

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(8 Shipley Avenue)		
1 st Election District	*	OFFICE OF
1 st Council District		
St. Ambrose Housing Aid Center, Inc.	*	ADMINISTRATIVE HEARINGS
Legal Owner		
Petitioner	*	FOR BALTIMORE COUNTY
	*	Case No. 2018-0113-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of St. Ambrose Housing Aid Center, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the amendment of the boundary of an existing undersized lot.

David Sann, Kevin O'Reilly and surveyor Bruce Doak appeared in support of the petition. Gary Brooks, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Neither agency opposed the request. A site plan was marked and admitted as Petitioner's Exhibit 2.

This zoning case was combined for hearing with No. 2018-0114-SPHA, which concerns the adjoining property at 10 Shipley Avenue. One set of exhibits pertaining to both cases is included in the file for Case No. 2018-0113-SPH. The properties at 8 & 10 Shipley Avenue (situated on Lot Nos. 59 & 60) are improved with a duplex home constructed in 1908. Lot 58, which is only tangentially involved, is improved with a single-family dwelling, and no improvements or alterations of that structure are proposed, although that lot would be reduced in

ORDER RECEIVED FOR FILING

Date 1/5/18
By Sen

size to accommodate the enlargement of Lot Nos. 59 & 60. Petitioner proposes to construct a 2-story addition at the rear of the duplex, and doing so requires amendment of Lots 58, 59 & 60 as shown on the 1923 plat of Winters Heights. All three lots are owned by Petitioner and are zoned DR 5.5.

According to the site plan Lot 60 is approximately 4,579 sq. ft. in size, Lot 59 is 3,516 sq. ft., and Lot 58 is 8,325 sq. ft. Petitioner proposes to adjust the lot lines so that each unit of the duplex would be situated on its own lot. Lot 60 (known as 8 Shipley Ave.) would increase in size from 4,579 sq. ft. to 5,791 sq. ft. The duplex dwelling at 8 & 10 Shipley Ave. is nonconforming, and the requested relief will in no way have a detrimental impact upon the community. As discussed at the hearing Petitioner will need to obtain approval from Baltimore County for a lot line adjustment, which would enable new metes and bounds descriptions to be prepared for all three of these lots.

THEREFORE, IT IS ORDERED this 5th day of **January, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve the amendment of the boundary of an existing undersized lot, shown as Lot 60 on the highlighted site plan admitted as Petitioner's Ex. No. 2, be and is hereby GRANTED.

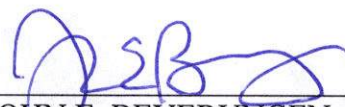
The relief granted herein shall be subject to the following:

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.
2. Prior to issuance of permit(s) Petitioner must obtain approval from Baltimore County for a lot line adjustment concerning Lots 58, 59 and 60 as shown on the plat of Winters Heights.

ORDER RECEIVED FOR FILING

Date 1/5/18
By sen

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 1/5/18

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address #8 SHIPLEY AVENUE which is presently zoned DR5.5
 Deed References: SM 8213/677 10 Digit Tax Account # 0110450479
 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

THE AMENDMENT OF THE BOUNDARY OF AN EXISTING UNDERSIZED LOT

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

3. ☐ a **Variance** from Section(s)

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 Signature #2

321 E. 25TH STREET BALTIMORE MD 21218

21218 / 410-366-8550 / DAVIOS@STAMBROS.ORG

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREDERICK MD

21053 / 410-419-4906 / BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2018-0113-SP4 Filing Date 10/23/17

Do Not Schedule Dates: Reviewer GA

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

#8 Shipley Avenue

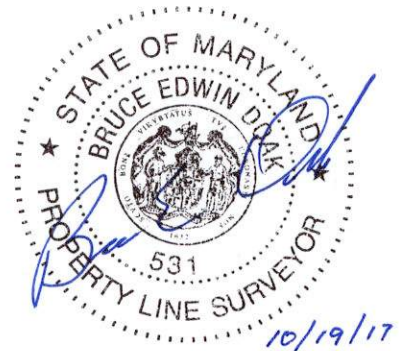
First Election District First Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Shipley Avenue (30 feet wide), 270 feet, more or less, from the east side of Winters Lane.

Being part of Lot 59 and all of Lot 60 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 5,791 square feet of land, more or less, as proposed to be amended.

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



Land Use Expert and Surveyor

2018-0113-SPH



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 5290194

Sold To:

St. Ambrose Housing Aid Center, Inc. - CU00627313
321 E 25th St
Baltimore, MD 21218-5303

Bill To:

St. Ambrose Housing Aid Center, Inc. - CU00627313
321 E 25th St
Baltimore, MD 21218-5303

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

Nov 09, 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: # 2018-0113-SPH
8 Shipley Avenue
N/s Shipley Avenue, east 270 ft. to the centerline of Winters Lane
1st Election District - 1st Councilmanic District
Legal Owner(s) St. Ambrose Housing Aid Center, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Friday, December 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

11-072 November 9 5290194

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



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 5338515

Sold To:

St Ambrose Housing Aid Center Inc - CU00631128
321 E 25th St
Baltimore, MD 21218-5303

Bill To:

St Ambrose Housing Aid Center Inc - CU00631128
321 E 25th St
Baltimore, MD 21218-5303

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

Dec 12, 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: # 2018-0113-SPH
8 Shipley Avenue
N/s Shipley Avenue, east 270 ft. to the centerline of Winters Lane
1st Election District - 1st Councilmanic District
Legal Owner(s) St. Ambrose Housing Aid Center, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Tuesday, January 2, 2018 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 12/637 December 12 5338515

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

December 12, 2017

Re:

Zoning Case No. 2018-0113-SPH

Legal Owner: St Ambrose Housing Aid Center, Inc.

Hearing date: January 2, 2018

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 **8 Shipley Avenue**.

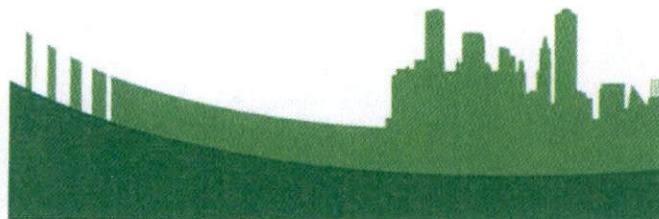
The sign was posted on **December 12, 2017**.

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

ZONING NOTICE

CASE NO. 2018-0113-SPH

8 Shipley Avenue

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Tuesday January 02, 2018 1:30 PM

**SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE
ADMINISTRATIVE LAW JUDGE SHOULD APPROVE THE
AMENDMENT OF THE BOUNDARY OF AN EXISTING
UNDERSIZED LOT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**



ZONING NOTICE

LAND NO. 235-0111-01-00

THE CITY OF CHICAGO HAS ADOPTED A ZONING ORDINANCE THAT WILL AFFECT THE ZONING OF THE PROPERTY DESCRIBED ABOVE. THE CITY OF CHICAGO HAS ADOPTED A ZONING ORDINANCE THAT WILL AFFECT THE ZONING OF THE PROPERTY DESCRIBED ABOVE. THE CITY OF CHICAGO HAS ADOPTED A ZONING ORDINANCE THAT WILL AFFECT THE ZONING OF THE PROPERTY DESCRIBED ABOVE.

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KEVIN KAMENETZ
County Executive

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

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: 2018-0113-SPH

8 Shipley Avenue

N/s Shipley Avenue, east 270 ft. to the centerline of Winters Lane

1st Election District – 1st Councilmanic District

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

Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Tuesday, January 2, 2018 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: St. Ambrose Housing Aid Center, Inc., 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, DECEMBER 12, 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, December 12, 2017 Issue - Jeffersonian

Please forward billing to:

St. Ambrose Housing Aid Center, Inc.
321 E. 25th Street
Baltimore, MD 21218
Att. David S. Director of Housing Dev.

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: 2018-0113-SPH

8 Shipley Avenue

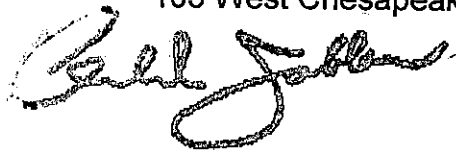
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1st Election District – 1st Councilmanic District

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Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Tuesday, January 2, 2018 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

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KEVIN KAMENETZ
County Executive

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

November 2, 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: 2018-0113-SPH

8 Shipley Avenue

N/s Shipley Avenue, east 270 ft. to the centerline of Winters Lane

1st Election District – 1st Councilmanic District

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

Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Friday, December 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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Arnold Jablon
Director

AJ:kl

C: St. Ambrose Housing Aid Center, Inc., 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 SAT., NOVEMBER 11, 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.**



KEVIN KAMENETZ
County Executive

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

November 2, 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: 2018-0113-SPH

8 Shipley Avenue

N/s Shipley Avenue, east 270 ft. to the centerline of Winters Lane

1st Election District – 1st Councilmanic District

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

Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Friday, December 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: St. Ambrose Housing Aid Center, Inc., 321 E. 25th Street, Baltimore 21218
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2017 Issue - Jeffersonian

Please forward billing to:

St. Ambrose Housing Aid Center, Inc.
321 E. 25th Street
Baltimore, MD 21218
Att. David S. Director of Housing Dev.

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: 2018-0113-SPH

8 Shipley Avenue

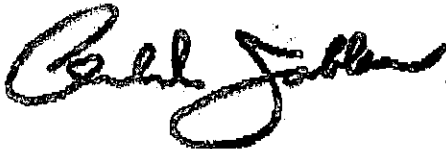
N/s Shipley Avenue, east 270 ft. to the centerline of Winters Lane

1st Election District – 1st Councilmanic District

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

Special Hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

Hearing: Friday, December 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING
8 Shipley Avenue; N/S Shipley Avenue,
E 270' to c/line of Winters Lane
1st Election & 1st Councilmanic Districts
Legal Owner(s): St. Ambrose Housing
Aid Center Inc

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-113-SPH

* * * * *

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

NOV 07 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 7th day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 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 twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2018-0113-SPH

Property Address: 8 Shipley Ave

Property Description: _____

Legal Owners (Petitioners): ST Ambrose Housing Aid Center, Inc

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): _____

Address: ST Ambrose Housing Aid Center, Inc
321 E 25th Street

Baltimore, MD 21218

Telephone Number: 410-366-8550

Revised 7/9/2015

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

NO 160507

Date: 10/23/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
01	706	000		6150				75.00

Total: 75.00

Rec From: Bruce Doak

For: 8 Shiptley Ave

CASE # 2018-0113-304

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME JRM
10/24/2017 10/23/2017 07:52:49
REG: 0501 - WALKIN LJR
RECEIPT # 755374 10/23/2017 OFLN
Dept. 5 528 ZONING VERIFICATION
CP NO. 160507
Recpt Tot 75.00
75.00 OK 8.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

December 28, 2017

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

RE: Case Number: 2018-0113 SPH, Address: #8 Shipley Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 23, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting, LLC, 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: 11/3/17

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.

2018-0113-SPH
Special Hearing
St. Ambrose Housing Aid Center, Inc.
8 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
nc2

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2017
Item No. 2018-0113-SHP

DATE: November 3, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

A lot line adjustment is needed.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 11/27/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-113

INFORMATION:

Property Address: 8 Shipley Avenue
Petitioner: St. Ambrose Housing Aid Center, Inc.
Zoning: DR 5.5
Requested Action: Special Hearing

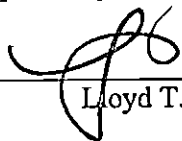
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the amendment of the boundary of an existing undersized lot.

The Department supports granting the petitioned zoning relief.

The subject properties located within the Winters Lane National Register Historic District. The dwellings at #8 and #10 Shipley Avenue are being renovated and expanded as part of the Winters Lane Housing Rehabilitation Project. The renovations are designed to create quality, larger, more modern homes while maintaining the front facades and overall exterior character of the original buildings. The renovation work will be in compliance with Maryland Historic Trust requirements. Baltimore County is supporting the project with economic development funds. Additional project funding is being provided by the U.S. Department of Housing and Urban Development and the Maryland Department of Housing and Community Development.

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 E. Doak, Bruce E. Doak Consulting, LLC
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: November 1, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0113-SPH
Address 8 Shipley Avenue
(St. Ambrose Housing Aid Center,
Inc. Property)

Zoning Advisory Committee Meeting of **November 6, 2017**.

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

Reviewer: Steve Ford Date: 11-1-2017

2018-0113-SPH

2018-0114-SPHA

Case No.:

Exhibit Sheet

10-2-18

1/5/18
Sen

Petitioner/Developer

Protestant

No. 1	Letter of Support	
No. 2	Site plan	
No. 3	Plat of Winters Heights	
No. 4	DRC letter re: lot line adjustment	
No. 5	Plan w/ photos	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

① #8 SHILOH AVE
CASE NAME 201 S AMBROSIO AVE
CASE NUMBER 2018-0113-SPH
DATE 1/02/18

#10 SHIPLEY AVE.
ST. AMBROSE AID
2018-0119-5PHA
E-MAIL

CITY, STATE, ZIP

[illegible]

2000

1056.56

卷之五

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE OF
8 Shipley Avenue; 10 Shipley *
Avenue; * ADMINISTRATIVE HEARINGS
1st Election & 1st Councilmanic *
Districts. Legal Owner(s): *
St. Ambrose Housing Aid * FOR
Center, Inc. by David Sann *
* BALTIMORE COUNTY
*
* CASE NUMBER(S): 2018-0113-SPH;
* 2018-0114-SPHA

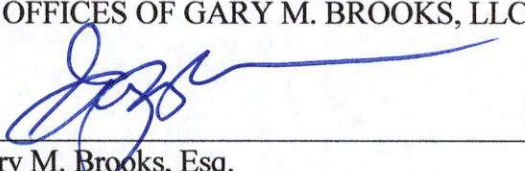
* * * * *

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 8 and 10 Shipley Avenue.

LAW OFFICES OF GARY M. BROOKS, LLC

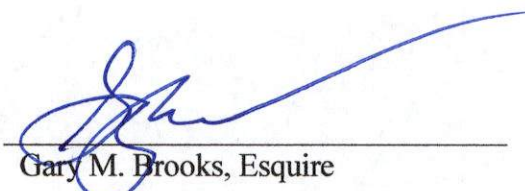
By: 

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 Entry of Appearance was mailed/hand-delivered/faxed/electronically sent, postage prepaid this 2nd day of January, 20 18 to:

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


Gary M. Brooks, Esquire

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/3DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment11/1DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

11/27PLANNING
(if not received, date e-mail sent _____)Comment11/3

STATE HIGHWAY ADMINISTRATION

no objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/12/17

SIGN POSTING

Date:

12/12/17

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 - 0110450479			
Owner Information					
Owner Name:	ST AMBROSE HOUSING AID CENTER INC		Use:	EXEMPT	
Mailing Address:	321 E 25TH ST BALTIMORE MD 21218		Principal Residence:	NO	
			Deed Reference:	/08213/ 00677	
Location & Structure Information					
Premises Address:		8 SHIPLEY AVE 0-0000		Legal Description:	PT LT 59,60 148 W SHERWOOD RD WINTERS HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0001	1214		0000	59 2016 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	
1908	1,632 SF		8,050 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	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	61,200	61,200			
Improvements	65,300	90,700			
Total:	126,500	151,900	143,433	151,900	
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:	790	143,433.00		151,900.00	
State:	790	143,433.00		151,900.00	
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					

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 9/11/17

PETITIONER' S

EXHIBIT NO. 1



KEVIN KAMENETZ
County Executive

August 16, 2017

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

Bruce E. Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053

Re: St. Ambrose Housing Aid, 8, 10, & 12 Shipley Avenue, 21228, Dist. 1c1
DRC Number: 082217-LLA

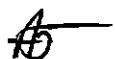
Dear Sir/Madam:

Pursuant to Section 32-4-106(a)(1) of the Baltimore County Code (BCC), this letter constitutes an administrative order and decision on the request you filed with this department.

Your request has been submitted for careful review and consideration to the Director and Zoning Office. It has been determined that your proposal:

- ☒ Provisionally meets the requirements of a limited exemption under Section 32-4-106(a)(1)(viii), BCC. (confirm single family uses and #10 & #12 need undersize lot approval – See Section 304, BCZR)
- ☐ Provisionally meets the requirements of a limited exemption under Section 32-4-106(a)(1)(ii) or (a)(1)(v), BCC.
- ☐ Does not meet the requirements of a limited exemption under Section 32-4-106(a)(1), BCC.
- ☐ Needs additional materials/information for review. Contact Carl Richards or Joseph Merrey at 410-887-3391. Zoning density hearing required prior to final Zoning approval. Also contact Jeff Livingston at 410-887-5859.
- ☐ does not reach the scope or extent that would require Baltimore County development approval.
- ☐ all or a portion of the property is located within the Chesapeake Bay Critical Area, therefore prior to any County action you are required to apply for and receive approval of Lot Consolidation and Reconfiguration through the Dept. of Environmental Protection and Sustainability (Comar 27.01.02.08) After receiving approval, resubmit your application for LLA with documentation of DEPS approval.

When recording deeds in the land records, please attach this letter and the survey plat as exhibits. Also, if the property(s) are improved or any Baltimore County permits are applied for or anticipated in the future, an existing record plat may be required to be amended and the following approval agencies should be contacted to resolve any possible development issues: Development Plans Review – 410-887-3751, Planning 410-887-3480, Environmental Protection & Sustainability – 410-887-5859


Arnold Jablon Initial

Sincerely,

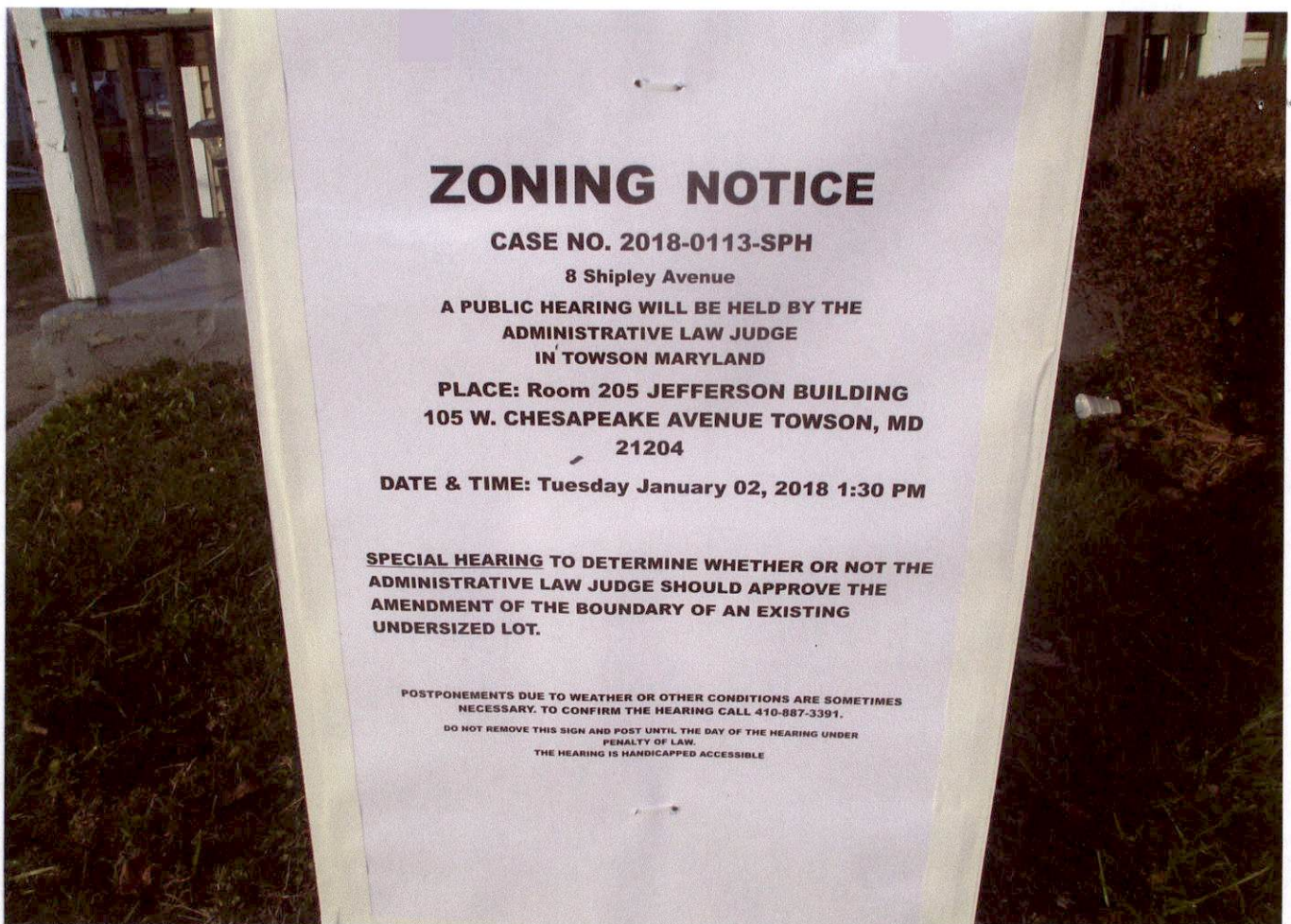

W. Carl Richards, Jr.
Zoning Supervisor

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391
www.baltimorecountymd.gov

PETITIONER'S

EXHIBIT NO. 4





ZONING NOTICE

CASE NO. 2018-0114-SPHA

10 Shipley Avenue

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204

DATE & TIME: Tuesday January 02, 2018 2:30 PM

**SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE
ADMINISTRATIVE LAW JUDGE SHOULD APPROVE THE
AMENDMENT OF THE BOUNDARY OF AN EXISTING
UNDERSIZED LOT.**

**VARIANCE TO PERMIT A SIDE YARD SETBACK FOR A TWO
STORY ADDITION OF 8.26 FEET IN LIEU OF THE REQUIRED 10
FEET..**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE







H



I

J



K



M



N

SW 2-G

0113553840

Lot # 30
0120660802

Lot # 31
0113753520

Lot # 32

0119390264

0111190

207
0111351610

WESLEY AVE

Lot # 54

Lot # 54

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

1 ED

DR 5.5

101A1 Lot # 61

1 CD

0111350330

SW 2-F

Lot # 59

0110450479

Lot # 59

Pt. Bk. 0000007, Folio 0144

0110450478
Lot # 58

Lot # 54

Lot # 54
0110450470

0110450480
Lot # 62

4

6

8 10

12

Lot # 54
0118470270
2007-0182-SPH

14

0110450477
Lot # 56
16

SHIPLEY AVE

1800000052
R-1953-2548

BL

0110450483

0123750860

15
0103470080

0118471870

0123750861

1953-2603-X
1969-0059-SP
2011-0362-SP
1992-0140-SP

2018-0113-SPH

SITE INFORMATION

1. OWNERSHIP: ST. AMEROS HOUSING AND CENTER INC.
321 E. 25TH STREET BALTIMORE, MD 21218
2. ADDRESSES: #8 & #10 SHIPLEY AVENUE.
3. DEED REFERENCES: SM 8213/677, LOTS 58, 59, & 60 WINTER HEIGHTS PG 7/ 144
4. AREAS: #8 4578 SF EXISTING / 5791 SF PROPOSED (PER OCE SURVEY)
#10 3516 SF EXISTING / 5846 SF PROPOSED (PER OCE SURVEY)
5. TAX MAP / PARCEL / LOT / TAX ACCOUNT #: 101 / 1214 / 58 / 01-10-450479
6. ELECTION DISTRICT: 1 COUNCILMANIC DISTRICT: 1
ADC MAP: 481788 GIS TILE: 101A1 POSITION SHEET: 6SW25
CENSUS TRACT: 400800 CENSUS BLOCK: 240054008001008
SCHOOLS: HILLCREST ES CATONSVILLE MS CATONSVILLE HS
7. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERNOLD CROSS & ETZEL LTD IN 2017.
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 DWELLINGS & PARKING AREAS. THE EXISTING DWELLINGS AND PARKING AREAS WILL REMAIN.
9. THE PROPOSED LOT LINE ADJUSTMENTS BETWEEN #8, #10 & #12 WAS APPROVED PROVISIONALLY BY THE DRC AS A LIMITED EXEMPTION (DRC #082217-LIA).

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

WATERSHED: PATAPSCO RIVER UOPL LAND TYPE: 0

1. THE EXISTING DWELLINGS ARE SERVED BY PUBLIC WATER AND SEWER.
2. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTIES.
3. THE SUBJECT PROPERTIES ARE NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
4. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A 100 YEAR FLOOD PLAN.

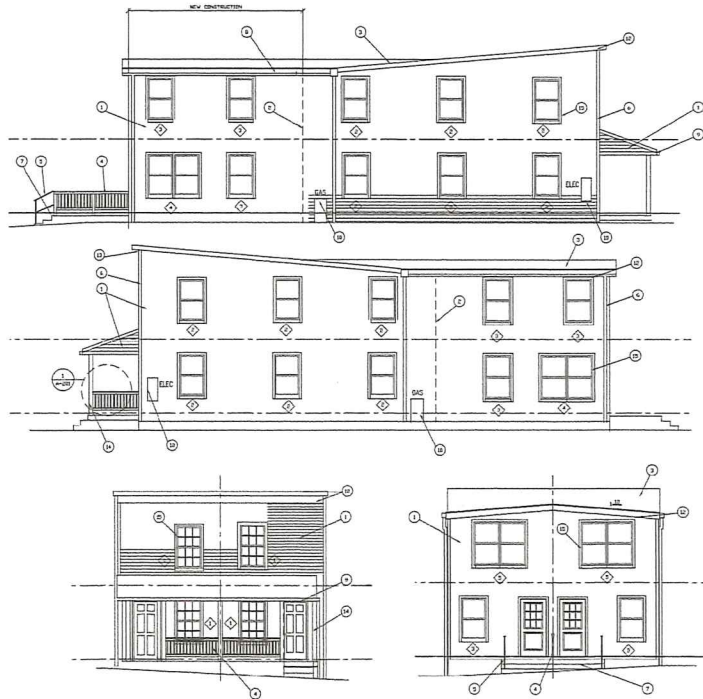
OFFICE OF PLANNING

REGIONAL PLANNING DISTRICT: CATONSVILLE DISTRICT CODE: 324

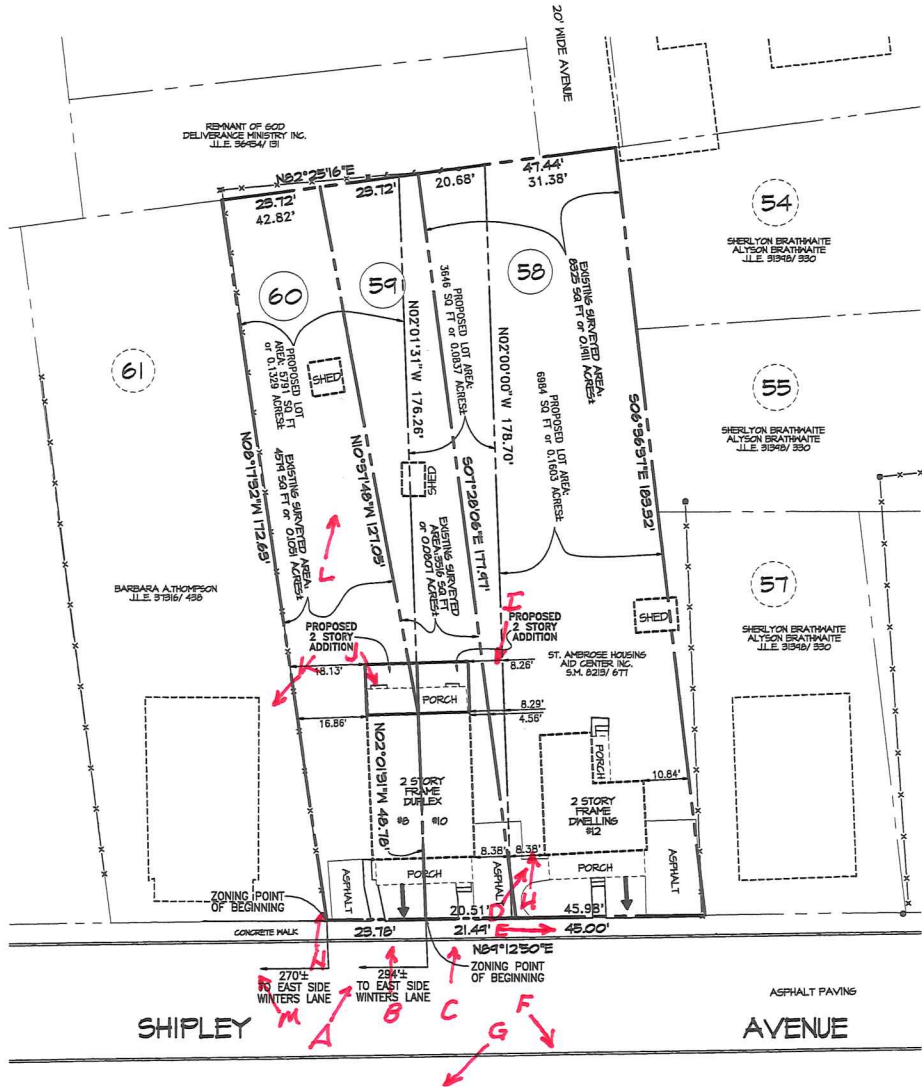
1. THE SUBJECT DWELLINGS ARE NOT HISTORIC. THE SUBJECT PROPERTY IS IN THE WINTERS LANE HISTORIC DISTRICT.

PROPOSED DEVELOPMENT

TO CONSTRUCT AN ADDITION TO EACH OF THE EXISTING DWELLINGS.



PROPOSED ELEVATIONS
NOT TO SCALE



GENERAL LEGEND

- EXISTING BUILDING
BOUNDARY LINE
PROPOSED LOT LINE
WOOD FENCE
CHAIN-LINK FENCE
- EXAMPLE
EXAMPLE
- ROMAN FONT FOR PROPOSED LOT LINE INFORMATION
ARCH FONT FOR EXISTING BOUNDARY INFORMATION



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@brucedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#8 & #10 SHIPLEY AVENUE

BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

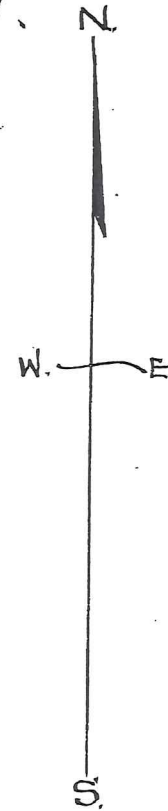
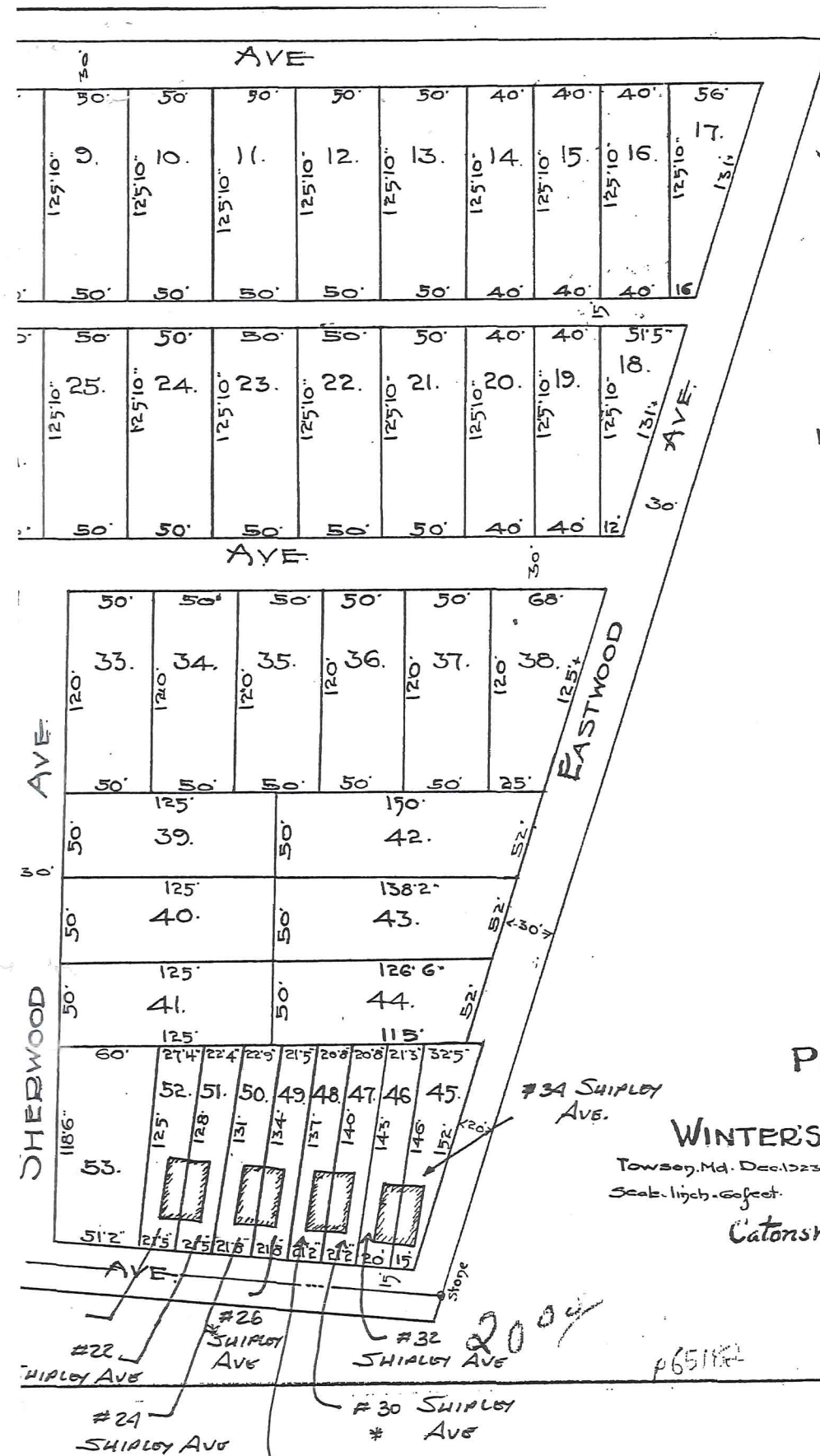
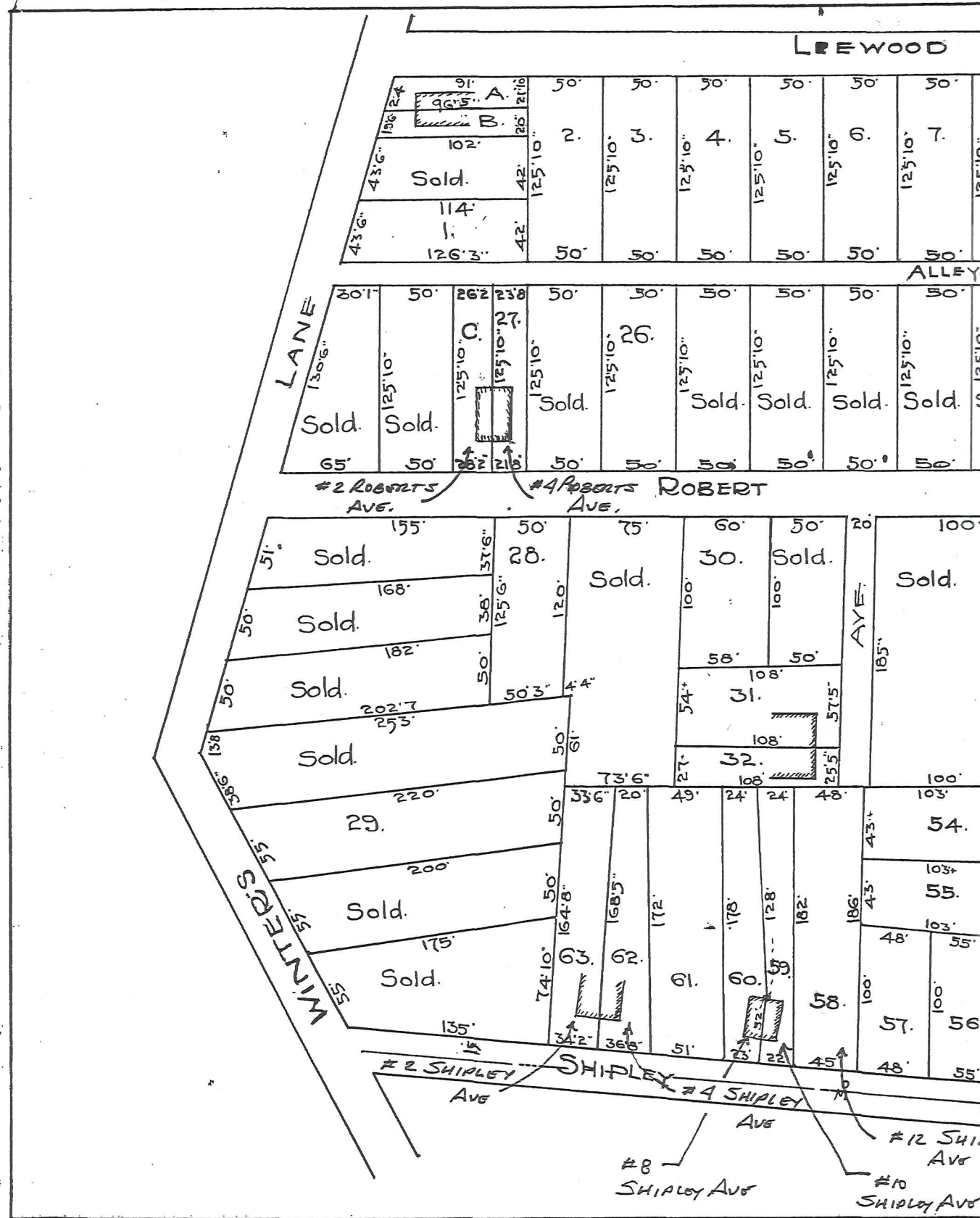
Date: OCTOBER 12, 2017

Scale: 1" = 20'

PETITIONER'S

EXHIBIT NO.

5



PLAT
of

WINTER'S HEIGHTS

Towson, Md. Dec. 1923.

Scale, 1 inch = 60 feet.

Benj. C. Green,
SURVEYOR, &c.

Catonsville

PETITIONER'S

EXHIBIT NO. 3

1. OWNERSHIP: ST. AMBROSE HOUSING AD CENTER INC.
321 E. 25TH STREET BALTIMORE, MD 21218

2. ADDRESSES: #8 & #10 SHIPLEY AVENUE.

3. DEED REFERENCES: SM 8213/677, LOTS 58, 59, & 60 WINTER HEIGHTS PB 7 / 144

4. AREAS: #8 4576 SF EXISTING / 5791 SF PROPOSED (PER GCE SURVEY)
#10 3519 SF EXISTING / 5646 SF PROPOSED (PER GCE SURVEY)

5. TAX MAP / PARCEL / LOT / TAX ACCOUNT #: 101 / 1214 / 59 / 01-10-450479

6. ELECTION DISTRICT: 1 COUNCILMANIC DISTRICT: 1
ADC MAP: 481786 GCS TILE: 101A1 POSITION STATE: 65W25
GENUS TACTIC: 400800 GENUS BLOCK: 24050408001006
SCHOOLS: HILLCREST ES CATONSVILLE MS CATONSVILLE HS

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PARKING SPACES PROVIDED ON SITE: 2
DR 5.5 RESIDENTIAL SETBACKS

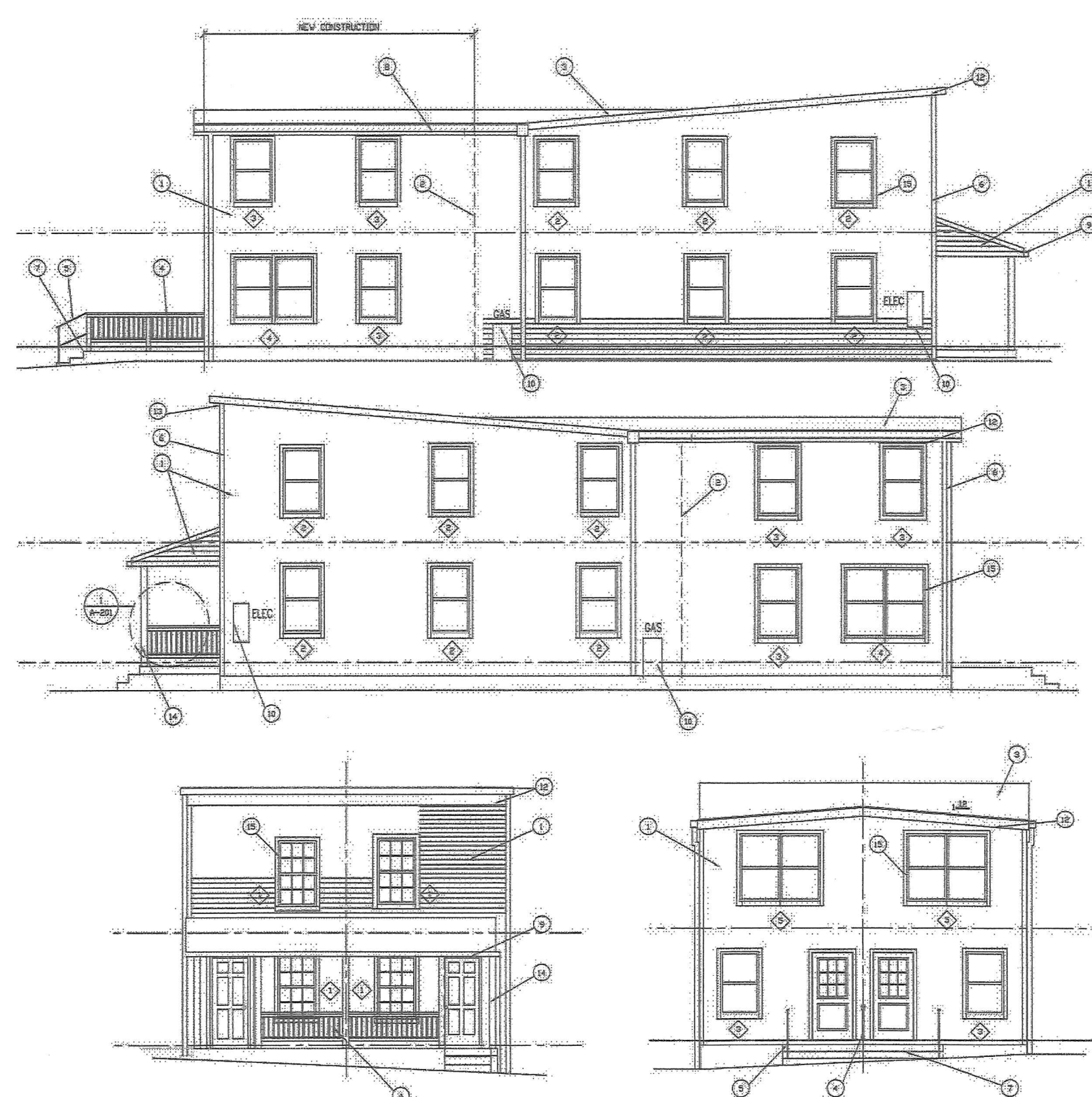
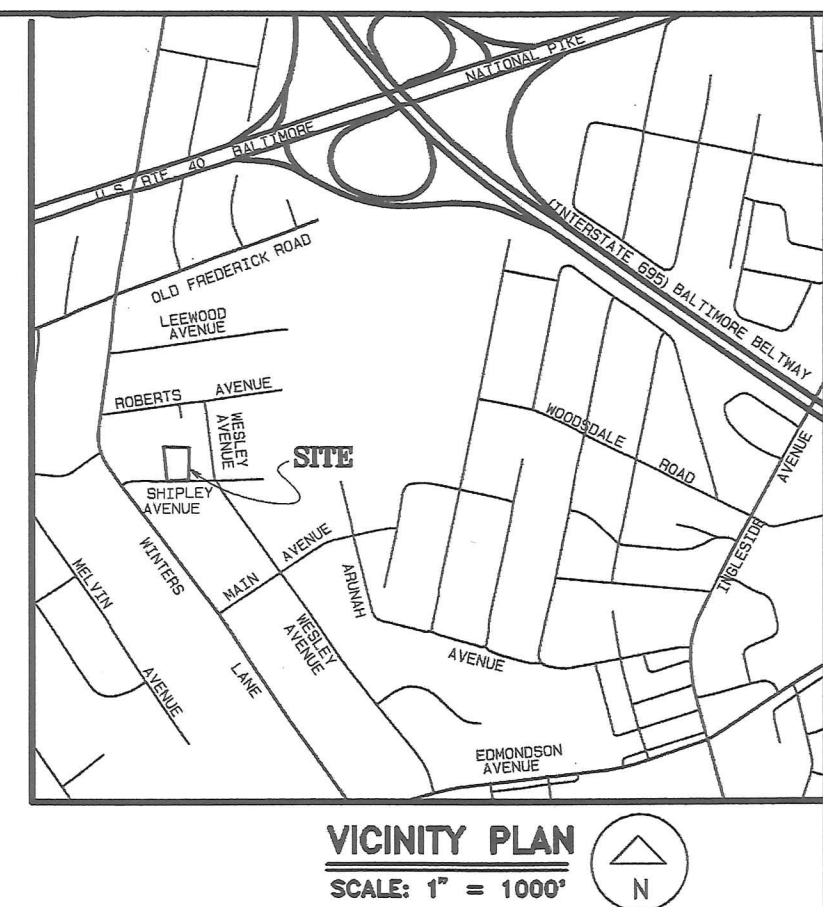
WATERSHED: PATAPSCO RIVER URDL LAND TYPE: 0

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REGIONAL PLANNING DISTRICT: CATONSVILLE DISTRICT CODE: 324

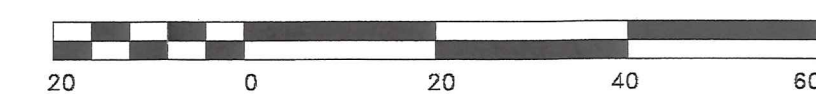
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TO CONSTRUCT AN ADDITION TO EACH OF THE EXISTING DWELLINGS.



PROPOSED ELEVATIONS
NOT TO SCALE

	EXISTING BUILDING
	BOUNDARY LINE
	PROPOSED LOT LINE
	WOOD FENCE
	CHAIN-LINK FENCE
EXAMPLE	ROMAN FONT FOR PROPOSED LOT LINE INFORMATION
EXAMPLE	ARCH FONT FOR EXISTING BOUNDARY INFORMATION



REVISION

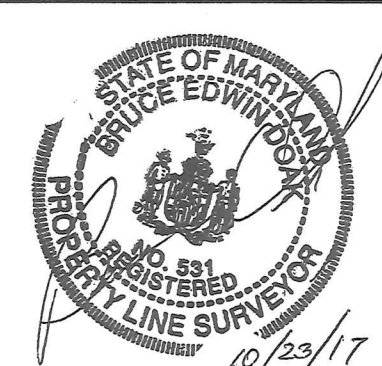
Bruce E. Doak Consulting, LLC
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bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#8 & #10 SHIPLEY AVENUE

BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: OCTOBER 12, 2017

Scale: 1" = 20'



#2 Pet. 2018-0113-SP4