

M E M O R A N D U M

DATE: July 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0290-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(Parcel A, Locust Avenue) *

3rd Election District *

1st Council District *

Katherine Mae Sewell, *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0290-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Katherine Mae Sewell, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed single-family dwelling on a lot containing less than 20,000 square feet which does not abut a right-of-way of at least 30 feet wide over which the public has an easement of travel, and to confirm that the density of the surrounding neighborhood will not be affected.

A Petition for Variance was filed to permit a proposed single-family dwelling with a lot area of 5,271 square feet in lieu of the required 6,000 square feet and a lot width of 50 feet in lieu of the required 55 feet. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Ben Gary, Kathy Sewell and Margie Wade appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Bureau of Development Plans Review (“DPR”) and the Department of Planning (“DOP”).

ORDER RECEIVED FOR FILING

Date 6/21/19

By Ben

SPECIAL HEARING

In this case Petitioner proposes to construct a single-family dwelling on a property identified as Parcel "A." The property is located in the Arbutus area of Baltimore County. The site plan shows the proposed dwelling would be accessed by a 25' wide easement which would be used in common with one other dwelling. The easement is unpaved (*i.e.*, a stone driveway) and as noted would serve only one existing and one proposed dwelling situated at the terminus of Locust Avenue.

The subject property is shown as "parcel A" on a plat filed in 1980 (PB 45/139). The area of property shown on the plat is 1.418 acres. Lot 1 shown on the plat, which contains an existing dwelling constructed in 1880 known as 1238 Locust Ave., is 1.297 acres in size. Parcel "A" shown on the plat is 0.121 acres and is unimproved. Under the DR 5.5 zoning the 1.418 acre tract shown on the plat would yield seven (7) density units. Assuming the proposed dwelling is constructed on Parcel A that would result in two (2) residential units for the overall tract, which means the "density of the surrounding neighborhood would not be affected." As such the petition for special hearing will be granted.

VARIANCE

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

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

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

ORDER RECEIVED FOR FILING

Date

6/21/19

By

Sen

The property is situated at the terminus of a public street and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would be unable to construct a dwelling on the lot.

The DOP did not oppose the requests and its ZAC comment will be included as a condition to the relief granted herein. Petitioner confirmed the existing fence (which as mentioned in the DOP comment is in poor condition) will be removed in its entirety as part of this project.

The Bureau of DPR did not oppose the requests but suggested Petitioner should be required to extend the public road, sewer and water lines as part of the project. Petitioner indicated such improvements would cost in excess of \$40,000.00, which is more than the assessed value of the subject property. In these circumstances requiring the Petitioner to undertake such public improvements would be an unlawful exaction, since there is in my opinion no "rough proportionality" between the scope and impact of Petitioner's request and the extent of the improvements requested by the local government, a requirement discussed in a recent Supreme Court case. *Koontz v. St. Johns River Water Mngt. District*, 570 U.S. 595 (2013). Although not permissible in the present case involving construction of one dwelling, the requests made by DPR would be reasonable and indeed commonplace in connection with a major residential subdivision.

The plan shows the existing 6" water line extends to the subject property, and Petitioner will be able to have a house connection at that location to obtain water service. The 8" sewer line will need to be extended by Petitioner to the subject property, and the plan shows a 25' wide access and utility easement (which Petitioner proposes to acquire from the adjoining owner at 1238 Locust Ave.) which can be used for this purpose.

Finally, DPR indicated there is not a tax account associated with the subject parcel. That is incorrect; the tax account number for the parcel is 1800014573, and the assessed value is

ORDER RECEIVED FOR FILING

Date 6/21/19

By Sen

\$28,300. The DPR also indicated Petitioner cannot construct a dwelling on the parcel unless she complies with the development process. It is true that a lot cannot be created as part of a zoning proceeding; that is a development and subdivision issue. The subject property is shown on the plat as Parcel "A" but is not identified thereon as a "lot." Whether or not this is a matter of semantics is beyond the scope of this proceeding. For present purposes it suffices to say that sufficient density exists to construct the dwelling on Parcel "A," and the variances granted below will address the only zoning impediments which presently exist.

THEREFORE, IT IS ORDERED this 21st day of **June, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to permit a proposed single-family dwelling on a lot containing less than 20,000 square feet which does not abut a right-of-way of at least 30 feet wide over which the public has an easement of travel, and to confirm that the density of the surrounding neighborhood will not be affected, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed single-family dwelling with a lot area of 5,271 square feet in lieu of the required 6,000 square feet and a lot width of 50 feet in lieu of the required 55 feet, 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 comply with the ZAC comment submitted by the DOP, a copy of which is attached hereto.
3. Prior to issuance of a building permit Petitioner must obtain from the adjoining property owner a 25' wide ingress, egress & utility easement as shown on the site plan, and a deed evidencing this conveyance must be recorded in the County land records.

ORDER RECEIVED FOR FILING

Date 6/21/19
By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 6/21/19

By Sen



PETITION FOR ZONING F... (RING(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 Parcel A Locust Ave which is presently zoned DRS-5
 Deed References: 11269/563 10 Digit Tax Account # 1800014573
 Property Owner(s) Printed Name(s) KATHERINE MAR SEWELL

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

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

- ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve, pursuant to Sec 102.A BCZR, A proposed Single Family detached dwelling on a lot containing less than 20,000 Sq Ft. which does not ABUT A. R.O.W. OF AT LEAST 30' Feet wide within the public does not HAVE AN EASEMENT of travel and to confirm that the density of the surrounding Neighborhood will not be affected.
- ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 1302.3.C.1 to permit A proposed Single Family Dwelling with A lot Area of 5271 Sq. Ft. in lieu of the required 6,000 Sq. Ft. and A lot width of 50' Feet in lieu of the required 55 Feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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:

FANGMIN FRAESS
 Name- Type or Print

[Signature]
 Signature

1238 LOCUST AVE ARBUTUS MD
 Mailing Address City State

21227 763-234-0520 1JFREES@GMAIL.COM
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

KATHERINE SEWELL /
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] /
 Signature #1 Signature #2

1244 LOCUST AVE ARBUTUS MD
 Mailing Address City State

21227 410-242-2547 1KFSEWELL@VERIZON.NET
 Zip Code Telephone # Email Address

Representative to be contacted:

John Meilena Surveyors
 Name - Type or Print

[Signature]
 Signature

5409 EAST DR ARBUTUS MD
 Mailing Address City State

21227 410-247-7486 1JCHLSE@VERIZON.NET
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0290-SPHA Filing Date 4/5/2019

Do Not Schedule Dates: Reviewer JNP

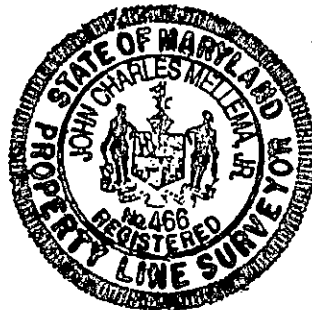
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
FEBRUARY 12, 2019

ZONING DESCRIPTION
PARCEL "A"
PROPERTY OF CLAIRE S. TEIPE
TAX MAP 101 GRID 23 PARCEL 2042

BEGINNING FOR THE SAME AT A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF LOCUST AVENUE AT THE SOUTHEAST CORNER OF PARCEL "A" AS SHOWN ON A PLAT OF PROPERTY OF CLAIRE S. TEIPE RECORDED IN BALTIMORE COUNTY MARYLAND IN PLAT BOOK E.H.K. JR. 45 FOLIO 139, THENCE LEAVING THE NORTHEAST RIGHT OF WAY LINE OF LOCUST AVENUE AND RUNNING WITH THE DIVISION LINE BETWEEN LOT 1 AND PARCEL "A" ON SAID CLAIRE S. TEIPE PLAT BY A CURVE TO THE RIGHT HAVING A RADIUS OF 880.00 FEET FOR AN ARC LENGTH OF 50.38 FEET, THENCE NORTHEASTERLY 107.82 FEET, THENCE SOUTHEASTERLY 50.01 FEET, THENCE SOUTHWESTERLY 102.66 FEET TO THE PLACE OF BEGINNING CONTAINING 5271 SQUARE FEET OF LAND MORE OR LESS.

BEING PARCEL "A" AS SHOWN ON PLAT OF "PROPERTY OF CLAIRE S. TEIPE" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN PLAT BOOK E/H/K/ JR. 45 FOLIO 139.

ALSO BEING THE SECOND PARCEL OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 23, 1995 BY AND BETWEEN GLENN ALLEN SEWELL AND KATHERINE MAE SEWELL PARTIES OF THE FIRST PART AND KATHERINE MAE SEWELL PARTY OF THE SECOND PART AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN DEED LIBER 11269 FOLIO 563.



2019-0290-SPHA



The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

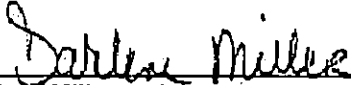
PUBLISHER'S AFFIDAVIT

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:

5/31/2019

Order #: 11747961
Case #: 2019-0290-SPHA
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0290-SPHA



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: 2019-0290-SPHA

Parcel "A" Locust Avenue

Northeast side of Locust Avenue, northwest of Highview Road

3rd Election District- 1st Councilmanic District

Legal Owners: Katherine Sewell

Contract Purchaser/Lessee: Fangmin Freese

Special Hearing for a proposed single family detached dwelling on a lot containing less than 20,000 sq. ft. which does not abut a row of at least 30 ft. wide which the public does not have an easement of travel and to confirm that the density of the surrounding neighborhood will not be affected. Variance to permit a proposed single family dwelling with a lot area of 5271 sq. ft. in lieu of the required 6,000 sq. ft. and a lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, June 20, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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 410-887-3363.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

my31

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/26/2019

Case Number: 2019-0290-SPHA

Petitioner / Developer: FANGMIN FREESE ~ KATHERINE SEWELL ~
JOHN MELLEMA

Date of Hearing: JUNE 20, 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:
PARCEL "A" LOCUST AVENUE -ON-SITE

The sign(s) were posted on: MAY 26, 2019

ZONING NOTICE

CASE # 2019-0290-SPHA

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: THURSDAY, JUNE 20, 2019
AT 10:00 A.M.

**SPECIAL HEARING FOR A PROPOSED SINGLE FAMILY
DETACHED DWELLING ON A LOT CONTAINING LESS THAN
20,000 SQ. FT. WHICH DOES NOT ABUT A ROAD OF AT LEAST
30 FT. WIDE WHICH THE PUBLIC DOES NOT HAVE AN
EASEMENT OF TRAVEL AND TO CONFIRM THAT THE DENSITY
OF THE SURROUNDING NEIGHBORHOOD WILL NOT BE
AFFECTED. VARIANCE TO PERMIT A PROPOSED SINGLE
FAMILY DWELLING WITH A LOT AREA OF 5271 SQ. FT. IN LIEU
OF THE REQUIRED 6,000 SQ. FT. AND A LOT WIDTH OF 50 FT.
IN LIEU OF THE REQUIRED 55 FT. PARCEL "A" LOCUST AVENUE**

POSTERMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410-666-5366

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

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

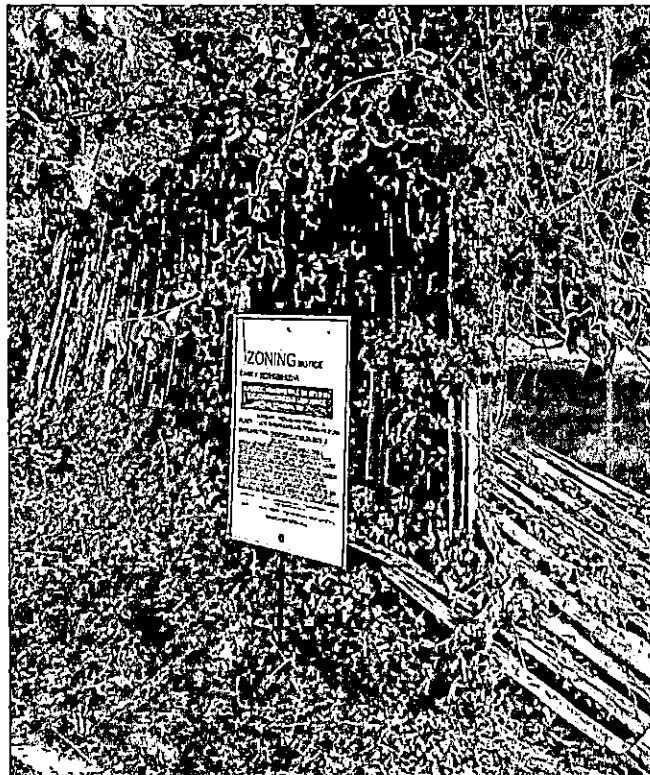
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ Parcel "A" Locust Ave. 5/26/2019



Background Photo 2nd Sign @ Parcel "A" Locust Ave. 5/26/2019

CASE # 2019-0290-SPHA



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 17, 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: 2019-0290-SPHA

Parcel "A" Locust Avenue

Northeast side of Locust Avenue, northwest of Highview Road

3rd Election District – 1st Councilmanic District

Legal Owners: Katherine Sewell

Contract Purchaser/Lessee: Fangmin Freese

Special Hearing for a proposed single family detached dwelling on a lot containing less than 20,000 sq. ft. which does not abut a row of at least 30 ft. wide which the public does not have an easement of travel and to confirm that the density of the surrounding neighborhood will not be affected. Variance to permit a proposed single family dwelling with a lot area of 5271 sq. ft. in lieu of the required 6,000 sq. ft. and a lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, June 20, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "M. Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Fangmin Freese, 1238 Locust Avenue, Arbutus 21227
Katherine Sewell, 1244 Locust Avenue, Arbutus 21227
John Mellema, 5409 East Drive, Arbutus 21227

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 31, 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, May 31, 2019 - Issue

Please forward billing to:
Fangmin Freese
1238 Locust Avenue
Arbutus, MD 21227

763-234-0520

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: 2019-0290-SPHA

Parcel "A" Locust Avenue
Northeast side of Locust Avenue, northwest of Highview Road
3rd Election District – 1st Councilmanic District
Legal Owners: Katherine Sewell
Contract Purchaser/Lessee: Fangmin Freese

Special Hearing for a proposed single family detached dwelling on a lot containing less than 20,000 sq. ft. which does not abut a row of at least 30 ft. wide which the public does not have an easement of travel and to confirm that the density of the surrounding neighborhood will not be affected. Variance to permit a proposed single family dwelling with a lot area of 5271 sq. ft. in lieu of the required 6,000 sq. ft. and a lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, June 20, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
Parcel A Locust Avenue; NE/S Locust Avenue,*		OF ADMINISTRATIVE
596' NW of Highviw Road		
3 rd Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Katherine Mae Sewell		
Contract Purchaser(s): Fangmin Freese	*	BALTIMORE COUNTY
Petitioner(s)	*	2019-290-SPHA

* * * * *

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

APR 09 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 9th day of April, 2019, a copy of the foregoing Entry of Appearance was mailed to John Melloma Surveyors, 5409 East Drive, Arbutus, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0290-SPHA
Property Address: Parcel A, Locust Avenue
Property Description: NE/S of Locust Avenue, 596' NW of Highview Road
Legal Owners (Petitioners): Katherine Sewell
Contract Purchaser/Lessee: Fangmin Freese

PLEASE FORWARD ADVERTISING BILL TO:

Name: Fangmin Freese (contract purchaser)
Company/Firm (if applicable): _____
Address: 1238 Locust Ave
Arbutus MD 21227

Telephone Number: 763-234-0520

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

PAID RECEIPT

No. **181915**

BUSINESS ACTUAL TIME
 4/08/2019 4/03/2019 11:16:53

Date: **4/5/20**

REC USDL WALKIN EJR
 >>RECEIPT #1002799 4/05/2019 QFLN

Dept 5 528 ZONING VERIFICATION

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount 181915

001	806	000		6150						150.00

Recpt Tot \$ 150.00
 150.00 - CR .00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec From: **Fangmin Freese**

For: **Special Hearing/Variance 2019-10290-SPHA**
Patrol A, Locust Avenue (Katherine Sewell)

DISTRIBUTION

WHITE CASHIER PINK AGENCY YELLOW CUSTOMER GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 12, 2019

Katherine Sewell
1244 Locust Avenue
Arbutus, MD 21227

RE: Case Number: 2019-0290-A, Parcel A Locust Avenue

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 April 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Fangmin Freese, 1238 Locust Avenue, Arbutus 21227
John Mellema, 5409 East Drive, Arbutus 21227

6-20

RECEIVED
MAY 16 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-290

DATE: 5/13/2019

INFORMATION:

Property Address: Parcel A, Locust Avenue
Petitioner: Katherine Sewell
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a proposed single family detached dwelling on a lot containing less than 20,000 square feet which does not abut on a right-of-way of at least 30 feet wide with the public has* an easement of travel and to confirm that the density of the surrounding neighborhood will not be affected (* in the instant case there is no r-o-w available and public has no easement of travel whatsoever.) The Department also reviewed the petition for variance to permit a proposed single family dwelling with a lot area of 5271 sq. ft. in lieu of the required 6,000 sq. ft. and a lot width of 50 feet in lieu of the required 55 feet.

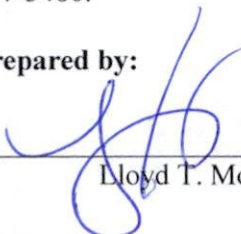
A site visit was conducted on April 19, 2019.

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

- Indicate the required two off-street parking spaces.
- Show a mail and trash pickup area and demonstrate the right to locate such an area on land not being a part of the subject property.
- Indicate the future disposition of the fence. If it is to remain it must be brought up to and maintained in a good condition.

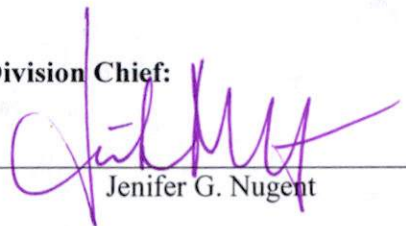
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
John Mellema, Surveyor
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-290

DATE: 5/13/2019

INFORMATION:

Property Address: Parcel A, Locust Avenue
Petitioner: Katherine Sewell
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a proposed single family detached dwelling on a lot containing less than 20,000 square feet which does not abut on a right-of-way of at least 30 feet wide width the public has* an easement of travel and to confirm that the density of the surrounding neighborhood will not be affected (* in the instant case there is no r-o-w available and public has no easement of travel whatsoever.) The Department also reviewed the petition for variance to permit a proposed single family dwelling with a lot area of 5271 sq. ft. in lieu of the required 6,000 sq. ft. and a lot width of 50 feet in lieu of the required 55 feet.

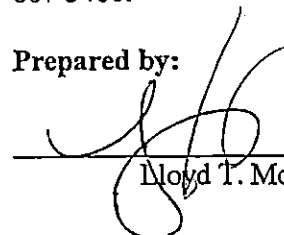
A site visit was conducted on April 19, 2019.

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

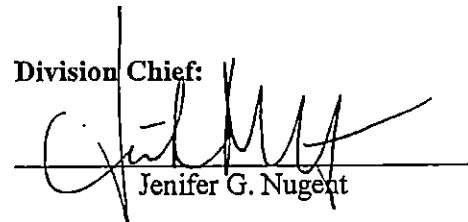
- Indicate the required two off-street parking spaces.
- Show a mail and trash pickup area and demonstrate the right to locate such an area on land not being a part of the subject property.
- Indicate the future disposition of the fence. If it is to remain it must be brought up to and maintained in a good condition.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
John Mellema, Surveyor
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 2019
Item No. 2019-0290-SPHA

DATE: April 22, 2019

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

During our review of the ZAC Agenda with the distribution meeting of April 8, 2019, I reviewed the Special Hearing, Variance for case number 2019-0290-SPHA for 1238 Locust Avenue "Parcel A". There are numerous issues.

- 1.) I have attached the record plat that establishes the parcel, it does not appear that the property owner has the right to develop the parcel without going through the development process. There is no known tax account associated with the parcel.
- 2.) The water, sewer and road must be extended through the property known as 1238 Locust Avenue. Locust Avenue must have a minimum of 40' Right of Way and must be curb and gutter.
- 3.) The parcel shows existing easements on the parcel established on the attached record plat. The proposed house is shown right on the easement boundary. A buffer is recommended if the easements are used.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0290-SPHA
Address Locust Avenue, Parcel A
(Sewell Property)

Zoning Advisory Committee Meeting of **April 15, 2019.**

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

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

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

Date: 4/10/19

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. 2019-0290-SPHA -

*Special Hearing, Variance
Katherine Mae Sexsell
Parcel A Locust Avenue*

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

6-20

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/13/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-290

INFORMATION:

Property Address: Parcel A, Locust Avenue
Petitioner: Katherine Sewell
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a proposed single family detached dwelling on a lot containing less than 20,000 square feet which does not abut on a right-of-way of at least 30 feet wide width the public has* an easement of travel and to confirm that the density of the surrounding neighborhood will not be affected (* in the instant case there is no r-o-w available and public has no easement of travel whatsoever.) The Department also reviewed the petition for variance to permit a proposed single family dwelling with a lot area of 5271 sq. ft. in lieu of the required 6,000 sq. ft. and a lot width of 50 feet in lieu of the required 55 feet.

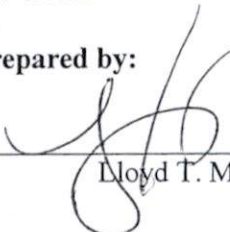
A site visit was conducted on April 19, 2019.

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

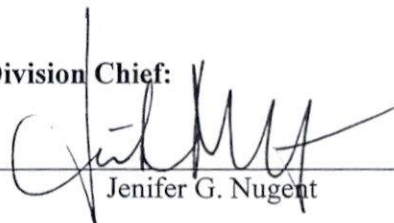
- Indicate the required two off-street parking spaces.
- Show a mail and trash pickup area and demonstrate the right to locate such an area on land not being a part of the subject property.
- Indicate the future disposition of the fence. If it is to remain it must be brought up to and maintained in a good condition.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
John Mellema, Surveyor
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/21/19
By Sen

CASE NAME _____
CASE NUMBER _____
DATE 6-20-2019

2019-290-SPTA

E - MAIL

[illegible]

Sherry Nuffer

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, June 19, 2019 9:20 PM
To: Administrative Hearings
Subject: Certification Locust Ave.
Attachments: Locust Ave. Cert. .jpeg; Locust Ave. photos.docx

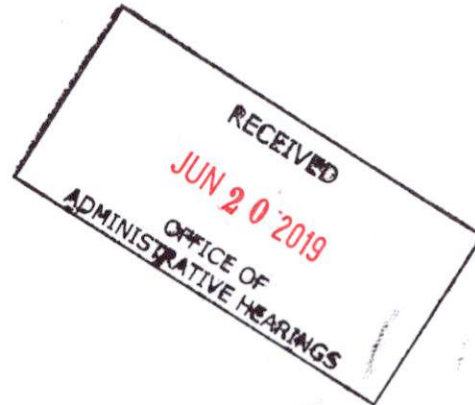
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I have another one for you. Case # 2019-0290-SPHA @ Parcel "A" Locust Avenue.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 6/19/2019

Case Number: 2019-0290-SPHA

Petitioner / Developer: FANGMIN FREESE ~ KATHERINE SEWELL ~
JOHN MELLEMA

Date of Hearing: JUNE 20, 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:
PARCEL "A" LOCUST AVENUE -ON-SITE

The sign(s) were posted on: MAY 26, 2019

The sign(s) were re-photographed on: JUNE 19, 2019

ZONING NOTICE

CASE # 2019-0290-SPHA

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: **THURSDAY, JUNE 20, 2019**
AT 10:00 A.M.

**SPECIAL HEARING FOR A PROPOSED SINGLE FAMILY
DETACHED DWELLING ON A LOT CONTAINING LESS THAN
20,000 SQ. FT. WHICH DOES NOT ABUT A ROAD OF AT LEAST
30 FT. WIDE WHICH THE PUBLIC DOES NOT HAVE AN
EASEMENT OF TRAVEL AND TO CONFIRM THAT THE DENSITY
OF THE SURROUNDING NEIGHBORHOOD WILL NOT BE
AFFECTED, VARIANCE TO PERMIT A PROPOSED SINGLE
FAMILY DWELLING WITH A LOT AREA OF 5271 SQ. FT. IN LIEU
OF THE REQUIRED 2,000 SQ. FT. AND A LOT WIDTH OF 50 FT.
IN LIEU OF THE REQUIRED 55 FT. PARCEL "A" LOCUST AVENUE**

POSTER MUST BE DUE TO WEATHER OR OTHER REASON FOR ARE WITHIN 10 DAYS NEEDED
TO CONFIRM HEARING CALLING 410-666-5366

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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)



Re-Photographed 1st Sign @ Parcel "A" Locust Ave. ~ 6/19/2019



Re-Photographed 2nd Sign @ Parcel "A" Locust Ave. ~ 6/19/2019
CASE # 2019-0290-SPHA

BALTIMORE COUNTY CIRCUIT COURT (P) (v) Plot Book E.H.K. Jr. 45, p. 135, MSA, C2135, 8159, Date available 1980/03/03, Printed 02/26/2019

COORDINATES	
NO.	WEST
1	17040.096
2	17242.300
3	17321.275
4	17294.051
5	17306.108
6	17203.867

POPLAR AVENUE CONTINUED
J.W.B. 14 FOLIO 57

LOT 1
1.297 ACRES

LOCUST AVENUE (50' WIDE)

OSAGE AVENUE (50' WIDE)

PARCEL "A"
0.121 ACRES

LOCUST AVENUE (40' WIDE)

TEIPEWOOD
G.L.B. 18 FOLIO 117

DENSITY TABULATION

ZONED	D.R. 5.5
AREA OF PROPERTY	1.418 AC.
NO. OF LOTS PROPOSED	1
NO. OF PARCELS PROPOSED	1
DENSITY	1/1.297 = 0.77 LOTS/AC.

HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT & LOCATION.

ROADS ENGINEER _____ DATE _____

APPROVED FOR BALTIMORE COUNTY HEALTH DEPT.

DEPUTY STATE & CO. HEALTH OFFICER _____ DATE _____

APPROVED FOR BALTIMORE CO. PLANNING BOARD.

DIRECTOR _____ DATE _____

OWNER _____ DATE 8/23/1979

REG. LAND SURVEYOR NO. 107 _____ DATE _____

SURVEYOR'S CERTIFICATE

JOHN C. MELLEMA SR., A REGISTERED SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 459 CH. 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THERETO.

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

11 WARREN ROAD - BALTIMORE, MARYLAND 21208

MSA C24 2136 8159
PMB452 45-139

VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. HIGHWAY AND HIGHWAY WIDENING SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

2. STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

3. BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE REFERRED TO BALTIMORE COUNTY METROPOLITAN GRID SYSTEM STATIONS: X-7481 AND X-7482.

E.H.K. JR. 45 FOLIO 139

Filed for record
Date MAR 3 1980
Text

PROPERTY OF
"CLARA S. TEIPE"

13TH ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1" = 30' AUGUST 27, 1979

PATAPSCO WATERSHED

Unrecorded Subdivisions

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 1800014574			
Owner Information					
Owner Name:		FREESE FANGMIN C FREESE JOHN K		Use: Principal Residence:	
Mailing Address:		1238 LOCUST AVE HALETHORPE MD 21227-		Deed Reference: /39583/ 00077	
Location & Structure Information					
Premises Address:		1238 LOCUST AVE HALETHORPE 21227-		Legal Description: PT LT 1 1.176 AC 1238 LOCUST AVE CLARA S TEIPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0045/ 0139
0101	0023	2042		0000	1 2019
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
Primary Structure Built 1880			Above Grade Living Area 1,408 SF		Finished Basement Area
Stories 2			Type STANDARD UNIT		Property Land Area 1.1700 AC
Basement YES			Exterior SIDING		County Use 04
			Full/Half Bath 1 full/ 2 half		Last Major Renovation
Value Information					
Base Value		Value As of 01/01/2019		Phase-In Assessments As of 07/01/2018 As of 07/01/2019	
Land:		66,300		66,300	
Improvements		107,500		128,400	
Total:		173,800		194,700 173,800 180,767	
Preferential Land:		0		0	
Transfer Information					
Seller: KNECHT FRANK A 3RD		Date: 11/02/2017		Price: \$285,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39583/ 00077		Deed2:	
Seller: KNECHT FRANK A,3RD		Date: 12/01/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27481/ 00032		Deed2:	
Seller: WARRINER FLOYD E,JR		Date: 10/24/1988		Price: \$120,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08006/ 00555		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 12/12/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

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>4/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>4/11</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>5/13</u>	PLANNING (if not received, date e-mail sent _____)	<u>No objection w/ conditions</u>
<u>4/10</u>	STATE HIGHWAY ADMINISTRATION	<u>No Objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>5/31/19</u>	
SIGN POSTING (1 st)	Date: <u>5/26/19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: <u>6/19/19</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

100-1000

100

100

100-1000

100-1000

100

100

100-1000

100

100-1000

100-1000

100-1000

100-1000

100-1000

100-1000

100-1000

Real Property Data Search

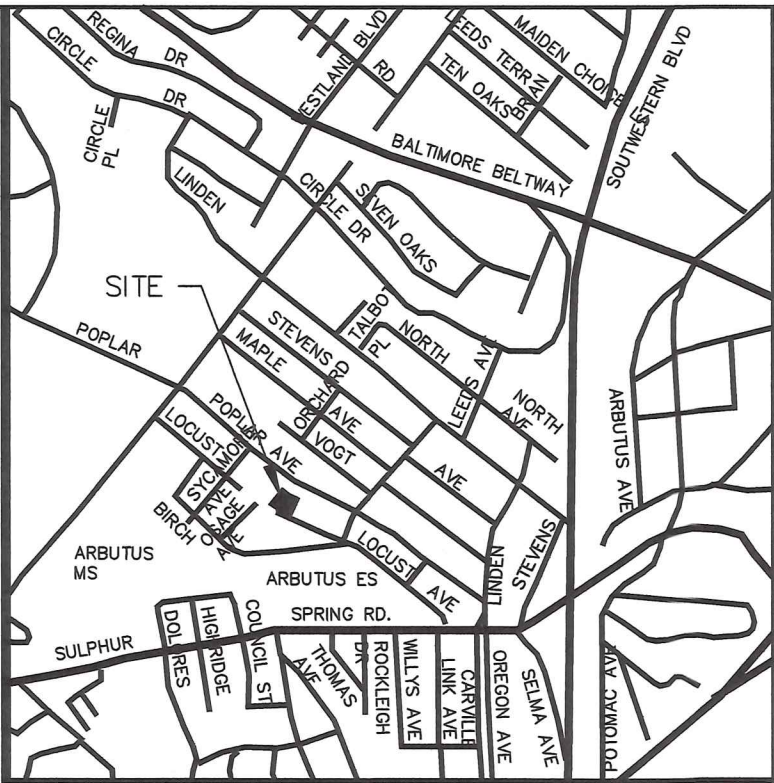
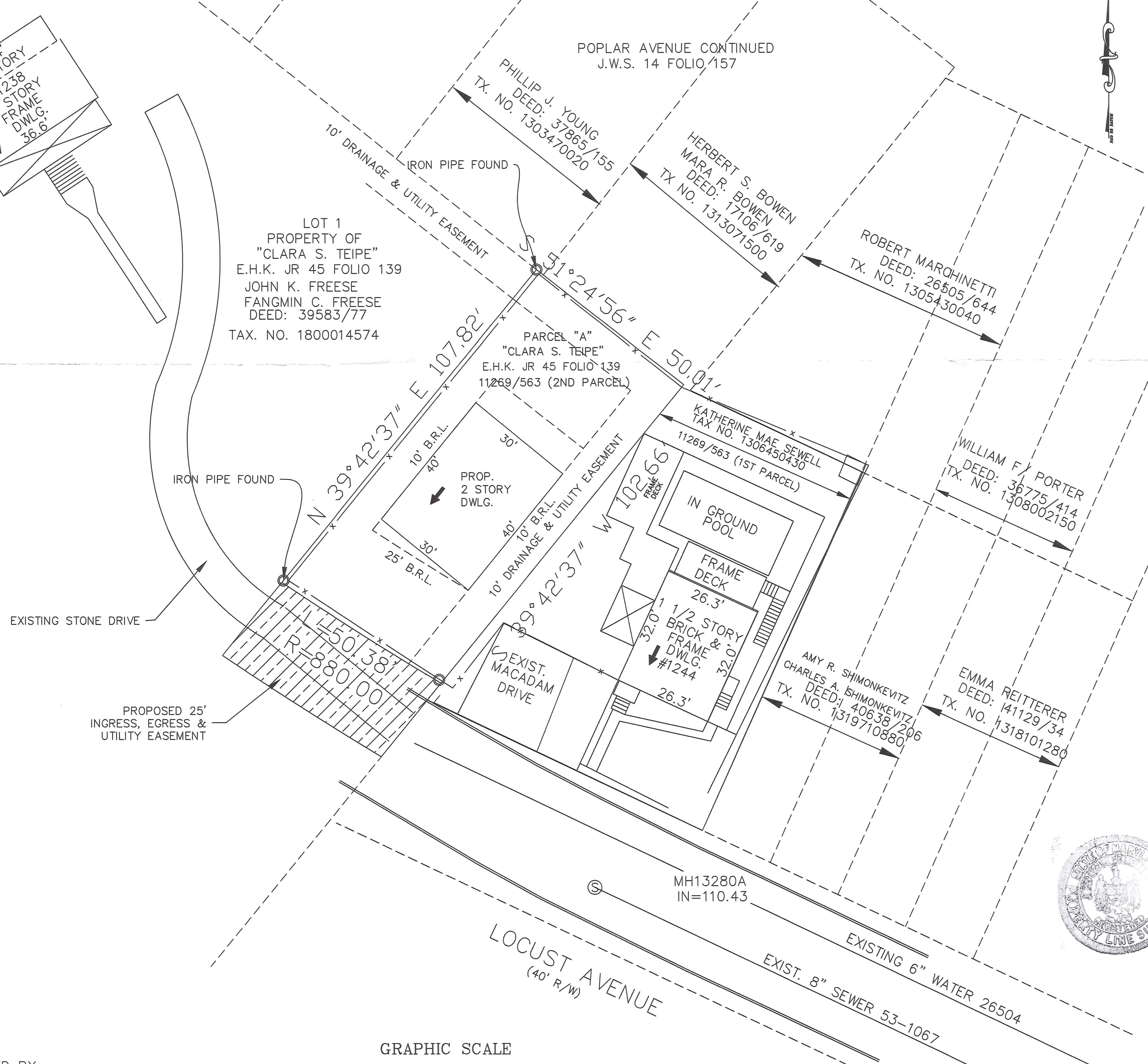
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 1800014573			
Owner Information					
Owner Name:		SEWELL KATHERINE MAE		Use: RESIDENTIAL	
Mailing Address:		1244 LOCUST AV BALTIMORE MD 21227		Principal Residence: NO	
				Deed Reference: /11269/ 00563	
Location & Structure Information					
Premises Address:		LOCUST AVE 0-0000		Legal Description: PARCEL A .121 AC 100 SE OSAGE AV CLARA S TEIPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0023	2042		0000	
					Block:
					Lot:
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0045/ 0139
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				5,200 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value		Value	
				As of	
				01/01/2019	
Land:		28,300		28,300	
Improvements		0		0	
Total:		28,300		28,300	
Preferential Land:		0		0	
Phase-in Assessments					
				As of	
				07/01/2018	
				As of	
				07/01/2019	
Transfer Information					
Seller: SEWELL GLENN ALLEN		Date: 10/24/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11269/ 00563		Deed2:	
Seller: SEWELL KATHERINE MAE		Date: 09/25/1981		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06338/ 00006		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	
				0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Status: No Application

Date:

PLAT TO ACCOMPANY VARIANCE REQUEST



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: D.R. 5.5
1"=200' SCALE MAP: 101C3

LOT SIZE: 5271 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒

SUBDIVISION NAME: PROPERTY OF "CLAIRE S. TEIPE"
P.B. E.H.K. JR. 45 FOLIO 139

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 11269/563 (SECOND PARCEL)

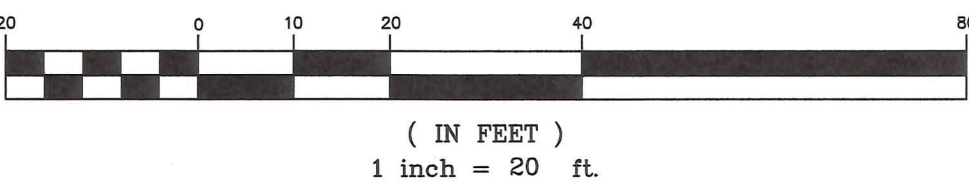
OWNER: KATHERINE MAE SEWELL
#1244 LOCUST AVENUE
BALTIMORE, MD. 21227

TAX NO. 1800014573
PHONE NO. 410-242-2547
DATE: MARCH, 2019
SCALE: 1"=20'

CONTRACT PURCHASER
JOHN K. FREESE
FANGMIN C. FREESE
1238 LOCUST AVENUE
BALTIMORE MARYLAND 21227
PHONE: 763-234-0520

PARCEL 2042
PARCEL "A"
PROPERTY OF "CLAIRE S. TEIPE"
PLAT BOOK E.H.K. JR. 45 FOLIO 139
BALTIMORE COUNTY, MARYLAND
TAX MAP 0101 GRID 23 PARCEL 2042
SCALE: 1"=20' DATE: MARCH, 2019

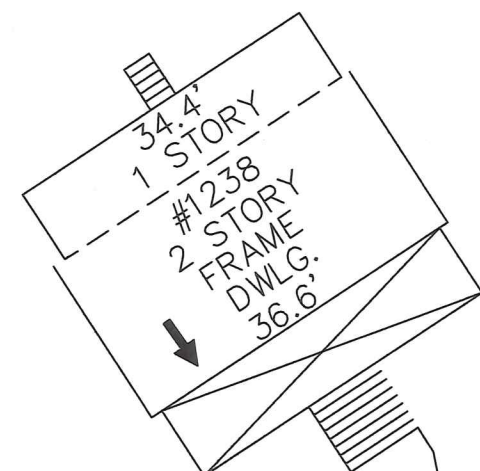
PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

PET. 1 2019-0290-SPHA

PLAT TO ACCOMPANY VARIANCE REQUEST



LOT 1
PROPERTY OF
"CLARA S. TEIPE"
E.H.K. JR 45 FOLIO 139
JOHN K. FREESE
FANGMIN C. FREESE
DEED: 39583/77
TAX. NO. 1800014574

POPLAR AVENUE CONTINUED
J.W.S. 14 FOLIO 157

PHILLIP J. YOUNG
DEED: 37865/155
TX. NO. 1303470020

HERBERT S. BOWEN
MARA R. BOWEN
DEED: 17106/619
TX. NO. 1313071500

ROBERT MARCHINETTI
DEED: 26505/644
TX. NO. 1305430040

WILLIAM F. PORTER
DEED: 36775/414
TX. NO. 1308002150

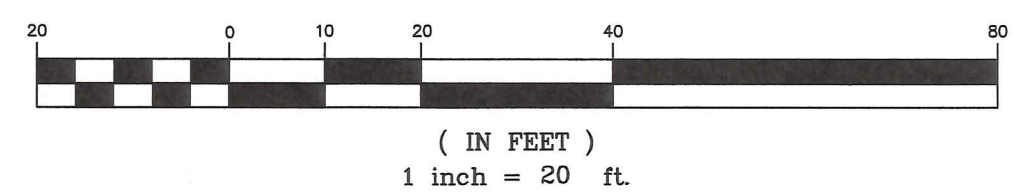
AMY R. SHIMONKEVITZ
CHARLES A. SHIMONKEVITZ
DEED: 40638/206
TX. NO. 1319710880

EMMA REITTERER
DEED: 14129/34
TX. NO. 1318101280

MH13280A
IN=110.43

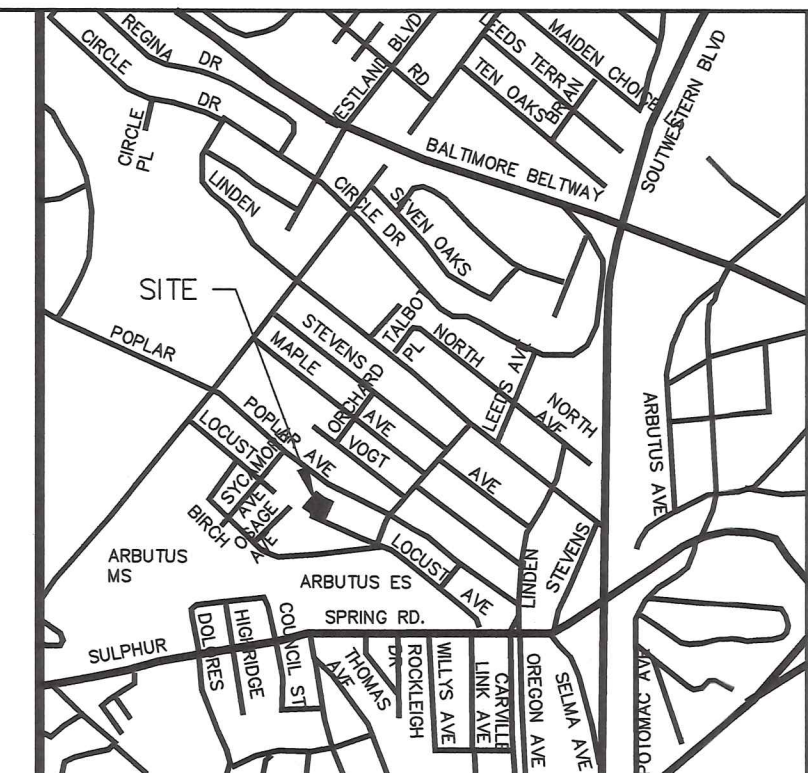
LOCUST AVENUE
(40' R/W)

EXIST. 8" SEWER 53-1067
EXISTING 6" WATER 26504



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,060 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25' AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: D.R. 5.5
1"=200' SCALE MAP: 101C3

LOT SIZE: 5271 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒

SUBDIVISION NAME: PROPERTY OF "CLAIRE S. TEIPE"
P.B. E.H.K. JR. 45 FOLIO 139

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 11269/563 (SECOND PARCEL)

OWNER: KATHERINE MAE SEWELL
#1244 LOCUST AVENUE
BALTIMORE, MD. 21227

TAX NO. 1800014573
PHONE NO. 410-242-2547
DATE: MARCH, 2019
SCALE: 1"=20'

CONTRACT PURCHASER
JOHN K. FREESE
FANGMIN C. FREESE
1238 LOCUST AVENUE
BALTIMORE MARYLAND 21227
PHONE: 763-234-0520

PARCEL 2042
PARCEL "A"
PROPERTY OF "CLAIRE S. TEIPE"
PLAT BOOK E.H.K. JR. 45 FOLIO 139
BALTIMORE COUNTY, MARYLAND
TAX MAP 0101 GRID 23 PARCEL 2042
SCALE: 1"=20' DATE: MARCH, 2019



2019-0290-SPHA