

M E M O R A N D U M

DATE: January 11, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0052-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 10, 2019. 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

/dlw

IN RE: PETITION FOR VARIANCE

(619 Seminary Avenue W.)

8th Election District

3rd Council District

Charles A. Brown

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0052-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Charles A. Brown, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a rear yard addition with side setbacks of 5 feet on both sides in lieu of the required 10 feet on both sides. A site plan was marked as Petitioner's Exhibit 1.

Lee Giroux appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). That agency did not oppose the zoning request.

The site is approximately 9,000 square feet in size and zoned DR 5.5. The property is improved with a small single-family dwelling constructed in 1902. Petitioner proposes to construct an addition at the rear of the dwelling and requests side yard variances to do so. In reality, the existing setbacks are deficient and the proposed addition will not decrease the width of the existing setbacks. As such, the dwelling likely constitutes a nonconforming structure under BCZR Section 104 which could be enlarged as stated in that section. Even so, the petition seeks variance relief

ORDER RECEIVED FOR FILING

Date 12/11/18

By Sen

and the case will be considered on that basis.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is narrow and deep (approximately 30' x 300') and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 11th day of **December, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a rear yard addition with side setbacks of 5 feet on both sides in lieu of the required 10 feet on both sides, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- (1) Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

12/11/18

By

sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12/11/18
By sen

RECEIVED FOR LUNG

1944



PETITION FOR ZONING HEARING(S)

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

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

Address: 619 W. Seminary Ave which is presently zoned DR5.5
Deed References: 08105100464 10 Digit Tax Account # 0802065625
Property Owner(s) Printed Name(s) Charles A. Brown

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 1B02.3.C.1 → To permit a rear yard addition with side setbacks of 5 feet on both sides in lieu of the required 10 feet on both sides.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Charles A. Brown

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER 2019-0057-A

Filing Date 8/16/18

Do Not Schedule Dates

ORDER RECEIVED FOR FILING

Reviewer JS

Date

REV. 10/4/11

By

Zoning description for 61⁹ W. Seminary Avenue

Beginning at a point on the **south** side of **Seminary Avenue** which is **30 feet** wide at the distance of **258 feet west** of the of the centerline of nearest improved intersecting street, **School Lane** which is **30 feet** wide. Also known as **61⁹ West Seminary Avenue**, which contains 8,398 square feet/0.193+/- acre and is located in the 8th Election District, 3rd Councilmanic District.

2019-0052-A

12-10-18
11 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, December 09, 2018 5:58 PM
To: Administrative Hearings
Subject: 2nd Certification Case # 2019-0052-A
Attachments: 2nd Cert. W. Seminary Ave. .jpeg; Photos W. Seminary Ave. .docx

Hi Sherry,

I have attached the Second Certification along with photos for Case # 2019-0052-A @ 619 W. Seminary Avenue.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 12/9/2018

Case Number: 2019-0052-A

Petitioner / Developer: LEE GIROUX ~ CHARLES BROWN

Date of Hearing: DECEMBER 10, 2018

RECEIVED

DEC 10 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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:
619 WEST SEMINARY AVENUE

The sign(s) were posted on: **NOVEMBER 17, 2018**

The sign(s) were re-photographed on: **DECEMBER 9, 2018**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



2nd Sign Re-Photographed 12/9/2018 @ 619 W. Seminary Ave.



Background Re-Photographed 12/9/2018 @ 619 W. Seminary Ave.

CASE # 2019-0052-A



DONALD I. MOHLER III

County Executive

ARNOLD JABLON

Deputy Administrative Officer

Director, Department of Permits,

Approvals & Inspections

October 29, 2018

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A

619 West Seminary Avenue

S/s West Seminary Avenue, west of School Lane

8th Election District – 3rd Councilmanic District

Legal Owners: Charles Brown

Variance to permit a rear yard addition with side setbacks of 5 ft. on both sides in lieu of the required 10 ft. on both sides.

Hearing: Monday, December 10, 2018 at 11:00 a.m. in Room 205, Jefferson Building,

105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon

Director

AJ:kl

C: Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349
Charles Brown, 619 W. Seminary Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 20, 2018.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



DONALD I. MOHLER III
County Executive

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

September 20, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A

619 West Seminary Avenue
S/s West Seminary Avenue, west of School Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Charles Brown

Variance to permit a rear yard addition increasing the total area of the structure with non-conforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase.

Hearing: Monday, November 5, 2018 at 11:00-a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349
Charles Brown, 619 W. Seminary Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 16, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11625249
Case #: 2019-0052-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0052-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/16/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A

619 West Seminary Avenue

S/s West Seminary Avenue, west of School Lane

8th Election District - 3rd Councilmanic District

Legal Owners: Charles Brown

Variance to permit a rear yard addition increasing the total area of the structure with nonconforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase. Hearing: Monday, November 5, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o16

1000

1000

1000

1000

1000



DONALD I. MOHLER III
County Executive

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

October 29, 2018

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A

619 West Seminary Avenue
S/s West Seminary Avenue, west of School Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Charles Brown

Variance to permit a rear yard addition with side setbacks of 5 ft. on both sides in lieu of the required 10 ft. on both sides.

Hearing: Monday, December 10, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349
Charles Brown, 619 W. Seminary Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 20, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, November 20, 2018 Issue

Please forward billing to:

Bill Christ
2000 Griffis Avenue
Baltimore, MD 21230

410-627-2291

NOTICE OF ZONING HEARING

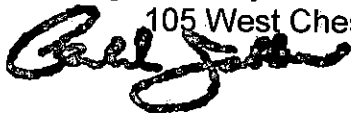
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A

619 West Seminary Avenue
S/s West Seminary Avenue, west of School Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Charles Brown

Variance to permit a rear yard addition increasing the total area of the structure with non-conforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase.

Hearing: Monday, December 10, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/17/2018

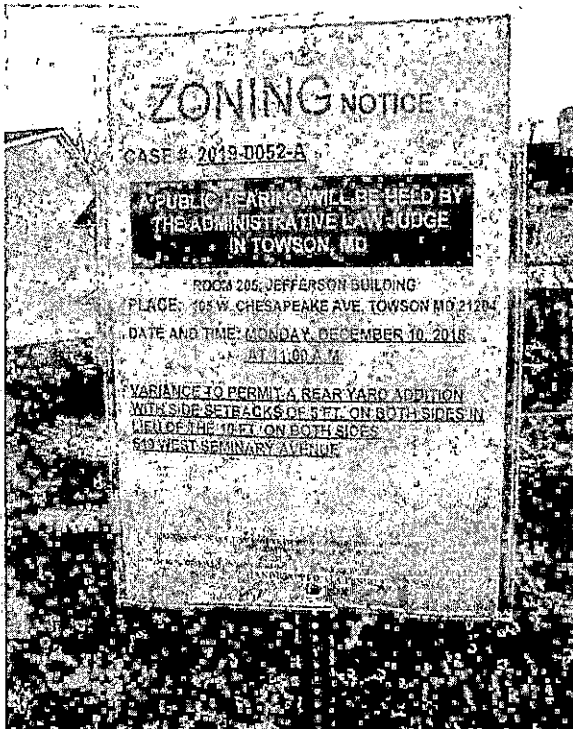
Case Number: 2019-0052-A

Petitioner / Developer: LEE GIROUX ~ CHARLES BROWN

Date of Hearing: DECEMBER 10, 2018

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:
619 WEST SEMINARY AVENUE

The sign(s) were posted on: NOVEMBER 17, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

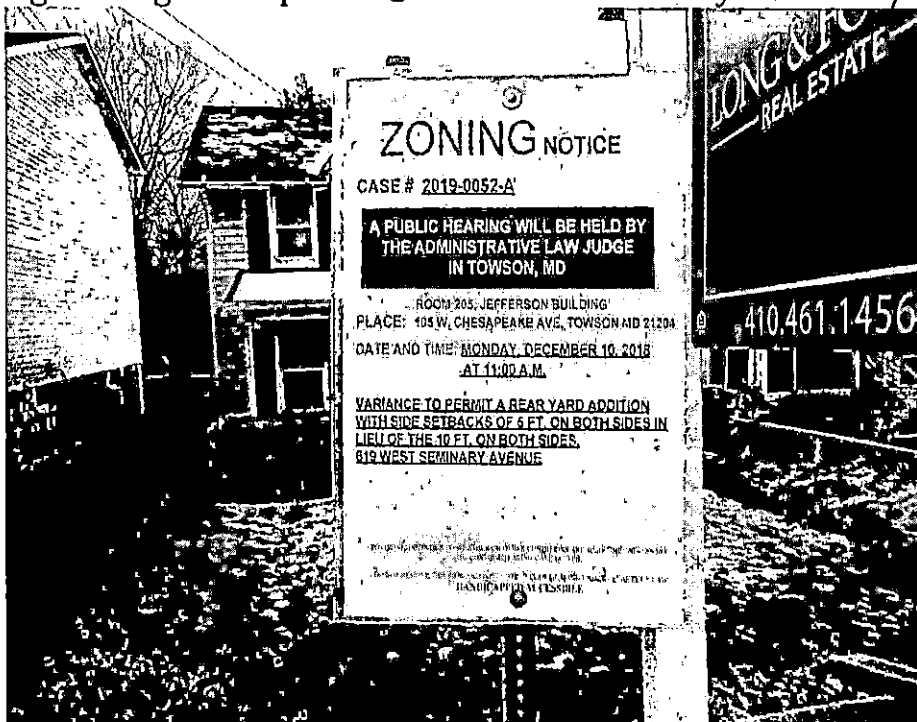
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



1st Sign background photo @ 619 West Seminary Ave. – 11/17/2018



2nd Sign background photo @ 619 West Seminary Ave. – 11/17/2018
CASE # 2019-0052-A



DONALD I. MOHLER III
County Executive

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

September 20, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A

619 West Seminary Avenue
S/s West Seminary Avenue, west of School Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Charles Brown

Variance to permit a rear yard addition increasing the total area of the structure with non-conforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase.

Hearing: Monday, November 5, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349
Charles Brown, 619 W. Seminary Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 16, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, October 16, 2018 Issue

Please forward billing to:
Bill Christ
2000 Griffis Avenue
Baltimore, MD 21230

410-627-2291

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0052-A
619 West Seminary Avenue
S/s West Seminary Avenue, west of School Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Charles Brown

Variance to permit a rear yard addition increasing the total area of the structure with non-conforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase.

Hearing: Monday, November 5, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
619 West Seminary Avenue; S/S of West
Seminary Avenue, 258' W of School Lane
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Charles A. Brown
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-052-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

AUG 29 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Lee Giroux, 15852 Magnolia Drive, New Freedom, PA 17349, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2019-0052-A
Property Address: 619 W. Seminary Ave.
Property Description: _____
Legal Owners (Petitioners): CHARLES BROWN
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. Bill Christ
Company/Firm (if applicable): _____
Address: 2000 Griffis Ave.
Bart. Ord. 21230
Telephone Number: 410-627-2291

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

No. 171683

Date: 8/16/18

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/20/2018 8/16/2018 11:47:27 1

REC 0501 HALKIN LJR
RECEIPT # 006746 8/16/2018 UFLN

5 526 ZONING VERIFICATION

NO. 171683

Recpt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Det
001	806	0000		650				\$ 75.00	CK

Total \$ 75.00

Rec From: Brown

For: 2019-0052-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



December 6, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Charles Brown
619 W Seminary Ave.
Lutherville, MD 21093

Dear Mr. Brown.:

RE: Case Number: 2019-0052A, Address: 619 W. Seminary Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Lee Giroux 15852 Magnolia Dr. New Freedom, PA 17349



STATE HIGHWAY
ADMINISTRATION

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

Date: 8/27/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/27/18. A field inspection and internal review reveals that an entrance onto MD/31 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0052-A.

Charles A. Brown
619 West Seminary Avenue

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,


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

WW/RAZ

12-10

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 11/15/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-052 (revised)

INFORMATION:

Property Address: 619 Seminary Avenue
Petitioner: Charles A. Brown
Zoning: DR 5.5
Requested Action: Variance

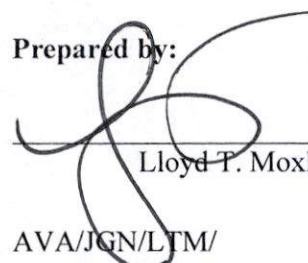
The Department of Planning has reviewed the revised petition for a variance to permit a rear yard addition with setbacks of 5 feet on both sides in lieu of the required 10 feet on both sides.

A site visit was conducted on August 29, 2018. The dwelling is a part of an older community featuring lots that are deep and narrow, being improved with single family dwellings in close proximity to one another and having minimal setbacks. The site is within the Community Conservation Plan area for Lutherville (adopted by Baltimore County Council on February 20, 1996). Stated plan goals include protecting the nature of the historic area, managing traffic issues and limiting any additional commercial development.

The Department of Planning recommends the proposal is not contrary to the aforementioned goals and has no objection to granting the petitioned zoning relief.

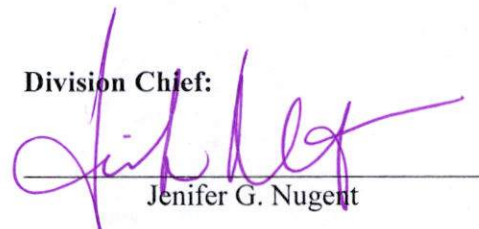
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-5-18

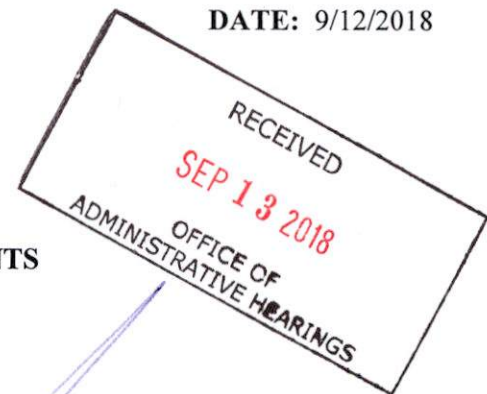
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/12/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-052



INFORMATION:

Property Address: 619 Seminary Avenue
Petitioner: Charles A. Brown
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a rear yard addition increasing the total area of the structure with non-conforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase.

A site visit was conducted on August 29, 2018. The dwelling is a part of an older community featuring lots that are deep and narrow, being improved with single family dwellings in close proximity to one another and having minimal setbacks. The site is within the Community Conservation Plan Area for Lutherville (adopted by Baltimore County Council on February 20, 1996). Stated plan goals include protecting the nature of the historic area, managing traffic issues and limiting any additional commercial development.

The Department recommends the proposal is not contrary to the aforementioned goals and has no objection to granting the petitioned zoning relief.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

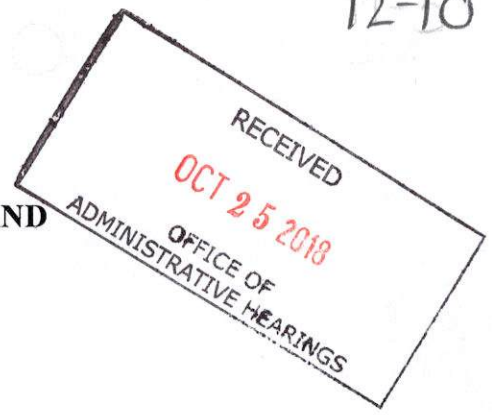
AVA/JGN/LTM/

c: Wally Lippincott
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

12-10

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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0052-A
Address 619 Seminary Avenue West
(Brown Property)

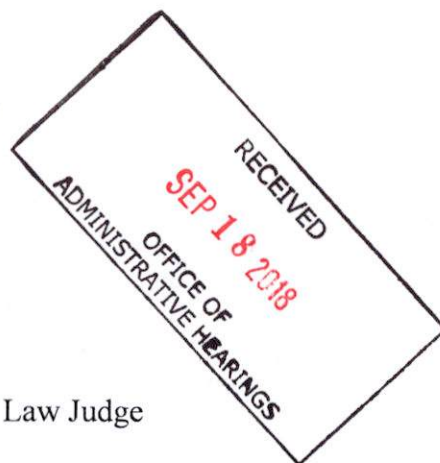
Zoning Advisory Committee Meeting of **October 29, 2018**.

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

Reviewer: Steve Ford

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: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0052-A
Address 619 Seminary Avenue
(Brown Property)

Zoning Advisory Committee Meeting of **September 3, 2018**.

 X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

 X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. Construction activities occurring on this property may have to evaluate the extent of the 100-year floodplain onsite and shall honor any required setbacks or apply for local, state and/or federal permits authorizing the impacts prior to building permit approval.

Reviewer: Michael S. Kulis
Environment Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 12, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2018
Item No. 2019-0043-A, 0052-A, 0053-SPHX, 0054-A, 0055-A and 0060-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0052-A
Address 619 Seminary Avenue West
(Brown Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/12/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-052

INFORMATION:

Property Address: 619 Seminary Avenue
Petitioner: Charles A. Brown
Zoning: DR 5.5
Requested Action: Variance

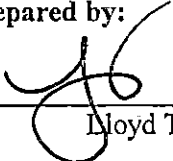
The Department of Planning has reviewed the petition for a variance to permit a rear yard addition increasing the total area of the structure with non-conforming side setbacks by more than 25% in lieu of the maximum allowed 25% increase.

A site visit was conducted on August 29, 2018. The dwelling is a part of an older community featuring lots that are deep and narrow, being improved with single family dwellings in close proximity to one another and having minimal setbacks. The site is within the Community Conservation Plan Area for Lutherville (adopted by Baltimore County Council on February 20, 1996). Stated plan goals include protecting the nature of the historic area, managing traffic issues and limiting any additional commercial development.

The Department recommends the proposal is not contrary to the aforementioned goals and has no objection to granting the petitioned zoning relief.

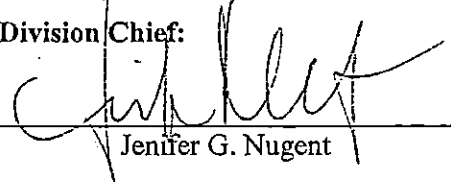
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0052-A
Address 619 Seminary Avenue
(Brown Property)

Zoning Advisory Committee Meeting of **September 3, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. Construction activities occurring on this property may have to evaluate the extent of the 100-year floodplain onsite and shall honor any required setbacks or apply for local, state and/or federal permits authorizing the impacts prior to building permit approval.

Reviewer: Michael S. Kulis
Environment Impact Review

August 15, 2018

Baltimore County Zoning Department.

To whom it may concern,

This letter is proof that I, Charles A. Brown, am the owner and seller of my property located at 619 West Seminary Avenue, Lutherville/Timonium, Maryland 21093. I am permitting the agent / representative to submit paperwork for an Administrative Petition.

Thank you, sincerely,

Charles A. Brown

Robert A. Brown

Property Owner

2019-0052-A

2019-0057-A

619 W. Seminary Ave
Front View





Backlit
619
W. Seminary Rd
2019-0052-4

Subject property

Real Property Data Search

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 - 08 Account Number - 0802065625			
Owner Information					
Owner Name:		BROWN CHARLES A		Use:	RESIDENTIAL
Mailing Address:		619 W SEMINARY AV LUTH-TIMONIUM MD 21093		Principal Residence:	YES
				Deed Reference:	/08105/ 00464
Location & Structure Information					
Premises Address:		619 SEMINARY AVE LUTHERVILLE TIMONIUM 21093-		Legal Description:	LT 1-2 SEMINARY AVE S S GREENWELL PLAT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0017	0385		0000	
					Block:
					1
					Lot:
					2017
					Assessment Year:
					0014/
					Plat No:
					0087
					Plat Ref:
					0087
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1902		824 SF			
				Property Land Area	
				9,000 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	1 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		100,000	100,000		
Improvements		47,800	52,600		
Total:		147,800	152,600	151,000	152,600
Preferential Land:		0			0
Transfer Information					
Seller: BROWN ARTHUR L		Date: 02/16/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08105/ 00464		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 08/16/2010					

CASE NAME 2019-0052-A
CASE NUMBER _____
DATE DEC. 10, 2018

[illegible]

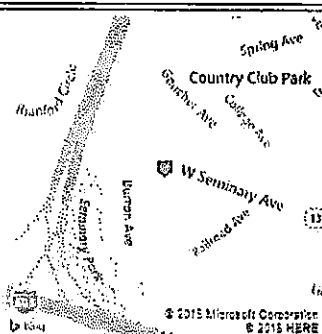
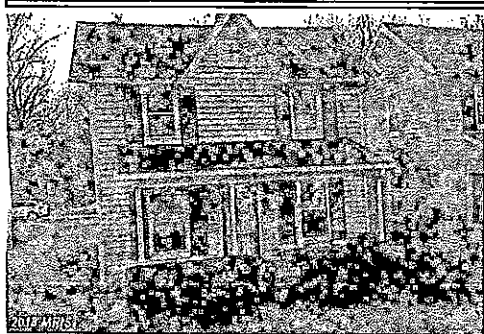
30' wide lot x 115' 11"

Residential Full - Agent

Metropolitan Regional Information Systems, Inc.

BC10234323 - BALTIMORE
Bright MLS #: 1000864698
619 W. SEMINARY AVE, LUTHERVILLE TIMONIUM, MD 21093

Full Listing
Residential



Status: Active

Ownership: Fee Simple
Sale or Rental: Sale
Listing Type: Excl. Agency
Adv Sub: Lutherville
Legal Sub:
Condo/Coop Proj Name:

Style: Cottage
Auction: No
Type: Detached
TH Type:
#Levels: 2
#Fireplaces: 0
Model:

List Price: \$133,900
Transaction Type: Standard
Inc City/Town:
Zip: 21093
Election District: 8
ADC Map: 0060
TBM Map:
Area:

Tax ID: No Tax Record
HOA Fee: /
C/C Fee: /
Elementary:

Total Taxes: \$2,160
Tax Year: 2017
Lot AC/SF: .21 / 9,000
Middle:

Level Location:
Age: 116
Year Built: 1902
High:

*School information is provided by independent third party sources and should not be relied upon without verification.

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	2			2	0	
Full Baths:	1			0	1	
Half Baths:	0			0	0	

Room	Dimensions	Level	Flooring	Fireplace
Attic-Unfinished			Wood	

FEATURES

Main Entrance: Living Room
Interior Style: Other
Dining/Kitchen: Eat-In Kitchen
Appliances:
Amenities:
Security:
Windows/Doors:
Walls/Ceilings:

Basement: No
Handicap: None
Unit Description:
R-Factor Basement:
House Dimensions:
Above Grade Unfinished:
Below Grade Finished:

Foundation: Concrete

R-Factor Ceilings:
SQFT-Tot Fin: 824
Above Grade Finished: 824
Below Grade Unfinished:

R-Factor Walls:

Tax Living Area:

REMARKS

General/Agent:
2 bedroom Cottage is Located in "Old Historic Lutherville", the house sits on a double lot of 9,000 sq.ft, being sold strictly "as is". Home needs imagination and renovation, do it yourself and double the value of the home and the land. Convenient to desirable schools, shopping and transportation. Any inspections are at buyers expense and for information purposes only. As is addendum required.

Internet/Public:

This 2 bedroom Cottage house is Located in "Old Historic Lutherville", the house sits on a double lot of 9,000sq.ft Property being sold strictly "AS IS". Home needs imagination and renovation, do it yourself and double the value of the home and the land. Convenient to desirable schools, shopping and transportation.

Directions:

Falls rd. North to East on Seminary House on the right sign in front. or York Rd. to left on Seminary Ave.

EXTERIOR

Building Sites/Lots:
Exterior:
Exterior Construction: Siding - Vinyl
Lot Description: Stream/creek, Backs to Trees
Other Structures: Above Grade
Original Builder:
Property Condition: As-is condition
Roads:
Roofing: Shingle - Fiberglass
Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted:

Lot Dimension:

Lot Acres/Sqft: .21/9,000

New Construction: No

Year Renovated:

PARKING

Parking: Drivwy/Off Str
Garage Type:
Carport Type:
Parking Incl in List Price: Yes

Parking Incl in Sale Price: No

Parking Lot:
Gar/Carpt/Assgn Sp: //
Parking Space #:
Parking Block/Square:

UTILITIES

Heat System: Baseboard
Cooling System: None
Water: Public
Sewer Septic: Public Sewer
TV/Cable/Comm:
Electric 12 Months/Average:
Gas 12 Months/Average:
Construction Materials:

Heat Fuel: Natural Gas
Cool Fuel: None
Hot Water: Natural Gas

Water 12 Months/Average:
Heating Oil 12 Months/Average:
Energy Efficiency:

IN RE: PETITION FOR VARIANCE
S/S Seminary Avenue, 258' W/S c/line
School Lane
(617 West Seminary Avenue)
8th Election District
3rd Council District

Dynasty Developers, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
Case No. 07-532-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Dynasty Developers, Inc., (Dynasty), by and through its attorney, Michael S. Rosofsky, Esquire. The Petitioner requests variance relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed replacement dwelling with a 34 foot lot width and side yard setbacks of 6 feet (east side) and 4 feet (west side) in lieu of the required 55 foot lot width, and side yard setbacks of 10 feet and 10 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Brian Cucina, on behalf of Dynasty, and Michael S. Rosofsky, Esquire, representing the Petitioner. Eric G. Rockel attended the hearing on behalf of the Lutherville Community Association as Zoning Chairman for the organization. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the property under consideration is an old lot of record (Parcel 161) located within the Community Conservation Plan for the Lutherville Area. The property is a narrow, rectangular lot (34' wide x 275' deep) fronting on the south side of Seminary Avenue between School House Lane and Burton Avenue. The property

ORDER RECEIVED FOR FILING
Date 8-3-07
By [signature]

contains a gross area of 8,398 square feet, zoned D.R.5.5 and improved with a modest, 2-story dwelling. As is often the case with older communities, many of the lots were deeded out many years ago, well prior to the adoption of any zoning regulations in Baltimore County. Thus, many of the lots in the neighborhood are undersized and do not meet current area and width requirements. As shown on the site plan, the subject property is only 34 feet wide and thus, is clearly undersized by today's standards.

Testimony indicated that the Petitioner recently purchased the property with plans to renovate the improvements, however, concluded after inspection that the foundation and framework were deteriorated to the extent of being structurally unsound. As shown on the site plan, Dynasty is desirous of removing the existing dwelling built in 1912 and proposes to construct a 2-story dwelling, 24' wide x 28' deep featuring a covered front porch. See Petitioner's Exhibit 3 -- Building Elevations for the proposed structure. The dwelling is to be centered on the lot and will retain the existing side yard setbacks of 6 feet and 4 feet, respectively. Given the shape of the property, both sides of the new dwelling extend into the required side setbacks, thereby, necessitating the requested variance relief. Current regulations require a minimum lot width of 55 feet, and side setbacks of no less than 10 feet for D.R.5.5 zoned land. Mr. Cucina points out that the D.R.5.5 zoning classification was placed on the property long after these homes were built and that his company had no objection to providing the same traditional pre-20th century American-style home as those existing in the area. He presented photographs marked as Petitioner's Exhibit 2 to illustrate the existing conditions and pattern of development. In response to questions posed to him by Eric Rockel, Mr. Cucina gave assurances that Dynasty had no intent to subdivide the subject property. Dynasty also indicated that it believes that their workers can raze the existing structure without causing adverse impacts to adjoining properties (lawn and existing landscaping). They indicated further that they would

ORDER RECEIVED FOR FILING
Date 8-3-07
BY [signature]

repair and restore any resulting damage to the pre-existing conditions should an unforeseen accident occur and further agreed that they would limit any such demolition work to between the hours of 7 AM and 5 PM.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is subject to the variance request. I find that strict compliance with the zoning regulations of Baltimore County would result in practical difficulty. There is no land on either side of the lot for the Petitioner to acquire and avoid the variance request. Dynasty cannot meet the regulations under any reasonable circumstance and still be able to use the property for a permitted purpose. The Petitioner has satisfied the requirements of Section 307 for relief to be granted. The regulations require 10-foot setbacks from either side yard lot line and a 55-foot wide lot. The proposed development, however, must comply with the pre-20th century architectural styles required by the Community Conservation Plan for Lutherville and landscaping shall be provided along the public roadway. No increase in residential density beyond otherwise allowable by the zoning regulations would result by granting these variances. Finally, I find that these variances shall be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public health, safety or general welfare. The proposed replacement home shown to me during the time of the hearing will be compatible with the pattern of development in the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of August 2007 that the Petition for Variance seeking relief pursuant to Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed replacement dwelling with a 34 foot lot width and side yard setbacks of 6 feet (east side) and 4

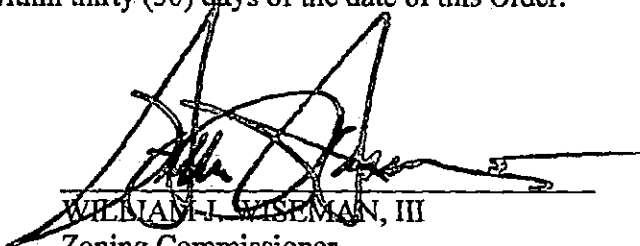
ORDER RECEIVED FOR FILING
Date 8-3-07
By 03

feet (west side) in lieu of the required 55 foot lot width, and side yard setbacks of 10 feet and 10 feet, respectively, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Petitioner must comply with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, dated June 20, 2007, requiring the submission of building elevations for review and approval to assure compatibility with the Community Conservation Plan for the Lutherville Area and the providing of at least two (2) shade trees along the public roadway. A copy of this comment is attached hereto and made a part hereof.
3. The construction hours for demolition work in razing the existing structure shall only occur between the hours of 7 AM and 5 PM and any damages to adjacent properties, which may result from these efforts, shall be restored to like, kind and quality by the Petitioner within thirty (30) days following the date that the existing home is removed.
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8-3-07
By [signature]

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 - 08 Account Number - 0801013075			
Owner Information					
Owner Name:	WRIGHT RENEE		Use:	RESIDENTIAL	
Mailing Address:	617 SEMINARY AVE LUTHERVILLE MD 21093-5038		Principal Residence:	YES	
			Deed Reference:	/28481/ 00124	
Location & Structure Information					
Premises Address:		617 SEMINARY AVE LUTHERVILLE 21093-0000		Legal Description: 617 SEMINARY AVE 250FT W OF SCHOOL LA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0060	0017	0161		0000	
			Assessment Year:	Plat No:	
			2017	Plat Ref:	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2008	1,500 SF		8,398 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	99,300	99,300			
Improvements	169,200	191,100			
Total:	268,500	290,400	283,100	290,400	
Preferential Land:	0			0	
Transfer Information					
Seller: DYNASTY DEVELOPERS INC		Date: 08/04/2009		Price: \$287,600	
Type: NON-ARMS LENGTH OTHER		Deed1: /28481/ 00124		Deed2:	
Seller: ADAMS JOHN W		Date: 05/01/2007		Price: \$126,400	
Type: NON-ARMS LENGTH OTHER		Deed1: /25566/ 00100		Deed2:	
Seller: ADAMS CALVIN H		Date: 02/18/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12671/ 00562		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:					

#621

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 - 08 Account Number - 0819051075			
Owner Information					
Owner Name:	SMITH NELLIE EDITH		Use:	RESIDENTIAL	
Mailing Address:	621 W SEMINARY AVE LUTH-TIMONIUM MD 21093-5038		Principal Residence:	YES	
			Deed Reference:	/30646/ 00460	
Location & Structure Information					
Premises Address:		621 SEMINARY AVE 0-0000		Legal Description:	* SS SEMINARY AVE 400FT E OF BURTON AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0060	0017	0160		0000	
					Assessment Year: 2017
					Plat No: Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1902	1,260 SF		7,488 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	FRAME	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	98,400	98,400			
Improvements	62,900	72,200			
Total:	161,300	170,600	167,500	170,600	
Preferential Land:	0			0	
Transfer Information					
Seller: WRIGHT ELVIE GENEVIA		Date: 03/23/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30646/ 00460		Deed2:	
Seller: SMITH DORA V		Date: 09/21/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05891/ 00615		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
11/8	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
10/25	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
11/16	PLANNING (if not received, date e-mail sent _____)	Comment
8/27	STATE HIGHWAY ADMINISTRATION	No Objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/16/18	
SIGN POSTING (1 st)	Date: 11/17/18 by O'Keefe	
SIGN POSTING (2 nd)	Date: 12/9/18 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

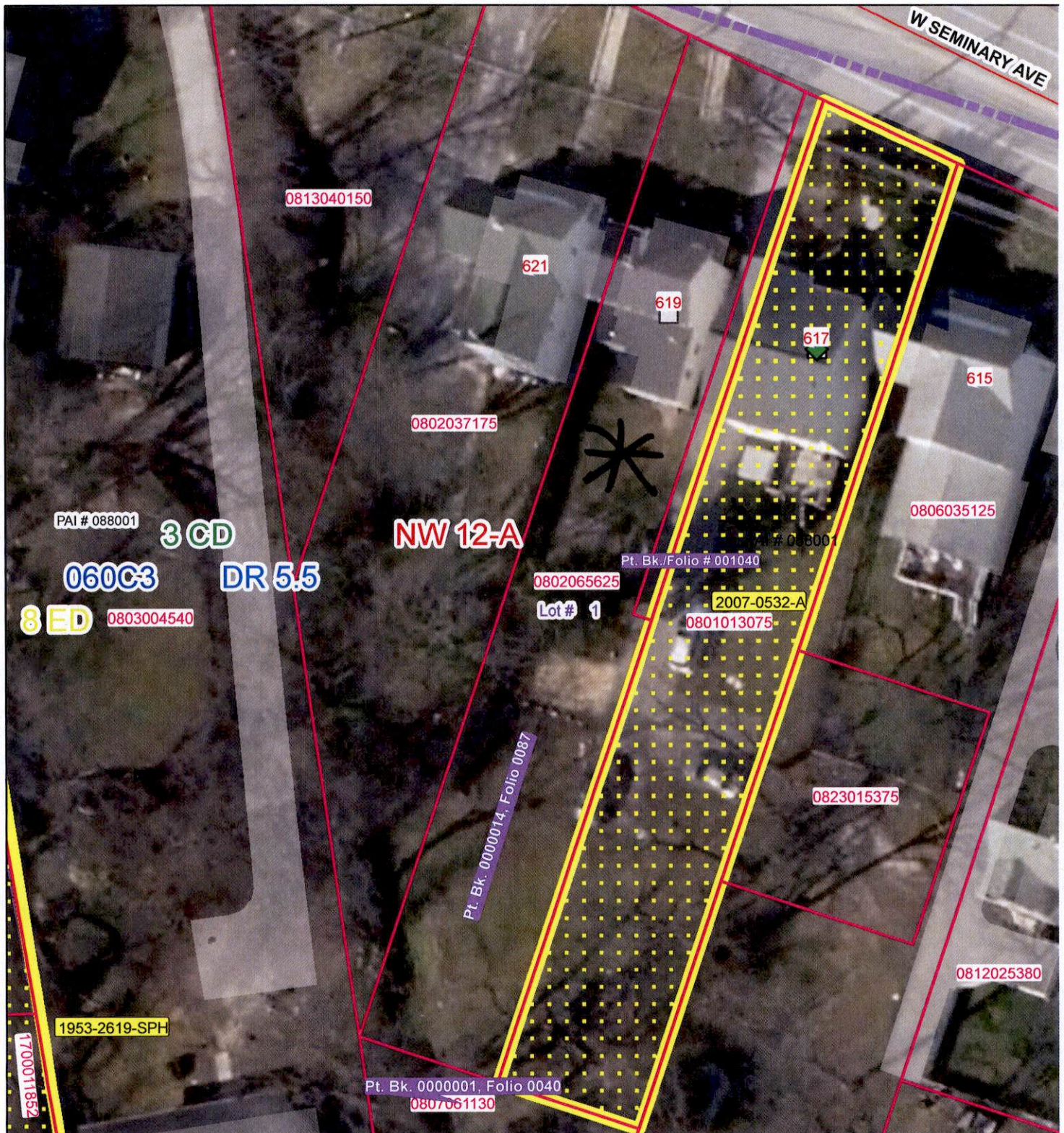
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			HOMEOWNERS TAX CREDIT							
Account Identifier:			District - 08 Account Number - 0802065625							
Owner Information										
Owner Name:		BROWN CHARLES A				Use:		RESIDENTIAL		
						Principal Residence:		YES		
Mailing Address:		619 W SEMINARY AV LUTH-TIMONIUM MD 21093				Deed Reference:		/08105/ 00464		
Location & Structure Information										
Premises Address:		619 SEMINARY AVE LUTHERVILLE TIMONIUM 21093-				Legal Description:		LT 1-2 SEMINARY AVE S S GREENWELL PLAT		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0060	0017	0385		0000			1	2017	Plat Ref:	0014/0087
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1902		824 SF				9,000 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT		SIDING	1 full					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		100,000		100,000						
Improvements		47,800		52,600						
Total:		147,800		152,600		151,000		152,600		
Preferential Land:		0						0		
Transfer Information										
Seller: BROWN ARTHUR L				Date: 02/16/1989				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /08105/ 00464				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				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		0.00 0.00				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			HOMEOWNERS TAX CREDIT							
Homestead Application Information										
Homestead Application Status: Approved 08/16/2010										

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Completed for 2018	Date: 06/05/2018
---	-------------------------

619 W Seminary Road



Publication Date: 8/15/2018



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



0 5 10 20 30 40
Feet

1 inch = 30 feet