M E M O R A N D U M

DATE: October 22, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0027-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 19, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4316 Leola Avenue)		
13th Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Ray G. Decker, Sr. & Michelle D. Decker	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0027-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Ray G. Decker, Sr. and Michelle D. Decker ("Petitioners"). The Petitioners are requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition (3 seasons room) with a rear yard setback of 37 ft. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

It is to be noted that this administrative variance case closed on August 20, 2018 but was not received by OAH until September 17, 2018; the whereabouts of the case file between these dates is unknown.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 4, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-19-18

By DJ

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs 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 Petitioners.

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 **19th** day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (3 seasons room) with a rear yard setback of 37 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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 9-19-18
By DW

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 4316 Leola Ave., BALT. MD. 21227 **Currently zoned** DR 2

Deed Reference 13279 / 00539 10 Digit Tax Account # 1320450118

Owner(s) Printed Name(s) Ray G. Decker + ~~Denise~~ Michelle D. Decker

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1

SEE Attached

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):

Ray G. Decker, SR. / Michelle D. Decker

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Michelle D Decker Signature # 2

4316 Leola Ave Baltimore MD

Mailing Address City State

21227 / 410 247 2595 / JUNK-LUVR @ Comcast.NET

Zip Code Telephone # Email Address

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

NA

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Same As Above

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 9-19-18

By

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 2019-0027A **Filing Date** 7/25/18 **Estimated Posting Date** ___/___/_____ **Reviewer** DH

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: 4316 Leola Ave. (Print or Type Address of property) Baltimore-Halethorpe (City) MD (State) 21227 (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)**

With an ever growing family, we just want space to share holidays and family time with our Children and Grandchildren

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

Signature of Owner (Affiant)

Ray Glenn Decker Sr.
Name- Print or Type

Signature of Owner (Affiant)

Michelle Denise Decker
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 17th day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen A. Komorowski

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

AS WITNESS my hand and Notaries Seal

Karen A. Komorowski
Notary Public

KAREN A. KOMOROWSKI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 23, 2020

My Commission Expires

REV. 5/5/2016

2019-0027-A

Administrative Variance Form Section: 1B02.3.C.1 To permit a proposed addition (3 seasons room) with a rear yard setback of 37 feet in lieu of the required 40 feet.

ZONING PETITION PROPERTY DESCRIPTION FOR 4316 LEOLA AVE. BALTIMORE, (Halethorpe), 21227

PART A:

Beginning at a point on the North side of 4316 Leola Ave. which is 30 feet wide at a distance of 171 feet east of the centerline of the nearest improved intersection, Jeanne Street, which is 40 feet wide.

PART B: OPTION 2

Being Lot #8, Block G, Section #na, in the subdivision of Halethorpe Terrace as recorded in Baltimore County Plat Book #6007, Folio #0072, containing 8800 square feet. Located in the 13 Election District and 1 Council District.

2019-0027-A

(AV) 8/20 per SIP posting

(2019-0027-A)

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, August 19, 2018 6:27 PM
To: Administrative Hearings
Subject: 4316 Leola
Attachments: IMG_0726.jpg; ATT00001.txt; IMG_0725.jpg; ATT00002.txt

2nd set of certificates

RECEIVED
AUG 20 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

No AV
Cleo. date
in data base
8-20-18

CERTIFICATE OF POSTING

CASE NO. 2019-0057-A

PETITIONER/DEVELOPER

Ryan Mennie

DECEC

DATE OF HEARING/CLOSING

8/20/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

4316 LEECA AVENUE

SIGN #1

THIS SIGN(S) POSTED ON August 4, 2018 August 19, 2018

(MONTH, DAY, YEAR)

SINCERELY,

8/14/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

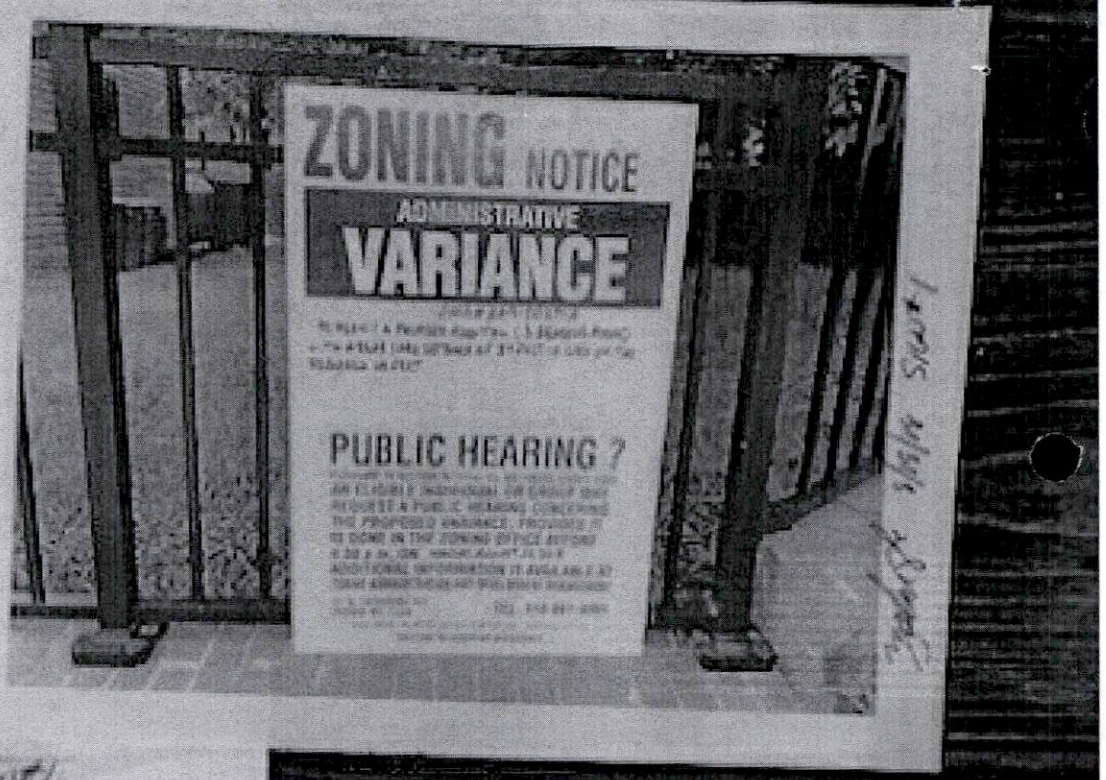
PARKVILLE, MD. 21234

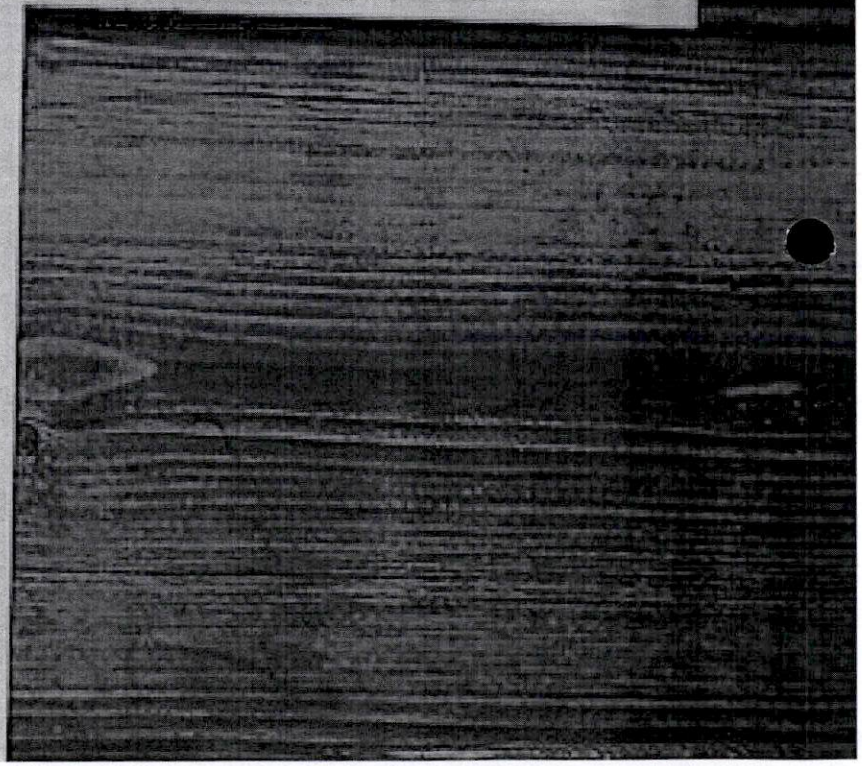
443-629-3411

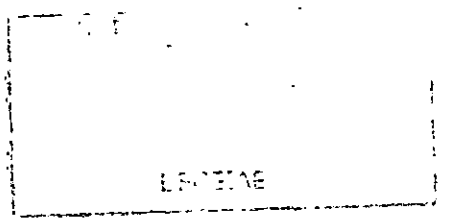
RECEIVED

AUG 20 2018

OFFICE OF
ADMINISTRATIVE HEARINGS







CERTIFICATE OF POSTING

CASE NO. 2019-0057-A

PETITIONER/DEVELOPER

Ray C Mcendree

DECEASED

DATE OF HEARING/CLOSING

8/20/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

4316 Leeds Avenue

Sign #2

THIS SIGN(S) POSTED ON August 4, 2018 August 19, 2018

(MONTH, DAY, YEAR)

SINCERELY,

8/4/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

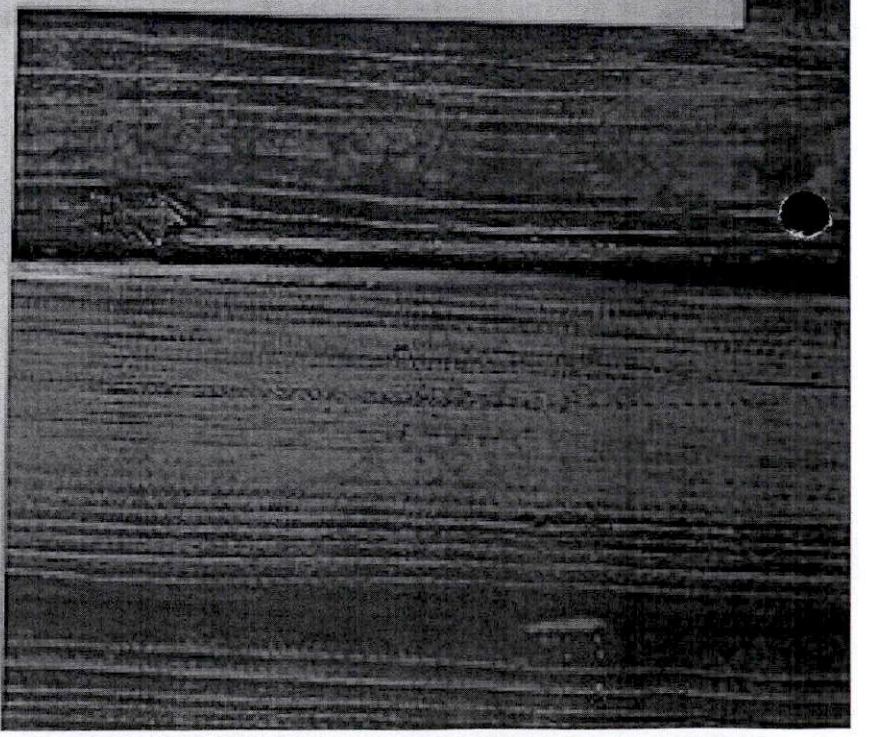
PARKVILLE, MD. 21234

443-629-3411

RECEIVED

AUG 20 2018

OFFICE OF
ADMINISTRATIVE HEARINGS



CERTIFICATE OF POSTING

CASE NO. 2019-0027-A

PETITIONER/DEVELOPER

RAY & MICHELLE DECKER

DATE OF HEARING/CLOSING

8/20/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

4316 LEOLA AVENUE
S/6N#2

THIS SIGN(S) POSTED ON August 4, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 8/4/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

Cynthia Ruiz 8/14/18

CERTIFICATE OF POSTING

CASE NO. 2019-0027-A

PETITIONER/DEVELOPER

RAY & MICHELLE DECKER

DATE OF HEARING/CLOSING

8/20/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

4316 LEOLA AVENUE

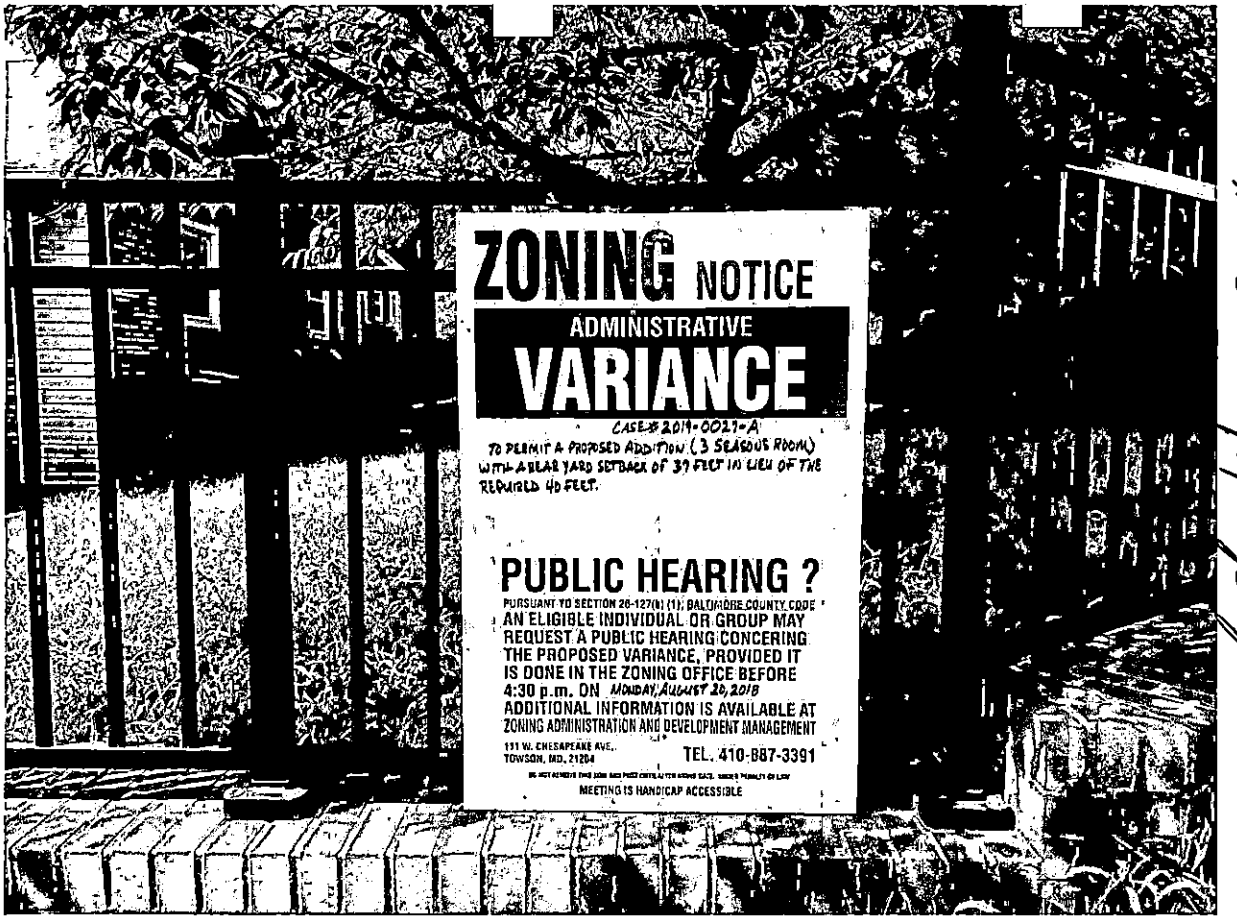
SIGN #1

THIS SIGN(S) POSTED ON August 4, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 8/4/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



Posted 8/4/18 SIGN #1

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0027 -A Address 4316 Leola Ave 21227

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/25/18 **Posting Date:** 8/5/18 **Closing Date:** 8/20/18

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 2019- 0027 -A Address 4316 Leola Ave 21227

Petitioner's Name Ray & Michelle Decker Telephone 410-247-2595

Posting Date: 8/5/18 **Closing Date:** 8/20/18

Wording for Sign: *To Permit* a proposed addition (3 seasons room) with a rear yard setback of 37 feet in lieu of the required 40 feet.

Revised 6/28/2018

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: 2019-0027-A

Property Address: 4316 Leola Ave. Balt./Halethorpe MD 21227

Property Description: _____

_____

Legal Owners (Petitioners): Ray G. + Michelle D. Decker

Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ray Decker

Company/Firm (if applicable): NA

Address: 4316 Leola Ave.
Halethorpe MD 21227

_____

Telephone Number: 443-506-9231

Revised 7/9/2015

DONALD I. MOHLER III
County Executive

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

September 17, 2018

Ray G & Michelle D Decker
4316 Leola Avenue
Baltimore MD 21227

RE: Case Number: 2019-0027 A, Address: 4316 Leola Avenue

Dear Mr. & Ms. Decker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 25, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 7/30/18

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. 2019-0027-A
Administrative Variance
Ray G. & Michelle D. Decker
4316 Leola 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,

Richard A Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 16, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2018
Item No. 2019-0003-A **(VARIANCE ADDED)**, 0021-A, 0024-A, 0027-A and 0028-A

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

* * * * *

VKD: cen
cc: file

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

No. 171793

Date: 7/25/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75 00

Total: 75 00

Rec From: Bay Decker

For: 2019-0027-A

421 Padia Ave

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

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTION LOC LRN
7/25/2018 7/25/2018 10:02:03 5
REG [illegible] LOC
RECEIPT # 963703 7/25/2018 OPLH
[illegible] VERIFICATION
NO. 171793
Receipt Tot 975.00
975.00 CK 0.00 DR
Baltimore County, Maryland

ATTN: GARY HUCIK

CASE NO. 2019- 0027-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8-16	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
7-30	STATE HIGHWAY ADMINISTRATION	No object.
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8-4-18 by Ogle

SIGN POSTING (2nd) Date: 8-19-18 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Account Identifier: **District** - 13 **Account Number** - 1320450118

Owner Information

Owner Name:	DECKER RAY G SR DECKER MICHELLE D	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	4316 LEOLA AVE BALTIMORE MD 21227-4519	**Deed Reference:**	/13279/ 00539

Location & Structure Information

Premises Address:	4316 LEOLA AVE 0-0000	**Legal Description:**	LT 8-11 4316 LEOLA AVE HALETHORPE TERRACE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0108	0012	0144		0000		G	8	2016	Plat Ref:	0007/ 0072

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	1,435 SF	560 SF	8,800 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	69,700	69,700		
Improvements	126,500	162,200		
Total:	196,200	231,900	220,000	231,900
Preferential Land:	0			0

Transfer Information

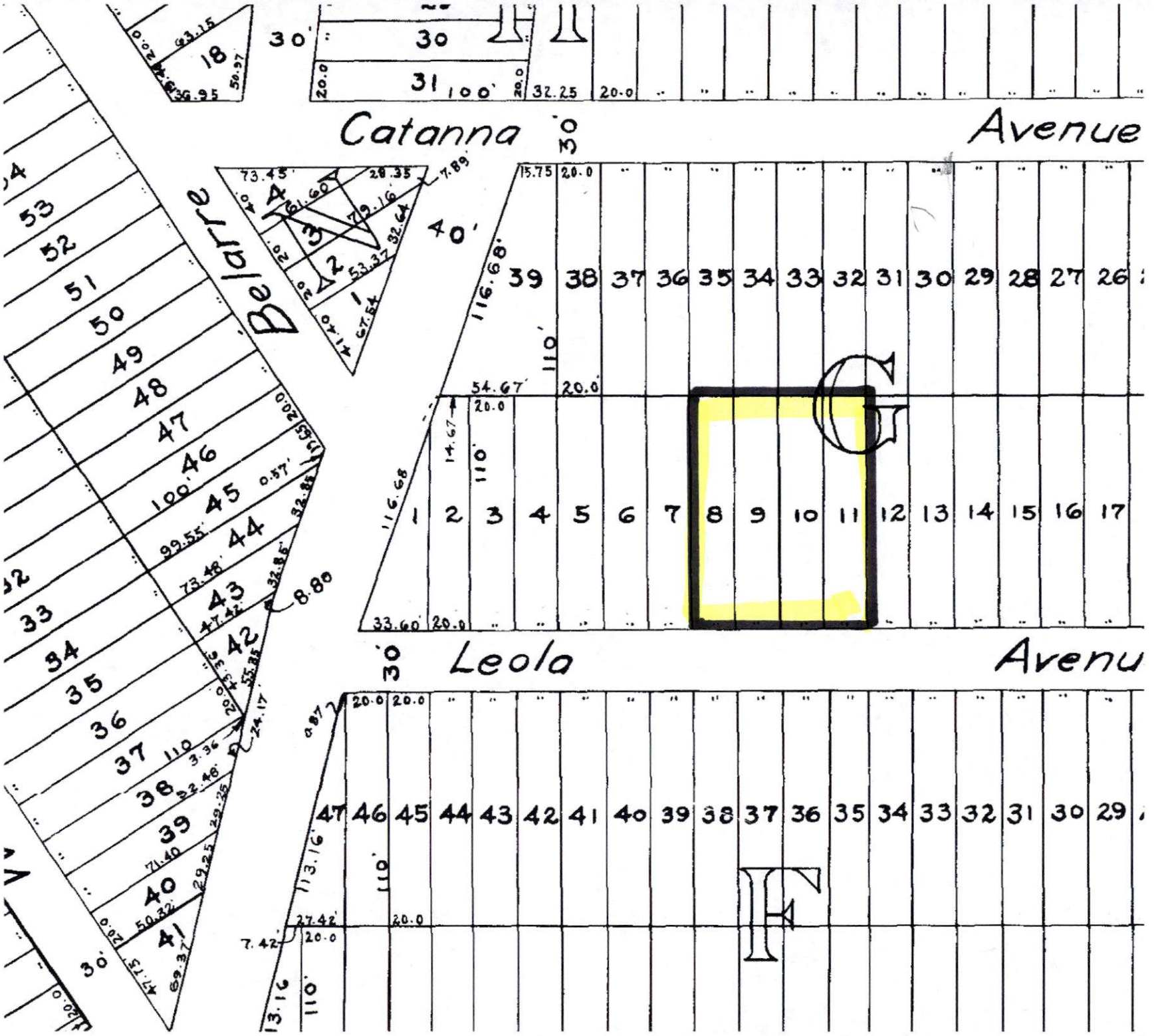
Seller: DECKER RAY G,SR DECKER MICHELLE D	**Date:** 11/09/1998	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /13279/ 00539	**Deed2:**
Seller: DECKER PAUL J,SR	**Date:** 05/07/1998	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /12843/ 00295	**Deed2:**
Seller: GAW ROBERT R	**Date:** 11/24/1982	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /06458/ 00264	**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

2019- 0027-A


Catanna Avenue
Leola Avenu
Balfare
G
H
30
31
100'
32.25
20.0
18
50.97
39.95
63.15
73.45'
28.35
7.89
61.60
79.16
32.64
53.37
67.54
41.40
40'
116.68'
15.75
54.67'
14.67
110'
33.60'
8.80
24.17
3.36
32.48'
29.25
71.40
50.32
47.75
69.37
113.16'
27.42'
7.42'
87
0.57'
99.55'
73.48'
47.42'
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55.85
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100'
110
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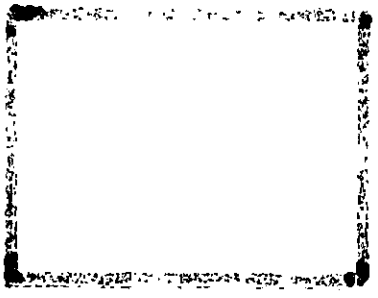
A-7200-6108



APPLICATION FOR BUILDING PERMIT # B949607

INSTRUCTIONS: Complete each of the open fields on the form and either present it to an Engineering Assistant at the Department of Permits, Approvals and Inspections in Room 100, County Office Building, Towson, MD or email the form to paipermitapps@baltimorecountymd.gov prior to your visit so that it will be on file. Please include the full address of the property in the subject field for retrieval. Gray fields on the form are for office use only. Fields marked with an asterisk (*) are required. When you you meet with an engineering assistant, they will indicate actions that you will need to take in order to have your building permit approved. Please refer to www.baltimorecountymd.gov/permitprocessing to ensure you bring the right documentation with you to expedite your application process. Do not use this form for fence, electric, or plumbing permits.

OFFICIAL USE ONLY

Date	7/2/18
OEA	XC / EDW
Permit #	B949607
Receipt #	A
Control #	MR
XRef #	
Fee	75+10=85
Total Paid	85
Paid By	

TYPE OF IMPROVEMENT

- [ ] 1. New Construction
- [x] 2. Addition
- [ ] 3. Alteration
- [ ] 4. Repair
- [ ] 5. Wrecking
- [ ] 6. Moving
- [ ] 7. Other

TYPE OF USE

Residential

- [x] 01. One Family
- [ ] 02. Two Family
- [ ] 03. Three and Four Families
- [ ] 04. Five or More Families
  Number of Units: ____
- [ ] 05. Swimming Pool
- [ ] 06. Garage
- [ ] 07. Other: ____

Non-Residential

- [ ] 08. Amusement, Recreation, Place of Assembly
- [ ] 09. Church, Other Religious Building
- [ ] 11. Industrial, Storage Building
- [ ] 12. Parking Garage
- [ ] 13. Service Station, Repair Garage
- [ ] 14. Hospital, Institutional, Nursing Home
- [ ] 15. Office, Bank, Professional
- [ ] 16. Public Utility
- [ ] 17. School, College, Other Educational
- [ ] 19. Store
  ___ Mercantile
  ___ Restaurant
  Type: ____
- [ ] 20. Swimming Pool
  Type: ____
- [ ] 21. Tank, Tower
- [ ] 22. Transcient Hotel, Motel
  Units: ____
- [ ] 23. Other: ____

PROPERTY INFORMATION

*Property Address	4316 Leola Ave Balt, MD 21227		
Suite/Space/Floor			
Subdivision			
*Tax Account Number	1320450118		
District	13	Precinct	01

OWNER INFORMATION

*First and Last Name	Ray & Michelle Decker
Corporation Name	
*Address	4316 Leola Ave Balt, MD 21227
*City, State, Zip	Baltimore MD 21227
*Phone	410-247-2595

APPLICANT INFORMATION

*First and Last Name	TJ Hassler		
Company	AES Builder & Home Improvements Inc.		
*Address	6915 Golden Ring Rd		
*City, State, Zip	Baltimore, Md 21237		
*Phone	410-574-4400	Email	tjhassler@aeshome.us
MHIC#	37105	MHBR#	
*Business/Tenant Name	AES Builder & Home Improvements Inc.		
Contractor	AES Builder & Home Improvements Inc.		
*Engineer/Architect			
Seller			

I have carefully read this application, know the same is correct and true and that in doing this work all provisions of the Baltimore County Code and appropriate state regulations will be complied with whether herein specified or not, and will request all required inspections.

*Applicant Signature: TJ Hassler — Original Signature Required

PLANS

CONST:	0	PLOT:	4	PLAT:	0	DATA:	0	DRC #:		Class:	04
								EL:	1	PL:	1

Historic District/Building Yes ___ No ✓ Will this building have sprinklers? Yes ___ No ✓

Is this property located in a floodplain? Yes ___ No ✓

BUILDING PERMIT # B949607

FOUNDATION TYPE
1. Slab ☐ 2. Block ☐ 3. Concrete

BASEMENT
☐ 1. Full ☐ 2.Partial ☐ 3. None

TYPE OF CONSTRUCTION
☐ 1. Masonry
☐ 2. Wood Frame
☐ 3. Structure Steel
☐ 4. Reinforced Concrete

TYPE OF HEATING FUEL
☐ 1. Electricity
☐ 2. Gas
☐ 3. Geothermal
☐ 4. Oil

CENTRAL AIR
☐ 1. Yes ☐ 2. No

TYPE OF SEWAGE DISPOSAL
☑ 1. Public Sewer
X Exists ___ Proposed

☐ 2. Private System
___ Septic ___ Privy
___ Exists ___ Proposed

TYPE OF WATER SUPPLY
☑ 1. Public System
X Exists ___ Proposed

☐ 2. Private System
___ Exists ___ Proposed

ESTIMATED COSTS
Material/Labor: 54,000

OWNERSHIP
☑ 1. Private ☐ 3. Sale
☐ 2. Public ☐ 4. Rental

RESIDENTIAL CATEGORY
☑ 1. Detached
☐ 2. Semi-Detached
☐ 3. Group
☐ 4. Townhouse
☐ 5. Mid-Rise
☐ 6. High-Rise

CORNER LOT
☐ 1. Yes ☑ 2. No

GARBAGE DISPOSAL
☐ 1. Yes ☐ 2. No

DESCRIBE PROPOSED WORK

REMOVE EXISTING OPEN DECK AND CONSTRUCT NEW 16'X9=144 SUNROOM WITH 8'X9=72 OPEN DECK WITH STEPS TO GRADE ATTACHED TO REAR SFD. OVERALL WORK 24'X9=216

Proposed Use	SFD W/ADDN
Existing Use	SFD

Efficiency #		1-Bedroom #		2-Bedroom #		3-Bedroom #		Total Bedrooms	
1-Family Bedroom #.		Bathroom #		Kitchen #		Powder Rm #		Total Apt/Condos	

BUILDING SIZE	
Floor	2/0
Width	24'
Depth	9
Height	
Stories	
Lot #s	8

LOT SIZE AND SETBACKS	
Size	8800sf
Front Street	
Side Street	
Front Setback	nc
Side Setback	~~42'/4'~~ 41'/4.5' JPF/JW
Side St Setback	
Rear Setback	~~37'~~ 40'
Zoning	DR2

Obtain approval signatures from each of the checked departments below:

Required		Approval Signatures	Date
☐	BLD INSP (Room G21)		
☐	BLD PLAN (Room 120)		
☐	FIRE (Room 120)		
☐	SEDI CTL (Room G21)		
☑	ZONING (Room 111)	JPF FCNAZ	7/2/18
☐	PUB SERV (Room 119)		
☐	ENVRNMNT (Room 319)		
☐	PLANNING (Room 101 in the Jefferson Building)		
☐	PERMITS (Room 100)		
☐			

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

Arnold Jablon, Deputy Administrative Officer & Director

Donald E Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B949607 CONTROL #: MR DIST: 13 PREC: 01
DATE ISSUED: 07/02/2018 TAX ACCOUNT #: 1320450118 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 4316 LEOLA AVE
SUBDIVISION: HALETHORPE TERRACE

OWNERS INFORMATION
NAME: DECKER RAY SR 410-247-2595
ADDR: 4316 LEOLA AVE,BALTIMORE MD 21227-4519

TENANT:
CONTR: AES BUILDER & HOME IMPROVEMENT INC
ENGNR:
SELLR:
WORK: REMOVE EXISTING DECK & CONSTRUCT SUNROOM 16X9= 144SF & OPEN WOOD DECK 8X9=72SF WITH STEPS TO GRADE, ATTACHED TO REAR OF SFD. TOTAL OVERALL 24X9X12=216SF.

BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & ADDITION
EXISTING USE: SFD

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY
FOUNDATION: CONCRETE BASEMENT: NONE
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 8800SF
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 41'-15'
SIDE STR SETB:
REAR SETB: 40'

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

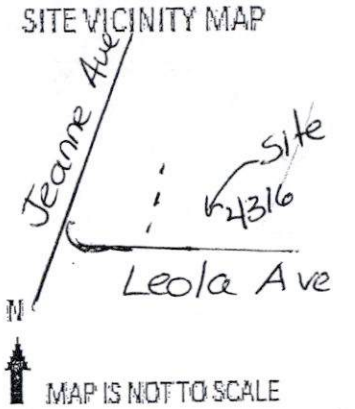
ADDRESS 4316 Leola Ave 21227 OWNER(S) NAME(S) Ray & Michelle Decker

SUBDIVISION NAME Halethorpe Terrace LOT # 8 BLOCK # G SECTION # N/A

PLAT BOOK # 7 FOLIO # 72 10 DIGIT TAX # 1320450118 DEED REF. # 13279/00539

PLAN DRAWN BY Ray Decker DATE 7/25/18 SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109A2

SITE ZONED DR2

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE ~~13,200~~

OR SQUARE FEET 13,200

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 ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

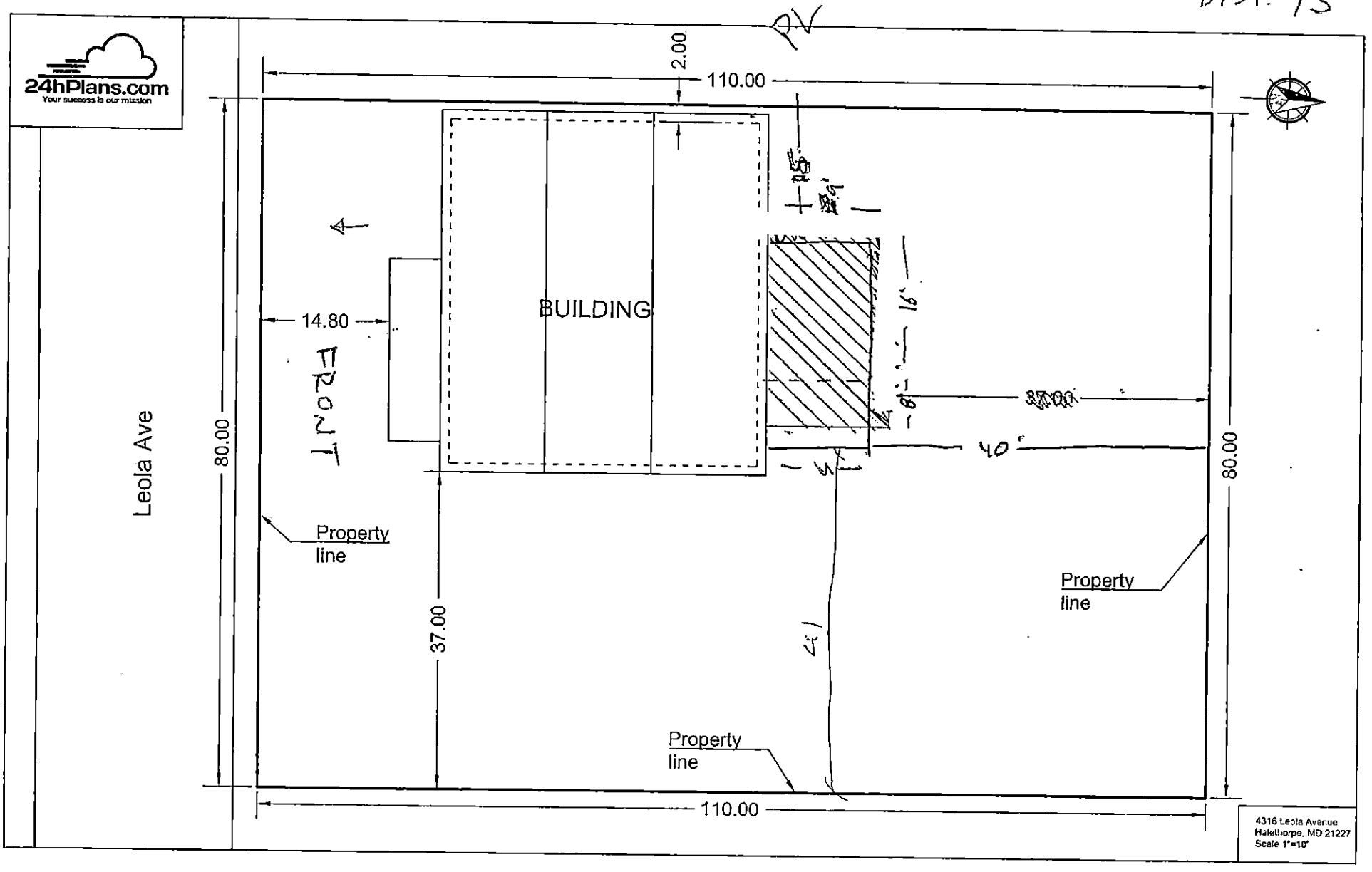
VIOLATION CASE INFO:

N/A

2019-0027-A Pet. Exh. 1

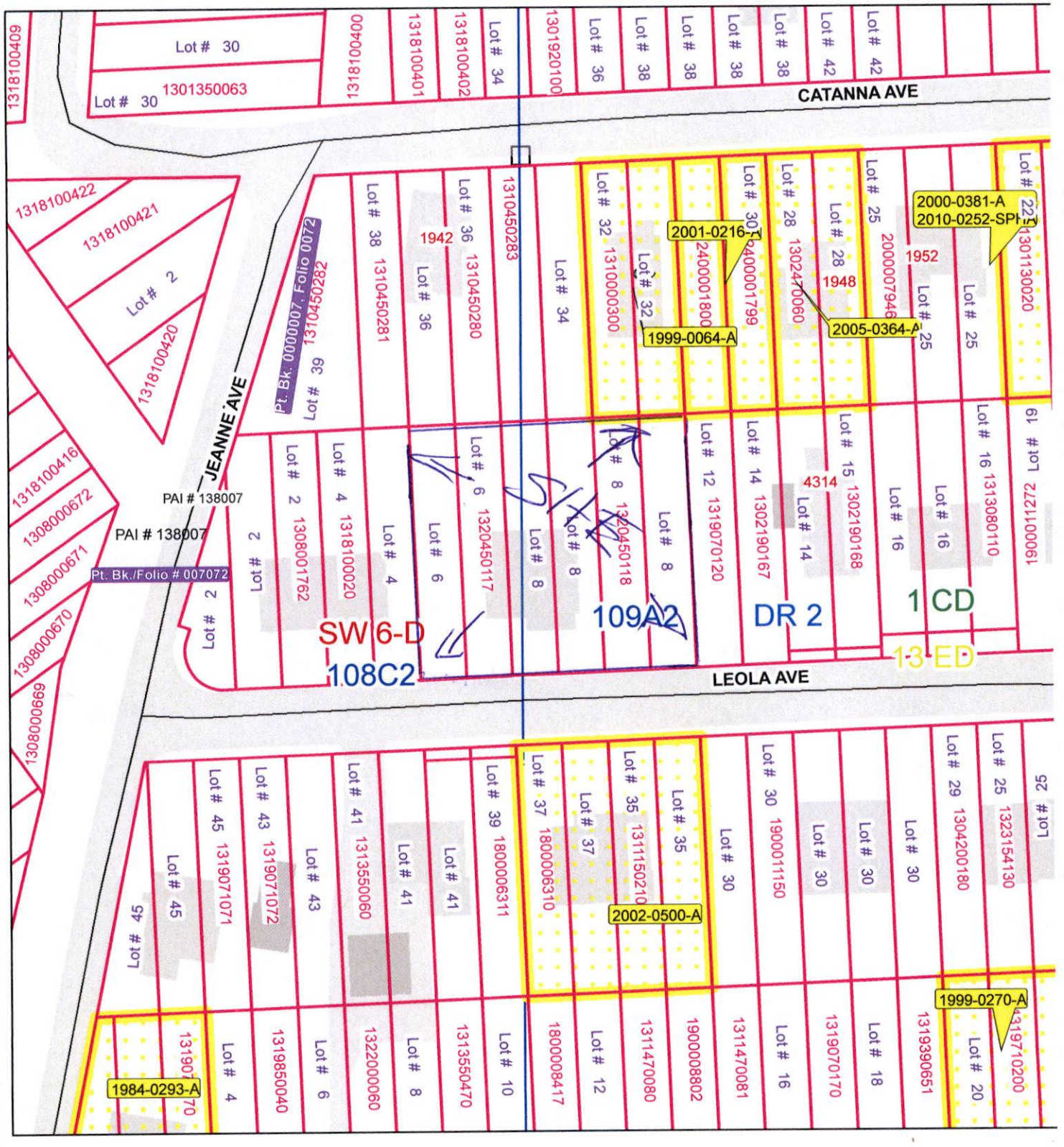
B949607

DIST. 13



A-1007-2019

Enter Property Address Here



Publication Date: 7/25/2018

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

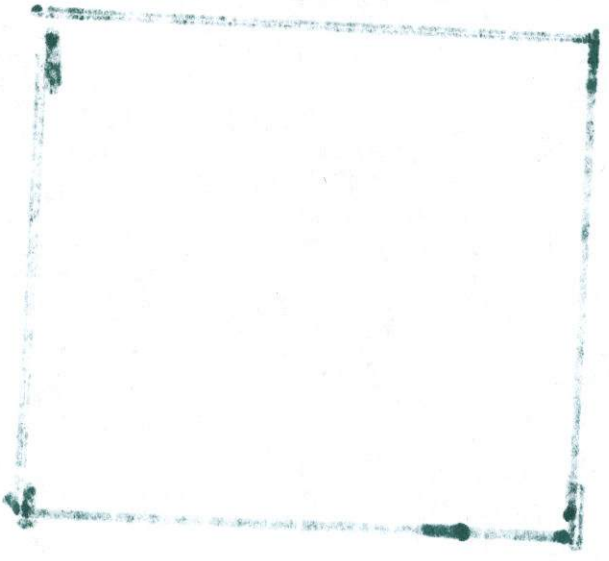
N
W E
S

0 15 30 60 90 120 Feet

1 inch = 60 feet

2019-0027-A

Lot # 30
1301350063
1318100400
CATANNA AVE
Lot # 2
1318100421
Lot # 2
1318100420
Pt. Bk. 0000007, Folio 0072
Lot # 38
1310450282
Lot # 39
1310450281
1942
Lot # 36
1310450280
1310450283
Lot # 34
Lot # 32
1310000300
Lot # 32
1944
1999-0064-A
Lot # 31
2400001800
Lot # 30
2400001799
2001-0216-A
Lot # 28
1302470060
Lot # 28
2005-0364-A
Lot # 25
2000007946
JEANNE AVE
SW 6-D
108C2
DR 2
Lot # 2
Lot # 4
Lot # 6
Lot # 8
Lot # 12
Lot # 14
Lot # 15
Lot # 16
4314
1302190168
1313080110
1319070120
1302190167
1320450118
1320450117
1308001762
1318100020
4318
4316
PAI # 138007
PAI # 138007
Pt. Bk./Folio # 007072
109A2
1 CD
LEOLA AVE
Lot # 45
4323
1319071071
Lot # 43
1319071072
Lot # 41
1313550060
4317
Lot # 41
Lot # 39
1800006311
Lot # 37
1800006310
Lot # 37
4319
Lot # 35
1311150210
Lot # 35
2002-0500-A
Lot # 30
1900011150
Lot # 30
4313
Lot # 30
Lot # 30
1984-0293-A
1319071070
1319850040
Lot # 6
1322000060
Lot # 8
1313550470
Lot # 10
1800008417
Lot # 12
1311470080
1900008802
1311470081
Lot # 16
1319070170
1319390651
Lot # 18



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ___ (MARK TYPE REQUESTED WITH X)

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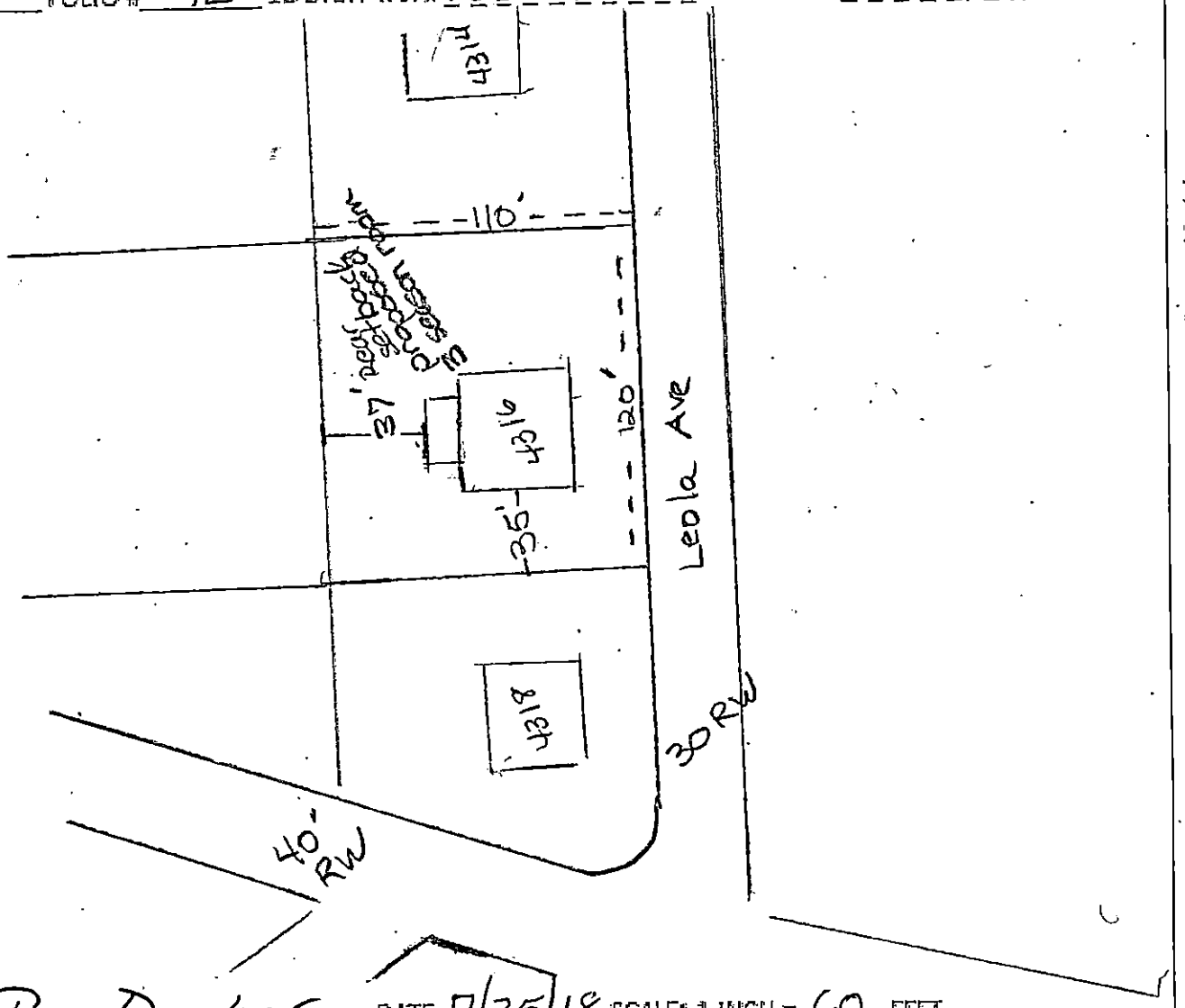
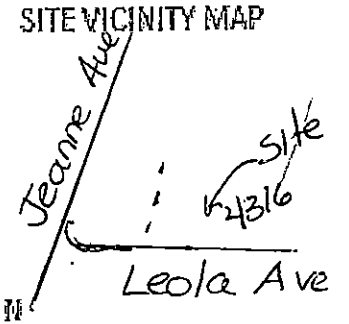


PLAN DRAWN BY Ray Decker DATE 7/25/18 SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109A2

SITE ZONED DR2

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE ~~13,200~~

OR SQUARE FEET 13,200

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 ? ___

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2019-0027-A

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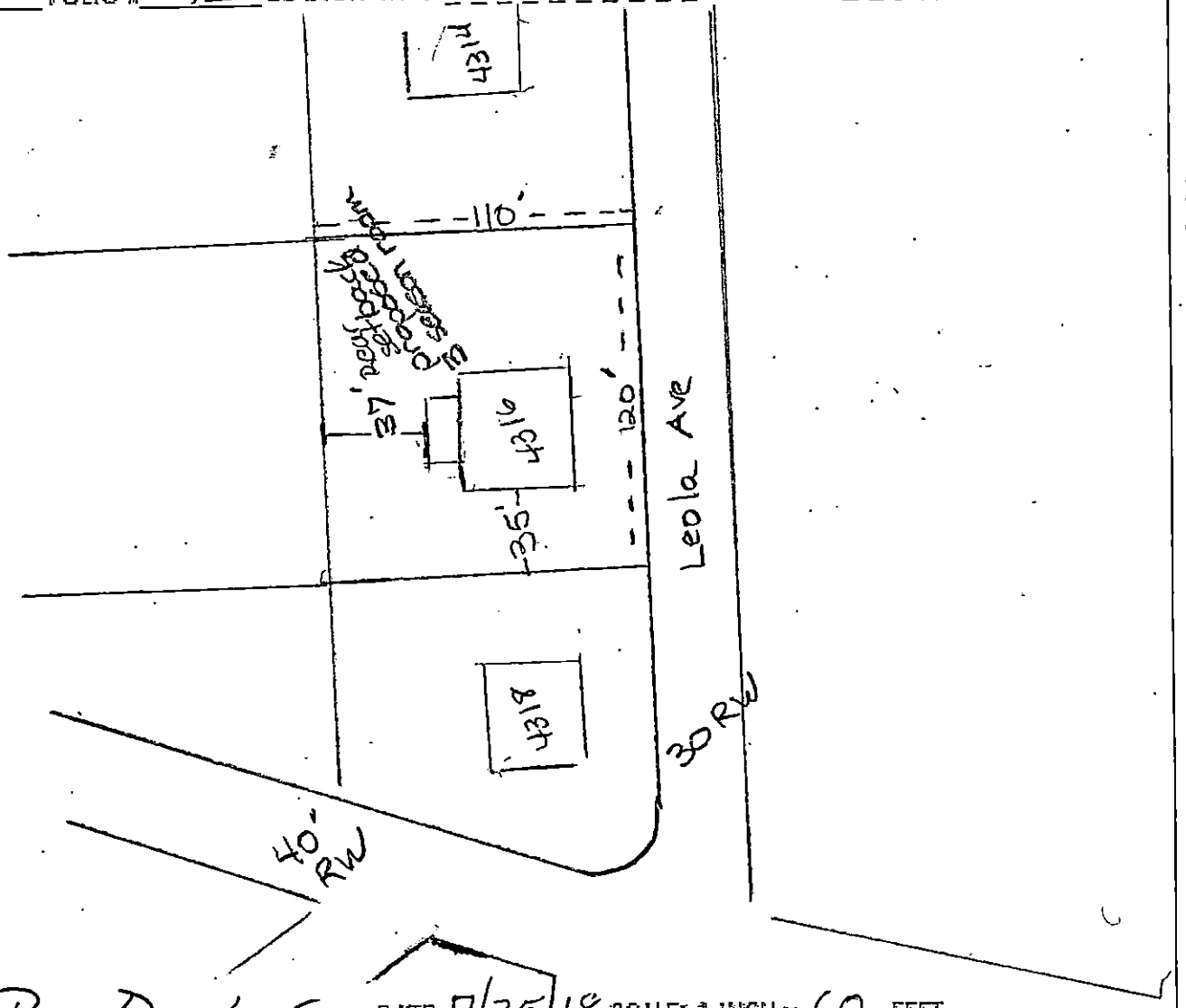

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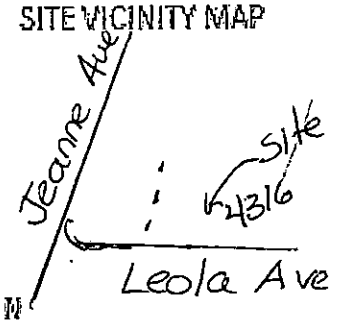

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SITE ZONED DR 2

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PRIOR HEARING ? ____

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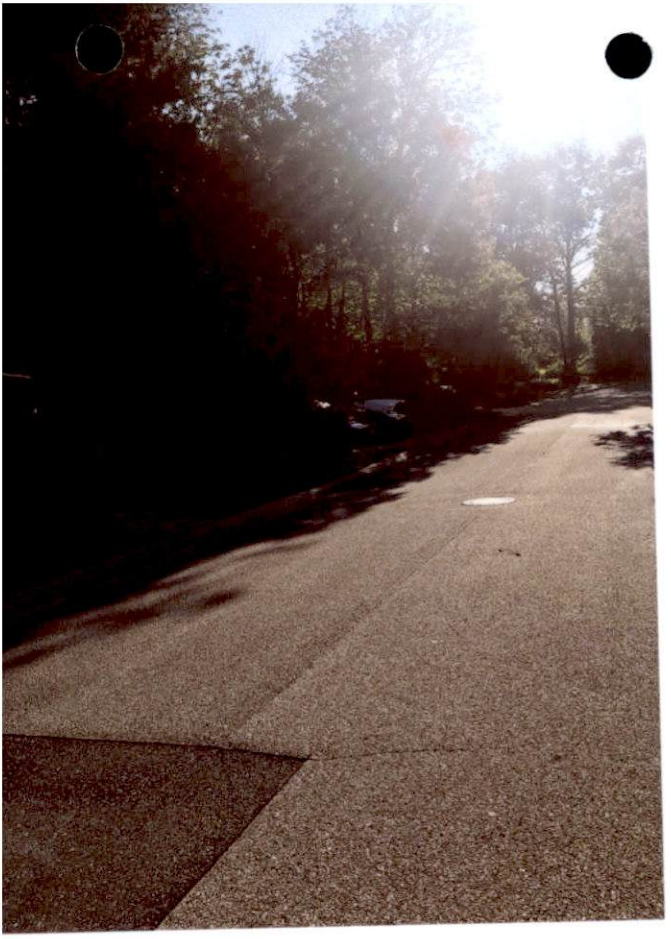
N/A

VIOLATION CASE INFO: N/A

2019-0027-A

Front
Road
side



Front Road.

2019-0027-A

Rear property line
facing rear of house
proposed 3 season
room on existing
deck.