

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(11903 Long Green Pike) *

11th Election District *

3rd Council District *

Joseph F. & Annette L. Lavezza *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0263-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Joseph & Annette Lavezza, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling. In addition, a Petition for Variance seeks: (1) to permit a replacement open projection (deck) with a side yard setback as close as 1 ft. in lieu of the required 37.5 ft.; and (2) to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 ft. in lieu of the required 2.5 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Owner Joseph Lavezza and surveyor J. Scott Dallas appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing agencies.

The subject property is approximately 17,315 square feet in size and is split-zoned RC-5 and RC-2. The Petitioners have owned the property since 1994, and Mr. Dallas noted the lot was created by deed in 1950. The existing single-family dwelling (36' x 28') was constructed in 1951. Petitioners

ORDER RECEIVED FOR FILING

Date

5/26/17

By

Sen

propose to construct additions to an existing shed and deck, although variances are required before they can do so.

VARIANCE

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 variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The rural property is unique in that the lot is just 54 feet wide, which is seldom seen in an RC zone in northern Baltimore County. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be unable to construct the proposed improvements. Finally, as demonstrated by the lack of County and/or community opposition, I do not believe granting the requests would have a detrimental impact upon the community.

The special hearing request seeks approval for the garage to have a larger footprint than the principal dwelling. Both the house and garage are modest sized structures, and are located in a sparsely populated rural portion of the County. I do not believe granting the relief would be injurious in any way to the surrounding community. As such the petition will be granted.

THEREFORE, IT IS ORDERED this 26th day of **May, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

5/26/17

By

Sen

IT IS FURTHER ORDERED that the petition for variance: (1) to permit a replacement open projection (deck) with a side yard setback as close as 1 ft. in lieu of the required 37.5 ft.; and (2) to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 ft. in lieu of the required 2.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.

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/sln

ORDER RECEIVED FOR FILING

Date 5/26/17
By sln



KEVIN KAMENETZ
County Executive

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

May 26, 2017

Joseph & Annette Lavezza
11903 Long Green Pike
Glen Arm, Maryland 21057

RE: Petitions for Special Hearing and Variance
Case No. 2017-0263-SPHA
Property: 11903 Long Green Pike

Dear Mr. and Mrs. Lavezza:

Enclosed please find a copy of the decision 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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the 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:sln
Enclosure



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 11903 Long Green Pike which is presently zoned RC5 and RC2

Deed References: 10451/348 10 Digit Tax Account # 1105096026

Property Owner(s) Printed Name(s) Joseph F. Lavezza and Annette L. Lavezza

(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

see attached

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

see attached

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)

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):

Joseph F. Lavezza Annette L. Lavezza

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

11903 Long Green Pike Glen Arm, MD

Mailing Address City State

21057 , 443-250-3302 , joelavezza@comcast
Zip Code Telephone # Email Address net

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

P.O. Box 26 Baldwin, MD

Mailing Address City State

21013 , 410-817-4600 , jsdinc@aol.com
Zip Code Telephone # Email Address

CASE NUMBER 2017-0263-SPHA Filing Date 3/30/17

Do Not Schedule Dates:

Reviewer RJD

ZONING RELIEF REQUEST FOR 11903 LONG GREEN PIKE

Variance: Sections 1A04.3.B.2.b, 301.1.A, and 400.1 – to permit a replacement open projection (deck) with a side yard setback as close as 1 foot in lieu of the required 37½ feet; and to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 foot in lieu of the required 2½ feet.

Special Hearing: ...the Administrative Law Judge should approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling.

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

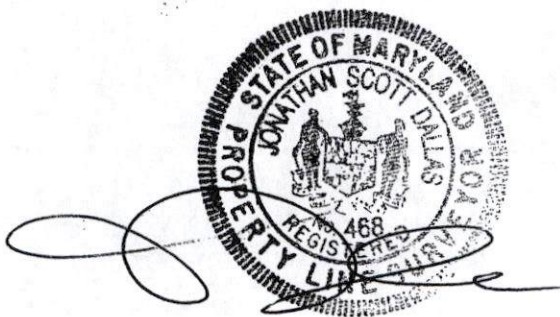
ZONING DESCRIPTION OF #11903 LONG GREEN PIKE

BEGINNING in the bed of Long Green Pike, distant 2080 feet south, more or less from the centerline of Glen Arm Road (scaled) thence leaving said Long Green Pike and running **(1)** South 84 degrees 01 minutes 35 seconds East 323.42 feet thence **(2)** North 00 degrees 03 minutes 35 seconds West 54.00 feet thence **(3)** North 84 degrees 01 minutes 35 seconds West 323.68 feet to a point in the bed of said Long Green Pike thence running in said Long Green Pike **(4)** South 02 degrees 42 minutes East 54 feet to the place of beginning.

CONTAINING 17315 square feet (or 0.40 acres) of land, more or less.

ALSO known as **#11903 Long Green Pike** and located in the 11th Election District, 3rd Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



Item #0263

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

No. 151409

Date: 3/30/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: _____

Rec From: J + A Lavezza

For: zoning hearing - case #2017-0263-SPHA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
3/31/2017 3/30/2017 10:17:03 1
REG 0501 WALKIN LJR
RECEIPT # 713954 3/30/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 151409
Rcpt Tot \$150.00
\$150.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



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 4927178

Sold To:

Joseph Lavezza - CU00596803
11903 Long Green Pike
Glen Arm, MD 21057-9252

Bill To:

Joseph Lavezza - CU00596803
11903 Long Green Pike
Glen Arm, MD 21057-9252

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

May 04, 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: 2017-0263-SPHA
11903 Long Green Pike
E/s Long Green Pike, 2080 ft. S/of centerline of Glen Arm Road
11th Election District - 3rd Councilmanic District
Legal Owner(s) Joseph & Annette Lavezza

Special Hearing to approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling.

Variance to permit a replacement open projection (deck) with a side yard setback as close as 1 foot in lieu of the required 37 1/2 feet; and to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 foot in lieu of the required 2 1/2 feet.

Hearing: Thursday, May 25, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/005 May 4 4927178

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/4/2017

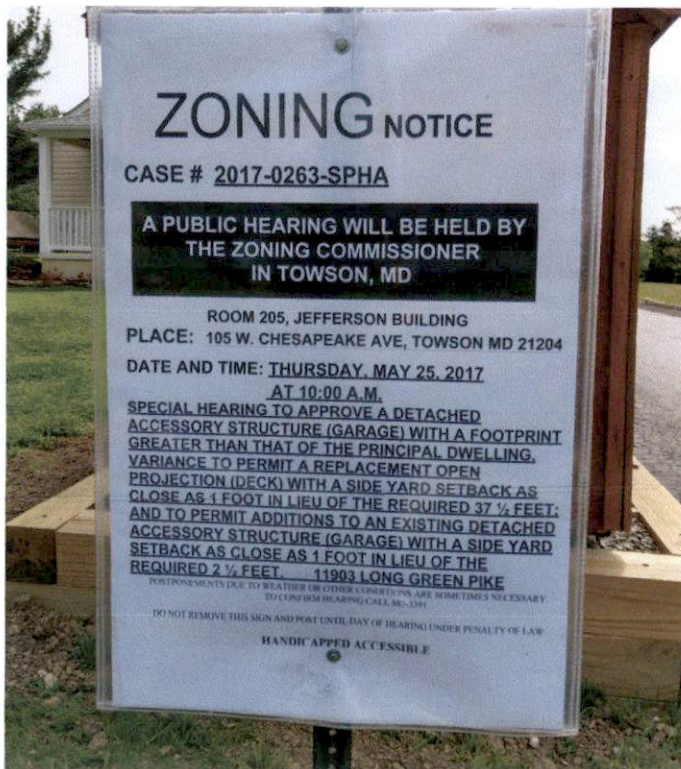
Case Number: 2017-0263-SPHA

Petitioner / Developer: J. SCOTT DALLAS ~ MR. & MRS. LAVEZZA

Date of Hearing (Closing): MAY 25, 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:
11903 LONG GREEN PIKE

The sign(s) were posted on: MAY 4, 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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 4, 2017 Issue - Jeffersonian

Please forward billing to:
Joseph Lavezza
11903 Long Green Pike
Glen Arm, MD 21057

443-250-3302

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: 2017-0263-SPHA

11903 Long Green Pike
E/s Long Green Pike, 2080 ft. S/of centerline of Glen Arm Road
11th Election District – 3rd Councilmanic District
Legal Owners: Joseph & Annette Lavezza

Special Hearing to approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling. **Variance** to permit a replacement open projection (deck) with a side yard setback as close as 1 foot in lieu of the required 37 ½ feet; and to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 foot in lieu of the required 2 ½ feet.

Hearing: Thursday, May 25, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

April 24, 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: 2017-0263-SPHA

11903 Long Green Pike

E/s Long Green Pike, 2080 ft. S/of centerline of Glen Arm Road

11th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Annette Lavezza

Special Hearing to approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling. **Variance** to permit a replacement open projection (deck) with a side yard setback as close as 1 foot in lieu of the required 37 ½ feet; and to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 foot in lieu of the required 2 ½ feet.

Hearing: Thursday, May 25, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Lavezza, 11903 Long Green Pike, Glen Arm 21057
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 5, 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: 2017-0263-SPHA
Property Address: 11903 Long Green Pike
Property Description: Map 53 ~~W44~~ P. 422

Legal Owners (Petitioners): Joseph + Annette Lavezza
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Joseph Lavezza~~ Joseph Lavezza
Company/Firm (if applicable): _____
Address: 11903 Long Green Pike
Glen Arm MD. 21057

Telephone Number: 443 250 3302



KEVIN KAMENETZ
County Executive

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

May 18, 2017

Joseph F & Annette L Lavezza
11903 Long Green Pike
Glen Arm MD 21057

RE: Case Number: 2017-0263 SPHA, Address: 11903 Long Green Pike

Dear Mr. & Ms. Lavezza:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 30, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Scot Dallas, P O Box 26, Baldwin MD 21013

Date: 4/5/17

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. 2017-0263-SPHA.

*Special Hearing Variance
Joseph F. & Annette L. Lavezza
11903 Long Green Pike*

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

5-25

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 5/10/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-263



INFORMATION:

Property Address: 11903 Long Green Pike
Petitioner: Joseph F. Lavezza, Annette L. Lavezza
Zoning: RC 5 and RC 2
Requested Action: Special Hearing, Variance

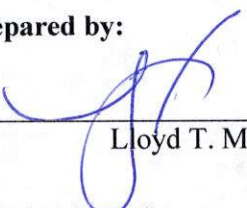
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling, and the petition for a variance to permit an open projection (deck) with a side yard setback as close as 1 foot in lieu of the required 37.5 feet; and to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 foot in lieu of the required 2.5 feet.

A site visit was conducted on April 18, 2017. Long Green Pike is a Baltimore County Scenic Route. The petitioner has indicated to the Department that the coverage resulting from the proposed additions when combined with the existing coverage will not exceed the 15% maximum coverage permitted under BCZR § 1A04.3.3.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Joseph F. Lavezza
Annette L. Lavezza
Office of the Administrative Hearings
People's Counsel for Baltimore County

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2017
Item No. 2017-0257, 0258, 0259, 0260, 0262, 0263, 0264, 0265, 0267
and 0268

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\ZAC04102017.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
11903 Long Green Pike; E/S Long Green Pike,* OF ADMINISTRATIVE
2080' S of c/line Glen Arm Road *
11th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Joseph & Annette Lavezza *
Petitioner(s) * BALTIMORE COUNTY
* 2017-263-SPHA

* * * * *

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
APR 05 2017

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 5th day of April, 2017, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallass, P.O. Box 26, Baldwin, Maryland 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: June 27, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0263-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on June 26, 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

Real Property Data Search (w3) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1123016276			
Owner Information					
Owner Name:	RUSSELL VIRGINIA E RUSSELL HARRY RUSSELL KATHY		Use: Principal Residence:	AGRICULTURAL NO	
Mailing Address:	2860 POCOCK RD MONKTON MD 21111-1905		Deed Reference:	/26392/ 00249	
Location & Structure Information					
Premises Address:	11825 LONG GREEN PIKE 0-0000		Legal Description:	143.798 AC ES LONG GREEN PIKE 2030 FT S GLENARM RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0053	0024	0203		0000	2015 Plat Ref:
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area 143.8000 AC	County Use 05
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		159,200	159,200		
Improvements		0	0		
Total:		159,200	159,200	159,200	159,200
Preferential Land:		39,200			39,200
Transfer Information					
Seller: RUSSELL VIRGINIA E RUSSELL HARRY		Date: 11/16/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26392/ 00249		Deed2:	
Seller: WEBER ADAM H RU SSELL VIRGINIA E		Date: 12/29/1986		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08014/ 00071		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:	AGRICULTURAL TRANSFER TAX				
Homestead Application Information					
Homestead Application Status: No Application					

3. While we have confidence in the accuracy of the data, the user should not rely on the data for legal purposes. The user should consult a qualified professional for legal advice.

Item #0263

CASE NAME LAVEZZA
CASE NUMBER 2017-0263
DATE May 25, 2017

CASE NAME LAVEZZA
CASE NUMBER 2017-0263
DATE May 25, 2017

[illegible]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/10/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-263

INFORMATION:

Property Address: 11903 Long Green Pike
Petitioner: Joseph F. Lavezza, Annette L. Lavezza
Zoning: RC 5 and RC 2
Requested Action: Special Hearing, Variance

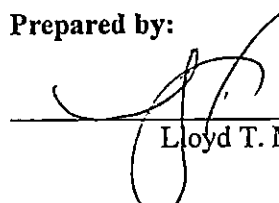
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a detached accessory structure (garage) with a footprint greater than that of the principal dwelling, and the petition for a variance to permit an open projection (deck) with a side yard setback as close as 1 foot in lieu of the required 37.5 feet; and to permit additions to an existing detached accessory structure (garage) with a side yard setback as close as 1 foot in lieu of the required 2.5 feet.

A site visit was conducted on April 18, 2017. Long Green Pike is a Baltimore County Scenic Route. The petitioner has indicated to the Department that the coverage resulting from the proposed additions when combined with the existing coverage will not exceed the 15% maximum coverage permitted under BCZR § 1A04.3.3.

The Department has no objection to granting the petitioned zoning relief.

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

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