

MEMORANDUM

DATE: February 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0114-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on February 5, 2018. 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: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(10 Shipley Avenue) *
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. 2018-0114-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of St. Ambrose Housing Aid Center, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the boundaries of an existing undersized lot. A petition for variance seeks to permit a side yard setback for a two story addition of 8.26 ft. in lieu of the required 10 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 2.

David Sann, Kevin O'Reilly and surveyor Bruce Doak appeared in support of the requests. Gary Brooks, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency supports the requests.

SPECIAL HEARING

This case was combined for hearing with No. 2018-0113-SPH, and the Order in that case contains a more thorough discussion of the factual background for these matters. For present purposes it will suffice to state that the above case concerns 10 Shipley Avenue (Lot 59 on the

ORDER RECEIVED FOR FILING

Date

1/5/18

By

sen

plat of Winters Heights), on which is located one-half of a duplex dwelling constructed in 1908. The special hearing relief would simply adjust the lot lines which bisect this dwelling such that each unit would be located on its own lot. This is a reasonable request which will not have any discernable impact upon the community. As a result of the adjustment, Lot 59 will be increased in size from 3,516 sq. ft. to 3,646 sq. ft. Lot 58 (also owned by Petitioner and improved with a single-family dwelling known as 12 Shipley Ave.) would decrease in size, from 8,325 sq. ft. to 6,984 sq. ft.

VARIANCE

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).

These lots were created by a plat recorded in 1923, and Petitioner must contend with site improvements which have existed for over 100 years. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be required to raze or relocate the existing dwelling. Finally, I find that the variance 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 the community and Baltimore County.

THEREFORE, IT IS ORDERED this 5th day of January, 2018, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an amendment of the boundary of Lot Nos. 58 & 59

ORDER RECEIVED FOR FILING

Date 1/5/18

By son

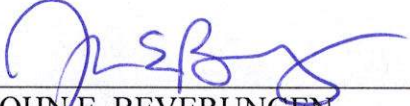
as shown on the highlighted site plan admitted herein as Petitioner's Ex. No. 2, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a side yard setback for a two story addition of 8.26 ft. in lieu of the required 10 ft., 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 his 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.

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 1/5/18

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 #10 SHIRLEY AVENUE which is presently zoned DR 5.5
 Deed References: SM 8213/677 10 Digit Tax Account # 0110450479
 Property Owner(s) Printed Name(s) ST AMBROSE HOUSING AIO 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) 1802.3. C. / (CHART)

TO PERMIT A SIDEYARD SETBACK FOR A TWO STORY ADDITION OF 8.26 FEET IN LIEU OF THE REQUIRED 10.0 FEET

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

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 AIO 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

21218 / 410-366-8550 /

Zip Code Telephone # Email Address

DAVIDS@STAMBROS.ORG

Representative to be contacted:

BRUCE E. 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

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2018-014-SPH4 Filing Date 10/23/17

Do Not Schedule Dates: Reviewer gh

REV. 10/4/11

Bruce E. Doak Consulting, LLC

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

Zoning Description

#10 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), 294 feet, more or less, from the east side of Winters Lane.

Being part of Lot 58 and part of Lot 59 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 3,646 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

2018-0114 - SP4A



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 5338505

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: # 2018-0114-SPHA
10 Shipley Avenue
N/s Shipley Avenue, east 294 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. Variance to permit a side yard setback for a two story addition of 8.26 ft. in lieu of the required 10 ft.

Hearing: Tuesday, January 2, 2018 at 2:30 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 12/638 December 12 5338505

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 5290170

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: # 2018-0114-SPHA
10 Shipley Avenue
N/s Shipley Avenue, east 294 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 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible special accommodations Please Contact the Admin' Hearings Office at (410) 887-3868.
(2) For information concerning the File and Contact the Zoning Review Office at (410) 887-3333

11-071 November 9

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. 2018-0114-SPHA

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 **10 Shipley Avenue**.

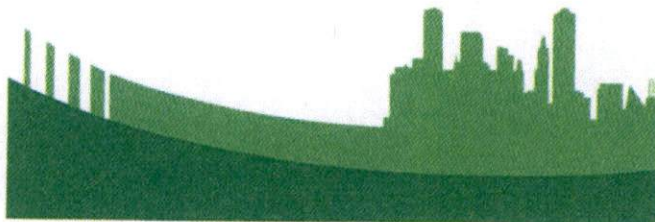
The sign was posted on **December 12, 2017**.

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. 2018-0114-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**

ZONING NOTICE

CASE NO. 2018-0114 SPMD

10. Attorney Fees

A. P. V. N. INC. 1007 S. BROADWAY, SUITE 100, BOSTON, MA 02108, U.S.A.

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

PLACE BOOKS ONLY HERE

101 W. CHESAPEAKE AVENUE, GREENSBORO, NC 27401
FAX: 800-255-JEFFERSON BUILDING

24104
20000 SHELBY AVENUE TOWSON, MD

607A2

Week 6 (2018): Tuesday January 02, 2018 7:10 PM

SAFE (C.A.), FOR ARIANCO, TO THE FOLLOWING: 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538, 2539-2540, 2541-2542, 2543-2544, 2545-2546, 2547-2548, 2549-2550, 2551-2552, 2553-2554, 2555-2556, 2557-2558, 2559-2560, 2561-2562, 2563-2564, 2565-2566, 2567-2568, 2569-2570, 2571-2572, 2573-2574, 2575-2576, 2577-2578, 2579-2580, 2581-2582, 2583-2584, 2585-2586, 2587-2588, 2589-2590, 2591-2592, 2593-2594, 2595-2596, 2597-2598, 2599-2600, 2601-2602, 2603-2604, 2605-2606, 2607-2608, 2609-2610, 2611-2612, 2613-2614, 2615-2616, 2617-2618, 2619-2620, 2621-2622, 2623-2624, 2625-2626, 2627-2628, 2629-2630, 2631-2632, 2633-2634, 2635-2636, 2637-2638, 2639-2640, 2641-2642, 2643-2644, 2645-2646, 2647-2648, 2649-2650, 2651-2652, 2653-2654, 2655-2656, 2657-2658, 2659-2660, 2661-2662, 2663-2664, 2665-2666, 2667-2668, 2669-2670, 2671-2672, 2673-2674, 2675-2676, 2677-2678, 2679-2680, 2681-2682, 2683-2684, 2685-2686, 2687-2688, 2689-2690, 2691-2692, 2693-2694, 2695-2696, 2697-2698, 2699-2700, 2701-2702, 2703-2704, 2705-2706, 2707-2708, 2709-2710, 2711-2712, 2713-2714, 2715-2716, 2717-2718, 2719-2720, 2721-2722, 2723-2724, 2725-2726, 2727-2728, 2729-2730, 2731-2732, 2733-27

STANDARD STRATEGIC LAW JUDICIAL SERVICES IS APPROXIMATELY THE

ANNE HARRIS ON THE MOUNTAIN OF AN L.A. HOME,
2006-2010, L.G.

CONCRETE TO PLANT A SIDE WALK TO THE

THE UNIVERSITY OF CHICAGO PRESS

1994

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[illegible]

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
Attn. David S., Director of Housing Dev.

410-366-8550

CORRECTED 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: 2018-0114-SPHA

10 Shipley Avenue

N/s Shipley Avenue, east 294 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. Variance to permit a side yard setback for a two story addition of 8.26 ft. in lieu of the required 10 ft.

Hearing: Tuesday, January 2, 2018 at 2:30 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

December 5, 2017

CORRECTED NOTICE OF ZONING HEARING

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

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Hearing: Tuesday, January 2, 2018 at 2:30 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

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Attn. David S., Director of Housing Dev.

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10 Shipley Avenue

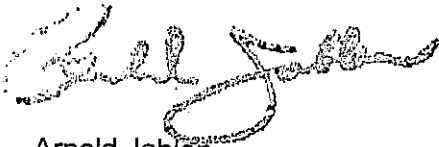
N/s Shipley Avenue, east 294 ft. to the centerline of Winters Lane

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (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

November 21, 2017

NEW 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: 2018-0114-SPHA

10 Shipley Avenue

N/s Shipley Avenue, east 294 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 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


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
Thursday, November 9, 2017 Issue - Jeffersonian

Please forward billing to:

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

410-366-8550

NOTICE OF ZONING HEARING

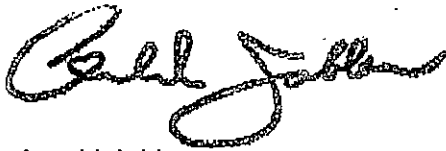
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0114-SPHA

10 Shipley Avenue
N/s Shipley Avenue, east 294 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 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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*

November 3, 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: 2018-0114-SPHA

10 Shipley Avenue

N/s Shipley Avenue, east 294 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 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

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 3, 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: 2018-0114-SPHA

10 Shipley Avenue

N/s Shipley Avenue, east 294 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 11:00 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

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- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 11, 2017.**
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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
10 Shipley Avenue; N/S Shipley Avenue,
E 294' 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 ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-114-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: 2018-0114-SDHA

Property Address: 10 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

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

NO 160509

Date: 10/23/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: 150.00

Rec From: Bruce Doak

For: 10 Shipley Ave
2018-0114-SHA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS / ACTUAL TIME / AM
10/24/2017 10/23/2017 09:52:29
REQ 0501 WALKIN LIE
>RECEIPT # 757373 10/23/2017 0FLH
Dept \$ 528 ZONING VERIFICATION
CR NO. 160509
Recpt Tot \$150.00
\$150.00 CR \$1.00 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: 2018-0114 SPHA, Address: #10 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

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. 2018-0114-SPHA

*Special Hearing Variance
St. Ambrose Housing Aid Center, Inc.
10 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

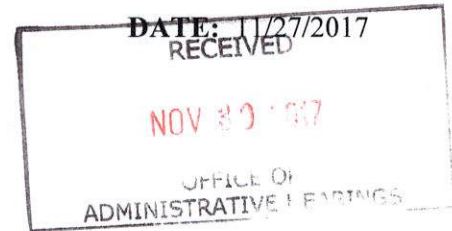
WW/RAZ

1-2-18

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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



FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-114

INFORMATION:

Property Address: 10 Shipley Avenue
Petitioner: St. Ambrose Housing Aid Center, Inc.
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

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 and also the petition for variance to permit a side yard setback for a two-story addition of 8.26 feet in lieu of the required 10 feet.

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

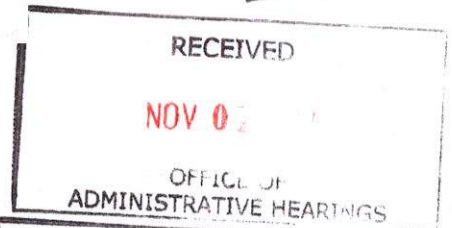
c: Dennis Wertz
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Postponed
1-2-18

12-4

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 # 2018-0114-SPHA
Address 10 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2017

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2017
Item No. 2018-0114 SPHA, 0115-A and 0116-A

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

* * * * *

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: 18-114

INFORMATION:

Property Address: 10 Shipley Avenue
Petitioner: St. Ambrose Housing Aid Center, Inc.
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

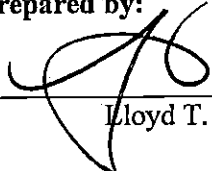
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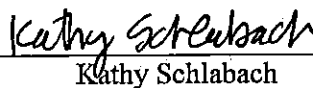
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Bruce 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 # 2018-0114-SPHA
Address 10 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

Case No.: 2018-0114-SPHA

ORIGINAL

Exhibit Sheet

1/5/18
Pen

EXHIBITS IN CASE FILE 2018-0113-SPH

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		

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

11/3

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

no comment

11/1

DEPS
(if not received, date e-mail sent _____)

no comment

FIRE DEPARTMENT

11/30

PLANNING
(if not received, date e-mail sent _____)

comment

11/3

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

Dook

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: Principal Residence:		EXEMPT NO	
Mailing Address:			321 E 25TH ST BALTIMORE MD 21218				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:	
0101	0001	1214		0000			59	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	
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 01/01/2016		As of 07/01/2017		As of 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 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		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										

SITE INFORMATION

1. OWNERSHIP: ST. AMBROSE HOUSING AID 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 4579 SF EXISTING / 5791 SF PROPOSED (PER GCE SURVEY)
#10 3516 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 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 A SURVEY PERFORMED BY GERHOLD 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-LLA).

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 / 10 FEET FOR A DUPLEX
REAR: 30 FEET FROM PROPERTY LINE

ENVIRONMENTAL

WATERSHED: PATAPSCO RIVER UROL 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 PLAIN.

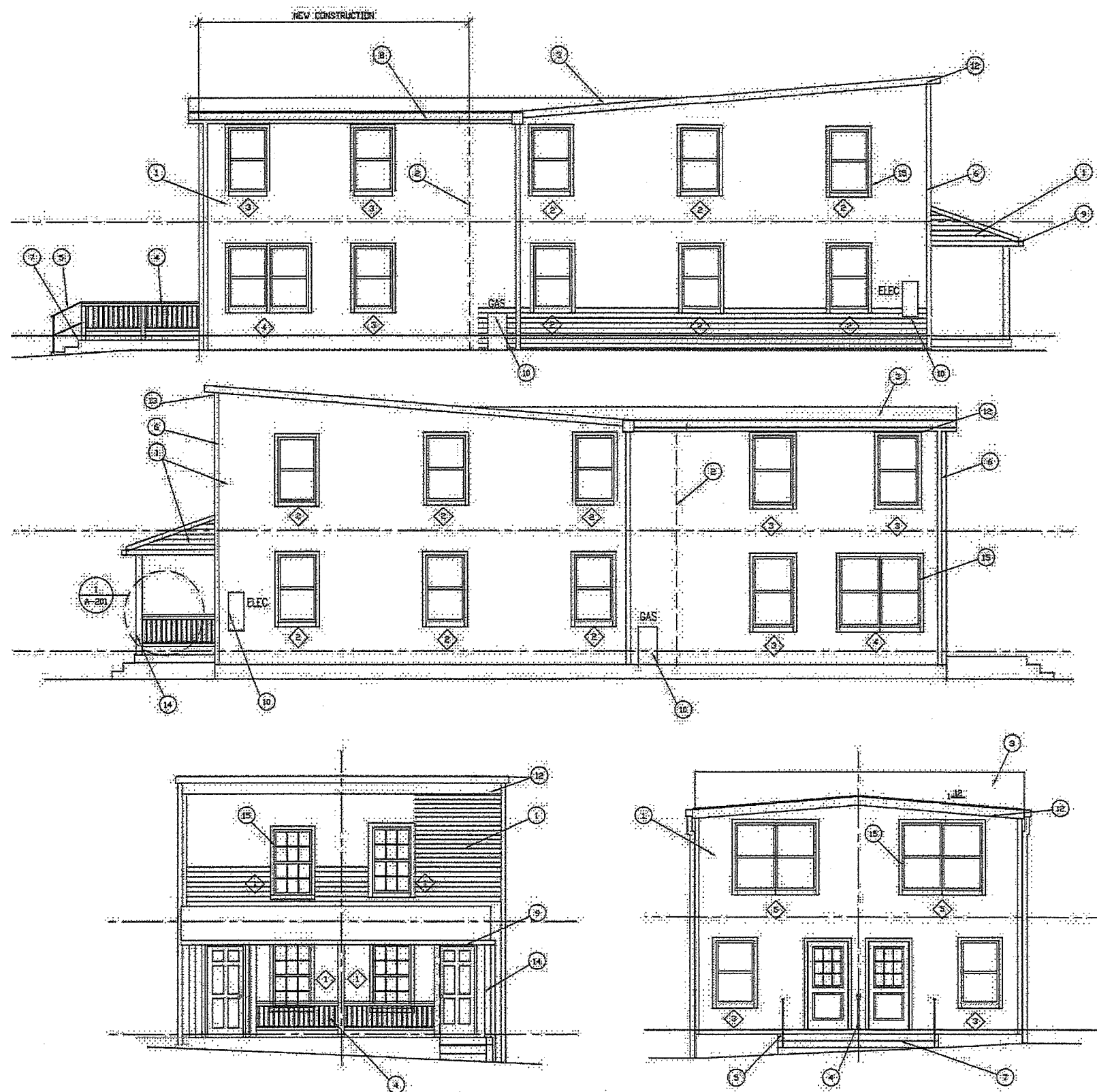
OFFICE OF PLANNING

REGIONAL PLANNING DISTRICT: CATONSVILLE DISTRICT CODE: 324

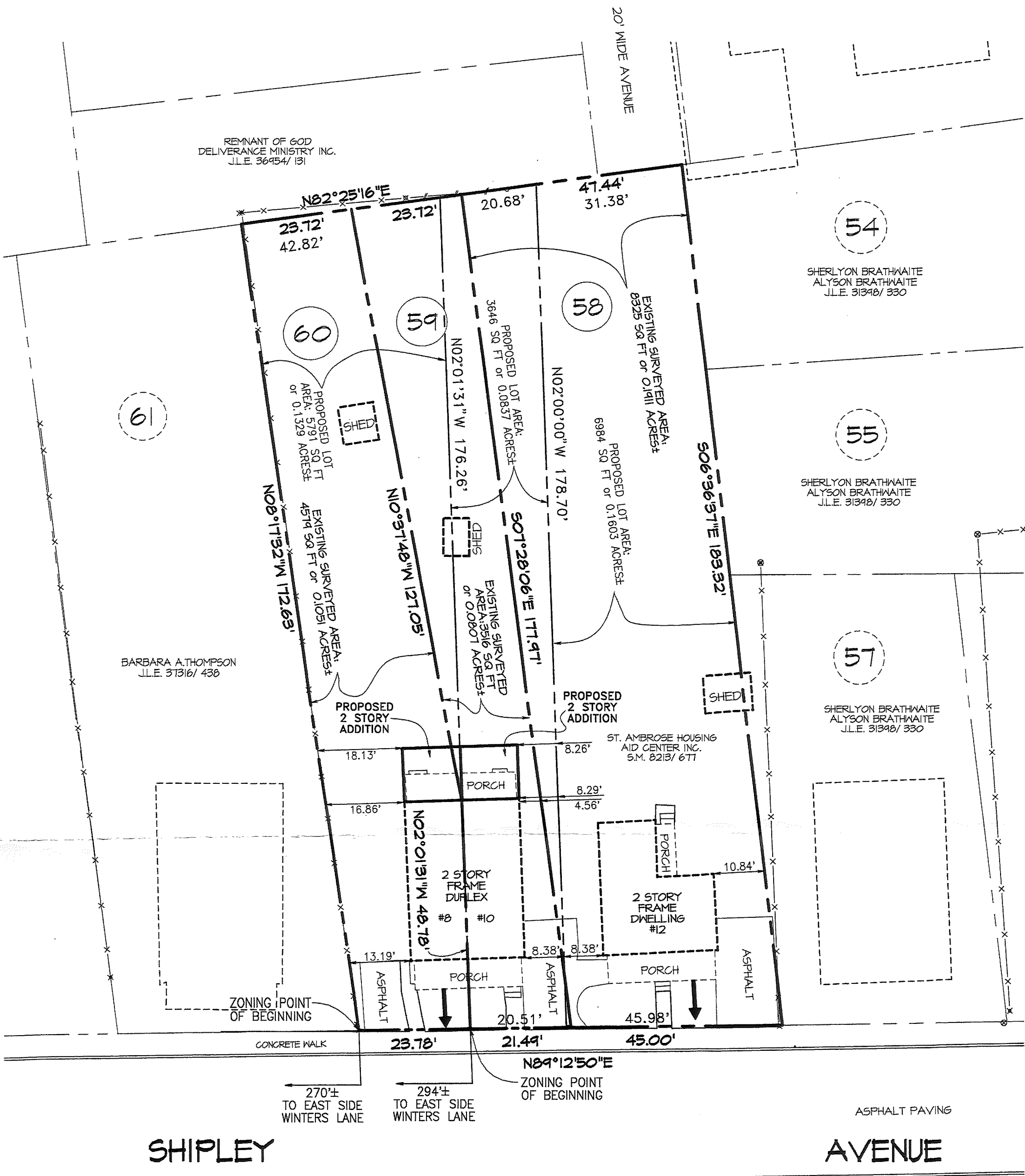
1. THE SUBJECT DWELLINGS ARE NOT HISTORIC. THE SUBJECT PROPERTY IS IN THE WINTERS LANE HISTORIC DISTRICT.

PROPOSED DEVELOPMENT

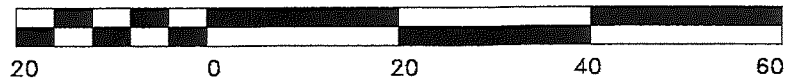
TO CONSTRUCT AN ADDITION TO EACH OF THE EXISTING DWELLINGS.



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

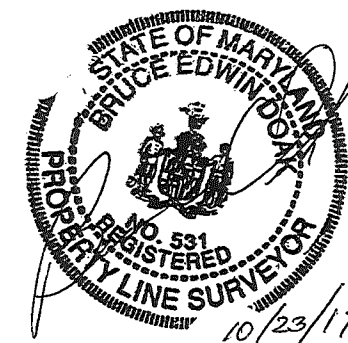


REVISION

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@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'