

MEMORANDUM

DATE: October 19, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0345-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on October 18, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING * BEFORE THE**
AND VARIANCE
(1712 Pin Oak Avenue) * OFFICE OF
15th Election District * ADMINISTRATIVE HEARINGS
7th Council District * FOR BALTIMORE COUNTY

Brandon Chasen * **Case No. 2018-0345-SPHA**
 Legal Owner
Petitioner *

* * * * * * *

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 Brandon Chasen, legal owner ("Petitioner"). The petition for special hearing seeks approval for a breezeway 30 ft. in length connecting the dwelling to a detached garage. The petition for variance seeks approval for a rear yard setback of 0 ft. in lieu of the required 30 ft.

A public hearing in the above matter was scheduled for September 17, 2018 at 10:00 A.M. in Room 205, Jefferson Bldg., 105 W. Chesapeake Ave., Towson 21204. The Petitioner (or anyone on his behalf) did not attend the hearing and this case will therefore be dismissed.

THEREFORE, IT IS ORDERED this 18th day of **September, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing to approve a breezeway 30 ft. in length be and is hereby **DISMISSED WITHOUT PREJUDICE**.

IT IS FURTHER ORDERED that the Petition for Variance to approve a rear yard setback of 0 ft. in lieu of the required 30 ft. be and is hereby **DISMISSED WITHOUT PREJUDICE**.

ORDER RECEIVED FOR FILING

Date

9/18/18

By

Sen

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:slm

ORDER RECEIVED FOR FILING

Date

9/18/18

By

slm



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 1712 Pin Oak Avenue which is presently zoned DE S, S
 Deed References: 39711 / 00243 10 Digit Tax Account # 1514400070
 Property Owner(s) Printed Name(s) Brandon M. Chasen

(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:

- ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 To allow a 30 ft. breezeway connecting the house to an existing detached garage, and if necessary, to allow the existing detached garage with a 0 ft. setback in lieu of the required 2.5 ft. rear setback.
- ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

- ☒ a **Variance** from Section(s) 1802.3.C.1 of BC22

To permit a rear yard setback as close as 0 ft. in lieu of the required 30 ft.

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)

We want to build a breezeway from the detached garage to the main property to have covered access to the main property, but need approval to have shorter setbacks

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):

Brandon Chasen

Name #1 - Type or Print Name #2 - Type or Print

BC / Signature #1 / Signature #2

13045 Jarrettsville Pike Phoenix MD

Mailing Address City State

21131 / 240 205 0699 / brandon@chasenconstruction.com

Zip Code Telephone # Email Address

Representative to be contacted:

Blake Chasen

Name - Type or Print

Signature

13045 Jarrettsville Pike Phoenix MD

Mailing Address City State

21131 / 240 205 2032 / blake@chasenconstruction.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0345-SPHA Filing Date 6/12/18

Do Not Schedule Dates: Reviewer gh

1712 Pin Oak Avenue | Legal Description

Beginning at a point on the west side of Pin Oak Avenue which is 40 feet wide at a distance of 20 feet north of the centerline of the nearest improved intersecting street Meadow Avenue which is 40 feet wide.

Being lot 136 in the subdivision of Oakleigh Beach in Baltimore County Plat Book 12, Folio 46, containing 7,500 square feet. Located in the 15th Election District and 7th Council District.

2018- 0345-SPHA



DONALD I. MOHLER III
County Executive

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

August 16, 2018

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: 2018-0345-SPHA

1712 Pin Oak Avenue
W/s Corner of Pin Oak Avenue and Meadow Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Branden Chasen

Special Hearing to allow a 30 ft. breezeway connecting the house to an existing detached garage and if necessary, to allow the existing detached garage with a 0 ft. setback in lieu of the required 2.5 ft. rear setback.

Hearing: Monday, September 17, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Branden Chasen, Blake Chasen, 13645 Jarrettsville Pike, Phoenix 21131

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 28, 2018.
- (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: THE DAILY RECORD
Tuesday, August 28, 2018 Issue

Please forward billing to:
Branden Chasen
13645 Jarrettsville Pike
Phoenix, MD 21131

240-205-2699

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

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RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
1712 Pin Oak Avenue; W/S corner of Pin Oak * OF ADMINISTRATIVE
Avenue and Meadow Avenue *
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Brandon Chasen *
Petitioner(s) * BALTIMORE COUNTY
* 2018-345-SPHA

* * * * *

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.

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 16th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Blake Clasen, 13645 Jarrettsville Pike, Phoenix, Maryland 21131, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 16 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: 2018-0345-SPHA
Property Address: 1712 Pin Oak Avenue, Sparrow Point, MD
Property Description: Beginning at a point on the east side of Pin Oak Avenue which is 24 feet wide at a distance of 49.8 feet
Legal Owners (Petitioners): Brandon M. Chasen
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brandon Chasen
Company/Firm (if applicable): Chasen Construction and Development
Address: 13645 Jarrettsville Pike, Phoenix, MD 21131

Telephone Number: 240 205 2698

Date: 6/2/8

BUSINESS ACTUAL TIME INO
6/14/2018 6/12/2018 11:38:05

Dept. 5 526 ZONING VERIFICATION!

171747

Receipt Total \$150.00

\$450.00 : CK \$.00 : CA

Baltimore County, Maryland.

Total: 150

1712 Pin Oak Ave

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

September 11, 2018

Brandon Chasen
13045 Jarrettsville Pike
Phoenix MD 21131

RE: Case Number: 2018-0345 SPHA, Address: 1712 Pin Oak Avenue

Dear Mr. Chasen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 12, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Blake Chasen, 13645 Jarrettsville Pike, Phoenix MD 21131

Date: 7/16/18

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.

2018-0345-SPHA
Special Hearing, Variance
Brandon Chasen
1712 Pin Oak 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

9-17

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/16/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-345



INFORMATION:

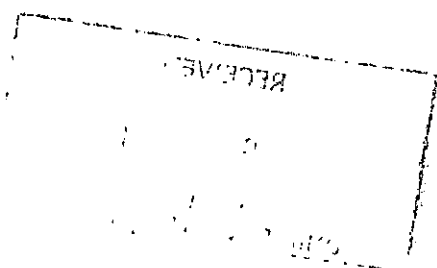
Property Address: 1712 Pin Oak Avenue
Petitioner: Brandon Chasen
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a 30ft. breezeway between the principal structure and an existing detached garage and to allow the garage so attached to have a 0ft. setback. The Department has also reviewed the petition for variance to allow a single family dwelling with breezeway to have a rear yard setback as of 0ft. in lieu of the required 30ft.

A site visit was conducted on July 20, 2018.

The department does not support granting the petitioned zoning relief.

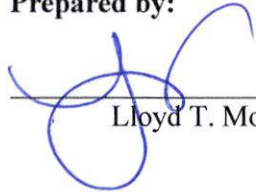
- Any breezeway having a length as proposed is atypical for residences anywhere in Baltimore County and is contrary to the pattern of residential development within this neighborhood. Being a corner lot, the close proximity to the public right of way exacerbates the incongruence of the structure preventing the proposal from integrating into the community. Petitioners have indicated to the Department that the detached garage has been advertised and used for rental storage space. Information available to the Department and public via the internet reveals the detached garage has been advertised as a separate rental living space. If approved, the attached garage may legally accommodate additional residents. The Department recommends the intensification of the use of the detached structure and lot beyond simple accessory storage is unsuitable to the undersized property and neighborhood.



Date: 8/16/2018
Subject: ZAC # 18-345
Page 2

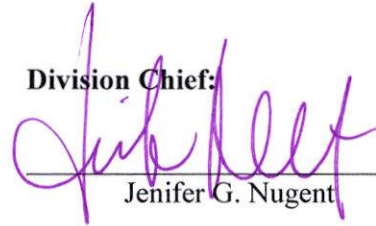
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

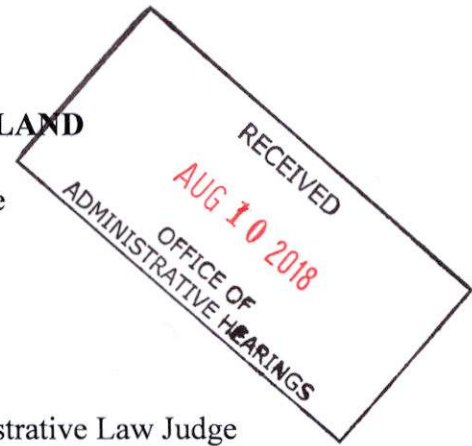
AVA/JGN/LTM/

c: Josephine Selvakumar
Blake Chasen
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-17

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: August 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0345-SPHA
Address 1712 Pin Oak Avenue
(Chasen Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The plan submitted with this zoning petition requests to permit the construction of a breezeway extending from the detached garage to the dwelling, and also requests approval "to have shorter setbacks". The property comprises 7,500 square feet (sf), and is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage limits. The proposed covered breezeway would increase lot coverage on the site, unless it is proposed to be located over top of existing coverage, which is not clear on the plan with the petition or recent aerial photography. The LDA regulations also require 15% afforestation on the property, which equates to 2 trees for a property this size. Any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations, as well as the afforestation requirement. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be avoided or minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for the application of the LDA regulations, which will minimize impacts to any adjacent buffers, thereby will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Schoolhouse Cove and Bear Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The petitioner's request, if granted, will be consistent with established land use policies and will minimize or avoid environmental impacts provided that the applicants meet all LDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella;
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2018-0345-SPHA, 2019-0001-A, 0002-SPHA, 0003-A, 0004-A,
0005-SPHA, 0008-A, 0009-A and 0010-A

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

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*

VKD: cen
cc: file

to WCL

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/16/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-345

INFORMATION:

Property Address: 1712 Pin Oak Avenue
Petitioner: Brandon Chasen
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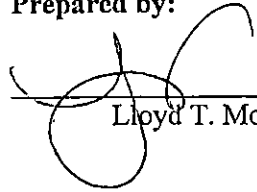
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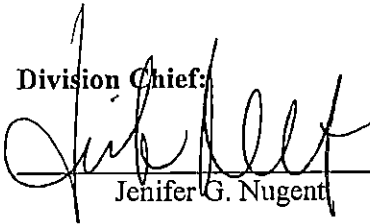
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Date: 8/16/2018
Subject: ZAC # 18-345
Page 2

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Prepared by:


Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
Blake Chasen
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Thomas Panzarella;
Environmental Impact Review

This is a detailed plat map of a portion of the City of Chicago, showing lots and streets. The map is oriented with North at the top. The streets shown are MEADOW AVENUE, BEACH AVENUE, and OAK AVENUE. The lots are numbered and some contain handwritten notes. The map is a black and white reproduction of a historical document.

Streets:

- MEADOW AVENUE (top horizontal street)
- BEACH AVENUE (middle horizontal street)
- OAK AVENUE (bottom horizontal street)

Lots and Notes:

- Top Section (North of Meadow Avenue):** Lots 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895,

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1514400070			
Owner Information					
Owner Name:		CHASEN BRANDON M SR		Use:	RESIDENTIAL
Mailing Address:		13645 JARRETTSVILLE PIKE PHOENIX MD 21131-		Principal Residence:	NO
				Deed Reference:	/39711/ 00243
Location & Structure Information					
Premises Address:		1712 PIN OAK AVE BALTIMORE 21222-5016		Legal Description:	1712 PIN OAK AVE OAKLEIGH BEACH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0104	0015	0231		0000	
					Block:
					136
					Lot:
					2018
					Assessment Year:
					Plat No:
					0012/
					Plat Ref:
					0046
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1948		1,212 SF		7,500 SF	
				Property Land Area	
				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	
				As of	
				01/01/2018	
				As of	
				07/01/2017	
				As of	
				07/01/2018	
Land:		62,100		62,100	
Improvements		95,100		99,200	
Total:		157,200		161,300	
Preferential Land:		0		157,200	
				158,567	
				0	
Transfer Information					
Seller: LAKEVIEW LOAN SERVICING LLC		Date: 12/05/2017		Price: \$92,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /39711/ 00243		Deed2:	
Seller: MATRIX FINANCIAL SERVICES CORPORATION		Date: 10/12/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39501/ 00166		Deed2:	
Seller: LAPORTE RICHARD SCOTT		Date: 08/28/2017		Price: \$95,007	
Type: NON-ARMS LENGTH OTHER		Deed1: /39327/ 00426		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: No Application					
Homeowners' Tax Credit Application Information					

2018-0345-SDAA

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/10	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	No Comments
8/10	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
8/16	PLANNING (if not received, date e-mail sent _____)	Comment
7/16	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 (1 st)	Date: _____ by _____	
SIGN POSTING (2 nd)	Date: _____ by _____	
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				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 15 Account Number - 1514400070							
Owner Information										
Owner Name:			CHASEN BRANDON M SR				Use:		RESIDENTIAL	
							Principal Residence:		NO	
Mailing Address:			13645 JARRETTSVILLE PIKE PHOENIX MD 21131-				Deed Reference:		/39711/ 00243	
Location & Structure Information										
Premises Address:			1712 PIN OAK AVE BALTIMORE 21222-5016				Legal Description:		1712 PIN OAK AVE OAKLEIGH BEACH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0104	0015	0231		0000			136	2018	Plat Ref:	0012/0046
Special Tax Areas:				Town:				NONE		
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1948		1,212 SF				7,500 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT		SIDING	1 full	1 Detached				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2018		07/01/2018		07/01/2019	
Land:			62,100		62,100					
Improvements			95,100		99,200					
Total:			157,200		161,300		158,567		159,933	
Preferential Land:			0						0	
Transfer Information										
Seller: LAKEVIEW LOAN SERVICING LLC				Date: 12/05/2017				Price: \$92,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /39711/ 00243				Deed2:		
Seller: MATRIX FINANCIAL SERVICES CORPORATION				Date: 10/12/2017				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /39501/ 00166				Deed2:		
Seller: LAPORTE RICHARD SCOTT				Date: 08/28/2017				Price: \$95,007		
Type: NON-ARMS LENGTH OTHER				Deed1: /39327/ 00426				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018			07/01/2019			
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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

2018-0315-0770

1994-0051-A
2005-0366-A

Lot # 119

Lot # 122
2200016007

Lot # 120

Lot # 120
2000009701

1502005600
Lot # 119

104A2

104B2

PIN OAK AVE

Lot # 132 1511150680

Lot # 134

1508551160

1716

R-1954-3082
1989-0210-SPH

Lot # 133 1511150760

Lot # 135

1501500552

1714

7 CD
15 ED

DR 5.5
SE 4-G

Lot # 136 1514400070

PAI # 158046

PAI # 158046

Urban Side of URDL

Pt. Bk./Folio # 012046D

1518720550 1715
Lot # 97

MEADOW AVE

Lot # 96 1507581970

104B3

104A3

1999-0198-SPH
1519321021

Pt. Bk. 0000012, Folio 0046

Lot # 145

1710

Lot # 144 1502202030

1708

1711
Lot # 140 1519320800

Lot # 143 1519321240

1706

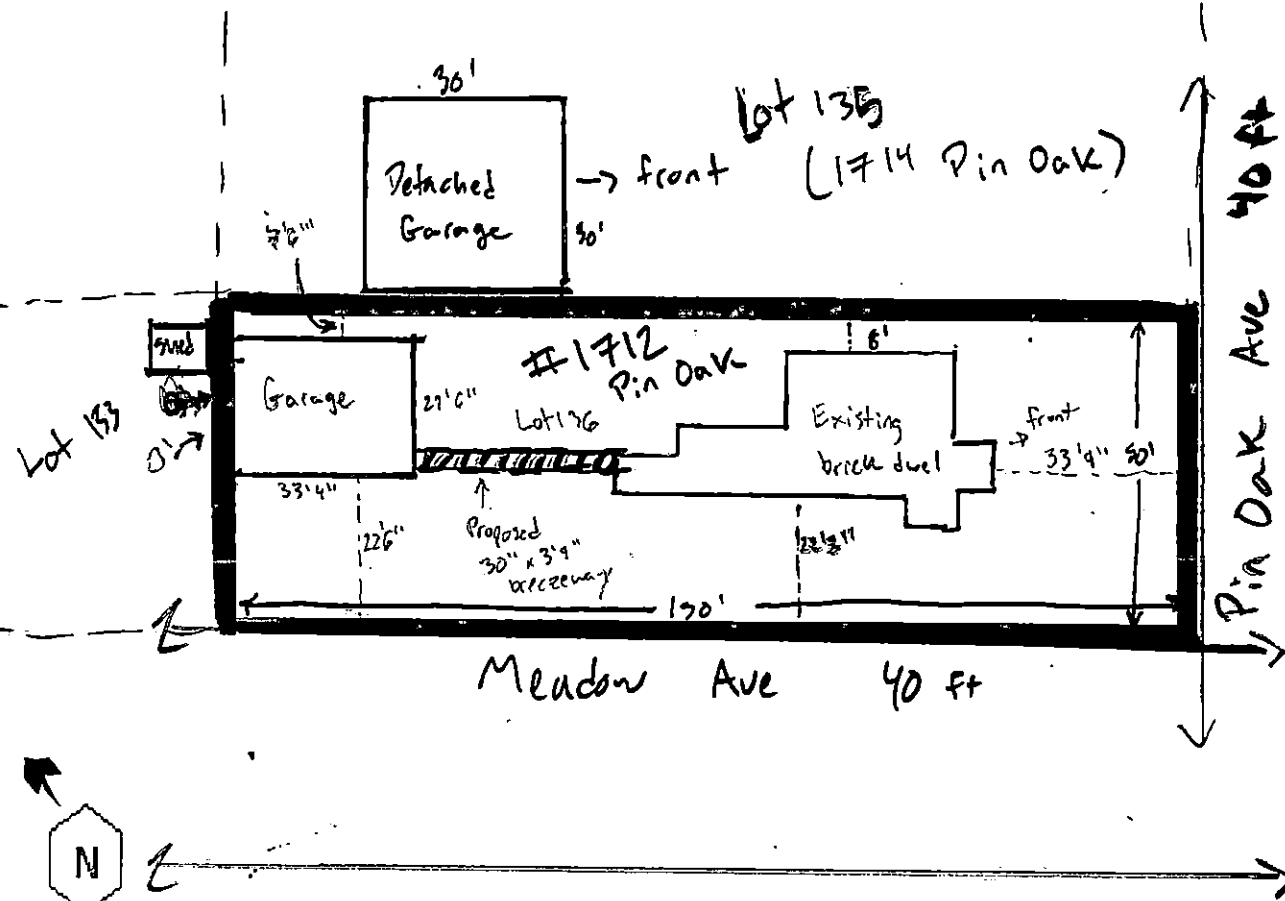
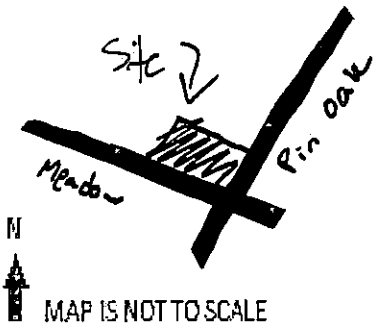
Lot # 141 1508302570

1709

1964-0125-A
1965-0175-A
R-1962-5790-BR

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 1712 Pin Oak Ave OWNER(S) NAME(S) Brandon M. Chasen
 SUBDIVISION NAME Oakleigh Beach LOT # 136 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 12 FOLIO # 46 10 DIGIT TAX # 1514400070 DEED REF. # 39711/00243

SITE VICINITY MAP

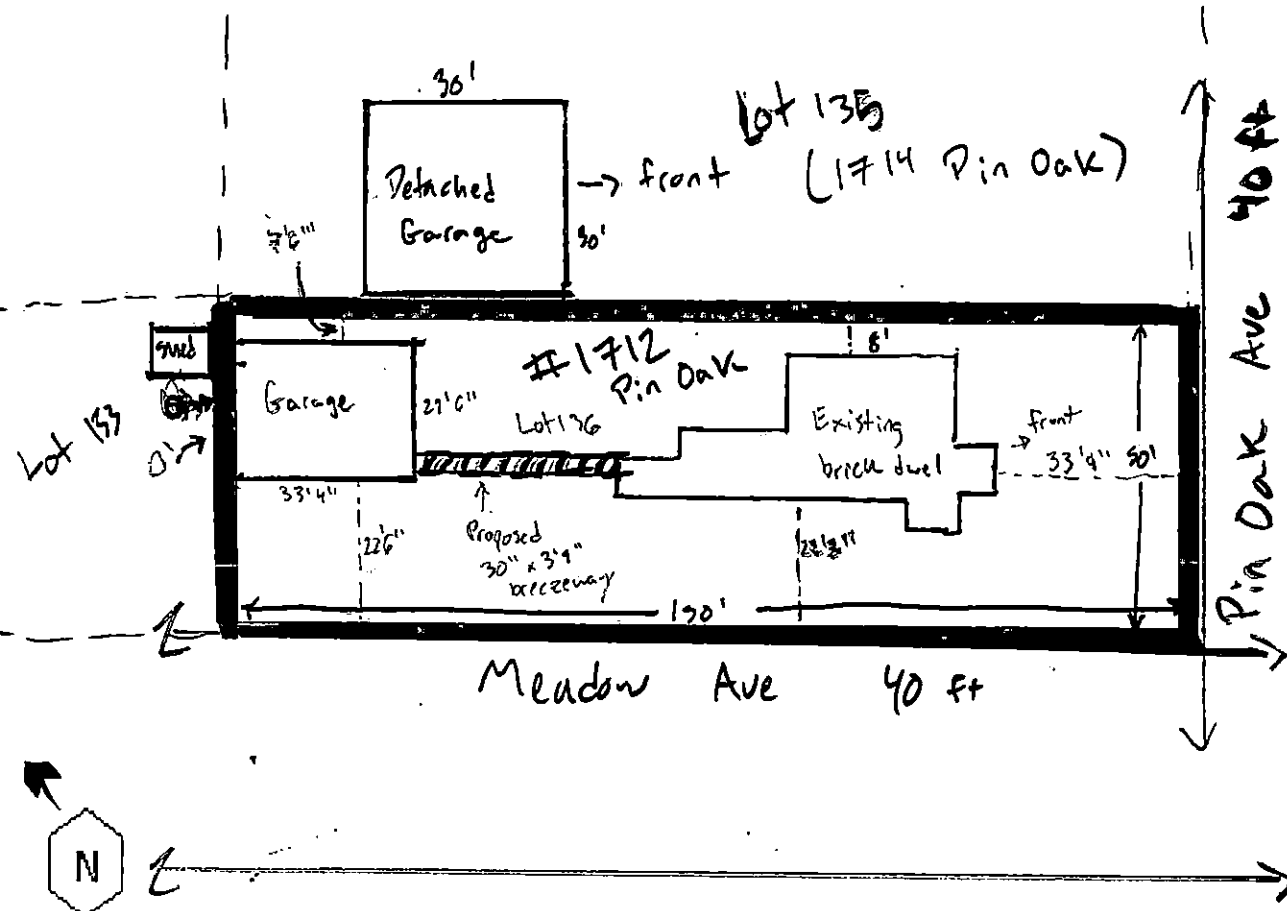


ZONING MAP# 0104
 SITE ZONED DR S.S
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE -
 OR SQUARE FEET 7,500
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC X PRIVATE
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A

PLAN DRAWN BY Blake Chasen DATE 6/1/18 SCALE: 1 INCH = 30 FEET
2018-0345-SOHA

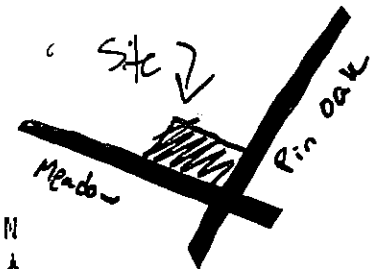
VIOLATION CASE INFO:
N/A

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 1712 Pin Oak Ave OWNER(S) NAME(S) Brandon M. Chasen
 SUBDIVISION NAME Oakleigh Beach LOT # 136 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 12 FOLIO # 46 10 DIGIT TAX # 15 14400070 DEED REF. # 39711/00243



PLAN DRAWN BY Blake Chasen DATE 6/1/18 SCALE: 1 INCH = 30 FEET
2018-0345-SDHA

SITE VICINITY MAP



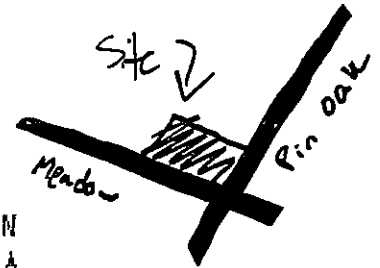
MAP IS NOT TO SCALE

ZONING MAP# 0104
 SITE ZONED DR S.S
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE -
 OR SQUARE FEET 7,500
 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
N/A

VIOLATION CASE INFO:
N/A

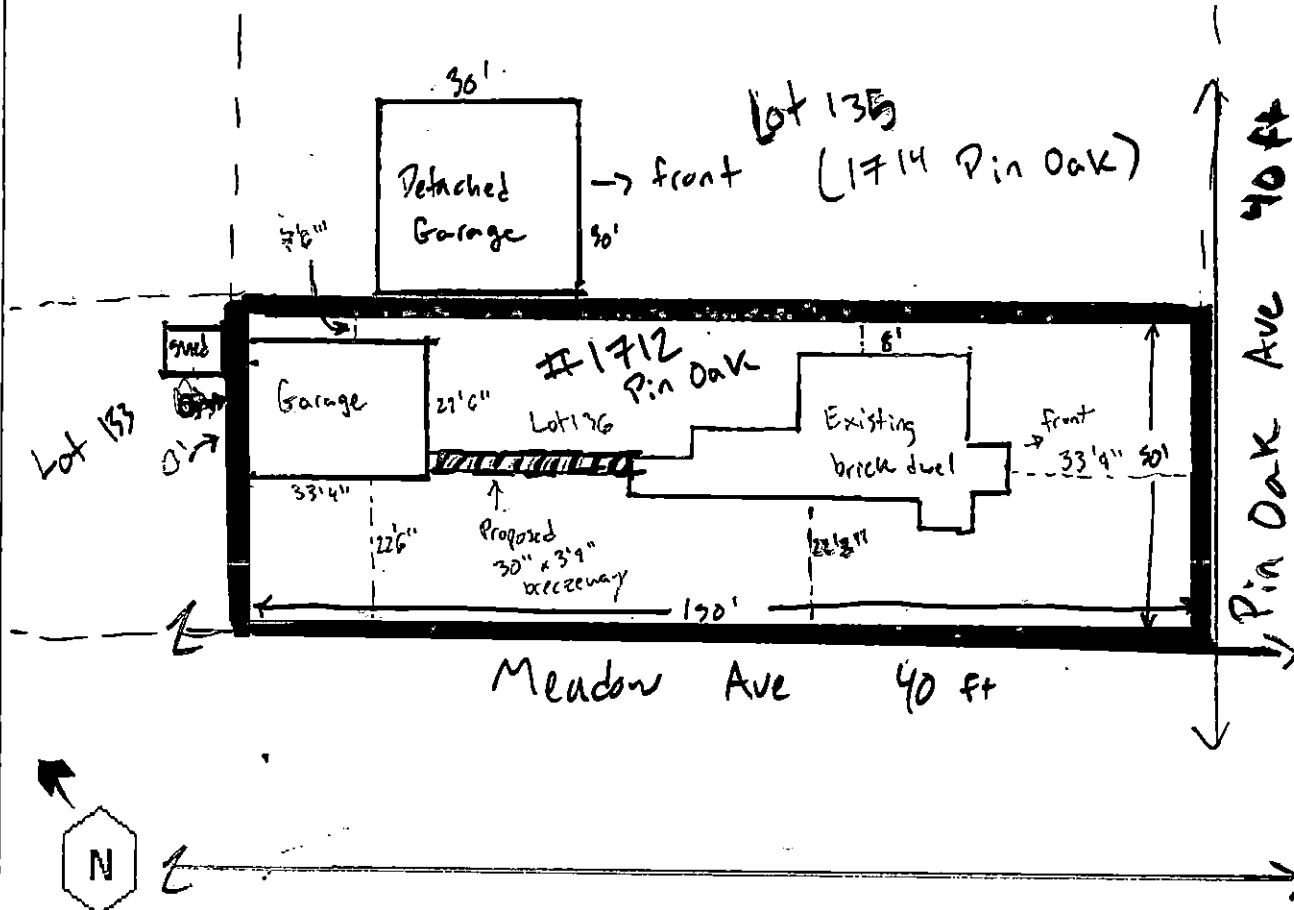
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 1712 Pin Oak Ave OWNER(S) NAME(S) Brandon M. Chasen
 SUBDIVISION NAME Oakleigh Beach LOT # 136 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 12 FOLIO # 46 10 DIGIT TAX # 15 14400070 DEED REF. # 39711/00243

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE

ZONING MAP# 0104
 SITE ZONED DR S.S
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE -
 OR SQUARE FEET 7,500
 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
N/A



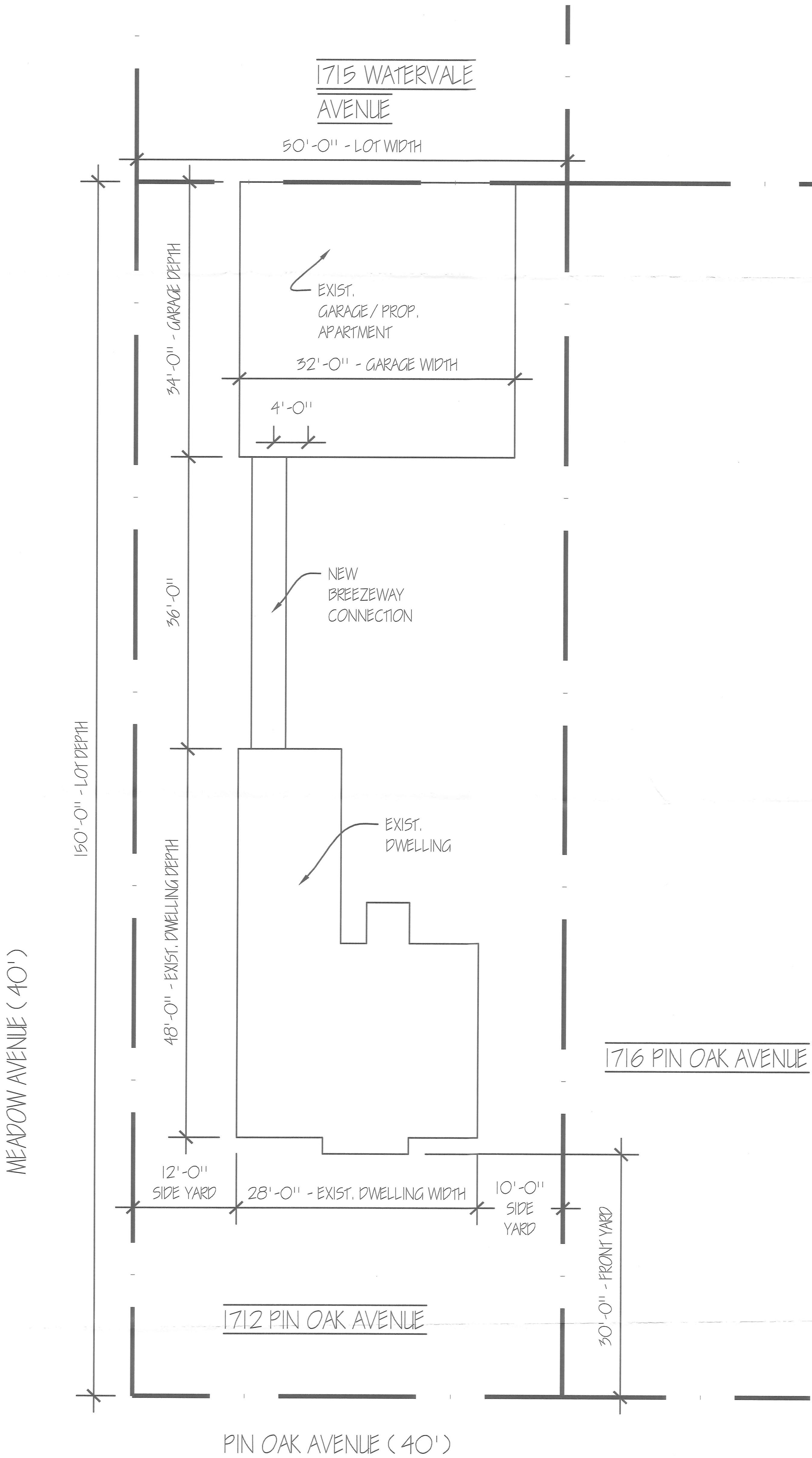
PLAN DRAWN BY Blake Chasen DATE 6/1/18 SCALE: 1 INCH = 30 FEET
2018-0345-SDHA

VIOLATION CASE INFO:
N/A



GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE COMPLIANT WITH IRC 2015 AND BALTIMORE COUNTY BUILDING CODE.
- ALL CORRIDORS TO BE MIN. 36" CLEAR.
- ALL ROOF INSULATION SHALL BE MIN. R-49, ALL WALL INSULATION SHALL BE MIN. R-20 WHERE POSSIBLE.
- COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER
- ALL DIMENSIONS ARE FINISHED, CLEAR, UNLESS NOTED OTHERWISE.
- ALL FRAMING LUMBER SHALL BE #2 SOUTHERN PINE, OR BETTER.
- ALL LUMBER IN EXTERIOR APPLICATIONS OR IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED.
- DECK FINISH MATERIAL, INCLUDING RAILS AND DECK SURFACE, SHALL BE OF ANY MATERIAL ALLOWED BY CODE.
- ALL FASTENERS USED WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER APPROVED FINISH.
- COORDINATE ALL FIXTURES & FINISHES WITH THE OWNER.



SITE PLAN & GENERAL NOTES

SCALE: 1/16" = 1'-0"

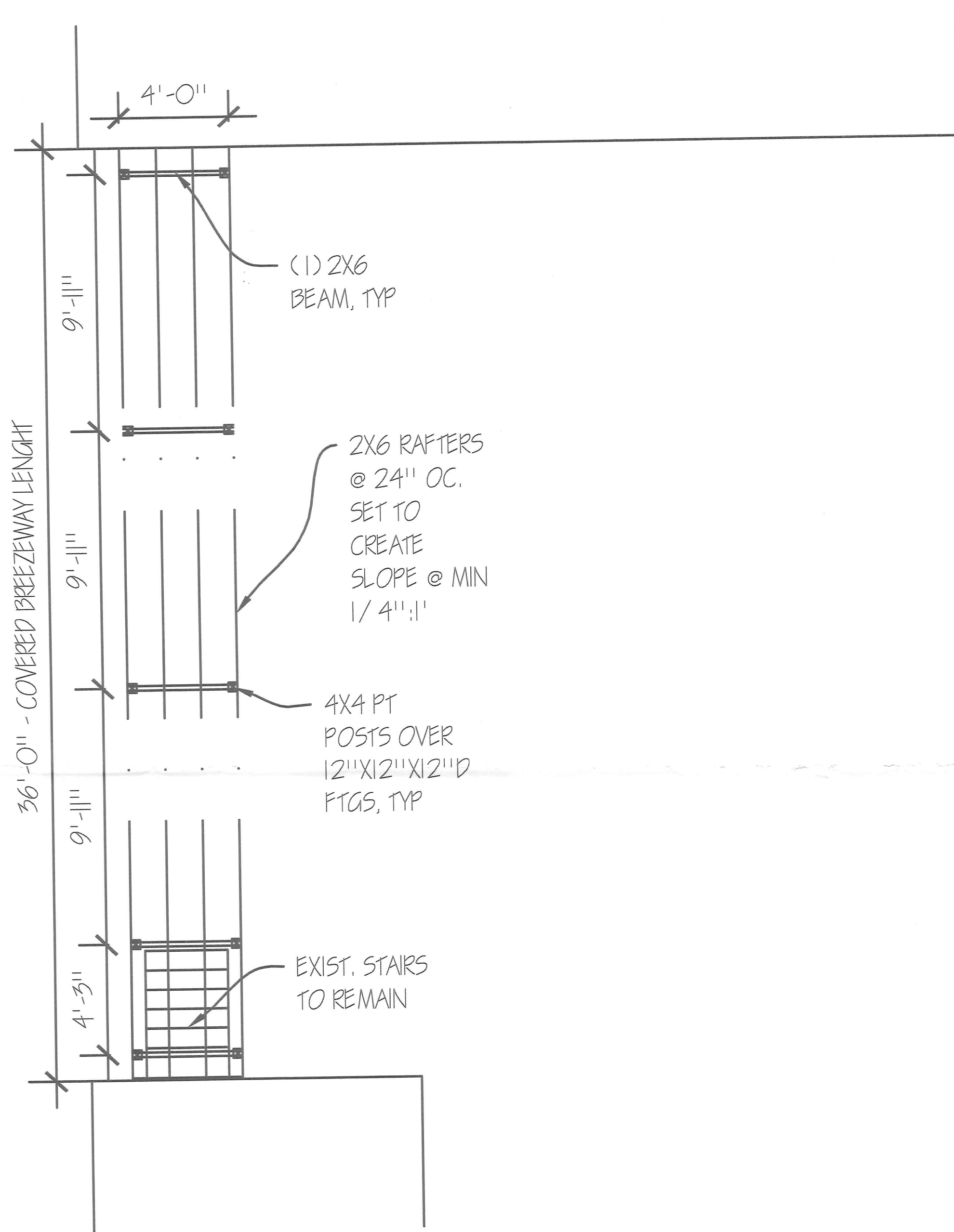
1712 PIN OAK AVENUE

A.I.O

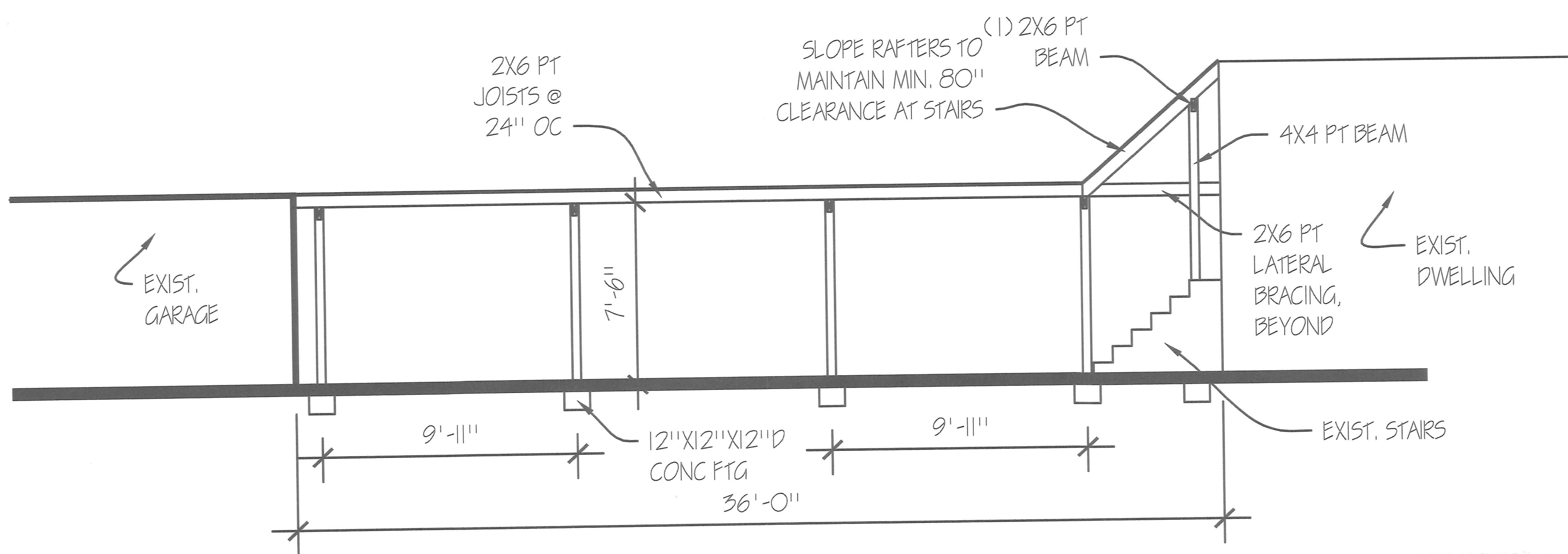
Eastend Design Group

Architecture * Historic Preservation * Planning

15 E. Ostend Street, Baltimore, MD 21230 * 443.904.3814 (p) * 410.528.8034 (f) * www.EastendArchitects.com



BREEZEWAY FRAMING PLAN



BREEZEWAY SECTION

STRUCTURAL PLANS AND SECTION

SCALE: 1/8" = 1'-0"

1712 PIN OAK AVENUE

AI

2018-0345-SP1A

Eastend Design Group

Architecture * Historic Preservation * Planning

15 E. Ostend Street, Baltimore, MD 21230 443.904.3814 (p) * 410.528.8034 (f) * www.EastendArchitects.com