

MEMORANDUM

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0353-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 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 *
(2005 Hammonds Ferry Road)
13th Election District *
1st Council District *
Christopher W. Jeffries *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0353-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, Christopher W. Jeffries (“Petitioner”). The Petitioner is requesting Variance relief from Section 303.1.A of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed deck addition to the rear of the dwelling with a side yard setback of 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 July 1, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). 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

ORDER RECEIVED FOR FILING

Date 7-20-18

By BSW

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

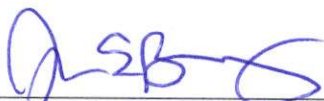
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 303.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck addition to the rear of the dwelling with a side yard setback of 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 his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-20-18

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 2005 Hammonds Ferry Rd. Currently zoned DR 5.5
Deed Reference 21910 100381 10 Digit Tax Account # 1303620600
Owner(s) Printed Name(s) Christopher William Jeffries

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 303-1.A OF BCZR TO PERMIT A PROPOSED DECK ADDITION TO THE REAR OF THE DWELLING WITH A SIDE YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 7.5 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):

Christopher W. Jeffries
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
2005 Hammonds Ferry Rd. Halethorpe MD
Mailing Address City State
71227 443 4520498 cwwjeffries1@gmail.com
Zip Code Telephone # Email Address

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

N/A
Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

N/A
Name – Type or Print
Signature
Mailing Address City State
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 2018-0353-A Filing Date 6/19/18 Estimated Posting Date 7/1/18 Reviewer AT
-7/16/18 Rev 5/5/2016

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: 2005 Hammonds Ferry Rd. Halethorpe MD 21227
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)

I am petitioning for a variance of the 7.5' setback requirement stated on my deck permit for reasons of practical difficulty. I want to replace the old 200 S.F. deck, which has become dilapidated, with a new 216 S.F. deck. The rear (east) side of my house is angled toward the north lot line at about 10°. I must keep the deck by the north lot line because that is where the sliding glass door is. The house is 5' from the lot line and the northern side of the glass door is only 8' from the lot line, so if I try to build a normal deck at 90° to the house it will be stopped by the 7.5' setback of one foot or two. This prevents me from replacing the old deck with an equivalent structure. The old deck is only 4.3' from the lot line while the proposed deck will be 5.2' at the same (northeast) corner so this represents an improvement of the ~~current~~ conditions. Since zoning law is to prevent nuisances, this is in keeping with the spirit as it will not create one, being farther away and lower by 1.5' than the old deck. (If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Christopher W. Jeffries
Signature of Owner (Affiant)
Name- Print or Type

Signature of Owner (Affiant)
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:

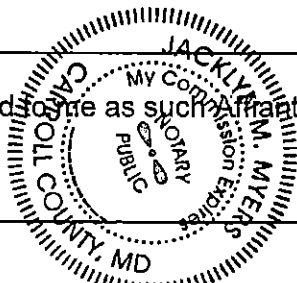
I HEREBY CERTIFY, this 11th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CHRISTOPHER W. JEFFRIES

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
11-12-19
My Commission Expires



2018-0353-A

ZONING PROPERTY DESCRIPTION FOR 2005 Hammonds Ferry Road Halethorpe, Maryland 21227

Beginning at a point on the east side of Hammonds Ferry Road which is of variable width at a distance of 125 feet north from the centerline of Garden Avenue which is 50 feet wide.

Being Lots 54 and 55 in the subdivision Hilltop as recorded in Baltimore County Plat Book #WPC 7, Folio # 3, containing 5,750 square feet. Located in the 13th Election District and 1st Council District.

2018-0353-A

CERTIFICATE OF POSTING

AV 7-16

2018-0353-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Jeffries

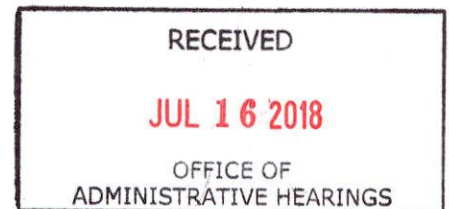
July 16, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:



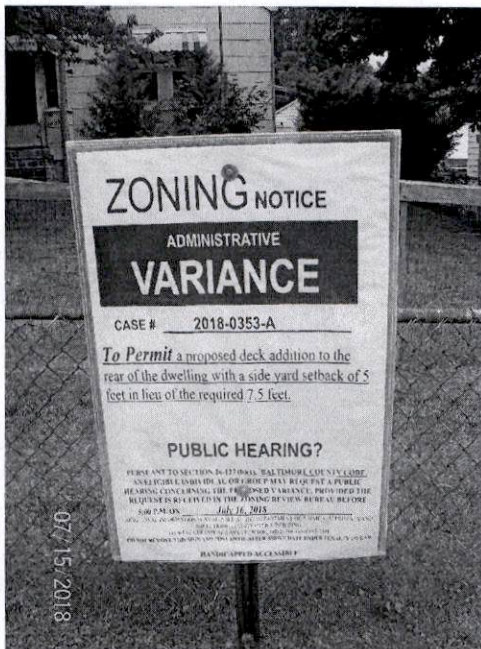
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2005 Hammonds Ferry Road

SIGN 1 Re-Certification

July 1, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

July 15, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

AB 7-16

2018-0353-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Jeffries

July 16, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:



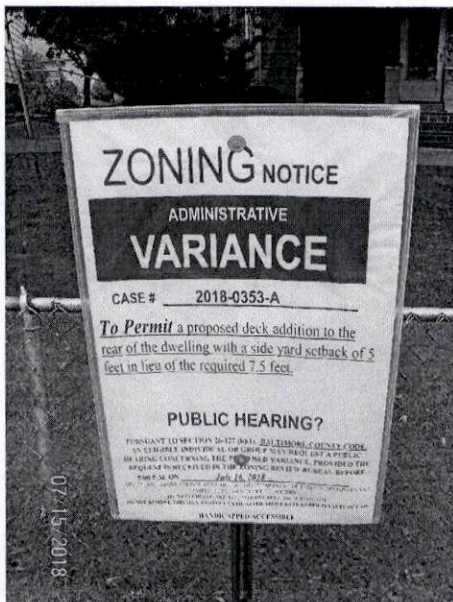
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

2005 Hammonds Ferry Road

SIGN 2 Re-Certification

July 1, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 15, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0353-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Jeffries

July 16, 2018

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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2005 Hammonds Ferry Road

SIGN 1

July 1, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

July 1, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0353-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Jeffries

July 16, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

2005 Hammonds Ferry Road

SIGN 2

July 1, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

July 1, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0353 - A Address 2005 Hammonds Ferry Road
Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 06/19/2018 Posting Date: 07/01/18 Closing Date: 07/16/18

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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- 0353 -A Address 2005 Hammonds Ferry Road
Petitioner's Name: Christopher Jeffries Telephone : 443-452-0498
Posting Date: 07/01/18 Closing Date: 07/16/2018
Wording for Sign: To permit a proposed deck addition to the rear of the dwelling with a side yard setback of 5 feet in lieu of the required 7.5 feet.

Date _____

6/10/18

BUSINESS	ACTUAL	TIME	PRO
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5/20/2018 5/19/2018 07:45:16

0301 HALKIN LE

CEIPT # 770328 4/19/2013

5-528 ZONING VERIFICATION

1995

Receipt for	\$75.00
-------------	---------

79.00 OT 5 1951

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

[illegible]

Total

~~275~~

Rec

From:

CHRISTOPHER JEFFRIES

For

2005 HAMMONDS FERRY RD

2018-0353-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



DONALD I. MOHLER III
County Executive

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

July 17, 2018

Christopher W Jeffries
2005 Hammonds Ferry Road
Halethorpe MD 21227

RE: Case Number: 2018-0353 A, Address: 2005 Hammonds Ferry Road

Dear Mr. Jeffries:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 19, 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 script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

AV 7-16-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 05 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0353
Address 2005 Hammonds Ferry Road
(Jeffries Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

Reviewer: Steve Ford

Date: 6/27/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

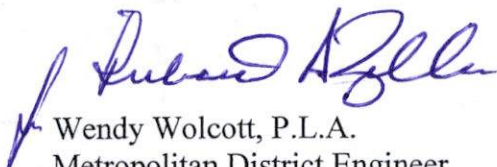
Dear Ms. Lewis:

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.

2018-0353-A
Administrative Variance
Christopher W. Wolfries
2005 Hammonds Ferry Road

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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0353
Address 2005 Hammonds Ferry Road
(Jeffries Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2018
Item No. 2018-0352-A, 0353, 0355-A, 0356-A, 0357-A, 0358-SPHA and
0360-A

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

*

*

*

*

*

VKD: cen
cc: file

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-5</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 7-1-18 by Black

SIGN POSTING (2nd) Date: 7-15-18
7-1-18 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 13 Account Number - 1303670600								
Owner Information										
Owner Name:		JEFFRIES CHRISTOPHER W				Use:		RESIDENTIAL		
						Principal Residence:		YES		
Mailing Address:		2005 HAMMONDS FERRY RD BALTIMORE MD 21227-1720				Deed Reference:		/21910/ 00381		
Location & Structure Information										
Premises Address:		2005 HAMMONDS FERRY RD 0-0000				Legal Description:		LTS 54,55 2005 HAMMONDS FERRY RD HILLTOP		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0102	0020	0130		0000			54	2016	Plat Ref:	0007/0003
Special Tax Areas:				Town:			NONE			
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1940		1,068 SF		300 SF		5,750 SF		04		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE		1 full		1 Detached			
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:		53,600		53,600						
Improvements		94,600		108,300						
Total:		148,200		161,900		157,333		161,900		
Preferential Land:		0						0		
Transfer Information										
Seller: THOMAS JOHN E				Date: 05/23/2005		Price: \$164,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /21910/ 00381		Deed2:				
Seller: RECORD REALTY INVESTMENTS CORP				Date: 05/07/2002		Price: \$127,000				
Type: ARMS LENGTH IMPROVED				Deed1: /16381/ 00602		Deed2:				
Seller: JACOBSEN KATHRYN LAURA				Date: 01/12/2001		Price: \$60,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /14918/ 00553		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

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2018-0352-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: VARIANCE

Legal Owner: Jacqueline Morris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 9606 DIXON AVE

Location: W/S of Dixon Avenue, +/- 180 ft. N of the centerline of E Joppa Road

Existing Zoning: DR 5.5

Area: 0.235 ACRE, 10,250 SQ. FT.

Proposed Zoning:

VARIANCE:

To permit existing stabling of chickens on a property of 10,250 sq. ft. in lieu of the minimum required 1 acre, and to permit an existing detached accessory structure (chicken coop) with a side yard setback of 0 ft. in lieu of the minimum required 2.5 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: CC18066155

Closing Date:

Miscellaneous Notes:

Case Number: 2018-0353 **Reviewer:** Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Christopher W Jeffries

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 2005 HAMMONDS FERRY RD

Location: E/S of Hammonds Ferry Road, 125 ft. N of the centerline of Garden Avenue

Existing Zoning: DR 5.5

Area: 5,750 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed deck addition to the rear of the dwelling with a side setback of 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: 07/16/2018

Miscellaneous Notes:



2018-0353-A



2018-0353-A

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2018-0353-A

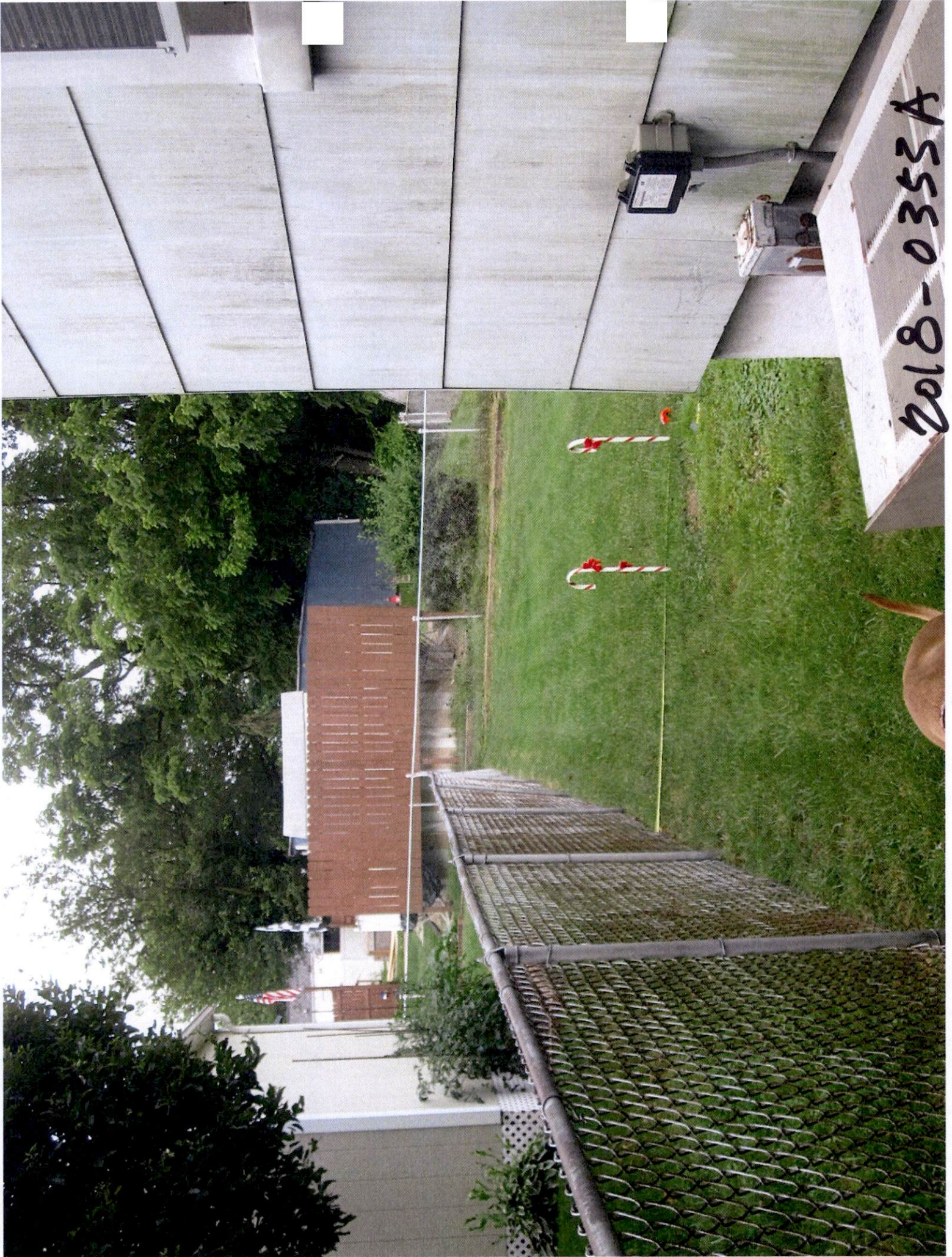
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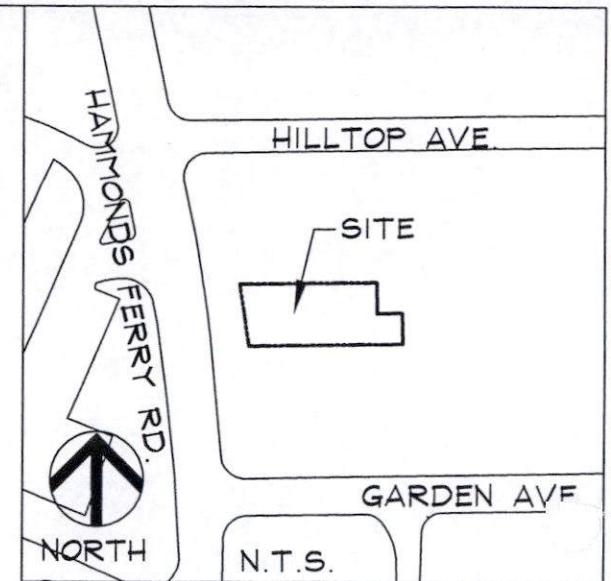
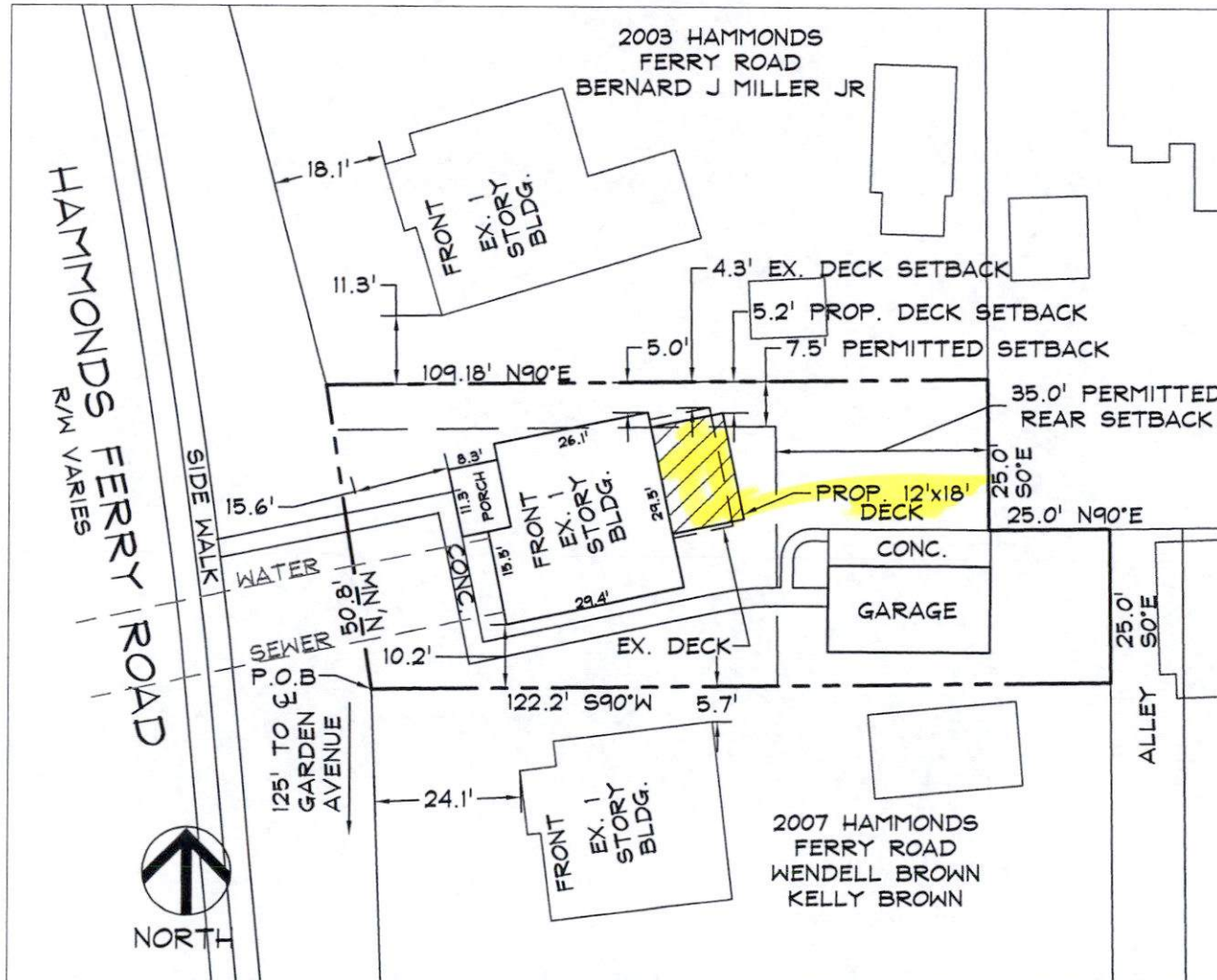


2018-0353A

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PLAN FOR ADMINISTRATIVE VARIANCE PETITION

ADDRESS: 2005 HAMMONDS FERRY ROAD
 OWNER: CHRISTOPHER W. JEFFRIES
 SUBDIVISION: HILLTOP, LOTS 54 & 55
 PLAT: P.B. WPC 7 P. 3
 TAX ID#: 1303670600
 DEED: 21910/00381



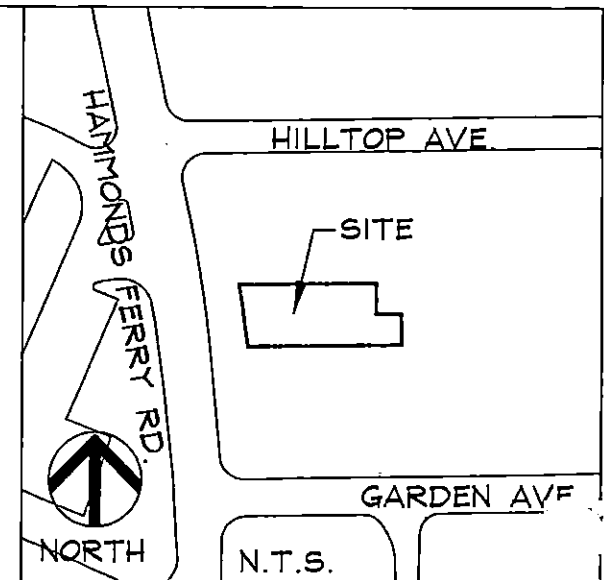
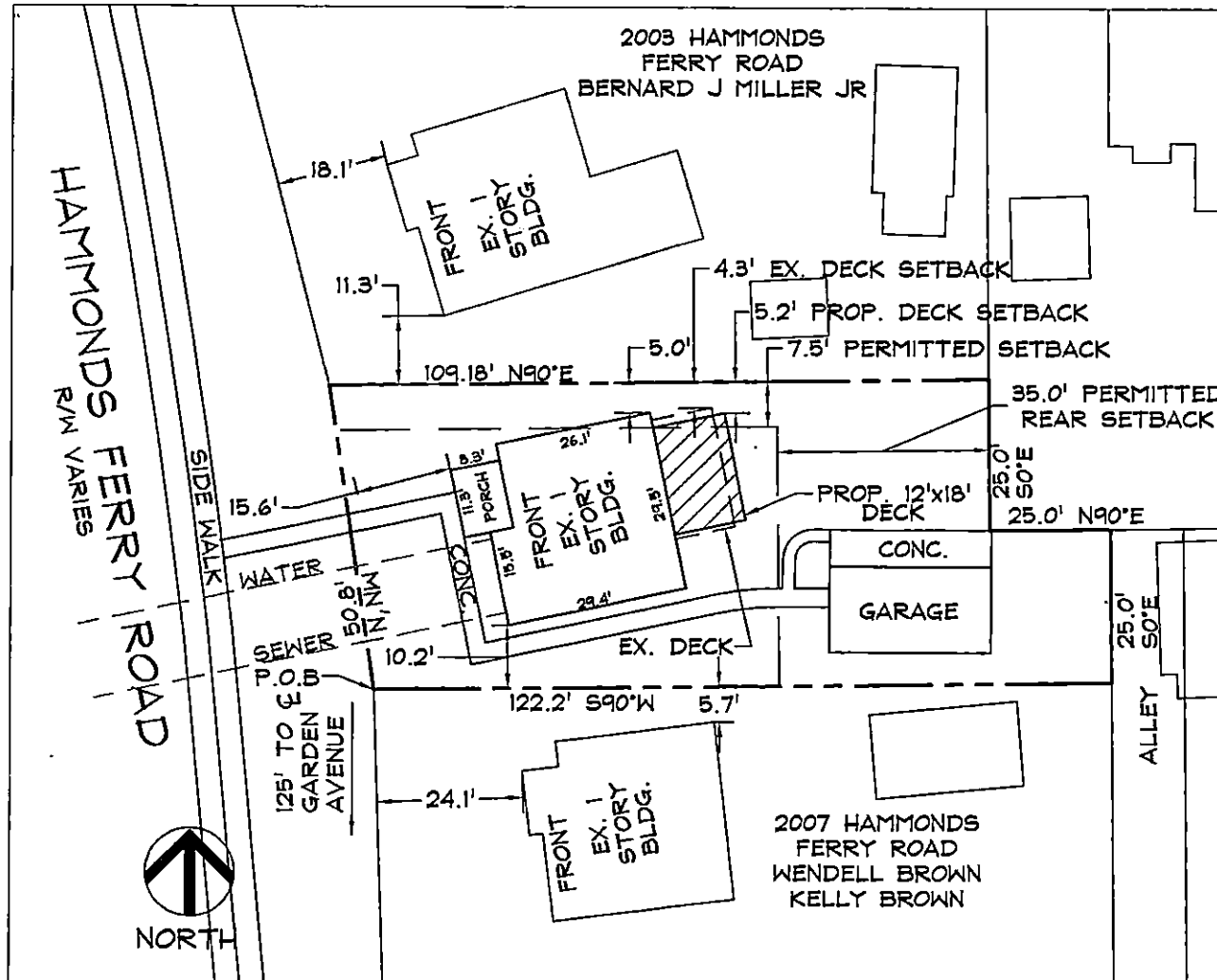
ZONING MAP #	102A3
SITE ZONED	DR5.5
ELECTION DISTRICT	13
COUNCIL DISTRICT	1
LOT AREA (S.F.)	5,750
HISTORIC?	NO
IN CBCA?	NO
IN FLOOD PLAN?	NO
WATER IS	PUBLIC
SEWER IS	PUBLIC
PRIOR HEARING?	NO

DRAFTED: C. JEFFRIES DATE: JUNE 8, 2018 SCALE: 1"=30'

Pet. Exh. 1
 2018-0353-A

PLAN FOR ADMINISTRATIVE VARIANCE PETITION

ADDRESS: 2005 HAMMONDS FERRY ROAD
 OWNER: CHRISTOPHER W. JEFFRIES
 SUBDIVISION: HILLTOP, LOTS 54 & 55
 PLAT: P.B. WPC 7 P. 3
 TAX ID#: 1303670600
 DEED: 21910/00381



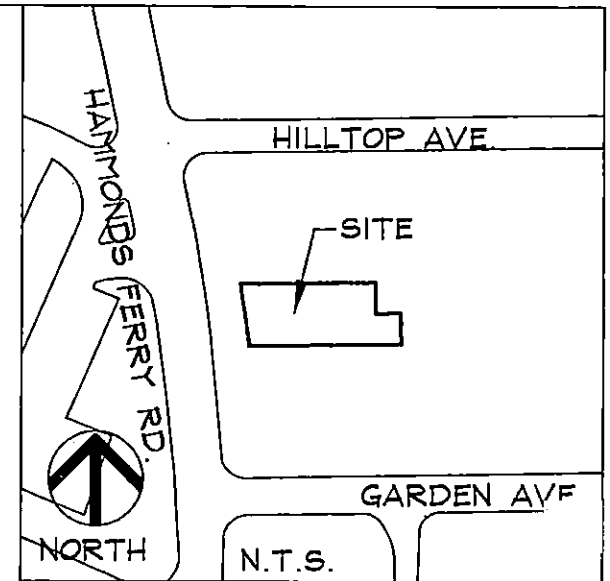
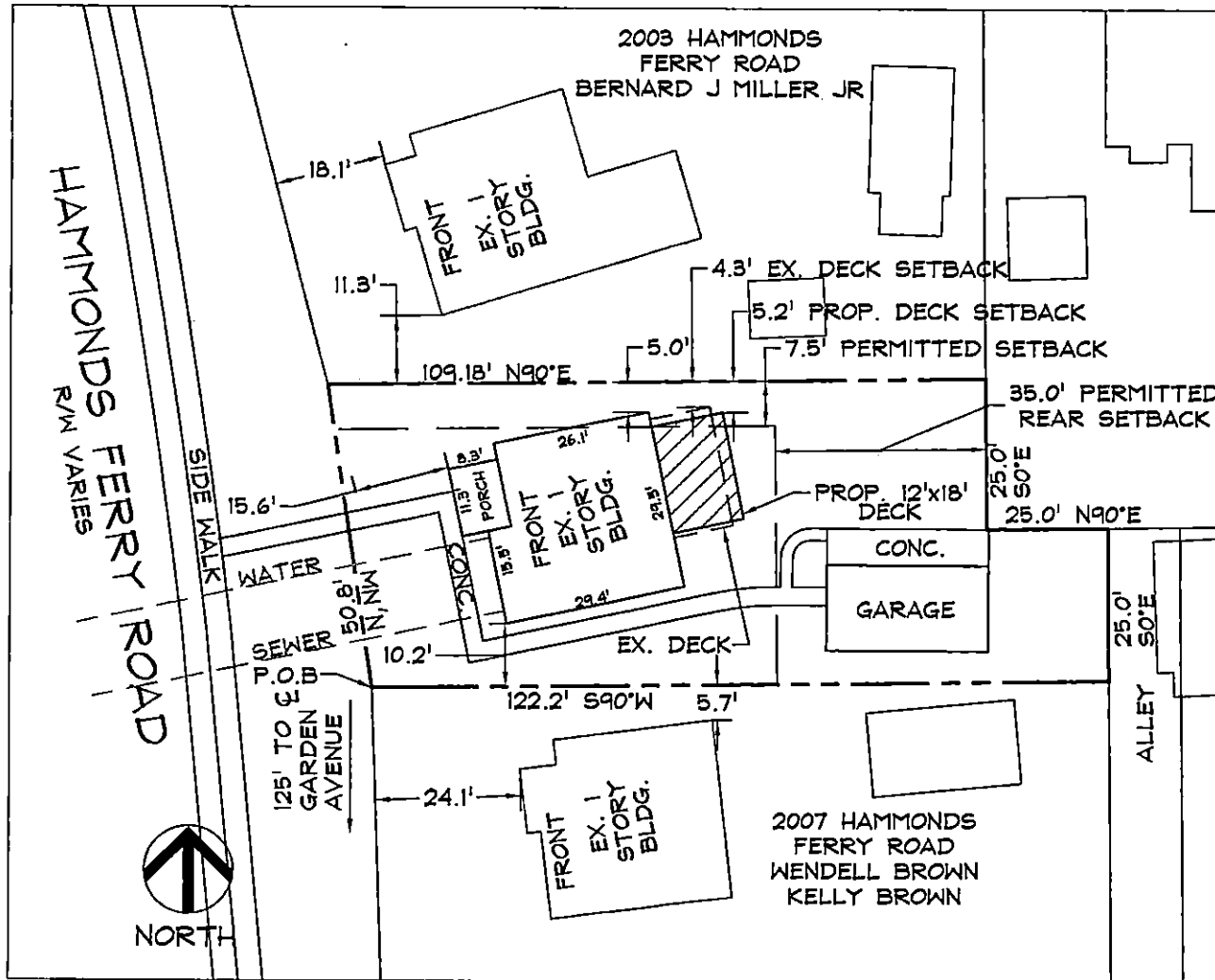
ZONING MAP #	102A3
SITE ZONED	DR5.5
ELECTION DISTRICT	13
COUNCIL DISTRICT	1
LOT AREA (S.F.)	5,750
HISTORIC?	NO
IN CBCA?	NO
IN FLOOD PLAN?	NO
WATER IS	PUBLIC
SEWER IS	PUBLIC
PRIOR HEARING?	NO

DRAFTED: C. JEFFRIES DATE: JUNE 8, 2018 SCALE: 1"=30'

2018-0353-A

PLAN FOR ADMINISTRATIVE VARIANCE PETITION

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ZONING MAP #	102A3
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PRIOR HEARING?	NO

DRAFTED: C. JEFFRIES DATE: JUNE 8, 2018 SCALE: 1"=30'

2018-0353-A

PAI # 130229
1318720200

1302200610

3303

1308651840

1953-2635-X

3301

MICHELE CT

HAMMONDS FERRY RD

ROSALIE R

PAI # 138019

Pt. Bk./Folio # 0130025

Pt. Bk./Folio # 0130025

1308300590

Lot # 1

1308001850

Lot # 2

1304870020

Lot # 3

PAI # 138019

Lot # 4
1325450030

Lot # 5
1313200590

Lot # 6
1323000930

Lot # 7
1318351020

Lot # 8
1317100600

Lot # 8
1302850150

Pt. Bk./Folio # 013114A

Pt. Bk./Folio # 013114A

1909

Lot # 124

1313550860

1911

Lot # 121

Lot # 121

1304350040

1303470180

Lot # 116

Lot # 116

Lot # 114

Lot # 114

Lot # 111

Lot # 109

Lot # 107

Lot # 107

Lot # 107

Lot # 107

Lot # 107

Lot # 107

3202

1319711520

HILLTOP AVE

1316750030

Lot # 56

Lot # 56

Lot # 56

Pt. Bk. 0130025

Lot # 59

Lot # 59

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Lot # 59

DR 5.5

1303670600

Lot # 54

1314650180

2007

Lot # 52

PAI # 138025

1307470090

Lot # 51

Lot # 47
1308800060

3201

Lot # 45
1323750030

3203

Lot # 43
1301130040

3207

Lot # 41

Lot # 41

1307290210

Lot # 36

1900001877

1900001877

ML IM

102A3

1CD

13 ED 1305000210

SW 4-C

PAI # 130210

PAI # 130210

2017-0025-A

Lot # 1

2500004792 PAI # 130210 PAI # 130210

Pt. Bk./Folio # 078417

Pt. Bk./Folio # 078417

GARDEN AVE

Lot # 17

1323350030

Lot # 15

2013

1303471090

Lot # 13

2015

1319071640

Lot # 11

2017

1311150080

Lot # 7

2019

1304500080

Lot # 7

1900002011

FLOWER LN

3202

Lot # 19

Lot # 21

Lot # 21

Lot # 21

Lot # 25

Lot # 25

Lot # 25

Lot # 25

Lot # 25

Lot # 25

Lot # D 1308002265

Lot # C 1303000400

Pt. Bk. 0000007, Folio 0003

Lot # B 1323350600

2018-353-A

1302000449

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 13 Account Number - 1303670600							
Owner Information										
Owner Name:			JEFFRIES CHRISTOPHER W			Use:		RESIDENTIAL		
Mailing Address:			2005 HAMMONDS FERRY RD BALTIMORE MD 21227-1720			Principal Residence:		YES		
						Deed Reference:		/21910/ 00381		
Location & Structure Information										
Premises Address:			2005 HAMMONDS FERRY RD 0-0000			Legal Description:		LTS 54,55 2005 HAMMONDS FERRY RD HILLTOP ,		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0102	0020	0130		0000			54	2016	Plat Ref:	0007/0003
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1940			1,068 SF		300 SF		5,750 SF		04	
Stories	Basement	Type	Exterior		Full/Half Bath		Garage		Last Major Renovation	
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE		1 full		1 Detached			
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2016		As of 07/01/2017		As of 07/01/2018	
Land:			53,600		53,600					
Improvements			94,600		108,300					
Total:			148,200		161,900		157,333		161,900	
Preferential Land:			0						0	
Transfer Information										
Seller: THOMAS JOHN E					Date: 05/23/2005			Price: \$164,000		
Type: NON-ARMS LENGTH OTHER					Deed1: /21910/ 00381			Deed2:		
Seller: RECORD REALTY INVESTMENTS CORP					Date: 05/07/2002			Price: \$127,000		
Type: ARMS LENGTH IMPROVED					Deed1: /16381/ 00602			Deed2:		
Seller: JACOBSEN KATHRYN LAURA					Date: 01/12/2001			Price: \$60,000		
Type: NON-ARMS LENGTH OTHER					Deed1: /14918/ 00553			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					

2018-0353-A