

M E M O R A N D U M

DATE: September 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0346-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 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

IN RE: PETITION FOR VARIANCE

(4109 Baker Lane)
11th Election District
5th Council District
James and Kathleen Althoff
Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0346-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by James and Kathleen Althoff, owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a new dwelling with a front setback of 10 ft. in lieu of the required 25 ft. A site plan was marked as Petitioners' Exhibit 1.

James and Kathleen Althoff appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request, but noted Petitioners would be required to secure from Baltimore County an easement or fee simple strip to provide access to the site over County-owned land.

The subject property is approximately 22,000 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1940. Petitioners propose to subdivide the lot, thereby creating two lots (in total). Both lots would be approximately 10,000-11,000 sq. ft. in size, and one lot would contain the existing dwelling. On the other, unimproved, lot Petitioners propose to construct a single-family dwelling, although variance relief is required.

ORDER RECEIVED FOR FILING

Date 8/4/17

By SEN

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).

The lot has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed dwelling. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 4th day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a new dwelling with a front setback of 10 ft. in lieu of the required 25 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.
2. Prior to issuance of permits Petitioners must obtain from Baltimore County an easement or strip of land in fee simple, in order to provide access to proposed Lot 2 as shown on the site plan.
3. Prior to issuance of permits Petitioners must obtain from Baltimore County all subdivision and/or development approvals necessary to subdivide the existing tract and create Lot 1 and Lot 2 as shown on the site plan.

ORDER RECEIVED FOR FILING

Date 8/4/17

By Sen

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 8/4/17

By sln



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 4109 BAKER LANE which is presently zoned DR 5.5
Deed References: 3771310227 10 Digit Tax Account # 1104015130
Property Owner(s) Printed Name(s) JAMES & KATHLEEN ALTHOFF

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

BCZR: 1B02.3.C.1 → To permit a new dwelling with a front setback of 10 feet in lieu of the required 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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):

JAMES ALTHOFF / KATHLEEN ALTHOFF

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4109 BAKER LANE BALT MD

Mailing Address

City

State

21136

Zip Code

Telephone #

707.411.9528

Email Address

hotmail.com

Representative to be contacted:

CHARLES MERRITT

Name - Type or Print

Signature

9831 MAGUET RD BALTO MD

Mailing Address

City

State

21234

Zip Code

Telephone #

MERRITDC@

Email Address

verizon.net

CASE NUMBER 2017-0346-A

Filing Date 6/23/17

Do Not Schedule Dates:

Reviewer JS

MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road  
Baltimore, MD 21234  
Phone: 410-925-4061  
Fax: 410-661-1297  
merrittdc@verizon.net

## Zoning Description for 4109 Baker Lane

Beginning at a point on the south side of Baker Lane, which is 50' wide the following 4 courses:

- 1) S 42° 16' 08" W 244.58
- 2) N 36° 55' 43" W 91.62
- 3) N 42° 16' 08" E 230.84
- 4) S 45° 32' 50" E 90.06

Back to the point of beginning as recorded in deed liber 37713 folio 227, containing 21,392 SF or 0.4911 AC. Located in the 11<sup>th</sup> election district and 5<sup>th</sup> council district.

2017-0346-A



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 5062303

**Sold To:**

James Althoff - CU00608389  
4109 Baker Ln  
Nottingham, MD 21236-1043

**Bill To:**

James Althoff - CU00608389  
4109 Baker Ln  
Nottingham, MD 21236-1043

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

Jul 13, 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: # 2017-0346-A**  
4109 Baker Lane  
SW/s Baker Lane, 91 ft. SE of intersection with Holiday Manor Road  
11th Election District - 5th Councilmanic District  
Legal Owner(s) James & Kathleen Althoff

**Variance:** to permit a new dwelling with a front setback of 10 ft. in lieu of the required 25 ft.

**Hearing: Wednesday, August 2, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

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

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

7/036 July 13 5062303

The Baltimore Sun Media Group

By S. Wilkinson  
Legal Advertising



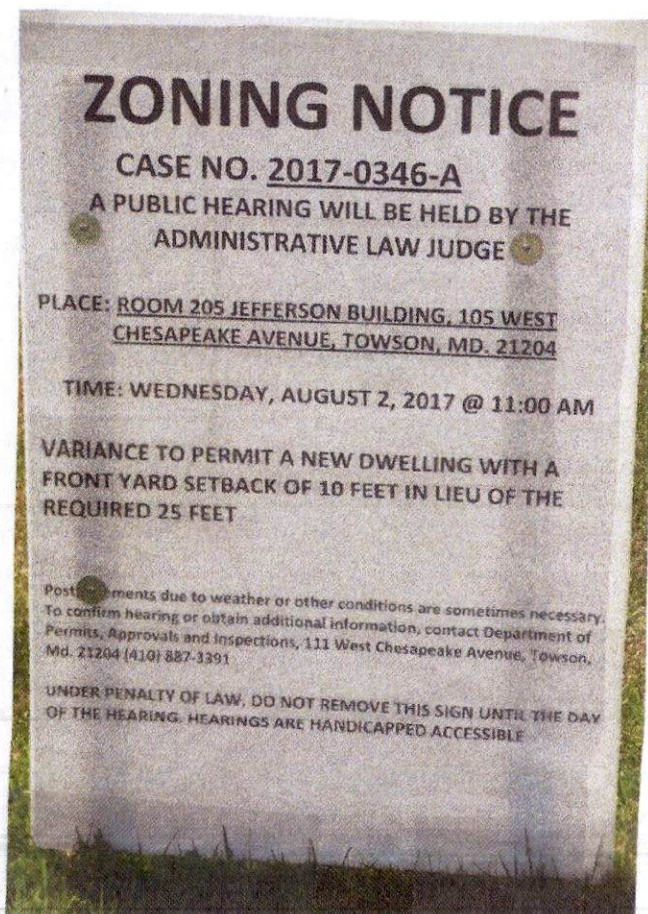
# CERTIFICATE OF POSTING

Date: JULY 12, 2017

RE: Project Name: 4109 BAKER LANE  
Case Number /PAI Number: 2017-0346-A  
Petitioner/Developer: JAMES AND KATHERINE ALTHOFF  
Date of Hearing/Closing: AUGUST 2, 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 SE SIDE OF HOLIDAY MANOR ROAD AT DRIVEWAY TO PROPOSED LOT 2

The sign(s) were posted on JULY 12, 2017  
(Month, Day, Year)



David W. Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)





KEVIN KAMENETZ  
County Executive

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

June 29, 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: 2017-0346-A**

4109 Baker Lane

SW/s Baker Lane, 91 ft. SE of intersection with Holiday Manor Road

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: James & Kathleen Althoff

Variance to permit a new dwelling with a front setback of 10 ft. in lieu of the required 25 ft.

Hearing: Wednesday, August 2, 2017 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Althoff, 4109 Baker Lane, Baltimore 21136  
Charles Merritt, 9831 Magledt Road, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 13, 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.**

TO: PATUXENT PUBLISHING COMPANY  
Thursday, July 13, 2017 Issue - Jeffersonian

Please forward billing to:  
James Althoff  
4109 Baker Lane  
Baltimore, MD 21136

443-854-7706

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## NOTICE OF ZONING HEARING

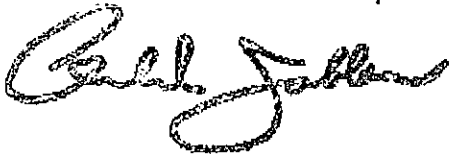
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**CASE NUMBER: 2017-0346-A**

4109 Baker Lane  
SW/s Baker Lane, 91 ft. SE of intersection with Holiday Manor Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: James & Kathleen Althoff

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105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE  
4109 Baker Lane; SW/S Baker Lane, 91' SE  
of c/line of Holiday Manor Road  
11<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts  
Legal Owner(s): James & Kathleen Althoff  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2017-346-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*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

RECEIVED

JUL 07 2017

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 7th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to Charles Merritt, 9831 Magledt Road, Baltimore, Maryland 21234, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



**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.**

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**For Newspaper Advertising:**

Case Number: 2017-0346-4

Property Address: 4109 BAKER LANE

Property Description: SINGLE FAMILY DWELLING

Legal Owners (Petitioners): JAMES & KATHLEEN ALTHOFF

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES ALTHOFF

Company/Firm (if applicable): \_\_\_\_\_

Address: 4109 BAKER LANE

BALTO MD 21136

Telephone Number: 443-854-7706

Revised 7/9/2015

## Note to Hearing Officer:

Mr. Beverungen,

The lot in question has not been "created" yet. Minor Subdivision 17-011M is currently in the approval process but has not been approved yet. The tax id of 11-04-075750 is for the larger, undivided lot. Aaron Tsui is the project manager and he stated that there are still many issues to be resolved.

Jason Seidelman

Zoning Review

Planner II

410-887-3391

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

**NO 154786**

Date: \_\_\_\_\_

| Fund   | Dept | Unit | Sub Unit | Rev     | Sub  | Dept Obj | BS Acct | Amount |
|--------|------|------|----------|---------|------|----------|---------|--------|
|        |      |      |          | Source/ | Rev/ |          |         |        |
| 001    | 806  | 0000 |          | 6150    |      |          |         | 775.00 |
|        |      |      |          |         |      |          |         |        |
|        |      |      |          |         |      |          |         |        |
|        |      |      |          |         |      |          |         |        |
|        |      |      |          |         |      |          |         |        |
| Total: |      |      |          |         |      |          |         | 775.00 |

Rec From: ALTHOFF

For: 2017-0346-A

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
6/26/2017 6/23/2017 11:06:44  
REG WS05 WALKIN LRB  
>>RECEIPT # 900222 6/23/2017 OFLN  
Dept 5 526 ZONING VERIFICATION  
CR NO. 154786  
Recpt Tot \$75.00  
\$75.00 CR \$1.00 CR  
Baltimore County, Maryland

**CASHIER'S  
VALIDATION**



KEVIN KAMENETZ  
County Executive

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

July 27, 2017

James & Kathleen Althoff  
4109 Baker Lane  
Baltimore MD 21136

RE: Case Number: 2017-0346 A, Address: 4109 Baker Lane

Dear Mr. & Ms. Althoff:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 23, 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.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Charles Merritt, 9831 Magleth Road, Baltimore MD 21234



**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor

Boyd K. Rutherford  
Lt. Governor

Pete K. Rahn  
Secretary

Gregory Slater  
Administrator

Date: 7/5/17

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

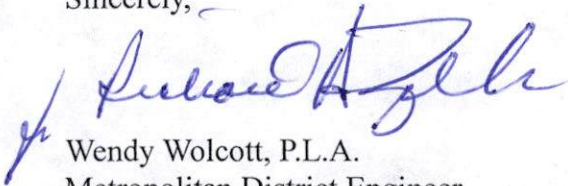
Dear Ms. Lewis:

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. 2017-0346-A

Variance  
James & Kathleen Altott  
4109 Baker Lane

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, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 7/26/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 17-346



**INFORMATION:**

**Property Address:** 4109 Baker Lane  
**Petitioner:** James Althoff, Kathleen Althoff  
**Zoning:** DR 5.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance to permit a new dwelling with a front setback of 10 feet in lieu of the required 25 feet.

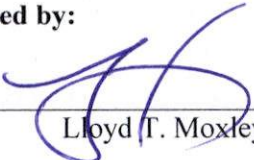
A site visit was conducted on July 13, 2017. The site is located in the Perry Hall community and is within the boundaries of the Perry Hall Community Plan.

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

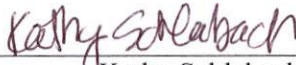
Pursuant to Section 32-4-409(b) of the Baltimore County Code an in-fee strip is required for residential lots. Please be aware that if the subject property is to be improved with a dwelling gaining access as proposed on the submitted site plan, an access easement must be recorded among the Land Records of Baltimore County followed by a request to the Director of Planning for a waiver to said regulation. The position of the Department on the petitioned zoning relief does not indicate an approval of any waiver submitted to it in the future regarding this property.

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

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay  
Charles Merritt, Merritt Development Consultants, Inc.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

## BALTIMORE COUNTY, MARYLAND

## Inter-Office Correspondence



RECEIVED

JUL 10 2017

OFFICE OF  
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0346-A  
Address 4109 Baker Lane  
(Althoff Property)

Zoning Advisory Committee Meeting of **July 10, 2017**.

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

Reviewer: Steve Ford

Date: 7-10-2017



**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: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0346-A  
Address 4109 Baker Lane  
(Althoff Property)

Zoning Advisory Committee Meeting of **July 10, 2017**.

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

Reviewer: Steve Ford

Date: 7-10-2017

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 7/26/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 17-346

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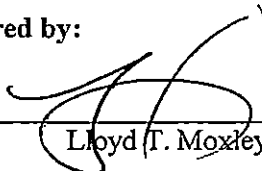
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This Department has no objection to granting the petitioned zoning relief.

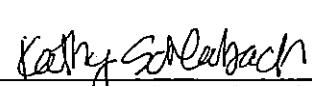
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For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay  
Charles Merritt, Merritt Development Consultants, Inc.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



CASE NAME 4109 BAKER LANE  
CASE NUMBER 2017-0346-A  
DATE 8/2/17

| NAME | ADDRESS | CITY, STATE, ZIP | E - MAIL |
|------|---------|------------------|----------|
|------|---------|------------------|----------|

[illegible]

CHECKLISTComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

7/10

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

No Comment

FIRE DEPARTMENT

7/31

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

no obj w/comment

7/5/17

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

7/13/17

SIGN POSTING

Date:

7/12/17

by

Billingsley

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: \_\_\_\_\_

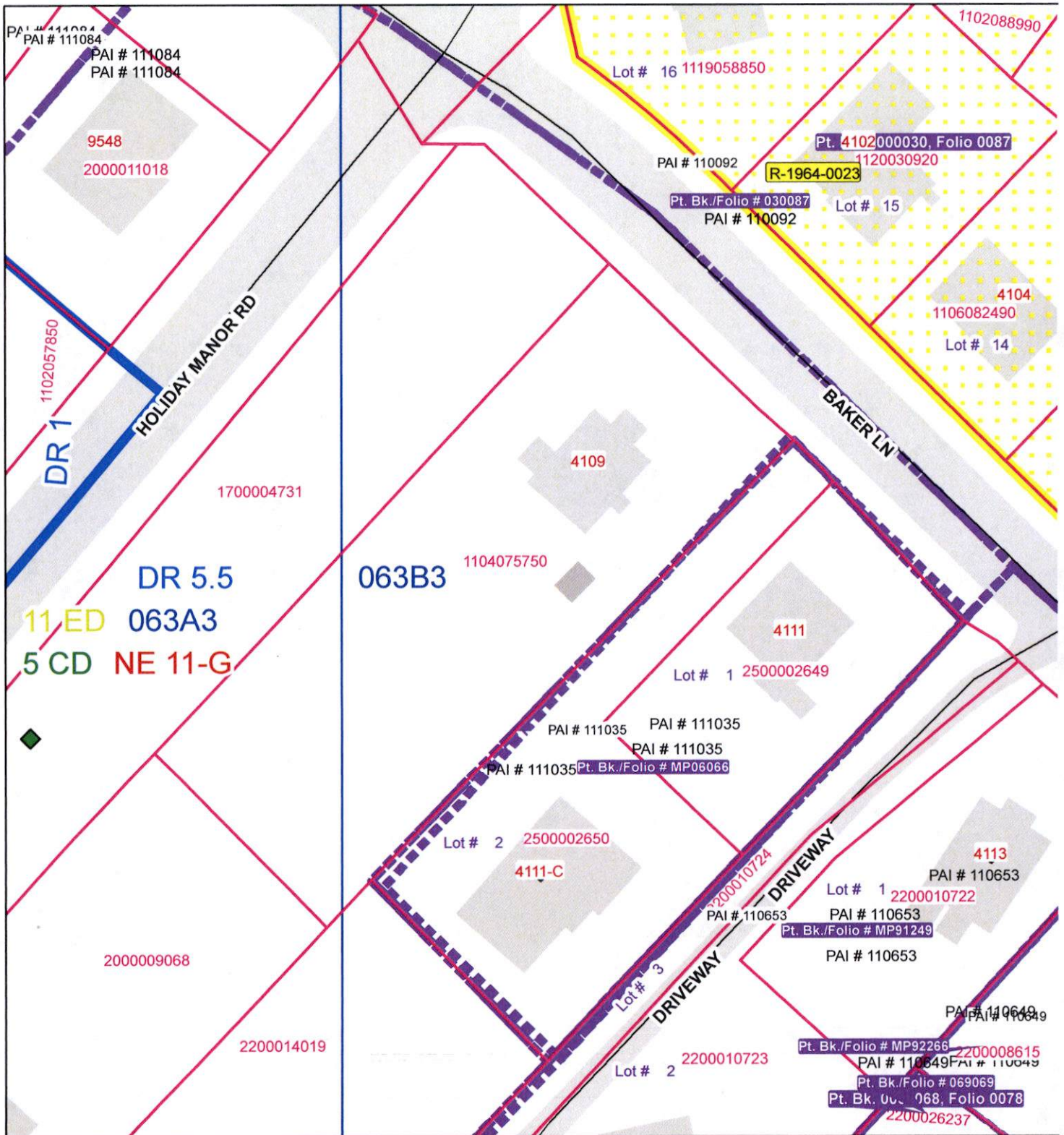
## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                         |          |                                                      | View GroundRent Redemption                |                        |                              | View GroundRent Registration |                                                                   |                  |                       |
|----------------------------------|----------|------------------------------------------------------|-------------------------------------------|------------------------|------------------------------|------------------------------|-------------------------------------------------------------------|------------------|-----------------------|
| Account Identifier:              |          |                                                      | District - 11 Account Number - 1104075750 |                        |                              |                              |                                                                   |                  |                       |
| Owner Information                |          |                                                      |                                           |                        |                              |                              |                                                                   |                  |                       |
| Owner Name:                      |          | ALTHOFF JAMES<br>EDWARD<br>ALTHOFF KATHLEEN<br>MARIE |                                           |                        | Use:<br>Principal Residence: |                              | RESIDENTIAL<br>YES                                                |                  |                       |
| Mailing Address:                 |          | 4109 BAKER LN<br>BALTIMORE MD 21236-                 |                                           |                        | Deed Reference:              |                              | /37713/ 00227                                                     |                  |                       |
| Location & Structure Information |          |                                                      |                                           |                        |                              |                              |                                                                   |                  |                       |
| Premises Address:                |          | 4109 BAKER LN<br>BALTIMORE 21236-                    |                                           |                        | Legal Description:           |                              | SWS BAKER LA.5053 A<br>4109 BAKER LA<br>58 SE HOLIDAY MANOR<br>RD |                  |                       |
| Map:                             | Grid:    | Parcel:                                              | Sub District:                             | Subdivision:           | Section:                     | Block:                       | Lot:                                                              | Assessment Year: | Plat No:<br>Plat Ref: |
| 0063                             | 0020     | 0217                                                 |                                           | 0000                   |                              |                              |                                                                   | 2015             |                       |
| Special Tax Areas:               |          |                                                      |                                           | Town:                  |                              | NONE                         |                                                                   |                  |                       |
|                                  |          |                                                      |                                           | Ad Valorem:            |                              |                              |                                                                   |                  |                       |
|                                  |          |                                                      |                                           | Tax Class:             |                              |                              |                                                                   |                  |                       |
| Primary Structure Built          |          | Above Grade Living Area                              |                                           | Finished Basement Area |                              | Property Land Area           |                                                                   | County Use       |                       |
| 1940                             |          | 1,144 SF                                             |                                           |                        |                              | 22,010 SF                    |                                                                   | 04               |                       |
| Stories                          | Basement | Type                                                 | Exterior                                  | Full/Half Bath         | Garage                       | Last Major Renovation        |                                                                   |                  |                       |
| 1 1/2                            | YES      | STANDARD UNIT                                        | SIDING                                    | 1 full                 |                              |                              |                                                                   |                  |                       |
| Value Information                |          |                                                      |                                           |                        |                              |                              |                                                                   |                  |                       |
|                                  |          |                                                      | Base Value                                | Value                  | Phase-in Assessments         |                              |                                                                   |                  |                       |
|                                  |          |                                                      |                                           | As of<br>01/01/2015    | As of<br>07/01/2016          |                              | As of<br>07/01/2017                                               |                  |                       |
| Land:                            |          |                                                      | 103,200                                   | 103,200                |                              |                              |                                                                   |                  |                       |
| Improvements                     |          |                                                      | 64,500                                    | 78,600                 |                              |                              |                                                                   |                  |                       |
| Total:                           |          |                                                      | 167,700                                   | 181,800                | 177,100                      |                              | 181,800                                                           |                  |                       |
| Preferential Land:               |          |                                                      | 0                                         |                        |                              |                              | 0                                                                 |                  |                       |
| Transfer Information             |          |                                                      |                                           |                        |                              |                              |                                                                   |                  |                       |
| Seller: DURANDETTO MARY          |          |                                                      |                                           | Date: 06/30/2016       |                              |                              | Price: \$238,000                                                  |                  |                       |
| Type: ARMS LENGTH IMPROVED       |          |                                                      |                                           | Deed1: /37713/ 00227   |                              |                              | Deed2:                                                            |                  |                       |
| Seller: DURANDETTO KING M        |          |                                                      |                                           | Date: 02/09/2001       |                              |                              | Price: \$0                                                        |                  |                       |
| Type: NON-ARMS LENGTH OTHER      |          |                                                      |                                           | Deed1: /14972/ 00328   |                              |                              | 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                   |                              |                              |                                                                   |                  |                       |



# 4109 Baker Lane



Publication Date: 6/23/2017



Publication Agency: Permits, Approvals & Inspections  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet





