

M E M O R A N D U M

DATE: October 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0018-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 16, 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



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 #26 SHIPLEY AVENUE which is presently zoned DR 5.5
 Deed References: SM 8213/677 10 Digit Tax Account # 0110450475
 Property Owner(s) Printed Name(s) ST. AMBROSE HOUSING AID CENTER, INC.

(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)

SEE ATTACHED SHEET

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)

TO BE PRESENTED AT THE HEARING.

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):

ST. AMBROSE HOUSING AID CENTER, INC.
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 DAVID SANN Signature #2 (TITLE)
321 E. 25TH STREET BALTIMORE MD
 Mailing Address _____ City _____ State _____
212/8 910-366-8550
 Zip Code _____ Telephone # _____ Email Address _____
DAVID@STAMBROS.ORG

Representative to be contacted:

BRUCE DOAK
BRUCE E. DOAK CONSULTING, INC.
 Name - Type or Print _____
 Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address _____ City _____ State _____
21053 410-419-4906
 Zip Code _____ Telephone # _____ Email Address _____
BRUCE@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2018-0018-A Filing Date 7/14/2017 Do Not Schedule Dates: _____ Reviewer JS

ORDER RECEIVED FOR FILING

Date 9/14/17

By Sen

REV. 10/4/11

Petition Form- additional page

26 Shipley Avenue

Variance

To permit a side yard setback for a two story addition of 8.5 feet in lieu of the required 10.0 feet per Section 1B02.3.C.1. (chart).

Bruce E. Doak Consulting, LLC

5001 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

#26 Shipley Avenue

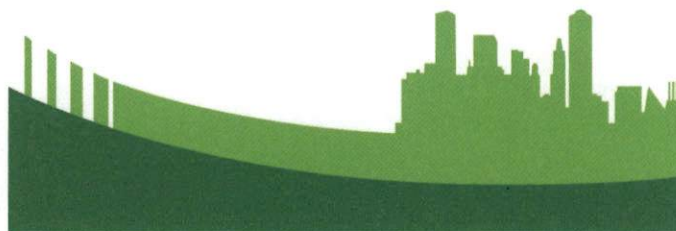
First Election District First Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Shipley Avenue (30 feet wide), 77 feet from the west side of Eastwood Avenue.

Being Lot 49 as shown on the plat entitled "Winter's Heights" dated December 1923 and recorded in the land records of Baltimore County in Plat Book 7/ 144.

Containing 2,907 square feet of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

IN RE: PETITION FOR VARIANCE

(26, 28 & 30 Shipley Road)

1st Election District

1st Council District

St. Ambrose Housing Aid Center, Inc.

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0018-A

2018-0019-A

2018-0020-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by St. Ambrose Housing Aid Center Inc., legal owner of the subject property ("Petitioner"). These cases concern three separate dwellings known as 26, 28 & 30 Shipley Road, but they were combined for hearing and exhibits for all three cases will be retained in the case file for No. 2018-0018-A. Petitioner is requesting variance relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10.0 ft. (26 Shipley Road); (2) to permit a side yard setback for a two story addition of 8.0 ft. in lieu of the required 10.0 ft. (28 Shipley Road); and (3) to permit a side yard setback for a two story addition of 8.0 ft. in lieu of the required 10.0 ft. (30 Shipley Road). Site plans for each of the homes were marked as Petitioner's Exhibits 2A, 2B & 2C, respectively.

Robert Wood, Kevin O'Reilly, David Sann and surveyor Bruce Doak appeared in support of the petition. Gary Brooks, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. A letter of support was received from the Concerned Citizens of Catonsville Community Association, Inc. Pet. Ex. 1. The Petition was advertised and posted as

ORDER RECEIVED FOR FILING

Date

By

9/14/17

SLH

required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing county agencies.

These three homes are located within the Winters Lane National Register Historic District. Baltimore County strongly supports this renovation project and will invest in excess of \$1 million in economic development funds. Each of the homes will be renovated and enlarged and offered as affordable rental units. A modest side yard setback variance is required for each of the properties.

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).

As Mr. Doak noted, these homes were constructed in approximately 1911, more than 10 years prior to the recording of the Winter Heights Plat. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to complete the proposed improvements. 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 support of both the community and Baltimore County.

THEREFORE, IT IS ORDERED, this 14th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from B.C.Z.R. §1B02.3.C.1 as follows: (1) to permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10.0 ft. (26 Shipley Road); (2) to permit a side yard setback for a two story addition

ORDER RECEIVED FOR FILING

Date

9/14/17

By

DLH

of 8.0 ft. in lieu of the required 10.0 ft. (28 Shipley Road); and (3) to permit a side yard setback for a two story addition of 8.0 ft. in lieu of the required 10.0 ft. (30 Shipley Road), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner 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:slm

ORDER RECEIVED FOR FILING
ORDER RECEIVED FOR FILING
Date 9/14/17
By slm



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 5134413

Sold To:

St Ambrose Housing Aid - CU00173694
c/o Karen West House Sharing 321 E 25th St
Baltimore, MD 21218

Bill To:

St Ambrose Housing Aid - CU00173694
c/o Karen West House Sharing 321 E 25th St
Baltimore, MD 21218

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

Aug 22, 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: # 2018-0018-A
26 Shipley Avenue
N/s Shipley Avenue, 132 ft. E/of centerline of intersection with Wesley Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) St. Ambrose Housing Aid Center, Inc., David Sann

Variance: to permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10.0 feet.

Hearing: Monday, September 11, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

JT 8/26 Aug. 22 5134413

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

August 28, 2017

Re:

Zoning Case No. 2018-0018-A

Legal Owner: St Ambrose Housing Aid Center, Inc

Hearing date: September 11, 2017

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **26 Shipley Avenue**.

The sign was posted on August 22, 2017.

Sincerely,



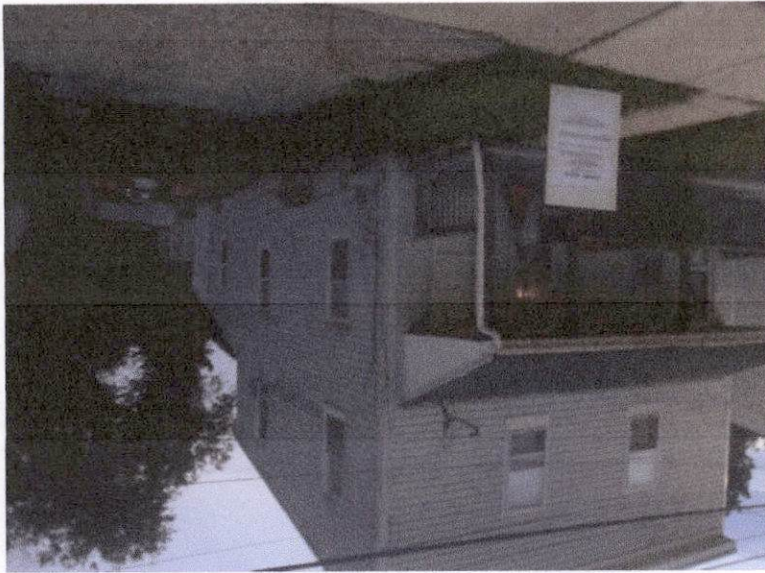
Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

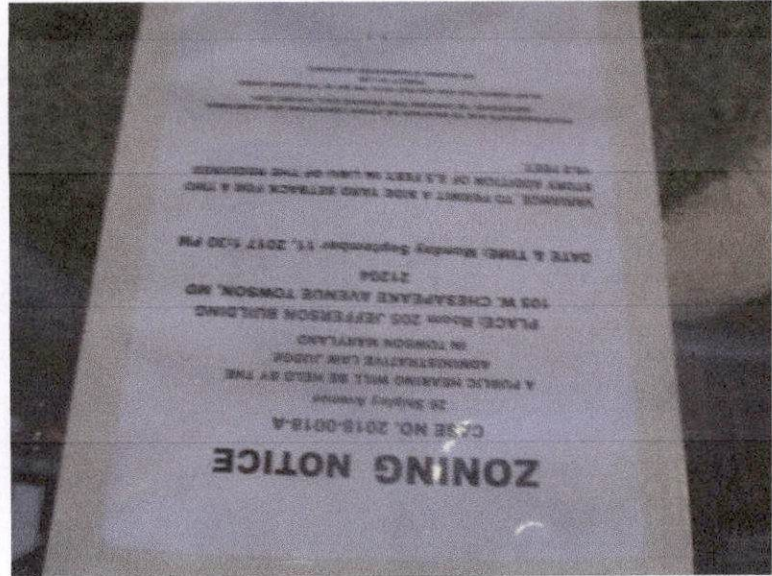
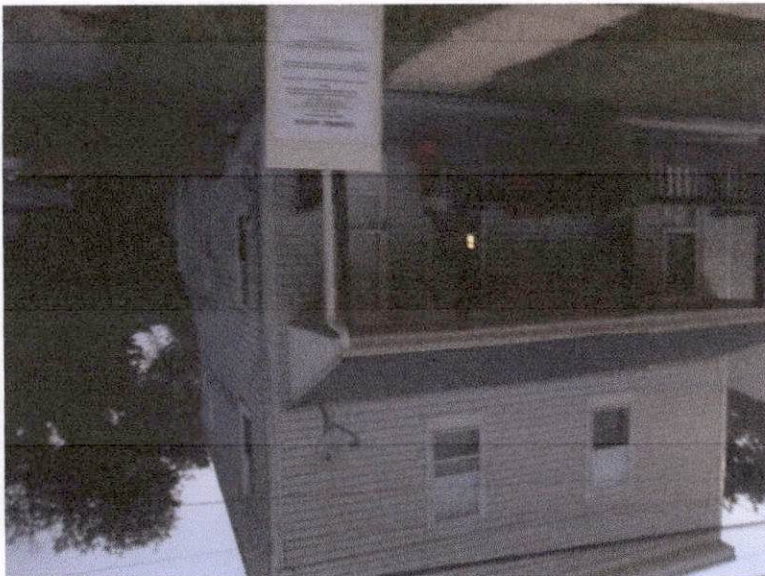


Land Use Expert and Surveyor



#26 SHIPLEY AVE.

2018-0018-A



TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 22, 2017 Issue - Jeffersonian

Please forward billing to:

David Sann
St. Ambrose Housing Aid Center, Inc.
321 E. 25th Street
Baltimore, MD 21218

410-366-8550

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: 2018-0018-A

26 Shipley Avenue

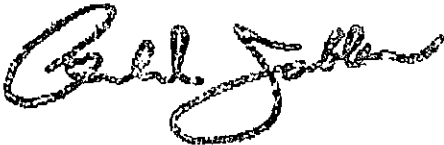
N/s Shipley Avenue, 132 ft. E/of centerline of intersection with Wesley Avenue

1st Election District – 1st Councilmanic District

Legal Owners: St. Ambrose Housing Aid Center, Inc., David Sann

Variance to permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10.0 feet.

Hearing: Monday, September 11, 2017 at 1:30 p.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

August 1, 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: 2018-0018-A

26 Shipley Avenue

N/s Shipley Avenue, 132 ft. E/of centerline of intersection with Wesley Avenue

1st Election District – 1st Councilmanic District

Legal Owners: St. Ambrose Housing Aid Center, Inc., David Sann

Variance to permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10.0 feet.

Hearing: Monday, September 11, 2017 at 1:30 p.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: David Sann, 321 E. 25th Street, Baltimore 21218
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 22, 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
26 Shipley Avenue; N/S Shipley Avenue,	*	OF ADMINSTRATIVE
132' E of c/line of Wesley Avenue	*	HEARINGS FOR
1 st Election & 1 st Councilmanic Districts	*	
Legal Owner(s): St. Ambrose Housing	*	
Aid Center, Inc by David Sann	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2018-018-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 18 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Bruce E. Doak Consulting, Inc, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, 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 fifteen (15) 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: 2018-0018-A
Property Address: #26 SHIPLEY AVENUE
Property Description: LOT 49 "WINTER'S HEIGHTS" PB 7/199

Legal Owners (Petitioners): ST. AMBROSE HOUSING AID CENTER, INC.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID SANN
Company/Firm (if applicable): ST AMBROSE HOUSING AID CENTER, INC.
Address: 321 E. 25TH STREET
BALTIMORE MD 21218

Telephone Number: 410-366-8550

Revised 5/20/2014

No 154851

Date: 7/14/05

[illegible]

Total: 75.00

Rec
From: ST AMBROSE

For: 2018-0018-4

26 SHAPLEY

PLEASE PRESS HARD!!!!

PAID RECEIPT

[illegible]

7/14/2017 7/14/2017 10:14:34

REG DEPT WALKIN LJR

RECEIPT # 731838 7/14/2017 CFLP

Rept 5 528 ZONING VERIFICATION

CR NO. 154651

Recpt Tot \$75.00

#15.00 CR 5.00 CR

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

ST. AMBROSE HOUSING
AID CENTER

PETITIONER

* IN THE
* BOARD OF ZONING APPEALS
* FOR
* BALTIMORE COUNTY
* CASE NUMBER(S): 2018-018-A; 2018-0019-A;
2018-0020-A

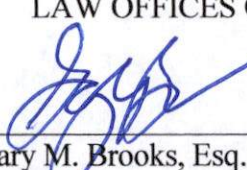
* * * * *

LINE ENTERING APPEARANCE

Dear Ladies and Gentlemen:

Please enter the appearance of GARY M. BROOKS, ESQ. as Counsel for the St. Ambrose Housing Aid Center, Petitioner, for the aforementioned zoning appeals case hearing(s) scheduled for 26, 28, and 30 Shipley Avenue.

LAW OFFICES OF GARY M. BROOKS, LLC

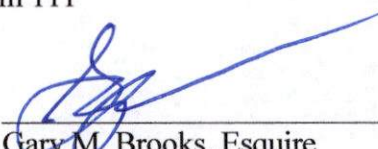
By: 

Gary M. Brooks, Esq.
Law Offices of Gary M. Brooks, LLC
1800 N. Charles Street, Suite 304
Baltimore, Maryland 21201
410-385-0206 (office)
410-385-0993 (fax)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Line was mailed/delivered/electronically sent, postage prepaid this 31 day of September, 20 17 to:

Baltimore County Zoning Review
111 W. West Chesapeake Avenue, Room 111
Towson, Maryland 21204


Gary M. Brooks, Esquire



KEVIN KAMENETZ
County Executive

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

September 6, 2017

St. Ambrose Housing Aid Center Inc.
David Sann
321 E 25th Street
Baltimore MD 21218

RE: Case Number: 2018-0018 A, Address: #26 Shipley Avenue

Dear Mr. Sann:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 14, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting Inc., 3801 Baker Schoolhouse Road, Freeland MD 21053



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 7/17/17

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. 2018-0018-A

Variance
St. Ambrose Housing Aid Center Inc
216 Shipley Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

WW/RAZ

JS 9-11 1:30 PM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-018



INFORMATION:

Property Address: 26 Shipley Avenue
Petitioner: St Ambrose Housing Aid Center Inc., David Sann
Zoning: DR 5.5
Requested Action: Variance

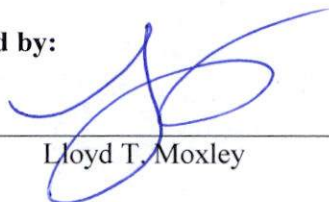
The Department of Planning has reviewed the petition for a variances to permit a side yard setback for a two-story addition of 8.5 feet in lieu of the required 10 feet.

The Department supports the petitioned zoning relief.

This property is part of a collection of properties located on Shipley Avenue within the Winters Lane National Register Historic District that are being renovated and expanded as part of the Winters Lane Housing Rehabilitation Project. Baltimore County has made this a high priority project and is supporting it with more than \$1 million in economic development funds. The renovation work will be in compliance with Maryland Historic Trust requirements.

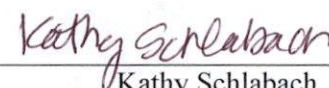
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Bruce Doak, Bruce E. Doak Consulting, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 11, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2017-0354-A, 355-SPHA,
2018-0001, 0003-A, 0005-SPH, 0006-A, 0007-SPHX, 0009-A, 0010-SPH,
0014-A, 0016-A, 0017-SPH, 0018-A, 0019-A, 0020-A

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

VKD:CEN
cc:file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/14/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-018

INFORMATION:

Property Address: 26 Shipley Avenue
Petitioner: St Ambrose Housing Aid Center Inc., David Sann
Zoning: DR 5.5
Requested Action: Variance

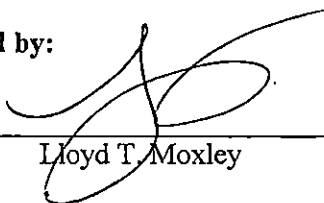
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For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Bruce Doak, Bruce E. Doak Consulting, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 19, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0018-A
Address 26 Shipley Avenue
(St. Ambrose Housing Aid Center,
Inc. Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

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

Reviewer: Steve Ford Date: 7-19-2017

Note to File

September 14, 2017

Three cases were combined for hearing Nos. **2018-0018-A, 2018-0019-A and 2018-0020-A.**

The Exhibits for all three (3) cases are kept in the case No. **2018-0018-A** file.

CASE NAME ST Ambrose
CASE NUMBER 2018-0018-A / 0019-A & 0020-A
DATE 9/11/17

E - MAIL

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/11DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)no comment7/19DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

8/17PLANNING
(if not received, date e-mail sent _____)no obj7/17

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/22/17

SIGN POSTING

Date:

8/22/17

by

Reed

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 - 01 Account Number - 0110450475							
Owner Information									
Owner Name:		ST AMBROSE HOUSING AID CENTER INC				Use:		RESIDENTIAL	
Mailing Address:		321 E 25TH ST BALTIMORE MD 21218				Principal Residence:		NO	
						Deed Reference:		/08213/ 00677	
Location & Structure Information									
Premises Address:		24 SHIPLEY AVE 0-0000				Legal Description:		PT LT 49,50 77 W EASTWOOD AVE WINTERS HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0001	1214		0000			49	2016	Plat Ref: 0007/0144
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1911		1,584 SF				5,762 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	END UNIT	SIDING	2 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018	
Land:		61,200		61,200					
Improvements		63,800		88,500					
Total:		125,000		149,700		141,467		149,700	
Preferential Land:		0						0	
Transfer Information									
Seller: WINTERS LANE LIMITED PARTNERSHIP				Date: 06/29/1989			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /08213/ 00677			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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: No Application									
Homeowners' Tax Credit Application Information									

Case No.:

2018-0018-A

Exhibit Sheet

Petitioner/Developer

Protestant

EW
10-17-17

Sen
9-14-17

No. 1	Letter of Support	
No. 2	2A > site plans in Nos. 2B > 2018-18, 19+20 2C >	
No. 3	Plat - Winter's Heights	
No. 4	Deed	
No. 5	Memorandum of Agreement	
No. 6	6A-N Photos	
No. 7	Elevations	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Concerned Citizens of Catonsville Community Association, Inc.
Catonsville, Maryland 21228

To: Baltimore County Zoning Review
Towson, Maryland

Mr. David Sann
Representative, St. Ambrose Organization

From: Charlotte M. Wood, PhD, MSN, MBA, RN
President, Concerned Citizens of Catonsville Community Association, Inc.

Re: Case Number: 2018-0019-A; & 2018-0020-A

To Whom it May Concern:

In short, St. Ambrose's Winters Lane renovation project consists of 10 houses (5 duplexes) located on Roberts Avenue and Shipley Avenue. All 10 houses will be enlarged and transformed from very small houses to much larger, comfortable 2-bedroom, 1.5 bath homes for affordable rental. The renovation work will likely begin this fall, and last about 9 months in total.

When completed, the project will represent significant investment by the County, State and St. Ambrose in the bright future of our historic, proud community. The residents and citizens of Catonsville surrounding the Winters Lane, Shipley, and Wesley Ave. community would like it to be known that we support and highly recommend that St. Ambrose, owner of the two properties in the cases mentioned above, be provided the requested variance required to renovate, said homes. We are aware that the variance requires an 8-foot set back rather than a 10-foot set back and we are all in agreement that this request be approved.

We have supported St. Ambrose in this initiative and strongly believe that the renovations needed will allow both an improvement in the community and a potential increase in the property value surrounding the properties involved in this zoning case.

Your thoughtful, kind consideration is greatly appreciated as we move forward to improving our community.

Charlotte M. Wood 9/11/2017

PETITIONER'S

EXHIBIT NO. 1

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8213, p. 0677, MSA_CE62_8068. Date available 03/09/2005. Printed 06/27/2017.

LIBER 8213 PAGE 677

THIS DEED, made this 15th day of June
in the year one thousand nine hundred and eighty-nine, from
WINTER'S LANE LIMITED PARTNERSHIP, a Maryland Limited
Partnership, Grantor, to ST. AMBROSE HOUSING AID CENTER, INC.,
a Maryland corporation, Grantee.

The Grantor, pursuant to a plan of liquidation of the
Grantor, and for no other consideration, grants, conveys and
assigns to the Grantee, its successors and assigns, in fee
simple, the property in Baltimore County, Maryland, described
as follows:

14.00

BEING KNOWN AS AND DESIGNATED AS:

DEED
SM CLERK
#20572 0002 R02 T10:17
06/29/89

lot A.....known as 310 Winters Lane
lot C.....known as 2 Roberts Avenue
lot 27.....known as 4 Roberts Avenue
lot 45.....known as 34 Shipley Avenue
lot 46.....known as 32 Shipley Avenue
lot 47.....known as 30 Shipley Avenue
lot 48.....known as 28 Shipley Avenue
lot 49.....known as 26 Shipley Avenue
lot 50.....known as 24 Shipley Avenue
lot 51.....known as 22 Shipley Avenue
lot 58.....known as 12 Shipley Avenue
lot 59.....known as 10 Shipley Avenue
lot 60.....known as 8 Shipley Avenue
lot 62.....known as 4 Shipley Avenue
lot 63.....known as 2 Shipley Avenue

Plat of "WINTER'S HEIGHTS", which Plat is recorded among the
Plat Records of Baltimore County in Liber W.P.C. No. 7, folio
144.

Saving and excepting the following lots of ground conveyed to
Baltimore County:

BEING a parcel of land of irregular dimensions across
Lot "A" of the above mentioned plat, said parcel of land
containing 0.002 acre more or less (108 sq. feet more or less)
used for the widening of the intersection of Winters Lane and
Leewood Avenue as more fully described in a deed dated
February 5, 1981, and recorded among the Land Records of
Baltimore County in Liber EHK Jr. 6264, folio 814, on March 4,
1981.

BEING a parcel of land of irregular dimensions across
the property of the grantor, said parcel of land containing
0.004 acre (162 sq. ft.) more or less, used for the widening of
Winters Lane as more fully described in a deed recorded among
the Land Records of Baltimore County in Liber EHK Jr. 6928,
folio 653, on June 6, 1985. Affecting lot "A".

BEING a parcel of land 5 feet wide across Lots Nos. 62
and 63, of the above mentioned plat, containing 0.008 acre (354
sq. ft.) more or less, used for the widening of Shipley Avenue,
more fully described in a deed dated September 24, 1980, and
recorded among the Land Records of Baltimore County in Liber
EHK Jr. 6228, folio 540, on November 11, 1980.

BEING a parcel of land 5 feet wide across Lots Nos.
58, 59 and 60 of the above mentioned plat, containing 0.010
acre (450 sq. ft.) more or less used for the widening of
Shipley Avenue, as more fully described in a deed dated
September 24, 1980, and recorded among the Land Records of
Baltimore County in Liber EHK Jr. 6228, folio 540, on
November 11, 1980.

BEING a parcel of land 5 feet wide across Lots Nos. 45
through 52 both inclusive of the above mentioned plat, used for
the widening of Shipley Avenue as more fully described in a

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

8 8016*****20930a 8288A

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AT DATE 6-28-89

PETITIONER'S

EXHIBIT NO. 34

LIBER 8213 PAGE 678

deed dated September 24, 1980, and recorded among the Land Records of Baltimore County in Liber EHK Jr. 6228, folio 540, on November 11, 1980.

BEING a parcel of land 10 feet wide across the property of the Grantor, said parcel of land being situate in the bed of Eastwood Avenue, as more fully described in a deed dated September 24, 1980, and recorded among the Land Records of Baltimore County in Liber EHK Jr. 6228, folio 540, on November 11, 1980. Affecting lots 45 through 52, 58, 59, 62, and 63.

BEING the same lots of ground which by deed dated May 13, 1988, and recorded among the Land Records of Baltimore County in Liber S.M. No. 7861, folio 191, were granted and conveyed by James W. Johnson, III, under Winter's Lane Limited Partnership.

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee, its successors and assigns, in fee simple, forever.

The Grantor covenants to warrant specially the property hereby conveyed, and to execute such further assurances of the property as may be requisite.

WITNESS the execution hereof by the Grantor.

WINTER'S LANE LIMITED PARTNERSHIP,
a Maryland Limited Partnership
by its Managing General Partner,
Atrium Investment Corporation

ATTEST:

Joseph Delco

By:

Vincent P. Quayle
Vincent P. Quayle, President

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 27th day of June, 1989, before me, the undersigned Notary Public of the State of Maryland, personally appeared Vincent P. Quayle, who acknowledged himself to be the President of Atrium Investment Corporation, the Managing General Partner of Winter's Lane Limited Partnership, known to me (or satisfactorily proven) to be the person who executed the foregoing Deed and acknowledged that he executed the same for the purposes therein contained by signing the name of the Corporation by himself as President.

Anna M. Davis
Notary Public



My Commission Expires:

July 1, 1990

6099x/PQ
062289

AFFIDAVIT

I HEREBY AFFIRM that Vincent P. Quayle, original Limited Partner of Winter's Lane Limited Partnership (the "Partnership"), assigned all of his partnership interest in the Partnership for no consideration to St. Ambrose Housing Aid Center, Inc. on December 1, 1988.

ST. AMBROSE HOUSING AID
CENTER, INC.

By: Vincent P. Quayle
Vincent P. Quayle
President

STATE OF MARYLAND, CITY OF Baltimore to wit:

I HEREBY CERTIFY that on this 25th day of June, 1989, before me, the undersigned Notary Public of the State of Maryland, personally appeared Vincent P. Quayle, who acknowledged himself to be the President of St. Ambrose Housing Aid Center, Inc., known to me (or satisfactorily proven) to be the person who executed the foregoing Affidavit and acknowledged that he executed the same for the purposes therein contained by signing the name of the Corporation by himself as President.

William P. [Signature]
Notary Public

My Commission Expires

July 1 1990

PCQ:0560
6/28/89

Mail to:

Patricia Quayle
Gallagher, Evelius & Jones
Park Charles Bldg. #400
215 N. Charles St.
Baltimore, Md. 21201

MEMORANDUM OF AGREEMENT
AMONG THE BALTIMORE COUNTY DEPARTMENT OF PLANNING
THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
AND THE MARYLAND STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE WINTERS LANE HOUSING REHABILITATION PROJECT
CATONSVILLE, MARYLAND

WHEREAS the Baltimore County Department of Planning (BCDP) plans to fund the Winters Lane Housing Rehabilitation Project (undertaking) with Federal Housing and Urban Development (HUD) funds pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12701 et seq.; and

WHEREAS, HUD delegated to BCDP, the responsibility for environmental assessment compliance for HUD-assisted redevelopment activities under 24 CFR Part 58, and BCDP is responsible for compliance with Section 106 ("Section 106") of the National Historic Preservation Act ("NHPA") (16 U.S.C. 470f); and

WHEREAS the Maryland Department of Housing and Community Development (MDHCD) plans to fund the undertaking with State Community Legacy funds pursuant to the Annotated Code of Maryland, Housing & Community Development, § 6-201; and

WHEREAS, the St. Ambrose Housing Aid Center, Inc. (St. Ambrose) is the property owner and plans to undertake substantial rehabilitation and alterations including demolition of interiors, demolition of rear walls, and construction of two story rear additions to the following historic properties: 2-4 Roberts Avenue and 2-4, 8-10, 24-26, and 28-30 Shipley Avenue in Catonsville, Maryland (the Undertaking) ; and

WHEREAS, BDCP and MDHCD have defined the undertaking's area of potential effect (APE) as the Winters Lane Historic District (Maryland Inventory of Historic Properties Number BA-3067) which is listed in the National Register of Historic Places; and

WHEREAS, BCDP and MDHCD have determined that the undertaking will have an adverse effect on the Winters Lane Historic District and have consulted with the Maryland State Historic Preservation Officer (MD SHPO) pursuant to 36 C.F.R. part 800, of the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) and the Maryland Historical Trust Act of 1985 as amended, State Finance and Procurement Article Section 5A-325 of the Annotated Code of Maryland; and

WHEREAS, BCDP, DHCD and St. Ambrose have evaluated a variety of project alternatives and selected the feasible alternative that minimizes adverse effects to the Historic District; and

WHEREAS, St. Ambrose participated in the consultation, has responsibilities for implementing stipulations under this Memorandum of Agreement (Agreement) and pursuant to 36 CFR § 800.6(c)(2) has been invited to be a signatory to this Agreement; and

WHEREAS, BCDP has notified the public of the undertaking and solicited comments from potentially-interested parties, including Concerned Citizens of Catonsville Community Association, Inc., Preservation Maryland, and the Preservation Alliance of Baltimore County; and

WHEREAS, BCDP and MDHCD have consulted with the Preservation Alliance of Baltimore County regarding the effects of the undertaking on historic properties and have invited them to sign this MOA as a concurring party; and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), BCDP has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

NOW, THEREFORE, BCDP, MDHCD and the MD SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

BCDP and MDHCD shall ensure that the following measures are carried out:

I. MINIMIZATION OF ALTERATIONS

A. Windows:

1. The size, shape and location of original window openings must be retained.
2. If an original window opening must be altered or removed, the change must be submitted to the MD SHPO for review and approval in advance.
3. Replacement windows on the front elevation must be wood, must match the dimensions of the historic windows as closely as possible, must be six over six in configuration, and must have simulated divided light muntins with spacer bars.

II. MITIGATION OF ALTERATIONS

A. Building Materials:

1. The porch ceilings must be painted wood beadboard to match the original porch ceilings.
2. The front doors must be simple paneled wood doors.
3. Porch components, including posts and balustrades, must be painted wood.
4. Replacement vinyl siding must be wide width with a smooth texture.
5. Roofs must be simple 3-tab asphalt shingle.

> - Front porch likely shingle
- Main will be rubber
Where it is flat (S)

B. Public Interpretation:

1. This project provides the opportunity to highlight the history and significance of Winters Lane through installation of interpretive signage. The BCDP shall fund or pursue grant funding for the design, construction, and installation of signage.
2. The BCDP shall submit a signage plan to the MDHCD describing public interpretation measures no later than December 31, 2016. The plan shall include the proposed location, design, description of the text and images, and a schedule for implementation.
3. The BCDP shall provide written notice to MDHCD upon completion of items in this Stipulation and provide photographs of the completed signage.

III. COMMUNITY ENGAGEMENT

BCDP shall continue to engage the public, including the community association, and hold additional public meeting(s) informing them of proposed rehabilitation plans, interpretive signage and implementation schedule of the project. BCDP will keep a line of communication open with recognized neighborhood and preservation groups working in the Winters Lane community.

IV. DURATION

This MOA will be null and void if its terms are not carried out within three (3) years from the date of its execution. Prior to such time, BCDP or MDHCD may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VIII below.

VI. MONITORING AND REPORTING

- A. MDHCD will monitor activities carried out pursuant to this MOA.
- B. BCDP must submit quarterly reports to MD DHCD as conditioned by the Community Legacy grant agreement, with supplemental information summarizing the actions taken to fulfill the stipulations of this MOA including a list of completed stipulations performed in each fiscal year (July 1 to June 30) in accordance with this MOA.

VII. DISPUTE RESOLUTION

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, BCDP shall consult with such party to resolve the objection. If BCDP determines that such objection cannot be resolved, BCDP will:

- A. Forward all documentation relevant to the dispute, including the BCDP's proposed resolution, to the ACHP. The ACHP shall provide BCDP with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, BCDP shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. BCDP will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, BCDP may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, BCDP shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.
- C. BCDP's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

VIII. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

IX. COORDINATION WITH MARYLAND HISTORIC PRESERVATION LAW

The MD SHPO agrees that the fulfillment of the terms of this MOA will satisfy the responsibilities of any Maryland state agency under the requirements of Maryland state historic preservation law (Sections 5A-325 and 5A-326 of the State Finance and Procurement

Article) for the components of the project that require licensing, permitting, and/or funding from Maryland state agencies.

X. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation VIII, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, BCDP must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. BCDP shall notify the signatories as to the course of action it will pursue.

Execution of this MOA among the BCDP, MDHCD and MD SHPO and implementation of its terms evidence that BCDP and MDHCD have taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

MARYLAND STATE HISTORIC PRESERVATION OFFICER

BY: _____ DATE: _____
Elizabeth Hughes, Director/ State Historic Preservation Officer
Maryland Historical Trust

BALTIMORE COUNTY DEPARTMENT OF PLANNING

BY: _____ DATE: _____
Andrea Van Arsdale, Director
Baltimore County Department of Planning

MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BY: _____ DATE: _____
Kevin Baynes, Director, Community Programs
Maryland Department of Housing and Community Development

CONCURRING PARTIES:

ST. AMBROSE HOUSING AID CENTER, INC.

BY: _____ DATE: _____
Bill Rubin, Director, Rental Services
St. Ambrose Housing Aid Center, Inc.

PRESERVATION ALLIANCE OF BALTIMORE COUNTY

BY: _____ DATE: _____
Patricia Bentz, Executive Director
Preservation Alliance of Baltimore County



















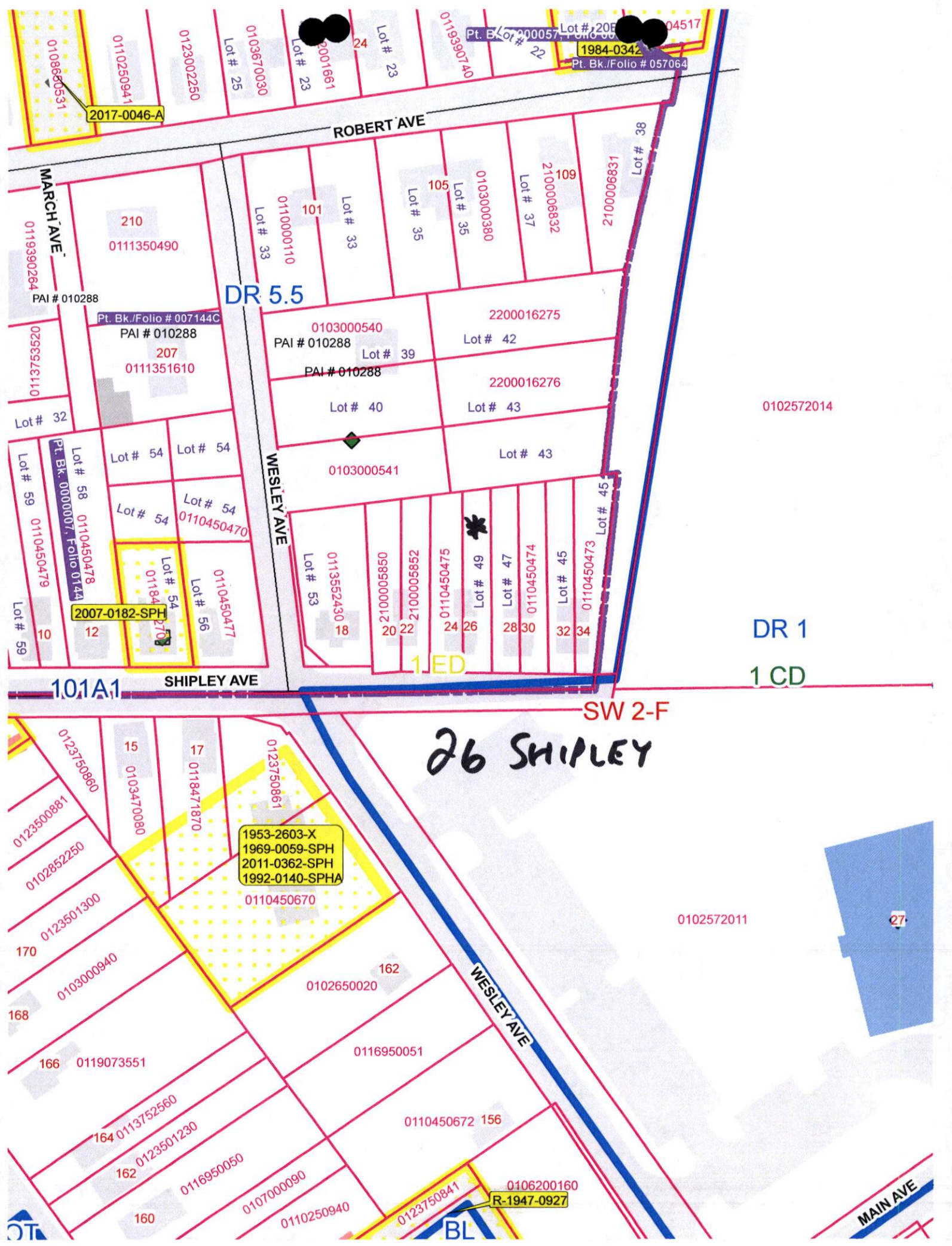












2017-0046-A

Pt. Bk./Folio # 000057, Folio 000000
Lot # 205
1984-0342
Pt. Bk./Folio # 057064

Pt. Bk./Folio # 007144C
PAI # 010288

2007-0182-SPH

1953-2603-X
1969-0059-SPH
2011-0362-SPH
1992-0140-SPHA

26 SHIPLEY

27

GENERAL SITE INFORMATION

- Site Information
1. Ownership: St. Ambrose Housing Aid Center Inc.
321 E. 25th Street Baltimore, MD 21218
 2. Address: 26 Shipley Avenue
 3. Deed references: SM 8213/ 677 Lot 49 Winter Heights PB 7/ 144
 4. Area: 2,907 sq. ft. (computed from PB 7/144)
 5. Tax Map / Parcel / Tax account #: 101 / 1214 / 01-10-450475
 6. Election District: 1 Councilmanic District: 1
ADC Map: 4817B6 GIS tile: 101A1 Position sheet: 6SW25
Census tract: 400800 Census block: 240054008001006
Schools: Hillcrest ES Catonsville MS Catonsville HS
 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 101A1 and the information provided by Baltimore County on the internet.
 8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: DR 5.5 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

DR 5.5 residential setbacks

Front: 25 feet from the street right of way/ property line
Side: 10 feet from property line /0 feet for a duplex
Rear: 30 feet from property line

ENVIRONMENTAL IMPACT

Watershed: Patapsco River URDL land type: 0

1. The existing dwelling is currently serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

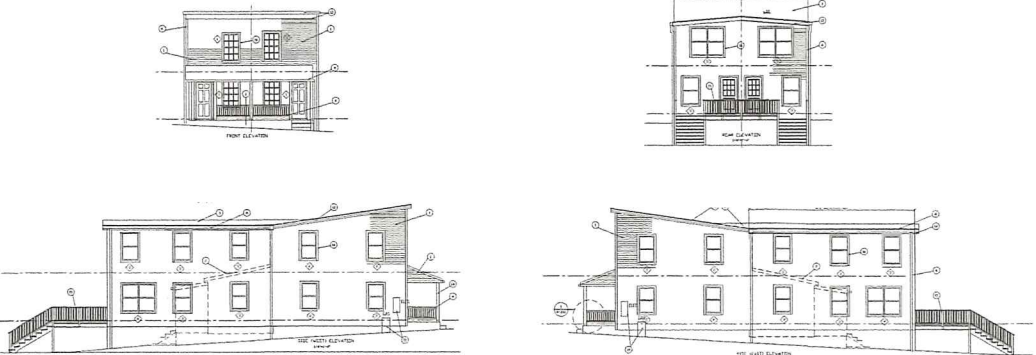
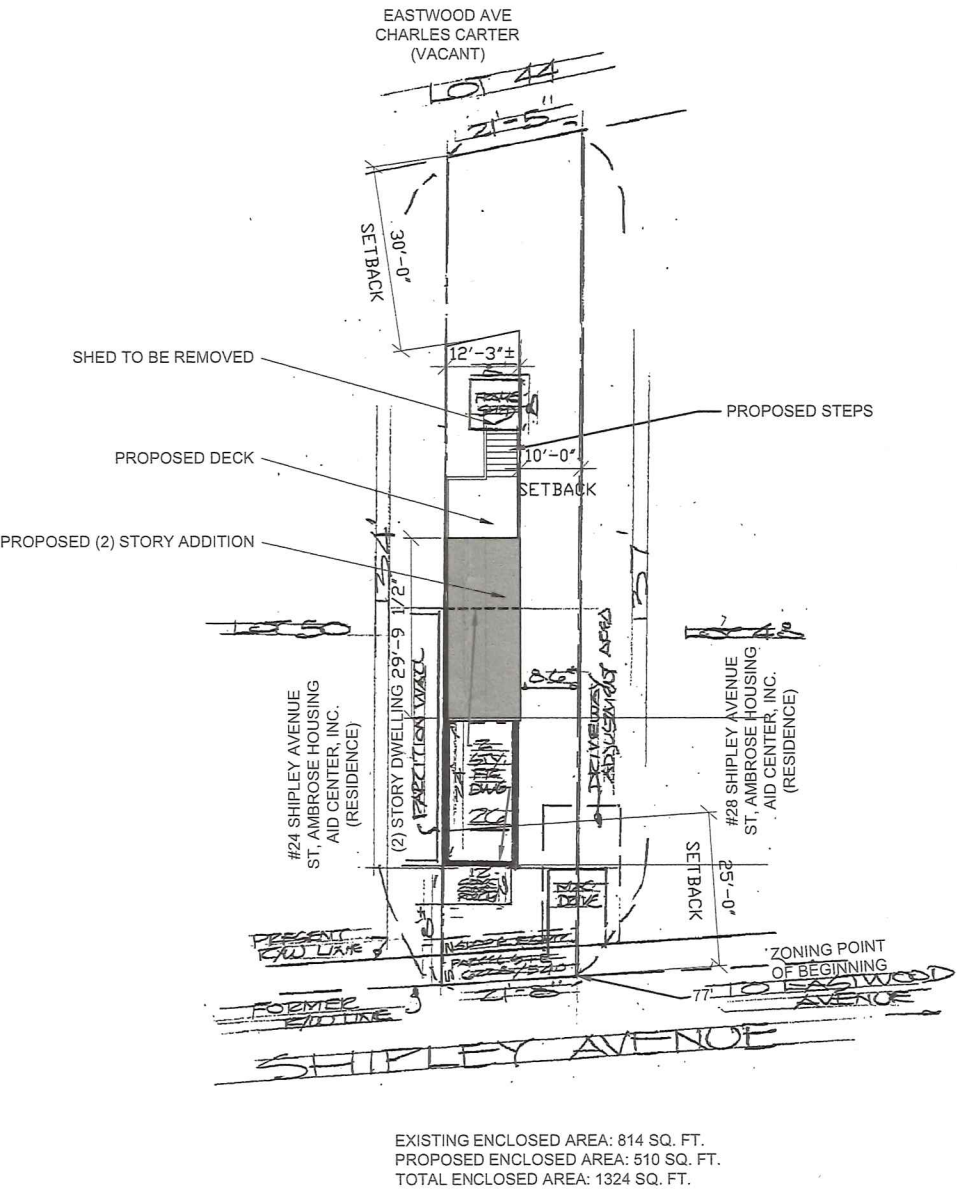
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

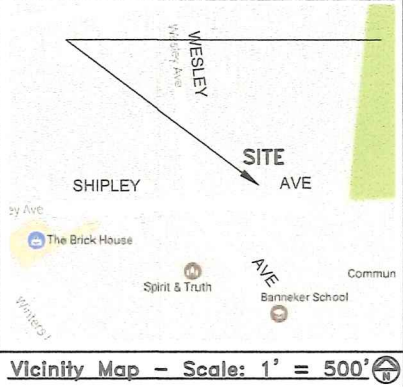
1. The subject dwelling is not historic. The subject property is in the Winters Lane historic district.

PROPOSED DEVELOPMENT

To construct an addition to the existing dwelling.



EXAMPLE ELEVATIONS



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
#26 SHIPLEY AVENUE
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 7/12/2017
Scale: 1"=30'

PETITIONER'S

EXHIBIT NO. 24

GENERAL SITE INFORMATION

1. Ownership: St. Ambrose Housing Aid Center Inc.
321 E. 25th Street Baltimore, MD 21218
2. Address: 28 Shipley Avenue
3. Deed references: SM 8213/ 677 Lot 48 Winter Heights PB 7/ 144
4. Area: 2,896 sq. ft. (computed from PB 7/144)
5. Tax Map / Parcel / Tax account #: 101 / 1214 / 01-10-450474
6. Election District: 1 Councilmanic District: 1
ADC Map: 481786 GIS tile: 101A1 Position sheet: 6SW25
Census tract: 400800 Census block: 240054008001006
Schools: Hillcrest ES Catonsville MS Catonsville HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 101A1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: DR 5.5 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

DR 5.5 residential setbacks

Front: 25 feet from the street right of way/ property line
Side: 10 feet from property line /0 feet for a duplex
Rear: 30 feet from property line

ENVIRONMENTAL IMPACT

Watershed: Patapsco River URDL land type: 0

1. The existing dwelling is currently serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

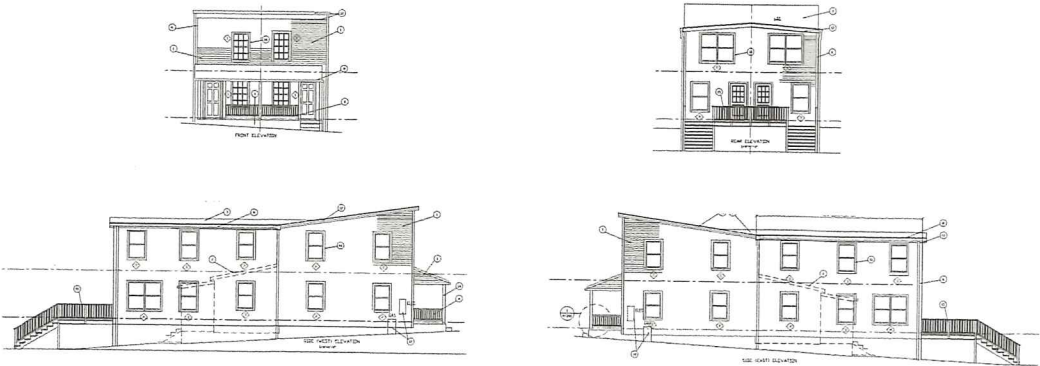
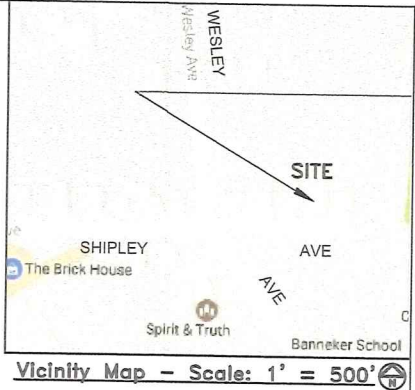
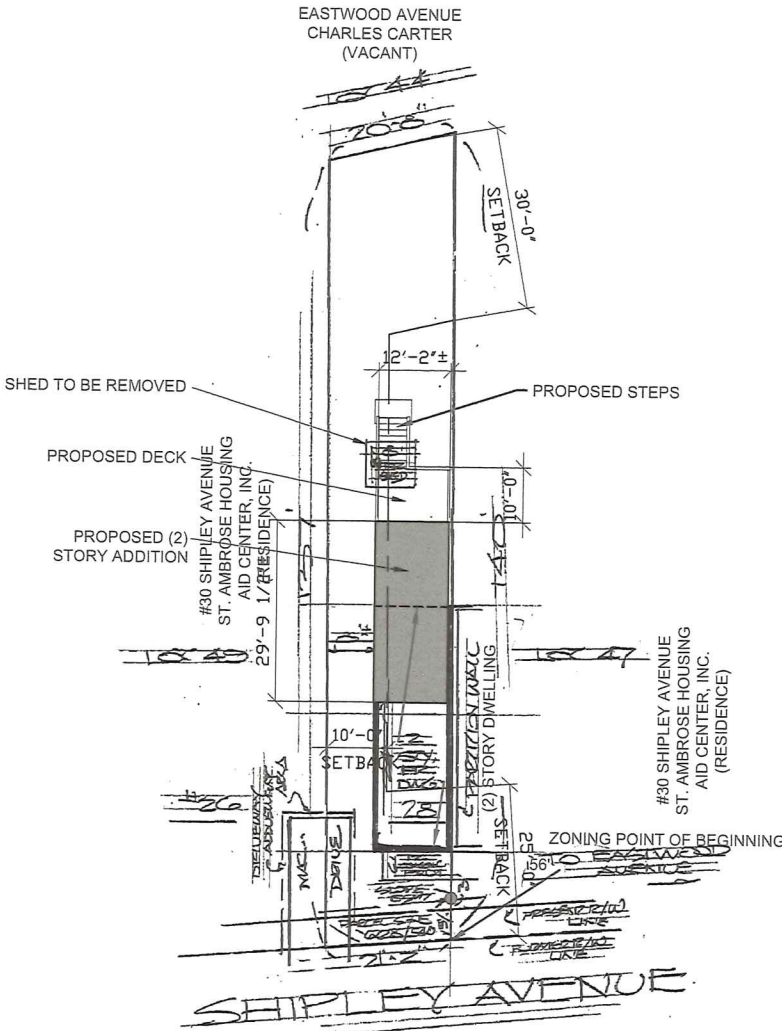
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

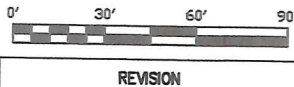
1. The subject dwelling is not historic. The subject property is in the Winters Lane historic district.

PROPOSED DEVELOPMENT

To construct an addition to the existing dwelling.



EXAMPLE ELEVATIONS



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21033
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
#28 SHIPLEY AVENUE
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT
Date: 7/13/2017
Scale: 1"=30'

PETITIONER'S

EXHIBIT NO. 28

GENERAL SITE INFORMATION

- 1. Ownership: St. Ambrose Housing Aid Center Inc.
321 E. 25th Street Baltimore, MD 21218
- 2. Address: 30 Shipley Avenue
- 3. Deed references: SM 8213/ 677 Lot 47 Winter Heights PB 7/ 144
- 4. Area: 2,912 sq. ft. (computed from PB 7/144)
- 5. Tax Map / Parcel / Tax account #: 101 / 1214 / 01-10-450474
- 6. Election District: 1 Councilmanic District: 1
ADC Map: 4817B6 GIS tile: 101A1 Position sheet: 65W25
Census tract: 400800 Census block: 240054008001006
Schools: Hillcrest ES Catonsville MS Catonsville HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 101A1 and the information provided by Baltimore County on the internet.
- 8. Improvements: Single family dwelling & parking area. The existing dwelling and parking area will remain.

OFFICE OF ZONING

Zoning: DR 5.5 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

DR 5.5 residential setbacks

Front: 25 feet from the street right of way/ property line
Side: 10 feet from property line /0 feet for a duplex
Rear: 30 feet from property line

ENVIRONMENTAL IMPACT

Watershed: Patapsco River URDL land type: 0

- 1. The existing dwelling is currently serviced by public water and sewer.
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is not in the Chesapeake Bay Critical Area.
- 4. The subject property is not located within a 100 year flood plain.

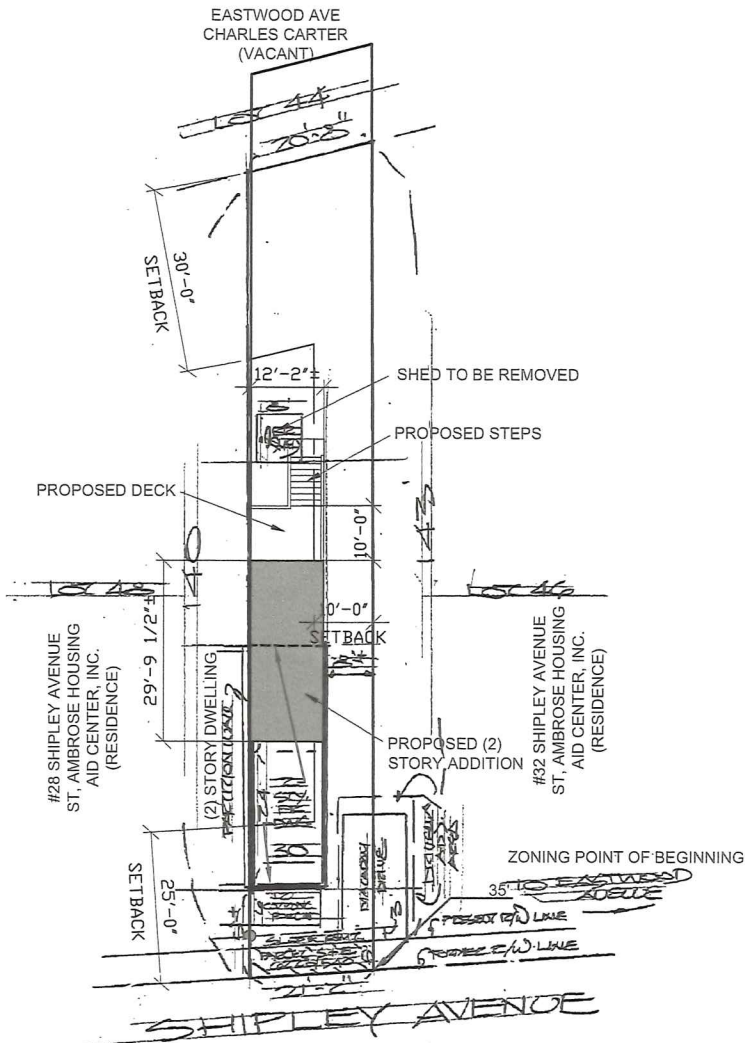
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

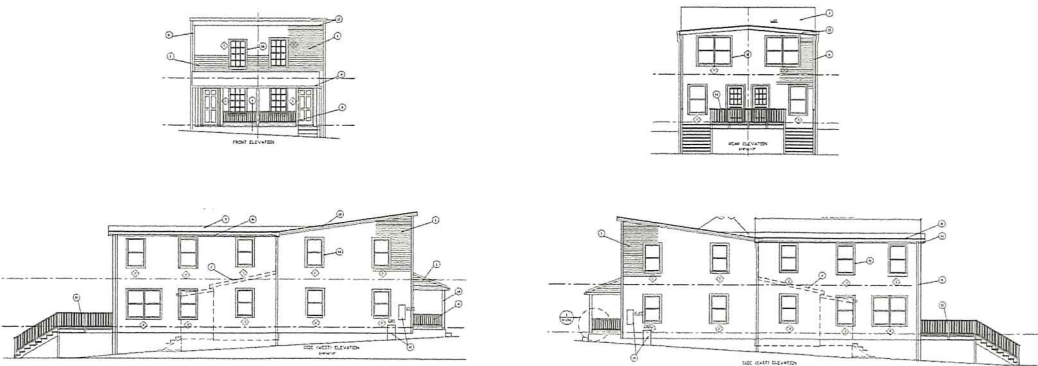
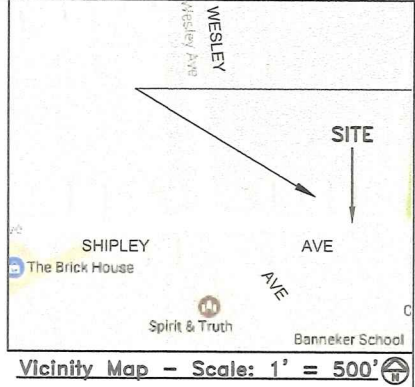
- 1. The subject dwelling is not historic. The subject property is in the Winters Lane historic district.

PROPOSED DEVELOPMENT

To construct an addition to the existing dwelling.



EXISTING ENCLOSED AREA: 821 SQ. FT.
PROPOSED ENCLOSED AREA: 509 SQ. FT.
TOTAL ENCLOSED AREA: 1330 SQ. FT.



EXAMPLE ELEVATIONS

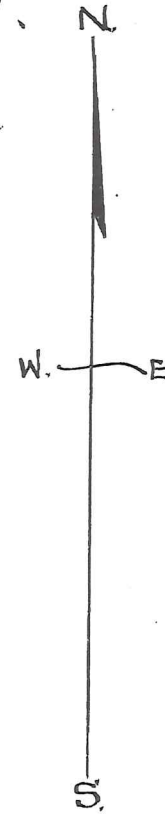
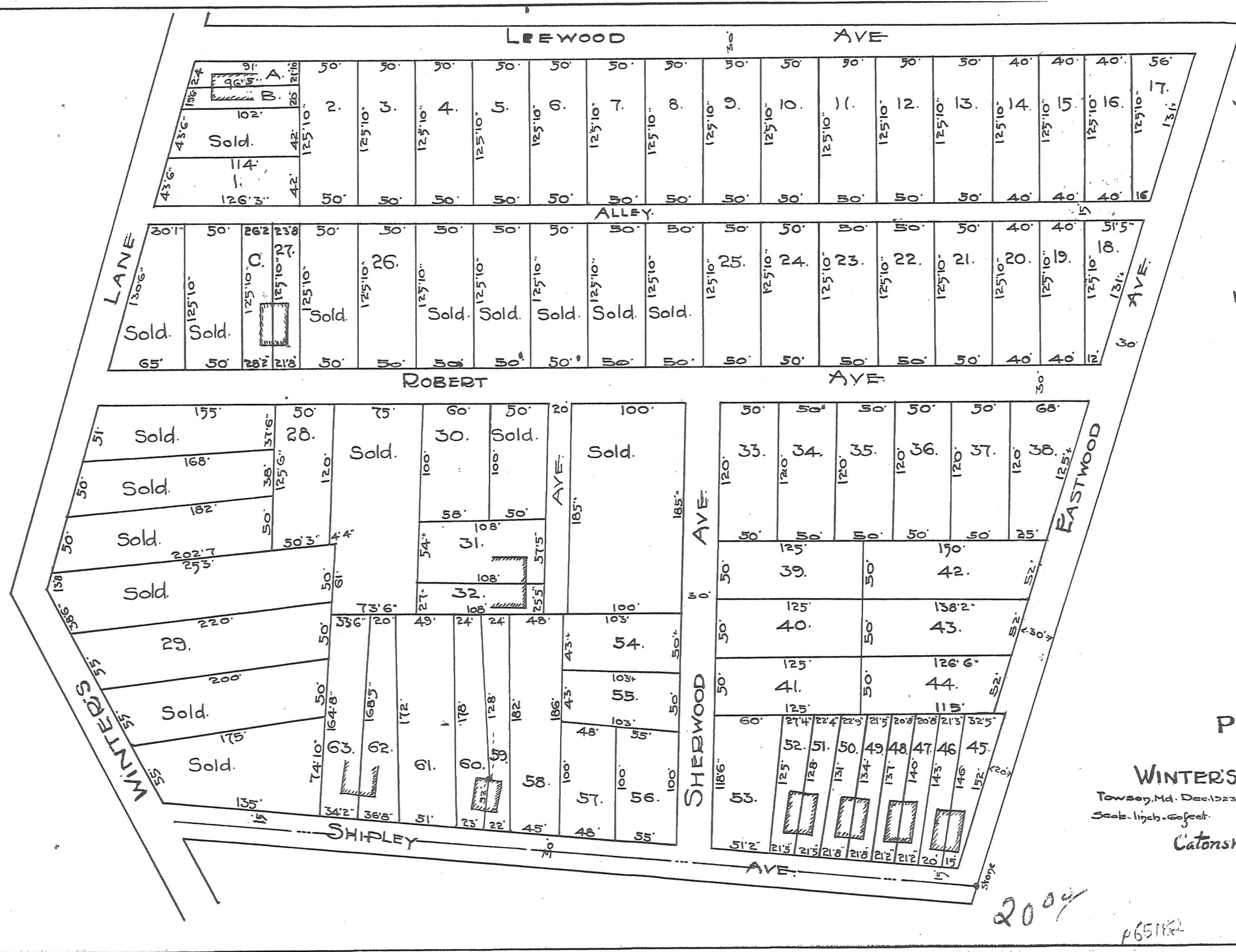


REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
#30 SHIPLEY AVENUE
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 7/13/2017
Scale: 1"=30'



PLAT
of
WINTER'S HEIGHTS
Towsn. Md. Dec. 1923.
Scale: 1 inch = 60 feet.
Surveyor, R.
Catonsville

2009

p651182

PETITIONER'S

EXHIBIT NO. 3

#26, #28 & #30 Shipley Avenue- Photo Key Sheet



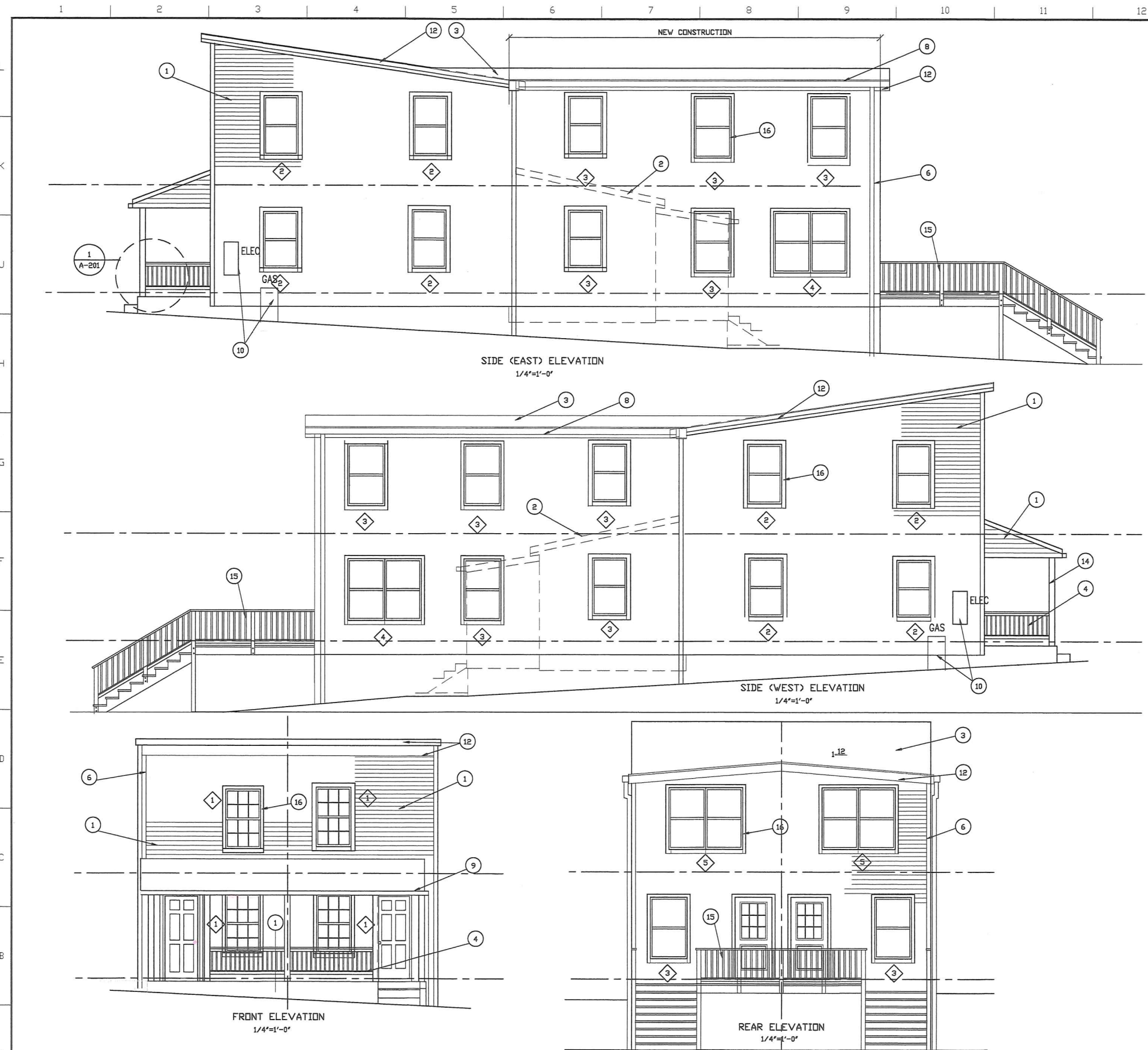
September 9, 2017

- Legend
- Parcels - Tax parcel
 - Property
 - County Boundary
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - House Numbers
 - Zoning

0 0.005 Miles
1 inch = 47 feet

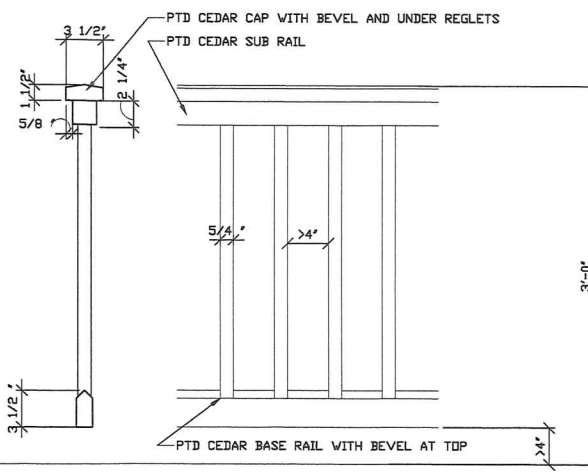
PETITIONER'S

EXHIBIT NO. 6 Photos A-N



NOTE LEGEND

1. CERTAINTED 4 1/2" RESTORATION CLASSIC SMOOTH CLAPBOARD- COORDINATE WITH JASON FERRIS 412-298-9031 (TYP) -- ON NEW FRAMING PER CONDITION
2. DENOTES END OF ORIGINAL TWO STORY PORTION OF HOUSE
3. NEW .060 TPO MEMBRANE WITH 24 GA. FLASHING/COUNTER FLASHING, DRIP EDGE, AND COPING PER SMACNA COORDINATE WITH ROOF CONTRACTOR AND SUBS TO FLASH ALL PENETRATIONS
4. TYPICAL PAINTED RAILING SYSTEM -- SEE 1/A-202
5. PAINTED METAL HANDRAIL SYSTEM (FOREGROUND AND BEYOND)
6. 5/4 PTD. PVC CORNER BOARDS -- REVIEW WITH CERTAINTED REP.
7. NEW REINFORCED CONC. PATIO -- SEE
8. NEW 6" ROUND GUTTER AND SCUPPER AT VALLEY
9. PROVIDE TWO DOWNSPOUTS SPLASH BLOCK AT EACH SIDE OF BUILDING
10. 4" GUTTER WITH DOWNSPOUTS EACH END AND SPLASH BLOCKS
11. COORDINATE WITH B.G&E TO VERIFY SIZE AND LOCATION OF EXISTING UTILITIES AND UPGRADE AS REQUIRED PER NEW SYSTEMS
12. 5/4 PVC RAKE AND FASCIA TRIM -- REVIEW WITH CERTAINTED REP.
13. CERTAINTED VENTED SOFFIT BOARD OR APPROVED EQUIVALENT
14. NEW PTD. PORCH SYSTEM -- SEE S-100
15. NEW PT. DECK SYSTEM -- SEE S-101
16. 5/4 WINDOW TRIM PER WINDOW TYPE -- SEE WINDOW SCHEDULE ON A-200



DETAIL 1 -- FRONT RAILING DETAIL

NOT FOR CONSTRUCTION

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC.
1016 MORTON STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM

WINTERS LANE REDEVELOPMENT PROJECT
TYPICAL SYSTEMS
SHIPLEY AND ROBERTS AVENUES
CATONSVILLE, MD 21228

PROJECT # 16057.00
DATE JUNE 21, 2017
DRAWING # A-201

PETITIONER'S

EXHIBIT NO.

7

A-1 ELEVATIONS- 28 AND 30 SHIPLEY AVE. (2 AND 4 ROBERTS AVE. AND 24 AND 26 SHIPLEY AVE. SIMILAR)

AS NOTED A-200

WINTERS LANE REDEVELOPMENT PROJECT

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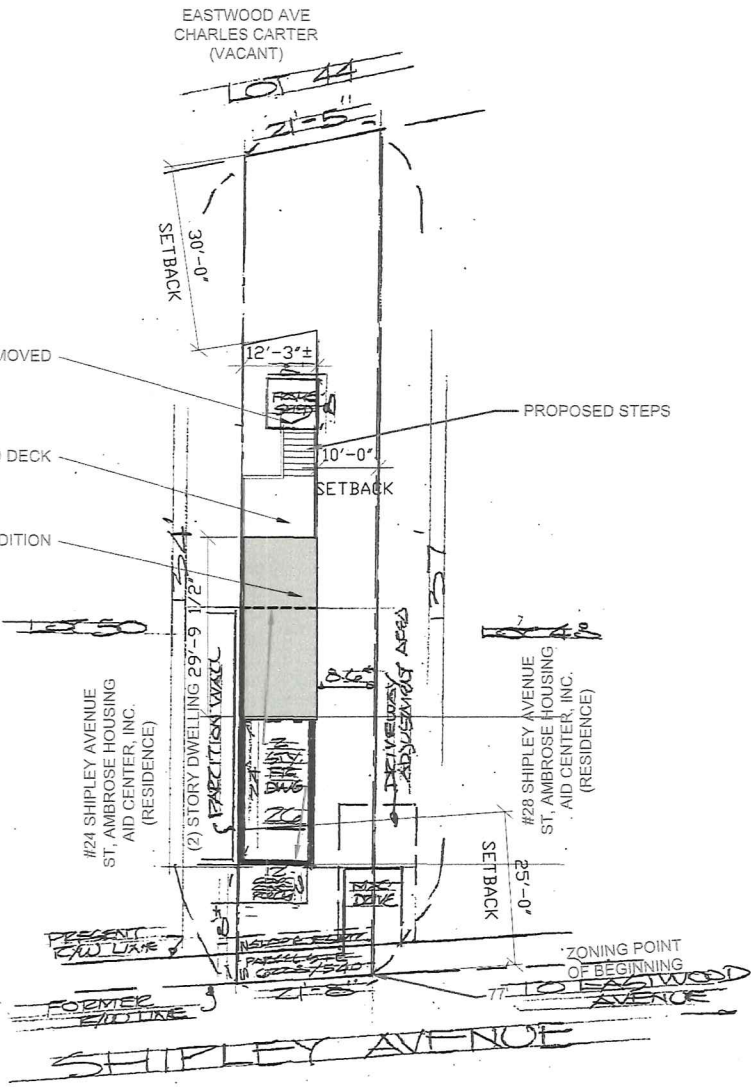
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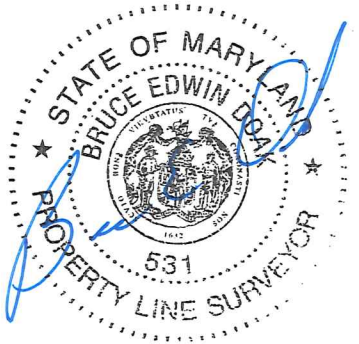
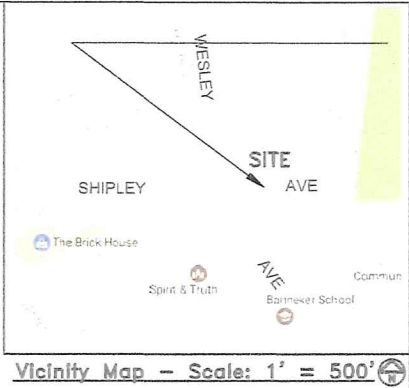
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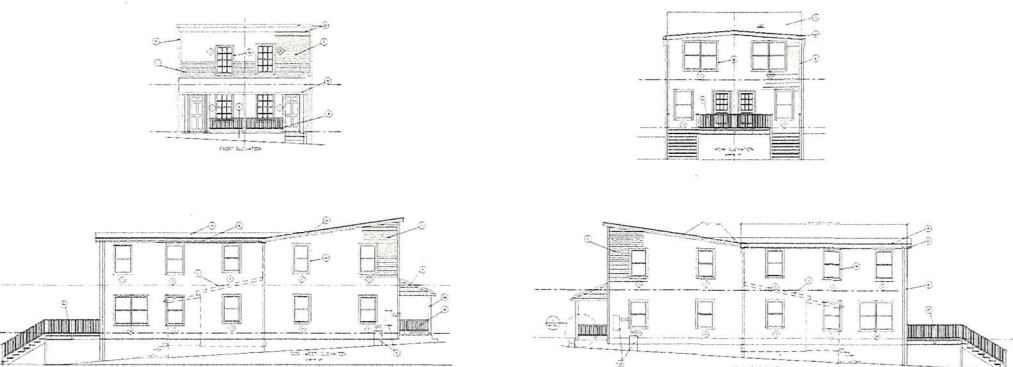


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PROPOSED ENCLOSED AREA: 510 SQ. FT.
TOTAL ENCLOSED AREA: 1324 SQ. FT.



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#26 SHIPLEY AVENUE
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REVISION