

M E M O R A N D U M

DATE: December 31, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0109-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 27, 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: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE *
(607 Frederick Road) *
1st Election District *
1st Council District *
Sahi Petroleum Marketing, LLC, *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2017-0109-SPHXA

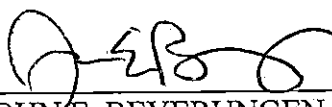
* * * * *

OPINION AND ORDER

Notices of contemplated dismissal having been sent to Petitioner's representative on June 5, 2017, October 3, 2017, and September 21, 2018, and having not received a response indicating the case is ready to be scheduled for hearing, the above case will be dismissed.

THEREFORE, IT IS ORDERED this 27th day of February, 2019, by this Administrative Law Judge, that the Petitions for Special Hearing, Special Exception and Variance filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("BCZR"), be and is hereby DISMISSED without Prejudice.

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

IN RE: PETITION FOR VARIANCE

(1923 Brady Avenue)

13th Election District

1st Council District

1923 Brady Avenue, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0109-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by 1923 Brady Avenue, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit an existing single family dwelling on a lot with a width of 50 feet and a side yard setback as close as 7 feet in lieu of the required 55 feet and 10 feet, respectively.

Kyle O'Hara, Michael Grace and Patrick Grace 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. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing County agencies.

The site is approximately 6,959 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1951. At the time it was constructed the lot width and side yard setbacks were in compliance with the applicable regulations. But upon adoption of the DR zones in 1970 the property became (lawfully) nonconforming. As such the request in this case is simply to legitimize the existing conditions at the site.

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

ORDER RECEIVED FOR FILING

Date

11/27/18

By

Sen

- (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).

Petitioner must contend with long-existing site improvements and thus the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be required to raze or relocate the single family dwelling. 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.

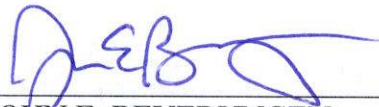
THEREFORE, IT IS ORDERED, this 27th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit an existing single family dwelling on a lot with a width of 50 feet and a side yard setback as close as 7 feet in lieu of the required 55 feet and 10 feet, respectively, 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 its 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.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 11/27/18
By sln



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 1923 Brady Ave, Hallettsville 21227 which is presently zoned DR 55
Deed References: 39083 / 427 Parcel 1 10 Digit Tax Account # 1319390350
Property Owner(s) Printed Name(s) 1923 Brady Ave LLC

(SELECT THE HEARING(S) BY MARKING **X** 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. X a **Variance** from Section(s) ... Section 1B02.3.C.1 – to permit an existing single family dwelling on a lot with a width of 50 feet and a side yard setback as close as 7 feet in lieu of the required 55 feet and 10 feet, respectively.

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):

1923 Brady Ave LLC /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5 GRAINFIELD RD CADAPUSVILLE MD
Mailing Address City State

21228 / 410.744.5724 /
Zip Code Telephone # Email Address

Representative to be contacted:

John Medina Surveyors
Name - Type or Print

Signature

5409 EAST DR ARBUTH MD
Mailing Address City State

21227 / 410-247-7488 / JCMLSE@verizon.net
Zip Code Telephone # Email Address

CASE NUMBER 2019-0109-A Filing Date 10/5/18

Do Not Schedule Dates: _____

Reviewer RD

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

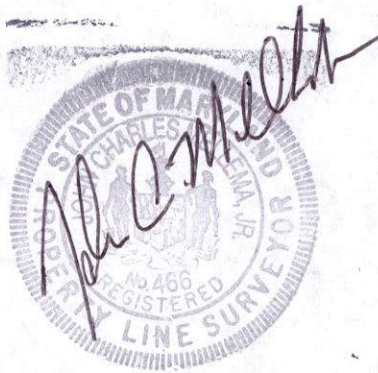
5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
APRIL 3, 2018

ZONING DESCRIPTION
#1923 BRADY AVENUE
BALTIMORE COUNTY, MARYLAND
TAX MAP 109 GRID 07 PARCEL 396

BEGINNING FOR THE SAME AT A POINT SOUTHERLY 234 FEET FROM OLD WASHINGTON BOULEVARD ON THE EASTERN RIGHT OF WAY LINE OF BRADY AVENUE, THENCE LEAVING THE EASTERN RIGHT OF WAY LINE OF BRADY AVENUE AND RUNNING NORTHEASTERLY 148.07 FEET, THENCE RUNNING NORTHERLY 51.9 FEET, THENCE SOUTHWESTERLY 134.15 FEET TO THE EASTERN RIGHT OF WAY LINE OF BRADY AVENUE, THENCE RUNNING WITH THE EASTERN RIGHT OF WAY LINE OF BRADY AVENUE SOUTHERLY 50 FEET TO THE PLACE OF BEGINNING CONTAINING 6,959 SQUARE FEET OF LAND MORE OR LESS

BEING THE FIRST PARCEL OF LAND DESCRIBED IN A DEED DATED MAY 19, 2017 BY AND BETWEEN THOMAS L. SIMMONS PARTY OF THE FIRST PART AND 1923 BRADY AVENUE LLC PARTY OF THE SECOND PART RECORDED IN BALTIMORE COUNTY MARYLAND IN DEED LIBER 39083
FOLI 427

13th Election District
1st Councilmanic District



Item #0109



2nd Sign posted @ 1923 Brady Avenue



Background Photo of 1923 Brady Avenue

CASE # 2019-0109-A

POSTED- November 6, 2018

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/6/2018

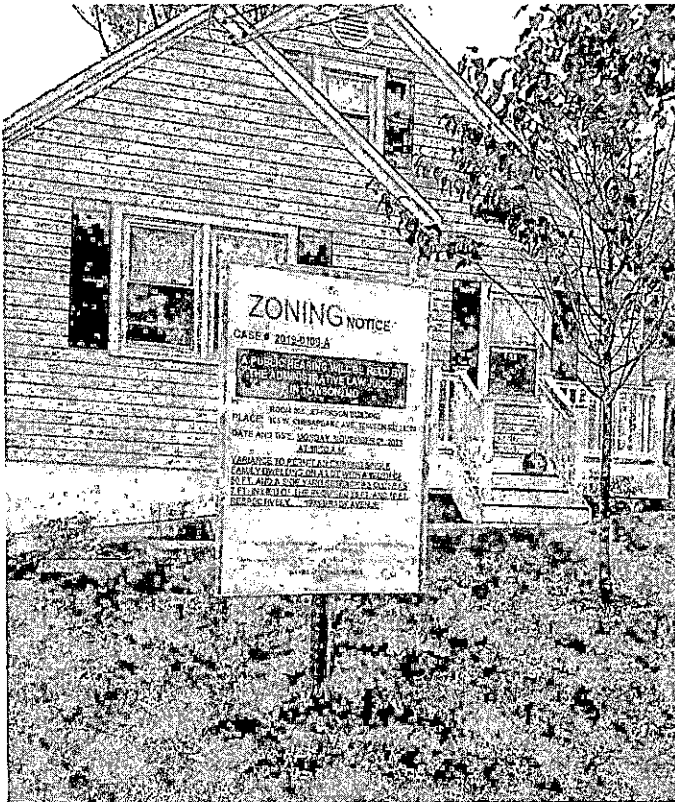
Case Number: 2019-0109-A

Petitioner / Developer: 1923 BRADY AVENUE LLC, JOHN MELLEMA

Date of Hearing: NOVEMBER 26, 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:
1923 BRADY AVENUE

The sign(s) were posted on: NOVEMBER 6, 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)

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11641777
 Case #: 2019+0109+A
 Description:

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:

11/6/2018

NOTICE OF ZONING HEARING - CASE NUMBER: 20190109A



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: 2019-0109-A

1923 Brady Avenue

E/s Brady Avenue, south of centerline of Old Washington Blvd.

13th Election District - 1st Councilmanic District

Legal Owners: 1923 Brady Ave LLC

Variance to permit an existing single family dwelling on a lot with a width of 50 ft. and a side yard setback as close as 7 ft. in lieu of the required 55 ft. and 10 ft., respectively.

Hearing: Monday, November 26, 2018 at 10:00 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.

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**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: 2019-0109-A
Property Address: 1923 Brady Ave
Property Description: east side of Brady Ave, +/- 170'
south of Old Washington Blvd
Legal Owners (Petitioners): 1923 Brady Ave LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kyle O'Hara
Company/Firm (if applicable): Homes of Poplar
Address: P.O. Box 964
ELDESBURG MD 21784

Telephone Number: 443-398-5025

RE: PETITION FOR VARIANCE
1923 Brady Avenue; E/S Brady Avenue,
170' S of c/line of Old Washington Blvd
13th Election & 1st Councilmanic Districts
Legal Owner(s): 1923 Brady Ave, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-109-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.

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

RECEIVED
OCT 16 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to John Mellema Surveyors, 5409 East Drive, Arbutus, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



DONALD I. MOHLER III
County Executive

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

October 25, 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: 2019-0109-A

1923 Brady Avenue

E/s Brady Avenue, south of centerline of Old Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: 1923 Brady Ave LLC

Variance to permit an existing single family dwelling on a lot with a width of 50 ft. and a side yard setback as close as 7 ft. in lieu of the required 55 ft. and 10 ft., respectively.

Hearing: Monday, November 26, 2018 at 10:00 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: 1923 Brady Ave LLC, 5 Grainfield Road, Catonsville 21228
John Mellema, 5409 East Drive, Arbutus 21227

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 6, 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 6, 2018 - Issue

Please forward billing to:

Kyle O'Hara
Homes of Poplar
P.O. Box 964
Eldersburg, MD 21784

443-398-5025

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: 2019-0109-A

1923 Brady Avenue
E/s Brady Avenue, south of centerline of Old Washington Blvd.
13th Election District – 1st Councilmanic District
Legal Owners: 1923 Brady Ave LLC

Variance to permit an existing single family dwelling on a lot with a width of 50 ft. and a side yard setback as close as 7 ft. in lieu of the required 55 ft. and 10 ft., respectively.

Hearing: Monday, November 26, 2018 at 10:00 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.

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

November 20, 2018

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

1923 Brady Ave., LLC
5 Grainfield Rd.
Catonsville, MD 21228

To Whom It May Concern:

RE: Case Number: 2019-0109A, Address: 1923 Brady 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 5, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
John Mellema Surveryors 5409 East Dr. Arbutus, MD 21227

11-26

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
OCT 30 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 10/29/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: Case #19-109

INFORMATION:

Property Address: Case #19-109: 1923 Brady Avenue
Petitioner: 1923 Brady Avenue LLC
Zoning: DR-5.5
Requested Action: Variance

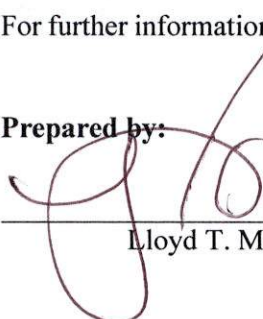
The Department of Planning has reviewed the petition for variance to permit an existing single family dwelling on a lot with a width of 50 feet and a side yard setback as close as 7 feet in lieu of the required 55 feet and 10 feet, respectively.

A site visit was conducted on October 16, 2018.

The Department has no objection to granting the petitioned zoning request.

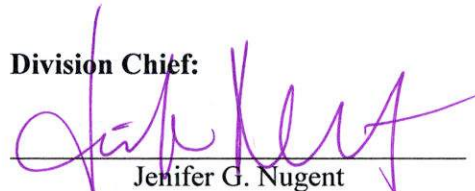
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
John C. Mellema Sr. Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 23, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2018
Item No. 2019-0100-XA, 0102-A, 0103-A, 0104-A, 0106-A, 0107-A,
0108-A, 0109-A, and 0110-A

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

*

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 10/29/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: Case #19-109

INFORMATION:

Property Address: Case #19-109: 1923 Brady Avenue
Petitioner: 1923 Brady Avenue LLC
Zoning: DR-5.5
Requested Action: Variance

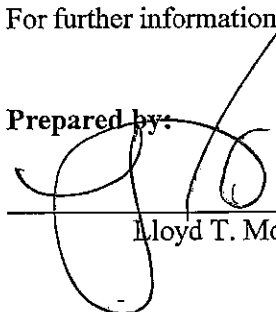
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The Department has no objection to granting the petitioned zoning request.

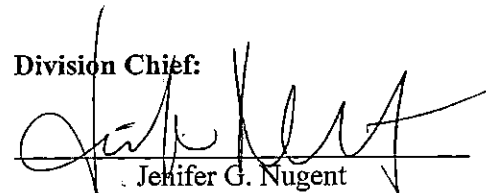
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
John C. Mellema Sr. Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 10/15/18

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

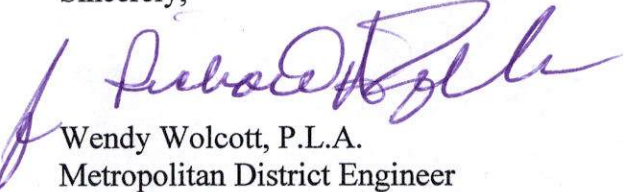
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0109-A

Variance
1923 Brady Avenue, LLC
1923 Brady 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,



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

WW/RAZ

CASE NAME _____
CASE NUMBER _____
DATE 11/26/2018

2019-0109 + 2019-110

E - MAIL

[illegible]

JB 11-26-18
104m

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, November 23, 2018 11:19 PM
To: Administrative Hearings
Subject: Certification Case # 2019-0109-A Brady Avenue
Attachments: Brady Ave. Cert. .jpeg; Brady Ave. Photos.docx

Hi Sherry,

I have attached the 2nd Certification for Case # 2019-0109-A @ 1923 Brady Avenue along with photos.
Thank you,

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: 11/23/2019

Case Number: 2019-0109-A

Petitioner / Developer: 1923 BRADY AVENUE LLC, JOHN MELLEMA

Date of Hearing: NOVEMBER 26, 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:
1923 BRADY AVENUE

The sign(s) were posted on: **NOVEMBER 6, 2018**

The sign(s) were re-photographed on: **NOVEMBER 23, 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)





Background Photo 1st Sign @ 1923 Brady Avenue



Background Photo 2nd Sign @ 1923 Brady Avenue
 Re-Photographed – November 23, 2018
 CASE # 2019-0109-A

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment10/23DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO COMMENT

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

10/30PLANNING
(if not received, date e-mail sent _____)NO Objection10/15

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/6/18SIGN POSTING (1st) Date: 11/6/18by O'KeefeSIGN POSTING (2nd) Date: 11/23/18by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

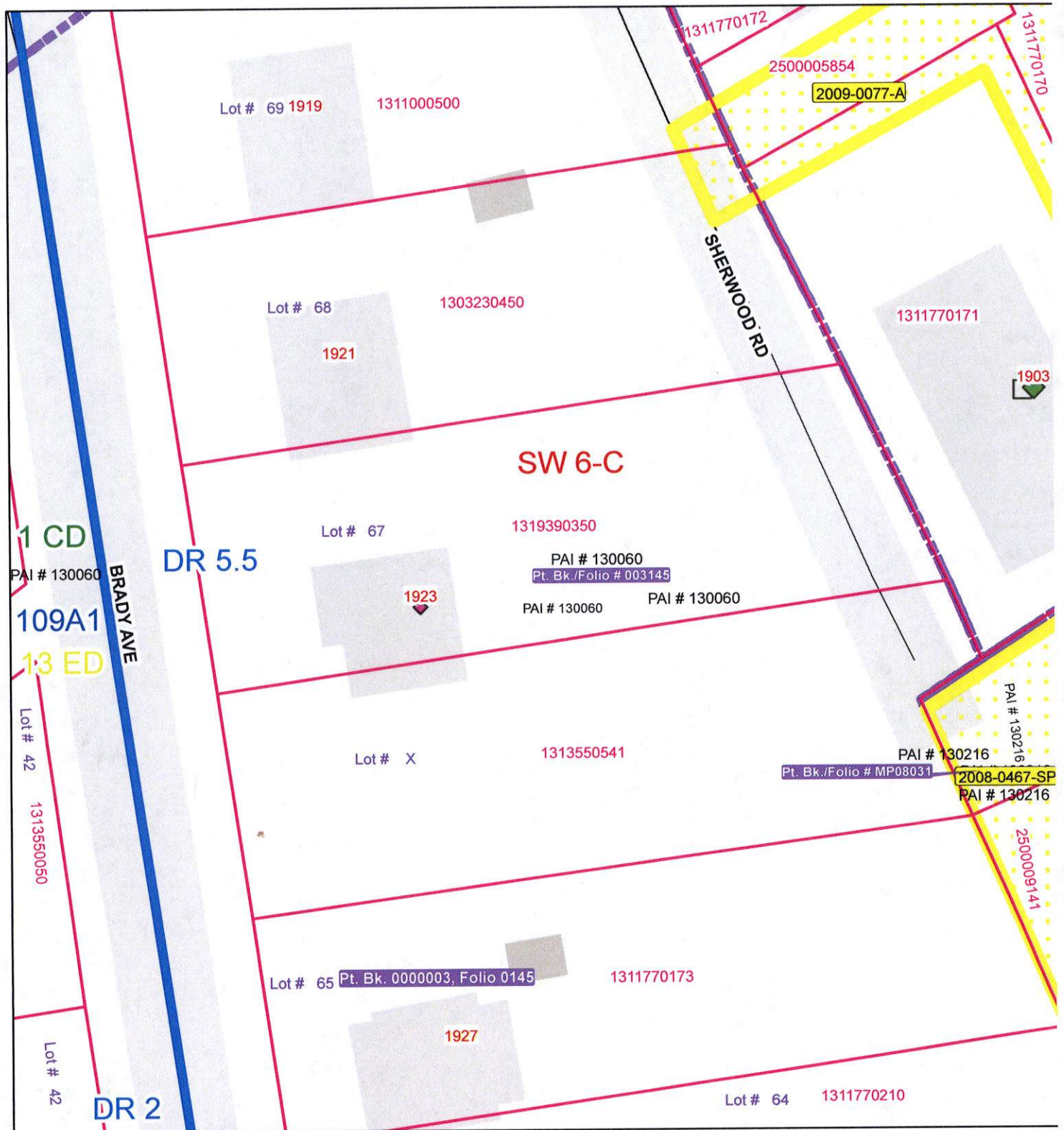
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 1319390350			
Owner Information					
Owner Name:		1923 BRADY AVENUE LLC		Use: RESIDENTIAL	
Mailing Address:		5 GRAINFIELD ROAD CATONSVILLE MD 21228-		Principal Residence: NO	
				Deed Reference: /39083/ 00427	
Location & Structure Information					
Premises Address:		1923 BRADY AVE BALTIMORE 21227-4109		Legal Description: 1923 BRADY AVE OAK PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0109	0007	0396		0000	67 2019 0003/0145
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1951		1,036 SF		7,850 SF	
Property Land Area		County Use			
7,850 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of As of	
		01/01/2016		07/01/2018 07/01/2019	
Land:	54,700	54,700			
Improvements	84,100	84,100			
Total:	138,800	138,800		138,800	
Preferential Land:	0				
Transfer Information					
Seller: SIMMONS DARCY LATHAM		Date: 06/16/2017		Price: \$69,750	
Type: NON-ARMS LENGTH OTHER		Deed1: /39083/ 00427		Deed2:	
Seller: SIMMONS DARCY L		Date: 04/21/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31444/ 00383		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: No Application					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

1923 Brady Avenue, Tax #13 9-390-350



Publication Date: 10/5/2018



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



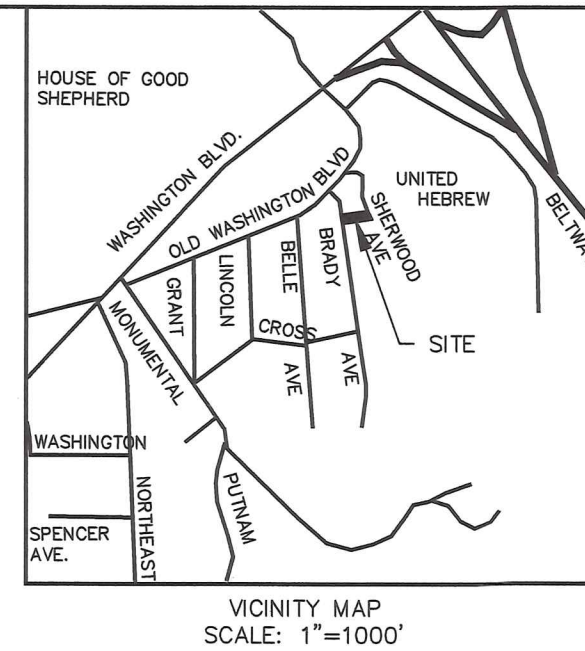
0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0109

PLAT TO ACCOMPANY SPECIAL HEARING

VARIANCE: TO PERMIT A LOT HAVING A WIDTH OF 50 FEET IN-LIEU OF 55 FEET
AND SIDE YRD OF 7 FEET IN LIEU OF 10 FEET



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: D.R. 5.5
1"=200' SCALE MAP: 109A1

LOT SIZE 6959 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES	NO
	☐	☒

SUBDIVISION NAME: PLAT OF OAK PARK
P.B W.P.C. NO. 3 FOLIO 145

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 39083/427
FIRST PARCEL

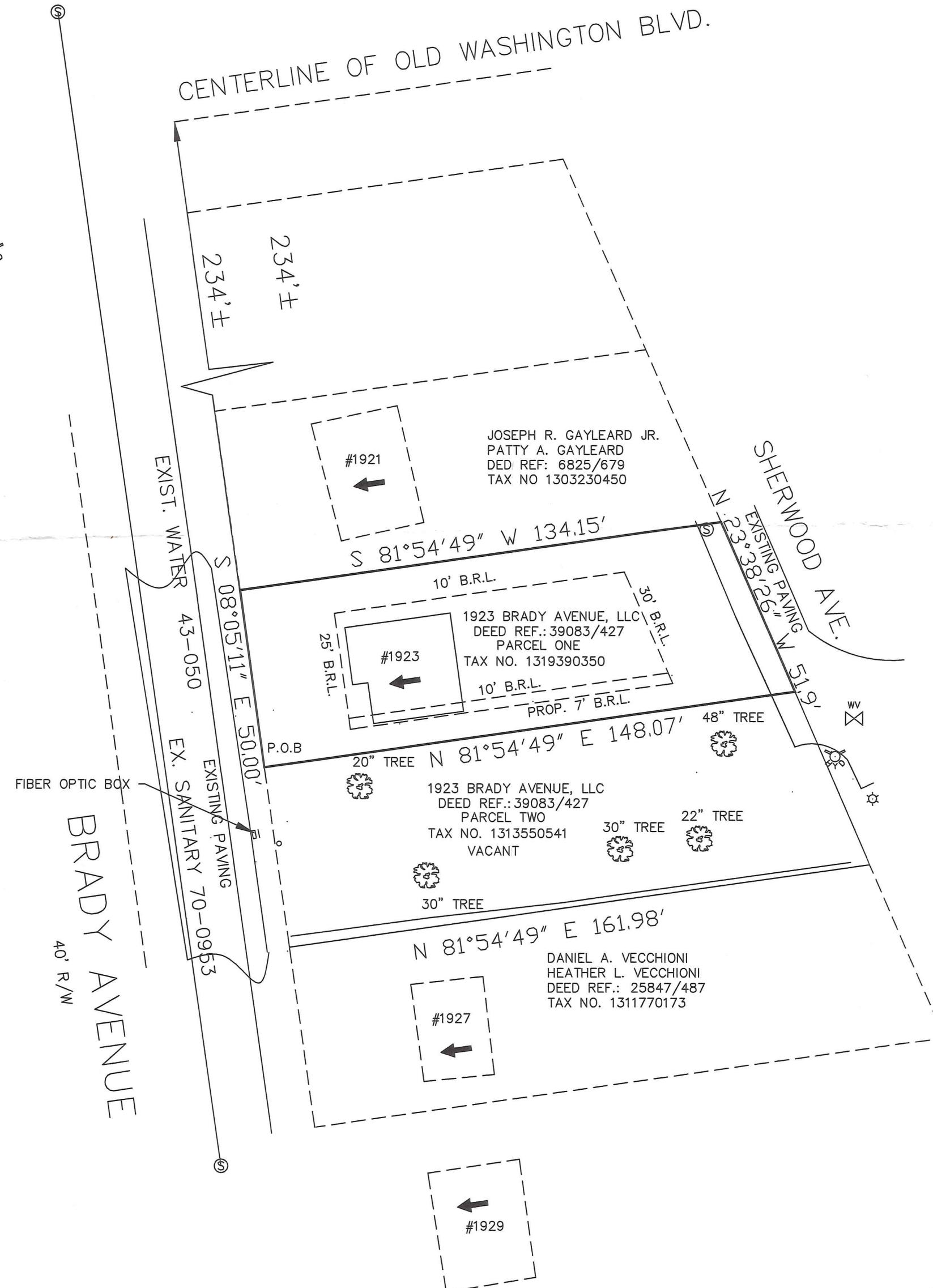
OWNER: 1923 BRADY AVENUE LLC
5 GRAINFIELD ROAD
CATONSVILLE, MD. 21228

TAX NO. 1319390350
PHONE NO. 410-744-5724
DATE: SEPTEMBER, 2018
SCALE: 1"=30'

#2019-0109-A
RD



1923 BRADY AVENUE
LOT 67
PLAT OF OAK PARK
BALTIMORE COUNTY, MARYLAND
TAX MAP 109 GRID 07 PARCEL 396
SCALE: 1"=30' DATE: SEPTEMBER, 2018



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

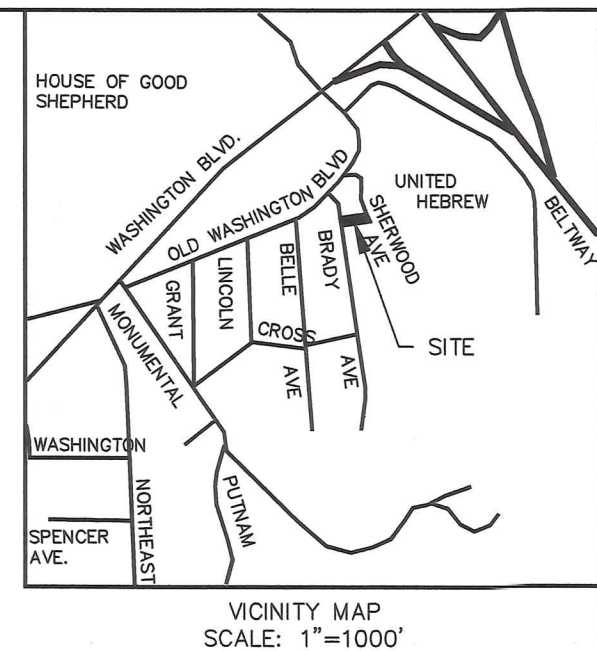
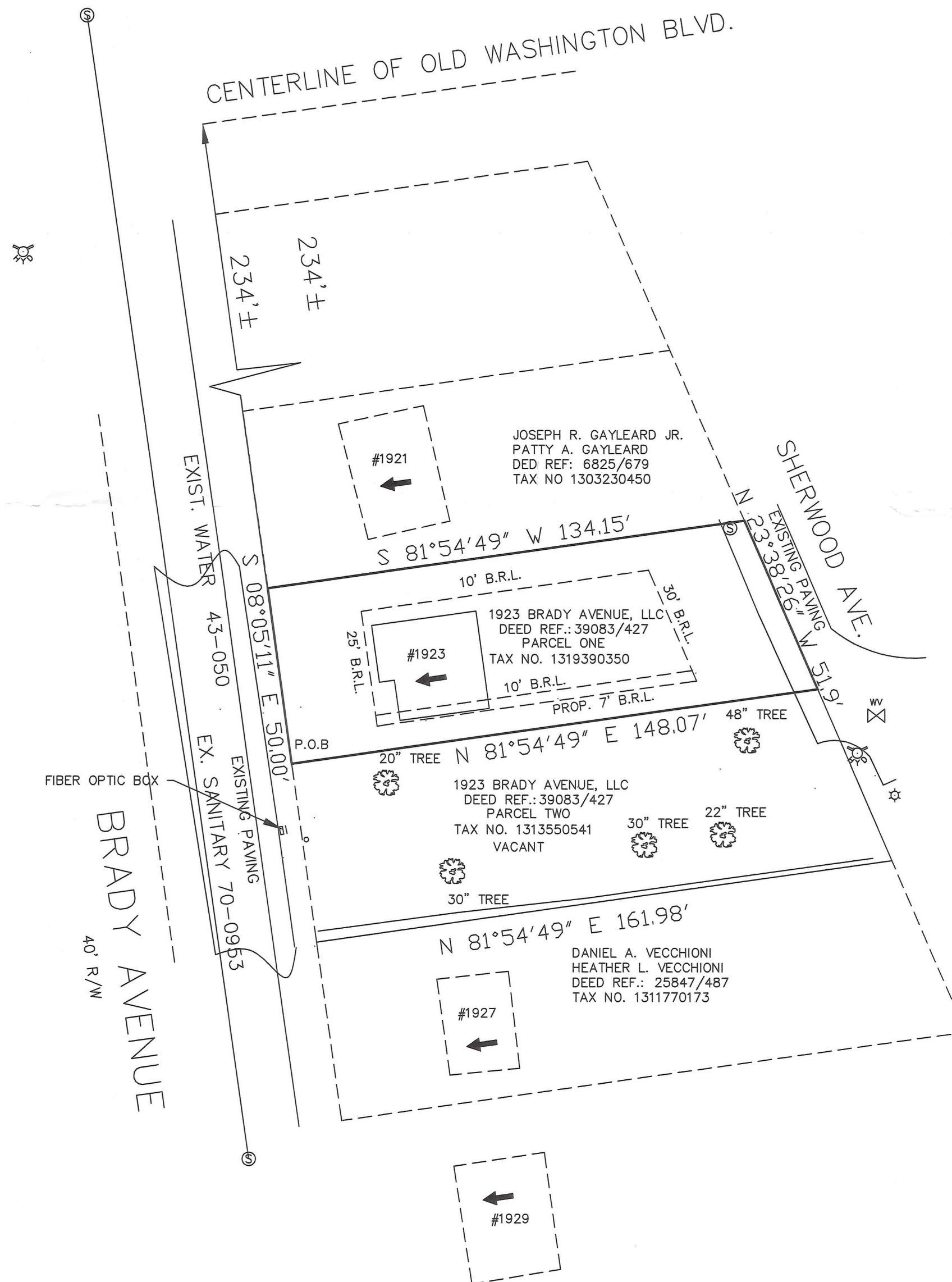
D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

PET. Ex. 1

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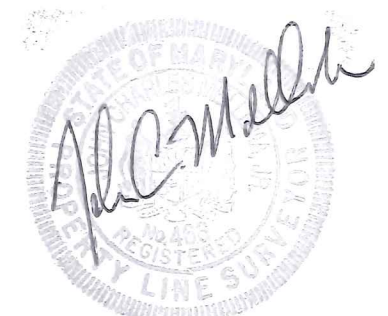
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DEED REFERENCE: 39083/427
FIRST PARCEL

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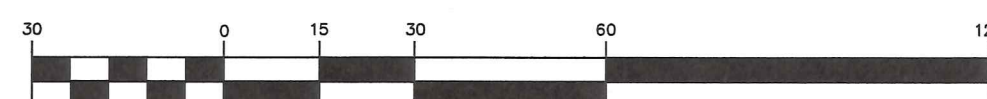
Handwritten signature/initials



1923 BRADY AVENUE
LOT 67

PLAT OF OAK PARK
BALTIMORE COUNTY, MARYLAND
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