

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3812 Benson Avenue)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Election District		
William V. & Deborah L. Wills	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0271-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, William V. & Deborah L. Wills ("Petitioners"). The Petitioners are requesting Administrative Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and to permit a height of 18 ft. in lieu of the required 15 ft. 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 adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 15, 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

ORDER RECEIVED FOR FILING

Date 5-5-17

By kw

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 proposed detached garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 5th day of May, **2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and to permit a height of 18 ft. in lieu of the required 15 ft., 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.

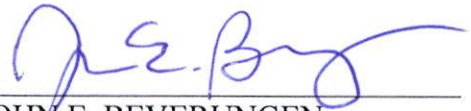
ORDER RECEIVED FOR FILING

Date 5-5-17

By [Signature]

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The 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 5-5-17

By [Signature]



KEVIN KAMENETZ
County Executive

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

May 5, 2017

William V. and Deborah L. Wills
3812 Benson Avenue
Halethorpe, MD 21227

RE: Petition for Administrative Variance
Case No. 2017-0271-A
Property: 3812 Benson Avenue

Dear Petitioners:

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", followed by a horizontal line.

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 3812 BENSON AVE Halethorpe Md 21227-1609 Currently zoned DR5-5
Deed Reference 36224/00356 10 Digit Tax Account # 131224 0160
Owner(s) Printed Name(s) William Vincent & Deborah L. Willis

(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) 400.1 & 400.3 BCZR

To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and to permit a height of 18' in lieu of the required 15'.

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):

William Willis Deborah Willis
Name #1 – Type or Print Name #2 – Type or Print

William Willis Deborah Willis
Signature #1 Signature #2

3812 BENSON AVE Halethorpe MD
Mailing Address City State

21227 410-644-1428 MEPhamber74@yahoo.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

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

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 2017-0271-A Filing Date 4/5/17 Estimated Posting Date 4/16/17 Reviewer JE

Affidavit in Support 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: 3812 BENSON AVE HALETHORPE MD 21227
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)

Reason for the increase of height of the garage is
Putting a large boat & 1 Antique car. Also storage space
needed because my sons disability caused him to move
back home. He also needs to store his PETALS + personal things
This would be deeply appreciated

Thank You

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

William Wills
Signature of Owner (Affiant)

William Wills
Name- Print or Type

Deborah Wills
Signature of Owner (Affiant)

DEBORAH WILLS
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

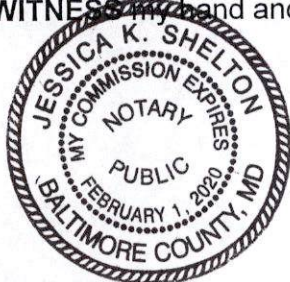
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Wills and Deborah Wills

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

AS WITNESS my hand and Notaries Seal



Jessica K. Shelton
Notary Public
2-1-2020
My Commission Expires

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3812 BENSON AVE. HALETHORPE MD 21227
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)

Reason for the increase of height of the garage is
Putting a large boat & antique car. Also storage space
is needed because my son disability caused him to move
back home. He also needs to store his ARTICLES + Personal things.

This would be deeply appreciated

THANK YOU

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

William Wells
Signature of Owner (Affiant)

William Wells
Name- Print or Type

Deborah Wells
Signature of Owner (Affiant)

DEBORAH WELLS
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

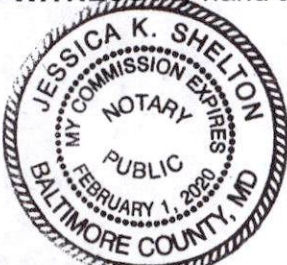
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Wells and Deborah Wells

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

AS WITNESS my hand and Notaries Seal



Jessica K. Shelton
Notary Public
2-1-2020
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3812 Benson Ave Halethorpe Md - 21227-1004 Currently zoned DR 5.5
Deed Reference 36224 / 00356 10 Digit Tax Account # 1312240160
Owner(s) Printed Name(s) William Vincent & Deborah L. Wills

(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) 400.1 & 400.3 BCZR

To permit an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard and to permit a height of 18' in lieu of the required 15'.
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):

William Wills / Deborah Wills
Name #1 – Type or Print Name #2 – Type or Print

William Wills / Deborah Wills
Signature #1 Signature #2

3812 BENSON AVE HALETHORPE MD
Mailing Address City State

21227 / 410 / 644-1428 / MR. PLUMBER 74@
Zip Code Telephone # Email Address YAHOO.COM

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

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 5 day of May, 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 2017-0271-A Filing Date 4/5/17 Estimated Posting Date 4/16/17 Reviewer JR

Rev 5/5/2016

**Zoning Property Description for
3812 Benson Avenue (Halethorpe) Baltimore, Maryland**

BEGINNING AT THE INTERSECTION OF THE NORTHWEST SIDE ON BENSON AVENUE AS LAID OUT 80 FEET WIDE AND THE NORTHEAST SIDE OF JOH AVENUE AS LAID OUT 50 FEET WIDE AND RUNNING THENCE AND BINDING ON THE NORTHEAST SIDE OF JOH AVENUE:

NORTH 44 DEGREES 47 MINUTES 16 SECONDS WEST 136.18 FEET TO THE SOUTHEAST SIDE OF A 16 FOOT ALLEY THERE LAID OUT THENCE BINDING ON THE SOUTHEAST SIDE OF SAID ALLEY WITH USE THEREOF IN COMMON NORTH 43 DEGREES 36 MINUTES 50 SECONDS EAST 67.66 FEET THENCE SOUTH 46 DEGREES 23 MINUTES 10 SECONDS EAST 136.13 FEET TO THE NORTHWEST SIDE OF BENSON AVENUE LAID OUT AS AFORESAID AND THENCE BINDING THEREON SOUTH 43 DEGREES 36 MINUTES 50 SECONDS WEST 71.46 FEET TO THE PLACE OF BEGINNING AS RECORDED IN DEED LIBER 15602, FOLIO 438, CONTAINING 9,384 SQ FT. LOCATED IN THE 13TH ELECTION DISTRICT AND 1ST COUNCIL DISTRICT.

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

NO 151418

Date: 4/5/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					75.00

Total: 75.00

Rec From: WILLIAM WILLO

For: A-L. Variance Case # 2017-0271-A
3812 Benson Ave.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/06/2017 4/05/2017 14:38:13 5
 REG W005 WALKIN LRD
 >>RECEIPT # B93084 4/05/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 151418
 Recpt Tot \$75.00
 \$1.00 CR \$75.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2017-0271-A

RE: Case No.: _____

Petitioner/Developer: _____

William & Debora Wills

May 1, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3812 Benson Ave

April 15, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

(Signature of Sign Poster)

April 15, 2017

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0271 -A Address 3812 BENSON AVE.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/5/17 Posting Date: 4-16-17 Closing Date: 5-1-17

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- 0271 -A Address 3812 BENSON AVE.

Petitioner's Name WILLIAM & DEBORAH WILLO Telephone 410-644-1428

Posting Date: 4-16-17 Closing Date: 5-1-17

Wording for Sign: To Permit an accessory structure (detached garage)
to be located in the side yard in lieu of the required rear
yard and to permit a height of 18' in lieu of the required 15'

Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0271-A

Property Address: 3812 BENSON AVENUE BALTIMORE MD 21227

Property Description: SINGLE FAMILY, SINGLE STORY WOOD / SIDING RESIDENCE ON CORNER LOT

Legal Owners (Petitioners): WILLIAM & DEBORAH WILLS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM & DEBORAH WILLS

Company/Firm (if applicable): _____

Address: 3812 BENSON AVE HALETHORPE MD 21227

Telephone Number: (410) 644-1428

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

May 2, 2017

William & Deborah Wills
3812 Benson Avenue
Halethorpe MD 21227

RE: Case Number: 2017-0271 A, Address: 3812 Benson Avenue

Dear Mr. & Ms. Wills:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 5, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a light background.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2017
Item No. 2017-0269, 0270, 0271 and 0272

DATE: April 20, 2017

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\ZAC04172017.doc

Date: 4/12/17

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. 2017-0271-A

*Administrative Variance
William & Deborah Wills
3812 Benson 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 Zeller

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: April 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0271-A
Address 3812 Benson Avenue
(Wills Property)

Zoning Advisory Committee Meeting of **April 17, 2017**.

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

Reviewer: Steve Ford Date: 4-13-2017

MEMORANDUM

DATE: June 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0271-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 5, 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

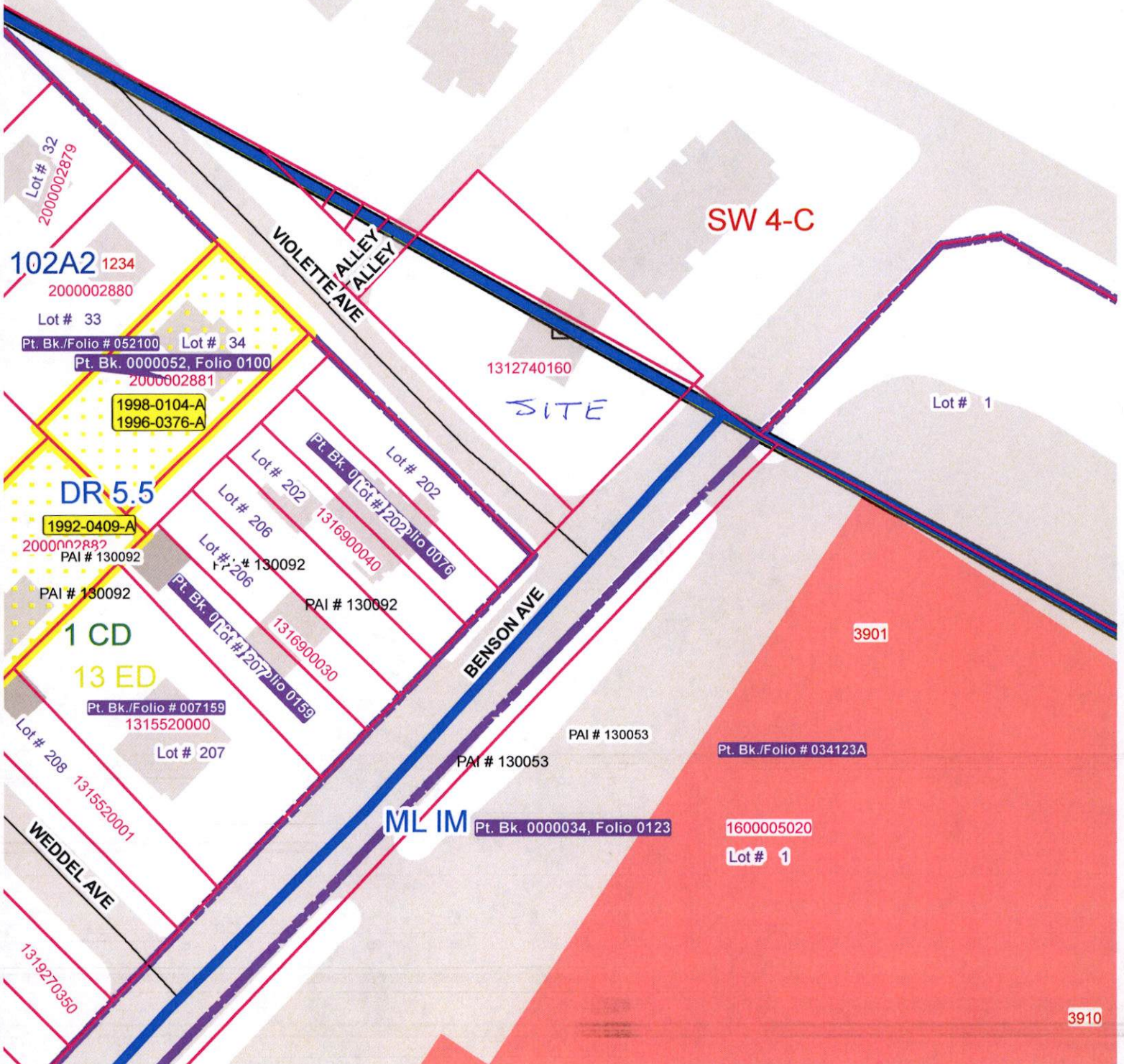
Real Property Data Search (w2) **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1312740160			
Owner Information					
Owner Name:		WILLS WILLIAM VINCENT WILLS DEBORAH L		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		3812 BENSON AVE BALTIMORE MD 21227-1009		Deed Reference: /36224/ 00356	
Location & Structure Information					
Premises Address:		3812 BENSON AVE BALTIMORE 21227-1009		Legal Description: 3812 BENSON AVE COR OF JOHN AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0102	0013	0136		0000	
				Assessment Year: 2016	Plat No: 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	
1956	846 SF	750 SF	9,384 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		69,800	69,800		
Improvements		93,000	77,200		
Total:		162,800	147,000	147,000	147,000
Preferential Land:		0			0
Transfer Information					
Seller: WINKLER CHRISTOPHER M		Date: 05/27/2015		Price: \$175,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36224/ 00356		Deed2:	
Seller: LUKAS MELVIN		Date: 09/26/2001		Price: \$128,500	
Type: ARMS LENGTH IMPROVED		Deed1: /15602/ 00438		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 07/16/2015					

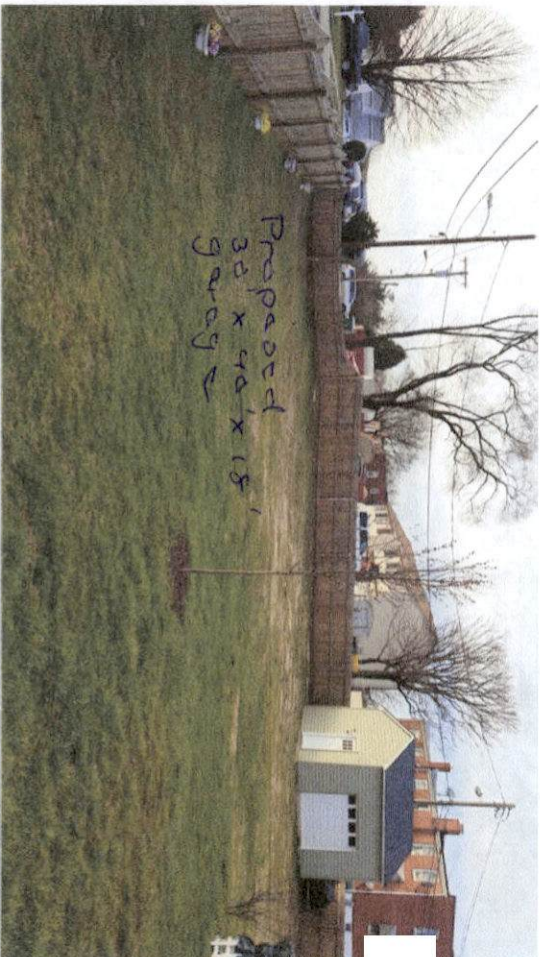
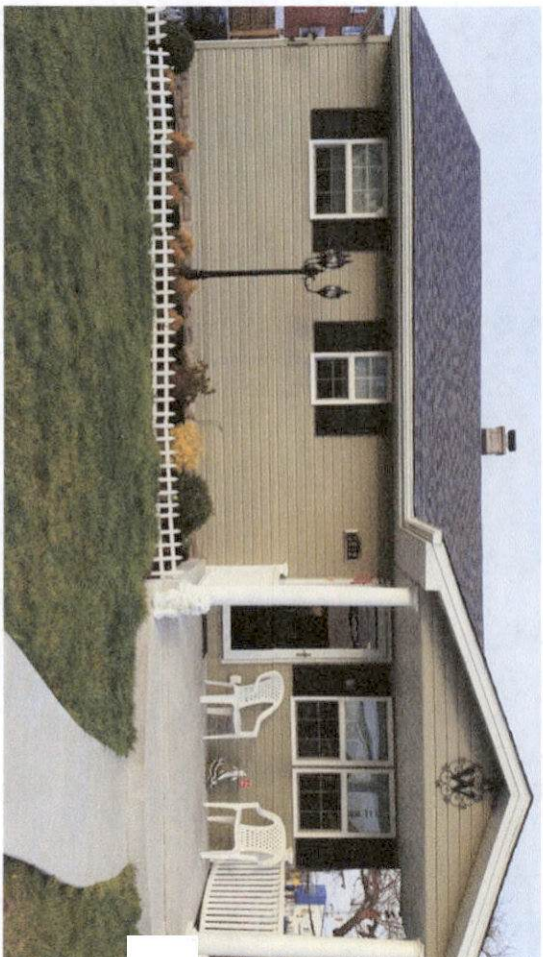
2. The Maryland Department of General Services, Office of Information Technology, is responsible for the maintenance and operation of the SDAT system. While we have confidence in

BALTIMORE CITY

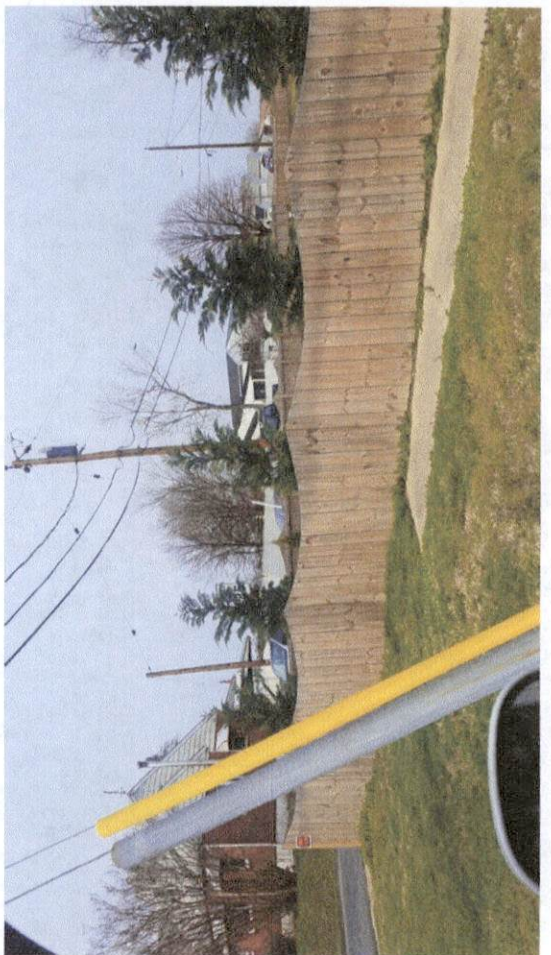


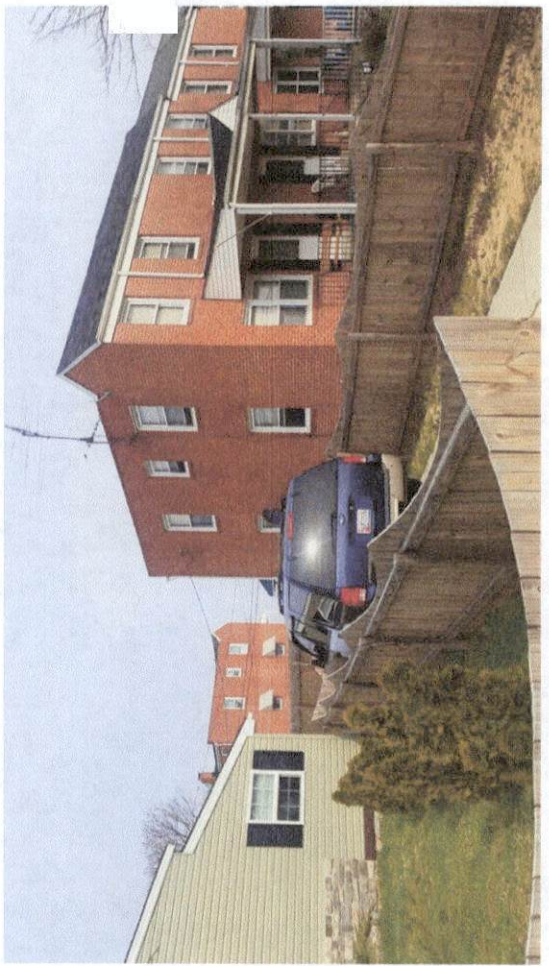


Proposed
30' x 40' x 18'
garage



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30' x 40' x 18'
garage



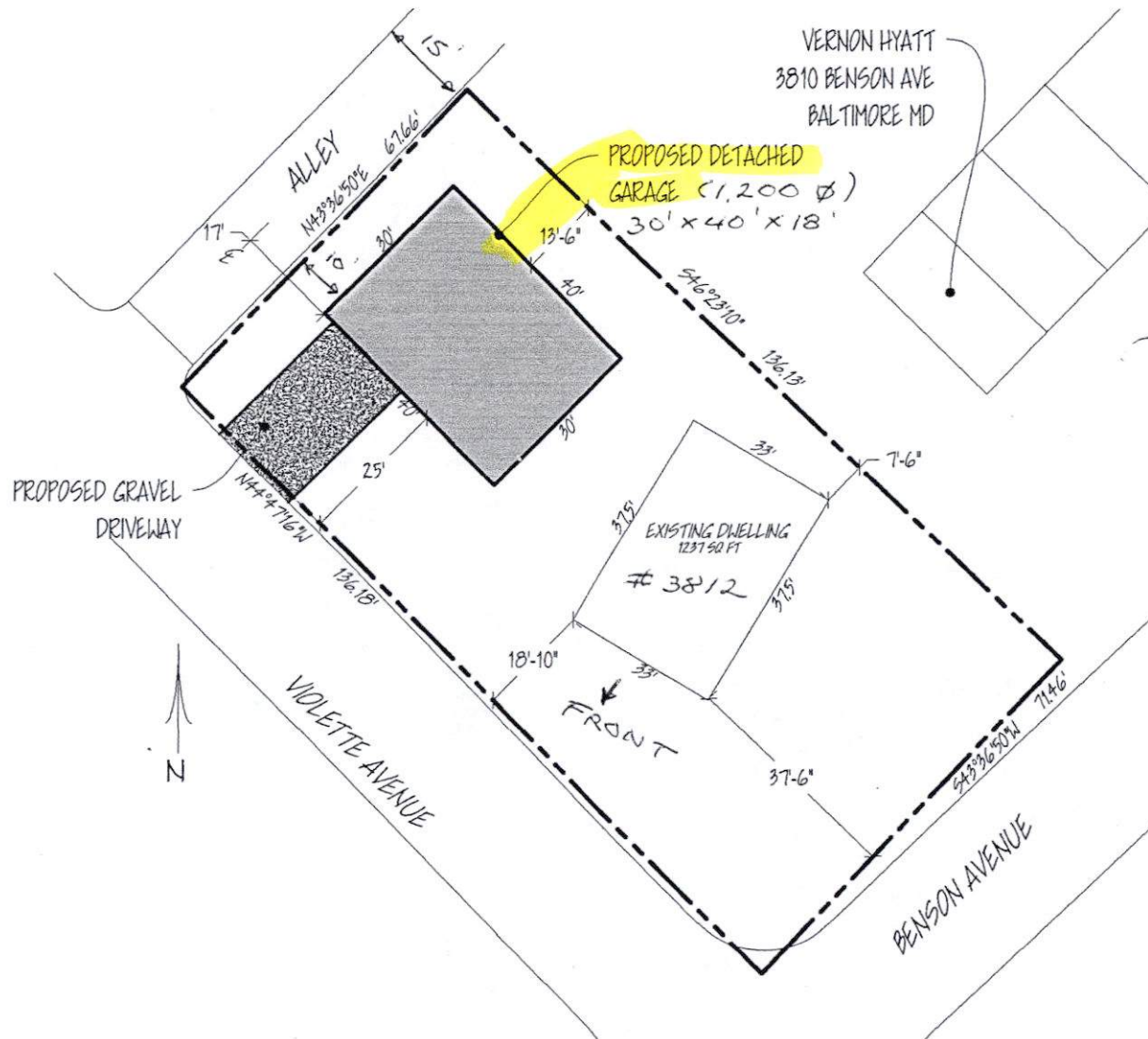


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3812 BENSON AVENUE (HALETHORPE) BALTIMORE MD OWNER(S) NAME(S) WILLIAM & DEBORAH WILLS

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 15602 FOLIO # 438 10 DIGIT TAX # 1312740160 DEED REF. # 36224 / 00356



PLAN DRAWN BY J. LAPIER

DATE 3.24.17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0102AZ

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE .215

OR SQUARE FEET 9,384

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per. Exh 1

2017-0271-A