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	*	BEFORE THE
(1100 Linden Avenue)		
13th Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Graig C. Brubaker & Carolyn Anthon	*	HEARINGS FOR
Petitioners		
	*	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.

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-24-18

By DW

A[redacted]STRATIVE ZONING PE[redacted]N

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 DR 10.5

Deed Reference 39285 / 00149 10 Digit Tax Account # 1320800170

Owner(s) Printed Name(s) CRAIG 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):

CRAIG BRUBAKER, CAROLYN ANTHON

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

Signature #1 | 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

ORDER RECEIVED FOR FILING

Date 8-24-18

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 2019-0028-A Filing Date 7/26/18 Estimated Posting Date 8/5/18 Reviewer gk

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. TREMAIN NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

Taylor Tremain
Notary Public

12/29/2020
My Commission Expires

REV. 5/5/2016

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).

2019-0028-A

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)

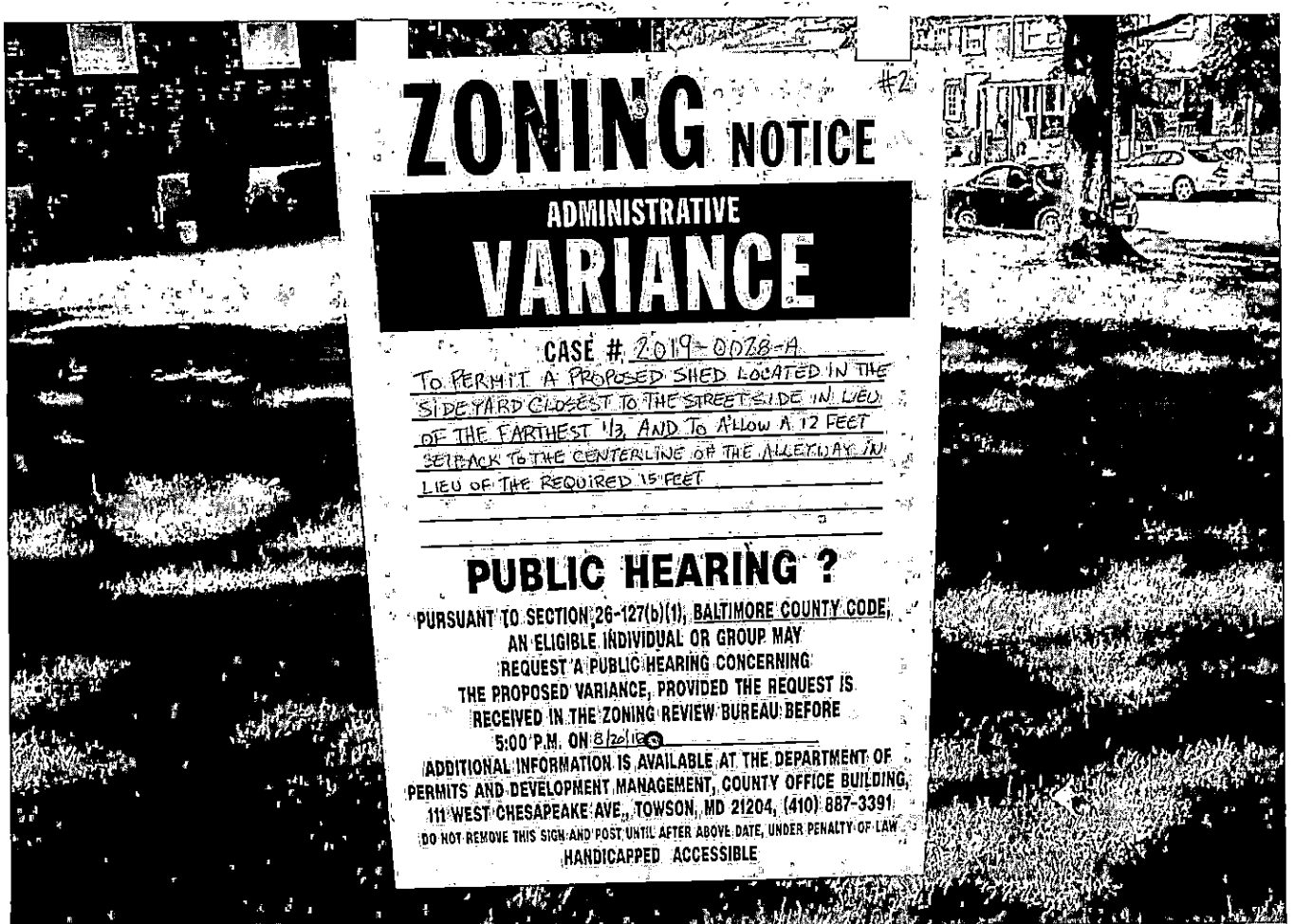
ATTACH PHOTGRAPH

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
#1
ADMINISTRATIVE
VARIANCE
CASE # 2017-0028A
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 ALLEY WAY 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 3/20/18.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE


#2
ZONING NOTICE
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

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

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 Craig 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~~ 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 centerline 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,

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	806	0000		6150				75

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

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

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 Anthony
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,

for 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

MOL

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

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: **Special Tax Recapture:**
Exempt Class: HOMEOWNERS TAX CREDIT
Account Identifier: **District -** 13 **Account Number -** 1320800170

Owner Information

Owner Name: BRUBAKER GRAIG C ANTHON CAROLYN
Use: RESIDENTIAL
Principal Residence: 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:
0101	0023	1036		0000	B	C	48	2016	Plat Ref: 0024/ 0114

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1959	1,224 SF	256 SF	6,664 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	END UNIT	BRICK	1 full		

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:	52,400	52,400		
Improvements	102,200	118,700		
Total:	154,600	171,100	165,600	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	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: HOMEOWNERS TAX CREDIT

Homestead Application Information

Homestead Application Status: Approved 03/20/2018

2019-0028-A

BACK 1100 Linden Ave 2019-0028-A

9 @

BACK CORNER

FRONT CORNER

view of side yard

2019-0028-A

view from front looking @ dwelling
& side yard

2019-0928-A

8/20

CASE NO. 2019- 0028-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	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 (1st) Date: 8-5-18 by Pilson

SIGN POSTING (2nd) 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:	
0101	0023	1036		0000	B	C	48	2019	Plat Ref:	0024/ 0114

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1959	1,224 SF	256 SF	6,664 SF	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	Phase-in Assessments 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	171,100	
Preferential Land:	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**	07/01/2018	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

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

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

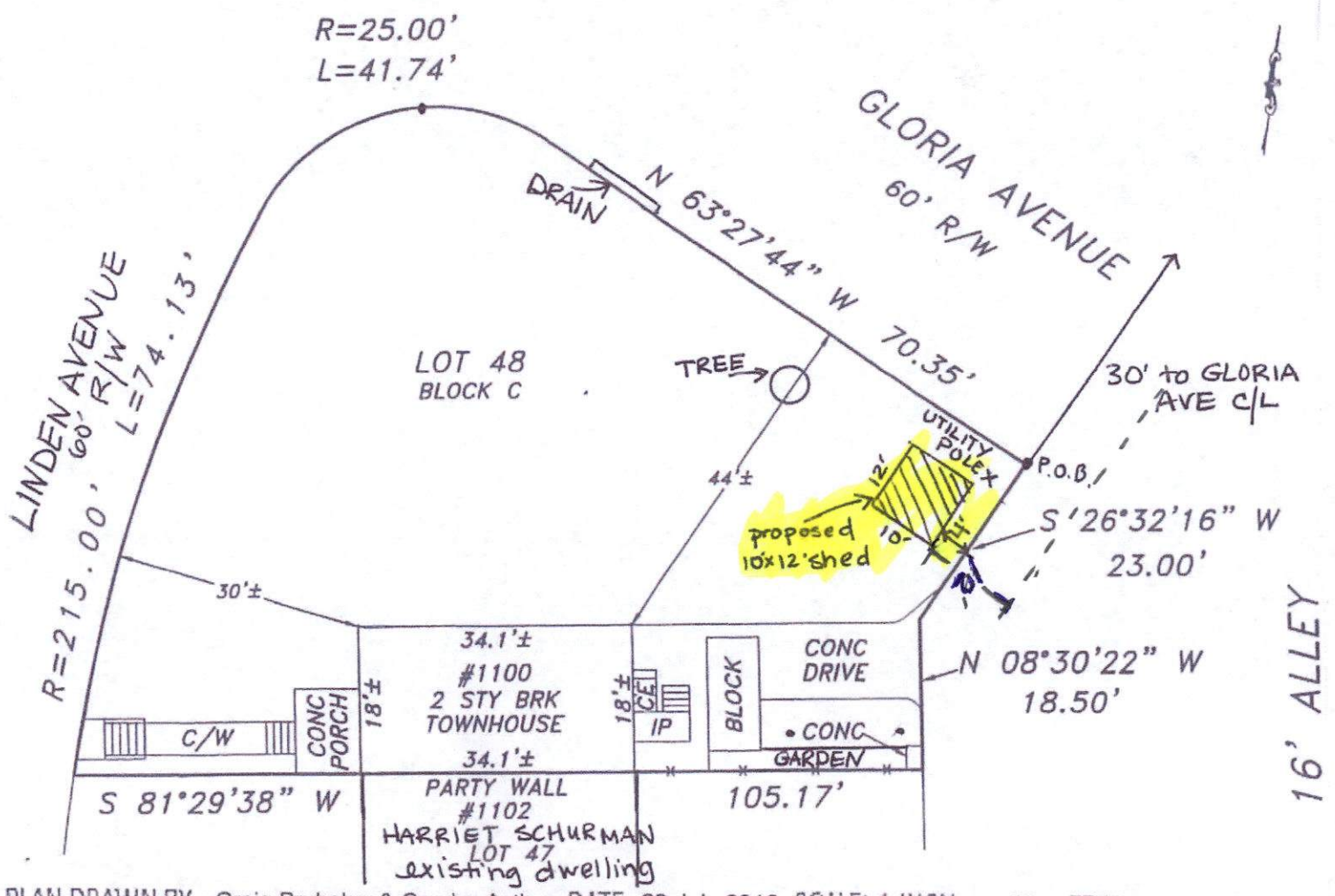
Miscellaneous Notes:

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

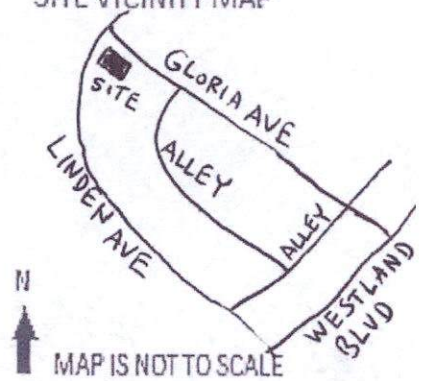
SUBDIVISION NAME Maiden Choice Village LOT # 48 BLOCK # C SECTION # B

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



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 x PRIVATE ____

SEWER IS:

PUBLIC x PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

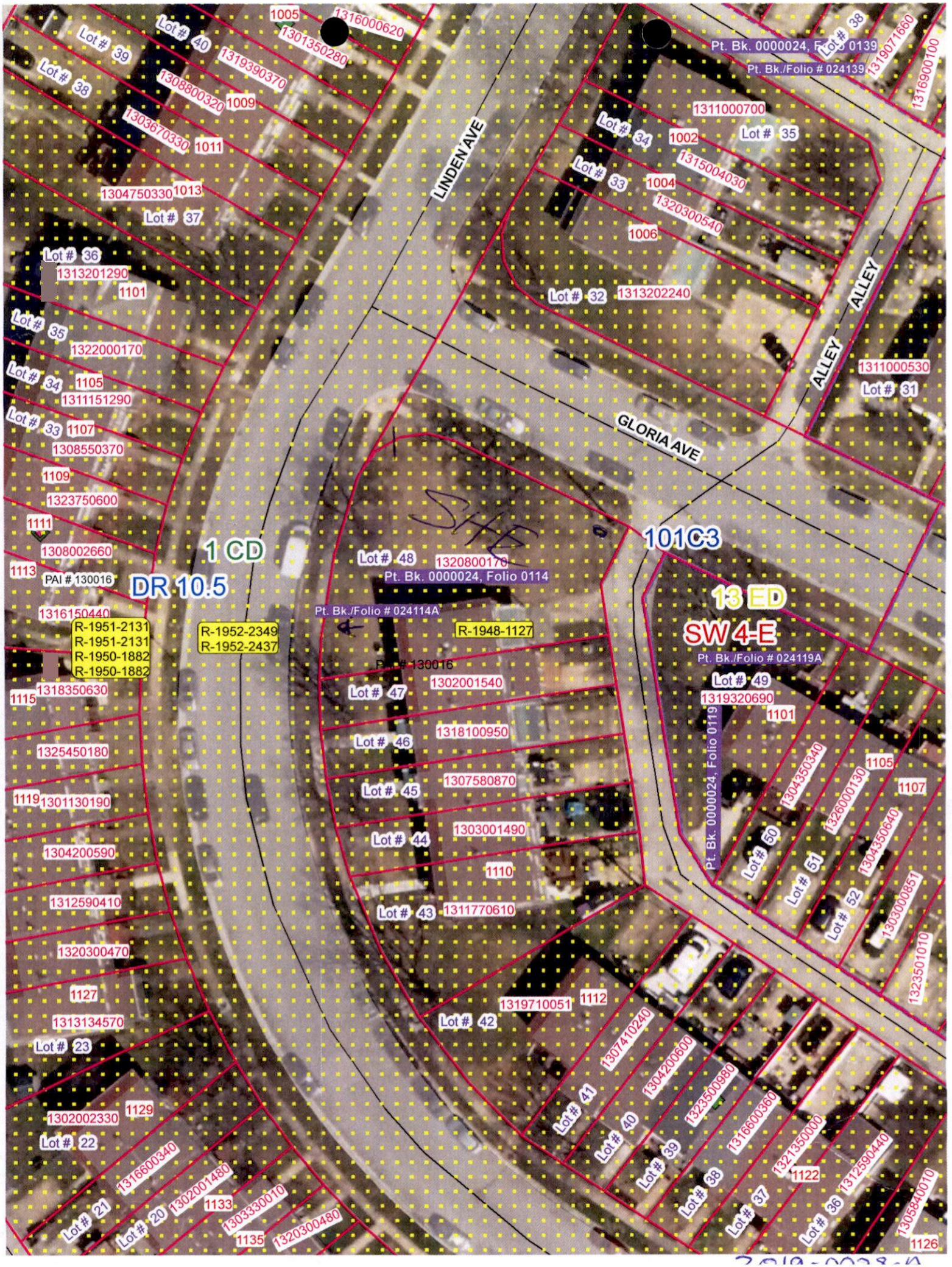
N/A

Pet. Exh. 1

VIOLATION CASE INFO:

N/A

2019-0028-A


LINDEN AVE
GLORIA AVE
ALLEY
ALLEY
1 CD
DR 10.5
101C3
13 ED
SW 4-E
PAI # 130016
Pt. Bk. 0000024, Folio 0114
Pt. Bk./Folio # 024114A
Pt. Bk./Folio # 024119A
Pt. Bk. 0000024, Folio 0119
Pt. Bk./Folio # 024139
R-1951-2131
R-1951-2131
R-1950-1882
R-1950-1882
R-1952-2349
R-1952-2437
R-1948-1127
Lot # 48
Lot # 47
Lot # 46
Lot # 45
Lot # 44
Lot # 43
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Lot # 32
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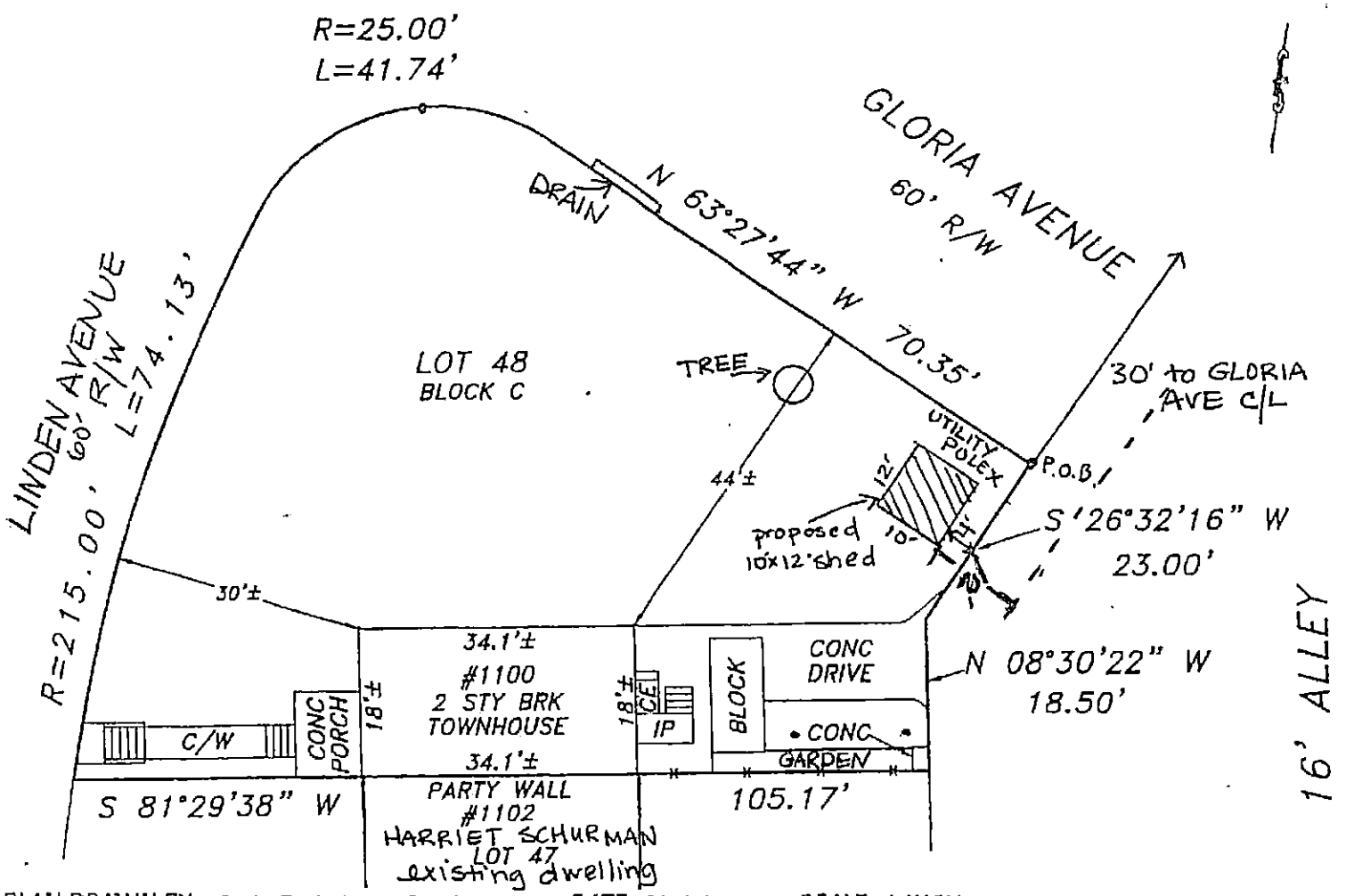
Lot # 22
Lot # 21
Lot # 20
Lot # 49
Lot # 50
Lot # 51
Lot # 52

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

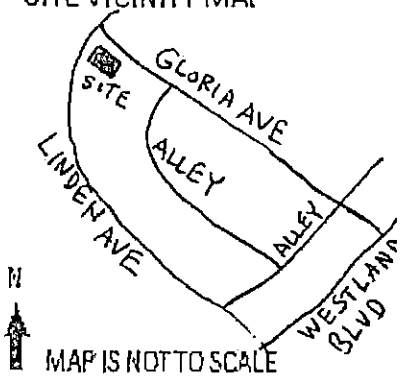
SUBDIVISION NAME Maiden Choice Village LOT # 48 BLOCK # C SECTION # B

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



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 x PRIVATE ____

SEWER IS:

PUBLIC x PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

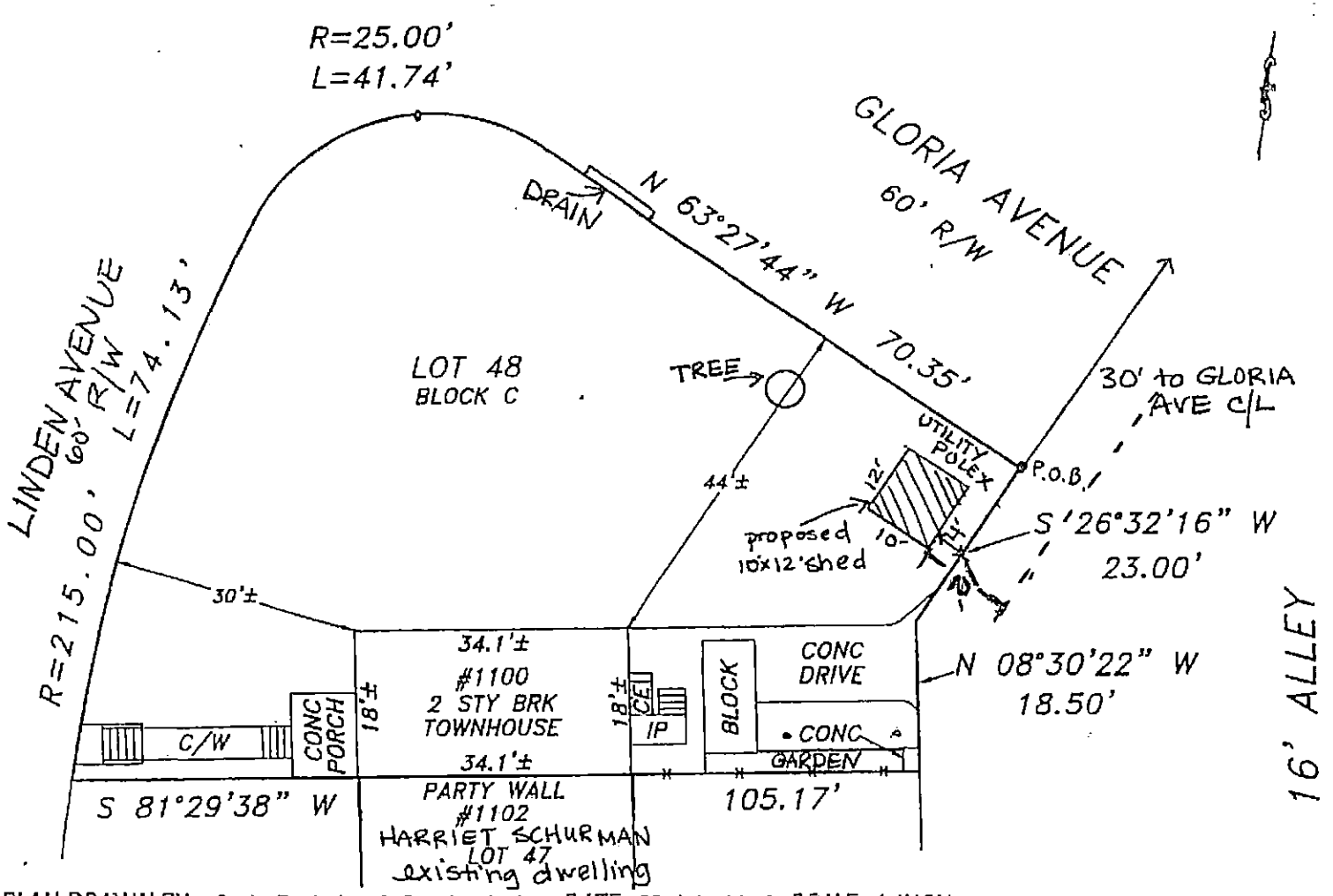
2019-0028-A

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

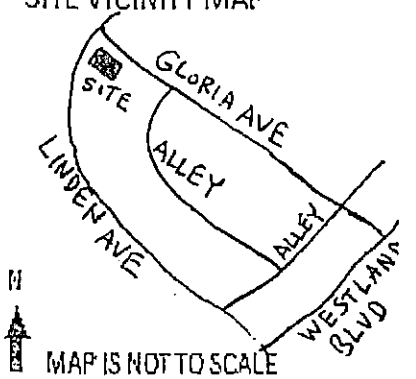
SUBDIVISION NAME Maiden Choice Village LOT # 48 BLOCK # C SECTION # B

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



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 x PRIVATE ____

SEWER IS:

PUBLIC x PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2019-0028-A

MEMORANDUM

DATE: October 5, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0029-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 4, 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	*	BEFORE THE
(1013 Rowe Lane)		
1st Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Reginald W. & Caula Frazier	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0029-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, Reginald W. and Caula Frazier ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.B (§§ 211.3 and 301.1, 1955 regs.) of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed open projection (carport) with a side yard setback as close as 1.5 ft. in lieu of the minimum required 6 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 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 12, 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 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 9/4/18
By Sln

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 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 **4th** day of **September, 2018,** by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B (§§ 211.3 and 301.1, 1955 regs.) of the BCZR, to permit a proposed open projection (carport) with a side yard setback as close as 1.5 ft. in lieu of the minimum required 6 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.

- Building materials for the open projection (carport) shall be compatible with those of the existing principal dwelling.

- The open projection (carport) shall remain open on the three exposed sides and shall not be enclosed at any time.

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 9/4/18
By

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

vested RG

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1013 Rowe Lane, Catonsville, Md. 21228 **Currently zoned** Residential (DR 5.5)

Deed Reference 39956 / 00262 10 Digit Tax Account # 0 1 0 2 5 7 2 6 8 0

Owner(s) Printed Name(s) Reginald W. Frazier

(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) . . . Section 1B02.3.B (Sections 211.3 and 301.1, 1955 regs) – to permit a proposed open projection (carport) with a side yard setback as close as 1½ feet in lieu of the minimum required 6 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):

Carla L. Frazier / Reginald W. Frazier

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

Signature #1 / Signature # 2

1013 Rowe Lane Catonsville, Md.

Mailing Address City State

21228 / 443-897-1963 / CarlaCampbell@yahoo.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

ORDER RECEIVED FOR FILING
Date 9/4/18
By SEN

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 2019-0029-A **Filing Date** 7/25/18 **Estimated Posting Date** 8/12/18 **Reviewer** RT

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: 1013 Rowe Lane Catonsville Md. 21228
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 the Owner Reginald W. Frazier would like to Build a carport on the Kitchen Door side of My Home. Their was a existing carport.
I am a Disabled Veteran. I have a Van and it would be medically better if I Could Exit my home without stairs.
I also have cronic Pain
I am in the process of making my home Handicap Assiable.
I purchased this Rancher so I would NOT have to move in the Future.

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

Reginald W. Frazier — Name- Print or Type

Caula L. Campbell-Frazier — 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 16th day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Reginald W. Frazier + Caula Lamour Campbell-Frazier

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

AS WITNESS my hand and Notaries Seal

Dianna Fuller
Notary Public

May 20, 2021
My Commission Expires

DIANNA FULLER
Notary Public-Maryland
Baltimore County
My Commission Expires
May 20, 2021

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: 1013 Rowe Lane Catonsville, Md. 21228
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 the Ower Reginald W. Frazier would like ~~like~~ But to Build a carport on the Kitchen Door side of My Home. There was a existing carport.

I am a Disabled Veteran. I have a Van and it would be medically better if I could fit my home without stairs. I am in the proses of making my home Handicap Assiable. I also have Cronic Pain. I purchased this Rancher so I would not have to move in the future.

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

Signature of Owner (Affiant)
Reginald W. Frazier
Name- Print or Type

Signature of Owner (Affiant)
Caula L. Campbell-Frazier
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 16th day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Reginald W. Frazier + Caula Lamour Campbell-Frazier

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

AS WITNESS my hand and Notaries Seal

Dianna Fuller
Notary Public

May 20, 2021
My Commission Expires

DIANNA FULLER
Notary Public-Maryland
Baltimore County
My Commission Expires
May 20, 2021

REV. 5/5/2016

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

vested RG

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1013 Rowe Lane Catonsville, Md. 21228 Currently zoned Residential (DR5.5)

Deed Reference 39956 / 00262 10 Digit Tax Account # 0102572680

Owner(s) Printed Name(s) Reginald W. Frazier

(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) . . . Section 1B02.3.B (Sections 211.3 and 301.1, 1955 regs) – to permit a proposed open projection (carport) with a side yard setback as close as 1½ feet in lieu of the minimum required 6 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.

ORDER RECEIVED FOR FILING

Date 9/4/18

By SEN

Owner(s)/Petitioner(s):

Reginald W. Frazier, Carla Frazier

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

Signature #1 / Signature # 2

1013 Rowe Lane Catonsville, Md

Mailing Address / City / State

21228, 410-982-9974, rwfrazierstra@yahoo.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:

Reginald W. Frazier

Name – Type or Print

Signature

1013 Rowe Lane Catonsville, Md.

Mailing Address / City / State

21228, 410-982-9974, rwfrazierstra@yahoo.com

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____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

DIANNA FULLER
Notary Public, Maryland
My Commission Expires
May 20, 2021

CASE NUMBER 2019-0029-A Filing Date 7/25/18 Estimated Posting Date 8/12/18 Reviewer

Rev 5/5/2016

J. Finley Ransone & Associates

Registered Land Surveyors
Land Surveying ◊ Geomatics

June 25, 2018

ZONING DESCRIPTION
No. 1013 Rowe Lane

BEGINNING at a point on the southeasterly side of Rowe Lane, 50 feet wide, at a distance of 291.82 feet as measured along the southeasterly side of said Rowe Lane from the southerly side of Johnnycake Road as widened, said point being the northeasterly corner of the property of the petitioners herein and designated as Lot No. 10, Block 'F', shown on the plat of "Section 4A, Westview Park" which plat is recorded among the Land Records of Baltimore County Maryland in Platbook G.L.B. No. 24, folio 110 and known as No. 1013 Rowe Lane.

CONTAINING 0.156 of an acre or 6,825 sq. ft of land more or less.

STATE OF MARYLAND
JAMES FINLEY RANSONE, JR.
NO. 124
REGISTERED
PROPERTY LINE SURVEYOR

P.O. BOX 175 • PHOENIX, MD 21131-0175
• PHONE: 410-666-7448 •
E-MAIL: RANSONEASSOCIATES@COMCAST.NET

Item #0029

CERTIFICATE OF POSTING

RE: Case No.: 2019-0029-A

Petitioner/Developer: Reginald Frazier

Date of Hearing/Closing: August 27, 2018

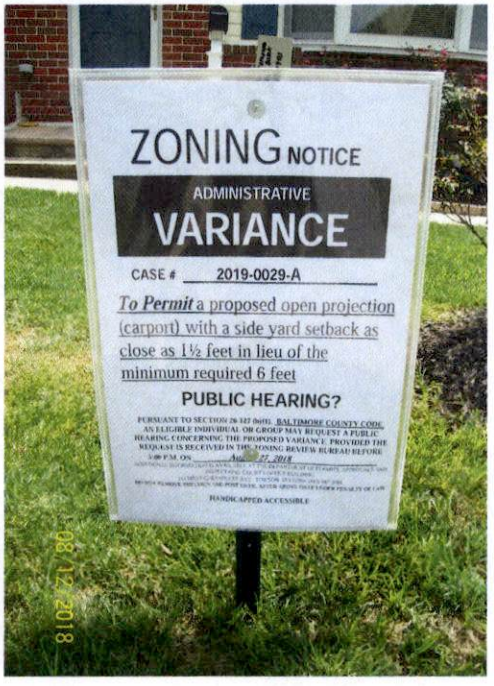
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

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: 1013 Rowe Lane **SIGN 1**

The sign(s) were posted on August 12, 2018
(Month, Day, Year)



Sincerely,

(Signature of Sign Poster) August 12, 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

RE: Case No.: 2019-0029-A

Petitioner/Developer: Reginald Frazier

Date of Hearing/Closing: August 27, 2018

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

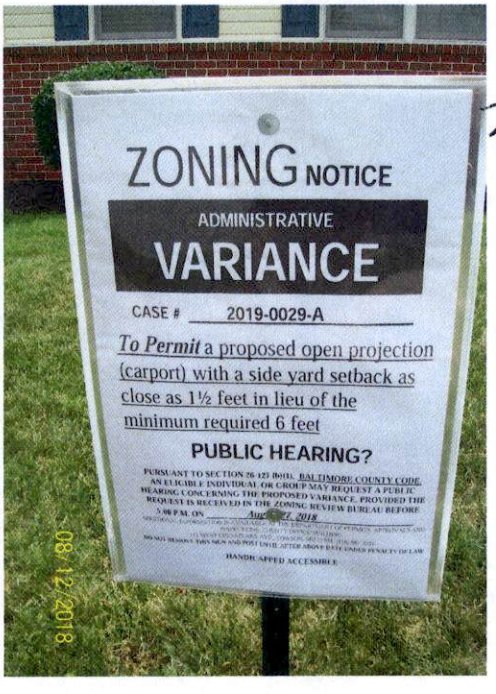
Attn: Kristen Lewis:

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:

1013 Rowe Lane **SIGN 2**

The sign(s) were posted on August 12, 2018
(Month, Day, Year)



Sincerely,

August 12, 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

RE: Case No.: 2019-0029-A

Petitioner/Developer: Reginald Frazier

Date of Hearing/Closing: August 27, 2018

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:

1013 Rowe Lane **SIGN 1 Recertification**

The sign(s) were posted on August 12, 2018
(Month, Day, Year)

Sincerely,

August 26, 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

RE: Case No.: 2019-0029-A

Petitioner/Developer: Reginald Frazier

Date of Hearing/Closing: August 27, 2018

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

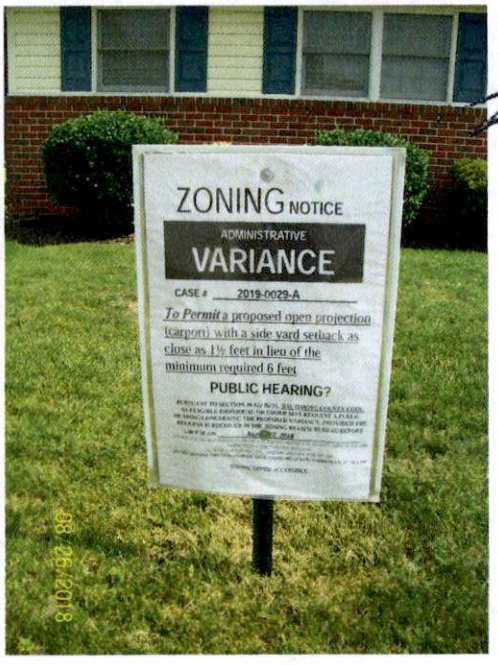
Attn: Kristen Lewis:

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:

1013 Rowe Lane **SIGN 2 Recertification**

The sign(s) were posted on August 12, 2018
(Month, Day, Year)



Sincerely,

August 26, 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)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0029 -A Address 1013 Rowe Ln

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

Filing Date: 7/29/18 **Posting Date:** 8/12/18 **Closing Date:** 8/27/18

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- 0029 -A Address 1013 Rowe Ln

Petitioner's Name Reginald Frazier Telephone 443-897-1963

Posting Date: 8/12/18 **Closing Date:** 8/27/18

Wording for Sign: *To Permit* a proposed open projection (carport) with a side yard setback as close as 1½ feet in lieu of the minimum required 6 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: 2019-0029-A

Property Address: 1013 Rowe Lane

Property Description: southeast side of Rowe Lane +/- 290' southwest of Johnnycake Road

Legal Owners (Petitioners): Reginald W. Frazier

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Reginald W. Frazier

Company/Firm (if applicable): _____

Address: 1013 Rowe Lane
Catonsville, Md. 21228

Telephone Number: 410-982-9974

Revised 7/9/2015

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

No. 171794

Date: 7/26/18

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

Total: $75

Rec From: Reginald Frazier

For: zoning hearing - Case # 2019-0029-A

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

CASHIER'S VALIDATION

DONALD I. MOHLER III
County Executive

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

August 28, 2018

Reginald W. Frazier
Caula L. Campbell-Frazier
1013 Rowe Lane
Catonsville MD 21228

RE: Case Number: 2019-0029 A, Address: 1013 Rowe Lane

Dear Mr. & Ms. Frazier:

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

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 8/13/18

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. 2019-0029-A
Administrative Variance
Reginald W. & Carla Frazier
1013 Rowe Lane

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

for 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: August 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0029-A
Address 1013 Rowe Lane
(Frazier Property)

Zoning Advisory Committee Meeting of **August 20, 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

DATE: September 5, 2018

VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2018
Item No. 2019-0016-A, 0022, 0023-SPH, 0029-A, 0038-A, 0039-A, 0040-A and 0042-SPHA

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

* * * * *

VKD: cen
cc: file

John, 8/31 RE: 2019-0029-A (Admin. Var.)

There are 2 letters contained in the case file. Both are from Petitioners' neighbor, Vincent Marsiglia. In one that he and the Petitioners have signed, he's in agreement. However, an individual letter from him (not dated or stamped in) indicates that he's very concerned about the rain water being drained towards his house, basement, etc.

As I'm not sure which letter was received first, didn't know how you wanted to address, if at all in the Order.

Thanks,

Deb

Baltimore County Zoning
ATTN: David Duvall
Case # 2019 0029

Aug 15, 2018

This letter is Agreement letter regarding zoning Desqption at 1013 Lane.

I Vincent Marsiglia agree to Administrative variance Case Number 2019 0029 -A Posting Date: 8/12/18 Closing 8/27/18. I agree to Drain water on my property.

Reginald W. Frazier
1013 Rowe Lane
Catonsville, Md.
21228
410-982-9974

Vincent Marsiglia
1011 Rowe Lane
Catonsville, Md
21228

Item #0029

~~Entered~~
Baltimore county zoning
commissioner case 2019-0029-A

my name is vincent marsiglia i live at 1011 Rowe Lane in Catonsville
my NeighboR AT 1013 Rowe Lane want to put a carport onto his house that is ok but
where is all this rain water going to go.it look like it will be about 45 feet long
very big.I am very concerned about the water when it rains.they want to drain the water
onto my property this will Flood my basement out the water run off is very bad around here
I only have 10 feet on that side.I do not want the down spout on my side I already have
2 down spout from my house on that side.there is a lot of water come down that hill from
the house's behind me they are on higher ground and the water drains on my property too.
I do not need any more water they need to come up with a better plan for all this water.
the water need to go in his yard or out to the street.my pump in my basement go's out
to the road under the ground. I am showing you a picture of my property and where the carport
will be and the hill behind me where the house is and where the water run's

thank you for your time
vincent marsiglia
1011 rowe lane
catonsville md 21228

home phone 410-788-6408 cell
443-992-5769

Vincent Marsiglia


BACK HOUSE
MY HOUSE
HILL
MY PROPERTY
CARPORT

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** - 01 **Account Number** - 0113400140

Owner Information

Owner Name: MARSIGLIA VINCENT JR **Use:** RESIDENTIAL
Principal Residence: YES

Mailing Address: 1011 ROWE LA
BALTIMORE MD 21228 **Deed Reference:** /10815/ 00451

Location & Structure Information

Premises Address: 1011 ROWE LN
0-0000 **Legal Description:** 1011 ROWE LA
WESTVIEW PK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0095	0013	0186		0000	4A	F	9	2019	Plat Ref: 0024/ 0110

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1959	1,591 SF		6,825 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	63,800	63,800		
Improvements	146,800	146,800		
Total:	210,600	210,600	210,600	
Preferential Land:	0			

Transfer Information

Seller: MARSIGLIA VINCENT,JR **Date:** 11/02/1994 **Price:** $2,500
Type: NON-ARMS LENGTH OTHER **Deed1:** /10815/ 00451 **Deed2:**

Seller: JORDAN MARIANNE FISHER **Date:** 10/29/1987 **Price:** $86,000
Type: ARMS LENGTH IMPROVED **Deed1:** /07710/ 00027 **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 08/25/2014

Homeowners' Tax Credit Application Information

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

1013 My Property

Item #0029

Right side house From Rowe Lane

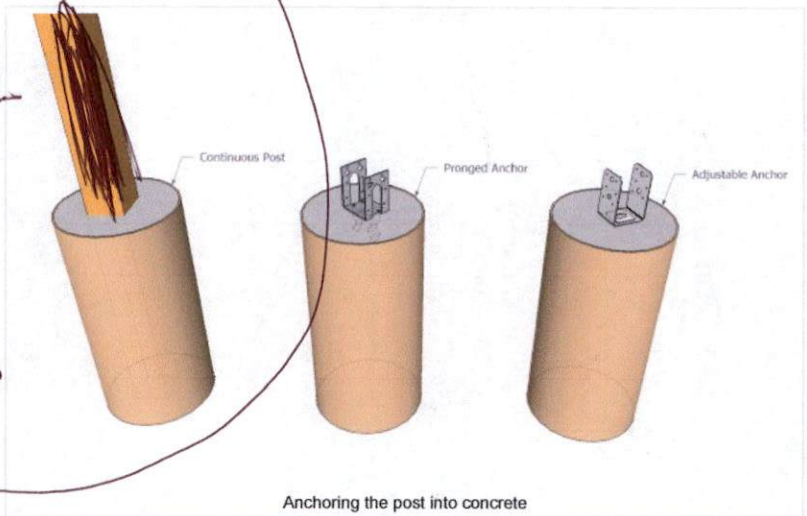
Item #0029

Make sure you follow us on Facebook to be the first that gets our latest plans and for some other exclusive content. Also, follow us on Pinterest to get many ideas for your backyard from all the internet! See how you can **Support Us** with no extra costs to you.

ATTACHED CARPORT PLANS

Metal

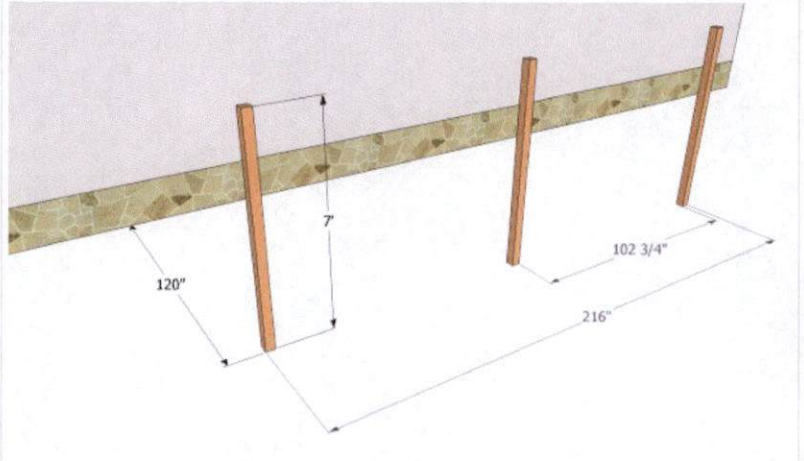
18" Deep



Anchoring the post into concrete

In order to secure the posts into position, you have several options. On one hand, you can dig 2-3' deep holes, compact 4" of gravel and fit the posts into concrete. On the other hand, you could get the job done by pouring footings, using tube forms and a metal post anchor.

Top Tip: If you have to build the carport on a concrete slab, you should anchor the metal hardware, using the appropriate screws.



Installing the posts

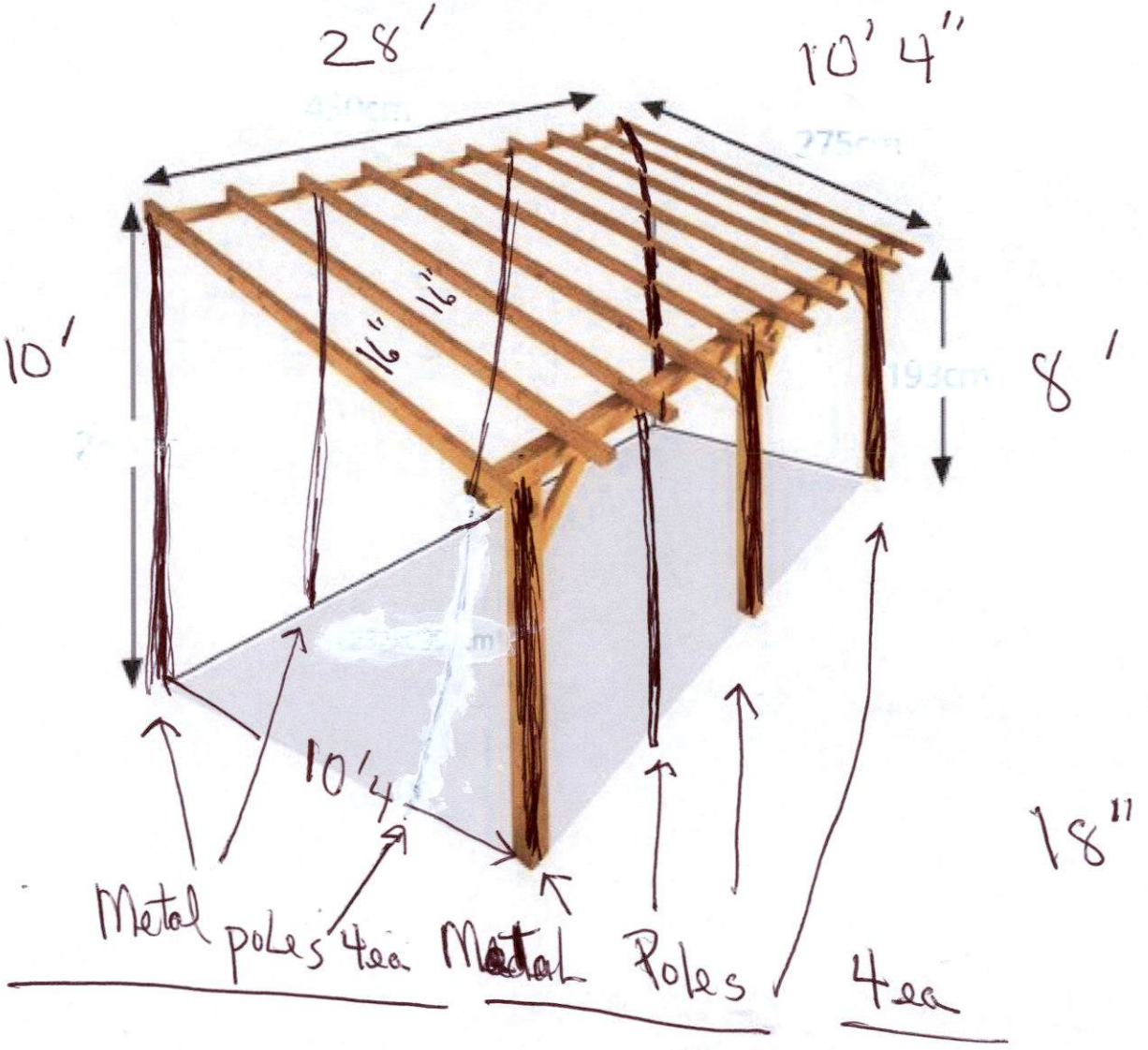
Let the concrete to dry out properly, before fitting the posts into the metal anchors. Cut the wooden posts at the right size and fit them into place. Use a spirit level to plumb the posts and lock them into position with two braces.

Item #0029

Car port

Visually similar results

carport



18" concrete Deep

Item #0029

Prior Zoning

IN RE: **PETITION FOR ADMIN. VARIANCE**	*	BEFORE THE
S/Side of Intersection of Rowe Court and Rowe Lane	*	ZONING COMMISSIONER
(1013 Rowe Lane) 1st Election District 1st Council District	*	OF
	*	BALTIMORE COUNTY
Shirley Breitenother Petitioner	*	**Case No. 08-366-A**

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Shirley M. Breitenother. The Petitioner sought variance relief from Section 1B02.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 1′6″ in lieu of the required 10 feet for construction of a pre-existing garage that had existed prior to fire damage.

Initially, the Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code (B.C.C.). That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 32-3-303(a)(2)(i) of the Baltimore County Code. The subject property having been posted and a formal demand for a public hearing requested by Vincent Marsiglia, the adjacent neighbor residing at 1013 Rowe Lane, this matter was scheduled before the undersigned Zoning Commissioner on April 8, 2008.

Appearing at the public hearing in support of the request were Shirley M. Breitenother and Jack Brown. Appearing in opposition to the request were Vincent Marsiglia (adjacent neighbor) and Charles V. Marsiglia.

Testimony and evidence offered disclosed that the subject property is located on the south side of Rowe Lane near the intersection of Rowe Court and southwest of Johnnycake Road, in the Westview Park subdivision of Catonsville. The property is a rectangular shaped parcel containing a gross area of 6,825 square feet (65′ wide x 105′ long) and zoned D.R.5.5. improved with a 1-story, single-family dwelling. The Petitioner has owned the property since December 1984 and is desirous of re-constructing a garage that was destroyed by fire.

Vincent Marsiglia, whose home sustained $10,000 in fire damages when Petitioner's garage burned, is strongly opposed. Although he originally submitted a letter, dated December 11, 2007, (Petitioner's Exhibit 3) indicating his agreement with a 4-foot side yard set back he no longer is agreeable to anything less in view of potential hazards to his property.

Immediately following the hearing, the Petitioner visited the Office of Zoning Review to discuss locating the proposed garage in the rear yard. The record of the case was left open by agreement of all parties. On May 14, 2008, the undersigned forwarded the Petitioner correspondence requesting a response regarding whether an Order should be issued on the petition as filed or whether the garage would be placed in the rear yard in accordance with the regulations. Subsequently, by letter, dated May 23, 2008, Petitioner advised that she had contracted the services of Michael Miles, who is co-owner of Green River Construction, and his company will be constructing the garage in her rear yard as required. Thus, rendering the need for a variance moot. Whereas, the matter shall be dismissed.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of July 2008 that the Petition for Variance relief as set forth above, be and the same are hereby DISMISSED without prejudice.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Shirley M. Breitenother, 1013 Rowe Lane, Catonsville, MD 21228
Neil Diffenderfer, Accord Restoration, Inc., 7123 Windsor Mill Road, Suite 100, Baltimore, MD 21244
Jack E. Brown, Sr., 1541 Florida Avenue, Severn, MD 21144
Vincent Marsiglia, 1011 Rowe Lane, Baltimore, MD 21228
Charles V. Marsiglia, 2941 Normandy Drive, Ellicott City, MD 21043
People's Counsel; File

8/27

CASE NO. 2019- 0029-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
8-15	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
8-13	STATE HIGHWAY ADMINISTRATION	No object.
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
✓	ADJACENT PROPERTY OWNERS (2) Vincent Marsiglia 1011 Rowe Lane • Supports w/ Pet. • Oppose Water Run off	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2008-0366-A)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8-12-18 by Black

SIGN POSTING (2nd) Date: 8-26-18 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:
Exempt Class:
Special Tax Recapture: NONE

Account Identifier: **District** - 01 **Account Number** - 0102572680

Owner Information

Owner Name:	FRAZIER REGINALD W CAMPBELL FRAZIER CAULA L	**Use:**	EXEMPT
		Principal Residence:	YES
Mailing Address:	1013 ROWE LN CATONSVILLE MD 21228-1254	**Deed Reference:**	/39956/ 00262

Location & Structure Information

Premises Address:	1013 ROWE LN CATONSVILLE 21228-1254	**Legal Description:**	286 SW OF JOHNNYCAKE RO VETERAN EXEMPTION WESTVIEW PARK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0095	0013	0186		0000	4A	F	10	2019	Plat Ref:	0024/ 0110

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1959	1,249 SF	540 SF	6,825 SF	01

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

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	63,800	63,800		
Improvements	148,600	148,600		
Total:	212,400	212,400	212,400	
Preferential Land:	0			

Transfer Information

Seller: FRAZIER REGINALD W	**Date:** 02/16/2018	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /39956/ 00262	**Deed2:**
Seller: BREITENOTHER SHIRLEY	**Date:** 05/02/2016	**Price:** $241,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /37460/ 00047	**Deed2:**
Seller: HUNT BARRY NELSON	**Date:** 01/10/1985	**Price:** $83,400
Type: ARMS LENGTH IMPROVED	**Deed1:** /06847/ 00839	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	020	212,400.00	
State:	020	212,400.00	
Municipal:	020	0.00|	0.00|

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 05/16/2016

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0029-A **Reviewer:** Dave Duvall
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Reginald W & Carla Frazier
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1013 ROWE LN
Location: SE/S of Rowe Lane, +/- 290 ft. SW of the centerline of Johnnycake Road

Existing Zoning: DR 5.5 **Area:** 0.156 ACRE, 6825 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed open projection (carport) with a side yard setback as close as 1.5 ft. in lieu of the minimum required 6 ft.
Attorney: Not Available
Prior Zoning Cases: 2008-0366
Concurrent Cases: None
Violation Cases: None
Closing Date: 08/27/2018

Miscellaneous Notes:

(AV) 8-27-18

RECEIVED
AUG 15 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: August 15, 2018

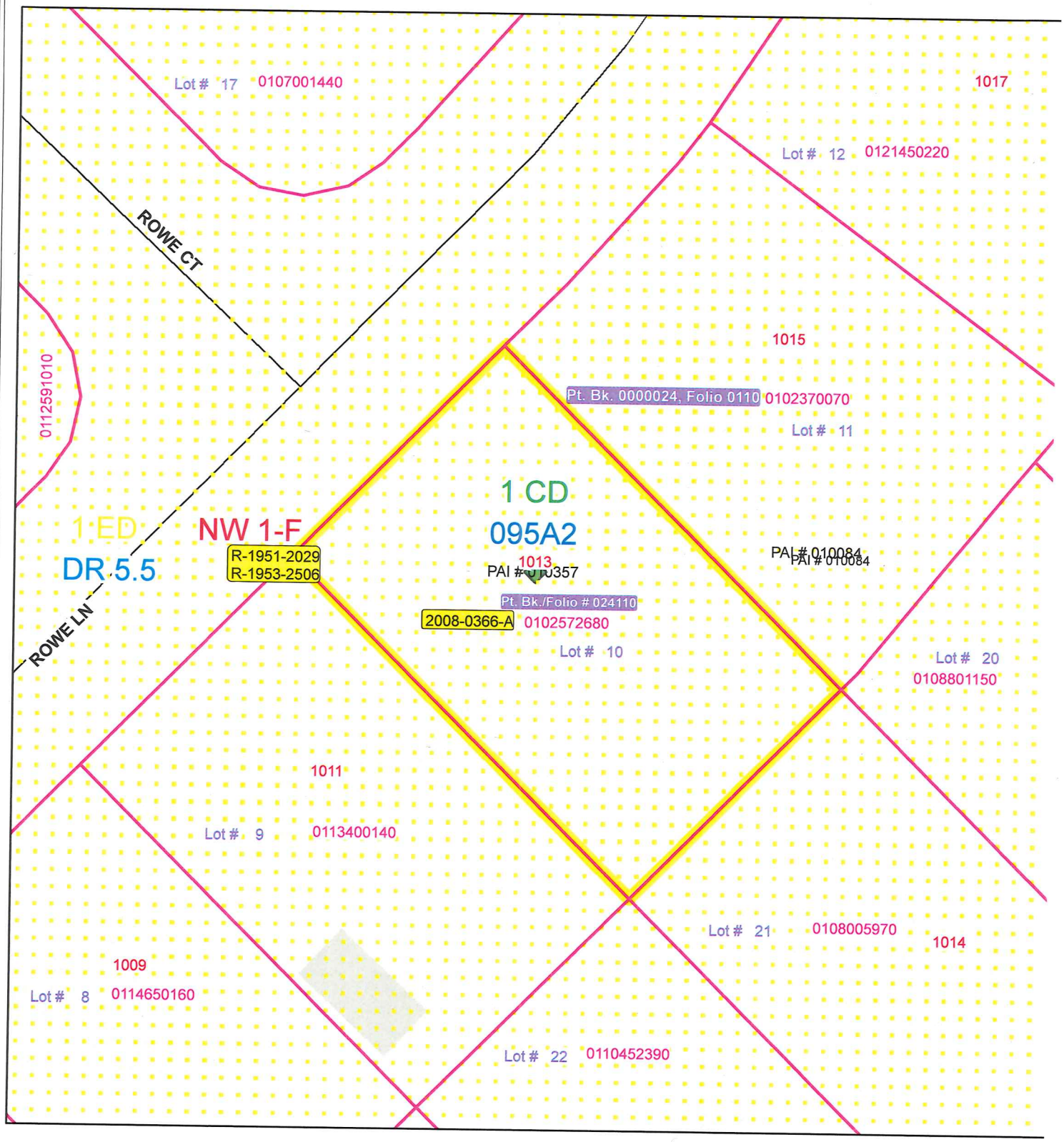
SUBJECT: DEPS Comment for Zoning Item # 2019-0029-A
Address 1013 Rowe Lane
(Frazier Property)

Zoning Advisory Committee Meeting of **August 20, 2018**.

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

Reviewer: Steve Ford

1013 Rowe Lane



Publication Date: 7/24/2018

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

N W E S

0 5 10 20 30 40 Feet

1 inch = 30 feet

Item #0029

The streets shown for roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use, the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown on this plat are based on the Metropolitan District of Baltimore County, Coordinate System.

The requirements of Sections 71 to 76 of Article 17 of the Annotated Code of Md., 1951 Edition (Title Deeds of Court Subtitle Deeds of Circuit Courts) as to the filing of the plat and setting of markers have been complied with.

By Declaration to be hereafter recorded an easement will be reserved by Stanbrook Realty Co. in the rear five feet of each lot for drainage, sewers and surface drainage and whatever deemed by of Corporation with regard to and appertaining to the build upon the front front width lot and floor elevations of one or both sections thereof.

STANBROOK REALTY CO.

VICE PRESIDENT

SECTION 4A

WESTVIEW PARK

A DEVELOPMENT OF

STANBROOK REALTY CO.

10 EAST FAYETTE STREET

BALTIMORE 2, MARYLAND

1ST ELECTION DISTRICT — BALTIMORE CO., MD.

Scale: 1"=100' — June 5, 1957

6/5/1957

CLB 24 FOLIO 110

RECEIVED for Record

JAN 13 1958 at 3 P.M.

the day recorded in liber

C.L.B. No. ____ folio ____

One of the ____ Records of

Baltimore County and examined, per

George E. Appelby

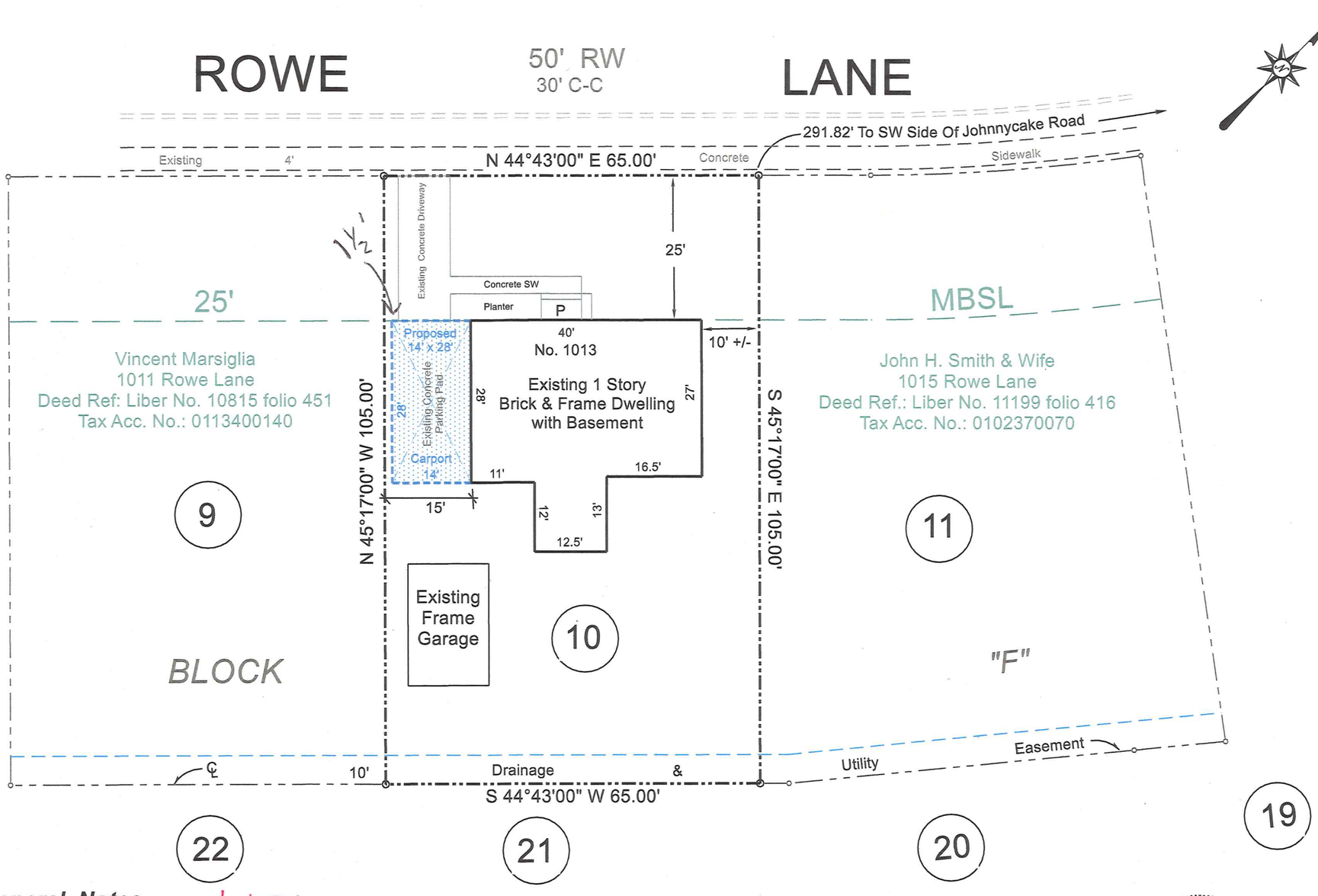
Clerk

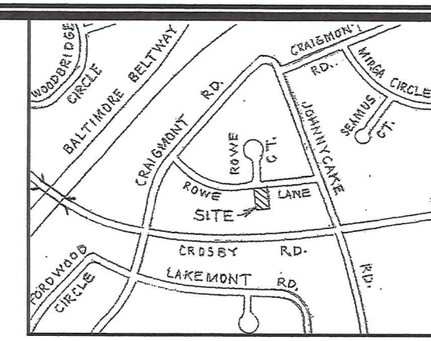
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR	APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT	HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD	THOMPSON & GRACE ENGINEERS & SURVEYORS Fidelity Trust Bldg. TOWSON 4, MD.
CHARLES D. GRACE LICENSE NO. 1110	BY: William H.E. Worthington 1-10-58 DEPUTY STATE AND COUNTY HEALTH OFFICER DATE	BY: Edward G. Bennett 1/8/58 ENGINEER DATE	BY: Florence Dix 1/8/1958 DIRECTOR DATE	

MSA S501-2-6-1015

vested R G '55 regs

Item #0029





Vicinity Map

Plat To Accompany A Petition For An Administarive Variance

Property Located At

No. 1013 Rowe Lane

Being

Lot No. 10 Block F
WESTVIEW PARK
Platbook No. 24 folio 110

1ST Election District
1ST Councilmanic District
Baltimore County MD

Owners - Petitioners

Reginald W. Frazier &
Caula L. Campbell-Frazier
1013 Rowe Lane
Catonsville, MD 21228-1254
Phone: 410-982-9974
Tax Acc. No.: 0102572680
Deed Ref. Liber No. 39956 folio 262

#2019-0029-A

Date: June 22, 2018	Scale: 1" = 20'

J. Finley Ransone & Associates
Registered Land Surveyors
P.O. BOX 175
PHOENIX, MD 21131-0175
PHONE: 410-666-7448

File No: 2273	Job No: 18-05-2273

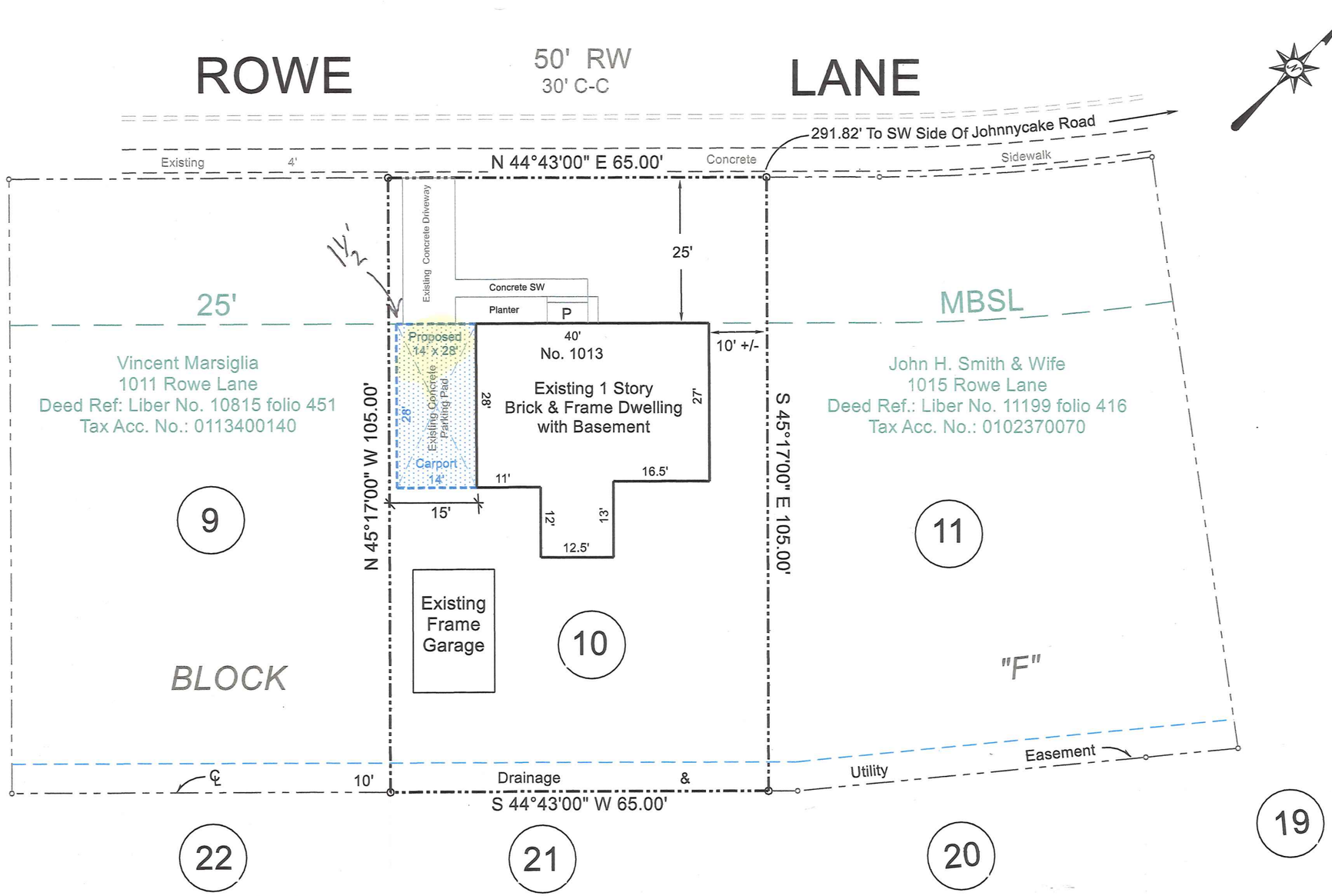
General Notes

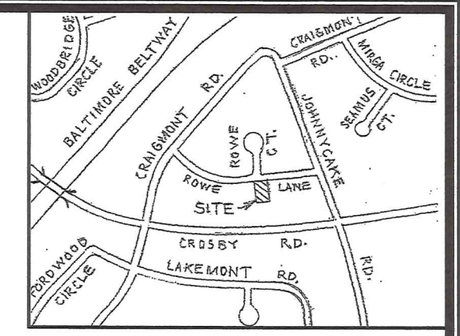
vested RC

1. Existing Zoning: DR 5.5 (095A2) ADC- 33 C 11
2. Lot Area - 0.156 Ac. +/- 6,825 Sq. Ft.
3. Existing Use - Single Family Dwelling w Lot Improvements
4. Proposed Use - No Change Add Carport over Existing Concrete Parking Pad.
5. Not Located in a designated Historic District
6. Not Located in a CBCA
7. Not Located in a 100 Year Flood Plain Area Community Panel No: 2400100386C Zone: "X"
9. Property is served by Public Sewer and Public Water Utilities that exist in the bed of Rowe Lane.
10. Prior Zoning Hearings: 08-366-A
11. Petetioners are seeking a Building Permit to construct a 14' x 28' carport over the existing concrete parking pad with a 1' sideyard setback adjacent to the southwest side of the dwelling to facilitate the parking of their handicap van. Mr. Frazier is a 100% disabeled veteran.

STATE OF MARYLAND
JAMES FINLEY RANSONE, JR.
NO. 124
REGISTERED PROPERTY LINE SURVEYOR

Traverse PC





Vicinity Map

Plat To Accompany A Petition For An Administarive Variance

Property Located At

No. 1013 Rowe Lane

Being

Lot No. 10 Block F
WESTVIEW PARK
Platbook No. 24 folio 110

1ST Election District
1ST Councilmanic District
Baltimore County MD

Owners - Petitioners

Reginald W. Frazier &
Caula L. Campbell-Frazier
1013 Rowe Lane
Catonsville, MD 21228-1254
Phone: 410-982-9974
Tax Acc. No.: 0102572680
Deed Ref. Liber No. 39956 folio 262

#2019-0026-A

Date: June 22, 2018	Scale: 1" = 20'

J. Finley Ransone & Associates
Registered Land Surveyors
P.O. BOX 175
PHOENIX, MD 21131-0175
PHONE: 410-666-7448

File No: 2273	Job No: 18-05-2273

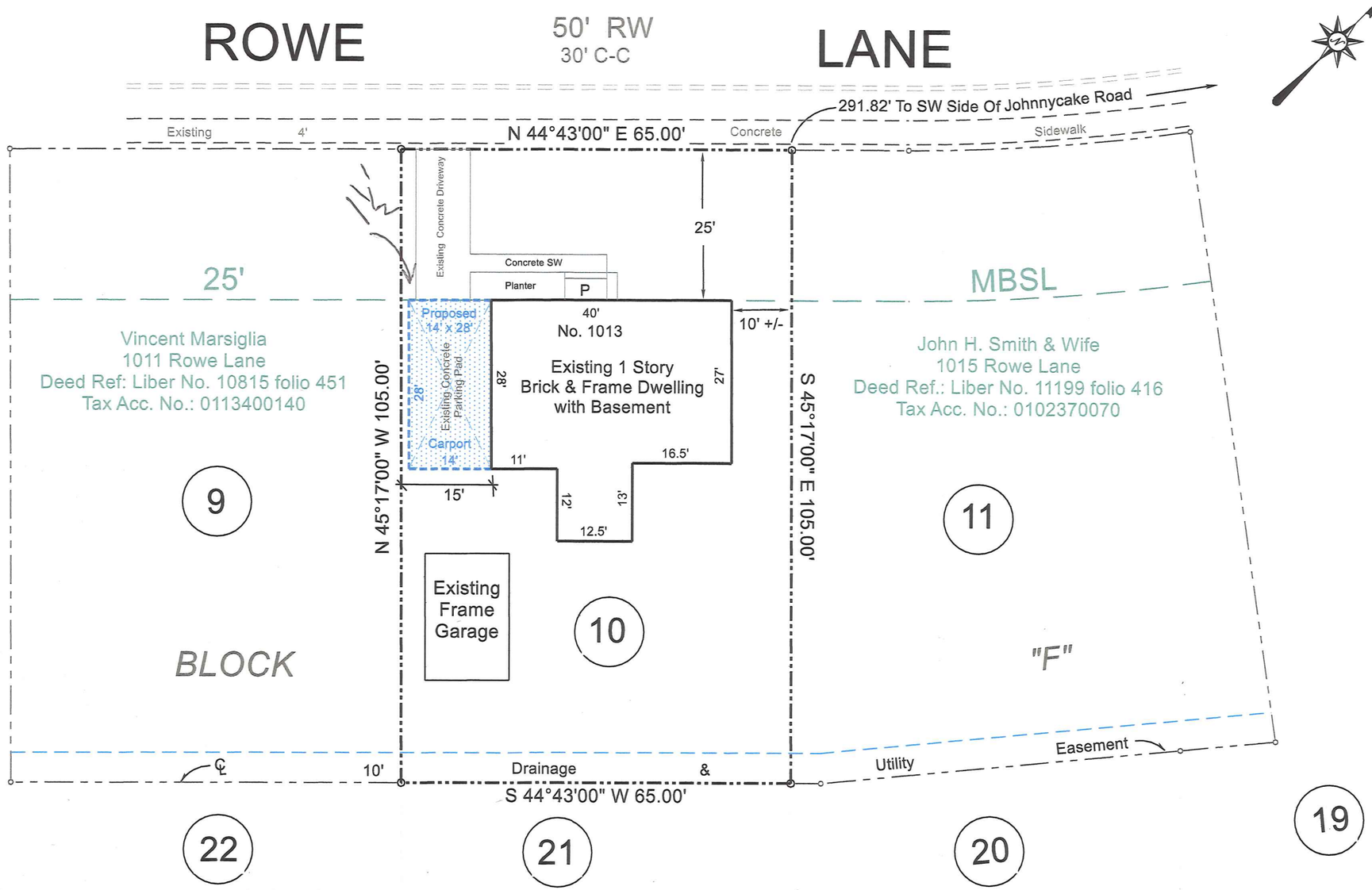
General Notes

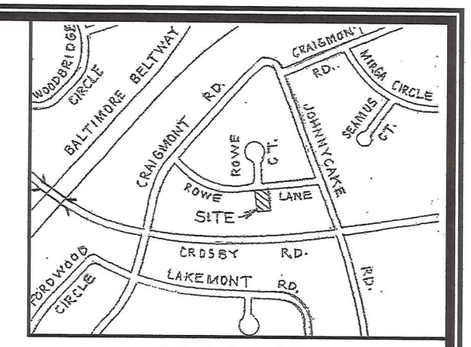
vested RC

1. Existing Zoning: DR 5.5 (095A2) ADC- 33 C 11
2. Lot Area - 0.156 Ac. +/- 6,825 Sq. Ft.
3. Existing Use - Single Family Dwelling w Lot Improvements
4. Proposed Use - No Change Add Carport over Existing Concrete Parking Pad.
5. Not Located in a designated Historic District
6. Not Located in a CBCA
7. Not Located in a 100 Year Flood Plain Area Community Panel No: 2400100386C Zone: "X"
9. Property is served by Public Sewer and Public Water Utilities that exist in the bed of Rowe Lane.
10. Prior Zoning Hearings: 08-366-A
11. Petetioners are seeking a Building Permit to construct a 14' x 28' carport over the existing concrete parking pad with a 1' sideyard setback adjacent to the southwest side of the dwelling to facilitate the parking of their handicap van. Mr. Frazier is a 100% disabeled veteran.

STATE OF MARYLAND
JAMES FINLEY RANSONE, JR.
NO. 124
REGISTERED PROPERTY LINE SURVEYOR

Traverse PC





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