

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. 2019-0110-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: PETITION FOR VARIANCE

(1925 Brady Avenue)

13th Election District

1st Council District

1923 Brady Avenue, LLC

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0110-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 a proposed single family dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

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. A substantive Zoning Advisory Committee (ZAC) comments was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The site is approximately 7,700 square feet in size and zoned DR 5.5. The property is unimproved and the lot was created by the Plat of Oak Park recorded in 1911 at PB 3, page 145. Petitioner proposes to construct a single-family dwelling on the lot.

As discussed at the hearing this case would be more appropriately resolved under BCZR Section 304, entitled "Use of Undersized Single-Family Lots." That section permits construction of a single-family dwelling on a lot created prior to 1955, provided the only deficiency is lot area or lot width. Unlike a variance request under BCZR Section 307, a petitioner in a Section 304

ORDER RECEIVED FOR FILING

Date

11/27/18

By

Sen

case does not need to establish the property is unique. *Mueller v. People's Counsel*, 177 Md. App. 43 (2007). In this case there was no opposition and the petition will therefore be considered as filed; for a variance under BCZR 307.

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 has irregular dimensions and the lot is long and narrow. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct a dwelling on the lot. 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. In addition, all of the homes in the immediate vicinity in this neighborhood are on 50 ft. wide lots; as such, I believe the proposed dwelling would be compatible with the community.

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 a proposed single-family dwelling on a lot with a width of 50 feet in lieu of the required 55 feet, 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.

ORDER RECEIVED FOR FILING

Date

11/27/18

By

Sen

- (2) Prior to issuance of permits Petitioner must comply with the DOP ZAC comment, a copy of which is attached hereto and made a part hereof.

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 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 1925 Brady Ave, Haltonville 21227 which is presently zoned DR 55
Deed References: 39083/427 Parcel 2 10 Digit Tax Account # L313550541
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 a proposed single family dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

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:

Homes of Poplar
Name- Type or Print
[Signature]
Signature
P.O. Box 964 ELDERSBURG MD
Mailing Address City State
Kyle.C.O'Hara
Zip Code Telephone # Email Address
21784 / 443-398-5025 / cuscg.mil

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]
Signature #1 Signature #2
5 Grainfield Rd. CATONSVILLE MD
Mailing Address City State
21228 / 410-744-5724 /
Zip Code Telephone # Email Address

Representative to be contacted:

JOHN MEHEMA SURVEYORS
Name - Type or Print
[Signature]
Signature
5409 EAST DR. ARBUTUS MD
Mailing Address City State
21227 / 410-247-7488 / JCMLS@VERIZON.NET
Zip Code Telephone # Email Address

CASE NUMBER 2019-0110-A Filing Date 10/5/18 Do Not Schedule Dates: Reviewer [Signature]

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
#1925 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 BINDING ON BRADY AVENUE SOUTHERLY 50 FEET, THENCE LEAVING BRADY AVENUE AND RUNNING NORTHEASTERLY 161.98 FEET THENCE NORTHERLY 51.90 FEET, THENCE SOUTHWESTERLY 148.0 FEET TO THE PLACE OF BEGINNING CONTAINING 7,751 SQUARE FEET OF LAND MORE OR LESS.

BEING THE SECOND 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
FOLIO 427

13th Election District
1st Councilmanic District



Item #0110

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 11/23/2018

Case Number: 2019-0110-A

Petitioner / Developer: JOHN MELLEMA ~ HOMES OF POPLAR~
1923 BRADY AVE. LLC

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:
1925 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)





2ND Sign Re-photographed 11/23/2018 @ 1925 Brady Ave.
CASE # 2019-0110-A



Debra Wiley

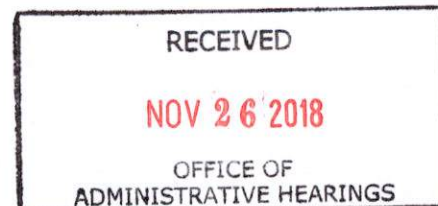
From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, November 23, 2018 11:59 PM
To: Administrative Hearings
Subject: Certification for Case # 2019-0110-A @ 1925 Brady Avenue
Attachments: BRADY AVE. CERT. #2.jpeg; Brady Ave photo #2.docx

Hi Sherry,

Here is another one for the property next door @ 1925 Brady Avenue Case # 2019-0110-A.
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



**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: 2019-0110-A
Property Address: 1925 Barry Ave
Property Description: east side of Brady Ave, +/- 220'
south of Old Washington Blvd
Legal Owners (Petitioners): 1923 Barry Ave LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

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

Telephone Number: 443-398-5025

The Daily Record

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

<http://www.thedailyrecord.com>

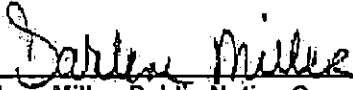
Order #: 11641769
 Case #: 2019-0110-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0110-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:

11/6/2018



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: 2019-0110-A

1925 Brady Avenue

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

13th Election District - 1st Councilmanic District

Legal Owners: 1923 Brady Ave, LLC

Contract Purchaser/Lessee: Homes of Poplar

Variance to permit a proposed single family dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft.

Hearing: Monday, November 26, 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.

n6

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/6/2018

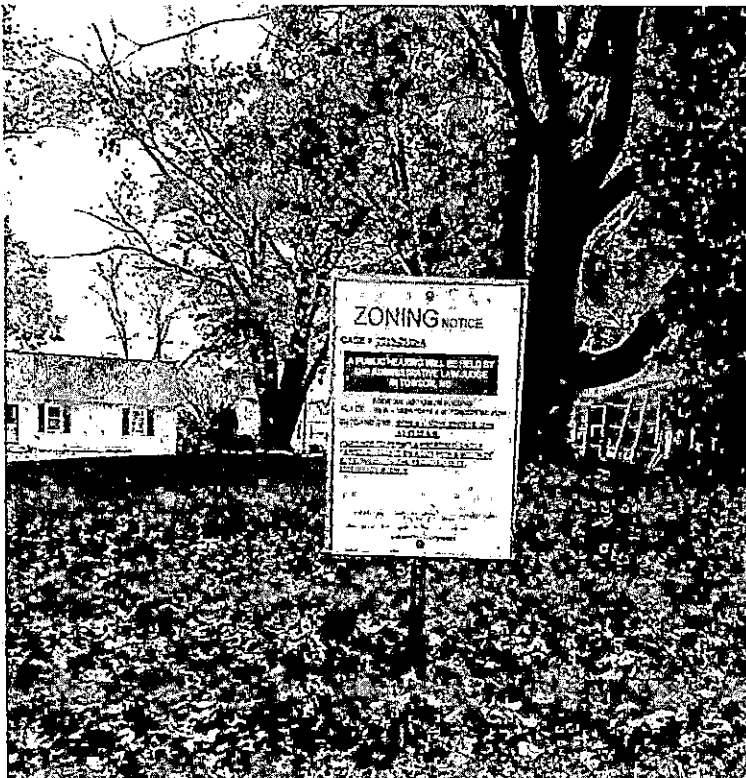
Case Number: 2019-0110-A

Petitioner / Developer: JOHN MELLEMA ~ HOMES OF POPLAR ~
1923 BRADY AVE. LLC

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:
1925 BRADY AVENUE

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



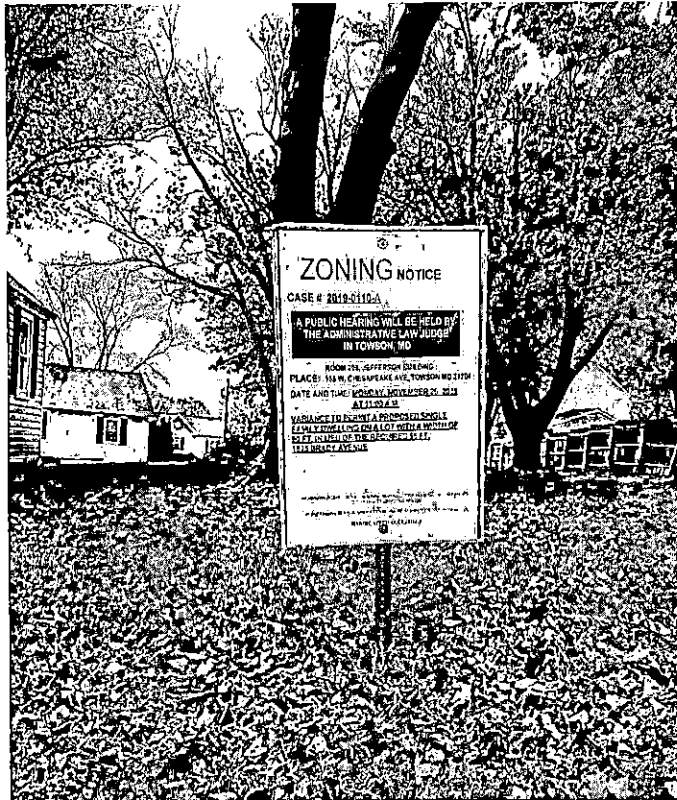
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

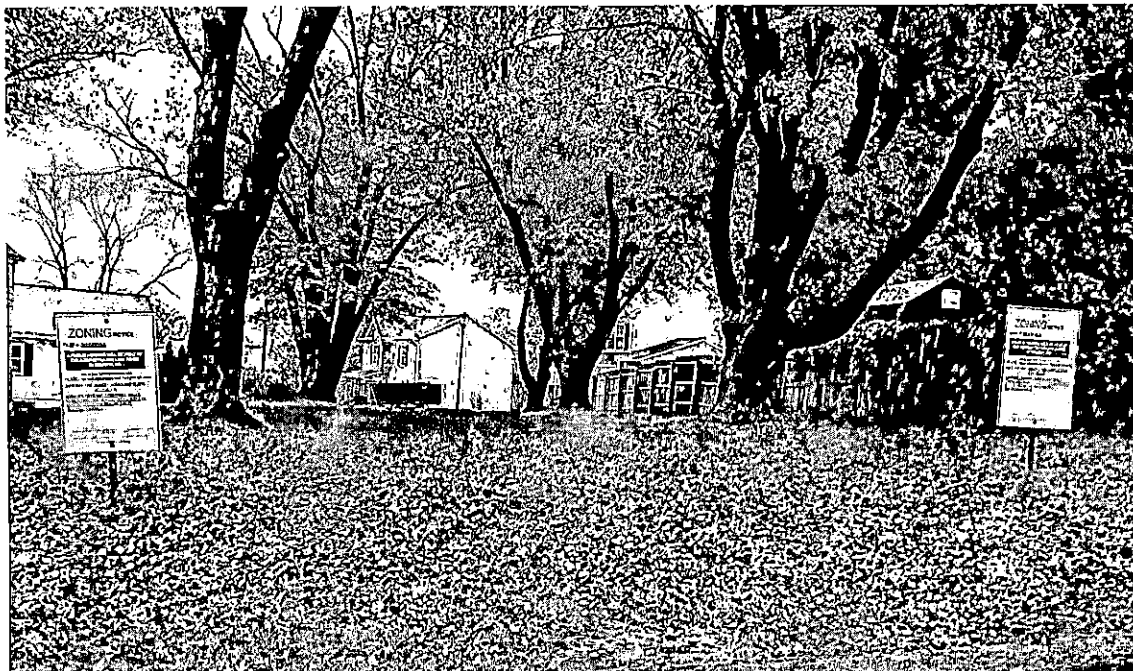
523 Penny Lane
(Street Address of Sign Poster)

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

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



CASE # 2019-0110-A @ 1925 BRADY AVENUE



**GROUP PHOTO CASE # 2019-0110-A @ 1925 BRADY AVENUE
POSTED NOVEMBER 6, 2018**



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: 2019-0110-A

1925 Brady Avenue
E/s Brady Avenue, south of Old Washington Blvd.
13th Election District – 1st Councilmanic District
Legal Owners: 1923 Brady Ave, LLC
Contract Purchaser/Lessee: Homes of Poplar

Variance to permit a proposed single family dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft.

Hearing: Monday, November 26, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: John Mellema, 5409 East Drive, Arbutus, 21227
Homes of Poplar, P.O. 964, Eldersburg 21784
1923 Brady Ave, LLC, 5 Grainfield Road, Catonsville 21228

- 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1925 Brady Avenue; E/S Brady Avenue, * OF ADMINISTRATIVE
220' S of c/line of Old Washington Blvd * HEARINGS FOR
13th Election & 1st Councilmanic Districts *
Legal Owner(s): 1923 Brady Ave, LLC *
Contract Purchaser(s): Homes of Poplar *
Petitioner(s) * BALTIMORE COUNTY
* 2019-110-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

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: 2019-0110-A
1925 Brady Avenue
E/s Brady Avenue, south of Old Washington Blvd.
13th Election District – 1st Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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



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: 2019-0110A, Address: 1925 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, rectangular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
John Mellema Surveryors 5409 East Dr. Arbutus, MD 21227
Homes of Poplar P.O. Box 964 Eldersburg, MD 21784

11-256

RECEIVED
OCT 30 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 19-110

INFORMATION:

Property Address: Case #19-110: 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 a proposed single family dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

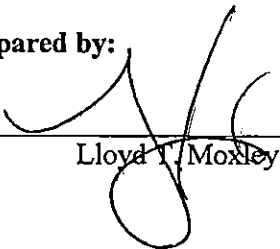
A site visit was conducted on October 16, 2018.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Prior to building permit application, petitioners shall provide to the contact person listed below building elevation drawings showing the exterior design, colors, and materials of the proposed dwelling. Photographs of nearby dwellings shall also be provided such that the appropriateness of the proposal may be evaluated by the Department.

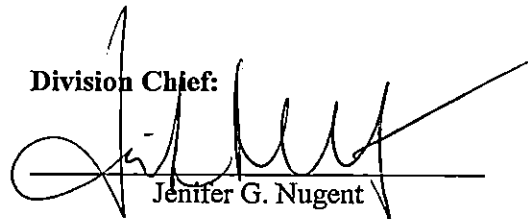
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

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

ORDER RECEIVED FOR FILING

Date 11/27/18
By Sen

11-26

RECEIVED
OCT 30 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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

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INFORMATION:

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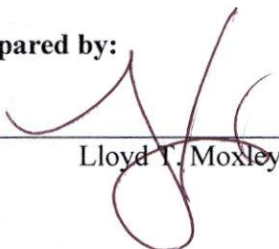
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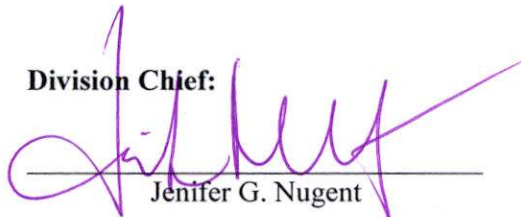
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

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

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: 19-110

INFORMATION:

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Zoning: DR-5.5
Requested Action: Variance

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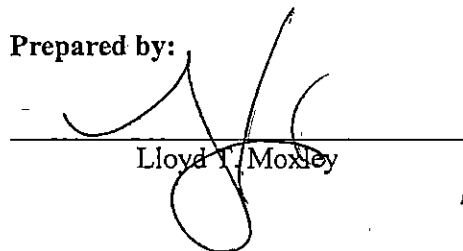
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The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

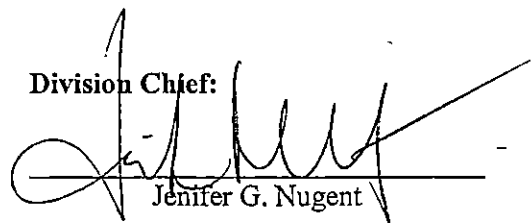
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For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
John C. Mellema Sr., Inc. Surveyors
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: ^{MC2}
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

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

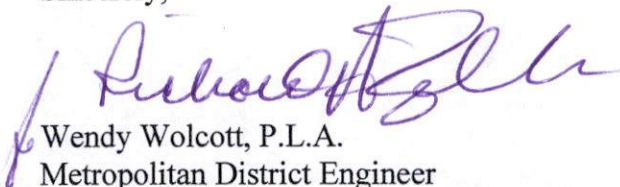
Dear Ms. Lewis:

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. 2019-0110-A

Variance
1923 Brady Avenue, LLC
1925 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

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 - 1313550541						
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:		BRADY AVE BALTIMORE 21227-			Legal Description:		LT ES BRADY AVE 209 FT SE WASHINGTON RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0109	0007	0396		0000			X	2019	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	
						7,700 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		As of
					01/01/2016		07/01/2018		07/01/2019
Land:		41,400		41,400					
Improvements		0		0					
Total:		41,400		41,400		41,400			
Preferential Land:		0							
Transfer Information									
Seller: SIMMONS DARCY LATHAM				Date: 06/16/2017			Price: \$69,750		
Type: ARMS LENGTH MULTIPLE				Deed1: /39083/ 00427			Deed2:		
Seller: SIMMONS DARCY LATHAM				Date: 04/21/2009			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /31444/ 00383			Deed2:		
Seller: MILLER EDWARD F				Date: 06/04/1973			Price: \$1,500		
Type: ARMS LENGTH IMPROVED				Deed1: /05363/ 00001			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:

CHECKLISTComment
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 Objection
w/ condition
No Objection10/15

STATE HIGHWAY ADMINISTRATION

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: _____

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: *MD*
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.

*

*

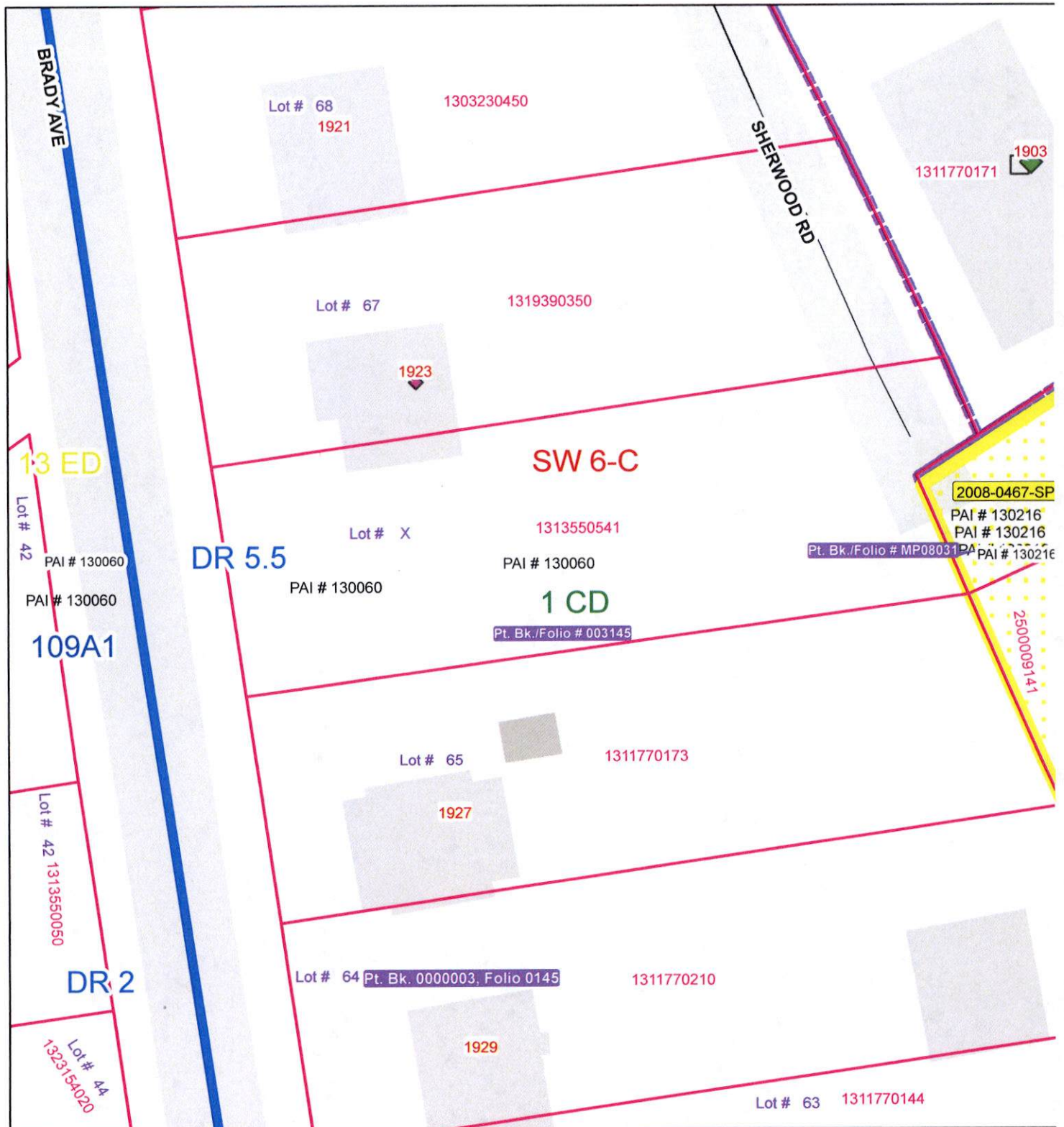
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*

*

VKD: cen
cc: file

Brady Avenue, Tax #13-13-5JJ-541



Publication Date: 10/5/2018



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

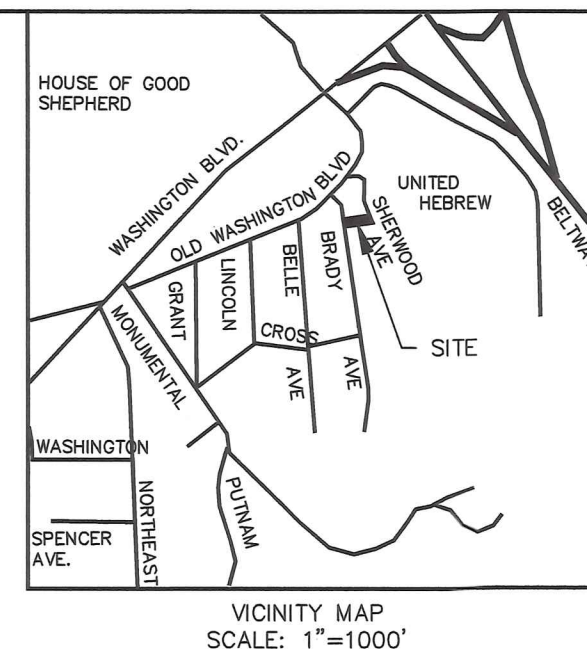


0 5 10 20 30 40
 Feet

1 inch = 30 feet

Item # 0110

PLAT TO ACCOMPANY SPECIAL HEARING
VARIANCE: TO PERMIT A LOT HAVING A WIDTH OF 50 FEET IN-LIEU OF 55 FEET



LOCATION INFORMATION

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

LOT SIZE: 7,751 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

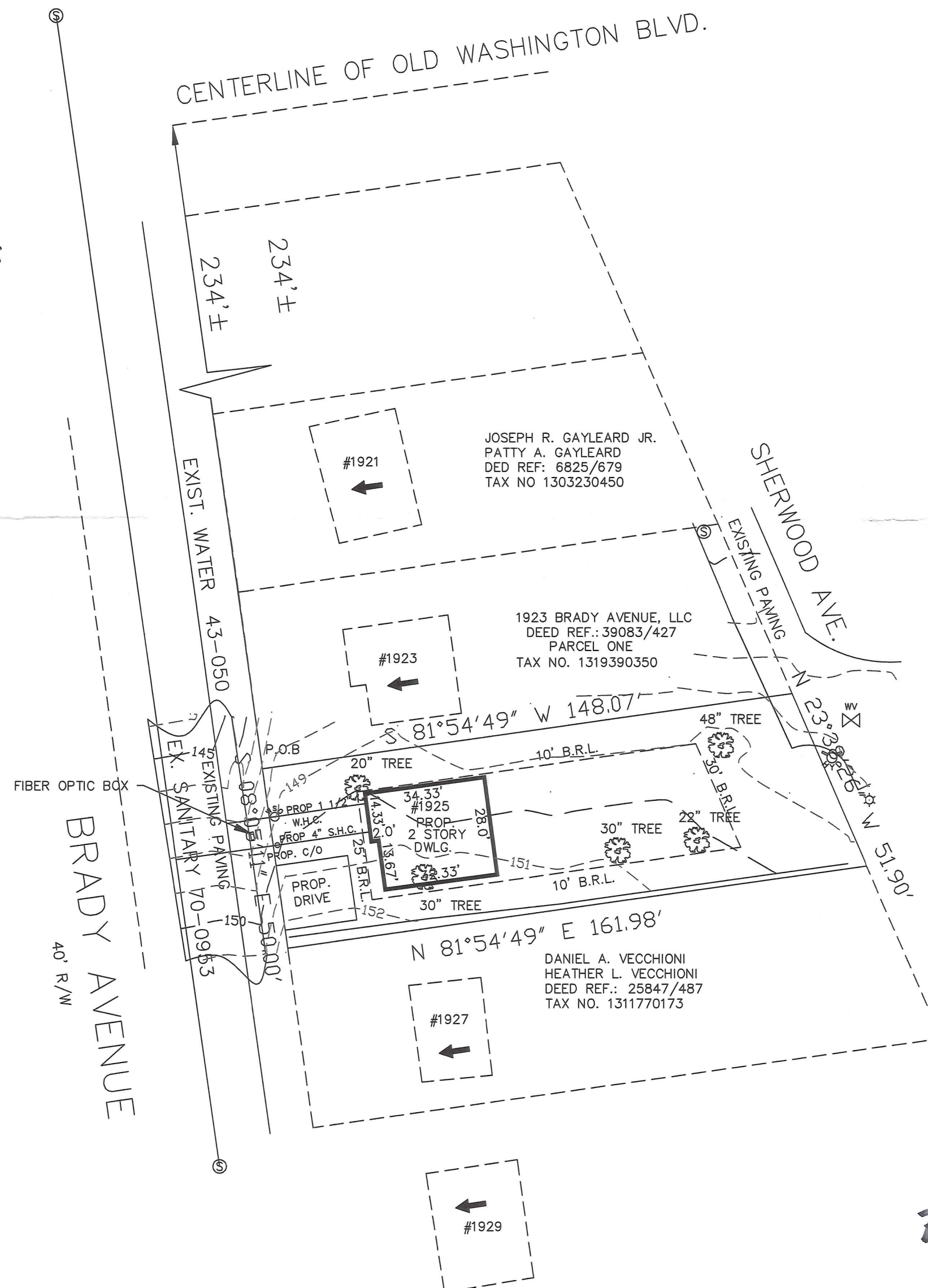
PRIOR ZONING HEARING: N/A
DEED REFERENCE: 39083/427
SECOND PARCEL

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

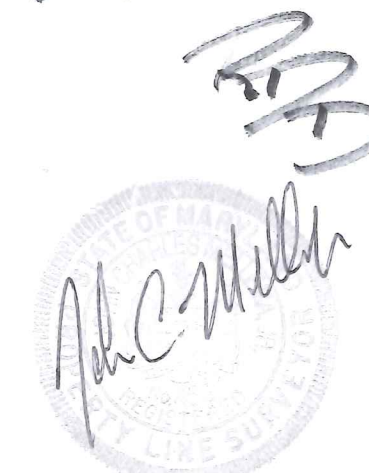
TAX NO. 1313550541
PHONE NO. 410-744-5724
DATE: SEPTEMBER, 2018
SCALE: 1"=30'

CONTRACT PURCHASER
HOMES OF POPLAR
P.O. BOX 964
ELDERSBURG MD. 21784
PHONE: 443-398-5025

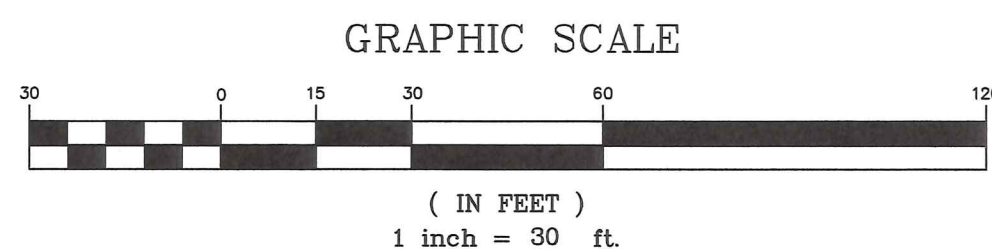
1925 BRADY AVENUE
LOT 66
PLAT OF OAK PARK
BALTIMORE COUNTY, MARYLAND
TAX MAP 109 GRID 07 PARCEL 396
SCALE: 1"=30' DATE: SEPTEMBER, 2018



#2019-0110-A



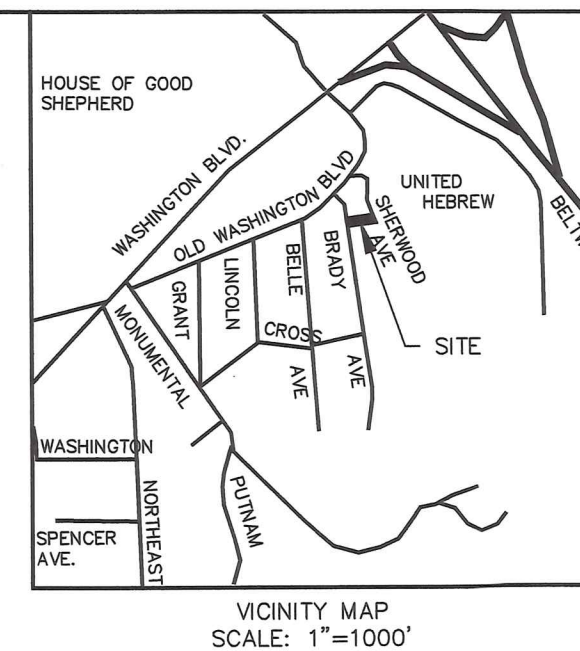
PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



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'

PET. No. 1

PLAT TO ACCOMPANY SPECIAL HEARING
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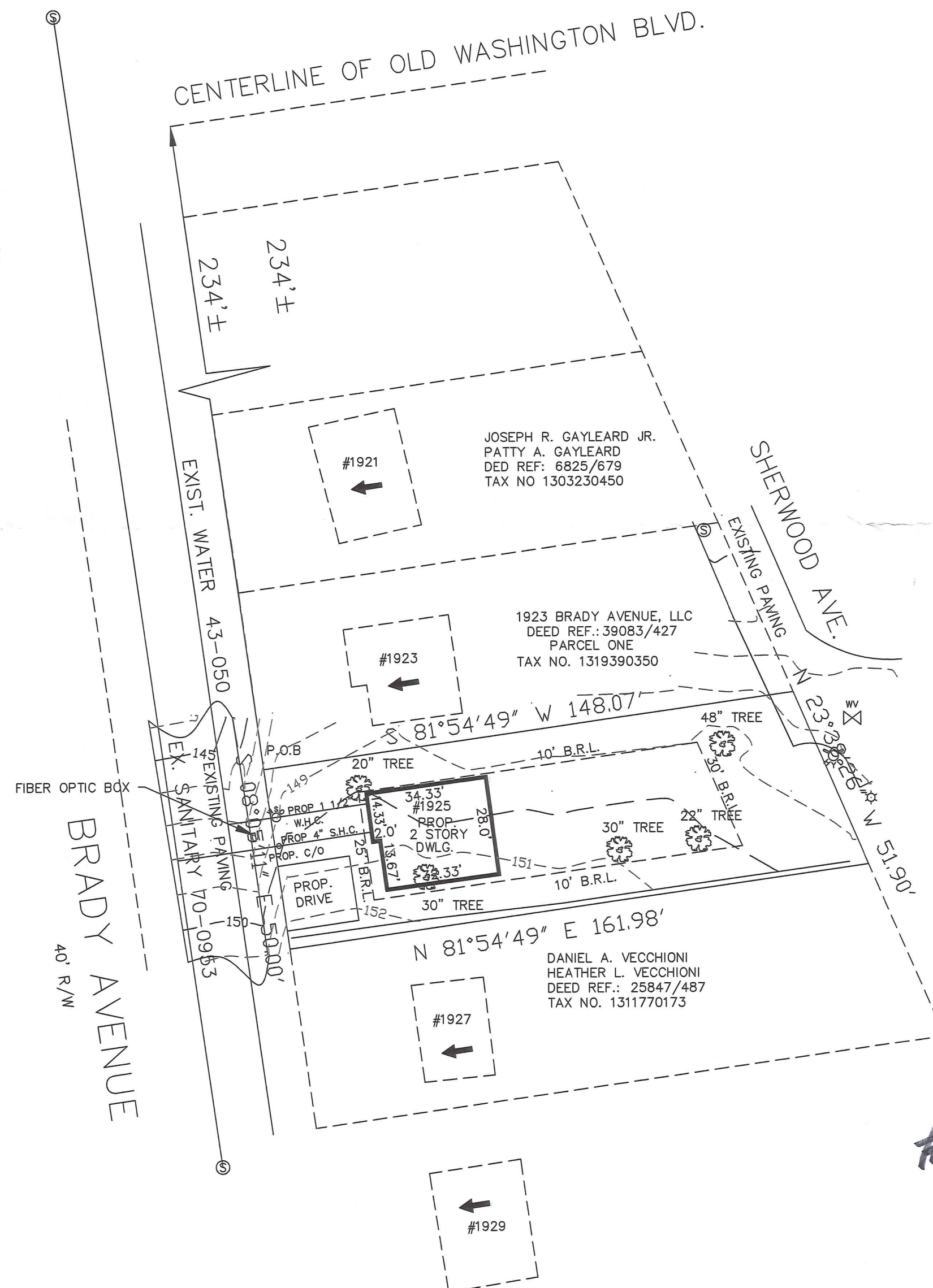
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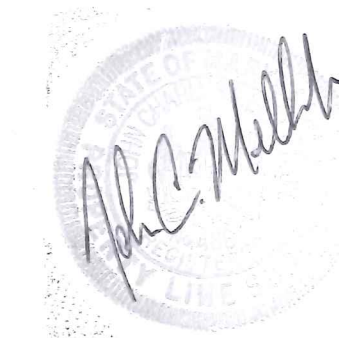
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BALTIMORE COUNTY, MARYLAND
TAX MAP 109 GRID 07 PARCEL 396
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#2019-0110-A



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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