

M E M O R A N D U M

DATE: January 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0113-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on January 28, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(2630 Masseth Avenue) *
15th Election District *
7th Council District *

Vance Meyer *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0113-SPHA

* * * * *

CORRECTED OPINION AND ORDER

By Order dated November 30, 2018, special hearing and variance relief was granted in this case, which involves construction of an accessory building with a footprint larger than the existing dwelling on the property. An error was discovered in that order: instead of the proposed accessory building footprint of 1,400 square feet, the figure was listed as 1,4000 square feet. As such, a corrected order appears below and all other terms and conditions of the original Order dated November 30, 2018 shall continue in full force and effect.

THEREFORE, IT IS ORDERED this 28th day of **December, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR for a proposed accessory building (garage) with a building footprint (1,400 sq. ft.) that is larger than the principal use dwelling footprint (1,050 sq. ft.), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed accessory building (garage) with a height of 24 ft., in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 12/28/18

By slh

IN RE: PETITIONS FOR SPECIAL HEARING *	BEFORE THE
AND VARIANCE	
(2630 Masseth Avenue) *	OFFICE OF
15 th Election District	
7 th Council District *	ADMINISTRATIVE HEARINGS
Vance Meyer *	FOR BALTIMORE COUNTY
Legal Owner	
Petitioner *	Case No. 2019-0113-SPHA
* * * * *	

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Vance Meyer, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for a proposed accessory building (garage) with a building footprint (1,4000 sq. ft.) that is larger than the principal use dwelling footprint (1,050 sq. ft.). A petition for variance seeks to permit a proposed accessory building (garage) with a height of 24 ft., in lieu of the maximum allowed 15 ft.

Vance Meyer appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP"), the Bureau of Development Plans Review ("DPR") and the Department of Environmental Protection and Sustainability ("DEPS"). None of the reviewing agencies opposed the requests.

ORDER RECEIVED FOR FILING

Date 12/19/18
By Sen

SPECIAL HEARING

Under the BCZR, an “accessory building” is defined as (among other things) one that is subordinate in size to the principal building or dwelling on the property. BCZR §101.1. Here, the proposed garage is approximately 300 square feet larger than the existing single-family dwelling, which was constructed in 1921. Many homeowners today require additional living space or storage for household items, and accessory structures are commonly used for these purposes. The request is reasonable and will be granted.

VARIANCE

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 a triangular shape 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 accessory structure as planned. Finally, I find that the variances 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 19th day of **December, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR for a proposed accessory building (garage) with a building footprint (1,4000 sq. ft.) that is larger than the principal use dwelling footprint (1,050 sq. ft.), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

12/19/18

By

sen

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed accessory building (garage) with a height of 24 ft., in lieu of the maximum allowed 15 ft., 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.
2. Petitioner or subsequent owners shall not convert the proposed accessory structure (garage) into a dwelling unit or apartment. The proposed accessory structure (garage) shall not contain any sleeping quarters, living area, or kitchen facilities.
3. The proposed accessory structure (garage) shall not be used for commercial purposes.
4. Petitioner must prior to issuance of permits comply with flood protection and Critical Area regulations.

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 12/19/18
By sln



3 pers
CBCA

PETITION FOR ZONING HEARING(S)

Flood

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 2630 Massett Ave. which is presently zoned SR5.5
Deed References: 32078/00223 10 Digit Tax Account # 1513752190
Property Owner(s) Printed Name(s) Vance Meyer

(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:

- ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a proposed accessory building (garage) with a building footprint (1,400 sq.ft.) that is larger than the principle use dwelling footprint (1,050 sq.ft.).
- ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
- ☒ a Variance from Section(s) 400,3, BC2R, to permit a proposed accessory building (garage) with a height of 24 feet, in lieu of the maximum allowed 15 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) Garage 200ft larger than home, unique shaped lots.

TO BE PRESENTED AT HEARING

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):

VANCE MEYER

X Name #1 - Type or Print

Name #2 - Type or Print

Vance Meyer

X Signature #1

Signature #2

2630 Massett Ave, Sparrows Point, Mo

Mailing Address

City

State

21219 / 360 813 5463

X Zip Code

Telephone #

Email Address

vancemeyer2msn.com

Representative to be contacted:

Lee Gireaux

Name - Type or Print

Signature

15852 Magnolia Dr. New Freedom PA 17349

Mailing Address

City

State

17349 / 413-564-8875 Gireaux.lee@gmail

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0113-SPHA Filing Date 10 / 9 / 2018

Do Not Schedule Dates:

Reviewer JN

100A

100A

ORDER RECEIVED FOR FILING
Date _____
By _____

Zoning property decription for 2630 Masseth Avenue

Begining at a point on the ~~northwest~~^{Southwest} side of Masseth Avenue

which is 25 Ft wide at the distance of 120 ft South of the centerline of the

nearest improved intersecting street Estelle Avenue which is 20 Ft wide.

Being ^{Part of} lot# 12A & 10, Block N/A , Section N/A, in the subdivision of Susan W Wortman

as recorded in Baltimore County Plat Book# LMCLM # 10, Folio# 121, containing

14,835 sq ft in lot. Located in the 15ED election district and 7th council district.

2019-0113-SPHA

10-9-18

OPTION NO.1:

THENCE THE FOLLOWING COURSES AND DISTANCES P/O LOT 12A

(1ST POINT OF CALL- POC) S52° 30' 00"E 99.00'

(#ND POC] NE'LY COMPUTED- 187' +/-

(3RD POC) NW'LY 40.00' AND

(4TH POC) SOUTH 58° 30' 00" WEST 240.00'

PLUS

THENCE THE FOLLOWING COURSES AND DISTANCES P/O LOT 10

{1ST POC} SOUTH 58° 30' 00" WEST 93.30'

E'LY 45.00' N'LY 115' +/-

DEED REFERENCE 32078/00223

PLAT BOOK 0010/0121 PLUS PLAT BOOK 7/48

14,835 SQ.FT TOTAL

LOCATED IN THE 15TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

12/19/18

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(2630 Masseth Avenue) *
15th Election District *
7th Council District *

Vance Meyer *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0113-SPHA

* * * * *

OPINION AND ORDER

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Vance Meyer appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR.

SPH - Granted

A - Granted w/reshale

y Committee (ZAC) comments were received from the Department
ureau of Development Plans Review ("DPR") and the Department
n and Sustainability ("DEPS"). None of the reviewing agencies

SHOULD PC APPEAL?

Protestants Involved?
___ Yes X No

Interested Citizens Involved?
___ Yes X No

PMZ: _____

CSD: no/40

SPECIAL HEARING

Under the BCZR, an "accessory building" is defined as (among other things) one that is subordinate in size to the principal building or dwelling on the property. BCZR §101.1. Here, the proposed garage is approximately 300 square feet larger than the existing single-family dwelling, which was constructed in 1921. Many homeowners today require additional living space or storage for household items, and accessory structures are commonly used for these purposes. The request is reasonable and will be granted.

VARIANCE

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 a triangular shape 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 accessory structure as planned. Finally, I find that the variances 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 19th day of **December, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR for a proposed accessory building (garage) with a building footprint (1,4000 sq. ft.) that is larger than the principal use dwelling footprint (1,050 sq. ft.), be and is hereby GRANTED.

JB 12-13-18
to Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, December 12, 2018 10:44 PM
To: Administrative Hearings
Subject: Case # 2019-0113-SPHA & 2019-0121-SPH Certs.
Attachments: Masseth Ave Photo #1.jpeg; Masseth Ave. Photos.docx; Mt Ridge Rd. .jpeg; Mt. Ridge Rd. photo.docx

Hi Sherry, & Debbie

Just a note to let you know the signs were re-photographed and Certified 12/12/2018 for Case # 2019-0113-SPHA @ 2630 Masseth Avenue and 2019-0121-SPH @ 6305 Mt. Ridge Road. I have attached the 2nd Certifications and photos for your records.
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: 12/12/2018

Case Number: 2019-0121-SPH

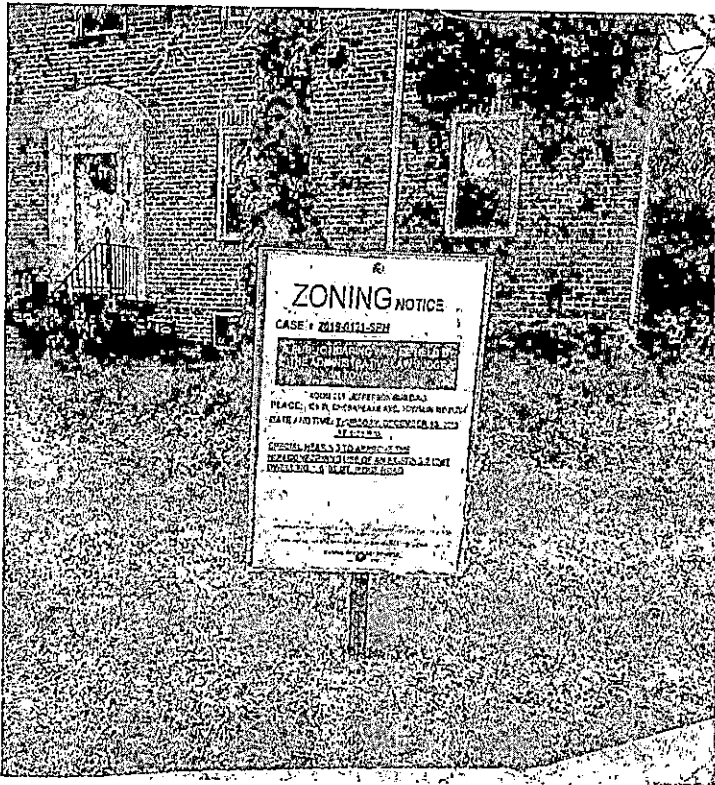
Petitioner / Developer: ROBERT & MELISSA ALDAVE

Date of Hearing: DECEMBER 13, 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:
6305 MT. RIDGE ROAD

The sign(s) were posted on: **NOVEMBER 23, 2018**

The sign(s) were re-photographed on: **DECEMBER 12, 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 12/12/18 @ 6305 Mt. Ridge Road
CASE # 2019-0121-SPH

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

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:

11/23/2018

Order #: 11643261
Case #: 2019-0113-SPHA
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0113-SPHA



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: 2019-0113-SPHA

2630 Masseth Avenue

SW/s Masseth Avenue, 120 ft. s/of Estelle Avenue

15th Election District - 7th Councilmanic District

Legal Owners: Vance Meyer

Special Hearing to approve a proposed accessory building (garage) with a building footprint (1400 sq. ft.) that is larger than the principle use dwelling footprint (1050 sq. ft.). Variance to permit a proposed accessory building (garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, December 13, 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 410-887-3891.

n23

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/23/2018

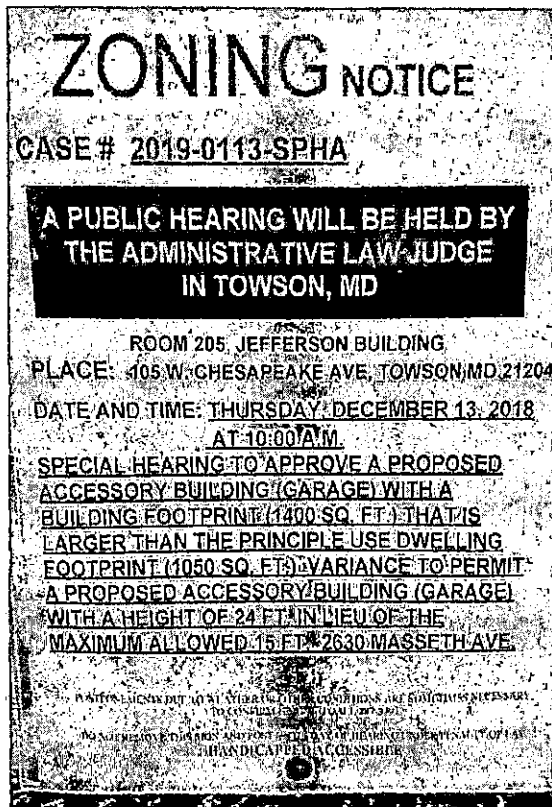
Case Number: 2019-0113-SPHA

Petitioner / Developer: VANCE MEYER ~ LEE GIROUX

Date of Hearing: DECEMBER 13, 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:
2630 MASSETH AVENUE

The sign(s) were posted 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)



DONALD I. MOHLER III
County Executive

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

October 29, 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: 2019-0113-SPHA

2630 Masseth Avenue
SW/s Masseth Avenue, 120 ft. s/of Estelle Avenue
15th Election District – 7th Councilmanic District
Legal Owners: vance Meyer

Special Hearing to approve a proposed accessory building (garage) with a building footprint (1400 sq. ft.) that is larger than the principle use dwelling footprint (1050 sq. ft.). Variance to permit a proposed accessory building (garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, December 13, 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: Vance Meyer, 2630 Masseth Avenue, Sparrows Point 21219
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 23, 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
Friday, November 23, 2018 - Issue

Please forward billing to:
Vance Meyer
2630 Masseth Avenue
Baltimore, MD 21219

360-813-5463

NOTICE OF ZONING HEARING

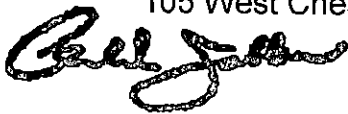
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SW/s Masseth Avenue, 120 ft. s/of Estelle Avenue
15th Election District – 7th Councilmanic District
Legal Owners: vance Meyer

Special Hearing to approve a proposed accessory building (garage) with a building footprint (1400 sq. ft.) that is larger than the principle use dwelling footprint (1050 sq. ft.). Variance to permit a proposed accessory building (garage) with a height of 24 ft. in lieu of the maximum allowed 15 ft.

Hearing: Thursday, December 13, 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
2630 Masseth Avenue; SW/S Masseth Avenue,* OF ADMINISTRATIVE
120' S of Estelle Avenue
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Vance Meyer
Petitioner(s) * BALTIMORE COUNTY
* 2019-113-SPHA

* * * * *

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 24 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 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

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

No. **175261**

Date: **10/9/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/11/2018 10/09/2018 12:08:10 3
 REC NO: 175261 WALKIN CAH
 >>RECEIPT # 792599 10/09/2018 OFLN
 Dept 5 528 ZONING VERIFICATION
 Amount 175261

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					150.00

Rec Tot \$150.00
 \$150.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec From: **Vance Meyer**

For: **SPHA - 2630 Mosseth Ave.**
2019-0113-SPHA MEYER

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**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: 2019-0113-SPHA

Property Address: 2630 Masseth Ave.

Property Description: SW/4 of Masseth Ave., 120 ft. S. of Ertelle Ave.

Legal Owners (Petitioners): Vance Meyer

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Vance Meyer

Company/Firm (if applicable): _____

Address: 2630 Masseth Ave.
Balt. Co.

Telephone Number: 360-813-5463



December 7, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Vance Meyer
2630 Masseth Ave.
Sparrows Point, MD 21219

Dear Mr. Meyer:

RE: Case Number: 2019-0113SPHA, Address: 2630 Masseth 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 9, 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
Lee Giroux 15852 Magnolia Dr. New Freedom, PA 17349

JB 12-13-18 10AM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 11/21/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-113



INFORMATION:

Property Address: 2630 Masseth Avenue
Petitioner: Vance Meyer
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

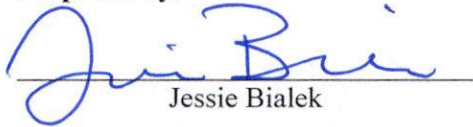
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the administrative law judge should approve a proposed accessory building (garage) with a building footprint (1,400 square feet) that is larger than the principle use dwelling footprint (1,050 square feet) and a variance to permit a proposed accessory building (garage) with a height of 24 feet in lieu of the maximum allowed 15 feet.

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

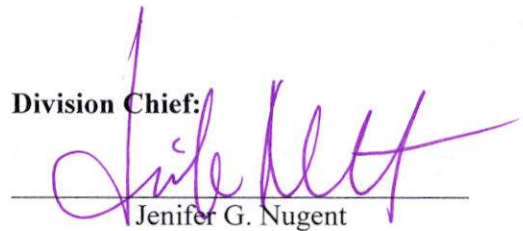
- The accessory structure shall not be used for principal residential, office, or commercial uses.

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

Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

AVA/JGN/JAB/

c: Josephine Selvakumar
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: November 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0113-SPHA
Address 2630 Masseth Avenue
(Meyer Property)

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

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The petition, including the plan submitted with this zoning petition, requests to permit an accessory building (detached garage) with a 1,400 square foot (sf) footprint that is larger than the footprint of the principal use dwelling, and to permit the same proposed accessory structure with a height of 24 feet in lieu of the maximum allowed 15 feet. The property comprises 14,835 square feet (sf), and is located within a Limited Development Area (LDA) and Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The LDA regulations impose lot coverage limits of 31 ¼% (4,636 sf), with mitigation between 25% (3,709 sf) and 31 ¼%. No lot coverage information was provided to EPS for this zoning petition review. Any building permit application or other development plan will be subject to compliance with the LDA lot coverage limits, therefore, by allowing the request by the petitioner, impacts on water quality will be avoided or minimized. The LDA regulations also require 15% afforestation on the property, which equates to 4 trees for a property this size. The MBA requirements regulate impacts within the Critical Area Buffer, which on this property is calculated 100 feet landward of mean high water, at the bulkhead. The plan with this petition shows the proposed garage outside of the buffer, therefore, these regulations are not applicable.

2. Conserve fish, wildlife, and plant habitat; and

The request by the petitioner will be reviewed for compliance with the LDA and MBA requirements. Subsequent to verification by EPS of existing lot coverage and proposed lot coverage to be in compliance with the coverage limits, allowing the request will minimize impacts to buffer functions, and conserve fish, wildlife and plant habitat in nearby Jones Creek and Old Road Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The petitioner's request, if granted, will be consistent with established land use policies, once the property is determined to be within compliance with lot coverage limits and the afforestation requirement, by minimizing or avoiding environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

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: November 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0113-SPHA
Address 2630 Masseth Avenue
(Meyer Property)

Zoning Advisory Committee Meeting of October 29, 2018.

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Reviewer: Thomas Panzarella;
Environmental Impact Review

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: November 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0113-SPHA
Address 2630 Masseth Avenue
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Reviewer: Thomas Panzarella;
Environmental Impact Review

Date: 10/22/18

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. 2019-0113-SPHA

Variance, Special Hearing
Vance Meyer
2630 Masseyn 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,



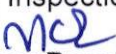
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0113-SPHA

DATE: November 8, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comment

Prior to building permit application the petitioner must contact the Office of the Director of Public Works in writing, to determine the flood protection elevation so that the first floor elevation can be established.

* * * * *

VKD: cen
cc: file

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment11/20DEPS
(if not received, date e-mail sent _____)Comment11/23FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)no obs
w/condition10/22

STATE HIGHWAY ADMINISTRATION

NO Obs

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/23/18SIGN POSTING (1st) Date: 11/23/18 by O'KeefeSIGN POSTING (2nd) Date: 12-12-18 by "PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 15 Account Number - 1513752190							
				Owner Information							
Owner Name:				MEYER VANCE E		Use:		RESIDENTIAL			
						Principal Residence:		YES			
Mailing Address:				2630 MASSETH AVE		Deed Reference:		/32078/ 00223			
				BALTIMORE MD 21219-							
				Location & Structure Information							
Premises Address:				2630 MASSETH AVE		Legal Description:		PT LT 12A			
				BALTIMORE 21219-0000				2630 MASSETH AVE			
				Waterfront				SUSAN W WORTMAN			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0111	0016	0136		0000			12A	2018	Plat Ref:	0010/ 0121	
Special Tax Areas:				Town:				NONE			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1921			2,214 SF				14,835 SF		34		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2	YES	STANDARD UNIT	BLOCK	1 full	1 Detached						
Value Information											
			Base Value		Value		Phase-In Assessments				
					As of		As of		As of		
					01/01/2018		07/01/2018		07/01/2019		
Land:			163,200		163,200						
Improvements			116,800		127,700						
Total:			280,000		290,900		288,833		287,267		
Preferential Land:			0						0		
Transfer Information											
Seller: MCQUAY KENNETH L				Date: 05/21/2012				Price: \$300,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /32078/ 00223				Deed2:			
Seller: EDWARDS LEWIS DOUGLAS				Date: 09/01/1999				Price: \$150,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /14000/ 00355				Deed2:			
Seller: MORRIS EVERTON L,JR				Date: 12/28/1987				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07756/ 00614				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:				NONE							
Homestead Application Information											
Homestead Application Status: Approved 12/31/2012											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application											
Date:											



2019-0113-SPHA

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 - 15 Account Number - 1513752190			
Owner Information					
Owner Name:		MEYER VANCE E		Use: RESIDENTIAL	
Mailing Address:		2630 MASSETH AVE BALTIMORE MD 21219-		Principal Residence: YES	
				Deed Reference: /32078/ 00223	
Location & Structure Information					
Premises Address:		2630 MASSETH AVE BALTIMORE 21219-0000 Waterfront		Legal Description: PT LT 12A 2630 MASSETH AVE SUSAN W WORTMAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0010/0121
0111	0016	0136		0000	12A 2018
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1921	2,214 SF		14,835 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BLOCK	1 full	2 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2018		As of 07/01/2018 As of 07/01/2019	
Land:	163,200	163,200			
Improvements	122,000	132,900			
Total:	285,200	296,100		288,833	292,467
Preferential Land:	0				0
Transfer Information					
Seller: MCQUAY KENNETH L		Date: 05/21/2012		Price: \$300,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32078/ 00223		Deed2:	
Seller: EDWARDS LEWIS DOUGLAS		Date: 09/01/1999		Price: \$150,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /14000/ 00355		Deed2:	
Seller: MORRIS EVERTON L,JR		Date: 12/28/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07756/ 00614		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:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					
Homeowners' Tax Credit Application Information					

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 - 15 Account Number - 1513752191			
Owner Information					
Owner Name:		MEYER VANCE E		Use: RESIDENTIAL	
				Principal Residence: NO	
Mailing Address:		2630 MASSETH AVE BALTIMORE MD 21219-		Deed Reference: /32078/ 00223	
Location & Structure Information					
Premises Address:		HADDAWAY RD BALTIMORE 21219-0000 Waterfront		Legal Description: PT LT 10 CHARLES M SNYDER	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0111	0016	0166		0000	10 2018 0007/0048
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			2,574 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
			01/01/2018	07/01/2017	07/01/2018
Land:		600	600		
Improvements		0	0		
Total:		600	600	600	600
Preferential Land:		0			0
Transfer Information					
Seller: MCQUAY KENNETH L		Date: 05/17/2012		Price: \$300,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /32078/ 00223		Deed2:	
Seller: EDWARDS LEWIS DOUGLAS		Date: 09/01/1999		Price: \$150,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /14000/ 00355		Deed2:	
Seller: MORRIS EVERTON L, JR		Date: 12/28/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07756/ 00614		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

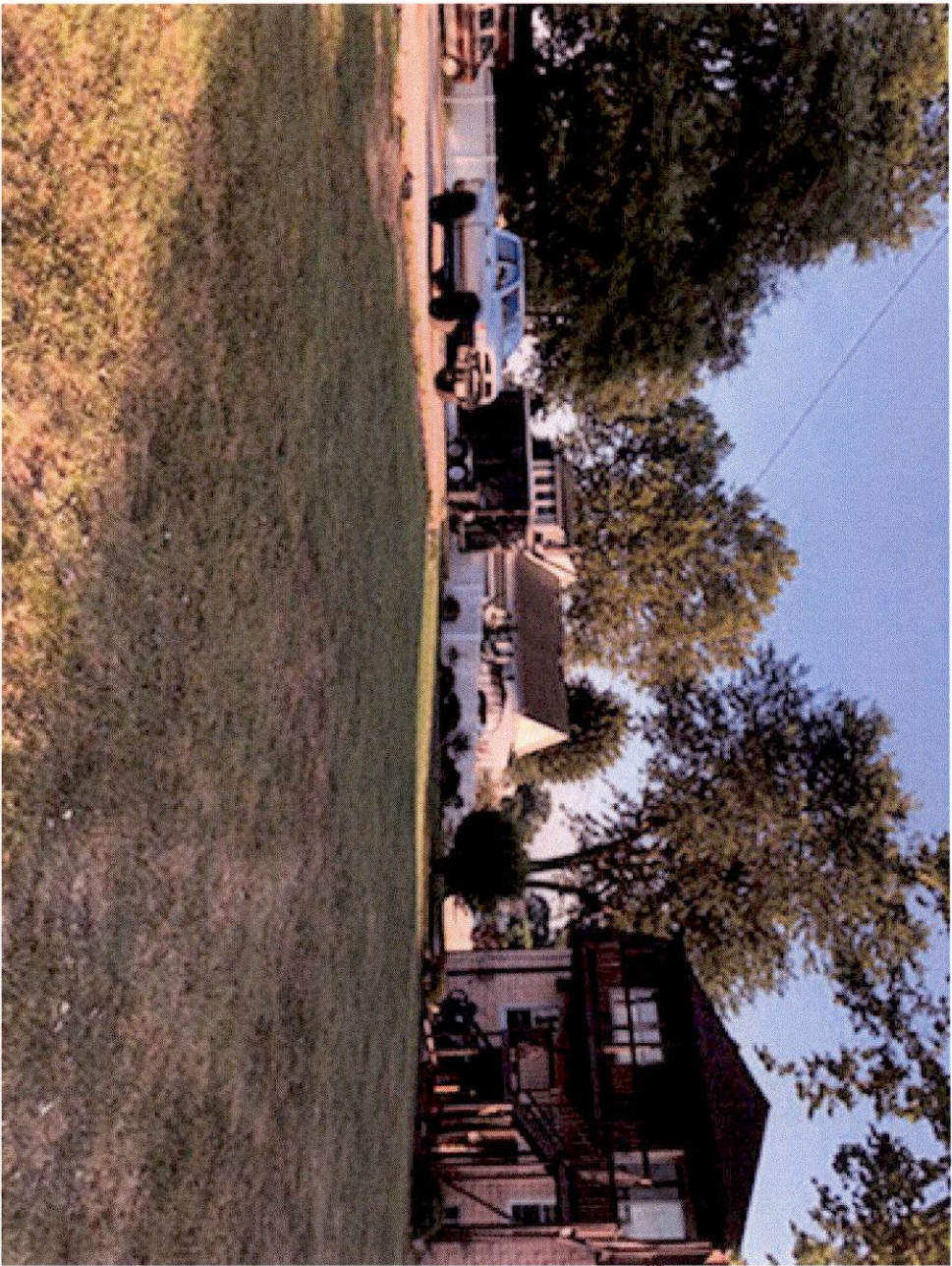
2014-0113-SPHA

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

2030 W 15th Ave. ✓ Subject property



2019-0113-SPHA



2630 W. 10th St.
Subject
Property

2019-0113-5PH4

2019-0113-SPHA

My neighbor and I each have
a boat ramp





Side Door
to
Basement

Under construction
old house burned

2019-0113-SPHA

2019-0113-SPHA



2019-0113-SPHA



2019-0113-SPHA

Left front 0113
Left front 0113
Left front 0113

Gasometer



Exhibit A

BEGINNING FOR THE FIRST at a point on the northwest side of Masseth Avenue at the easternmost corner of Lot 12 A as shown on the Plat hereinafter referred to which said point of beginning is at the intersection of the northwest side of Masseth Avenue and the northeast side of a fifteen foot roadway laid out along the northeast outline of said Lot 12 A and running thence southwesterly binding on the northwest side of Masseth Avenue one hundred twenty feet to the end of said Avenue thence south fifty-eight degrees thirty minutes west binding on the southeasternmost outline of said Lot 12 A ninety-three and three tenths feet to the waters of Jones Creek thence northwesterly binding on the waters of Jones Creek forty feet to the southeasternmost outline of the parcel of land conveyed by Roy Lupton, et al., to Milton C. Mumper and wife by Deed dated May 22, 1940, and recorded among the Land Records of Baltimore County in Liber CWB, Jr. No. 1100, folio 490, thence northeasterly binding along said southeasternmost outline by a straight line to a point in the northeast outline of said Lot 12 A at the distance of ninety-nine feet northwesterly from the northwest side of Masseth Avenue as measured along said northeast outline and thence south fifty-two degrees thirty minutes east binding on the northeast outline of said Lot 12 A and along the northeast side of the fifteen foot roadway there laid out ninety-nine feet to the place of beginning. BEING a part of Lot 12 A as designated on the Plat of Susan W. Wortman, which Plat is recorded among the Land Records of Baltimore County in Plat Book LMCLM No. 10, folio 121. TOGETHER WITH the right to use the fifteen foot road referred to in the Deed recorded as aforesaid in Liber 1028, folio 341 from Roy Lupton, et al, to Milton O. Mumper and wife, for purpose of ingress and egress and for purpose of reaching any portion of the property above described with poles, wires, pipes and conduits.

BEGINNING FOR THE SECOND at the northwest corner of Lot No. 10 as shown on the Plat hereinafter referred to which said point being at the southwesternmost extremity of Masseth Avenue and also in the southeasternmost outline of the property acquired by Roy Lupton dated October 7, 1942, and recorded among the Land Records of Baltimore County in Liber CHK No. 1250, folio 501, from Paul J. Wilkinson and wife and running thence southwesterly binding along the northwesternmost outline of said Lot No. 10 and the southernmost outline of the property of the said Roy Lupton one hundred twenty feet, more or less, to the northernmost shore line of Jones Creek thence easterly binding along the northernmost shore line of Jones' Creek forty-five feet and thence northerly by a straight line one hundred fifteen feet, more or less to the place of beginning. BEING a part of Lot 10 as laid out on a Plat of a parcel of land belonging to Charles M. Snyder, which is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 48.

THE IMPROVEMENTS thereon being known as 2630 Masseth Avenue.

FEE SIMPLE ESTATE



Real Property Data Search

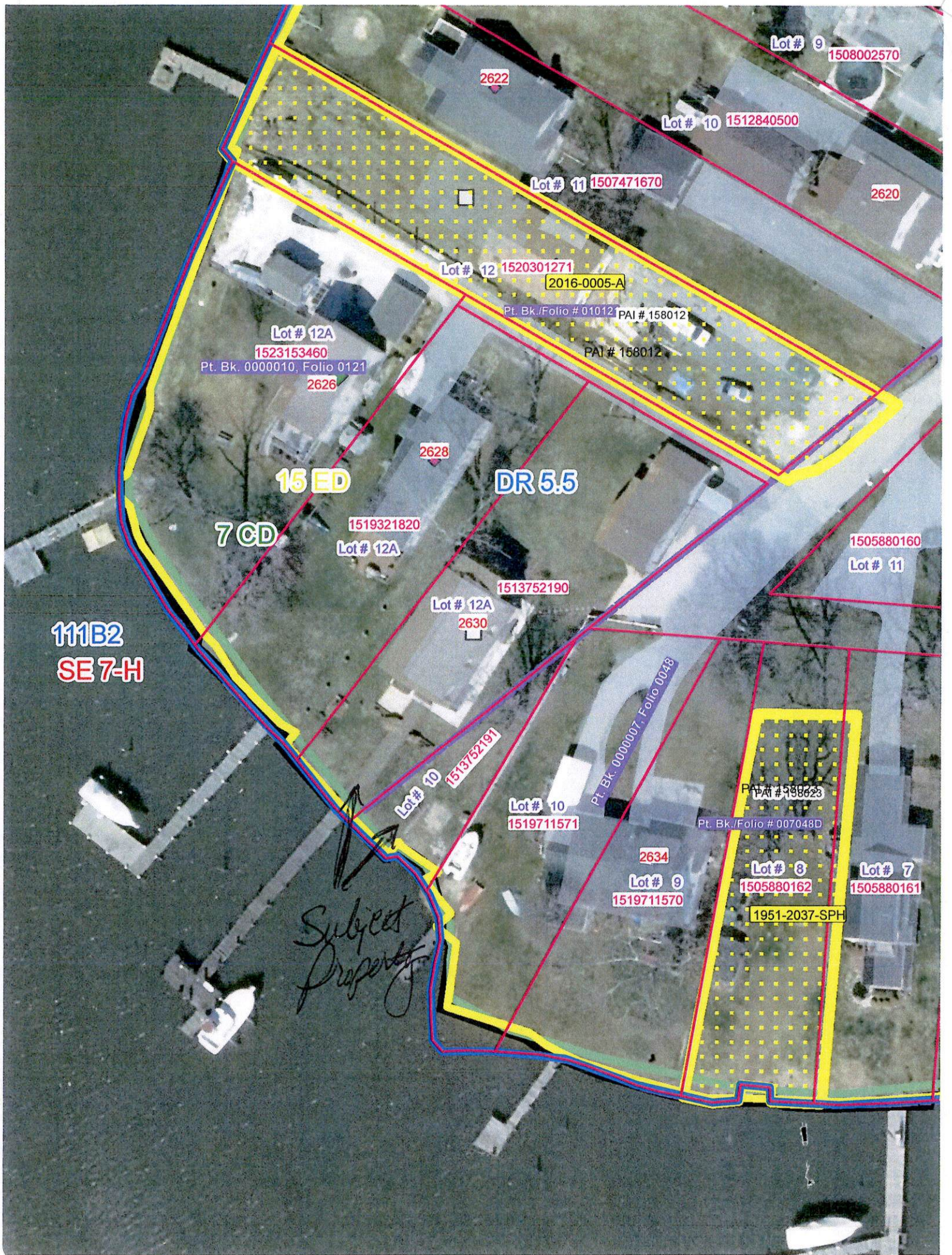
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1513752190			
Owner Information					
Owner Name:		MEYER VANCE E		Use: RESIDENTIAL	
Mailing Address:		2630 MASSETH AVE BALTIMORE MD 21219-		Principal Residence: YES	
				Deed Reference: /32078/ 00223	
Location & Structure Information					
Premises Address:		2630 MASSETH AVE BALTIMORE 21219-0000 Waterfront		Legal Description: PT LT 12A 2630 MASSETH AVE SUSAN W WORTMAN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0111	0016	0136		0000	12A 2018 0010/0121
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1921	2,214 SF		14,835 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
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		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
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Total:	285,200	296,100		288,833	292,467
Preferential Land:	0				0
Transfer Information					
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Seller: EDWARDS LEWIS DOUGLAS		Date: 09/01/1999		Price: \$150,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /14000/ 00355		Deed2:	
Seller: MORRIS EVERTON L,JR		Date: 12/28/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07756/ 00614		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:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					
Homeowners' Tax Credit Application Information					

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 50 ft



Lot # 9 1508002570

Lot # 10 1512840500

Lot # 11 1507471670

Lot # 12 1520301271

2016-0005-A

Pt. Bk./Folio # 01012 PAI # 158012

PAI # 158012

Lot # 12A

1523153460

Pt. Bk. 0000010, Folio 0121

2626

15 ED

DR 5.5

7 CD

1519321820

Lot # 12A

2628

1513752190

Lot # 12A

2630

1505880160

Lot # 11

111B2
SE 7-H

Lot # 10 1513752191

Lot # 10

1519711571

Pt. Bk. 0000007, Folio 0048

2634

Lot # 9

1519711570

PAI # 1588623

Pt. Bk./Folio # 007048D

Lot # 8

1505880162

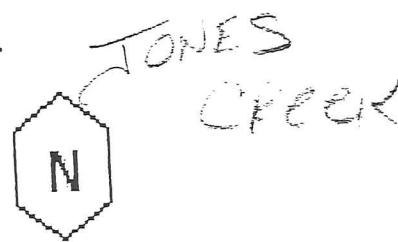
1951-2037-SPH

Lot # 7

1505880161

Subject Property

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2630 MASSETH AVE. 21219 OWNER(S) NAME(S) VANCE MEYER
 SUBDIVISION NAME Susan W. WORTMAN LOT # 12A BLOCK # 10 SECTION # 1
 PLAT BOOK # 10 FOLIO # 121 10 DIGIT TAX # 151375219 DEED REF. # 3207810223

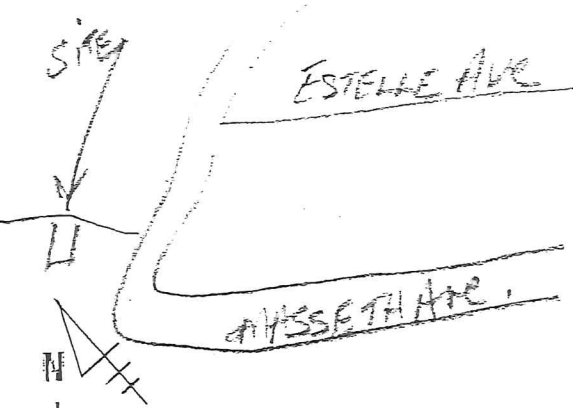


2019-0113-SPHA

PLAN DRAWN BY Lee Giroux

DATE July 1, 18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111 B2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA & CREAGE 14,835

OR SQUARE FEET 14,835

HISTORIC? No

IN CBCA? Yes

IN FLOOD PLAIN? Yes

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

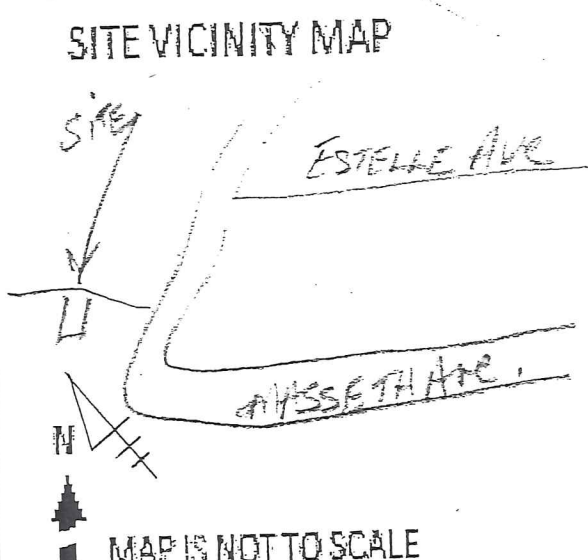
PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

No

VIOLATION CASE INFO: N/A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2630 MASSETH AVE. 21219 OWNER(S) NAME(S) VANCE MEYER
 SUBDIVISION NAME Susan W. NORTMAN LOT # 12A BLOCK # 10 PART OF SECTION # 1
 PLAT BOOK # 10 FOLIO # 121 10 DIGIT TAX # 151375219 DEED REF. # 3207810223



ZONING MAP# 111 B2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA & CREAGE _____
 OR SQUARE FEET 14,835
 HISTORIC? No
 IN CBCA? Yes
 IN FLOOD PLAIN? Yes
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

 VIOLATION CASE INFO: N/A

2019-0113-SPHA

PLAN DRAWN BY Lee Giroux

DATE July 1, 18 SCALE: 1 INCH = 40 FEET

Ex. 1