

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. 2019-0178-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

(2830 Louisiana Avenue)

13th Election District

1st Council District

Kennard Huster

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0178-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Kennard Huster, 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 dwelling with a side yard setback of 8 ft. in lieu of the minimum required 10 ft. and to permit a lot width of 40 ft. in lieu of the minimum required 55 ft. A site plan was marked as Petitioner’s Exhibit 1.

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

The site is approximately 7,040 sq. ft. in size and is zoned DR 5.5. The property is comprised of two lots (Nos. 41 & 42) created by the Plat of Rosemont. The property is unimproved and Petitioner proposes to construct a new dwelling on the lots. To do so requires zoning relief.

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

ORDER RECEIVED FOR FILING

Date 2/26/19

By sen

- 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 (40' x 176') and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to construct a single-family dwelling on the lots. 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, Petitioner submitted several photos (Pet. Exhibit 2) of homes in the neighborhood constructed in the past several years on 40 ft. wide lots. As such I believe the proposed dwelling will be compatible with the community.

THEREFORE, IT IS ORDERED, this 26th day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a proposed dwelling with a side yard setback of 8 ft. in lieu of the minimum required 10 ft. and to permit a lot width of 40 ft. in lieu of the minimum required 55 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

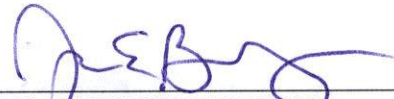
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must submit for approval by the DOP elevations of the proposed dwelling.

ORDER RECEIVED FOR FILING

Date 2/26/19

By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm

ORDER RECEIVED FOR FILING

Date 2/26/19

By slm



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 2830 LOUISIANA AVE which is presently zoned DR 5.5
Deed References: 13304/00508 10 Digit Tax Account # 002500015196
Property Owner(s) Printed Name(s) KENNARD HUSTER

(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) 1B02.3.C.1, BC2R, to permit a proposed dwelling with a side yard setback of 8 feet in lieu of the minimum required 10 feet and to permit a lot width of 40 feet in lieu of the minimum 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)

" 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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0178-A Filing Date 12, 4, 2018 Do Not Schedule Dates: _____ Reviewer JNP

ZONING DESCRIPTION

2830 LOUISIANA AVE.

Beginning at a point on the north / east ^{side} corner of ~~Anne Arundel St~~ and Louisiana Ave, @ 75 ft southeast
of Anne Arundel St, ~~which~~ both having a fifty feet right of way. Heading east on Louisiana Ave. on which the
Being ~~property fronts going 45 feet to the start of~~ lots 42 and 41 as being recorded in the
Baltimore County Plat book # 7 Folio #100 Section J, in the subdivision of Rosemont
containing 7,040 square feet . Located in the 13th district and the 1 council district.

2019-0178-A

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:

2/5/2019

Order #: 11684908
Case #: 2019-0178-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0178-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: 2019-0178-A

2830 Louisiana Avenue

N/e side of Louisiana Avenue, southeast of Anne Arundel Street

13th Election District - 1st Councilmanic District

Legal Owners: Kennard Huster

Variance to permit a proposed dwelling with a side yard setback of 8 ft. in lieu of the minimum required 10 ft. and to permit a lot width of 40 ft. in lieu of the minimum required 55 ft.

Hearing: Monday, February 25, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Miko Mohler

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.

15

THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

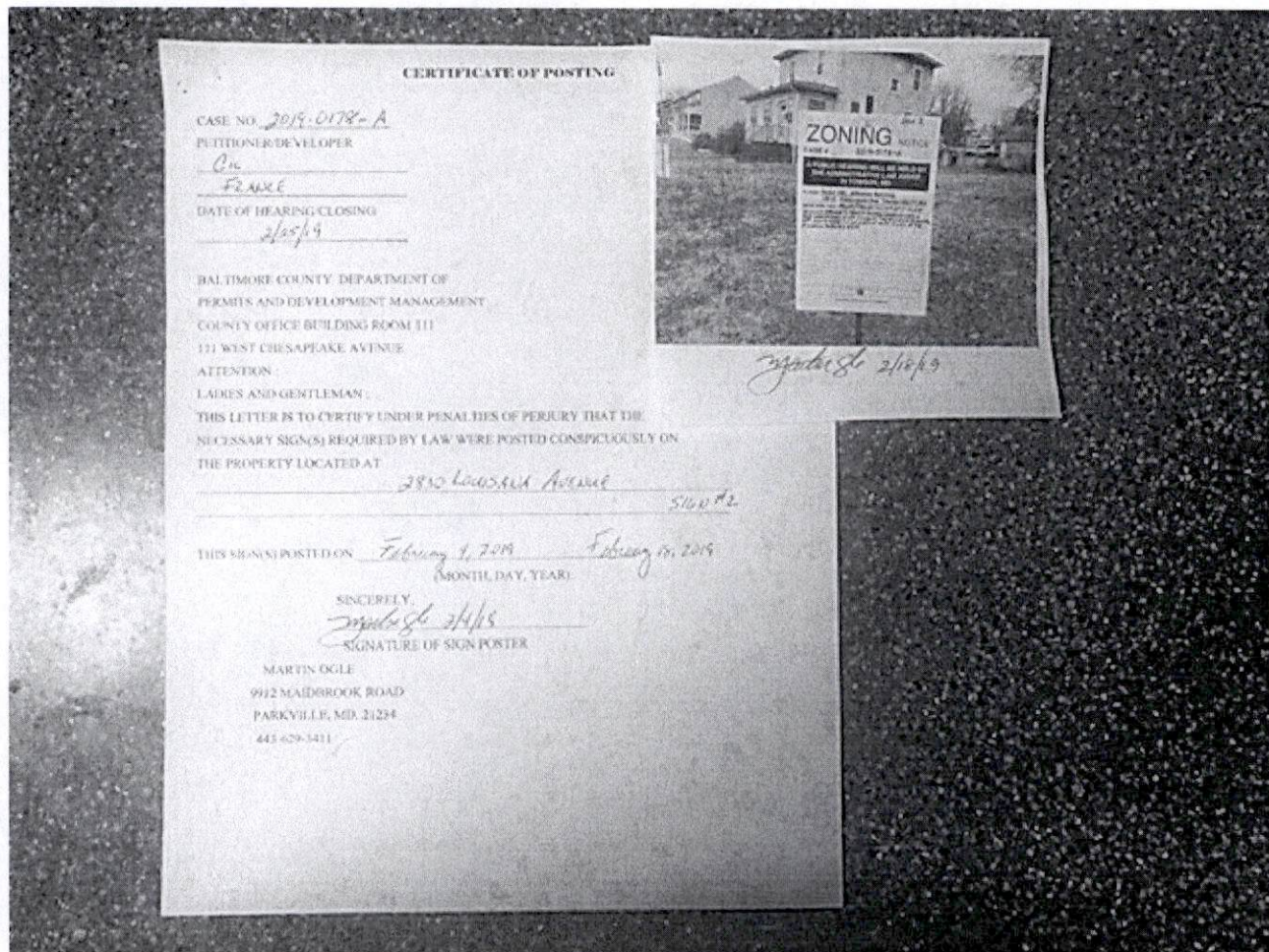
JB 2/25/19
11 Am

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Wednesday, February 20, 2019 8:23 PM
To: Administrative Hearings
Subject: 2830 Louisiana

RECEIVED
FEB 21 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates



CERTIFICATE OF POSTING

CASE NO. 2014-0178-A

PERMITTING DEVELOPER

CDC

PLANNING

DATE OF HEARING/CLOSING

2/25/14

BALTIMORE 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 KNOWLEDGE OF RECORD THAT THE
NECESSARY SIGNAGE REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2830 Louisiana Avenue

Sheet 1

THIS SIGN(S) POSTED ON February 3, 2014 February 18, 2014
MONTH, DAY, YEAR

SINCERELY,

[Signature]

SIGNATURE OF SIGN POSTER

MARTIN GOLF
7012 MOUNTAIN ROAD
PARKVILLE, MD 21234
410-629-3411



Sent from my iPhone

CERTIFICATE OF POST G

CASE NO. 2019-0178-A

PETITIONER/DEVELOPER

GIL

FRANCE

DATE OF HEARING/CLOSING

2/25/19

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

2830 LOUISIANA AVENUE

SIGN #2

THIS SIGN(S) POSTED ON February 4, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/4/19
SIGNATURE OF SIGN POSTER

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



ZONING NOTICE

CASE # 2019-0178-A

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

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave., Towson MD 21204

DATE AND TIME: Monday February 25, 2019 at 11:00 A.M.

REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING WITH A
SIDE YARD SETBACK OF 85 FT. IN LIEU OF THE MINIMUM REQUIRED
10 FT. AND TO PERMIT A LOT WIDTH OF 46 FT. IN LIEU OF THE
MINIMUM REQUIRED 55 FT.

NOTICE IS HEREBY GIVEN THAT THE ABOVE-DESCRIBED VARIANCE IS BEING CONSIDERED BY THE
TOWSON BOARD OF ZONING ADJUSTMENTS. ANY PERSON DESIRING TO APPEAR AT THE HEARING
SHOULD REGISTER IN ADVANCE AND BRING A COPY OF THE VARIANCE APPLICATION TO THE HEARING.

HANDICAPPED ACCESSIBLE

mgadingle 2/4/19

CERTIFICATE OF POSTING

CASE NO. 2019-0178-A

PETITIONER/DEVELOPER

GIL

FRANCE

DATE OF HEARING/CLOSING

2/25/19

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

2830 LOUISIANA AVENUE

SIGN #1

THIS SIGN(S) POSTED ON

February 4, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/4/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN 1

ZONING NOTICE

CASE # 2019-0178-A

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

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave. Towson MD 21204

DATE AND TIME: MONDAY, FEBRUARY 25, 2019 AT 11:00 A.M.
REQUEST: VARIATION TO PERMIT A PROPOSED DWELLING WITH A
SIDE YARD SETBACK OF 8 FT. IN LIEU OF THE MINIMUM
REQUIRED 10 FT. AND TO PERMIT A LOT WIDTH OF 40 FT.
IN LIEU OF THE MINIMUM REQUIRED 55 FT.

PROVIDING A PUBLIC HEARING OR OTHER CONSIDERATION FOR ANY VARIATION IS NOT A GUARANTEE
THAT AN APPROVAL WILL BE GRANTED. THE DECISION IS FINAL.

DO NOT BE DECEIVED THAT THIS NOTICE IS A GUARANTEE OF A PUBLIC HEARING OR OTHER CONSIDERATION.

HANDICAPPED ACCESSIBLE

madeingh 2/4/19



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 24, 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: 2019-0178-A

2830 Louisiana Avenue

N/e side of Louisiana Avenue, southeast of Anne Arundel Street

13th Election District – 1st Councilmanic District

Legal Owners: Kennard Huster

Variance to permit a proposed dwelling with a side yard setback of 8 ft. in lieu of the minimum required 10 ft. and to permit a lot width of 40 ft. in lieu of the minimum required 55 ft.

Hearing: Monday, February 25, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Kennard Huster, 2828 Louisiana Avenue, Baltimore 21227
Gil France, 2053 Choptank Avenue, Pasadena 21122

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 5, 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
Tuesday, February 5, 2019 - Issue

Please forward billing to:

Gil France
2053 Choptank Avenue
Pasadena, MD 21222

410-984-6553

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: 2019-0178-A

2830 Louisiana Avenue

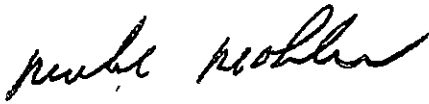
N/e side of Louisiana Avenue, southeast of Anne Arundel Street

13th Election District – 1st Councilmanic District

Legal Owners: Kennard Huster

Variance to permit a proposed dwelling with a side yard setback of 8 ft. in lieu of the minimum required 10 ft. and to permit a lot width of 40 ft. in lieu of the minimum required 55 ft.

Hearing: Monday, February 25, 2019 at 11:00 a.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.

RE: PETITION FOR VARIANCE
2830 Louisiana Avenue; NE of Louisiana
Avenue, 75' SE of Anne Arundel Street
13th Election & 1st Councilmanic Districts
Legal Owner(s): Kennard Huster
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-178-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

DEC 18 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Gil France, 2053 Choptank Avenue, Pasadena Maryland 21122, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0178-A
Property Address: 2830 Louisiana Avenue
Property Description: N/E S of Louisiana Avenue,
75 feet southeast of Anne Arundel St.
Legal Owners (Petitioners): Kennard Huster
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: GIC FRANCE
Company/Firm (if applicable): _____
Address: 2053 Choptank Ave
Pasadena Md 21227
Telephone Number: 410-984-6553

Revised 7/9/2015

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

No. **177730**

Date: **12/4/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME BAK

12/04/2018 12/04/2018 11:29:35

REC WOOD WALKIN CAN

RECEIPT 797200 12/04/2018 OFLN

Dept 5 520 ZONING VERIFICATION

Amount 17730

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

001	806	0000		6150			

Rec Tot \$75.00

\$7.00 CK \$1.00 CA

Baltimore County, Maryland

Total: **75.00**

Rec From: **Kennard Horter**

For: **Variance - 2830 Louisiana Avenue**
2019-0178-A (Horter)

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 22, 2019

Kennard Huster
2828 Louisiana Ave
Baltimore MD 21227

RE: Case Number: 2019-0177-A, 2830 Louisiana 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 December 04, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Gil France 2053 Choptank Ave Pasadena MD 21122

2-25

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/10/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-178



INFORMATION:

Property Address: 2830 Louisiana Avenue
Petitioner: Kennard Huster
Zoning: DR.5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed dwelling with a side yard setback of 8 feet and a lot width of 40 feet in lieu of the minimum required 10 feet and 55 feet respectively.

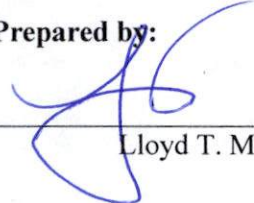
A site visit was conducted on December 26, 2018.

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

- The Department recommends the provisions of BCZR § 304 are appropriate in this case. Petitioner should submit building elevation drawings showing the exterior design, colors, and materials of the proposed dwelling to the Department, to the attention of the contact person listed below, at the time of building permit application to ensure that the new dwelling is compatible with the existing dwellings in the neighborhood.

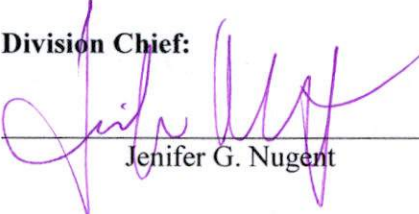
For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Dennis Wertz
Gil France
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-178

DATE: 1/10/2019

INFORMATION:

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Petitioner: Kennard Huster
Zoning: DR.5.5
Requested Action: Variance

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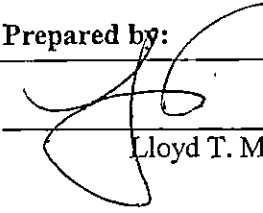
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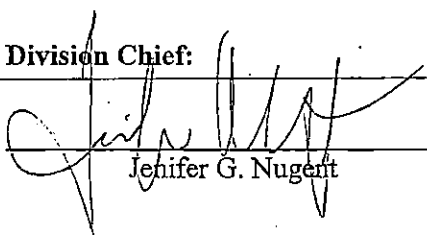
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For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Dennis Wertz
Gil France
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: Jan 17, 2019

FROM:  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

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 # 2019-0178-A
Address 2830 Louisiana Avenue
(Huster 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

CASE NAME 2019-178-A
CASE NUMBER _____
DATE 2-25-2019

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO Comment12/27DEPS
(if not received, date e-mail sent _____)NO Comment1/10FIRE DEPARTMENT

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/5/19SIGN POSTING (1st) Date: 2/4/19by OgleSIGN POSTING (2nd) Date: 2/18/19by OglePEOPLE'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 - 2500015146			
Owner Information					
Owner Name:	HUSTER BONNIE L HUSTER KENNARD W		Use:	RESIDENTIAL	
Mailing Address:	2828 LOUISIANA AVE HALETHORPE MD 21227-2222		Principal Residence:	NO	
Deed Reference:					
Location & Structure Information					
Premises Address:	LOUISIANA AVE HALETHORPE 21227-2222		Legal Description:	0.162 AC LOTS 41 & 42 LOUISIANA AVE NS ROSEMONT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0109	0011	0359		0000	J
					Block:
					41
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0007/ 0100
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
					0.1620 AC
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
Land:	62,600	62,600			
Improvements	0	0			
Total:	62,600	62,600		62,600	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:		/		
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Case No.: 2019-178-A

Exhibit Sheet

192
K-1-19

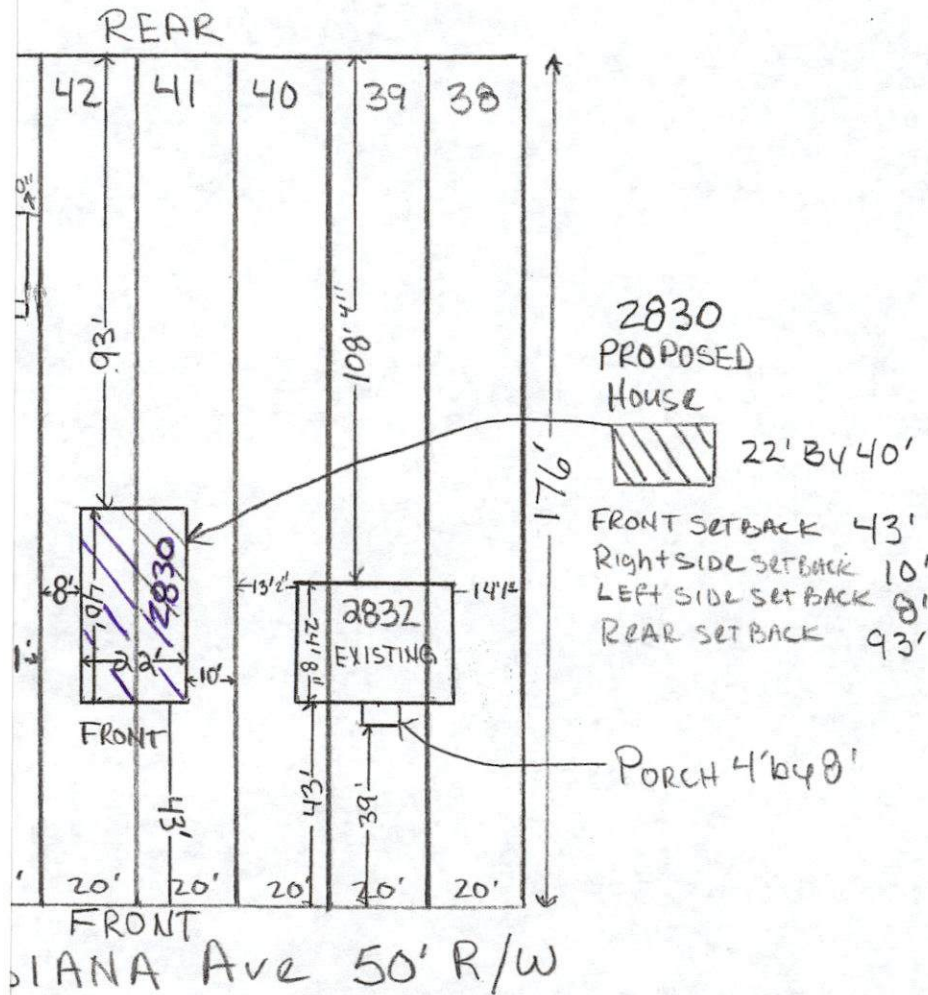
Sen
2-26-19

Petitioner/Developer

Protestant

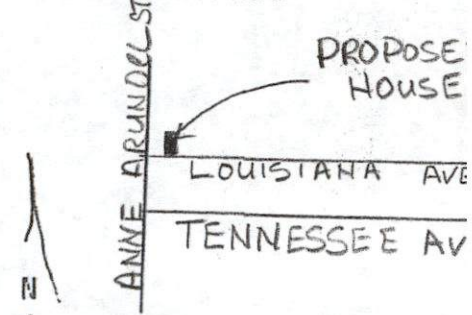
No. 1	Plan	
No. 2	Photos of homes in community	
No. 3	Photo of proposed SFD	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ve OWNER(S) NAME(S) KENNARD HUSTER
 LOT # 41+42 BLOCK # _____ SECTION # J
 GIT TAX # 2500015146 DEED REF. # 13304/00508



DATE 11-29-18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109 C1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 13TH
 COUNCIL DISTRICT 1ST
 LOT AREA ACREAGE 0.16
 OR SQUARE FEET 7,040
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PET. 1

PET-2



3021 Florida Ave
Zoning Case # 2008-490-A



2809 Vermont Ave
See TAX Record

Real Property Data Search (w3)

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 - 1318470450			
Owner Information					
Owner Name:		QUACH HAI TRONG TRAN PHUONG MAI		Use: RESIDENTIAL	
Mailing Address:		2809 VERMONT AVE HALETHORPE MD 21227-3739		Principal Residence: YES	
				Deed Reference: /40223/ 00286	
Location & Structure Information					
Premises Address:		2809 VERMONT AVE HALETHORPE 21227-3739		Legal Description: LT 13,14 * 25 FT LOTS BALTIMORE HIGHLANDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0109	0011	0362		0000	
					Block: B
					Lot: 13
					Assessment Year: 2019
					Plat No:
					Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2017		2,220 SF			
				Property Land Area	
				6,250 SF *	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	3 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2016		07/01/2018	
				As of	
				07/01/2019	
Land:	63,200	63,200			
Improvements	250,400	250,400			
Total:	313,600	313,600		313,600	
Preferential Land:	0				
Transfer Information					
Seller: OAKBROOK HOMES LLC		Date: 05/07/2018		Price: \$304,990	
Type: ARMS LENGTH IMPROVED		Deed1: /40223/ 00286		Deed2:	
Seller: ROGERS CATHERINE B		Date: 10/11/2017		Price: \$39,750	
Type: ARMS LENGTH VACANT		Deed1: /39496/ 00347		Deed2:	
Seller: ROGERS CATHERINE B		Date: 01/30/1976		Price: \$0	
Type:		Deed1: /05606/ 00639		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
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: Approved 07/26/2018					
Homeowners' Tax Credit Application Information					

1. This screen allows you to search the Real Property database and display property records.

2. Click [here](#) for a glossary of terms.

3. Deleted accounts can only be selected by Property Account Identifier.

4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



2811 Vermont Ave
Zoning case #2002-0279-A



3009 Pennsylvania Ave
Zoning case # 2008-376-A

Ex. 3



Proposed House to Build



Baltimore County - My Neighborhood



~~21017~~
~~11016~~
~~01105~~

~~2518~~
~~12013~~
~~11014~~

~~2009~~ ~~1008~~ ~~376~~ ~~A~~

~~2509~~
~~11014~~
~~11015~~

~~2511~~
~~11014~~
~~11015~~

~~1011~~
~~1012~~
~~1013~~

~~2009~~ ~~1008~~ ~~376~~ ~~A~~ ~~1011~~ ~~1012~~ ~~1013~~ ~~A~~

~~2010~~ ~~1010~~ ~~8161~~

~~2011~~ ~~1011~~ ~~8161~~

~~2012~~ ~~1012~~ ~~8161~~

~~2013~~ ~~1013~~ ~~8161~~

~~2014~~ ~~1014~~ ~~8161~~

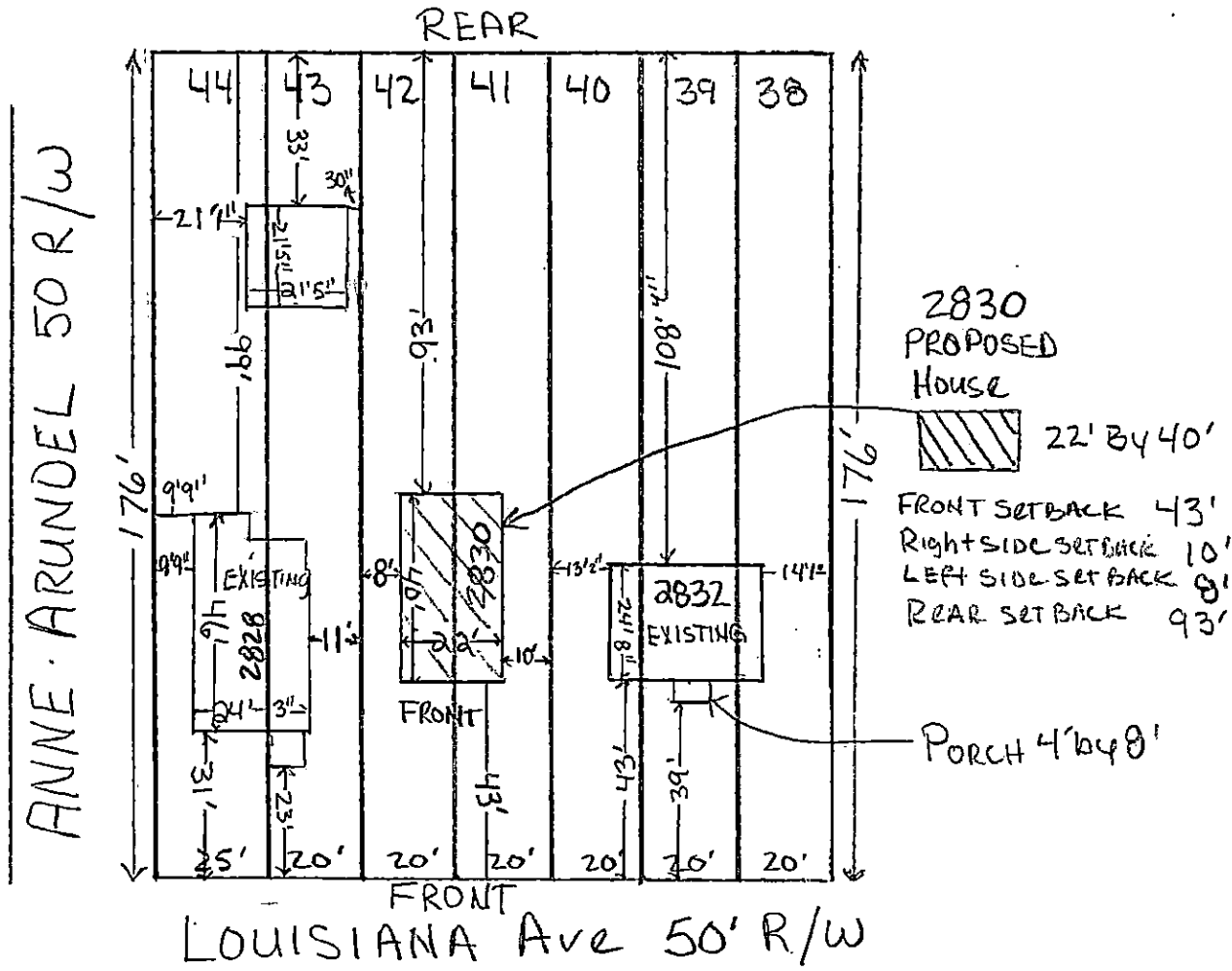
~~2015~~ ~~1015~~ ~~8161~~

~~2016~~ ~~1016~~ ~~8161~~

~~2017~~ ~~1017~~ ~~8161~~

~~2018~~ ~~1018~~ ~~8161~~

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2830 LOUISIANA Ave OWNER(S) NAME(S) KENNARD HUSTER
 SUBDIVISION NAME ROSEMONT LOT # 41+42 BLOCK # _____ SECTION # J
 PLAT BOOK # 7 FOLIO # 100 10 DIGIT TAX # 002500015146 DEED REF. # 13304/00508

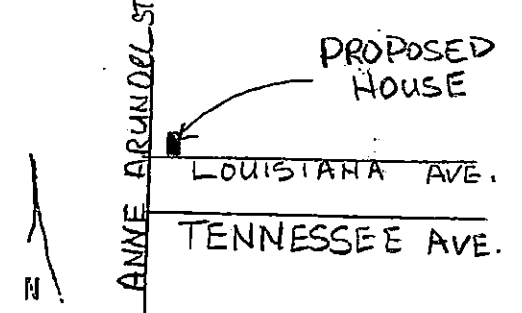


2019-0178-A



PLAN DRAWN BY GIL FRANCE DATE 11-29-18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109 C1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 13TH
 COUNCIL DISTRICT 1ST
 LOT AREA ACREAGE 0.16
 OR SQUARE FEET 7,040
 HISTORIC? NO
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 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
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 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: