

MEMORANDUM

DATE: September 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0028-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 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 *
(1100 Linden Avenue)
13th Election District *
1st Council District *
Graig C. Brubaker & Carolyn Anthon *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0028-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Graig C. Brubaker and Carolyn Anthon (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.2 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed shed located in the side yard closest to the street side in lieu of the required farthest one third and to permit a 12 ft. setback to the center of the alleyway in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 5, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 8-24-18

By DW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the 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 24th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.2 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed shed located in the side yard closest to the street side in lieu of the required farthest one third and to permit a 12 ft. setback to the center of the alleyway in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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


JOHNE. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-24-18 2

By lw



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 1100 LINDEN AVE HALETHORPE, MD, 21227 Currently zoned DR10.5
 Deed Reference 39285 / 100149 10 Digit Tax Account # 1320800170
 Owner(s) Printed Name(s) GRAIG BRUBAKER, CAROLYN ANTHON

(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)

400.1, 400.2

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):

GRAIG BRUBAKER, CAROLYN ANTHON

Name #1 – Type or Print

Name #2 – Type or Print

Graig Brubaker
Signature #1

Carolyn Anthon
Signature #2

1100 LINDEN AVE HALETHORPE MD
Mailing Address City State

21227 / 716-807-6457 / cjanthon@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

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, on 13 day of August, 2018, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0028-A Filing Date 7/26/18 Estimated Posting Date 8/5/18 Reviewer gh

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: 1100 LINDEN AVE 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)

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

Carolyn J Anthon
Signature of Owner (Affiant)
CAROLYN J ANTHON
Name- Print or Type

Graig Brubaker
Signature of Owner (Affiant)
Graig Brubaker
Name- Print or Type

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

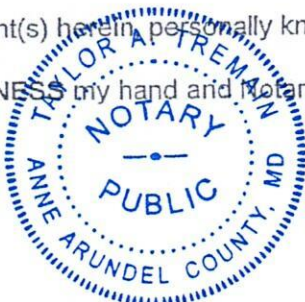
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of JULY, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CAROLYN J ANTHON & GRAIG BRUBAKER

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

AS WITNESS my hand and Notaries Seal



Taylor A Tremaine
Notary Public
12/29/2020
My Commission Expires

2019-0028-A

Administrative Variance From Sections: 400.1 & 400.2 of the BCZR

To permit a proposed shed located in the side yard closest to the street side in lieu of the required farthest one third, and to permit a 12 foot set back to the center of the alleyway in lieu of the required 15 feet.

RE: 1100 Linden Avenue Affidavit in Support of Administrative Variance

House is situated on corner lot without adequate area to construct a shed in the farthest half away from the side street (Gloria Ave). The farthest half of the rear yard has a brick wall garden bed running lengthwise from setback to patio pad plus two metal clothes poles cemented into the ground and also includes an established concrete driveway.

The setback of 15 feet from alley centerline would put shed foundation over shallow tree roots of a mature catalpa tree (marked on site plan), compromising the integrity of the tree. Adhering to the two and one-half feet setback from the rear of the property line would provide adequate space for roots to remain undisturbed. Site lines for cars turning in/out of the alley would not be disrupted due the width of sidewalk, setback, and verge of grass (on Gloria Ave side).

Zoning Property Description For 1100 Linden Avenue, Halethorpe, MD 21227

Beginning at a point on the east side of Linden which is 60' wide at a distance of 30' south of the centerline of the nearest improved intersecting street Gloria Ave which is 60' wide.

Being Lot# 48, Block C, Section # B, in the subdivision of Maiden Choice Village as recorded in Baltimore County Plat Book # 24, Folio # 114, containing 6664 square feet or 0.153 acres of lot. Located in the 13th Election District and 1st Council District.

2019-0028-A

CERTIFICATE OF POSTING

Date: 8-5-18

RE: Case Number: 2019-0028-A

Petitioner/Developer: Carolyn Anthon

Date of Hearing/Closing: 8-20-18

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1100 Lender Ave

The signs(s) were posted on 8-5-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0078-A

TO PERMIT A PROPOSED SHED LOCATED IN THE
SIDEYARD CLOSEST TO THE STREET SIDE IN LIEU
OF THE FARTHEST 1/3, AND TO ALLOW A 12 FEET
SETBACK TO THE CENTERLINE OF THE ALLEYWAY IN
LIEU OF THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/20/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE #1

ADMINISTRATIVE VARIANCE

CASE # 2019-0028-A

TO PERMIT A PROPOSED SHED LOCATED IN
THE SIDE YARD CLOSEST TO THE STREET SIDE
IN LIEU OF THE FARTHEST 1/3, AND TO ALLOW A
12 FEET SETBACK TO THE CENTER LINE OF THE
ALLEYWAY IN LIEU OF THE REQUIRED 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE

4:30 p.m. ON 3/20/20.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

DO NOT REMOVE THIS SIGN AND POST BEFORE SETTING UP THE PUBLIC HEARING. RETURN BOTH TO ZONING, RM. 101

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0028 -A Address 1100 Linden Ave 21227

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

Filing Date: 7/26/18 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- 0028 -A Address 1100 Linden Ave 21227

Petitioner's Name Graig Brubaker / Carolyn Anthon Telephone 716-807-6457

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

Wording for Sign: To Permit a proposed shed located in the side yard closest to the street side in lieu of the farthest 1/3, and to allow a 12 foot setback to the center line of the alleyway in lieu of the required 15 feet.

Revised 6/28/2018



DONALD I. MOHLER III
County Executive

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

August 21, 2018

Graig Brubaker & Carolyn Anthon
1100 Linden Avenue
Halethorpe MD 21227

RE: Case Number: 2019-0028 A, Address: 1100 Linden Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 26, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Lloyd Moxley

DATE: 8/9/18

FROM: Dennis Wertz

DW

SUBJECT: Zoning Petition 2019-0028-A (1100 Linden Avenue)

The proposed shed will impact the Gloria Avenue streetscape. The petitioner's plan shows the shed being placed close to the Gloria Avenue right-of way-line but a setback distance is not stated on the plan.

In order to mitigate the visual impact of the shed, it should be placed further from Gloria Avenue and much closer to the petitioner's concrete drive. I recommend that the shed be placed 3 to 4 feet from the edge of the drive.

Also, the exterior colors of the shed walls and roof should match the colors of the petitioner's dwelling. The dwelling has a red brick exterior and a red roof.



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

No. **170310**

Date: **7/26/18**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					75.00

Total: **75.00**

Rec From: **Carolyn Anthon**

For: **2019-0028-A**
1100 Linden Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

2019-0028-A

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. 2019-0028-A

*Administrative Variance
Craig & Carolyn Authon
1100 Linden 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: ^{MOZ} 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

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: Exempt Class:		
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Account Identifier: District - 13 Account Number - 1320800170		
Owner Information		
Owner Name: BRUBAKER GRAIG C ANTHON CAROLYN	Use: Principal Residence: RESIDENTIAL YES	
Mailing Address: 1100 LINDEN AV BALTIMORE MD 21227	Deed Reference: /39285/ 00149	
Location & Structure Information		
Premises Address: 1100 LINDEN AVE BALTIMORE 21227-	Legal Description: LT 48 BL C SEC B MAIDEN CHOICE VILLAGE	
Map: 0101	Grid: 0023	Parcel: 1036
Sub District: 0000	Subdivision: 0000	Section: B
Block: C	Lot: 48	Assessment Year: 2016
Plat No: 0024/	Plat Ref: 0114	
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built 1959	Above Grade Living Area 1,224 SF	Finished Basement Area 256 SF
Property Land Area 6,664 SF	County Use 04	
Stories 2	Basement YES	Type END UNIT
Exterior BRICK	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
Base Value		
Value		
Phase-in Assessments		
As of 01/01/2016		
As of 07/01/2017		
As of 07/01/2018		
Land:	52,400	52,400
Improvements	102,200	118,700
Total:	154,600	171,100
Preferential Land:	0	0
Transfer Information		
Seller: TUNNEY FORTUNEE	Date: 08/15/2017	Price: \$205,000
Type: ARMS LENGTH IMPROVED	Deed1: /39285/ 00149	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03570/ 00238	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	HOMEOWNERS TAX CREDIT	
Homestead Application Information		
Homestead Application Status: Approved 03/20/2018		

2019-0028-A



BACK

1100 Linden Ave

2019-0028-A



BACK CORNER



FRONT CORNER
view of side yard

2019-0028-A



view from front looking @ dwelling
& side yard
2019-0028-A

8/20

CASE NO. 2019- 0028-A

CHECKLIST

<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 _____)	_____
_____	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 (1 st)	Date: 8-5-18	by Pison
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 - 13 Account Number - 1320800170			
Owner Information					
Owner Name:		BRUBAKER GRAIG C ANTHON CAROLYN		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1100 LINDEN AV BALTIMORE MD 21227		Deed Reference: /39285/ 00149	
Location & Structure Information					
Premises Address:		1100 LINDEN AVE BALTIMORE 21227-		Legal Description: LT 48 BL C SEC B MAIDEN CHOICE VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0023	1036		0000	B C 48 2019 0024/0114
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1959		1,224 SF		256 SF	
				Property Land Area	
				6,664 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	END UNIT	BRICK	1 full/ 1 half	
Value Information					
		Base Value		Value	
				As of	
				01/01/2016	
				As of	
				07/01/2018	
				As of	
				07/01/2019	
Land:		52,400		52,400	
Improvements		118,700		118,700	
Total:		171,100		171,100	
Preferential Land:		0		171,100	
Transfer Information					
Seller: TUNNEY FORTUNEE		Date: 08/15/2017		Price: \$205,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39285/ 00149		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03570/ 00238		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 03/20/2018					
Homeowners' Tax Credit Application Information					

ZAC AGENDA

Case Number: 2019-0028-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Graig & Carolyn Anthon
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1100 LINDEN AVE

Location: E/S corner of Linden Avenue and Gloria Avenue

Existing Zoning: DR 10.5

Area: .153 +/- ACRE

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed shed located in the side yard closest to the street side in lieu of the required farthest one third and to permit a 12 ft. setback to the center of the alleyway in lieu of the required 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/20/2018

Miscellaneous Notes:



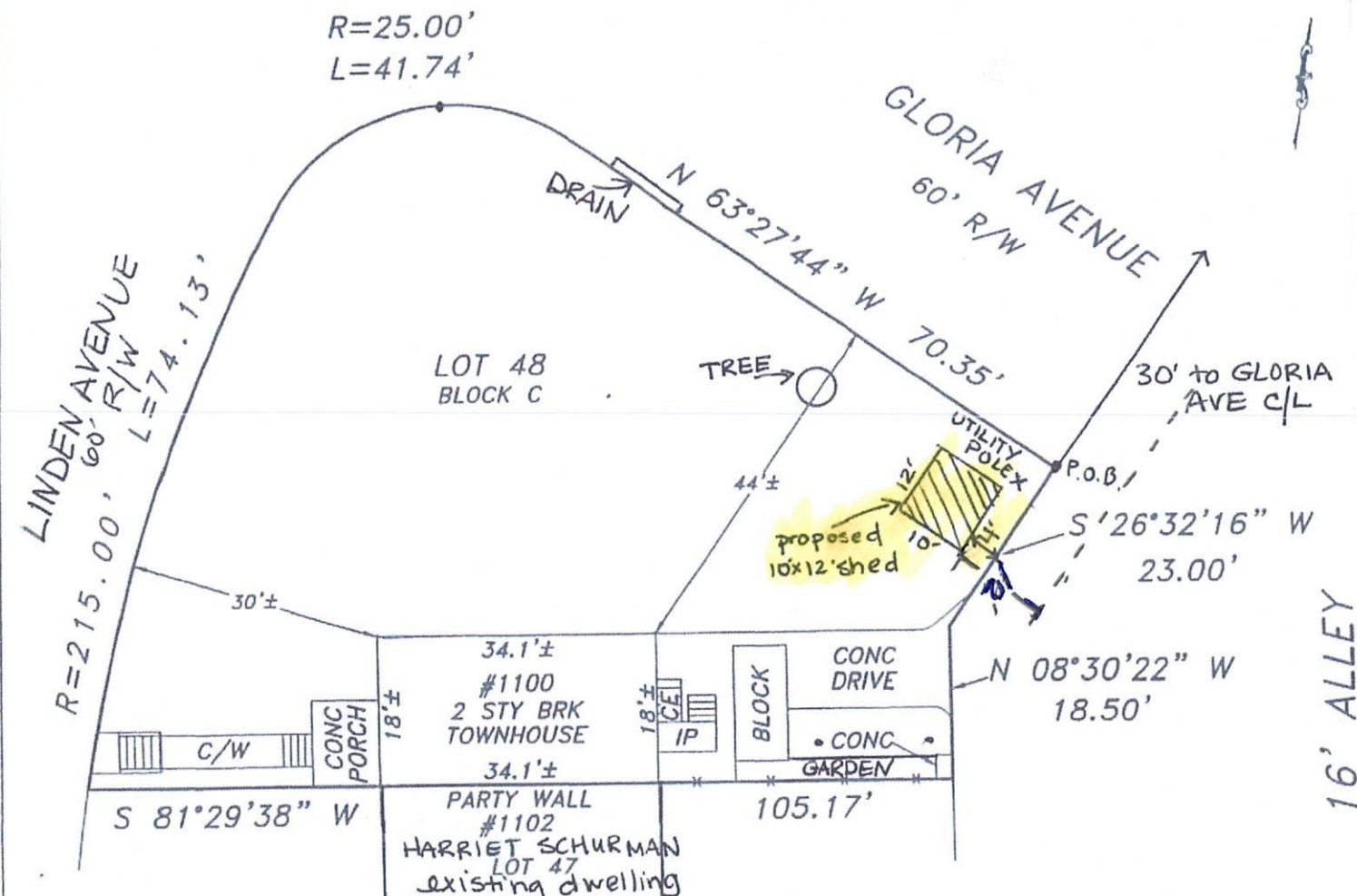
2019-0028-A

ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH x)

ADDRESS 1100 Linden Ave, Halethorpe, MD 21227 OWNER(S) NAME(S) Graig Brubaker & Carolyn Anthon

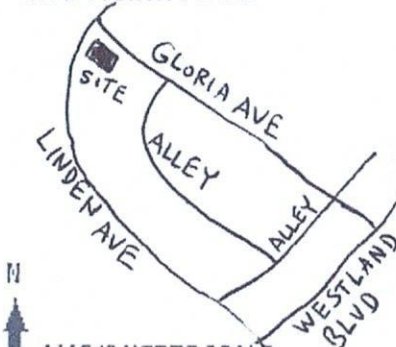
SUBDIVISION NAME Maiden Choice Village LOT # 48 BLOCK # C SECTION # B

PLAT BOOK # 24 FOLIO # 114 10 DIGIT TAX # 1320800170 DEED REF. # 39285 / 00149



PLAN DRAWN BY Graig Brubaker & Carolyn Anthon DATE 23 July 2018 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 101C3

SITE ZONED DR10.5

ELECTION DISTRICT 13TH

COUNCIL DISTRICT 1ST

LOT AREA ACREAGE 0.153

OR SQUARE FEET 6664

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
Pet. Ech. 1

VIOLATION CASE INFO:

N/A

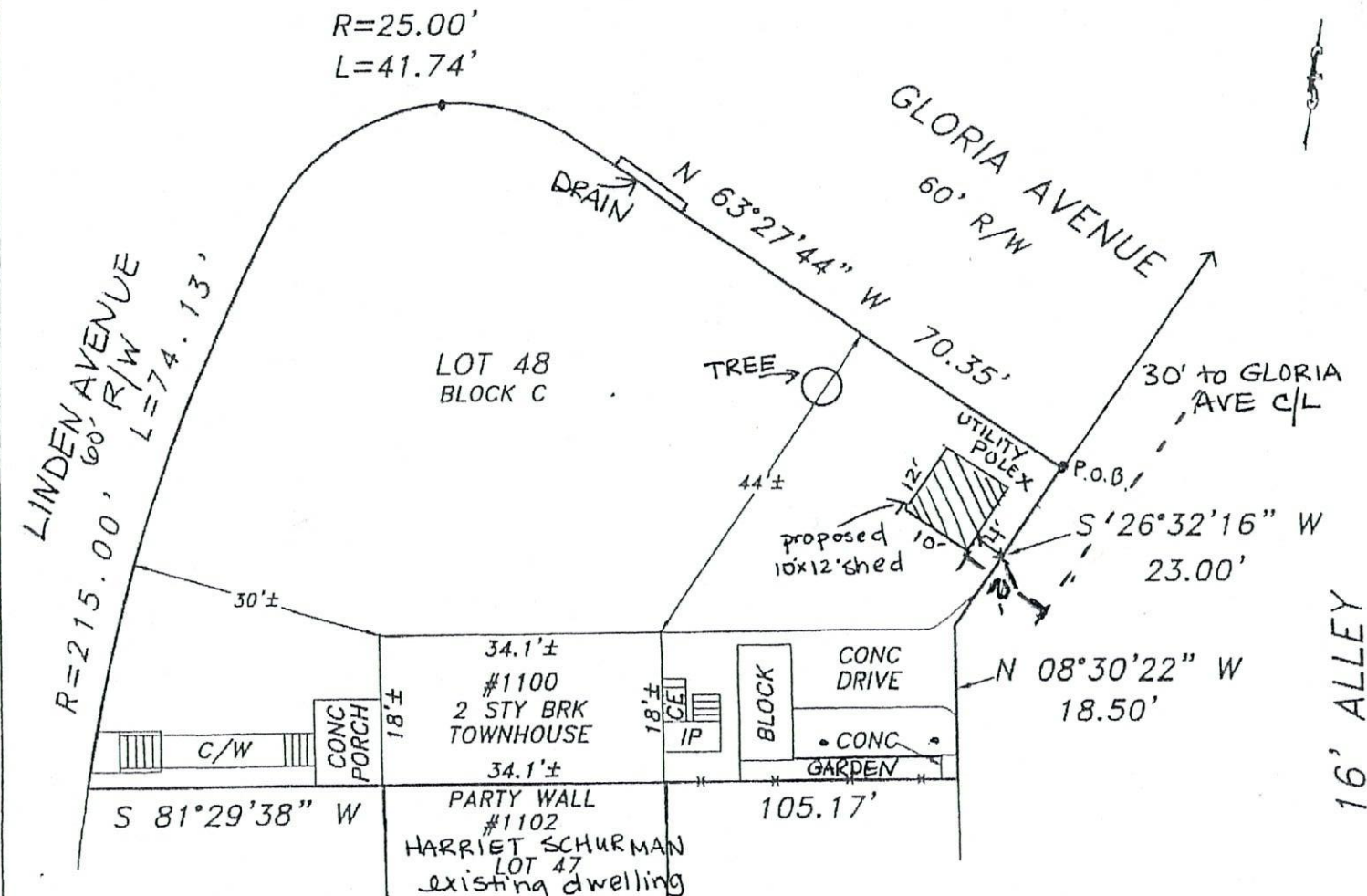
2019-0028-A

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

ADDRESS 1100 Linden Ave, Halethorpe, MD 21227 OWNER(S) NAME(S) Graig Brubaker & Carolyn Anthon

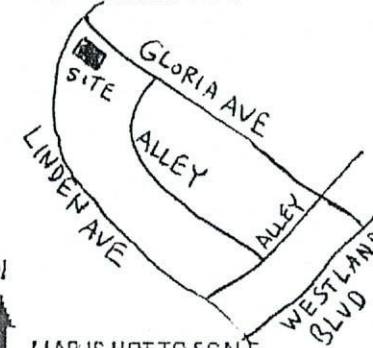
SUBDIVISION NAME Maiden Choice Village LOT # 48 BLOCK # C SECTION # B

PLAT BOOK # 24 FOLIO # 114 10 DIGIT TAX # 1320800170 DEED REF. # 39285 / 00149



PLAN DRAWN BY Graig Brubaker & Carolyn Anthon DATE 23 July 2018 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101C3

SITE ZONED DR10.5

ELECTION DISTRICT 13TH

COUNCIL DISTRICT 1ST

LOT AREA ACREAGE 0.153

OR SQUARE FEET 6664

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

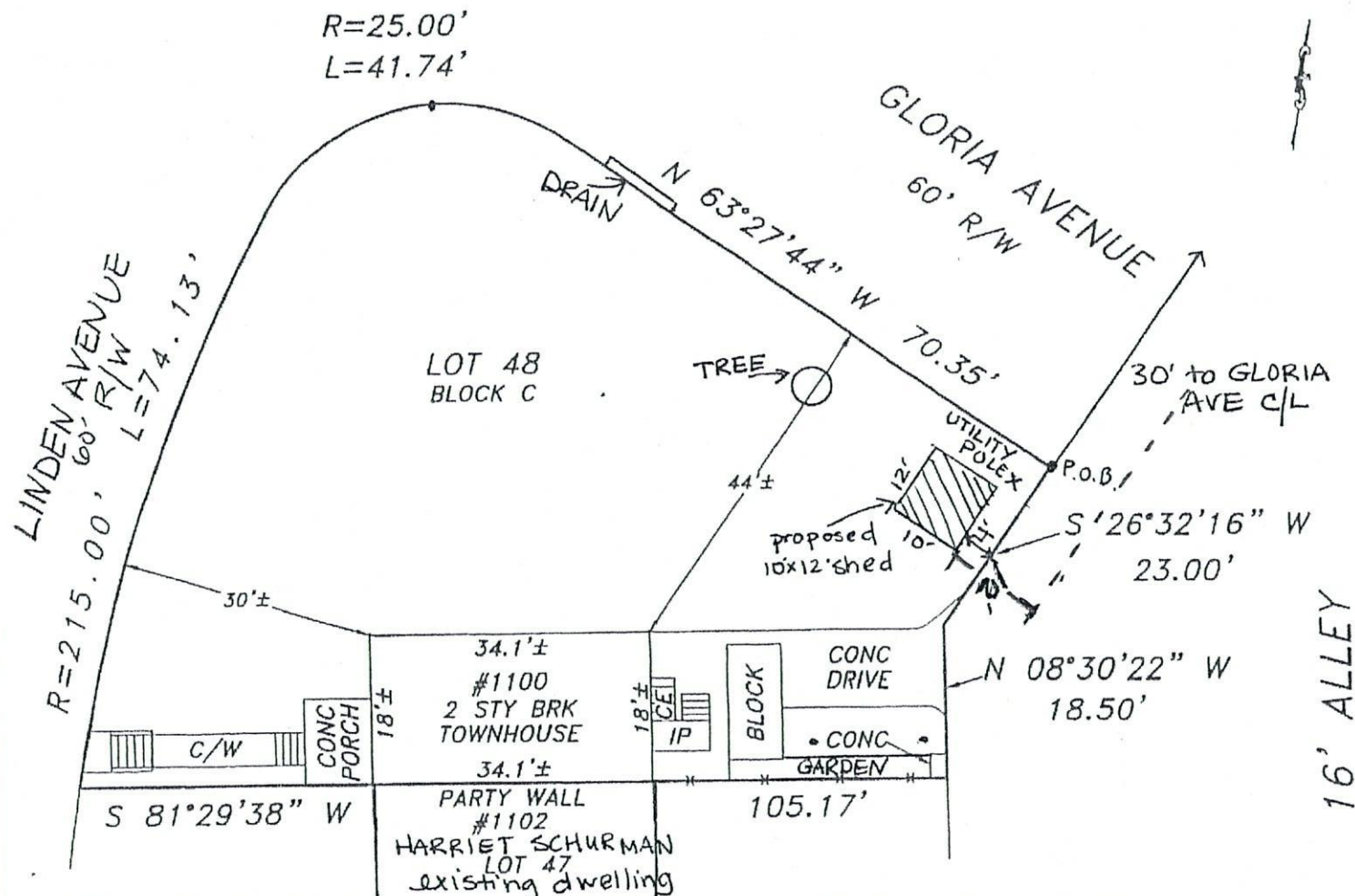
2019-0028-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 1100 Linden Ave, Halethorpe, MD 21227 OWNER(S) NAME(S) Graig Brubaker & Carolyn Anthon

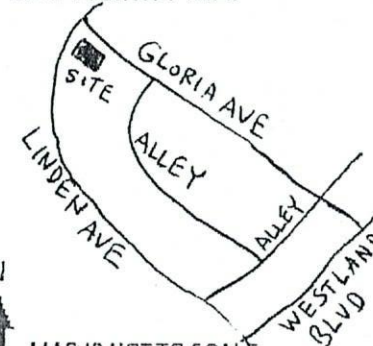
SUBDIVISION NAME Maiden Choice Village LOT # 48 BLOCK # C SECTION # B

PLAT BOOK # 24 FOLIO # 114 10 DIGIT TAX # 1320800170 DEED REF. # 39285 / 00149



PLAN DRAWN BY Graig Brubaker & Carolyn Anthon DATE 23 July 2018 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 101C3

SITE ZONED DR10.5

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COUNCIL DISTRICT 1ST

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PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2019-0028-A