

M E M O R A N D U M

DATE: July 10, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0305-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 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 *
(432 Virginia Avenue)
15th Election District *
7th Council District *
Jennifer L. Ashton *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0305-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Jennifer L. Ashton (“Petitioner”). The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a side yard setback of 5 ft. and an existing side yard setback of 7 ft. in lieu of the required 10 ft. each, and to permit an existing open projection (deck) with a side setback of 1.5 ft. in lieu of the required 7.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 20, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to

ORDER RECEIVED FOR FILING

Date 6-7-18

By 19W

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition with a side yard setback of 5 ft. and an existing side yard setback of 7 ft. in lieu of the required 10 ft. each, and to permit an existing open projection (deck) with a side setback of 1.5 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6-7-18

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 432 VIRGINIA AVE, ESSEX, MD 21221

Currently zoned DR 5.5

Deed Reference 36681 / 00276

10 Digit Tax Account # 1502851640

Owner(s) Printed Name(s) JENNIFER L. ASHTON

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 1B02.3.C.1 and 301.1 – to permit a proposed addition with a side yard setback of 5 feet and an existing side yard setback of 7 feet in lieu of the required 10 feet each, and to permit an existing open projection (deck) with a side setback of 1½ feet in lieu of the required 7½ feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to, building)

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):

JENNIFER L. ASHTON

Name #1 – Type or Print

Name #2 – Type or Print

Jm Ashton

Signature #1

Signature #2

432 VIRGINIA AVE ESSEX MD

Mailing Address

City

State

21221

410-913-1513

ASHTONJENNIFER@YMAIL.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:

MARK D. MAHON, JR.

Name – Type or Print

Signature

432 VIRGINIA AVE ESSEX MD

Mailing Address

City

State

21221

410 790 2920

MARKMAHONJR@YAHOO.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 5 day of May, 2018 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 2018-0305-A

Filing Date 5/8/18

Estimated Posting Date 5/20/18

Reviewer RDJ

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.

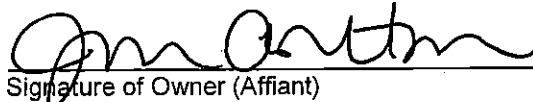
Address: 432 VIRGINIA AVE ESSEX MD 21221
Print or Type Address of property City State Zip Code

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)

My husband and I just had our first child together he is 5 months old and this small addition is going to go in his room. He is currently sleeping in our bed room. He needs his own room. This space of the house is the only practical space to build a small addition because there is a bathroom and our kitchen in the back of the house. so it would be major renovation to build the room on the back of the house.

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

Signature of Owner (Affiant)


Signature of Owner (Affiant)

Name- Print or Type

Jennifer L. Ashton
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 20 day of April 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jennifer L. Ashton

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

AS WITNESS my hand and Notaries Seal

Amara M. McCall Rafferty
Notary Public - Maryland
Baltimore County
My Commission Expires
September 29, 2017

Amara M. McCall Rafferty
Notary Public
September 29, 2017
My Commission Expires

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: 432 VIRGINIA AVE ESSEX MD 21221
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)

My fiance and I just had our first child together
he is 5 months old and this small addition is going to
be his room. He is currently sleeping in our bed room, he
needs his own space. This space of the house is the only
practical space to build this small addition because
there is a bathroom and kitchen in the back of the house.
so it would be major renovation to build this room on the
back of the house.

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

Signature of Owner (Affiant)



Signature of Owner (Affiant)

Name- Print or Type

Jennifer L. Ashton
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 26 day of April, 2016, before me a Notary of Maryland, in
and for the County aforesaid, personally appeared:

Print name(s) here: Jennifer L. Ashton

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

AS WITNESS my hand and Notaries Seal

Amanda Michelle Lafferty
Notary Public - Maryland
Baltimore County
My Commission Expires
September 09, 2017


Notary Public
September 09, 2017
My Commission Expires



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 432 VIRGINIA AVE ESSEX, MD 21221 Currently zoned DRS-5
Deed Reference 36681 / 00270 10 Digit Tax Account # 1502851640
Owner(s) Printed Name(s) JENNIFER L. ASHTON

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 1B02.3.C.1 and 301.1 – to permit a proposed addition with a side yard setback of 5 feet and an existing side yard setback of 7 feet in lieu of the required 10 feet each, and to permit an existing open projection (deck) with a side setback of 1½ feet in lieu of the required 7½ feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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):

JENNIFER L. ASHTON
Name #1 – Type or Print Name #2 – Type or Print

Jm Ashton
Signature #1 Signature #2

432 VIRGINIA AVE ESSEX MD
Mailing Address City State

21221 410-913-1513 ASHTONJENNIFER@YMAIL.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:

MARK D. MAHON, JR.
Name – Type or Print

Signature

432 VIRGINIA AVE ESSEX MD
Mailing Address City State

21221 410-790-2920 MARK.MAHON.JR@YAHOO.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 5 day of August, 2018, 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 2018-0305-A Filing Date 5/8/18 Estimated Posting Date 5/20/18 Reviewer B.D.

ZONING PROPERTY DESCRIPTION FOR 432 VIRGINIA AVENUE

Beginning at a point on the northwest side of Virginia Avenue, which has a 50-foot right of way, at a distance of +/- 180 feet southwest of the centerline of the nearest improved intersecting street South Taylor Avenue, which has a 50-foot right of way. Being Lot #21, Block K, Section A, in the subdivision of ESSEX as recorded in Baltimore County Plat Book #3, Folio #15, containing 6525 square feet. Located in the 15th Election District and 7th Councilmanic District.

Item #0305

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/20/2018

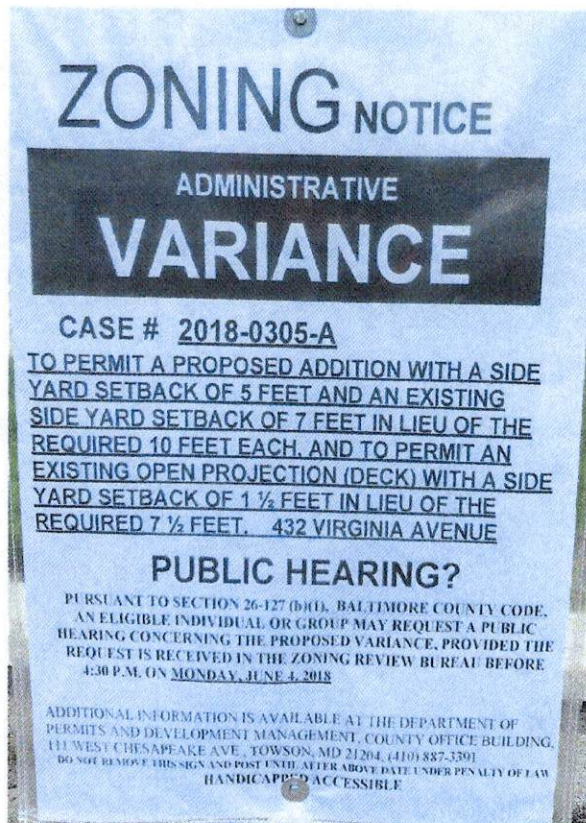
Case Number: 2018-0305-A

Petitioner / Developer: JENNIFER ASHTON

Date of Closing: JUNE 4, 2018

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:
432 VIRGINIA AVENUE

The sign(s) were posted on: MAY 20, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Case # 2018-0305-A First Sign

Case # 2018-0305-A Second Sign

432 Virginia Avenue ~ Posted 5/20/2018

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0305 -A Address 432 Virginia Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/8/18 Posting Date: 5/20/18 Closing Date: 6/4/18

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

1. **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.
2. **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.
3. **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.
4. **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- 0305 -A Address 432 Virginia Ave

Petitioner's Name Jennifer L Ashton Telephone 410 913 1513

Posting Date: 5/20/18 Closing Date: 6/4/18

Wording for Sign: To Permit a proposed addition with a side yard setback of 5 feet and an existing side yard setback of 7 feet in lieu of the required 10 feet each; and to permit an existing open projection (deck) with a side yard setback of 1 1/2 feet in lieu of the required 7 1/2 feet

Revised 6/30/2018

**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: 2018-0305-A
Property Address: 432 Virginia Ave
Property Description: northwest side of Virginia Ave., +/- 180
feet southwest of S Taylor Ave.
Legal Owners (Petitioners): Mark Mahon Jr, Jennifer Ashton
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark Mahon Jr
Company/Firm (if applicable): _____
Address: 432 Virginia Ave Essex MD 21221

Telephone Number: 410-790-2920

Revised 7/9/2015

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

No. **168039**

Date **5/8/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
5/08/2018 5/08/2018 11:40:59 1

RECEIPT # 783534 5/08/2018 OFLN
\$ 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	B06	0006		6150				75.00	

Total **75.00**

Rec From **Mark Mahon Jr.**

For **Zoning Hearing - case # 2018-0305-A**

CK NO. 168039
Receipt Tot 75.00
\$ 00.00 CK 75.00 CA
Baltimore County, Maryland

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

GOLD ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

ZAC AGENDA

Case Number: 2018-0304-SPH **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: SPECIAL HEARING

Legal Owner: Joshua Willet

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 5701 EDMONDSON AVE

Location: S/S of Edmondson Avenue, 56 ft. S from the centerline of Malbrook Road

Existing Zoning: DR 10.5

Area: 3,023 SQ. FT.

Proposed Zoning:

SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve a non-conforming use of a 2 unit dwelling since 1945

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2018-0305-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Jennifer L Ashton

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 432 VIRGINIA AVE

Location: NW/S of Virginia Avenue, +/- 180 ft. SW of the centerline S Taylor Avenue

Existing Zoning: DR 5.5

Area: 6525 SQ. FT., 015 ACRE

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a side yard setback of 5 ft. and an existing side yard setback of 7 ft. in lieu of the required 10 ft. each, and to permit an existing open projection (deck) with a side setback of 1.5 ft. in lieu of the required 7.5 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/04/2018

Miscellaneous Notes:



KEVIN KAMENETZ
County Executive

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

June 6, 2018

Jennifer L Ashton
432 Virginia Avenue
Essex MD 21221

RE: Case Number: 2018-0305 A, Address: 432 Virginia Avenue

Dear Ms. Ashton:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 8, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Mark D Mahon, 432 Virginia Avenue, Essex MD 21221

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: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0305-A
Address 432 Virginia Avenue
(Ashton Property)

Zoning Advisory Committee Meeting of **May 21, 2018**.

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

Reviewer: Steve Ford

1-55-73
OFFICE
OF THE DEAN



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/24/18

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. 2018-0305-A

*Administrative Variance
Fenner L. Ashton
432 Virginia 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

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: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0305-A
Address 432 Virginia Avenue
(Ashton Property)

Zoning Advisory Committee Meeting of **May 21, 2018**.

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

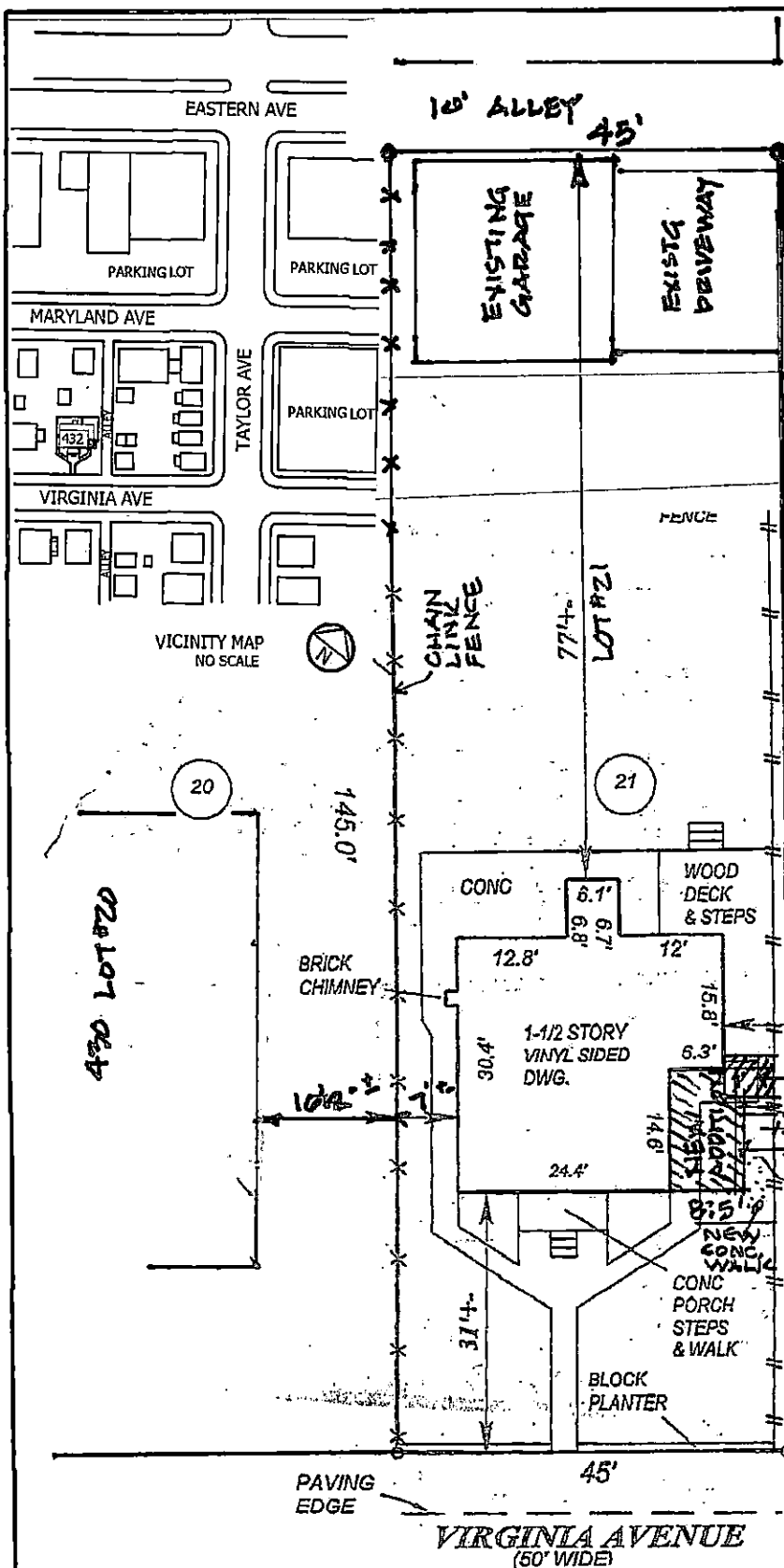
Reviewer: Steve Ford

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1502851640			
Owner Information					
Owner Name:	ASHTON JENNIFER L		Use:	RESIDENTIAL	
Mailing Address:	432 VIRGINIA AVE BALTIMORE MD 21221-6857		Principal Residence:	YES	
			Deed Reference:	/36681/ 00276	
Location & Structure Information					
Premises Address:		432 VIRGINIA AVE BALTIMORE 21221-6857		Legal Description: 432 VIRGINIA AVE ESSEX	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0008	0374		0000	A
					K
					21
					2018
					Plat No:
					Plat Ref:
					0003/0015
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1922	1,008 SF		6,525 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	1 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2017	
				As of	
				07/01/2018	
Land:	61,500	61,500			
Improvements	58,900	65,400			
Total:	120,400	126,900	120,400		122,567
Preferential Land:	0				0
Transfer Information					
Seller: ORELLAN DUBLAS		Date: 09/22/2015		Price: \$180,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36681/ 00276		Deed2:	
Seller: FEDERAL HOME LOAN MORTGAGE		Date: 11/14/2014		Price: \$56,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35564/ 00183		Deed2:	
Seller: COYLE GIBSON D		Date: 09/22/2014		Price: \$99,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35389/ 00153		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 02/02/2016					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Item #0305



1. ALL INFORMATION WAS TAKEN
LOCATION DRAWING
DEVELOPED BY J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN MD.
REVISED DATE: 03-29-017

SITE PLAN DATA:

ZONING MAP-----#097A1	UTILITIES: MARK WITH X
SITE ZONED-----DR5.5	WATER IS: PUBLIC -X PRIVATE-----NO
LOCATED IN THE 15th ELECTION DISTRICT	SEWER IS: PUBLIC -X PRIVATE-----NO
7th COUNCILMANIC DISTRICT OF BALTIMORE COUNTY MARYLAND.	PRIOR HEARING-----NO
LOT AREA ACREAGE-----0.150 Acres OR SQUARE FEET-----6,525.0 sq ft	APPLYING FOR VARIANCE FOR NEW ROOM ADDITION 8.6' X 14.6'
HISTORIC-----NO	BLOCK K SECTION A
IN CBCA-----NO	PLAT BOOK 3 FOLIO 15.
IN FLOOD PLAIN-----NO	

LOT 21

LOT 22

RM

#2018-0305-A

**BALTIMORE
DESIGN & DRAFTING
SERVICES**



JAMES W. BOYCE
6 BEECH DRIVE SUITE F
MIDDLE RIVER, MD. 21220

**ALTERATIONS & ADDITION FOR:
JENNIFER ASHTON**

432 VIRGINIA AVE
ESSEX MD. 21221

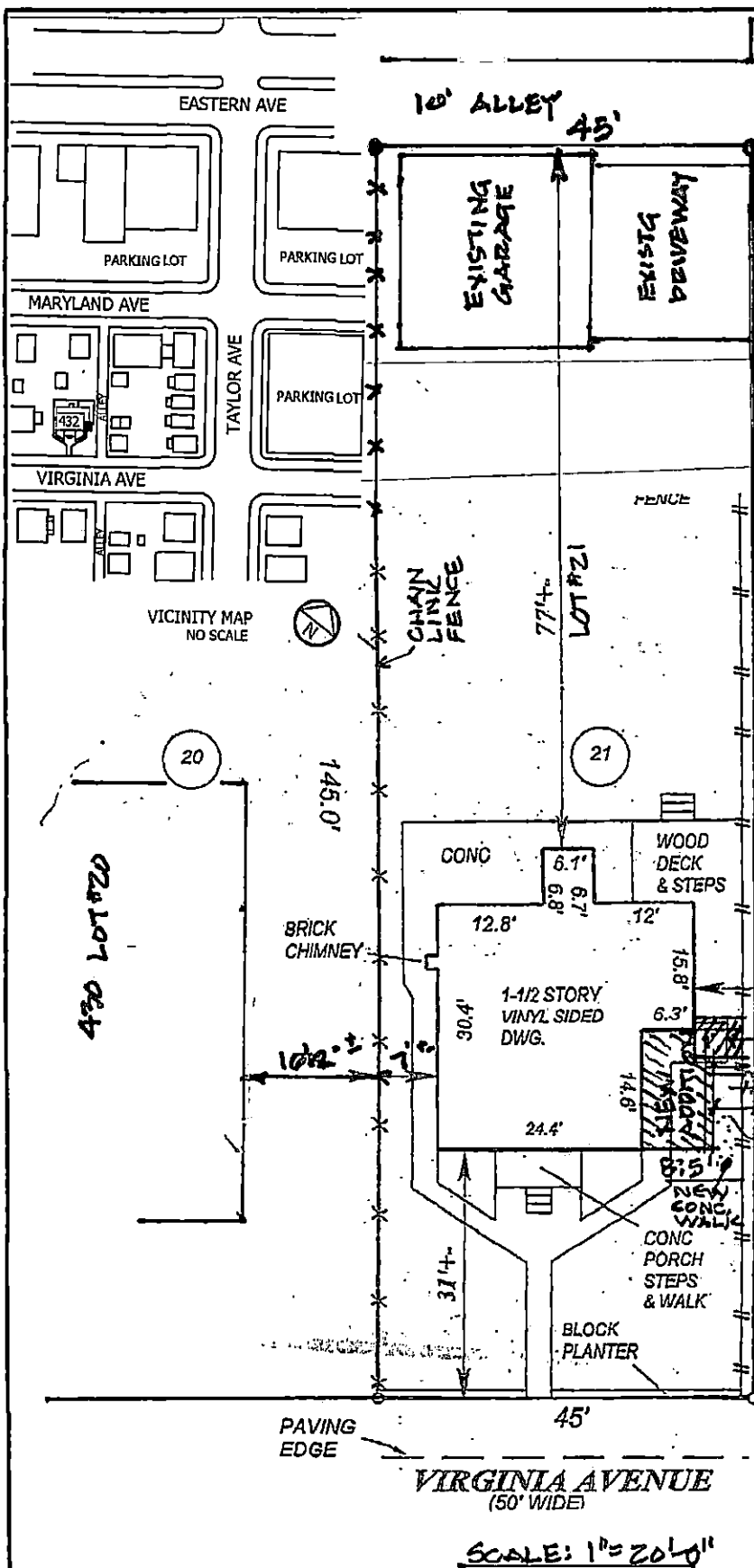
Job. No. 2017-09

date: OCT 2, 2017

scale: as noted 1" = 20'

rev.

A1



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LOCATION DRAWING
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HISTORIC-----NO	
IN CBCA-----NO	
IN FLOOD PLAIN-----NO	

LOT 21

LOT 22

EXISTING GARAGE

Handwritten signature/initials

Handwritten text: #2018-0305-A

**BALTIMORE
DESIGN & DRAFTING
SERVICES**
JAMES W. BOYCE
6 BEECH DRIVE SUITE F
MIDDLE RIVER, MD. 21220

**ALTERATIONS & ADDITION FOR:
JENNIFER ASHTON**
432 VIRGINIA AVE
ESSEX MD. 21221

Job. No. 2017-09

date: OCT 2, 2017

scale: as noted 1" = 20'

rev.

A1



front
of house
from
sidewalk

Item #0305



Seds view from
Alley

Item #0305-A

Item # 2018-0305-A

front of house





Side view from
Alloy fence line

Item # 2018-0305-A

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

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

5-16
DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

5-24
STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

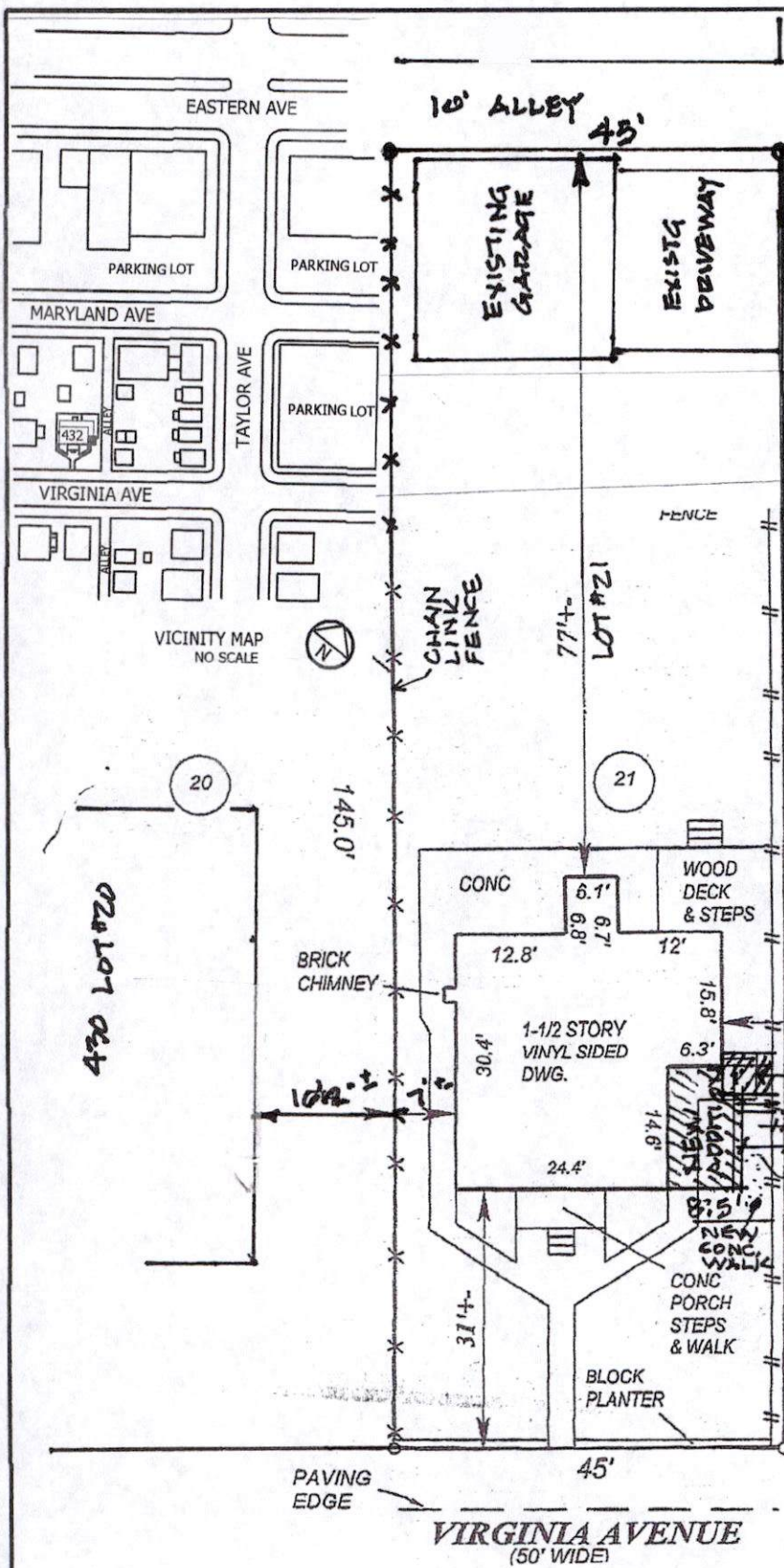
SIGN POSTING (1st) Date: 5-20-18 by O'Keefe

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



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LOCATION DRAWING
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SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN MD.
REVISED DATE: 03-29-017

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HISTORIC-----NO	BLOCK K SECTION A
IN CBCA-----NO	PLAT BOOK 3 FOLIO 15.
IN FLOOD PLAIN-----NO	

LOT 23

LOT 22

EXISTING GARAGE

Handwritten: #2018-0305-A
Handwritten: Pet. Exd. 1

**BALTIMORE
DESIGN & DRAFTING
SERVICES**
JAMES W. BOYCE
6 BEECH DRIVE SUITE F
MIDDLE RIVER, MD. 21220

**ALTERATIONS & ADDITION FOR:
JENNIFER ASHTON**
432 VIRGINIA AVE
ESSEX MD. 21221

Job. No. 2017-09
date: OCT 2, 2017
scale: as noted 1"=20'
rev.

A1

432 Virginia Avenue



Publication Date: 5/8/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

Item # 0305

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1502851640			
Owner Information					
Owner Name:	ASHTON JENNIFER L		Use:	RESIDENTIAL	
Mailing Address:	432 VIRGINIA AVE BALTIMORE MD 21221-6857		Principal Residence:	YES	
			Deed Reference:	/36681/ 00276	
Location & Structure Information					
Premises Address:		432 VIRGINIA AVE BALTIMORE 21221-6857		Legal Description: 432 VIRGINIA AVE ESSEX	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0008	0374		0000	A
					K
					21
					2018
					0003/0015
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1922	1,008 SF		6,525 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	1 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2017	As of 07/01/2018	
Land:	61,500	61,500			
Improvements	58,900	65,400			
Total:	120,400	126,900	120,400	122,567	
Preferential Land:	0			0	
Transfer Information					
Seller: ORELLAN DUBLAS		Date: 09/22/2015		Price: \$180,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36681/ 00276		Deed2:	
Seller: FEDERAL HOME LOAN MORTGAGE		Date: 11/14/2014		Price: \$56,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35564/ 00183		Deed2:	
Seller: COYLE GIBSON D		Date: 09/22/2014		Price: \$99,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35389/ 00153		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 02/02/2016					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					