

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. 2019-0265-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
(7340 Brightside Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Colleen M. Mallon	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0265-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 subject property, Colleen M. Mallon (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a 33 ft. front setback in lieu of the required 50 ft. front setback to accommodate a new addition. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated March 26, 2019 indicating that Ground Water Management must review any proposed building permit(s) for addition(s) since the property is served by private septic.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 16, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-8-19

By low

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 Section 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 of the Baltimore County Zoning Regulations ("BCZR"), to permit a 33 ft. front setback in lieu of the required 50 ft. front setback to accommodate a new addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the DEPS ZAC comment, dated March 26, 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

JEB:dlw

ORDER RECEIVED FOR FILING

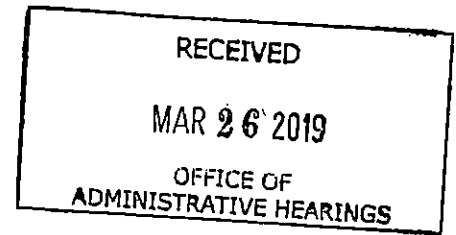
Date 4-8-19

2

By dlw

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 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0265-A
Address 7340 Brightside Road
(Mallon Property)

Zoning Advisory Committee Meeting of **March 25, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for addition(s), since the property is served by private septic apparently.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 4-8-19

By DLW



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 7340 BRIGHTSIDE ROAD Currently zoned DR-1
Deed Reference 32140 / 00103 10 Digit Tax Account # 1 7 0 0 0 0 1 5 9 0
Owner(s) Printed Name(s) COLLEEN M. MALLON

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

TO PERMIT A 33 FT. FRONT SETBACK IN LIEU OF THE REQUIRED 50 FT. FRONT SETBACK TO ACCOMMODATE A NEW ADDITION.

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

2. **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

Name

Signature

7340

Mailing

21212

Zip Code

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted

RATCLIFFE ARCHITECTS: CONTACT - SUSAN HARRINGTON

Name - Type or Print

Signature

10404 STEVENSON ROAD STEVENSON MD
Mailing Address City State

21153 / 410-484-7010 / SUSAN@RATCLIFFEARCHITECTS.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 3/11/19 day of March, 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 2019-0265-A Filing Date 3/11/19 Estimated Posting Date 3/17/19 Reviewer PT

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: 7340 BRIGHTSIDE RD. BALTIMORE MD 21212-1011
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)

I would like to request a zoning variance to reduce the front setback line from a 50' setback to a 33' setback so that I can add an addition along the right side of my house. Because of the irregular shape of my lot (due to its historic subdivision), I am unable to expand along the right side of the house without this variance. I am adding a modest bedroom/office with a screened porch on the first floor and a relocated bedroom in a portion of the addition at the second floor. And because of the existing constraints of the current floor plan, the right side of the house is the only location to make these modifications.

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

Signature of Owner (Affiant)

COLLEEN M. MALLON

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 6 day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Colleen M. Mallon

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

October 21, 2020

LAUREN E. REAGOSO
Notary Public-Maryland
Queen Anne's County
My Commission Expires
October 21, 2020

REV. 5/5/2016



LAUREN E. REARDON
Notary Public-Metairie
Louisiana
My Commission Expires
October 31, 2020

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/16/2019

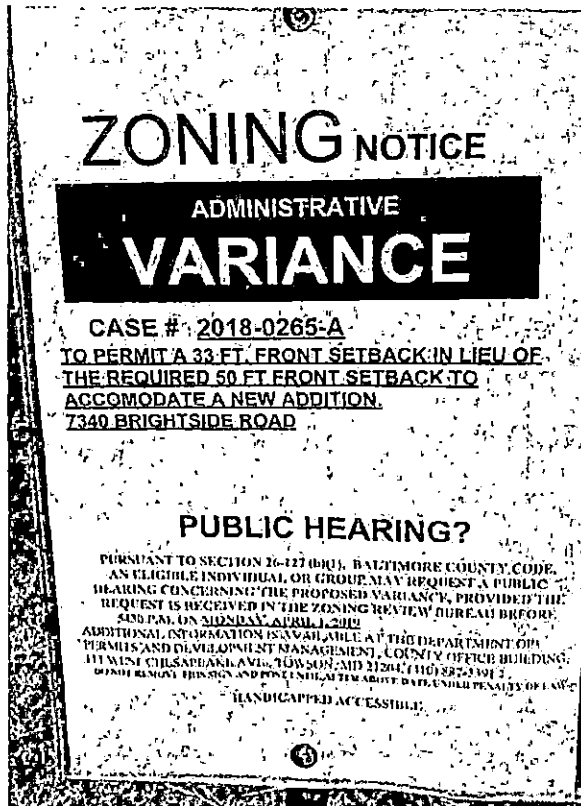
Case Number: 2019-0265-A

Petitioner / Developer: COLLEEN MALLON ~ RATCLIFF ARCHITECTS

Date of Closing: APRIL 1, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
7340 BRIGHTSIDE ROAD

The sign(s) were posted on: APRIL 1, 2019



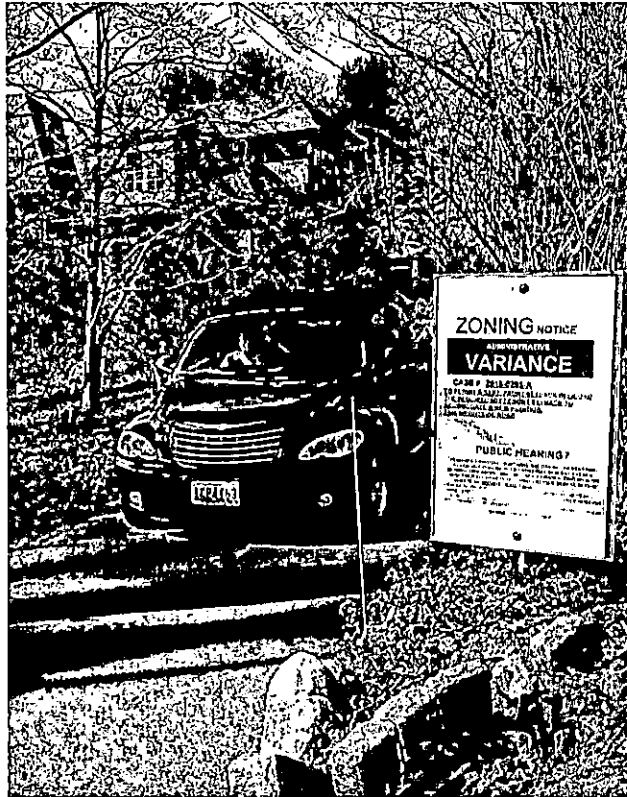
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 7340 Brightside Road – 3/16/19



Background Photo 2nd Sign @ 7340 Brightside Road – 3/16/19

CASE # 2019-0265-A

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 - 09 Account Number - 1700001590			
Owner Information					
Owner Name:		MALLON COLLEEN M		Use:	RESIDENTIAL
Mailing Address:		7340 BRIGHTSIDE RD BALTIMORE MD 21212-1011		Principal Residence:	YES
				Deed Reference:	/32140/ 00103
Location & Structure Information					
Premises Address:		7340 BRIGHTSIDE RD 0-0000		Legal Description:	1.288 AC 7340 BRIGHTSIDE RD 4300 NW CHARLES ST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0022	0863		0000	
					Block:
					Lot:
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1898		3,700 SF		1.2800 AC	
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	FRAME	2 full/ 2 half	Last Major Renovation
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	539,700	539,700			
Improvements	268,700	314,200			
Total:	806,400	853,900		838,067	853,900
Preferential Land:	0				0
Transfer Information					
Seller: SWARTZ RICHARD		Date: 06/01/2012		Price: \$962,500	
Type: ARMS LENGTH IMPROVED		Deed1: /32140/ 00103		Deed2:	
Seller: MERRICK WILLIAM S, JR		Date: 04/21/2006		Price: \$1,051,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /23723/ 00161		Deed2:	
Seller: MERRICK WILLIAM S, JR		Date: 01/07/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12590/ 00593		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 12/30/2013					
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.

**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: 2019-0265-A
Property Address: 7340 BRIGHTSIDE ROAD
Property Description: SOUTH OF BELONA AVE. ON THE WEST
SIDE OF BRIGHTSIDE ROAD
Legal Owners (Petitioners): COLLEEN M. MALLON
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RATCLIFF ARCHITECTS / SUSAN HARRINGTON
Company/Firm (if applicable): _____
Address: 10404 STEVENSON ROAD
STEVENSON, MD 21153

Telephone Number: (410) 484-7010

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0265 -A Address 7340 BRIGHTSIDE ROAD
Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/11/2019 Posting Date: 3/17/19 Closing Date: 4/1/19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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- 0265 -A Address 7340 BRIGHTSIDE ROAD
Petitioner's Name COLLEEN MALLON Telephone 410-484-7010
Posting Date: 3/17/2019 Closing Date: 4/1/2019
Wording for Sign: To Permit A 33 FT. FRONT SETBACK IN LIEU OF THE
REQUIRED 50 FT. FRONT SETBACK TO ACCOMMODATE A NEW
ADDITION.

Revised 6/30/2019

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

No. **181933**

PAID RECEIPT

Date: **MARCH 11, 2019**

BUSINESS ACTUAL TIME DRW

3/11/2019 3/11/2019 11:34:40 3

REG MSLS WALKIN CAM
 >>RECEIPT # 810102 3/11/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Dept 5 528 ZONING VERIFICATION

CR NO. 181933

Receipt Tot \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

Total: **\$ 75.00**

Rec

From: **RATCLIFF ARCHITECTS / ROREEN MALLON**

For:

7340 BRIGHTSIDE RD. - ADMIN. VARIANCE

No. 2019-0265

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Lot # 5
1700008226

NW 9-B

DR 1

NW 8-B

RC 7

069C3

BRIGHTSIDE RD.

PAI # 0981C



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 2, 2019

Colleen M. Mallon
7340 Brightside Road
Baltimore MD 21212

RE: Case Number: 2019-0265-A, 7340 Brightside 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 March 11, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Ratcliffe Architects 10404 Stevenson Road Stevenson MD 21153

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/20/19

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

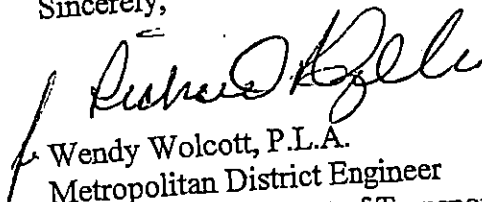
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0265-A.

*Administrative Variance
Colleen M. Mallon
7340 Brightside 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

(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 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0265-A
Address 7340 Brightside Road
(Mallon Property)

Zoning Advisory Committee Meeting of **March 25, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for addition(s), since the property is served by private septic apparently.

Reviewer: Dan Esser

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-26</u>	DEPS (if not received, date e-mail sent _____)	<u>c</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>3-14-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: <u>4-1-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Left v.m. for Roz (X3391) - Code section not included on
Petition - Del 4/4-11:45 AM
11:45

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 - 09 Account Number - 1700001590			
Owner Information					
Owner Name:		MALLON COLLEEN M		Use:	RESIDENTIAL
Mailing Address:		7340 BRIGHTSIDE RD BALTIMORE MD 21212-1011		Principal Residence:	YES
				Deed Reference:	/32140/ 00103
Location & Structure Information					
Premises Address:		7340 BRIGHTSIDE RD 0-0000		Legal Description:	1.288 AC 7340 BRIGHTSIDE RD 4300 NW CHARLES ST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0022	0863		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1898	3,700 SF		1.2800 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	FRAME	2 full/ 2 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	539,700	539,700			
Improvements	266,700	314,200			
Total:	806,400	853,900	838,067	853,900	
Preferential Land:	0			0	
Transfer Information					
Seller: SWARTZ RICHARD		Date: 06/01/2012		Price: \$962,500	
Type: ARMS LENGTH IMPROVED		Deed1: /32140/ 00103		Deed2:	
Seller: MERRICK WILLIAM S, JR		Date: 04/21/2006		Price: \$1,051,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /23723/ 00161		Deed2:	
Seller: MERRICK WILLIAM S, JR		Date: 01/07/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12590/ 00593		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: Applied 12/30/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0265-A **Reviewer:** Rosalie Johnson
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Colleen M. Mallon
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 7340 BRIGHTSIDE RD
Location: West side of Brightside Road South of Bellona Avenue.

Existing Zoning: DR 1 **Area:** 1.28

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a 33 feet front setback in lieu of the required 50 ft. Front setback to accommodate a new addition.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/01/2019

Miscellaneous Notes:

Case Number: 2019-0266-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniella & Adam Goldsmith
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 2009 THISTLEWOOD RD
Location: Southside of Thistlewood Road @ a distance of 95 feet West of the centerline of Ashdale Road

Existing Zoning: DR 2 **Area:** 8,030

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition (open projection deck) with a rear yard setback of 18' in lieu of the required 22.5'.

Attorney: Not Available

Prior Zoning Cases: 1988-0056-SPHXA; 1992-0204-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/08/2019

Miscellaneous Notes:



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
3/11/2019

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1700001590

Election District: 9

Owner Name(s): MALLON COLLEEN M

PDM #:

Address: 7340 BRIGHTSIDE RD

Zoning District(s): DR 1

BALTIMORE,MD 21212

Premise Address: 7340 BRIGHTSIDE RD

Elevation Range: 248ft - 338ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret Walls/Bulk	Razing	Elec. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues												Initial & Date
Planning Jefferson Building Room 101 Phone: 410-887-3211	Growth Tier 1: Served by public sewer and inside URDL												
	Residential Design Review Areas(Ruxton/Riderwood/Lake Roland)	X		X									
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X											OK To File



Legend

Building Footprints

- Buildings
- Institutional Buildings
- Commercial Buildings

Councilmanic Districts

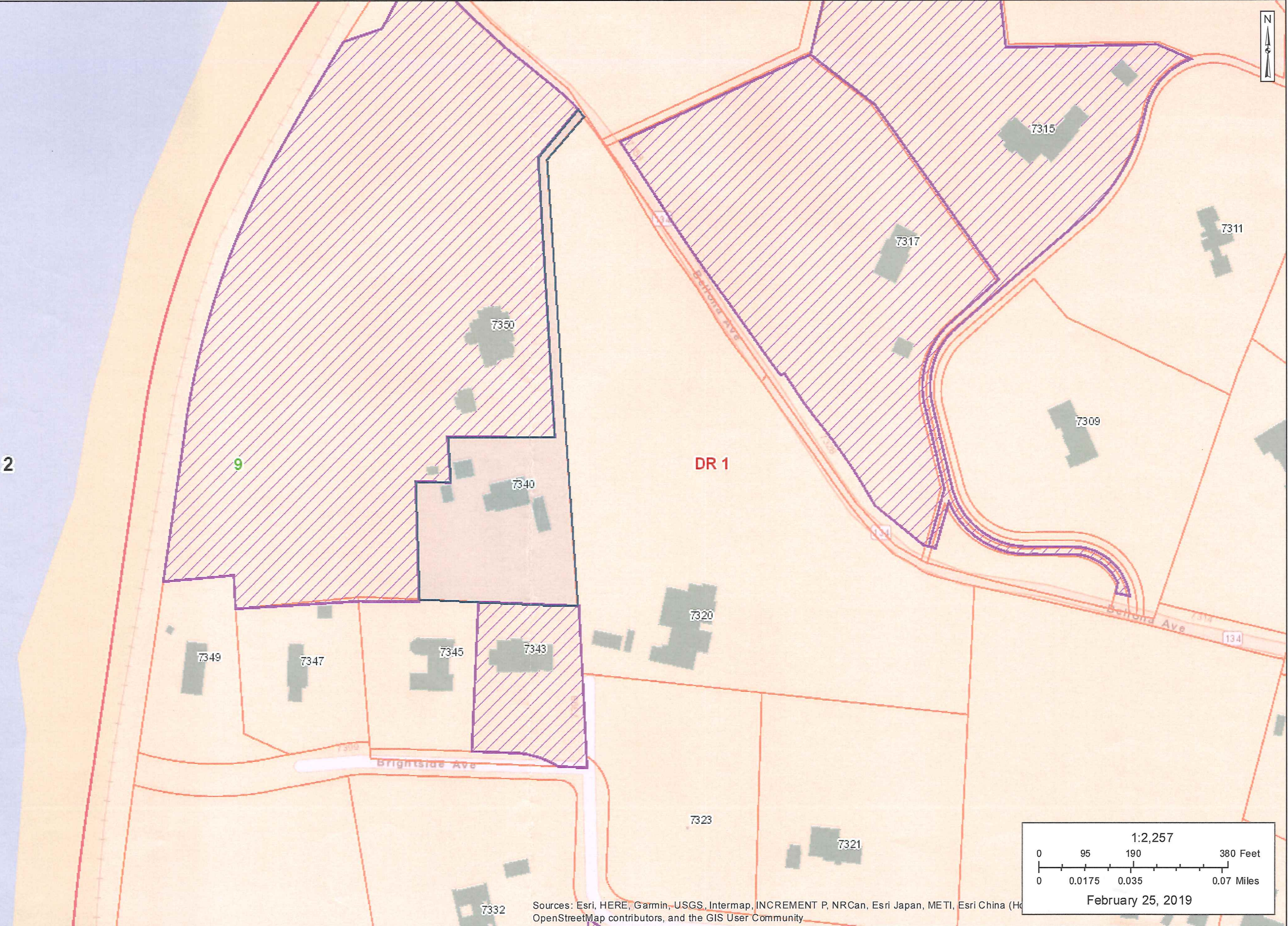
- 1
- 2
- 3
- 4
- 5
- 6
- 7

Election Districts

- House Numbers

Zoning History Cases

- Zoning
- Property



1:2,257

0 95 190 380 Feet

0 0.0175 0.035 0.07 Miles

February 25, 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (H), OpenStreetMap contributors, and the GIS User Community

2019-0265-A

RATCLIFFE
ARCHITECTS
10948 Stevenson Road
Baltimore, Maryland 21133
410.481.2000 • fax 410.481.3800 • info@ratcliffe.com

SITE INFORMATION

ADDRESS — 7340 BRIGHTSIDE ROAD — OWNER NAME — COLLEEN M. MALLON

SUBDIVISION 0000 LOT # X MAP# 0069 — GRID# — 0022 — PARCEL# — 0863

PLAT BOOK # 0032140 FOLIO # 103 10 DIGIT TAX # 1700001590

UTILITIES MARK WITH "X" ZONING MAP — 0069

WATER IS: PUBLIC ☒ PRIVATE ☐ SITE ZONED — DR-1

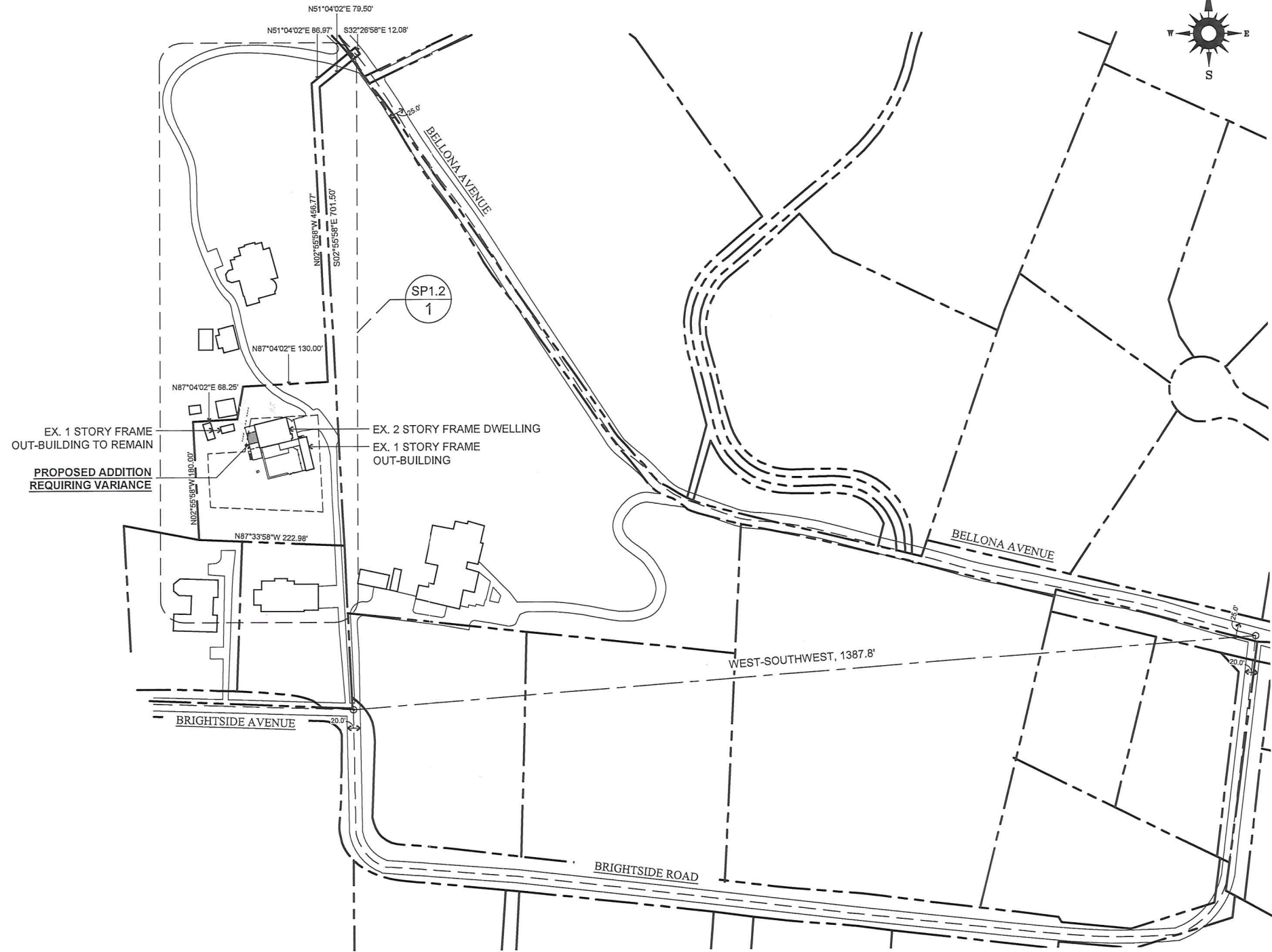
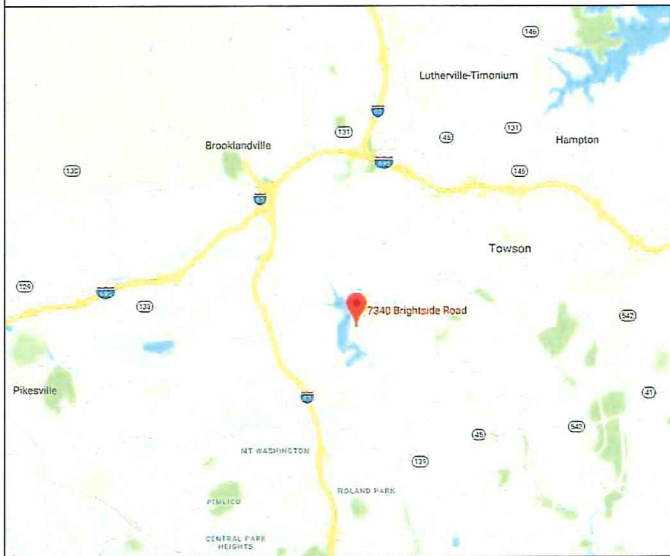
SEWER IS: PUBLIC ☒ PRIVATE ☐ ELECTION DISTRICT — 9

PRIOR HEARING — NO COUNCIL DISTRICT — 2

IF SO GIVE CASE NUMBER AND SHOW RESULT BELOW

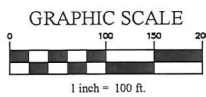
IN FLOOD PLAIN — NO IN CBCA — *NA*

VICINITY MAP



1

PROPOSED ARCHITECTURAL SITE PLAN W/ NEIGHBORING PROPERTIES



1" = 100'

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PROJECT: NEW ADDITION & RENOVATION PLANS FOR:

THE CASSE RESIDENCE

7340 BRIGHTSIDE ROAD
BALTIMORE, MD 21212

RELEASE SCHEDULE

DATE	SUMMARY
2019.03.07	VARIANCE

SCALE: AS SHOWN

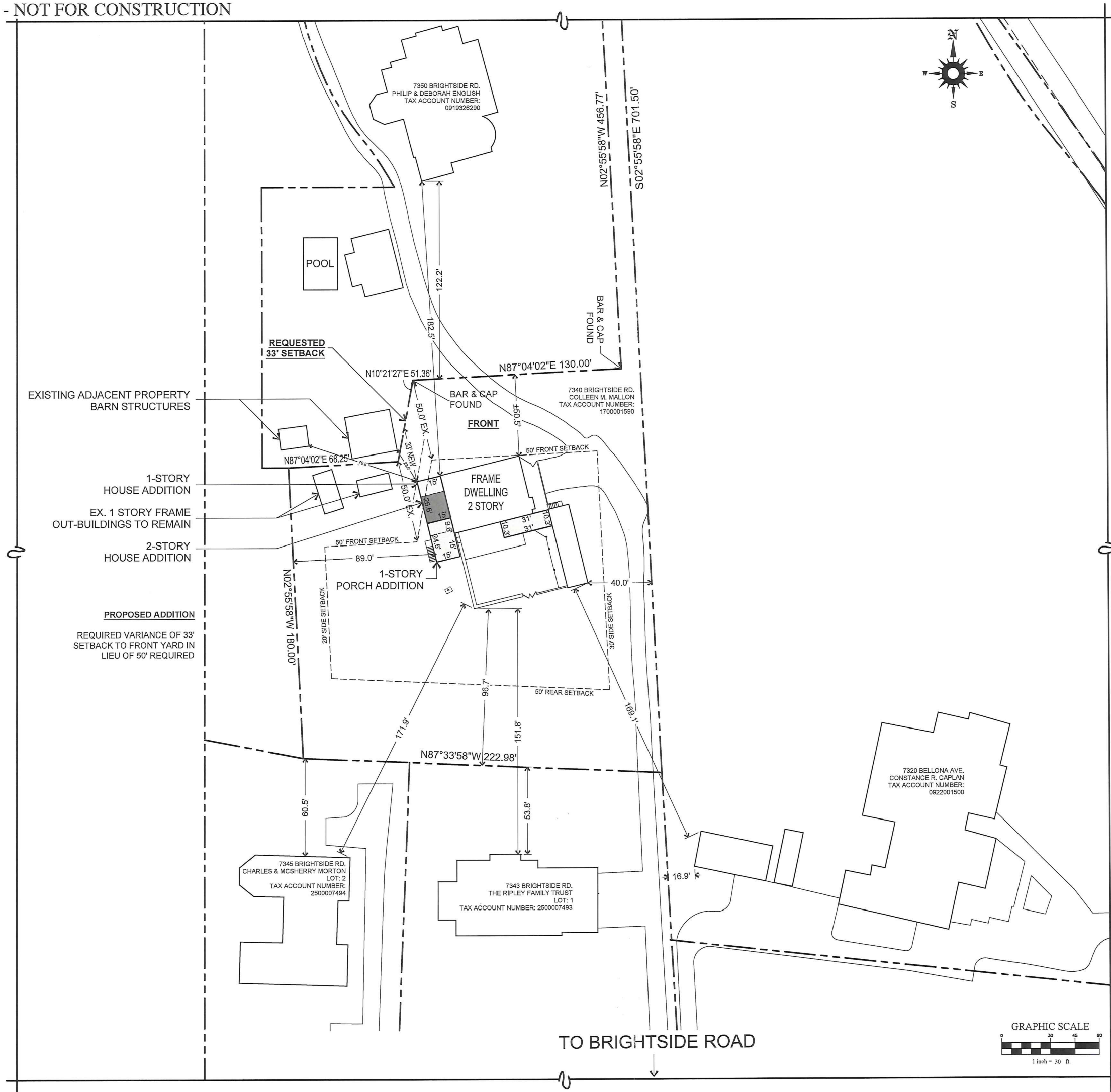
DWG TITLE:

PROPOSED ARCH. SITE PLAN KEY

SHEET No.

SP1.1

Pet. Exh. 1



CASE No.
2019-0265-A

1 SITE PLAN

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PROJECT:
NEW ADDITION
& RENOVATION
PLANS FOR:
THE CASSE
RESIDENCE
7340 BRIGHTSIDE ROAD
BALTIMORE, MD 21212

RELEASE SCHEDULE	
DATE	SUMMARY
2019.03.07	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

PROPOSED
ARCH. SITE
PLAN
DETAIL

SHEET No.

SP1.2



NT ELEVATION



LEFT SIDE ELEVATION



LOCATION OF ADDITION - HOUSE RIGHT SIDE W/ EXISTING OUTBUILDING TO REMAIN



HT SIDE ELEVATION FROM REAR



LOCATION OF ADDITION W/ (7350 BRIGHTSIDE) NEIGHBOR'S HOUSE BEYOND



VIEW OF SOUTH WEST CORNER



TING RIGHT SIDE - LOCATION OF ADDITION REQUIRING VANCE



VIEW OF NEIGHBOR'S (7350 BRIGHTSIDE) EXISTING BARN STRUCTURE TO THE NORTH



VIEW OF NEIGHBOR TO THE SOUTH (7343 BRIGHTSIDE RD.) FROM EDGE OF PROPERTY LINE

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PROJECT:
NEW ADDITION & RENOVATION
PLANS FOR:
THE CASSE RESIDENCE
7340 BRIGHTSIDE ROAD
BALTIMORE, MD 21212

RELEASE SCHEDULE	
DATE	SUMMARY
2019.03.07	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

BUILDING IMAGES

SHEET No.