

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. 2018-0019-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

IN RE: PETITION
(26, 28 &
1st Ele
1st C
S

VARIANCE
Road)

Housing Aid Center, Inc.

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0018-A

2018-0019-A

2018-0020-A

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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

9/14/17

By

Sen

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

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

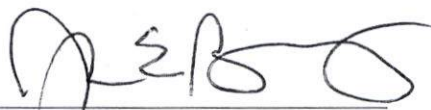
THEREFORE, IT IS ORDERED, this 14th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from B.C.Z.R. §1B02.3.C.1 as follows: (1) to permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10.0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

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:slh

ORDER RECEIVED FOR FILING

Date

9/14/17

By

slh



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 #28 SHIPLEY AVENUE which is presently zoned DR 5.5
 Deed References: SM 8213/677 10 Digit Tax Account # 0110450474
 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

CASE NUMBER 2018-0019-A

Filing Date 7/14/17

Legal Owners (Petitioners):

ST. AMBROSE HOUSING AID CENTER, INC.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

DAVID SANN Dir. of Housing Dev.

321 E. 25TH STREET BALTIMORE MD

Mailing Address City State

Zip Code

Telephone #

Email Address

21218 410-366-8350 DAVIDS@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

Zip Code

Telephone #

Email Address

21053 410-419-4906 BRUCE@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates: Reviewer JS

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

By

9/14/17
Sen

Petition Form- additional page

28 Shipley Avenue

Variance

To permit a side yard setback for a two story addition of 8.0 feet in lieu of the required 10.0 feet per Section 1B02.3.C.1. (chart).

2018-2019-1

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

#28 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), 56 feet from the west side of Eastwood Avenue.

Being Lot 48 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 2,896 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

2018-0019-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 5134443

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: # 2018-0019-A
28 Shipley Avenue
N/s Shipley Avenue, 153 ft. E/of centerline of intersection with Wesley Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) St. Ambrose Housing Aid Center, Inc.

Variance: to permit a side yard setback for a two story addition of 8.0 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 8/727 Aug. 22 5134443

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. 2018-0019-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 **28 Shipley Avenue**.

The sign was posted on August 22, 2017.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

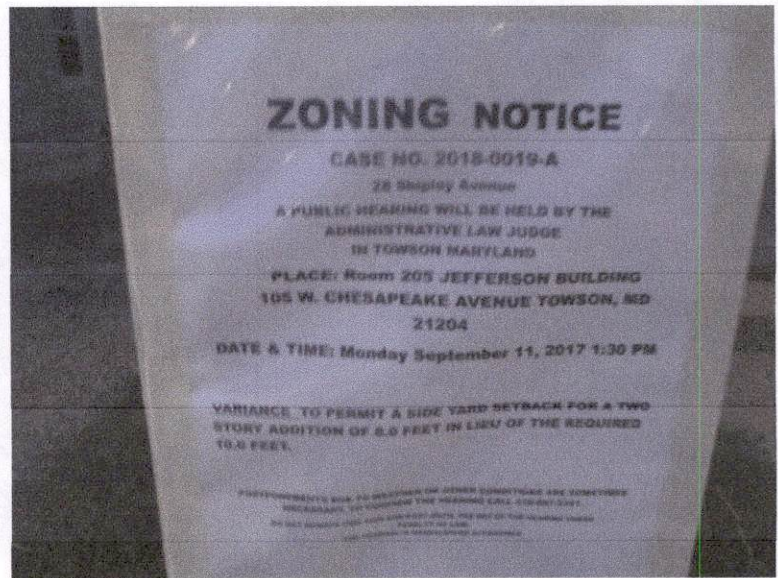
See the attached sheet(s) for the photos of the posted sign(s)



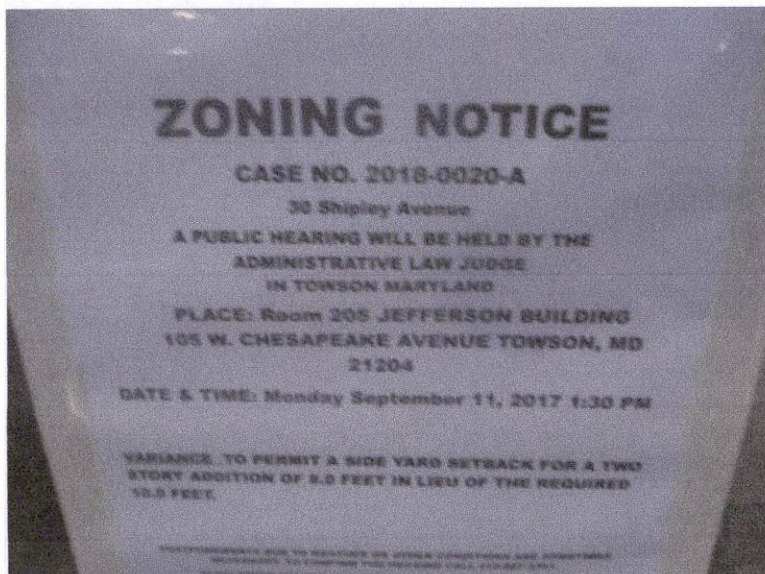
Land Use Expert and Surveyor



#2018-0019-A
#28 SHIPLEY AVE.



#2018-0019-A





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: 2018-0019-A

28 Shipley Avenue

N/s Shipley Avenue, 153 ft. E/of centerline of intersection with Wesley Avenue

1st Councilmanic District – 1st Election District

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

Variance to permit a side yard setback for a two story addition of 8.0 feet 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.

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

Please forward billing to:

David Sann
St. Ambrose Housing Aide 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: 2018-0019-A

28 Shipley Avenue

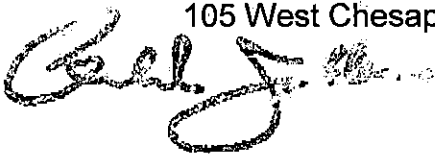
N/s Shipley Avenue, 153 ft. E/ of centerline of intersection with Wesley Avenue

1st Councilmanic District – 1st Election District

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

Variance to permit a side yard setback for a two story addition of 8.0 feet 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.

RE: PETITION FOR VARIANCE
28 Shipley Avenue; N/S Shipley Avenue,
153' E of c/line of Wesley Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): St. Ambrose Housing
Aid Center, Inc by David Sann

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-019-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.

RECEIVED

JUL 18 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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/neighbor 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: 2018-0019-A
Property Address: #28 SHIPLEY AVENUE
Property Description: LOT 48 "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 SANU
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 154852

Date: 7/14/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	END
7/14/2017	7/14/2017	10:14:50	1

REG 6601 WALKIN, LJR

>>RECEIPT # 731839 7/14/2017 OFLM

Dept 5 523 ZONING VERIFICATION

CA NO. 154352

Recpt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

[illegible]

Total: \$ 75.00

Rec
From: ST AMBROSE

For: 2018-0019-A

28. SAMPLE

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



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: 2018-0019 A, Address: #28 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, reading "W. Carl Richards, Jr.", is written over a faint circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/17/17

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. 2018-0019-A

Variance
St. Ambrose Housing Aid Center, Inc.
28 Shipkey 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

JB 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: 18-019



INFORMATION:

Property Address: 28 Shipley Avenue
Petitioner: St Ambrose Housing Aid Center, Inc., David Sann
Zoning: DR 5.5
Requested Action: Variance

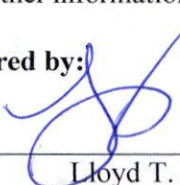
The Department of Planning has reviewed the petition for a variance to permit a side yard setback for a two-story addition of 8 feet in lieu of the required 10 feet.

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.

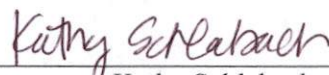
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

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

9-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 25 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 19, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0019-A
Address 28 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

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: 18-019

INFORMATION:

Property Address: 28 Shipley Avenue
Petitioner: St Ambrose Housing Aid Center, Inc., David Sann
Zoning: DR 5.5
Requested Action: Variance

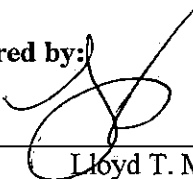
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For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

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 # 2018-0019-A
Address 28 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 No.:

2018-0018-A

Exhibit Sheet

9-14-17
den

Petitioner/Developer

Protestant

No. 1	Letter of Support	
No. 2	ZA } site plans in Nos. ZB } 2018-18, 19 + 20 ZC }	
No. 3	Plat - Winters Heights	
No. 4	Deed	
No. 5	Memorandum of Agreement	
No. 6	GA-N Photos	
No. 7	Elevations	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/11DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)no comment7/25DEPS
(if not received, date e-mail sent _____)no comment8/17FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)no obj7/17STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERINGno obj_____

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

Doak

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 - 0110450474							
Owner Information										
Owner Name:		ST AMBROSE HOUSING AID CENTER INC				Use: Principal Residence:		EXEMPT NO		
Mailing Address:		321 E 25TH ST BALTIMORE MD 21218				Deed Reference:		/08213/ 00677		
Location & Structure Information										
Premises Address:		28 SHIPLEY AVE 0-0000				Legal Description:		PT LT 47,48. 35 W EASTWOOD AVE WINTERS HEIGHTS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0101	0001	1214		0000			47	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				5,535 SF		01		
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 LIM ITED 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:		790		141,467.00		149,700.00				
State:		790		141,467.00		149,700.00				
Municipal:		790		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										

RE: PETITION FOR VARIANCE
26 Shipley Avenue; 28 Shipley
Avenue; 30 Shipley Avenue
1st Election & 1st Councilmanic
Districts. Legal Owner(s):
St. Ambrose Housing Aid
Center, Inc. by David Sann

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY

CASE NUMBER(S): 2018-018-A; 2018-0019-A;
2018-0020-A

RECEIVED
SEP 08 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

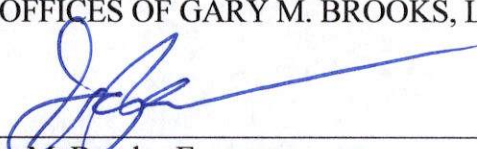
* * * * *

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

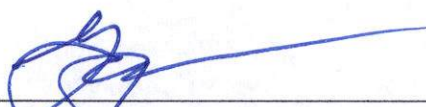
By: 

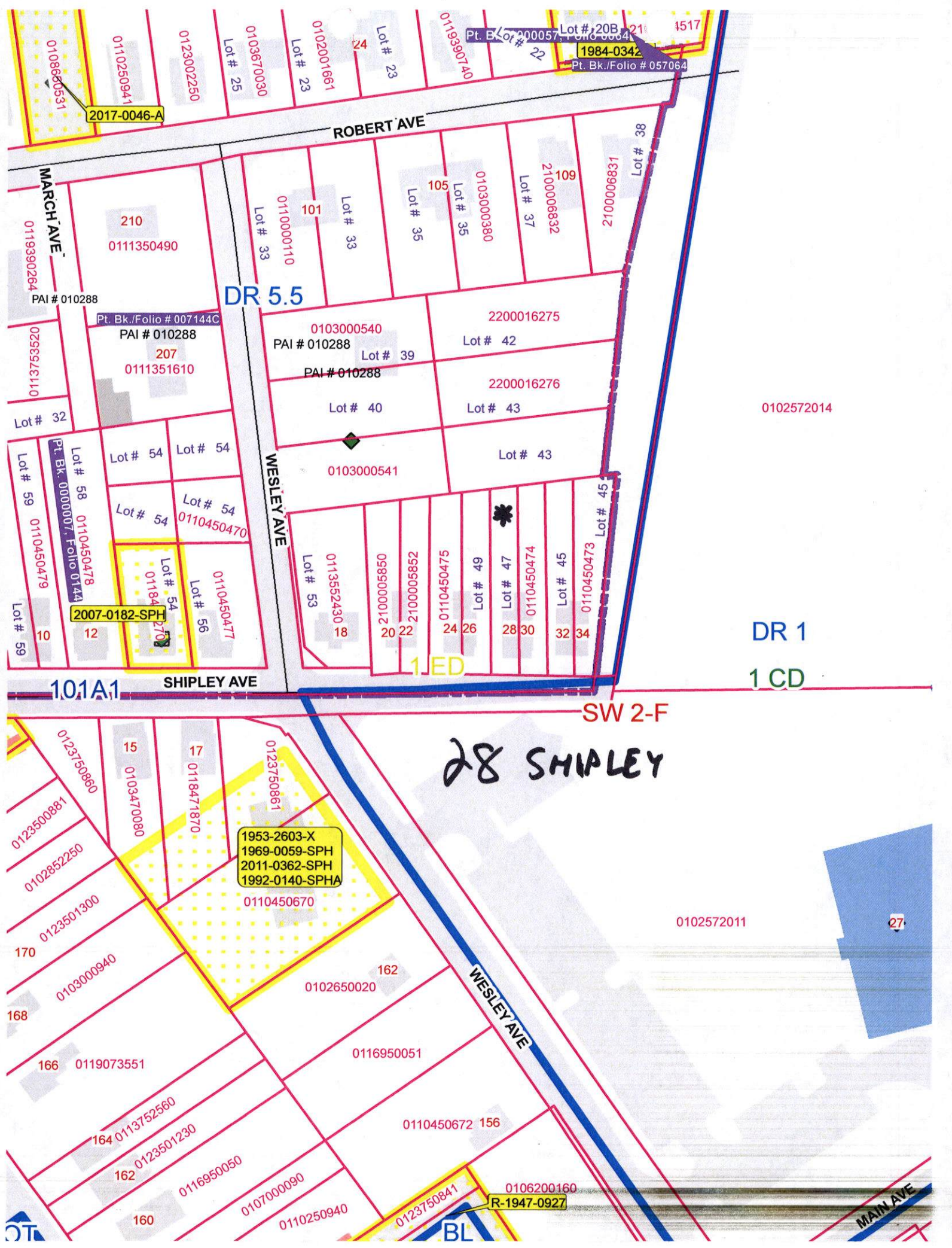
Gary M. Brooks, Esq.
Law Offices of Gary M. Brooks, LLC
1800 N. Charles Street, Suite 304
Baltimore, Maryland 21201
410-385-0206 (office)
410-385-0993 (fax)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Line was mailed/delivered/electronically sent, postage prepaid this 6th day of September, 20 17 to:

People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, Maryland 21204


Gary M. Brooks, Esquire



УЗ ЗНАТЕА



GENERAL SITE INFORMATION

- Ownership: St. Ambrose Housing Aid Center Inc.
321 E. 25th Street Baltimore, MD 21218
- Address: 28 Shipley Avenue
- Deed references: SA 8213/ 677 Lot 48 Winter Heights PB 7/ 144
- Area: 2,896 sq. ft. (computed from PB 7/144)
- Tax Map / Parcel / Tax account #: 101 / 1214 / 01-10-450474
- Election District: 1 Councilmanic District: 1
ADC Map: 481786 GIS tile: 101A1 Position sheet: 65W25
Census tract: 400800 Census block: 240054008001006
Schools: Hillcrest ES Catonsville MS Catonsville HS
- 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.
- 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

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

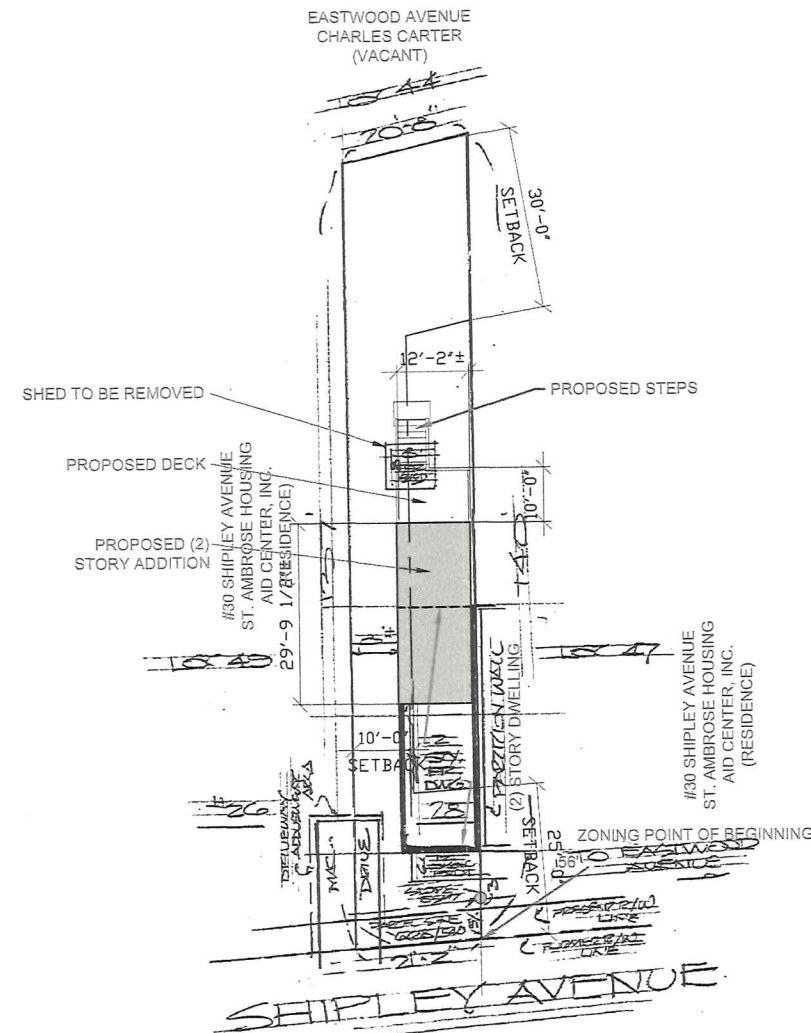
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

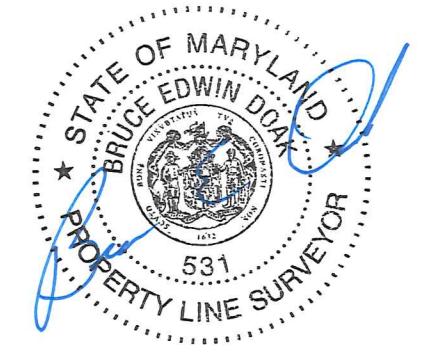
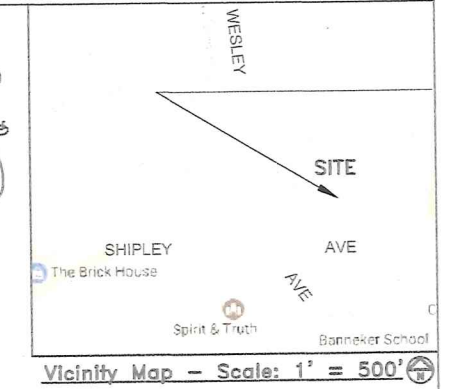
- The subject dwelling is not historic. The subject property is in the Winters Lane historic district.

PROPOSED DEVELOPMENT

To construct an addition to the existing dwelling.

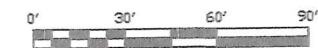


EXISTING ENCLOSED AREA: 821 SQ. FT.
PROPOSED ENCLOSED AREA: 509 SQ. FT.
TOTAL ENCLOSED AREA: 1330 SQ. FT.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21703
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.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'



REVISION

EXAMPLE ELEVATIONS

2018-0019-A