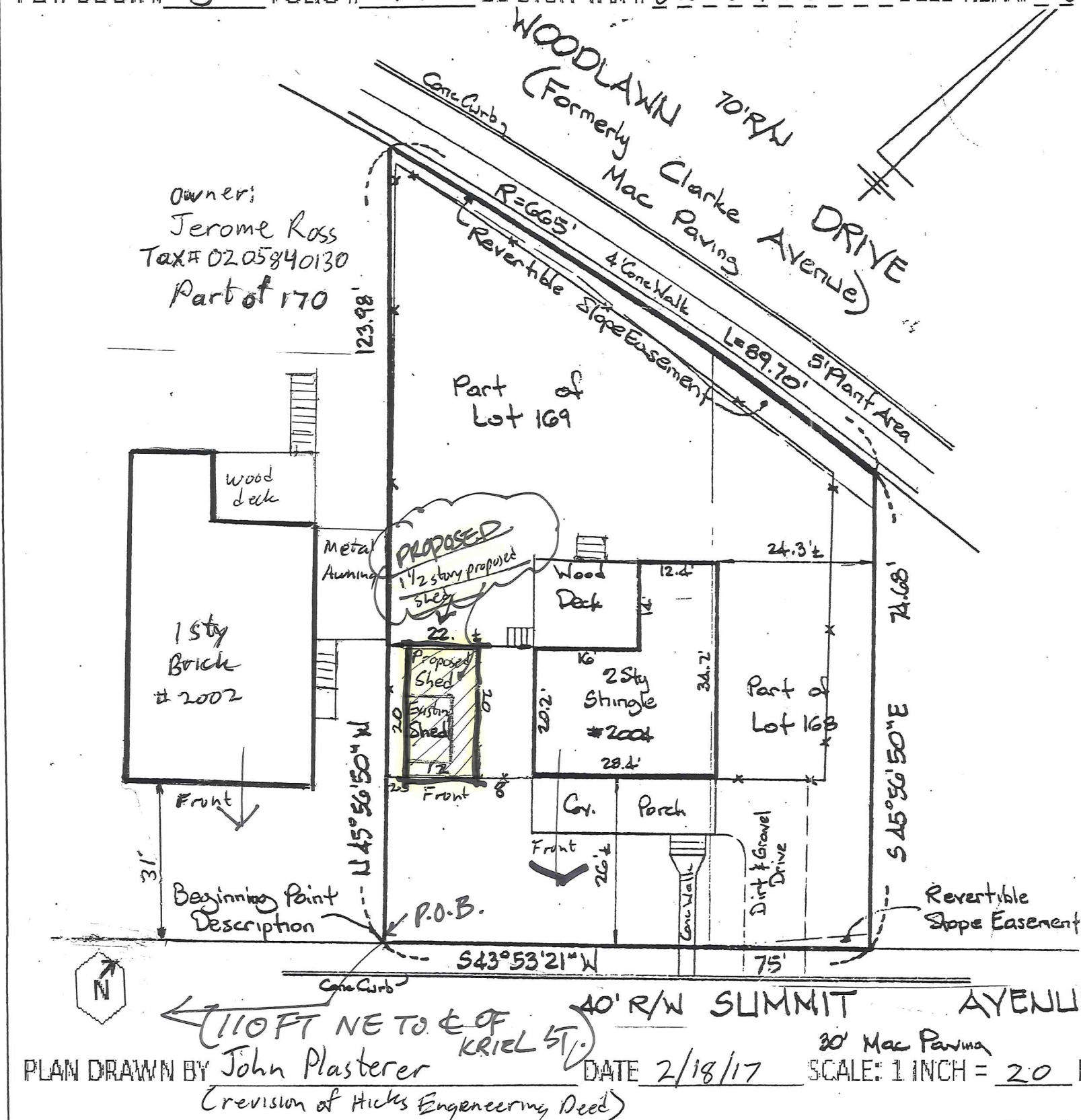
White sticks mark shed location

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

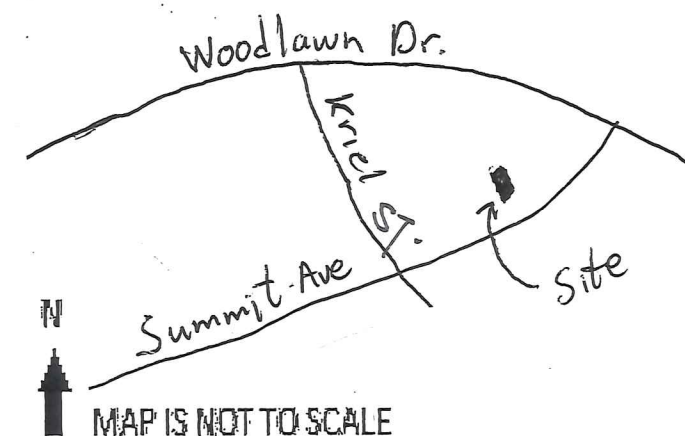
ADDRESS 2004 Summit Ave. Gwynn Oak 21207 OWNER(S) NAME(S) John + Catherine Plasterer

SUBDIVISION NAME Broad acres LOT # 168 BLOCK # N/A SECTION # N/A

PLAT BOOK # 5 FOLIO # 44 10 DIGIT TAX # 0205770110 DEED REF. # 08825100024



SITE VICINITY MAP



ZONING MAP# 088A3

SITE ZONED DR 5.5

ELECTION DISTRICT 2 ED

COUNCIL DISTRICT 4 CD

LOT AREA ACREAGE .133

OR SQUARE FEET 5778

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

NO

VIOLATION CASE INFO:

NO

2017-0235-A

Pet. Exh. 1