

M E M O R A N D U M

DATE: February 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0170-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 20, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(5 Dutton Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Marc A. & Abigail C. Randell	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0170-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Marc A. and Abigail C. Randell (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a replacement of a garage in the rear yard of an existing single family dwelling with a height of 23 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment, dated January 10, 2018, was received from the Development Plans Review (“DPR”) section indicating the following:

“Show and label the existing 10-foot Drainage & Utility Easement along the rear property line. To avoid encroachment into the existing easement revised proposed garage dimensions accordingly.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 28, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 1-19-18

By low

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed replacement garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of **January, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a replacement of a garage in the rear yard of an existing single family dwelling with a height of 23 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 1-19-18

By kwj

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the replacement garage into a dwelling unit or apartment. The replacement garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The replacement garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment received from DPR, dated January 10, 2018; a copy of which is attached hereto and made a part hereof.

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:dlw

ORDER RECEIVED FOR FILING

Date 1-19-18

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 5 DUTTON AVE CATONSVILLE MD 21228 Currently zoned DR-2
 Deed Reference Z 6478 / 00594 10 Digit Tax Account # 1800007115
 Owner(s) Printed Name(s) Marc A. Randell, Abigail C. Randell

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

Section 400.3

To permit the replacement of a garage in the rear yard of an existing single family dwelling with a height of 23 feet in lieu of the required 15 feet.

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Marc Randell / Abigail Randell
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
5 DUTTON AVE CATONSVILLE MD
 Mailing Address City State
21228 / 410 979 8525 / marc.randell@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Marc Randell
 Name- Type or Print _____
[Signature]
 Signature _____
5 DUTTON AVE CATONSVILLE MD
 Mailing Address City State
21228 / 410-979-8525 / marc.randell@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0170-A Filing Date 12/21/2017 Estimated Posting Date 12/31/17 Reviewer [Signature]

Rev 5/5/2016

ORDER RECEIVED FOR FILING

Date 1-19-18

By [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 5 DUTTON AVE Catonsville MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

There is an existing 4 car garage located at the rear (Northeast) corner of the property at 5 Dutton Ave. This structure is 40 FT long by 17 FT wide. The structure has fallen into disrepair and requires significant rehabilitation including a new roof, new siding, new concrete pads, and replacing key structural members. In addition, the structure has become an eyesore in the neighborhood. Due to its age and condition, the cost of making the required repairs is extensive and causes an unnecessary financial hardship. In lieu of repairing the structure, we propose removing the existing structure and replacing it with a new structure. The proposed structure will have a similar footprint at 39 FT long by 25 FT wide. We are requesting a variance to allow the height of this structure to exceed the limitation of 15 FT. The new structure will be 23 FT in height. An additional net benefit of the new structure to the homeowners as well as to the neighborhood is more closely matching the architectural style to the primary residence. -cont

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Marc Randell
Signature of Owner (Affiant)

Marc Randell
Name- Print or Type

Abigail Randell
Signature of Owner (Affiant)

Abigail Randell
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of December, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Marc RANDELL & Abigail Randell

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Karen L. Longman
Notary Public
8/30/21
My Commission Expires

REV. 5/5/2016

The garage will be used to park automobiles and for additional storage. This structure will not be utilized as living quarters. In accordance with case number 1990-0488-SPH, the primary residence is used as a single family home and does not operate a separate apartment.

Zoning Petition Property Description for: 5 Dutton Ave. Catonsville, MD 21228

Part A

Beginning at a point on the East side of Dutton Ave which is 40 feet wide at a distance of 450+/- feet North of the centerline of the nearest improved interesting street Frederick Road which is 55 feet wide

Part B

Being Lot No. 1 as shown on the plat entitled, "Schreier Property, #5 Dutton Avenue, which plat is recorded among the land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No.44, folio 37.

16000 # 1st Election District 1st Council District

2018-0170-A

CERTIFICATE OF POSTING

Date: 12-28-17

RE: Case Number: 2018-0170-A

Petitioner/Developer: Marc Randell

Date of Hearing/Closing: 1-15-18

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5 Dutton Ave



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0170 -A Address 5 Dutton Avenue

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/21/17 Posting Date: 12-31-17 Closing Date: 01-15-18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0170 -A Address 5 Dutton Avenue
Petitioner's Name MARC & Abigail Randall Telephone 410-979-8525
Posting Date: 12/31/17 Closing Date: 01/15/18

Wording for Sign: To permit the replacement of a garage in the rear yard of an existing single family dwelling with a height of 23 feet in lieu of the required 15 feet.

Revised 6/30/2018

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

NO 161170

Date: 12/21/17

				Rev	Sub				
				Source/	Rev/				
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	
1201	1116	1600		16150				75.00	

Total: 75.00

Rec From: [Signature]

For: 5 Dutton Ave

2018-0170-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
12/22/2017 12/21/2017 09:28:26 3
REG 0803 WALKIN CAM
RECEIPT # 756717 12/21/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 161170
Recpt Tot 175.00
175.00 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

January 17, 2018

Marc & Abigail Randell
5 Dutton Avenue
Catonsville MD 21228

RE: Case Number: 2018-0170 A, Address: 5 Dutton Avenue

Dear Mr. & Ms. Randell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 21, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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: December 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0170-A
Address 5 Dutton Avenue
(Randell Property)

Zoning Advisory Committee Meeting of **January 1, 2018.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 1/3/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0179-A

*Administrative Variance
Marc & Abigail Randell
5 Dutton 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,



for 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 *MS*

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 01, 2018
Item No. 2018-0170-A

DATE: January 10, 2018

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

Show and label the existing 10-foot Drainage & Utility Easement along the rear property line. To avoid encroachment into the existing easement revise proposed garage dimensions accordingly.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Office of Administrative Hearings

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Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

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Department of Permits, Approvals
And Inspections

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

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Show and label the existing 10-foot Drainage & Utility Easement along the rear property line. To avoid encroachment into the existing easement revise proposed garage dimensions accordingly.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 1-19-18

By OW

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1-10DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C12-28DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)1-3

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 12-28-17 by PeltonPEOPLE'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 - 1800007115			
Owner Information					
Owner Name:	RANDELL MARC A RANDELL ABIGAIL C		Use:	RESIDENTIAL	
Mailing Address:	5 DUTTON AVE BALTIMORE MD 21228-4916		Principal Residence:	YES	
			Deed Reference:	/26478/ 00594	
Location & Structure Information					
Premises Address:		5 DUTTON AVE 0-0000		Legal Description:	.3673 AC 5 DUTTON AVE ES SCHREIER PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0100	0012	0277		0000	
					Block:
					1
					Lot:
					2016
					Assessment Year:
					Plat No:
					0044/
					Plat Ref:
					0037
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1905	2,779 SF		16,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	YES	STANDARD UNIT	SIDING	3 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
Land:		108,700	108,700		
Improvements		205,000	296,500		
Total:		313,700	405,200	374,700	405,200
Preferential Land:		0			0
Transfer Information					
Seller: SULLIVAN HOLLY L		Date: 12/12/2007		Price: \$530,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26478/ 00594		Deed2:	
Seller: HENNINGER THOMAS J		Date: 03/16/2007		Price: \$160,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /25364/ 00564		Deed2:	
Seller: SWANSON PHILIP J		Date: 04/13/1993		Price: \$175,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09705/ 00742		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2017	07/01/2018
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 01/05/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0170-A

Primary Use: RESIDENTIAL

Reviewer: WasilewskiLeon
ard

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Marc & Abigail Randell

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist First

Councilmanic Dist First

Property Address: 5 Dutton AVENUE

Location: E/S of Dutton Avenue, 450 +/-ft. N of the centerline of Frederick Road

Existing Zoning: DR 2

Area: 16000 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a replacement of a garage in the rear yard of an existing single family dwelling with a height of 23 ft. in lieu of the required 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 1/15/2018 12:00:00AM

Miscellaneous:

Case Number: 2018-0171-X

Primary Use: COMMERCIAL

Reviewer: DuvallRobert

Type: SPECIAL EXCEPTION

Legal Owner: Michael James Palmisano

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Fifteenth

Councilmanic Dist Seventh

Property Address: 2718 North point BOULEVARD

Location: NE/S of North Point Boulevard, +/- 810 ft. NW of the centerline of Trappe Road

Existing Zoning: BR

Area: 30,871 sq. ft., 0.708 acre

Proposed Zoning: SPECIAL EXCEPTION:

To use the herein described property for auto repair and used car sales on property zoned BR (Business Roadside)

Attorney: John Nowicki, 727 N Hickory Avenue, Bel Air MD 21014

Prior Zoning Cases: 1957-4232-X

Concurrent Cases:

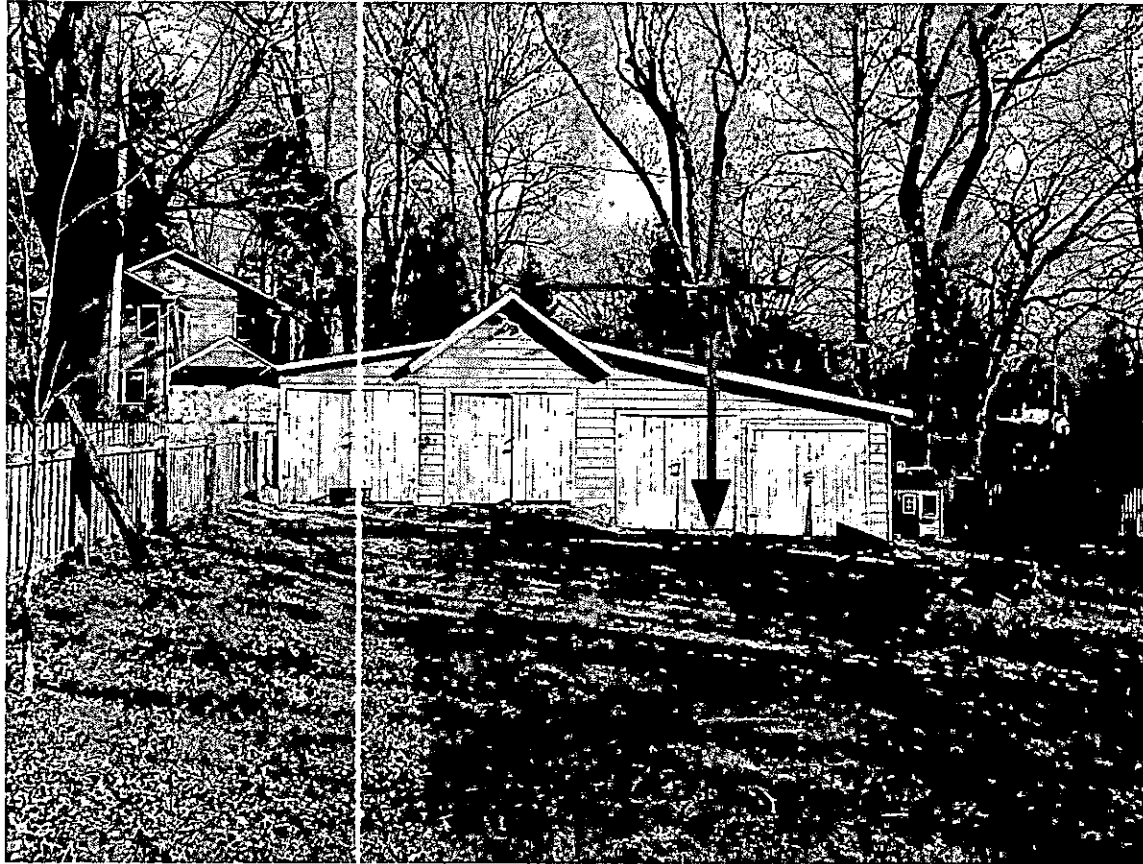
R-1955-3668

Violation Cases:

Closing Date:

Miscellaneous:

5 Dutton Ave. Catonsville, MD 21228



Direct view of existing garage. Proposing the demolition of this structure and replacement with new garage.

2018-0170-A

5 Dutton Ave. Catonsville, MD 21228



Front view of property and primary residence from Dutton Ave. Replacing existing garage at rear of property.

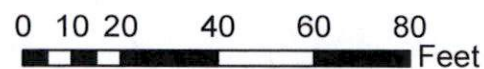
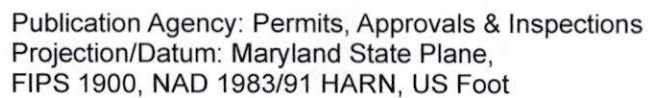
2018-0170-A

5 Dutton Ave. Catonsville, MD 21228

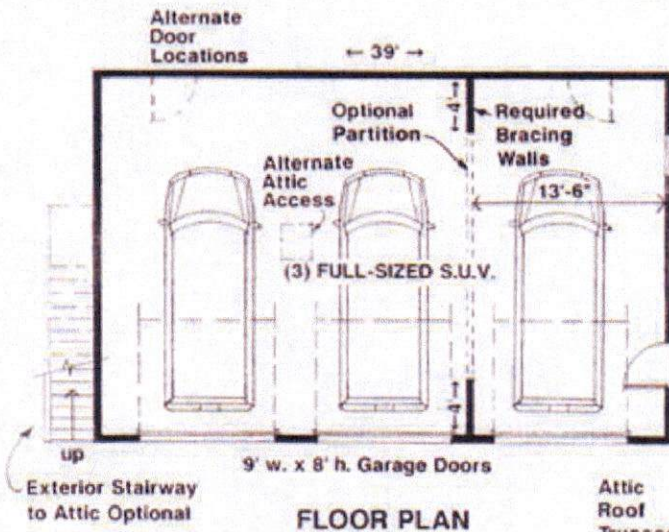
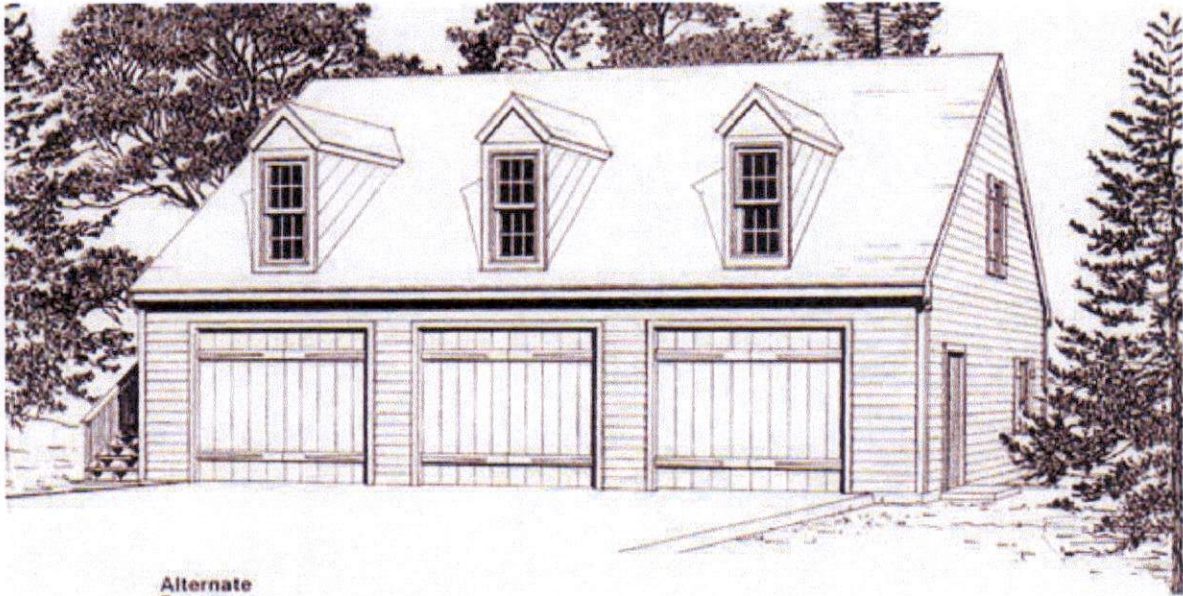


Side view of existing garage back yard.

2018-0170-A

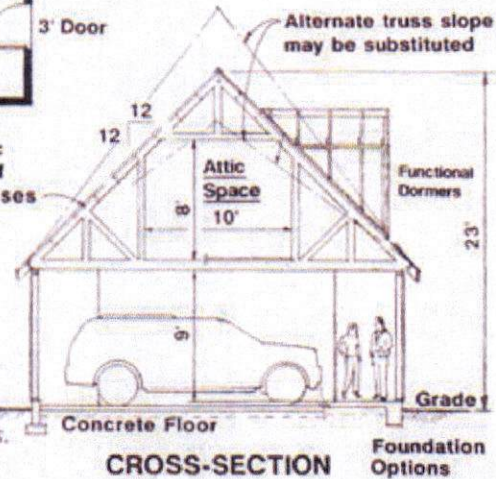


1 inch = 40 feet



Williamsburg-Style

Generously sized 3-bay garage is spacious enough for 3 full-sized S.U.V. vehicles, with extra shop/storage areas and has a large attic space with optional exterior stair access. Design and detailing inspired by the original 18th century colonial buildings in Williamsburg, Virginia, but built to modern codes and standards.



**Behm
Design**

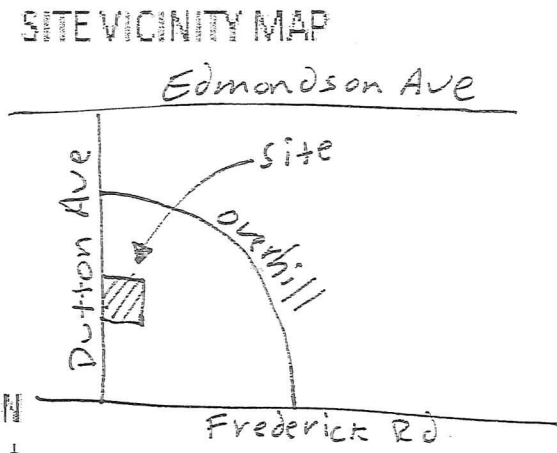
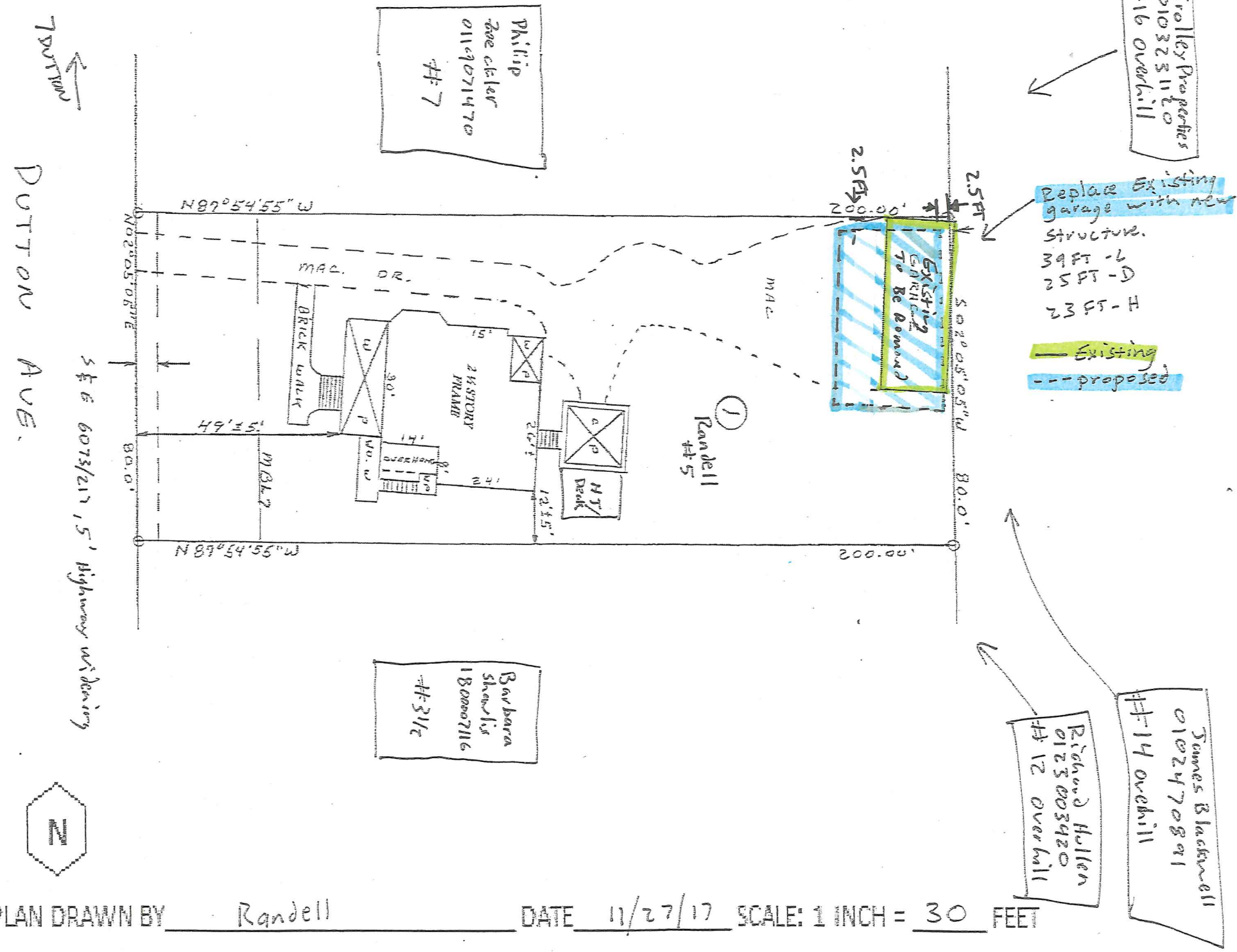


WIDTH: 39'
DEPTH: 25'
RIDGE HEIGHT: 23'
FLOOR AREA: 975 sq

PLAN No.
975-3

2018-0170-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5 DUTTON AVE CATONSVILLE MD OWNER(S) NAME(S) Marc Randell, Abigail Randell
 SUBDIVISION NAME _____ LOT# 1 BLOCK# _____ SECTION# _____
 PLAT BOOK # 0044 FOLIO # 0037 10 DIGIT TAX # 1 8 0 0 0 0 7 1 1 5 DEED REF. # 2 6 4 7 8 / 0 0 5 9 4
 Parcel 0277



MAP IS NOT TO SCALE

ZONING MAP# 10002

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 16,000

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC X PRIVATE _____

SEWER IS:
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

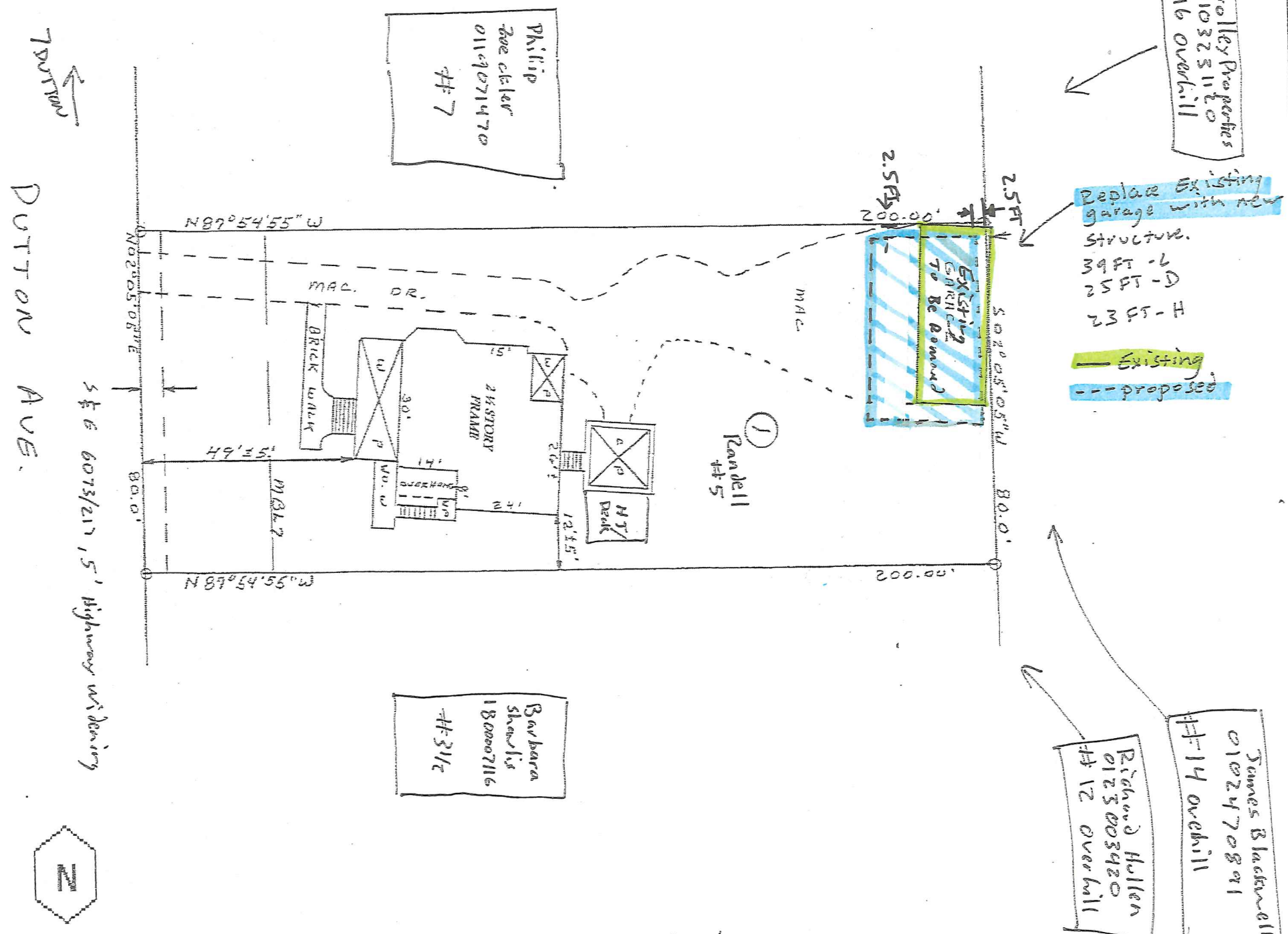
1990-0488-SPH

VIOLATION CASE INFO:

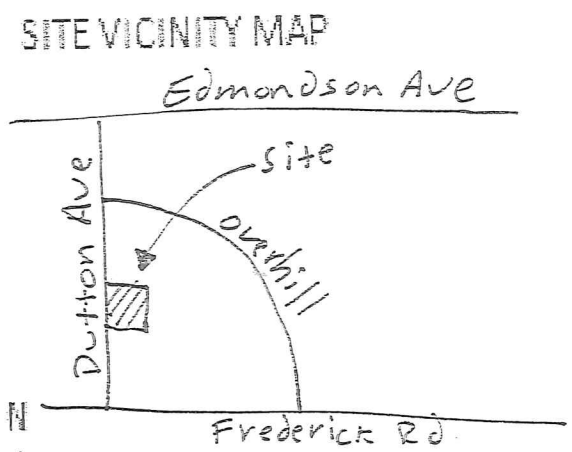
2018-0170-A

Pet. Exp. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5 DUTTON AVE CATONSVILLE MD OWNER(S) NAME(S) Marc Randell, Abigail Randell
 SUBDIVISION NAME _____ LOT# 1 BLOCK# _____ SECTION# _____
 PLAT BOOK # 0044 FOLIO # 0037 10 DIGIT TAX # 1800007115 DEED REF. # 26478/00594
 Parcel 0277



PLAN DRAWN BY Randell DATE 11/27/17 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE
 ZONING MAP# 100C2
 SITE ZONED DR2
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 16,000
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

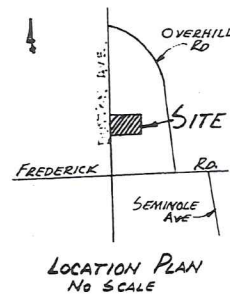
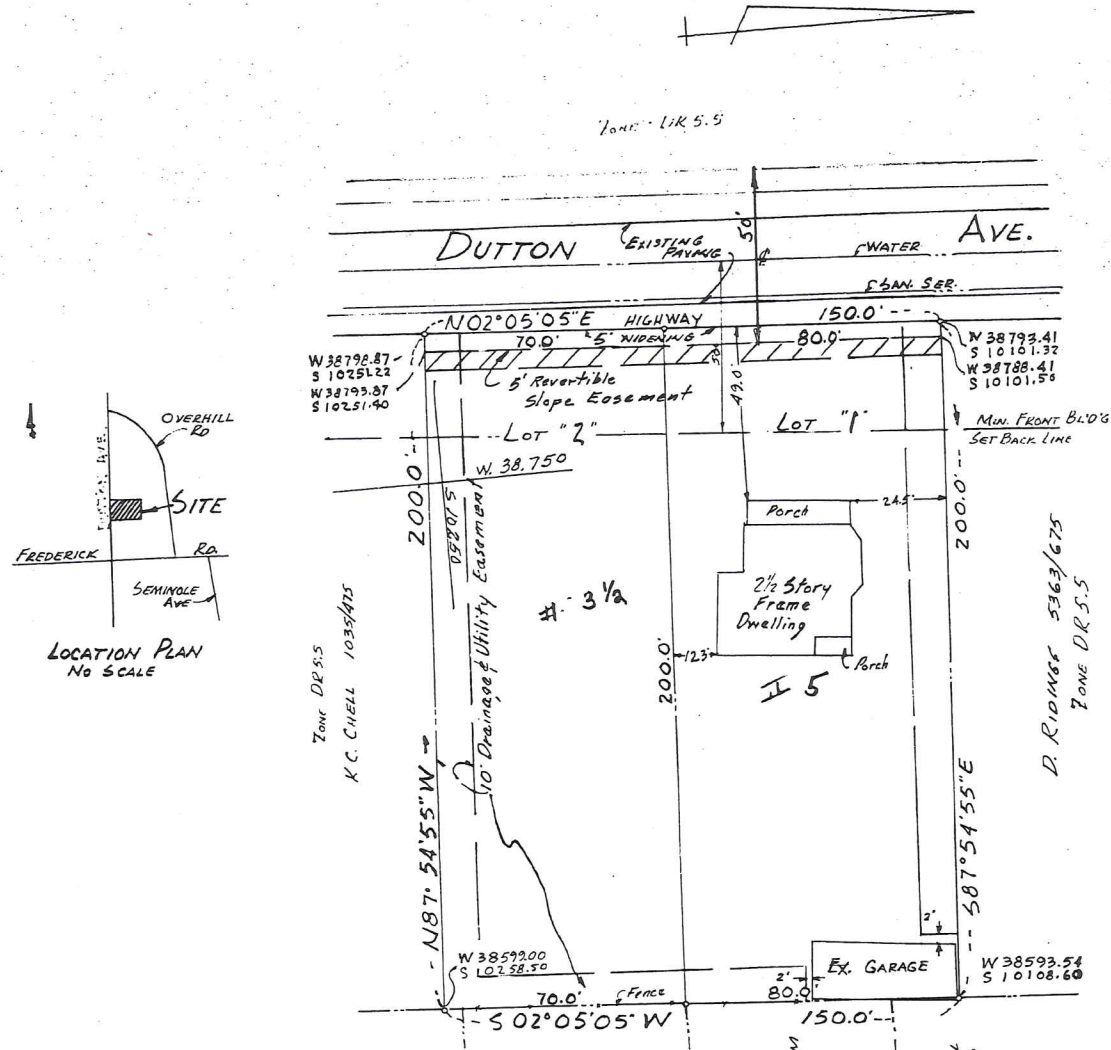
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VIOLATION CASE INFO:

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BEAKINGS AND COORDINATES SHOWN ON THIS PLAT ARE REFERRED TO BALTIMORE CO. METROPOLITAN DIST. COORDINATE SYSTEM STATIONS # X 1944 & X 1943

STREETS AND/OR EASES SHOWN HEREON AND MENTIONED THEREIN IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.



FATAPSCO DEN. BRER
DOWNSTREAM PUMPING STA. FREDERICK RD. PUMP STA #1
AREA Lot "1" = 0.37 ACRE
" " "2" = 0.32 "
TOTAL = 0.69 ACRE

L.O.S. Req. 6% X 0.69 = .0041 Ac.
L.O.S. Waiver Requested

ZONED DR 5.5

Lot "1" = 2.04 Per Ac.
" " "2" = 1.76 " "

No. LOTS PERMITTED = .69 X 5.5 = 3.795
" " PROPOSED = 2

2 PARKING SPACES Req. FOR EACH LOT

OWNER'S CERTIFICATE

The requirements of sections 72A to 72D of Article 17 of the annotated CODE OF MARYLAND, 1939 edition, chapter 1016 of the acts of 1945, as amended by chapters 84 and 788 of the acts of 1947, and subsequent acts if any, amendatory thereto so far as they concern the making of the Plat and setting of the markers, have been complied with.

Joseph K. Schreier 1/5/79
OWNER OF LAND SHOWN HEREON

E.H.K., JR. 44 FOLIO 37

Filed for record
Date MAR 6 1979
Test

Grant H. [Signature] Clerk

SURVEYOR'S CERTIFICATE

I, Russell R. Klages a registered land surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the Plat thereof prepared in compliance with sections 72A to 72E, inclusive, of Article 17 of the annotated code of Maryland, 1939 edition as enacted or amended by the acts of 1945 and 1947 and subsequent acts, if any, amendatory thereto.

Russell R. Klages 12-18-78
LAND SURVEYOR Lic. 8685

SCHREIER PROPERTY
#5 DUTTON AVENUE
1ST Elec. Dist. BALTIMORE Co., MD.
LIBER G.L.B. 2664 FOLIO 125
SCALE: AS SHOWN OCT. 20, 1978

I.D.C.A. No 78 276

MSA SSU 1236-7811

APPROVED: BALTIMORE COUNTY PLANNING BOARD
BY: [Signature]
DATE: 2/28/79
APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT
BY: [Signature] HIGHWAYS ENGINEER
DATE: 3/1/79
APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY: [Signature] DEPUTY STATE AND COUNTY HEALTH OFFICER
DATE: 3/1/79

PLAN
SCALE: 1"=30'

Zone DR 5.5

NOTE:
HIGHWAY AND HIGHWAY WIDENING-SLOPE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST

OWNERS
JOSEPH K. SCHREIER & WIFE
108 S. HILLTOP ROAD
BALTIMORE, MD. 21228

2018-0170-A