

M E M O R A N D U M

DATE: May 9, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0257-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 8, 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.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(279 Montrose Avenue)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Joseph M. Blaylock	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0257-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Joseph M. Blaylock (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition attached to the rear of an existing dwelling with a side yard setback back of 4 feet and a rear yard setback of 22 feet in lieu of the required 10 and 30 feet respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated March 20, 2019 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 17, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-8-19

By [Signature]

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

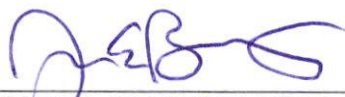
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition attached to the rear of an existing dwelling with a side yard setback back of 4 feet and a rear yard setback of 22 feet in lieu of the required 10 and 30 feet respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioner must comply with the DEPS ZAC comment, dated March 20, 2019; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 4-8-19

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 279 Montrose Ave Baltimore, MD 21221 Currently zoned DR5.5
 Deed Reference 29436-100376 10 Digit Tax Account # 1502653360
 Owner(s) Printed Name(s) Joseph Blaylock

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1 of BCZR to permit a proposed addition attached to the rear of an existing dwelling with a side yard setback back of 4 feet and a rear yard setback of 22 feet in lieu of the required 10 and 30 feet respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Joseph Blaylock

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

279 Montrose Ave Baltimore MD

Mailing Address

City

State

21221 2408766553 jblaylock429@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Timothy Lee Dese

Name- Type or Print

Signature

8514 Kenty Plains Rd Baltimore, MD

Mailing Address

City

State

21222 413-846877 Timdese38@aol.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 31 day of May, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0257-A Filing Date 3/5/19 Estimated Posting Date 3/17/19 Reviewer AT

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 279 Montrose Ave Baltimore, MD 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

My father passed away last February and my mother had to move in with us and to accommodate and make space we are wanting to add rooms. we are having another baby as well in May. Thank you for considering this variance.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Owner (Affiant)
Joseph M Blaylock
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

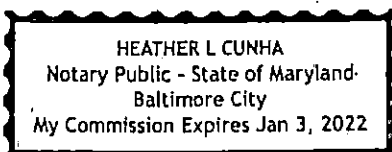
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of February 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph M Blaylock

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
January 3, 2022
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

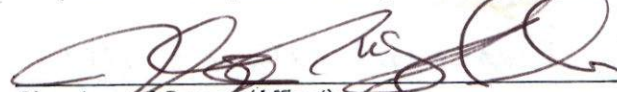
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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Owner (Affiant)
Joseph M B Baylock
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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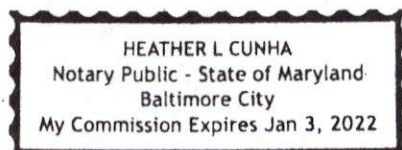
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

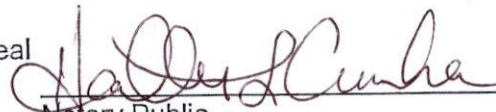
I HEREBY CERTIFY, this 26th day of February 2019^{HE}, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph M Baylock

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal




Notary Public
January 3, 2022
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 279 Montrose Ave Baltimore, MD 21221 Currently zoned DR5.5
 Deed Reference 29436-600376 10 Digit Tax Account # 1502653360
 Owner(s) Printed Name(s) Joseph Blaylock

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1 of BCZR to permit a proposed addition attached to the rear of an existing dwelling with a side yard setback back of 4 feet and a rear yard setback of 22 feet in lieu of the required 10 and 30 feet respectively.

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of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Joseph Blaylock

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

279 Montrose Ave Baltimore MD

Mailing Address

City

State

21221

Zip Code

2408766553

Telephone #

jblaylock429@gmail.com

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Timothy Lee Deese

Name - Type or Print

Signature

8574 Kandy Plains Rd Baltimore, MD

Mailing Address

City

State

21222

Zip Code

413-846877

Telephone #

Timdeese38@aol.com

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 4-8-19 day of April that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

By

Administrative Law Judge for Baltimore County

CASE NUMBER

2019-0257-A

Filing Date

3/5/19

Estimated Posting Date

3/17/19

Reviewer

AT

Rev 5/5/2016

Zoning Property Description for 279 Montrose Avenue

Beginning at a point on the south side of Montrose Avenue, which is 30 feet wide at a distance of 1900 feet west of the centerline of the nearest improved intersecting street, Mace Avenue which is 50 feet wide.

Being Lot#98, in the Subdivision of Montrose Farms as recorded in Baltimore County Plat Book #6, Folio 183 containing 12,150 Square Feet. Located in the 15th Election District and 7th Council District.

2019-0257-A

2016-0327-A

(Av) 4-1

ZAC AGENDA

Case Number: 2019-0256-A **Reviewer:** Christina Frink
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Brian S. Logue, Sr Tracy A. Logue
Contract Purchaser: David Billingsley

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 3806 CHESTNUT RD
Location: NW of Chesnut Road, 370 feet SW of Seneca Road.

Existing Zoning: RC 5 **Area:** 21,900

Proposed Zoning:

VARIANCE:

To permit a replacement dwelling with a height of 40 feet and side yard setback of 8 feet and 10 feet in lieu of the maximum permitted 35 feet and required 50 feet and 50 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0257-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Joseph Blaylock
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 279 MANTROSE AVE
Location: 1900 feet W of the centerline of Mace Ave.

Existing Zoning: DR 5.5 **Area:** 12,150

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition attached to the rear of an existing dwelling with a side yard setback back of 4 feet and a rear yard set back of 22 feet in lieu of the required 10 and 30 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/01/2019

Miscellaneous Notes:

JB (AV) 4-1-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, March 31, 2019 6:54 PM
To: Administrative Hearings
Subject: 2019-0257-A

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0257-A
PETITIONER/DEVELOPER
JOSEPH BLAYLOCK

DATE OF HEARING/CLOSING
APRIL 1, 2019

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

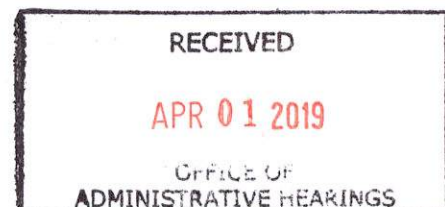
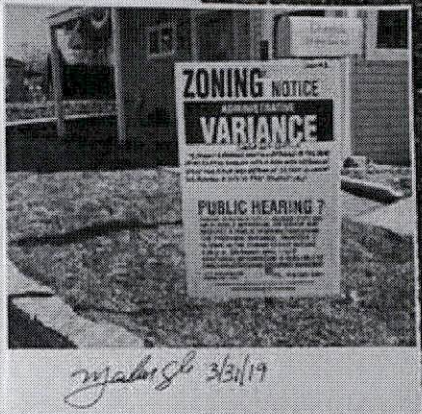
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT:

279 MONTROSE AVENUE SIGN #2

THIS SIGN(S) POSTED ON March 17, 2019 March 31, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 3/31/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21254
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 20A-0257-A

PETITIONER/DEVELOPER

JOSEPH BLAYLOCK

DATE OF HEARING/CLOSING

APRIL 1, 2019

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

ATTENTION:

LADIES AND GENTLEMAN:

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

279 MONTZOSE AVENUE

SIGN #1

THIS SIGN(S) POSTED ON

March 17, 2019

March 31, 2019

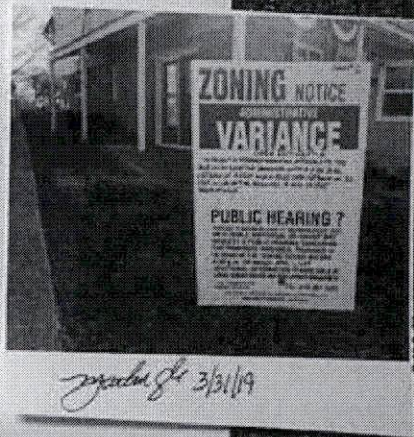
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/17/19

SIGNATURE OF SIGN POSTER

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



Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0257-A

PETITIONER/DEVELOPER

JOSEPH BLAYLOCK

DATE OF HEARING/CLOSING

APRIL 1, 2019

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

LADIES AND GENTLEMAN :

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279 MONTROSE AVENUE

THIS SIGN(S) POSTED ON March 17, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/17/19

SIGNATURE OF SIGN POSTER

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

SIGN #2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0257-A

TO PERMIT A PROPOSED ADDITION ATTACHED TO THE REAR
OF AN EXISTING DWELLING WITH A SIDE YARD SETBACK OF
4 FEET AND A REAR YARD SETBACK OF 22 FEET IN LIEU OF
THE REQUIRED 10 AND 30 FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 1, 2014.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD, 21204

TEL: 410-887-3391

DO NOT REMOVE OR DAMAGE AND POST UNTIL AFTER HEARING DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

Myra S. 3/17/14

CERTIFICATE OF POSTING

CASE NO. 2019-0257-A

PETITIONER/DEVELOPER

JOSEPH BLAYLOCK

DATE OF HEARING/CLOSING

APRIL 1, 2019

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

279 MONTROSE AVENUE

SIGN # 1

THIS SIGN(S) POSTED ON

March 17, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/17/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

SAN# 1

ADMINISTRATIVE VARIANCE

CASE# 2019-0257-A

TO PERMIT A PROPOSED ADDITION ATTACHED TO THE
REAR OF AN EXISTING DWELLING WITH A SIDE YARD
SETBACK OF 4 FEET AND A REAR YARD SETBACK OF 22
FEET IN LIEU OF THE REQUIRED 10 AND 30 FEET
RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(N) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 1, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHERAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT SIGNATURE THIS SIGN AND POSTER AFTER 4:30 PM DATE, UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

metin glo 3/17/19

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0257 - A Address 279 Montrose Avenue
Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 03/05/2019 Posting Date: 03/17/19 Closing Date: 04/01/19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0257 -A Address: 279 Montrose Avenue
Petitioner's Name: Joseph Blaylock Telephone : 240-876-6553
Posting Date: 03/17/2019 Closing Date: 04/01/2019
Wording for Sign: To permit a proposed addition attached to the rear of an existing dwelling with a side yard setback back of 4 feet and a rear yard setback of 22 feet in lieu of the required 10 and 30 feet respectively.

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

No. **180790**

Date: 3/5/19

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/06/2019 3/05/2019 11:17:23 3

REC W803 WALKIN CAN
 >>RECEIPT # 809413 3/05/2019 OPLN

Dept 5 528 ZONING VERIFICATION
 180790

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75

Rec'd Tot \$ 75.00
 .00 CK 100.00 CA
 25.00 CG
 Baltimore County, Maryland

Total: \$ 75

Rec From:

For:

279 MONTROSE AVE

2019-0257-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

April 2, 2019

Joseph Blaylock
279 Montrose Ave
Baltimore MD 21221

RE: Case Number: 2019-0257-A, 279 Montrose 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 March 5, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Timothy Lee Doese 8514 Sandy Plains Road Baltimore 21222

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 29, 2019

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

SUBJECT: Zoning Advisory Committee Meeting
For March 18, 2019
Item No. 2019-0253-SPHA, 0254-SPH, 0255-SPH, 0257-A, 0259-SPHA,
0260-SPHA, 0261-A, 0262-A, 0263-X & 0264-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

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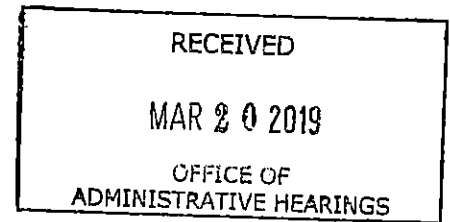
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VKD: cen
cc: file

(AV) 4-1-19

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: March 20, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0257-A
Address 279 Montrose Avenue
(Blaylock Property)

Zoning Advisory Committee Meeting of March 18, 2019.

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

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

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed addition can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

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

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers. By meeting the 10% pollutant reduction requirements for the proposed development, watershed impacts can be better

ORDER RECEIVED FOR FILING

4-8-19

C:\Users\dwiley\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\NX8NH3UN\ZAC 19-0257-A 279 Montrose Avenue.doc

By

[Signature]

managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

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

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis; Environmental Impact Review

ORDER RECEIVED FOR FILING

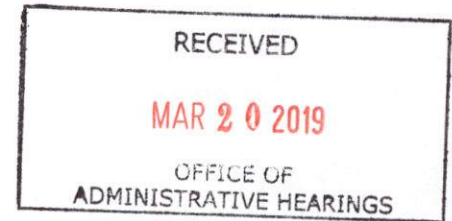
Date 4-8-19

By low

(AV) 4-1-19

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Paul Dennis; Environmental Impact Review

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-20</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>3-17-19</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>3-31-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1502653360			
Owner Information					
Owner Name:		BLAYLOCK JOSEPH M		Use:	RESIDENTIAL
Mailing Address:		279 MONTROSE AVE BALTIMORE MD 21221-4744		Principal Residence:	YES
				Deed Reference:	/29436/ 00376
Location & Structure Information					
Premises Address:		279 MONTROSE AVE BALTIMORE MD 21221-4744		Legal Description:	PT LT 98 279 MONTROSE AVE MONTROSE FARMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0019	0606		0000	
					Block:
					Lot:
					Assessment Year:
					Plat No:
					Plat Ref:
					0006/ 0183
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1919		1,623 SF		12,150 SF	
Property Land Area		County Use			
12,150 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	1/2 BRICK SIDING	2 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	75,500	75,500			
Improvements	75,300	99,200			
Total:	150,800	174,700	158,767		166,733
Preferential Land:	0				0
Transfer Information					
Seller: BLAYLOCK JOSEPH M		Date: 05/05/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29436/ 00376		Deed2:	
Seller: BROOKS CLEVELAND H		Date: 10/25/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20878/ 00277		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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

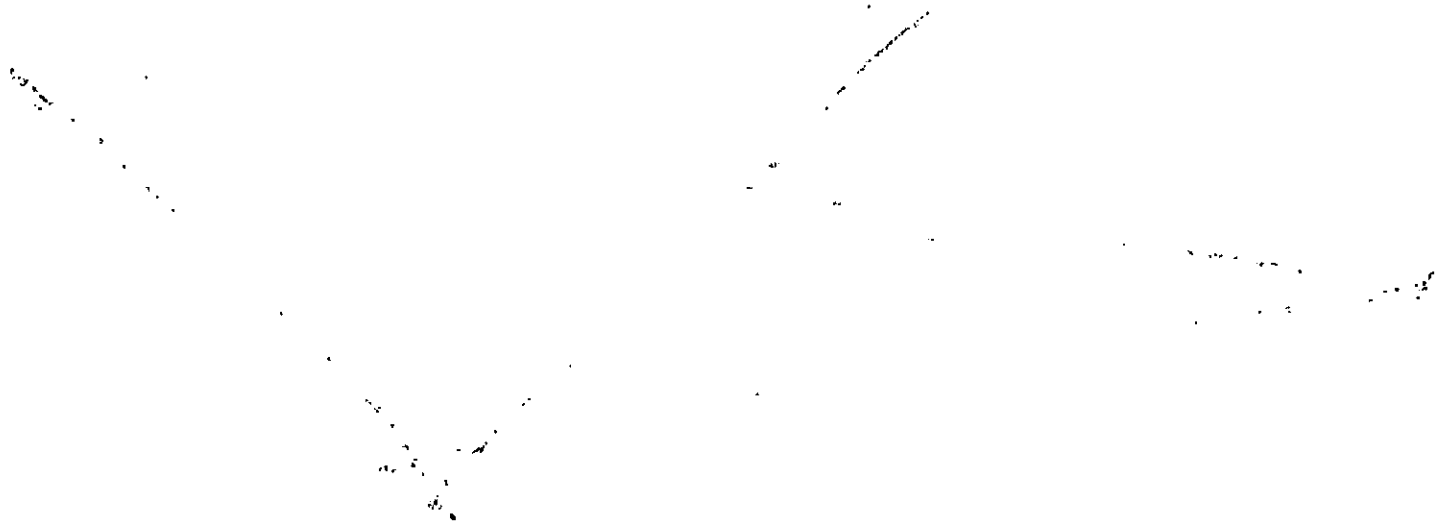
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:





2025 1002



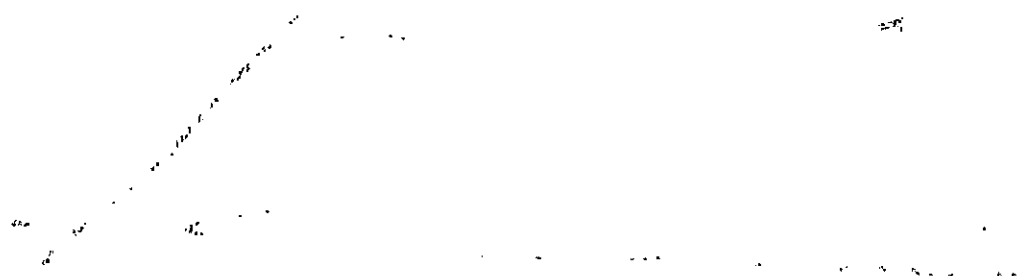
2019-0257-A



MSO-Plus



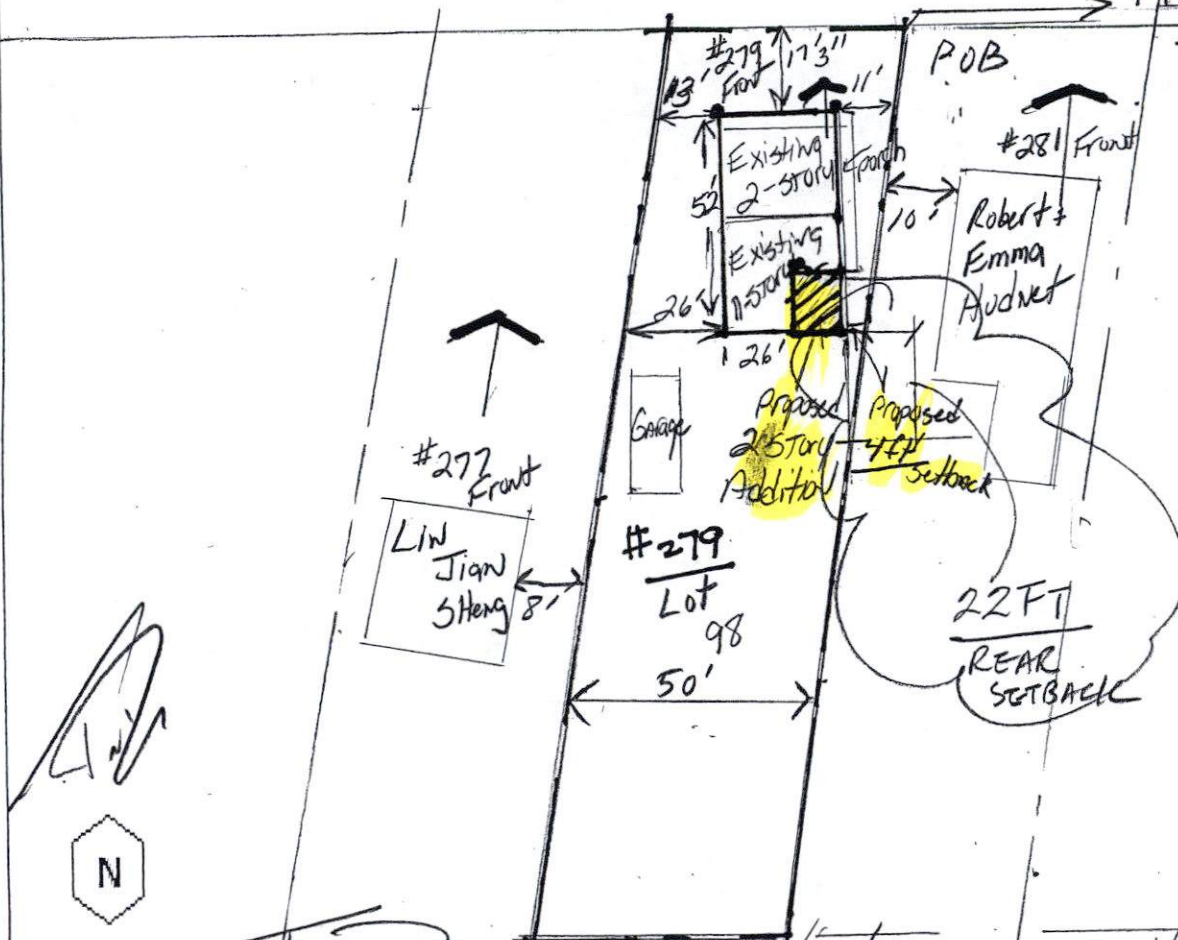
2019-04-59-1A



Ames Research

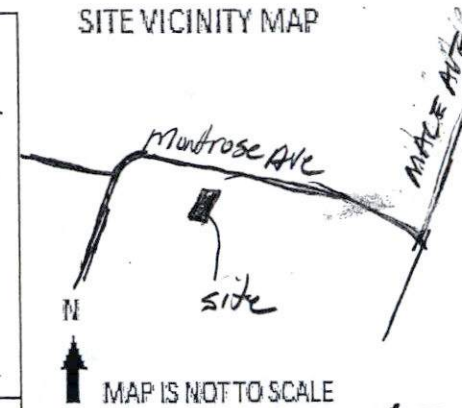
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 279 Montrose Ave OWNER(S) NAME(S) Joseph Blaylock
SUBDIVISION NAME Montrose Farms LOT # 98 BLOCK # _____ SECTION # _____
PLAT BOOK # 0000006 FOLIO # 0183 10 DIGIT TAX # 1502653360 DEED REF. # 29436100376

Montrose Ave. 30 Ft. E/W
1900 FT TO C of MACE AVE



PLAN DRAWN BY Tim Reese DATE 2/25/19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 0090A3
SITE ZONED DR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 01
LOT AREA ACREAGE 0.28
OR SQUARE FEET 12,150 S.F.
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
N/A

VIOLATION CASE INFO:

N/A

2019-0257-A

Ret. Exh. 1

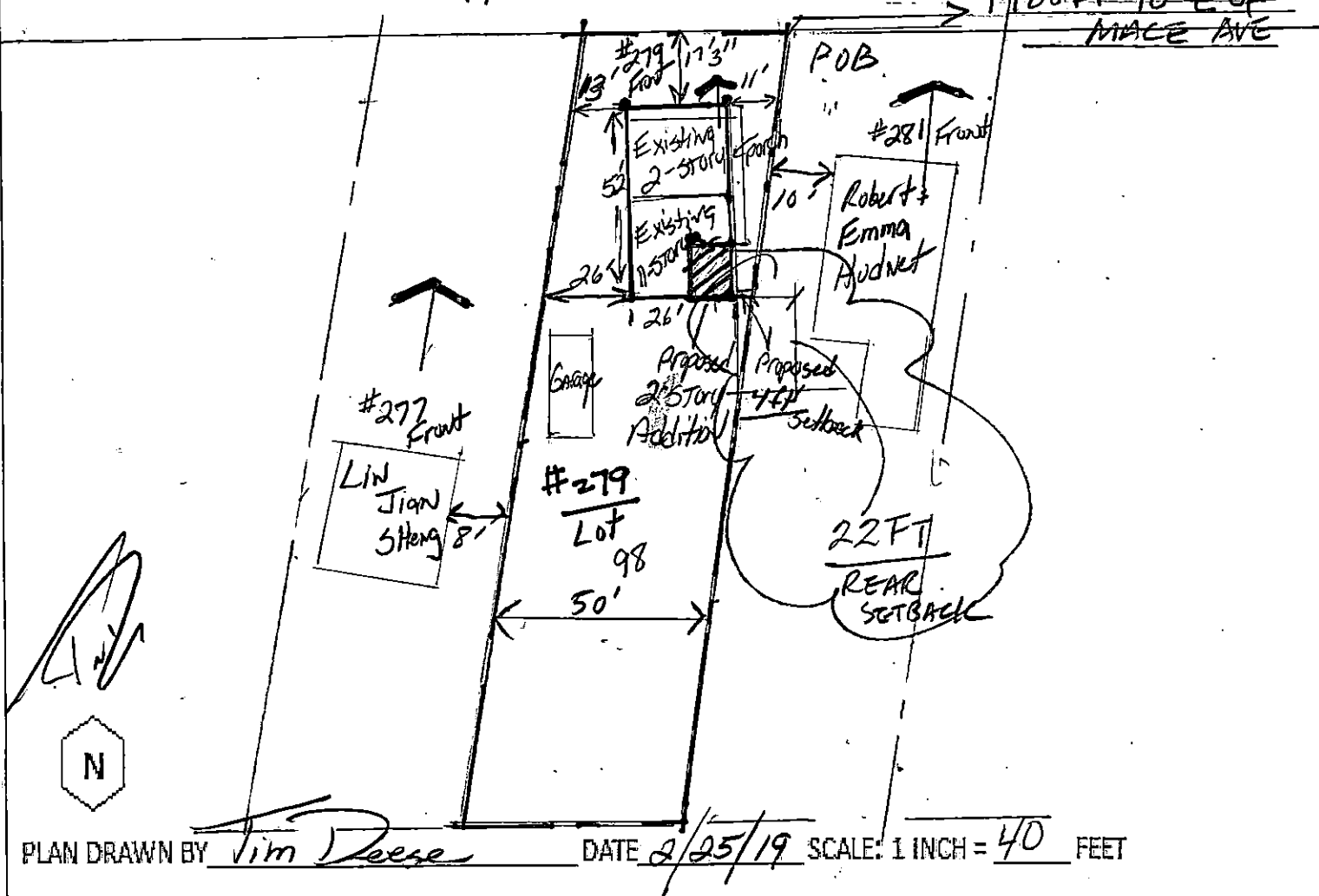
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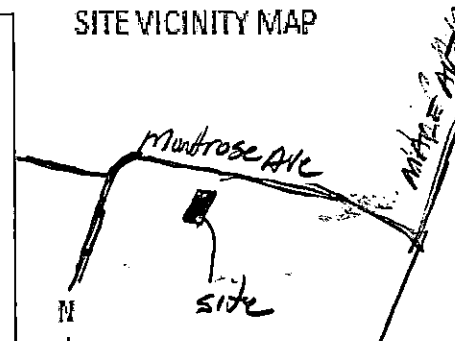
Montrose Ave. 30 Ft. R/W



PLAN DRAWN BY Tim Deese

DATE 2/25/19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0090A3

SITE ZONED DR5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 01

LOT AREA ACREAGE 0.28

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