

M E M O R A N D U M

DATE: April 1, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0176-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 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: PETITION FOR VARIANCE

(2809 Alabama Avenue)

13th Election District

1st Council District

Doreen Lucke

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0176-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Doreen Lucke, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed single-family dwelling on a lot 40 ft. wide with an area of 5,000 sq. ft. in lieu of the required 55 ft. and 6,000 sq. ft. A site plan was marked as Petitioner’s Exhibit 1.

Doreen Lucke appeared in support of the petition. Alan Fink, Esquire represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the request.

The site is approximately 5,000 sq. ft. in size and is zoned DR 5.5. The property is unimproved and is comprised of two lots (Nos. 15 & 16) as shown on the Plat of Rosemont. Petitioner proposes to construct a dwelling on the property although zoning relief is required to do so. As noted in the companion case (No. 2019-0175-A), I believe Petitioner would be entitled to construct a dwelling on the property pursuant to BCZR Section 304, which concerns

ORDER RECEIVED FOR FILING

Date 2/26/19

By Sen

undersized lots. Even so, the petition seeks variance relief and the order below will therefore address only that issue.

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

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

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

The property is narrow and deep and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would be unable to construct a single-family dwelling on the property. 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. As Petitioner noted at the hearing (and several SDAT records were submitted to support the proposition) many homes in the area are constructed on 40 ft. wide lots with an area of 5,000 sq. ft. As such I believe the proposed single-family dwelling would be compatible with the neighborhood.

THEREFORE, IT IS ORDERED, this 26th day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit construction of a proposed single-family dwelling on a lot 40 ft. wide with an area of 5,000 sq. ft. in lieu of the required 55 ft. and 6,000 sq. ft. respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

2/26/19

By

Sen

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 her 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 must submit for approval by the DOP at the time of permit application elevations of the proposed dwelling.

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:slh

ORDER RECEIVED FOR FILING

Date 2/26/19

By sen



PETITION FOR ZONING HEARING(S)

2809

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 2807 Alabama Ave Baltimore which is presently zoned DRS.5
 Deed References: 140235/00212 10 Digit Tax Account # 1311000560
 Property Owner(s) Printed Name(s) DOREEN LUCKE

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED

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:

ALAN FINK

Name- Type or Print

Signature

600 BALTIMORE AVE. #208 TOWSON, MD

Mailing Address City State

76204 410-828-5330 AFINK@ALANFINKLAW

Zip Code Telephone # Email Address CO-11

Legal Owners (Petitioners):

Doreen Lucke,

Name #1 Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

321 10th Ave Baltimore MD

Mailing Address City State

21225 443-623-8908 David.lucke@mri.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code BY Telephone # Email Address

CASE NUMBER 2019-0176-A Filing Date 11/30/18

Do Not Schedule Dates: _____

Reviewer RJ

2013 10 14

Mr. Robert B. # 514 3000000000

5-1904 110-888-2330 HICKS, KENNETH

ZONING VARIANCE REQUEST FOR 2809 ALABAMA AVENUE

... Section 1B02.3.C.1 – to permit a proposed single family dwelling on a lot 40 feet wide with a density of 5000 square feet in lieu of the required 55 feet and 6000 square feet.

Item #0176

ZONING PROPERTY DESCRIPTION FOR 2809 ALABAMA ROAD

Beginning at a point on the southwest side of Alabama Road, which has a 50-foot right of way, at a distance of +/-225 feet southeast of the centerline of the nearest improved intersecting street Annapolis Road, which has a 40-foot right of way. Being Lots #15 and #16, Block B, in the subdivision of ROSEMONT as recorded in Baltimore County Plat Book #5, Folio #55, containing 5000 square feet. Located in the 13th Election District and 1st Councilmanic District.

Item #0176

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:

2/1/2019

Order #: 11683387
Case #: 2019-0176-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0176-A



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: 2019-0176-A

2809 Alabama Avenue

SW/s Alabama Avenue, southeast of centerline of Annapolis Road

13th Election District - 15th Councilmanic District

Legal Owners: Doreen Lucke

Variance to permit a proposed single family dwelling on a lot 40 ft. wide with a density of 5000 sq. ft. in lieu of the required 55 ft. and 6000 sq. ft.

Hearing: Friday, February 22, 2019 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

fl

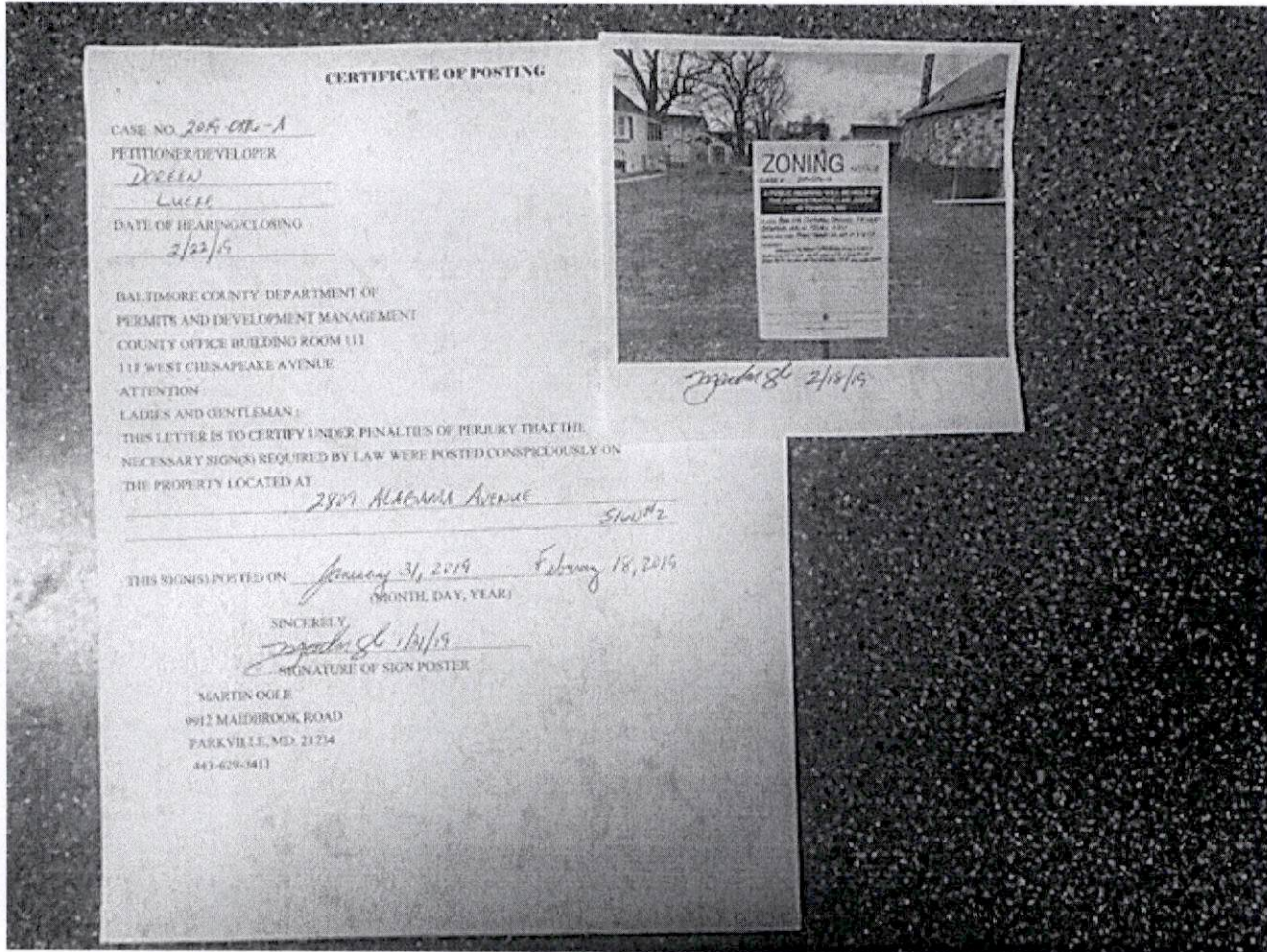
JB 2/22/19
2:30 PM

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Wednesday, February 20, 2019 8:36 PM
To: Administrative Hearings
Subject: 2809 Alabama

RECEIVED
FEB 21 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates



CERTIFICATE OF POSTING

CASE NO. 2019-022-A

PETITIONER/DEVELOPER

DOELL

LUKE

DATE OF HEARING CLOSING

2/22/19

HALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2907 Alderson Avenue

THIS SIGN(S) POSTED ON

January 31, 2019

(MONTH, DAY, YEAR)

February 15, 2019

SINCERELY,

[Signature]

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDENBROOK ROAD

PARKVILLE, MD 21234

443-629-3411



[Signature] 2/15/19

CI CERTIFICATE OF POSTING

CASE NO. 2019-OMC-A

PETITIONER/DEVELOPER

DOREEN
LUCKE

DATE OF HEARING/CLOSING

2/22/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2809 ALABAMA AVENUE
SIGN #2

THIS SIGN(S) POSTED ON January 31, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/31/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

514#2

ZONING NOTICE

CASE # 2019-0176-A

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING, 105 WEST
CHESAPEARE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, FEBRUARY 23, 2019 AT 2:30 P.M.

REQUEST:

VARIANCE TO PERMIT A PROPOSED SINGLE FAMILY
DWELLING ON A LOT 40 FT. WIDE WITH A DENSITY OF
5000 SQ. FT. IN LIEU OF THE REQUIRED 55 FT. AND 6000 SQ. FT.

FOR INFORMATION: IT IS REQUESTED THAT YOU ATTEND THE PUBLIC HEARING AND ADVISE THE ADMINISTRATIVE LAW JUDGE OF ANY COMMENTS YOU MAY HAVE.

THE PUBLIC HEARING IS OPEN TO ALL PERSONS WHOSE INTERESTS ARE AFFECTED BY THE PROPOSED VARIANCE. THE PUBLIC HEARING IS HANDICAPPED ACCESSIBLE.

mgadml 1/31/19



1000

C E R T I F I C A T E O F P O S T I N G

CASE NO. 2019-OTL-A

PETITIONER/DEVELOPER

DOREEN
LUCKE

DATE OF HEARING/CLOSING

2/22/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2809 ALABAMA AVENUE
SIGN #1

THIS SIGN(S) POSTED ON January 31, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/31/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

Side # 1

ZONING NOTICE

CASE # 2019-0176-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: 7100 S. JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, FEBRUARY 22, 2019 AT 2:30 P.M.

REQUEST:

VARIATION TO PERMIT A PROPOSED SINGLE FAMILY
DWELLING ON A LOT 40 FT. WIDE WITH A DENSITY OF
5000 SQ. FT. IN LIEU OF THE REQUIRED 55 FT. AND 6000 SQ. FT.

PERSONS MUST BE 18 OR OLDER TO ATTEND. CONDITIONS ARE SUBJECT TO THE CITY OF TOWSON.

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

HANDICAPPED ACCESSIBLE

reading 1/31/19





JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 18, 2019

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: 2019-0176-A

2809 Alabama Avenue

SW/s Alabama Avenue, southeast of centerline of Annapolis Road

13th Election District – 1st Councilmanic District

Legal Owners: Doreen Lucke

Variance to permit a proposed single family dwelling on a lot 40 ft. wide with a density of 5000 sq. ft. in lieu of the required 55 ft. and 6000 sq. ft.

Hearing: Friday, February 22, 2019 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Alan Fink, 600 Baltimore Avenue, Ste. 208, Towson 21204
Doreen Lucke, 321 10th Avenue, Baltimore 21225

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 2, 2019.**
- (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, February 1, 2019 - Issue

Please forward billing to:

Alan Fink
Alan Fink, LLC,
600 Baltimore Avenue, Ste. 208
Towson, MD 21204

410-828-5330

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: 2019-0176-A

2809 Alabama Avenue

SW/s Alabama Avenue, southeast of centerline of Annapolis Road

13th Election District – 1st Councilmanic District

Legal Owners: Doreen Lucke

Variance to permit a proposed single family dwelling on a lot 40 ft. wide with a density of 5000 sq. ft. in lieu of the required 55 ft. and 6000 sq. ft.

Hearing: Friday, February 22, 2019 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler

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.

* * * * *

Peter Max Zimmerman

Centre S Demilio

RECEIVED
DEC 18 2018

Peter Max Zimmermann

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2019-0176-A
Property Address: 2809 Alabama Ave
Property Description: southwest ~~side~~ side of Alabama Ave,
1/2 - 225 southeast of Annapolis Rd
Legal Owners (Petitioners): DOREEN LUCKE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALAN FINK
Company/Firm (if applicable): ALAN FINK, LLC
Address: 600 BALTIMORE AVE
SUITE 208
TOWSON, MD 21204
Telephone Number: 410-828-5330

Revised 7/9/2015

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

No. **177729**

Date: **11/30/18**

PAY RECEIPT

BUSINESS ACTUAL TIME DNW
 11/30/2018 11:19:18 5

Rev Sub
 Source/ Rev/

REG MSIS

WALTON LRB

RECEIPT #

789620 11/30/2018

CFLN

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct

Amount

726 ZONING VERIFICATION

001 806 0000 6150

875

CR 177729

Recpt

Tot 175.00

175.00

CK

1.00 CA

Baltimore County, Maryland

Total:

1875.00

Rec

From:

For:

Zoning hearing case #2019-0176-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 14, 2019

Alan Fink
600 Baltimore Ave #208
Towson MD, 21204

RE: Case Number: 2019-0176-A, 2809 Alabama Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 30, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Doreen Lucke 321 10th Ave Baltimore MD, 21225

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Jan 17, 2019

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2018
ItemNo.2019-0165-A, 0175-A, 0176-A, 0178-A, 0179-A, 0180-A, 0181-A,
0182-A, 0184-SPHA, 0185-A, 0188-SPHX and 0190-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

2-22

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

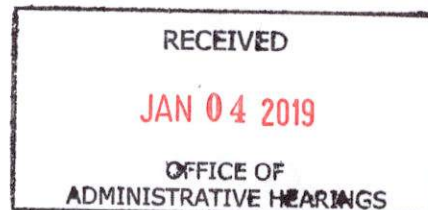
TO: Mike Mohler
Acting Director of Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-176

INFORMATION:

Property Address: 2809 Alabama Avenue
Petitioner: Doreen Luke
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 40 feet wide with a density (area) of 5,000 square feet in lieu of the required 55 feet and 6,000 square feet respectively.

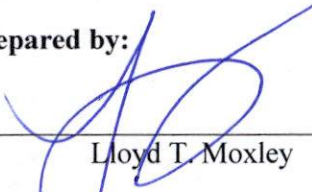
A site visit was conducted on December 26, 2018. The site is unimproved. The property exists on the record plat for "Rosemont" recorded among the Land Records for Baltimore County in P.B.5 at Pg.55. In discussions with the petitioners, the Department understands that retaining the existing dwelling on 2807 Alabama Avenue is an alternative plan to be utilized only in the event their plan to construct new dwellings on this site and at the adjacent 2807 Alabama Avenue is not successful.

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

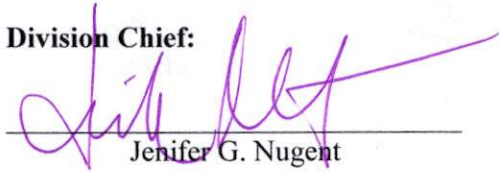
- Although the petition was not filed under BCZR § 304, the Department recommends it is appropriate that at the time of building permit application, petitioners shall provide to the Department architectural elevations illustrating the proposed design elements pursuant to BCZR § 304.2.B.2.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

JM/JGN/LTM/

c: Alan Fink

Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director of Permits, Approvals and Inspections

DATE: 1/3/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-176

INFORMATION:

Property Address: 2809 Alabama Avenue
Petitioner: Doreen Luke
Zoning: DR 5.5
Requested Action: Variance

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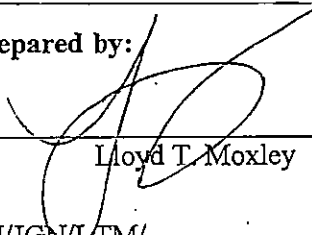
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The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Although the petition was not filed under BCZR § 304, the Department recommends it is appropriate that at the time of building permit application, petitioners shall provide to the Department architectural elevations illustrating the proposed design elements pursuant to BCZR § 304.2.B.2.

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

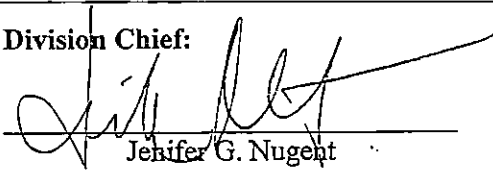
Prepared by:


Lloyd T. Moxley

JM/JGN/LTM/

c: Alan Fink
Office of the Administrative Hearings
People's Counsel for Baltimore County

Division Chief:


Jennifer G. Nugent

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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0176-A
Address 2809 Alabama Avenue
(Lucke Property)

Zoning Advisory Committee Meeting of **December 24, 2018.**

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

Reviewer: Steve Ford

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

1/17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

No Comment

12/27

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

No Comment

FIRE DEPARTMENT

1/3

PLANNING
(if not received, date e-mail sent _____)NO Obj
w/conditions

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/1/19

SIGN POSTING (1st) Date: 1/31/19

by Ogle

SIGN POSTING (2nd) Date: 2/18/19

by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



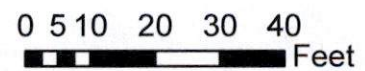
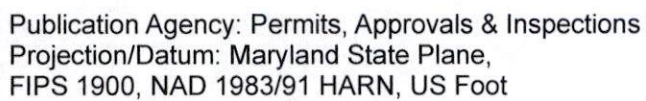
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 13 Account Number - 1311000560							
Owner Information										
Owner Name:			LUCKE DOREEN				Use:		RESIDENTIAL	
Mailing Address:			321 10TH AVE BALTIMORE MD 21225-				Principal Residence:		NO	
							Deed Reference:		/40235/ 00212	
Location & Structure Information										
Premises Address:			2807 ALABAMA AVE HALETHORPE 21227-				Legal Description:		LT 13-16 2807 ALABAMA AVE ROSEMONT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0109	0011	0359		0000	B		13	2019	Plat Ref:	0005/ 0055
Special Tax Areas:					Town:			NONE		
					Ad Valorem:					
					Tax Class:					
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1930			912 SF				10,000 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	BLOCK	1 full						
Value Information										
			Base Value		Value		Phase-In Assessments			
					As of		As of		As of	
					01/01/2019		07/01/2018		07/01/2019	
Land:			65,300		65,300					
Improvements			74,500		83,000					
Total:			139,800		148,300		139,800		142,633	
Preferential Land:			0						0	
Transfer Information										
Seller: PERNIA CAROL S				Date: 05/09/2018				Price: \$100,000		
Type: ARMS LENGTH IMPROVED				Deed1: /40235/ 00212				Deed2:		
Seller: SAVALISKI JEROME F				Date: 06/24/2003				Price: \$94,000		
Type: ARMS LENGTH IMPROVED				Deed1: /18264/ 00166				Deed2:		
Seller: KALISTER EVA L				Date: 05/25/2000				Price: \$65,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /14489/ 00155				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: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

1-000-560



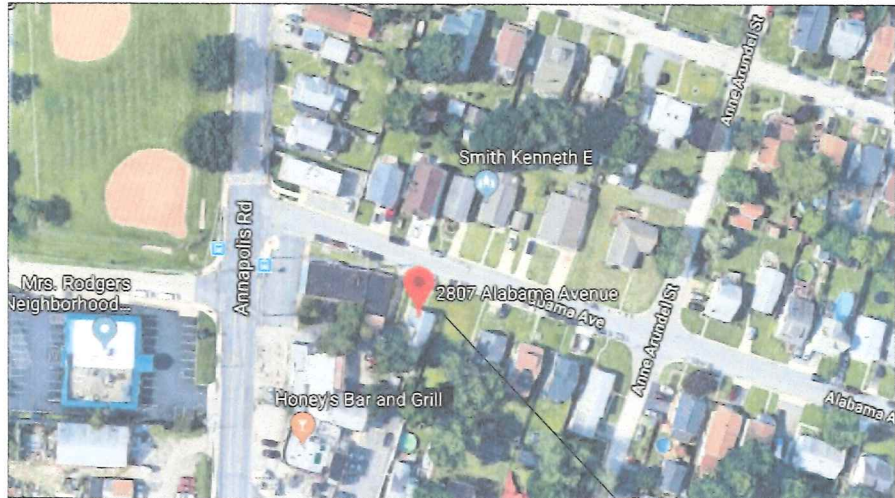
1 inch = 30 feet

Item # 017G

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____

ADDRESS: 2807 ALABAMA AVE, HALETHORPE, MD 21227 OWNERS NAME: LUCKE DOREEN
SUBDIVISION NAME: ROSEMONT LOT# 13,14,15,16 BLOCK # N/A SECTION # B

PLAT BOOK # 0005 / 0055 FOLIO # 0055 DEED REF /40235 / 00212 10 DIGIT TAX NO: 1311000560



NEW SUBDIVIDED LOTS

2807 ALABAMA AVE
HALETHORPE, MD 21227

LOT NO. 13 AND 14
LOT AREA = 5000 SF

2809
2807A ALABAMA AVE
HALETHORPE, MD 21227

LOT NO. 15 AND 16
LOT AREA = 5000 SF

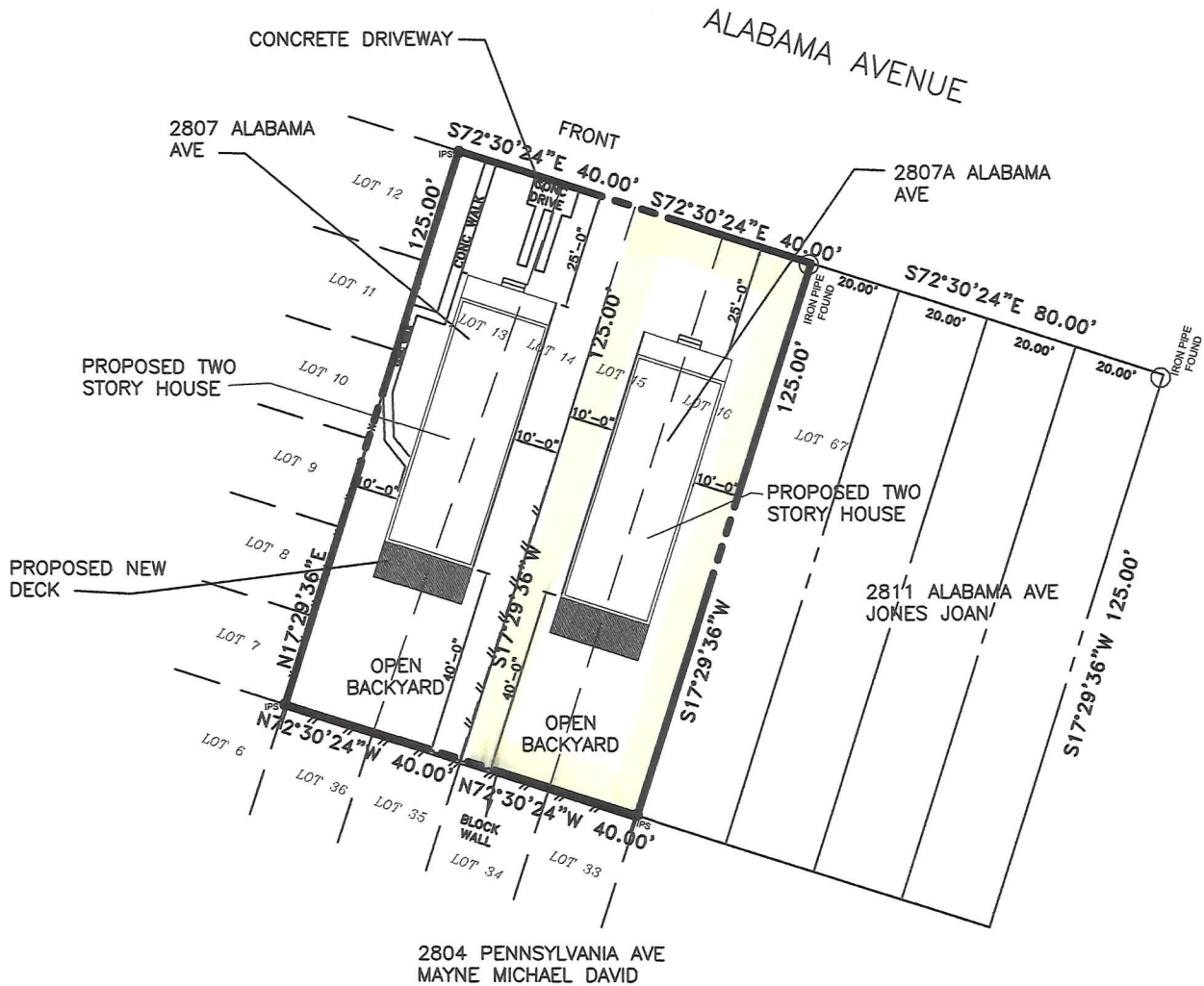
COVERAGE CALCULATIONS

NEW SUBDIVIDED LOTS - EACH ONE
LOT COVERAGE = 5000 SF
BUILDING COVERAGE = 1100 SF
PORCH = 100 SF
DECK = 160 SF

ZONING MAP # 109B1
SITE ZONED DR5.5
ELECTION DISTRICT 13
COUNCIL DISTRICT 1
LOT REA ACREAGE 0.172
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES

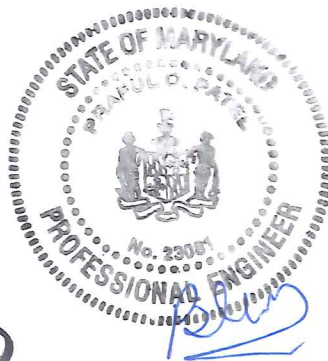
WATER
PUBLIC X PRIVATE ____
SEWER
PUBLIC X PRIVATE ____
PRIOR HEARING NO



SITE PLAN

SCALE: 1" = 40'

#2019-0176-A



PLAN DRAWN BY: PRAFUL PATEL

DOREEN RESIDENCE
2807 ALABAMA AVE
HALETHORPE, MD 21227
NEW HOMES

C1

SUBDIVIDED SITE PLAN

ARENCO, LLC
ARCHITECTURAL ENGINEERING CONSULTANTS
8207 DRAGONFLY COURT
LAUREL, MD 20723

SCALE 1" = 40' WORK REQUEST # 18-96 SHEET 1 OF 1 DRAWING NO. 18-96-01