

M E M O R A N D U M

DATE: April 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0212-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on April 15, 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 SPECIAL HEARING**

(701 Academy Road)

1st Election District

1st Council District

Sharon Green

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0212-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Sharon Green, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR"): (1) to approve the continued use of a non-conforming residence (701 Academy Road) on a property with non-conforming setbacks and parking; and (2) to approve the continued existence and residential rental use of two residential structures, 701 Academy Road and 230 Mt. DeSales Road, on the same property. A site plan was marked and admitted as Petitioner's Exhibit 1.

Sharon Green and surveyor Bruce Doak appeared in support of the petition. J. Neil Lanzi, Esq. represented Petitioner. Several current and former neighbors attended the hearing to express support for the request. 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, but suggested that the Petitioner maintain the appearance of a single family structure from the street.

The subject property is 9,396 square feet in size and zoned DR 5.5. The property is improved with two dwellings constructed in or about 1947. Witnesses at the hearing (along with

ORDER RECEIVED FOR FILING

Date 3/15/19

By Sen

several letters submitted as Pet. Ex. 3) testified they recalled the property being used by multiple tenants (4 total: 3 units in 701 Academy Road and 1 rental unit in 230 Mt. DeSales Road) since at least 1970. Several photographs were submitted which show the separate entrance doors for each of the four apartment units, and it is obvious based on these photos and the unique configuration of the site this was designed and constructed as an income-producing rental property.

THEREFORE, IT IS ORDERED this 15th day of **March, 2019** by this Administrative Law Judge, that the Petition for Special Hearing: (1) to approve the continued use of a non-conforming residence (701 Academy Road) on a property with non-conforming setbacks and parking as shown on the site plan admitted as Petitioner's Ex. No. 1; and (2) to approve the continued existence and residential rental use of two residential structures, 701 Academy Road (with three apartment units) and 230 Mt. DeSales Road (with one rental unit), on the same property, 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 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 obtain rental licenses from Baltimore County for each of the four residential units.
3. Petitioner and subsequent owners shall with regard to both dwellings maintain the appearance of a single family structure from the street.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/15/19
By sen



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 701 Academy Road which is presently zoned DR 5.5
 Deed References: 31745/454 10 Digit Tax Account # 0118720900
 Property Owner(s) Printed Name(s) Sharon Green

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

See attached

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

3. a **Variance** from Section(s)

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

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson
 Mailing Address City State MD

21204 / 443-991-5917 / nlanzi@wclsaw.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Sharon Green

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6178 Commadore Ct Columbia MD

Mailing Address City State

21045 / 443-896-7786 / sharon.b.green1@
 Zip Code Telephone # Email Address gmail.com

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD
 Mailing Address City State

21204 / 443-991-5917 / nlanzi@wclsaw.com
 Zip Code Telephone # Email Address

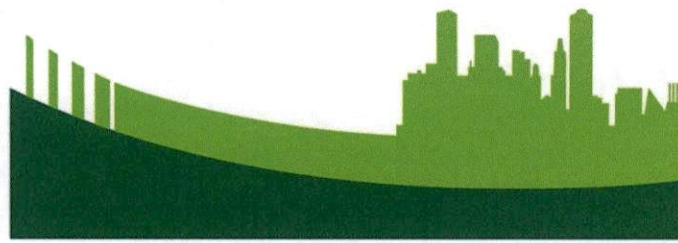
CASE NUMBER 2019-0212-SPH Filing Date 1/17/2019 Do Not Schedule Dates: _____

Reviewer [Signature]

ATTACHMENT

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.)

1. To approve the continued use of a non-conforming residence (701 Academy Road) on a property with non-conforming setbacks and parking.
2. To approve the continued existence and residential rental use of two residential structures, 701 Academy Road and 230 Mt. De Sales Road, on the same property.



Zoning Description

701 Academy Road & 230 Mt. DeSales Road
First Election District First Councilmanic District
Baltimore County, Maryland

Beginning at the intersection of the northwest side of Mt. DeSales Road and the northeast side of Academy Road,

Thence binding on the northeast side of Academy Road and running with and binding on the outlines of the subject property 1) North 36 degrees 58 minutes West 57.65 feet, thence leaving the northeast side of Academy Road and continuing to run with and bind on the outlines of the subject property, the two following courses and distances, viz. 2) North 34 degrees 30 minutes East 150.2 feet, more or less, and 3) South 55 degrees 30 minutes East 54.50 feet to intersect the northwest side of Mt. DeSales Road, thence binding on the northwest side of Mt. DeSales Road and continuing to run with and bind on the outlines of the subject property 4) South 34 degrees 30 minutes West 169 feet, more or less, to the point of beginning.

Containing 9,396 square feet of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



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:

2/22/2019

Order #: 11700830
Case #: 2019-0212-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0212-SPH



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: 2019-0212-SPH

701 Academy Road

Intersection of the n/w side of Mt. Desales Road and n/e side of Academy Road

1st Election District - 1st Councilmanic District

Legal Owners: Sharon Green

Special Hearing to approve the continued use of a non-conforming residence (701 Academy Road) on a property with non-conforming setbacks and parking. To approve the continued-existence and residential rental use of two residential structures (701 Academy Road and 230 Mt. Desales Road) on the same property.

Hearing: Thursday, March 14, 2019 at 1:30 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 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.

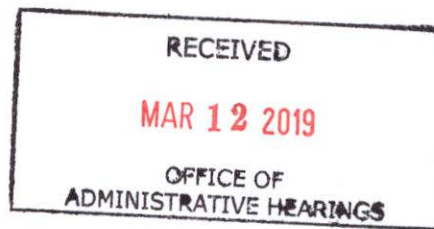
122

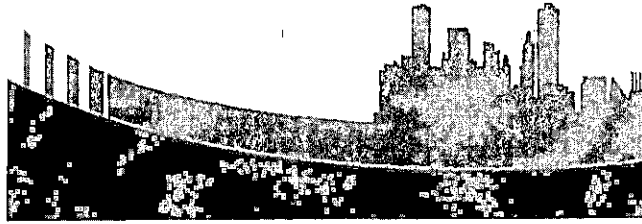
Sherry Nuffer

From: Bruce Doak <doakfarm@gmail.com>
Sent: Monday, March 11, 2019 7:31 PM
To: Sherry Nuffer
Cc: Administrative Hearings; Neil Lanzi
Subject: Case #2019-0212-SPH sign posting
Attachments: Posting Cert 3 11 19.pdf

Enclosed is the recertification of the two signs.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com





CERTIFICATE OF POSTING

February 21, 2019 (Amended March 11, 2019)

Re:
Zoning Case No. 2019-0212-SPH
Legal Owner: Sharon Green
Hearing date: March 14, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 701 Academy Road.

The signs were posted on February 21, 2019.

The signs were inspected again on March 11, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0212-SPH

701 Academy Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday March 14, 2019 1:30 PM

REQUESTS:

**SPECIAL HEARING TO APPROVE THE CONTINUED USE OF A NON-
CONFORMING RESIDENCE (701) ACADEMY ROAD ON A PROPERTY
WITH NON-CONFORMING SETBACKS AND PARKING. TO APPROVE
THE CONTINUED EXISTENCE AND RESIDENTIAL STRUCTURES
(701 ACADEMY ROAD AND 230 MT. DESALES ROAD) ON THE SAME
PROPERTY.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0212-SPH
701 Academy Road

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LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
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PROPERTY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-337-3331.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

February 21, 2019 (_____)

Re:

Zoning Case No. 2019-0212-SPH

Legal Owner: Sharon Green

Hearing date: March 14, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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Bruce E. Doak
MD Property Line Surveyor #531

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0212-SPH

701 Academy Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday March 14, 2019 1:30 PM

REQUESTS:

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WITH NON-CONFORMING SETBACKS AND PARKING. TO APPROVE
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THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0212-SPH

701 Academy Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday March 14, 2019 1:30 PM

REQUESTS:

**SPECIAL HEARING TO APPROVE THE CONTINUED USE OF A NON-
CONFORMING RESIDENCE (701 ACADEMY ROAD) ON A PROPERTY
WITH NON-CONFORMING SETBACKS AND PARKING. TO APPROVE
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(701 ACADEMY ROAD AND 230 MT. DESALES ROAD) ON THE SAME
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NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
701 Academy Road; at intersection of NW/S *
of Mt. DeSales Road & NE/S of Academy Rd * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Sharon Green * HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2019-212-SPH

* * * * *

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
JAN 28 2019

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 28th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 102 West Pennsylvania Avenue, Suite 406, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 13, 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: 2019-0212-SPH

701 Academy Road

Intersection of the n/w side of Mt. DeSales Road and n/e side of Academy Road

1st Election District – 1st Councilmanic District

Legal Owners: Sharon Green

Special Hearing to approve the continued use of a non-conforming residence (701) Academy Road on a property with non-conforming setbacks and parking. To approve the continued existence and residential rental use of two residential structures (701 Academy Road and 230 Mt. Desales Road) on the same property.

Hearing: Thursday, March 14, 201 at 1:30 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

MM:kl

C: J. Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Sharon Green, 6178 Commadore Court, Columbia 21045

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 22, 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 22, 2019 - Issue

Please forward billing to:
Sharon Green
6178 Commadore Court
Columbia, MD 21045

443-896-7786

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: 2019-0212-SPH

701 Academy Road

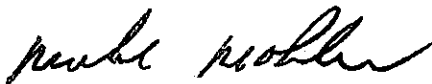
Intersection of the n/w side of Mt. DeSales Road and n/e side of Academy Road

1st Election District – 1st Councilmanic District

Legal Owners: Sharon Green

Special Hearing to approve the continued use of a non-conforming residence (701) Academy Road on a property with non-conforming setbacks and parking. To approve the continued existence and residential rental use of two residential structures (701 Academy Road and 230 Mt. Desales Road) on the same property.

Hearing: Thursday, March 14, 201 at 1:30 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.

**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/neighborhood 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 fifteen (15) 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: 2019-0212-SPH

Property Address: #701 ACADEMY ROAD & #230 MT DE SALES ROAD

X Property Description: 9,396 SF NW CORNER OF ACADEMY ROAD &
MT DE SALES ROAD

Legal Owners (Petitioners): FRED GREEN JR & SHARON B. GREEN

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHARON GREEN

Company/Firm (if applicable): _____

Address: 6178 COMMADORE COURT
COLUMBIA MO 21045

Telephone Number: 443-896-7786

Revised 5/20/2014

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET AND FINA
MISCELLANEOUS CASH RECEIPT

No. **17778-**

PAID RECEIPT

Date:

1/17/2019

BUSINESS ACTUAL TIME DRW
 1/18/2019 1/17/2019 10:20:30 1

REG #501 WALKIN LJR
 >>RECEIPT # 830075 1/17/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00

Dept 5 528 ZONING VERIFICATION

CR NO. 177784

Dept Tot \$ 500.00

500.00 CK .00 CA

Baltimore County, Maryland

Total:

\$ 500.00

Rec

From:

SHARON GREEN

For:

CASE No. 2019-0212-SPH

SPECIAL HEARING @ 701 ACADEMY RD.

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

March 7, 2019

J. Neil Lanzi
102 W. Pennsylvania Ave Suite 406
Towson MD 21204

RE: Case Number: 2019-0212-SPH, 701 Academy Road

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 January 17, 2019. 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
Sharon Green 6178 Commadore Ct Columbia MD 21045

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/6/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-212



INFORMATION:

Property Address: 701 Academy Road
Petitioner: Sharon Green
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should:

1. Approve the continued use of non-conforming residence (701 Academy Road) on a property with non-conforming setback and parking.
2. To approve the continued existence and residential rental use of two residential structures, 701 Academy Road and 230 Mt. De Sales Road, on the same property.

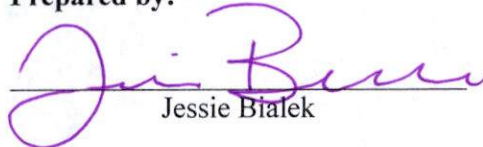
A site visit was conducted on February 4, 2019.

The Department of Planning has no objection to granting the requested relief conditioned upon the following:

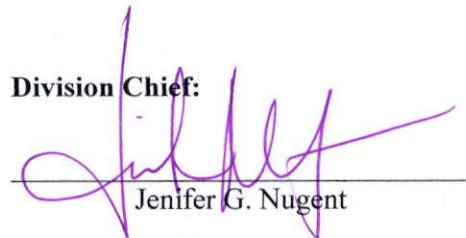
1. The applicant should maintain the appearance of single family structure from the street.

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

Prepared by:


Jessie Blalek

Division Chief:


Jenifer G. Nugent

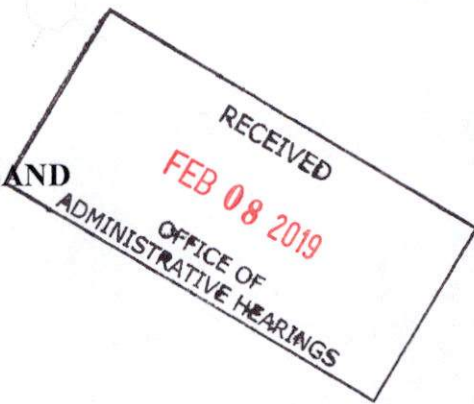
JM/JGN/JAB/

c: Josephine Selvakumar
J. Neil Lanzi
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-14

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: February 8, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0212-SPH
Address 701 Academy Road
(Green Property)

Zoning Advisory Committee Meeting of **February 4, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/28/14

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

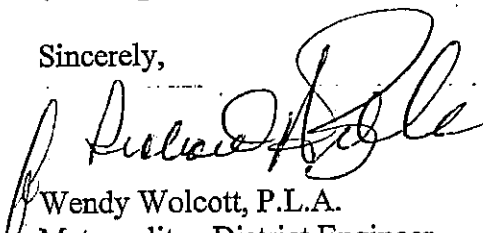
Dear Ms. Lewis:

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. 2014-0212-SPH.

*Special Permit
Sharon G. Miller
701 Academy Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


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

WW/RAZ

CASE NAME GRISON
CASE NUMBER 2019-0212-SPL
DATE 3/14/19

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

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 - 01 Account Number - 0118720900			
Owner Information					
Owner Name:		GREEN FRED JR GREEN SHARON B		Use:	RESIDENTIAL
Mailing Address:		6178 COMMADORE CT COLUMBIA MD 21045-4310		Principal Residence:	NO
				Deed Reference:	/31745/ 00454
Location & Structure Information					
Premises Address:		701 ACADEMY RD 0-0000		Legal Description:	PT LT 199B,200 701 ACADEMY RD MERRIDALE LITTLE FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0095	0021	0219		0000	
					Block:
					199B
					Lot:
					2019
					Assessment Year:
					0006/ 0076
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1947		2,682 SF		9,396 SF	
				Property Land Area	
				04	
				County Use	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	3 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:		77,500	82,500		
Improvements		192,500	233,700		
Total:		270,000	316,200	270,000	285,400
Preferential Land:		0			0
Transfer Information					
Seller: GREEN FRED JR GREEN SHARON B			Date: 02/24/2012		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /31745/ 00454		Deed2:
Seller: RUFF WILLIAM A			Date: 01/02/2007		Price: \$288,120
Type: ARMS LENGTH IMPROVED			Deed1: /25002/ 00285		Deed2:
Seller: RUFF FRANK J			Date: 08/09/1973		Price: \$29,000
Type: ARMS LENGTH IMPROVED			Deed1: /05384/ 00445		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:**



TO: Atty Neil Lanzi
Neil Lanzi

From: Sharon Green

Tracking # 0303228

Export To PDF

Home | Change Password | Sign Out | Welcome Sharon B Green

Please check the second page for fee paid and affirmation statement

2 / 2

Property / Unit Registration

Property Number	Property Address	Year of Construction	Unit Identification	Date of Most Recent Turnover	Date of Most Recent Lead Certificate (Form 330)
* 04010118720900	701 Academy Road	1947	1st Floor 1 FL	12/31/2006	11/24/2014
* 04010118720900	701 Academy Road	1947	3rd Floor 2 FL	03/01/2012	11/24/2014
* 04010118720900	701 Academy Road	1947	Basement B	08/01/2015	11/24/2014
1416063428	8701 Hayshed Lane	1974	Unit 13	08/15/2015	05/14/2016
* * 049030322801	230 Mt De Sales Road	1800	SFP	03/01/2014	11/24/2014

Payment

Bank Date : 09/22/2017

Total Units Certified Lead Free Opt In	0
Total Units Built After 1977	0
Total Units Before 1950	4
Total Built 1950-1977	1
Total Amount	\$ 150.00

Affirmation

I hereby certify and affirm that I intend to submit to the Maryland Department of the Environment information regarding rental dwelling units in accordance with the registration requirements of Title 6, Subtitle 8 of the Environment Article, Maryland Annotated Code.

In typing my name below, I further certify and affirm under penalty of perjury that all of the information I am providing on this date is complete, true and accurate to the best of my knowledge.

Name: Mrs. Sharon Green

Relation With Property: Owner

Date 09/22/2017

FAX # 410-659-1350

PETITIONER'S

EXHIBIT NO. 2

1800 Washington Boulevard, Baltimore, MD 21230 | (410) 537-4199

October 29, 2018
Ms. Cindy Ruff
528 Westwell Lane
Bel Air, MD 21014

The Honorable Judge Beverungen
Administrative Law Judge
Baltimore County

Dear Judge Beverungen,

My name is Cindy Ruff, born December 4, 1957. While I was only a teenager, about 14 or 15 years old, my father bought the property at 701 Academy Road, which includes the house at 230 Mt. DeSales Road. Though at 15, I can't say I paid that much attention. My father bought them from my uncle as longstanding apartments but I can't say if my uncle turned them into apartments or not. I also remember my dad having "open houses" and taking applications from prospective tenants when he had turnover in the apartments. I do remember conversations between my parents about the houses and that they were apartments and had long term tenants. I know we rode over to look at the houses at some point so we could see where they were.

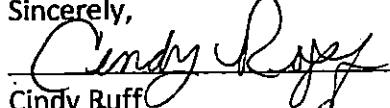
When my mother's friend and her husband moved into the small house on Mt. DeSales, I went over several times as my dad was working on it. I don't know what year that was, but I know they lived there several years before I moved into the big house main floor apartment in 1981. I can tell you that I rented the first floor apartment at 701 Academy Road from September 1981 until April of 1992. During the entire time that I lived there, the basement and second floor were continually rented with the exception of an occasional month when there was tenant turnover.

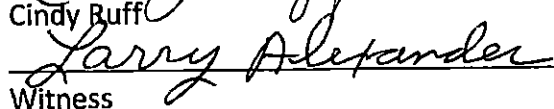
The Mt. DeSales house was being used as a single family home rental at the time, though I do remember seeing that it had a kitchen on the second floor, bathrooms on both floors, and was told it had been used as 2 apartments at some point.

The Academy Road house had 3 apartments; a 1 bedroom basement apartment with a side entrance and back door; first floor apartment with 2 potential bedrooms (but I used one as a dining room), a fireplace and storage on the second floor; and a second floor 1 bedroom apartment with its own side entrance and I believe a fireplace as well. There was a basement and a separate laundry room that tenants had access to. There was also a garage which was used for storage by my dad and a fireplace in the backyard. If you have any questions please let me know.

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Sincerely,


Cindy Ruff


Witness

PETITIONER'S

EXHIBIT NO. ^{LETTERS} 3

November 2, 2018

Mr. James C. Ruff
620 Bollinger Road
Littlestown, PA 17340

The Honorable Judge Beverungen
Administrative Law Judge
Baltimore County

Dear Judge Beverungen,

My name is James Ruff, born 7/29/1949, son of the late William and Rita Ruff, who purchased the 701 Academy Road property (in 1973) that contained two houses. My earliest memory of those houses was that my late uncle, Frank Ruff, purchased the property (in 1962) in preparation for his retirement so that it would provide an income stream. His circumstances changed and since he didn't feel he needed that income, he sold the property to my father, who was also planning for his retirement income. I remember the discussion that there were apartments in both houses, but I did not witness the specific layout when my uncle owned the houses.

My dad and I did discuss the houses after he purchased them. He said the Academy Road house always (from before my uncle Frank purchased it) had the three separate apartments (basement, main-1st floor, 2nd floor). The Mt. DeSales house had been divided into two rental units. I do not know if my uncle Frank made the conversion, or if he purchased it in that layout.

I was living out of town when my dad bought the property so I did not see it in person immediately. In 1976 when I moved back to Baltimore, I used to go to the property to help my dad with apartment turnover, so I am very familiar with the layout of the houses from that time forward. The "big house", as we used to call it, (the one with the Academy Road address), always had three apartments. Each apartment had its own private entrance.

The second floor apartment had a stairway up the side of the house as the entrance. It was a nice 1BR apartment with a separate living room and nice kitchen. The main floor was also 1BR, but was the nicest of the units. Entry was made through the main front door of the house. Besides the bedroom, there was a very spacious living room, dining room and kitchen. There was also access to some storage area downstairs. The basement apartment was small but did have a separate living room and bedroom, along with a small kitchen. It's entrance was from a

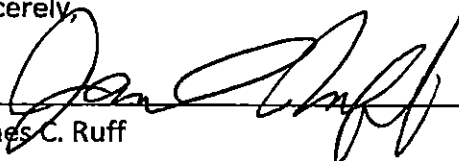
street level door on the Mt. DeSales Road side of the house. I helped work on each of these apartments at different times. My sister Cindy, lived in the main floor apartment for a number of years.

The "small house", which had the Mt. DeSales address, was originally set up as two apartments. The first time those apartments were vacated, my dad turned that back into a single unit house. My dad felt it was too small to be divided as it had been. I helped with the work that converted it back into a single unit rental. I do remember that the first floor had a nice size living room and toward the back of the house was the kitchen. The second floor had a small room with a washer and dryer. I believe that my mom's hairdresser and her husband lived there for many years. Most of the tenants stayed for a long time. I think I was in it again before my mom sold it, but we didn't do much if any work at that time. I believe it was vacant when mom sold it.

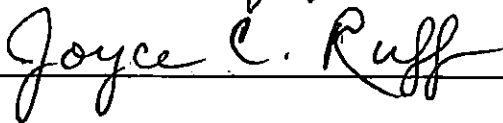
When I first saw and worked in the houses, in 1976, there was no sign that any of the renovations were recent. Nothing appeared to be "new construction". These layouts all appeared to have been in place for many years. My parents took good care of the property and were not very aggressive with the rent increases. Between working alongside my dad and family visits to my sister's apartment, these remain vivid and memorable experiences for me. I hope this helps to clarify the history of this property. If you have any other questions, please feel free to contact me.

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Sincerely,


James C. Ruff

Witness


Joyce C. Ruff

October 28, 2018

Mr. Joseph Liberto
4321 Spring Avenue
Halethorpe, MD 21227

The Honorable Judge Beverungen
Administrative Law Judge
Baltimore County

Dear Judge Beverungen,

I am writing to inform you of my personal knowledge and memories of the home located at 701 Academy Road, Baltimore, MD 21228. I grew up in the home next door (703 Academy Road) since my birth in ¹⁹⁴⁹~~1950~~ until 1971 at the age of 21 years. From about the age of 10 (1960), I do know that the house next door at 701 Academy Road was always 3 separate apartments; basement, main 1st floor, and 2nd floor.

My parents, Sam and Teresa Liberto, were engaged to be married on VJ Day (August 14, 1945) and married one year later on August 14, 1946. In 1945, before they married, my parents saw Mr. Bossi building his home at 701 Academy Road and fell in love with the house. They asked Mr. Bossi to build them a home next door just like it! Mr. Bossi agreed to build their home from the same stone (at my parent's request) that he used for his home, at 701 Academy Road. The newlyweds moved into the basement apartment, in Mr. Bossi's home at 701 Academy Road, while their new home was being built. Mr. Bossi completed construction of 703 Academy Road in 1946. Before Mr. Bossi moved from 701 Academy Road, he turned it into rental units. My father, Sam Liberto, lived in his home until 2013. Following his death, we sold it in 2015.

I hereby certify that the above information is true and correct to the best of my knowledge and belief.
Sincerely,

Joseph Liberto 28 Oct 2018
Joseph Liberto

Shirley G. Fine 10/28/18
Witness

October 28, 2018

Mr. Phil Behrens
705 Academy Road
Baltimore, MD 21228

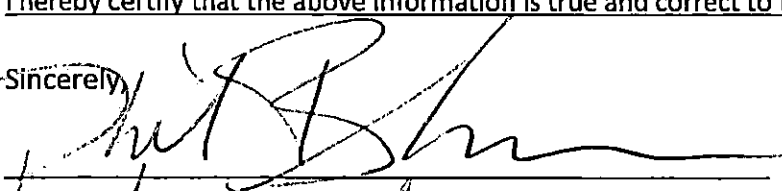
The Honorable Judge Beverungen
Administrative Law Judge
Baltimore County

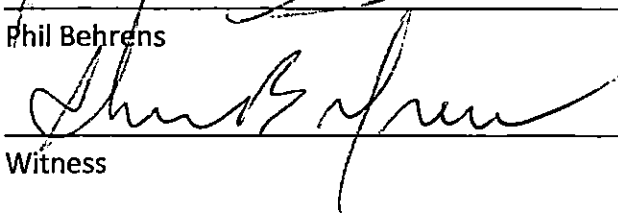
Dear Judge Beverungen,

My name is Phil Behrens and I have lived in my parent's home at 705 Academy Road since I was 8 years old (1968) until now. I am writing to inform you of my personal knowledge and memories of the two houses, 2 doors down, on the corner of Mt. DeSales Road and Academy Road, Baltimore, MD 21228. The house at 701 Academy Road has always been 3 separate apartments that were rented out; basement, main 1st floor, and 2nd floor. The small house (230 Mt. DeSales Road) behind 701 Academy was always rented out as well. I never really got to know the people well, who lived there, because they were always moving in and out. I was fond of running up and down the stone stairs that join the yards of 701 Academy Road and Mt. DeSales Road as a kid. While growing up, I ran and played among all the adjoining yards and homes with my friends, so I paid attention to the rented units and turnover of tenants.

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Sincerely,


Phil Behrens


Witness

10-29-18

10/29/18



















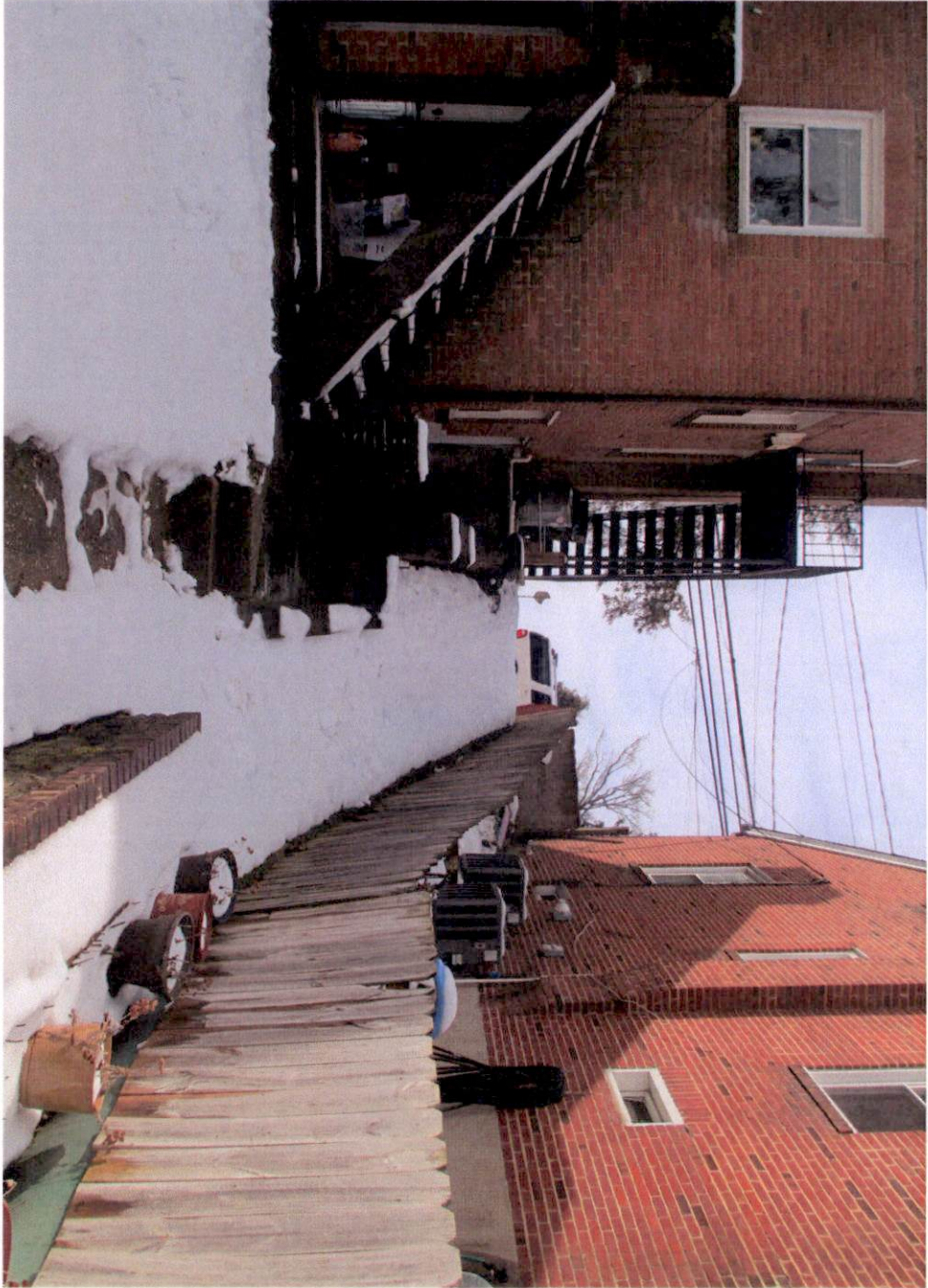






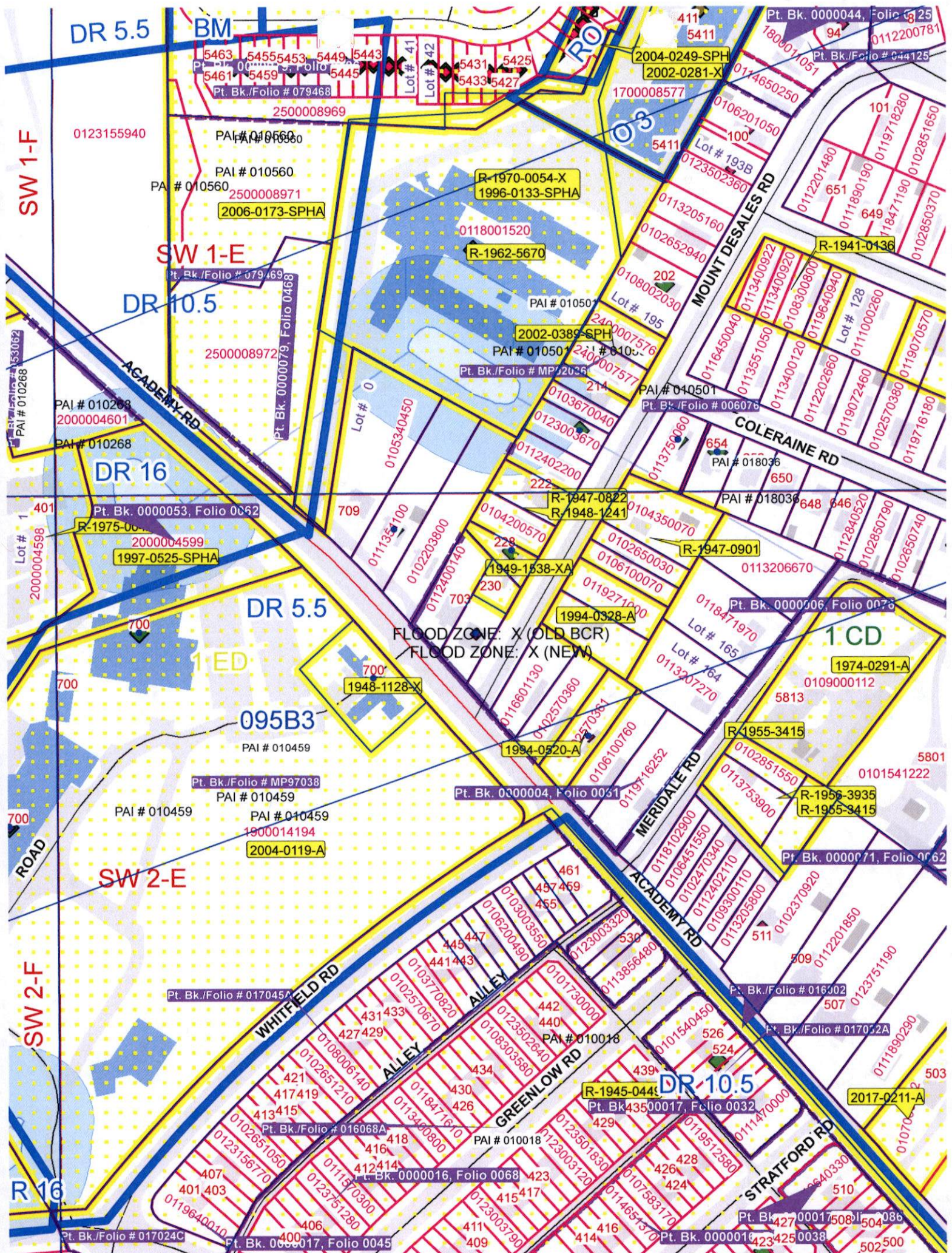












Baltimore County - My Neighborhood
701 ACADEMY RD
Tax Account Number
Owner Name
Premise Address
Tax Map
Parcel
Realty Information

SCHOOL DISTRICT
Elementary
Middle School
High School

City District
County District
Precinct

ECONOMIC
Commercial Revitalization District
Enterprise Zone
Economic Park Center Name
Economic Park Center Type

ENVIRONMENTAL
Watershed Name
River Basin Name
Subshed Name
Soil Name
Soil Name

HISTORIC
National Register Historic District
Baltimore County Historic District
Landmark Name
MIHP Number

LAND MANAGEMENT
URDL Land Type
Growth Tier Description

ZONING CASE HISTORY

0118720900
GREEN FRED JR GREEN SHARON B
701 ACADEMY RD
0095
0219
[More info](#)
[Click for StreetView](#)

DR 5.5

Westowne ES
Catonsville MS
Catonsville HS

Wilkins

1
7
44B
1
01-007

No Feature Found
No Feature Found
No Feature Found
No Feature Found

Gwynns Falls
Patapsco River
Maiden Choice Run
Legore-Montalto-Urban Land complex, 8 to 15
Matapeake silt loam, 2 to 5 percent slopes

No Feature Found
No Feature Found
No Feature Found
No Feature Found

Urban
Served by public sewer and inside

percent

URDL

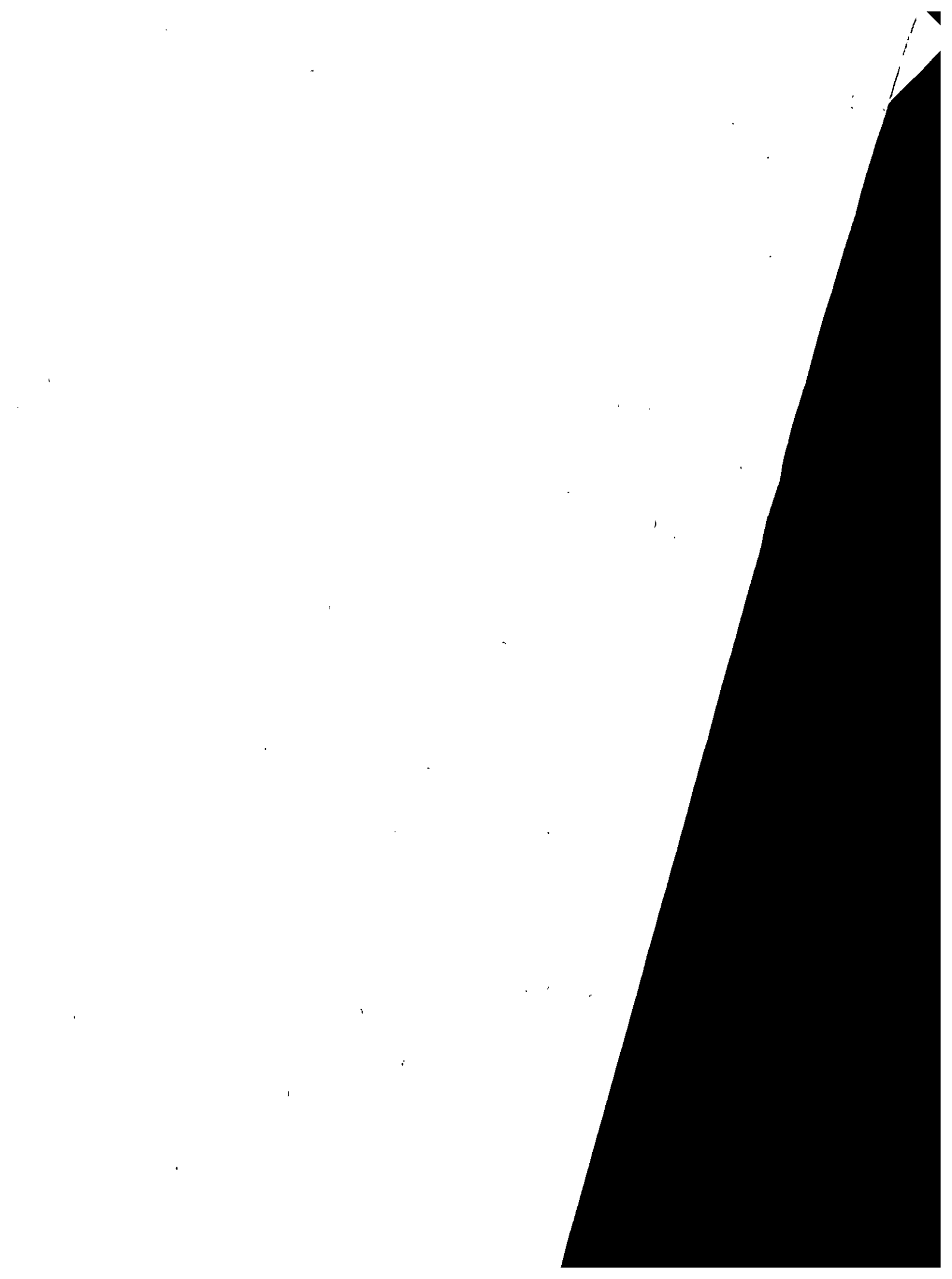
1/17/2019

ing History Case Number

1949-1538-XA

hood/

1/17/2019

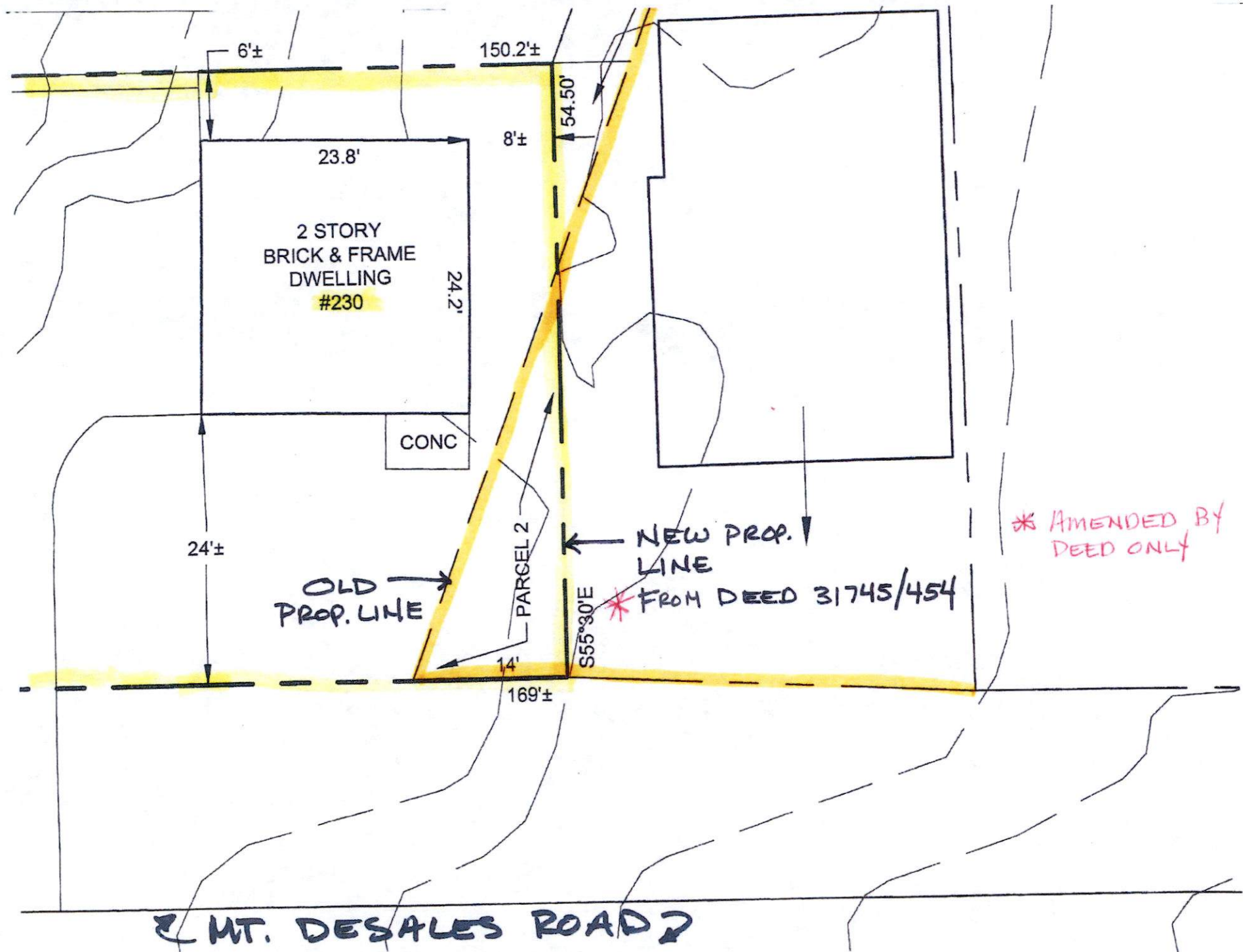


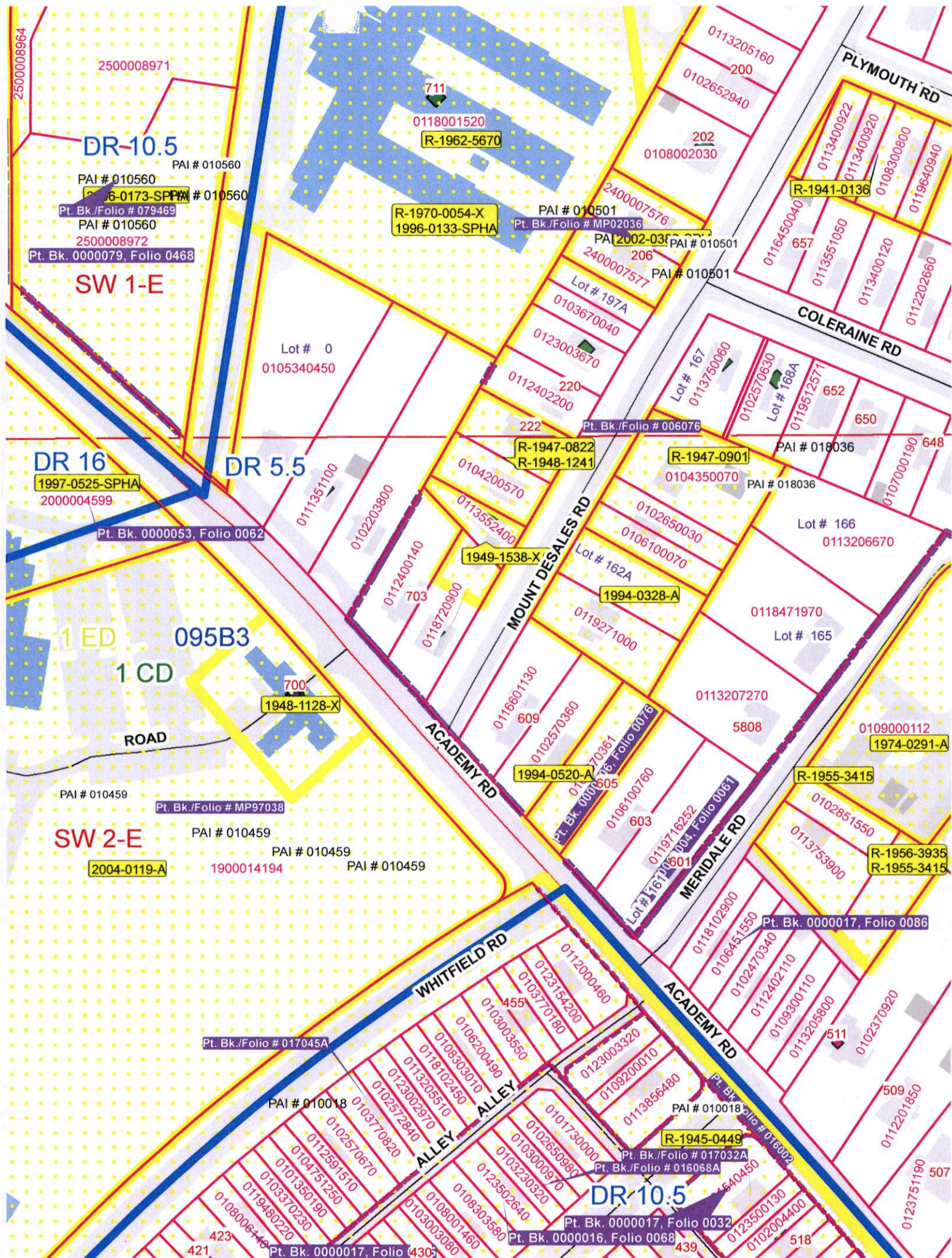
Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0118720900			
Owner Information					
Owner Name:		GREEN FRED JR GREEN SHARON B		Use: Principal Residence:	
Mailing Address:		6178 COMMADORE CT COLUMBIA MD 21045-4310		Deed Reference: /31745/ 00454	
Location & Structure Information					
Premises Address:		701 ACADEMY RD 0-0000		Legal Description: PT LT 199B,200 701 ACADEMY RD MERRIDALE LITTLE FARMS	
+230 MT. DESALES RD.					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0095	0021	0219		0000	
					Block:
					199B
					Assessment Year:
					2019
					Plat No:
					0006/ 0076
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1947		2,682 SF		9,396 SF	
Property Land Area		County Use			
9,396 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	3 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
				As of	
				07/01/2019	
Land:	77,500	82,500			
Improvements	192,500	233,700			
Total:	270,000	316,200		270,000	
Preferential Land:	0			285,400	
Transfer Information					
Seller: GREEN FRED JR GREEN SHARON B		Date: 02/24/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31745/ 00454		Deed2:	
Seller: RUFF WILLIAM A		Date: 01/02/2007		Price: \$288,120	
Type: ARMS LENGTH IMPROVED		Deed1: /25002/ 00285		Deed2:	
Seller: RUFF FRANK J		Date: 08/09/1973		Price: \$29,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05384/ 00445		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. 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.





Search Result for BALTIMORE COUNTY

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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, the Department makes no warranties, expressed or implied, regarding the information.

GENERAL SITE INFORMATION

1. Ownership: Fred Green Jr. & Sharon B. Green
6178 Commodore Court Columbia, MD 21045
2. Address: 106 Mt Carmel Road Monkton, MD 21111
3. Deed references: SA 31745/ 454
4. Area: 9,396 sq. ft. (per SDAT)
5. Tax Map / Parcel / Lot / Tax account #: 95 / 219 / p/o 1998 & 200 / 01-18-720900
6. Election District: 1 Councilmanic District: 1
ADC Map: 4817E5 GIS tile: 095B3 Position sheet: 55W20
Census tract: 400702 Census block: 24005400702
Schools: Westowne ES Catonsville MS Catonsville HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 095B3 and the information provided by Baltimore County on the Internet.
8. Improvements: Two single family dwellings & parking area. The existing dwellings and the parking area will remain.

OFFICE OF ZONING

Zoning: DR 5.5
Case #1949-1538-XA 5' rear setback approved

Parking Calculations

Required parking spaces: ____ (2 spaces per dwelling)
Parking spaces provided on site: ____

DR 5.5 Setbacks for Residential Buildings (Requirements)

Front (Corner Lot): 25'
Side (Corner Side): 25'
Side Opposite: 15'
Side Sums: 40'
Rear: 30'
Lot Width: 90'

DR 5.5 Setbacks for Residential Buildings (Existing)

Front (Corner Lot): Min. 25'
Side (Corner Lot): 14'
Side Opposite: 6'
Side Sums: 24'
Rear: 8'
Lot Width: 54.50'

ENVIRONMENTAL IMPACT

Watershed: Bird River URDL land type: 1

1. The existing building is currently served by public water and sewer lines in Eastern Avenue.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

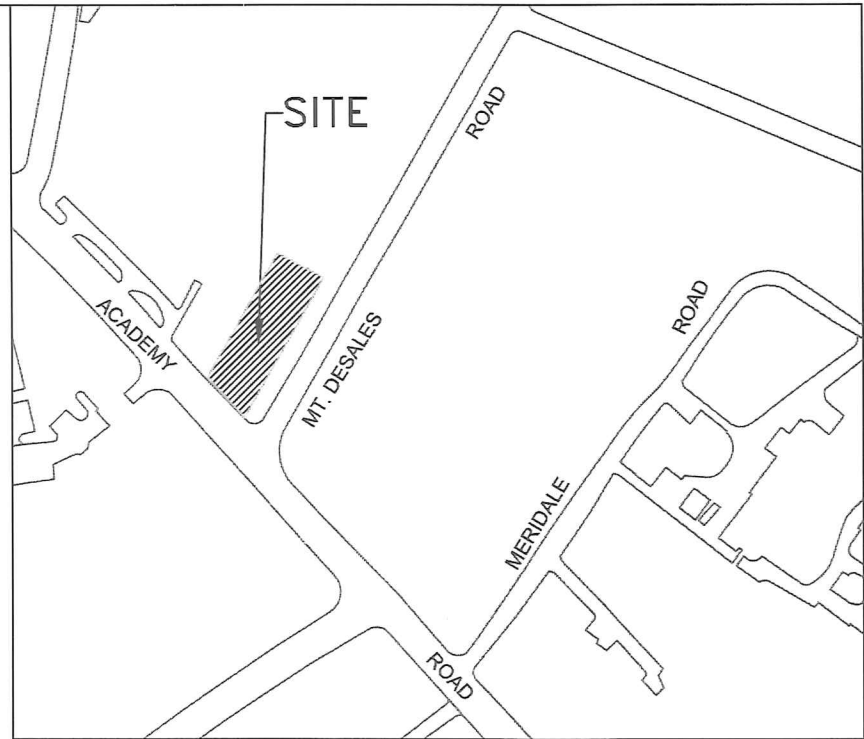
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

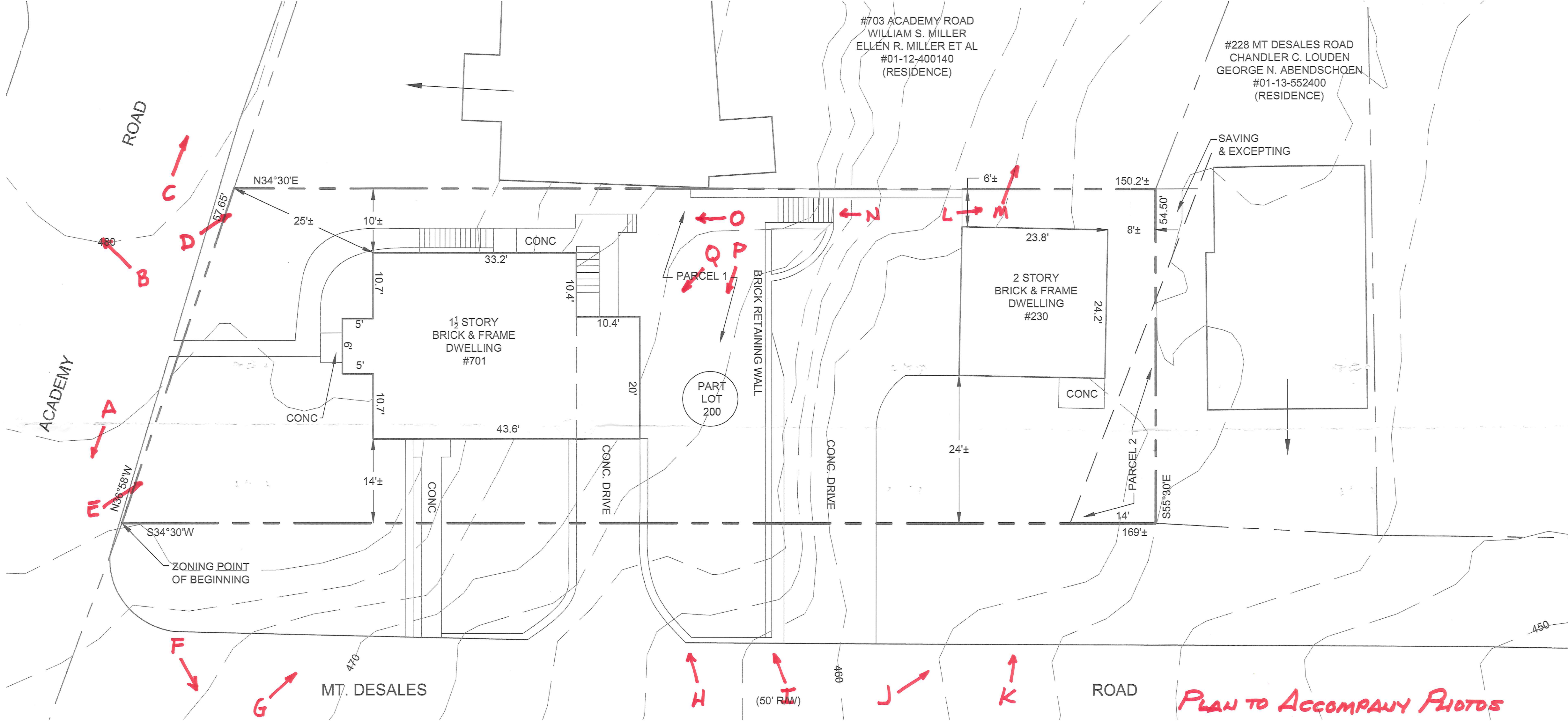
1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

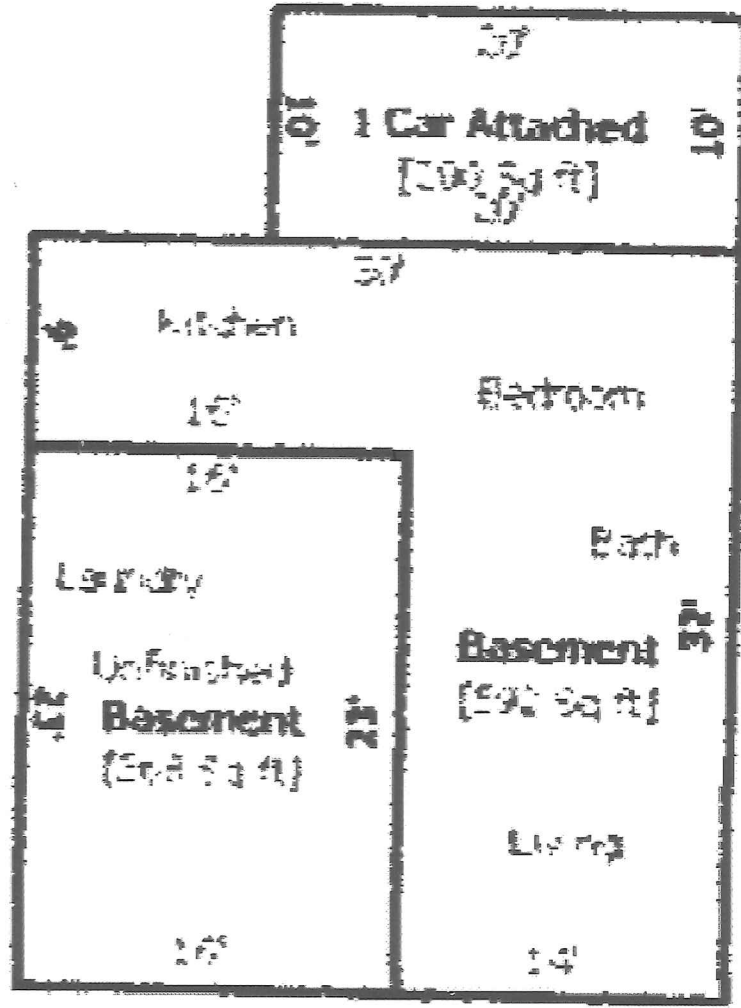
To continue the residential apartment use of both buildings



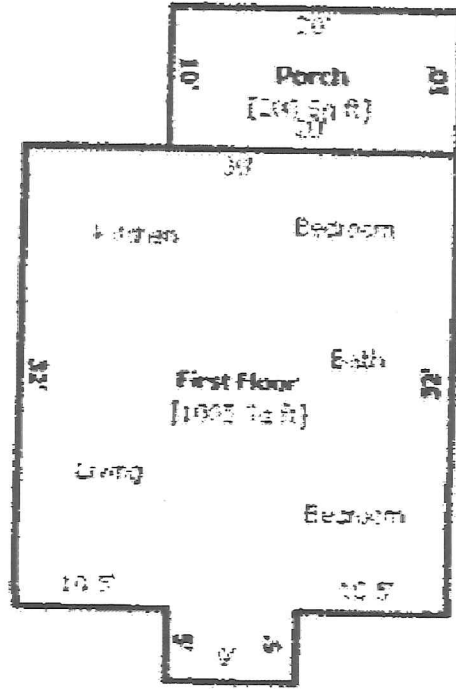
Vicinity Map - Scale: 1" = 200'



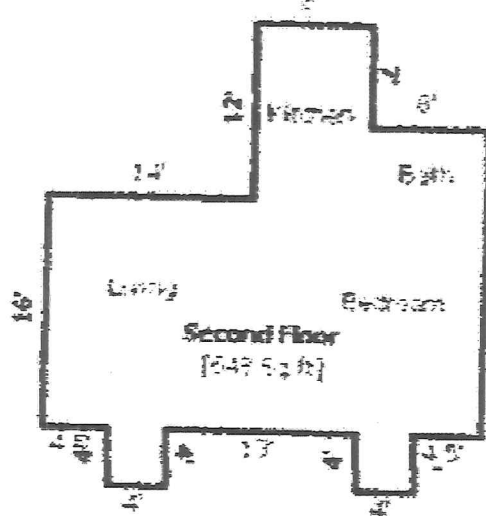
PLAN TO ACCOMPANY PHOTOS



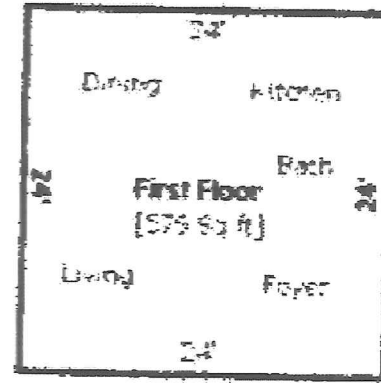
BASEMENT
#701



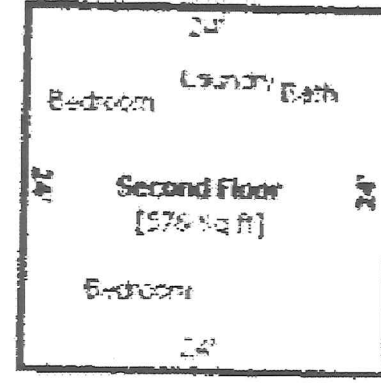
FIRST FLOOR
#701



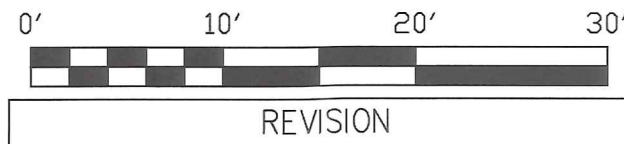
SECOND FLOOR
#701



FIRST FLOOR
#230



SECOND FLOOR
#230



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Froeland, MD 21053
o 443-900-5535 m 410-413-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION APPLICATION
FOR
#701 ACADEMY ROAD &
#230 MT DESALES ROAD
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT



Date: 12/31/2018

Scale: 1" = 20'

PETITIONER'S

EXHIBIT NO. 21

GENERAL SITE INFORMATION

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Census tract: 400702 Census block: 24005400702
Schools: Westowne ES Catonsville MS Catonsville HS
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- Improvements: Two single family dwellings & parking area. The existing dwellings and the parking area will remain.

OFFICE OF ZONING

Zoning: DR 5.5
Case #1949-1538-XA 5' rear setback approved

Parking Calculations

Required parking spaces: ___ (2 spaces per dwelling)
Parking spaces provided on site: ___

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Front (Corner Lot): 25'
Side (Corner Side): 25'
Side Opposite: 15'
Side Sums: 40'
Rear: 30'
Lot Width: 90'

DR 5.5 Setbacks for Residential Buildings (Existing)

Front (Corner Lot): Min. 25'
Side (Corner Lot): 14'
Side Opposite: 6'
Side Sums: 24'
Rear: 8'
Lot Width: 54.50'

ENVIRONMENTAL IMPACT

Watershed: Bird River URDL land type: 1

- The existing building is currently served by public water and sewer lines in Eastern Avenue.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

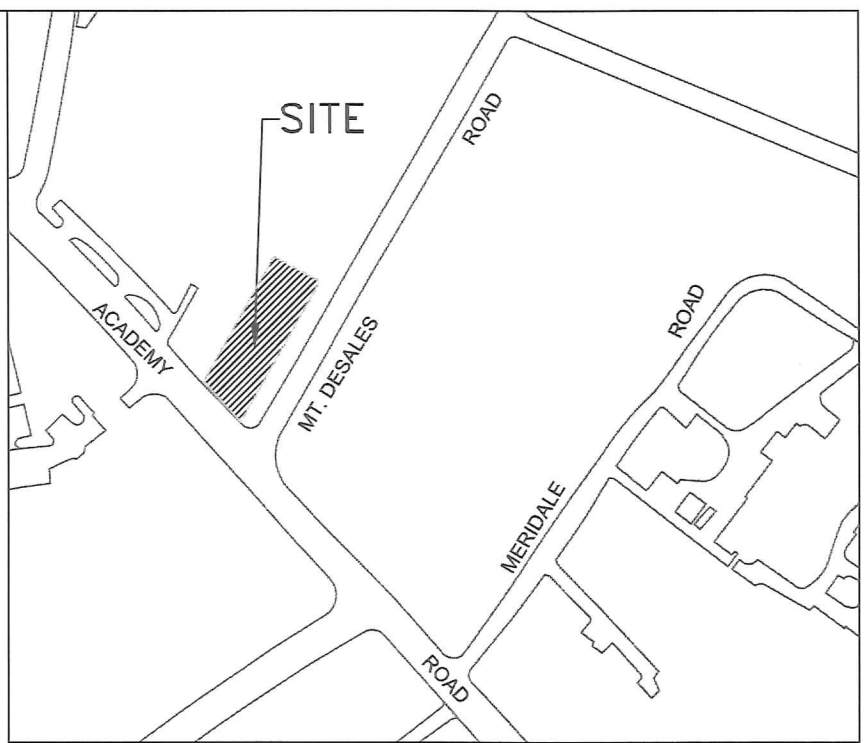
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

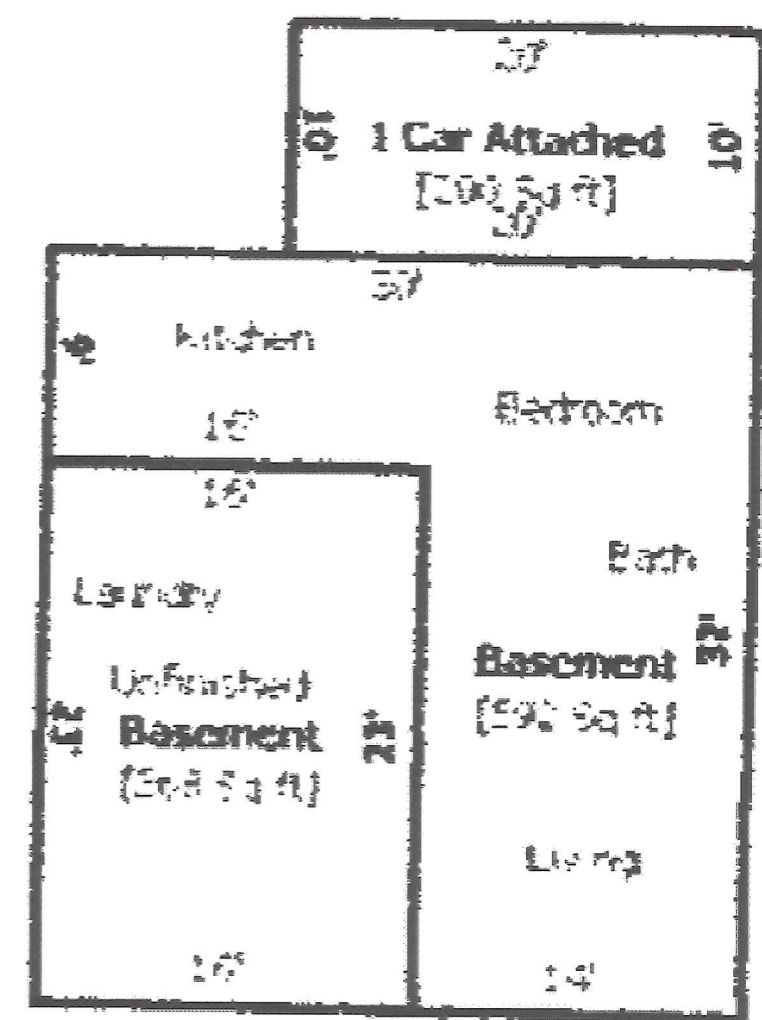
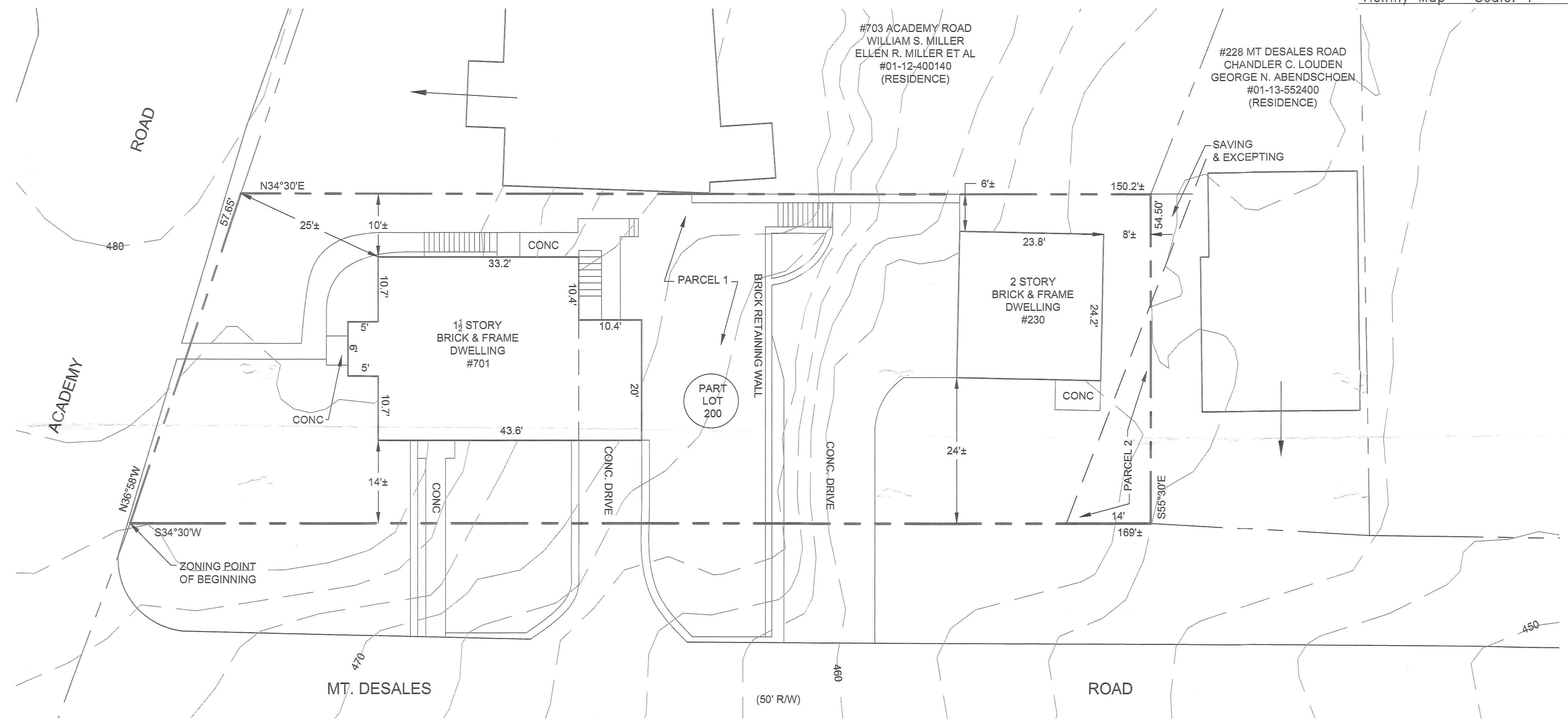
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

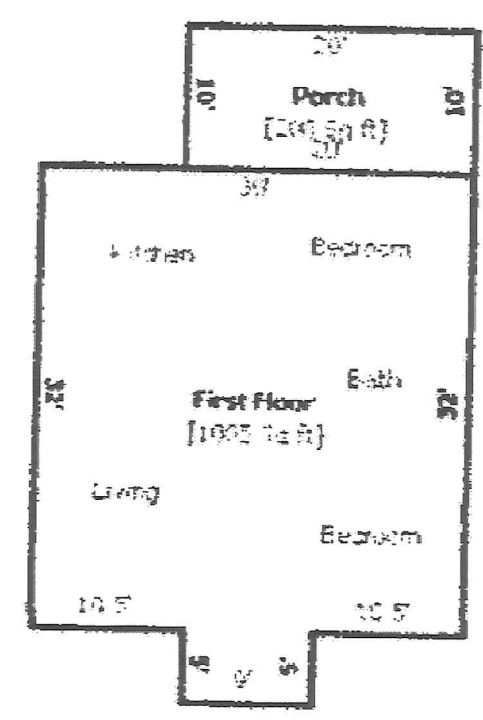
To continue the residential apartment use of both buildings



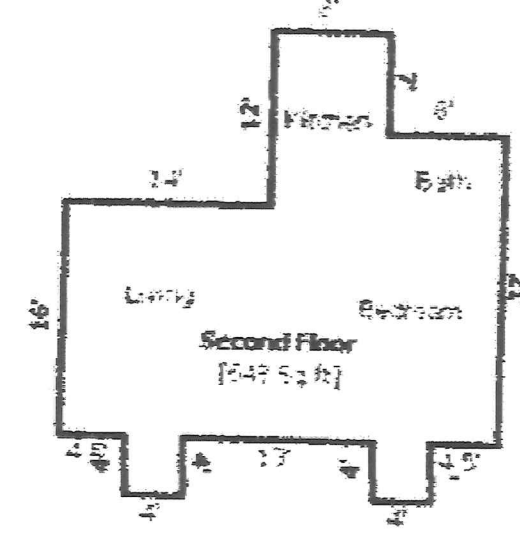
Vicinity Map - Scale: 1' = 200'



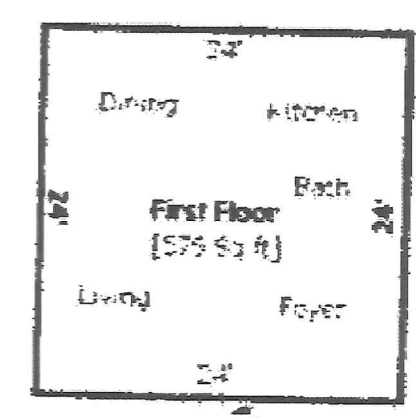
BASEMENT
#701



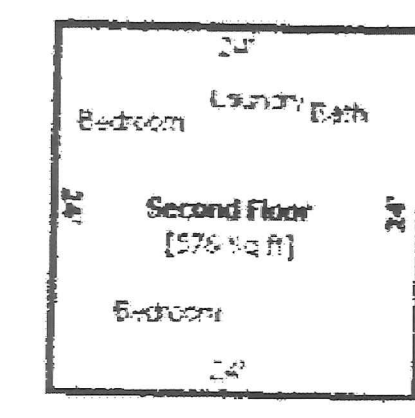
FIRST FLOOR
#701



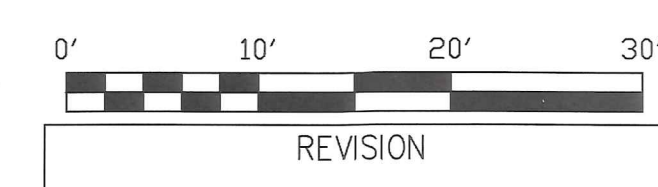
SECOND FLOOR
#701



FIRST FLOOR
#230



SECOND FLOOR
#230



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Frederick, MD 21053
o 443-900-5535 m 410-413-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
ZONING PETITION APPLICATION
FOR
#701 ACADEMY ROAD &
#230 MT DESALES ROAD
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 12/31/2018
Scale: 1" = 20'
PET. No. 1

GENERAL SITE INFORMATION

- Ownership: Fred Green Jr. & Sharon B. Green
6178 Commodore Court Columbia, MD 21045
- Address: 106 W. Carmel Road Monkton, MD 21111
- Deed references: SM 31745/ 454
- Area: 9,396 sq. ft. (per SDAT)
- Tax Map / Parcel / Lot / Tax account #: 95 / 219 / p/o 1998 & 200 / 01-18-720900
- Election District: 1 Councilmanic District: 1
ADC Map: 4817E5 GIS tile: 095B3 Position sheet: 55W20
Census tract: 400702 Census block: 24005400702
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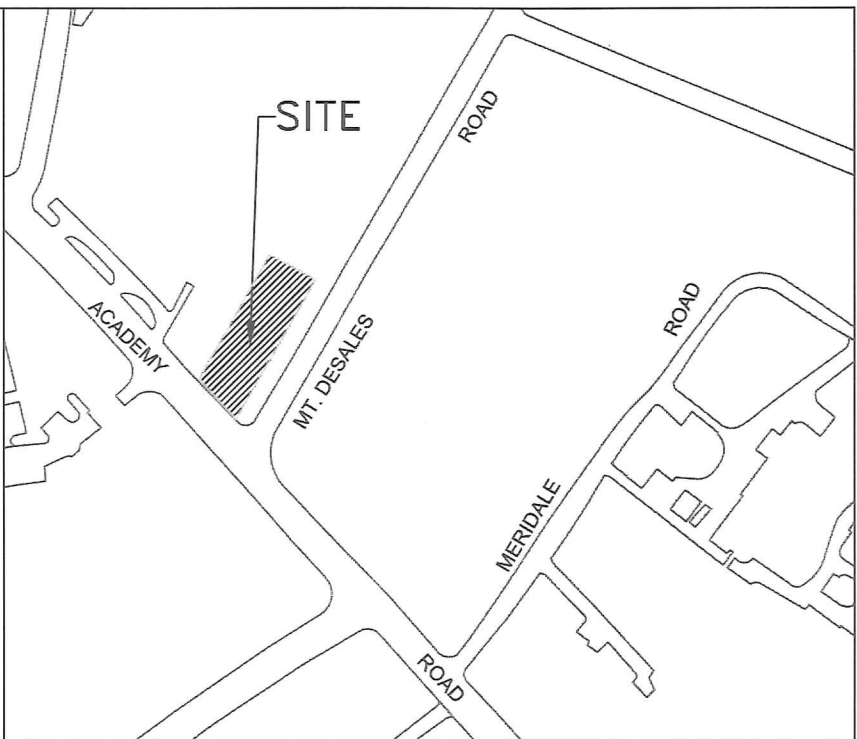
OFFICE OF PLANNING

Regional Planning District: Catonsville District Code: 324

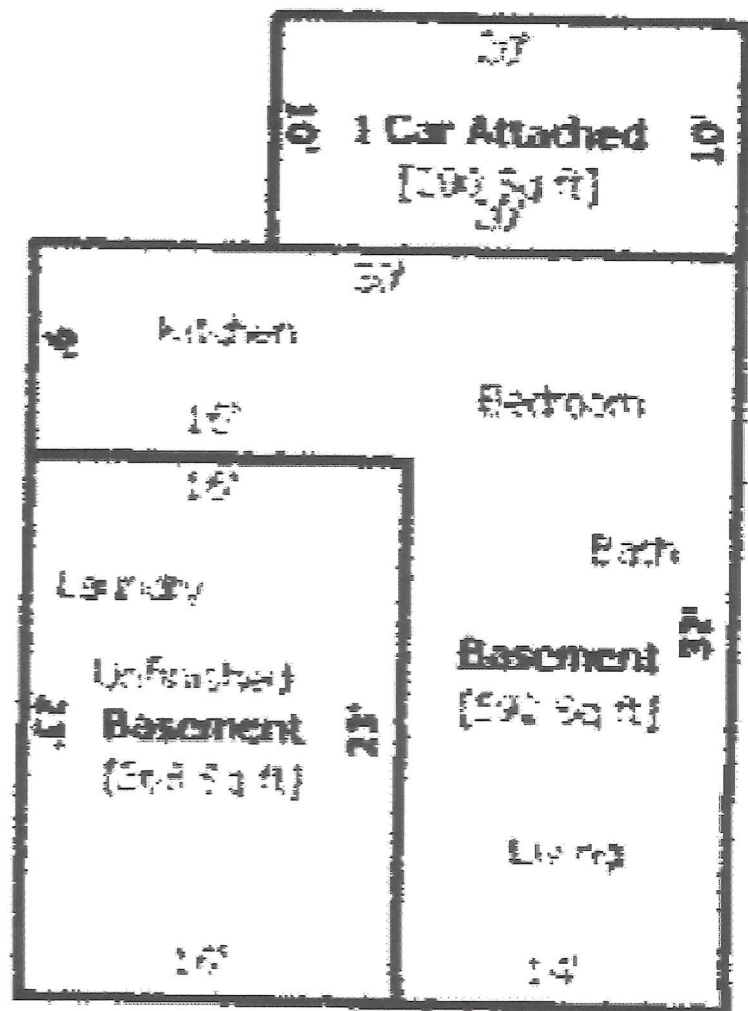
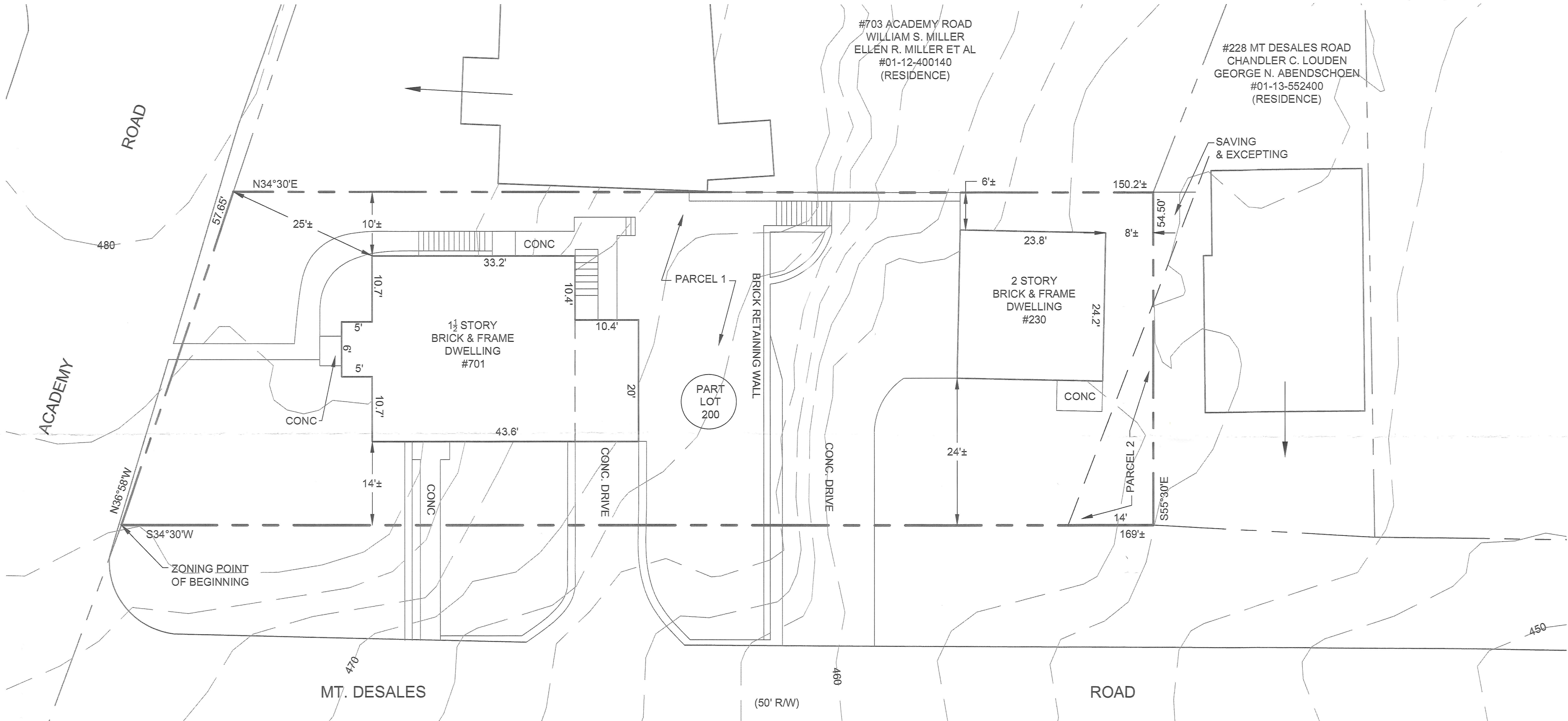
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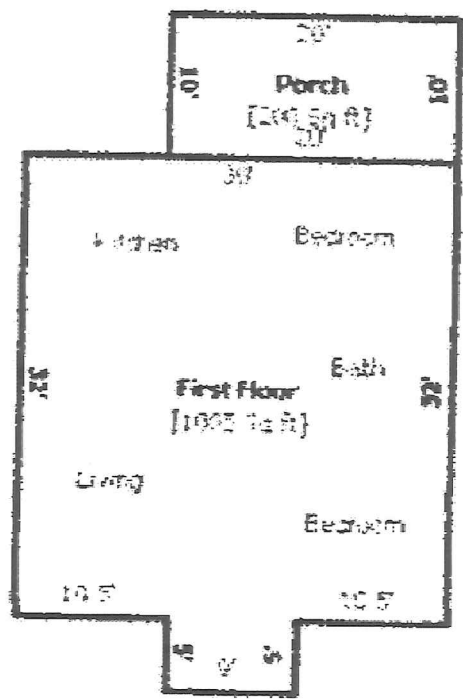
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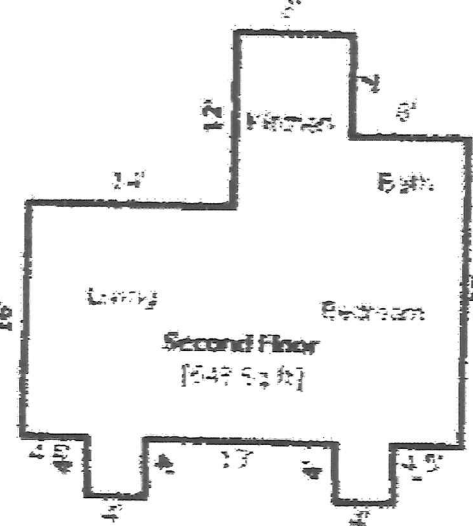
Vicinity Map - Scale: 1" = 200'



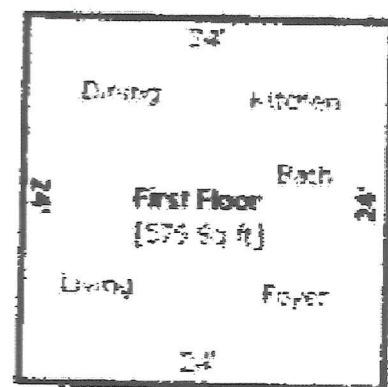
BASEMENT
#701



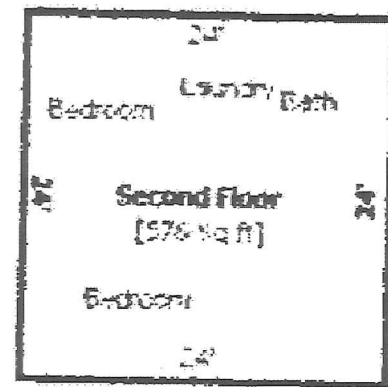
FIRST FLOOR
#701



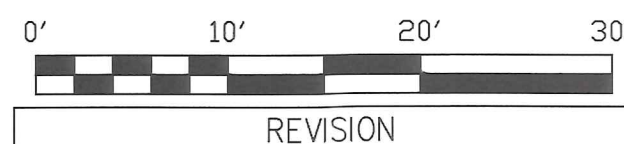
SECOND FLOOR
#701



FIRST FLOOR
#230

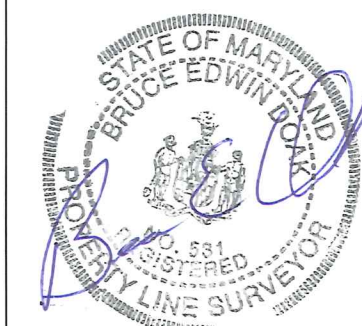


SECOND FLOOR
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