

M E M O R A N D U M

DATE: August 20, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0335-A- Appeal Period Expired

The appeal period for the above-referenced case expired on August 19, 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 VARIANCE

(2018 Tred Avon Road)

15th Election District

7th Council District

George Dardamanis & Elizabeth Shrader

Legal Owners

Petitioners

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0335-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by George Dardamanis & Elizabeth Shrader, legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory structure (deck) to be located in the front yard in lieu of the required rear yard. A site plan was marked as Petitioners’ Exhibit 1.

George Dardamanis, Elizabeth Shrader and surveyor Bruce Doak appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”).

The site is approximately 10,135 square feet in size and is zoned DR 3.5. The property is improved with a single-family dwelling constructed in 1949. Petitioners recently reconstructed a waterfront retaining wall at the site, and the proposed deck would connect to a stairway which would provide access to their pier.

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

ORDER RECEIVED FOR FILING

Date

7/18/19

By

Sen

- (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).

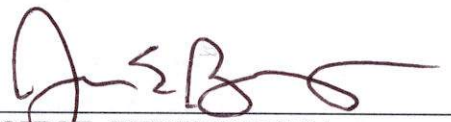
The site improvements were constructed prior to the adoption of the BCZR and the property is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed deck. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of Baltimore County or community opposition.

THEREFORE, IT IS ORDERED, this 18th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to permit an accessory structure (deck) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioners must comply with critical area regulations.

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 7/18/19
By Sen 2



PETITION FOR ZONING HEARING(S)

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

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

Address 2018 TRED AVOON ROAD

which is presently zoned DR3.5

Deed References: JLE 37575/34

10 Digit Tax Account # 1523502510

Property Owner(s) Printed Name(s) GEORGE DARDAMANIS & ELIZABETH SHRAEDER

(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:

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

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

3. ☒ a **Variance** from Section(s)

TO PERMIT AN ACCESSORY STRUCTURE (DECK) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD PER SECTION 900.1 BCZR

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

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

GEORGE DARDAMANIS ELIZABETH SHRAEDER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2019-0335-A

Filing Date 5/22/19

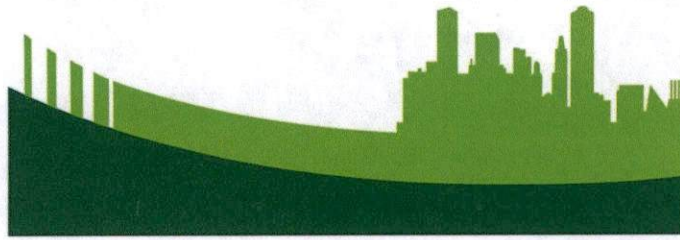
Do Not Schedule Dates:

Reviewer AT

ORDER RECEIVED FOR FILING

Date 7/18/19

By Sen



Zoning Description

2018 Tred Avon Road
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Tred Avon Road, approximately 470 feet westerly of the centerline of Antietam Road

Being Lot 61 of the plat entitled "Middleborough on Middle River" and recorded in the land records of Baltimore County in Plat Book 4, page 191.

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



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

2019-0335-A

TO: THE DAILY RECORD
Thursday, June 27, 2019 - Issue

Please forward billing to:
George Dardamais
2018 Tred Avon Road
Baltimore, MD 21221

410-371-0388

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: 2019-0335-A

2018 Tred Avon Road
N/s Tred Avon Road, 470 ft. west of Antietam Road
15th Election District – 7th Councilmanic District
Legal Owners: George Dardamais, Elizabeth Shrader

Variance to permit an accessory structure (deck) to be located in the front yard in lieu of the required rear yard.

Hearing: Wednesday, July 17, 2019 at 11:00 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.



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 12, 2019

NOTICE OF ZONING HEARING

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Legal Owners: George Dardamais, Elizabeth Shrader

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

Michael Mallinoff
Director

MM:kl

C: Mr. Dardamais, Ms. Shrader, 2018 Tred Avon Road, Baltimore 21221
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 27, 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2018 Tred Avon Road; N/S of Tred Avon Road, *
470' W of c/line of Antietam Road * OF ADMINSTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): George Dardamanis * HEARINGS FOR
& Elizabeth Shrader *
Petitioner(s) * BALTIMORE COUNTY
* 2019-335-A

* * * * *

ENTRY OF APPEARANCE

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

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

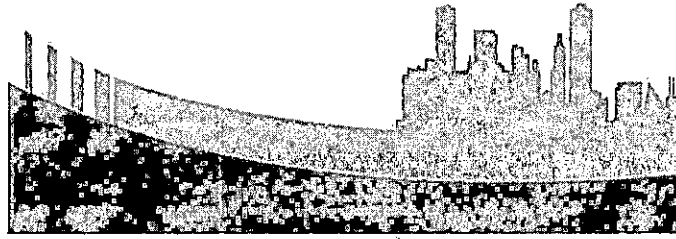
I HEREBY CERTIFY that on this 30th day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUN 03 2019



CERTIFICATE OF POSTING

June 26, 2019 (amended July 11, 2019)

Re:

Zoning Case No. 2019-0335-A

Legal Owner: George Dardamais & Elizabeth Shrader

Hearing date: July 17, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **2018 Tree Avon Road**.

The signs were posted on **June 26, 2019**.

The signs were inspected again on **July 11, 2019**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

CASE NO. 2019-0335-A

2018 Tred Avon Road

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

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

DATE & TIME: Wednesday July 17, 2019 11:00 AM

REQUEST:

**VARIANCE TO PERMIT AN ACCESSARY STRUCTURE
(DECK) TO BE LOCATED IN THE FRONT YARD IN
LIEU OF THE REQUIRED REAR YARD.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE

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CASE NO. 2019-0335-A

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DATE & TIME: Wednesday July 17, 2019 11:00 AM

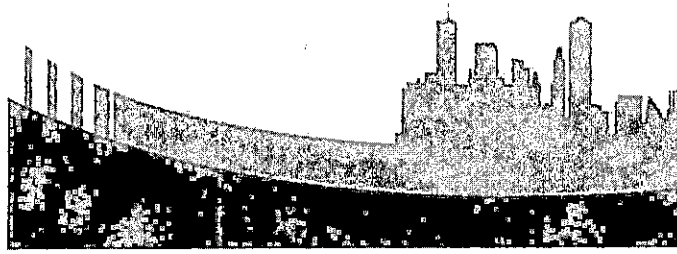
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CERTIFICATE OF POSTING

June 26, 2019 (amended _____)

Re:

Zoning Case No. 2019-0335-A

Legal Owner: George Dardamaïs & Elizabeth Shrader

Hearing date: July 17, 2019

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bdoak@bruceedoakconsulting.com

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CASE NO. 2019-0335-A

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The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

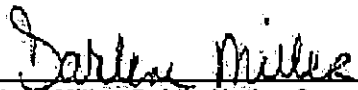
Order #: 11757475
Case #: 2019-0335-A
Description:

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:

6/27/2019

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0335-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0335-A

2018 Tred Avon Road

N/s Tred Avon Road, 470 ft. west of Antietam Road

16th Election District - 7th Councilmanic District

Legal Owners: George Dardamais, Elizabeth Shrader

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Hearing: Wednesday, July 17, 2019 at 11:00 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.

je27

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

No. **183794**

PAID RECEIPT

Date:

5/22/2019

BUSINESS ACTUAL TIME DRW
 5/23/2019 8/32/2019 10:26:48 5

REG W005 WALKIN LRB
 >>RECEIPT # 008683 5/22/2019 OFLN

Dept 5 528 ZONING VERIFICATION

183794

Rec'd Tot \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

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

Total:

\$75

Rec
 From:

For:

2018 TRED AVON RD

D.R 3.5

2019-0335-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0335-A
Property Address: 2018 TRED AVON ROAD
Property Description: LOT 61 "MIDDLEBOROUGH ON MIDDLE RIVER"
PB 4/191
Legal Owners (Petitioners): GEORGE DARDAMANIS & ELIZABETH SHRAORR
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE DARDAMANIS
Company/Firm (if applicable): N/A
Address: 2018 TRED AVON ROAD
BALTIMORE MD 21221

Telephone Number: 410-371-0388



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 12, 2019

Bruce E. Doak
3801 Baker Schoolhouse
Freeland MD 21053

RE: Case Number: 2019-0335-A, 2018 Tred Avon 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 May 22, 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
George Dardamai & Elizabeth Shraoer 2018 Tred Avon Road Baltimore MD 21221

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2019
Item No. 2019-0355-X

DATE: July 03, 2019

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

If Special Exemption is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Owner/Developer shall show the limits of the 100-Year Floodplain on the site plan.

Prior to building permit application, the petitioner must contact the Office of the Director of Public works in writing to determine the Flood Protection Elevation, so that the first floor elevation can be established.

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VKD: cen
cc: File

7-17

BALTIMORE COUNTY, MARYLAND

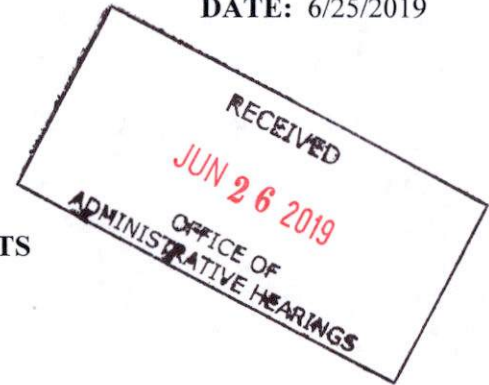
INTER-OFFICE MEMORANDUM

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

DATE: 6/25/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-335



INFORMATION:

Property Address: 2018 Tred Avon Road
Petitioner: George Dardamanis, Elizabeth Shrader
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance relief to permit an accessory structure (deck) to be located in the front yard in lieu of the required rear yard.

A site visit was conducted on June 4, 2019. This is a waterfront lot, with the front yard facing the water. There is an existing retaining wall on site.

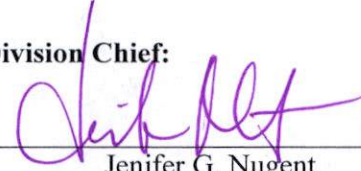
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

CPG/JGN/JAB/

c: Krystle Patchak
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

[Faint, illegible markings]

.....

7-17

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: June 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0335-A
Address 2018 Tred Avon Road
(Dardamanis & Shrader Property)

Zoning Advisory Committee Meeting of **June 3, 2019**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The proposed development must meet LDA and MBA requirements for Critical Area lot coverage. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). Based on the property area above mean high water, the maximum Critical Area defined lot coverage allowance for this property is 3,172 square feet with mitigation for any new amount over 2,538 square feet. EPS has previously worked with the applicant on Critical Area law compliance for this proposal. If the applicant can meet these requirements, and meet all mitigation requirements for lot coverage and buffer impacts, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with the required Critical Area buffer covering about half of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer

impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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;

If the proposed development is designed to meet the Critical Area defined lot coverage requirements, and meet all modified buffer area, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

CASE NAME _____
CASE NUMBER 2019-0335-A
DATE 7/17/19

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

4/3

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment

6/4

DEPS
(if not received, date e-mail sent _____)

Comment

6/25

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

No objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/27/19

SIGN POSTING (1st) Date: 6/26/19 by DoakSIGN POSTING (2nd) Date: 7/11/19 by DoakPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

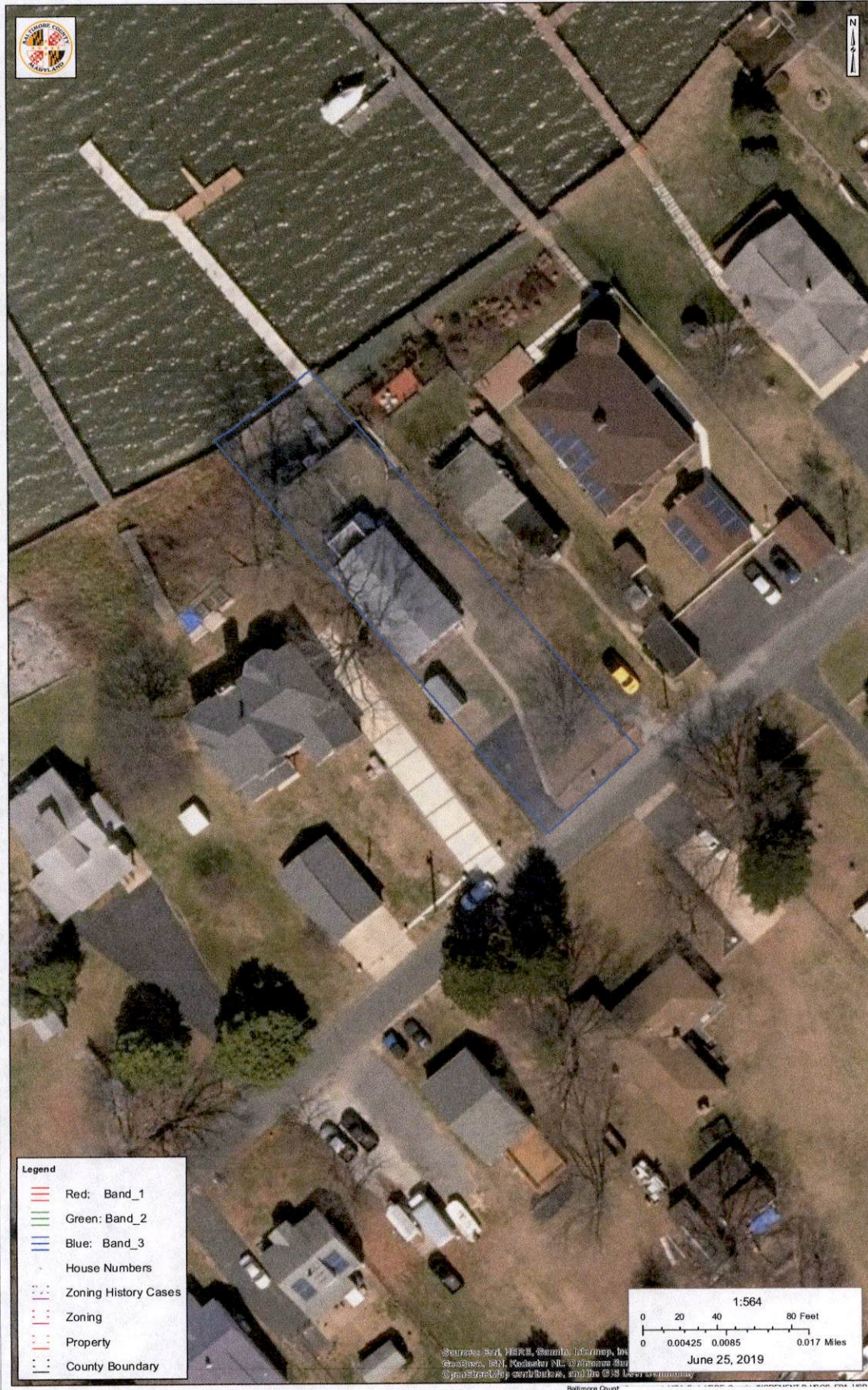
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1523502510			
Owner Information					
Owner Name:		DARDAMANIS GEORGE SHRADER ELIZABETH		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		2018 TRED AVON RD BALTIMORE MD 21221-1541		Deed Reference: /37575/ 00034	
Location & Structure Information					
Premises Address:		2018 TRED AVON RD 0-0000 Waterfront		Legal Description: MIDDLEBOROUGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0012	0373		0000	
					Block:
					61
					Lot:
					2018
					Assessment Year:
					Plat No:
					Plat Ref:
					0004/ 0191
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1949		1,350 SF		400 SF	
				Property Land Area	
				10,150 SF	
				County Use	
				34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2018		As of 07/01/2018	
				As of 07/01/2019	
Land:	200,100	200,100			
Improvements	87,800	156,700			
Total:	287,900	356,800		310,867	
Preferential Land:	0			333,833	
Transfer Information					
Seller: BECK GEORGE R		Date: 05/31/2016		Price: \$399,900	
Type: ARMS LENGTH IMPROVED		Deed1: /37575/ 00034		Deed2:	
Seller: WILLIAMS LEMON A		Date: 06/29/2011		Price: \$310,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30975/ 00442		Deed2:	
Seller: THOMPSON JOHN ELLWOOD		Date: 04/06/1959		Price: \$16,000	
Type: ARMS LENGTH IMPROVED		Deed1: /03507/ 00381		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 09/21/2017

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Baltimore County - My Neighborhood



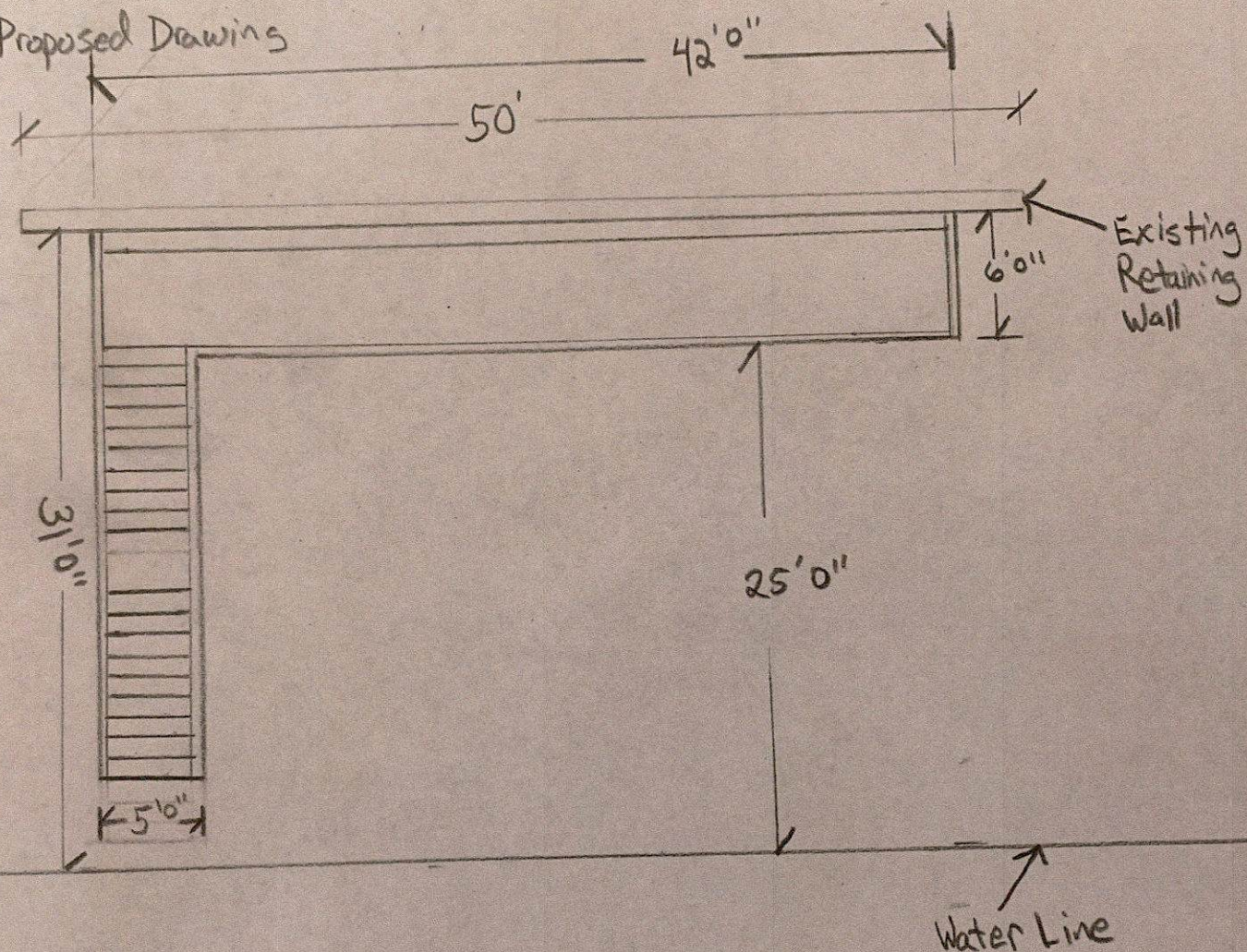
PETITIONER'S

EXHIBIT NO. 2

Dardamanis Res
2018 Tred Avon rd.
Middle River MD 21221

Deck/Staircase Proposed Drawing

Scale $\frac{1}{8} = 1'0''$

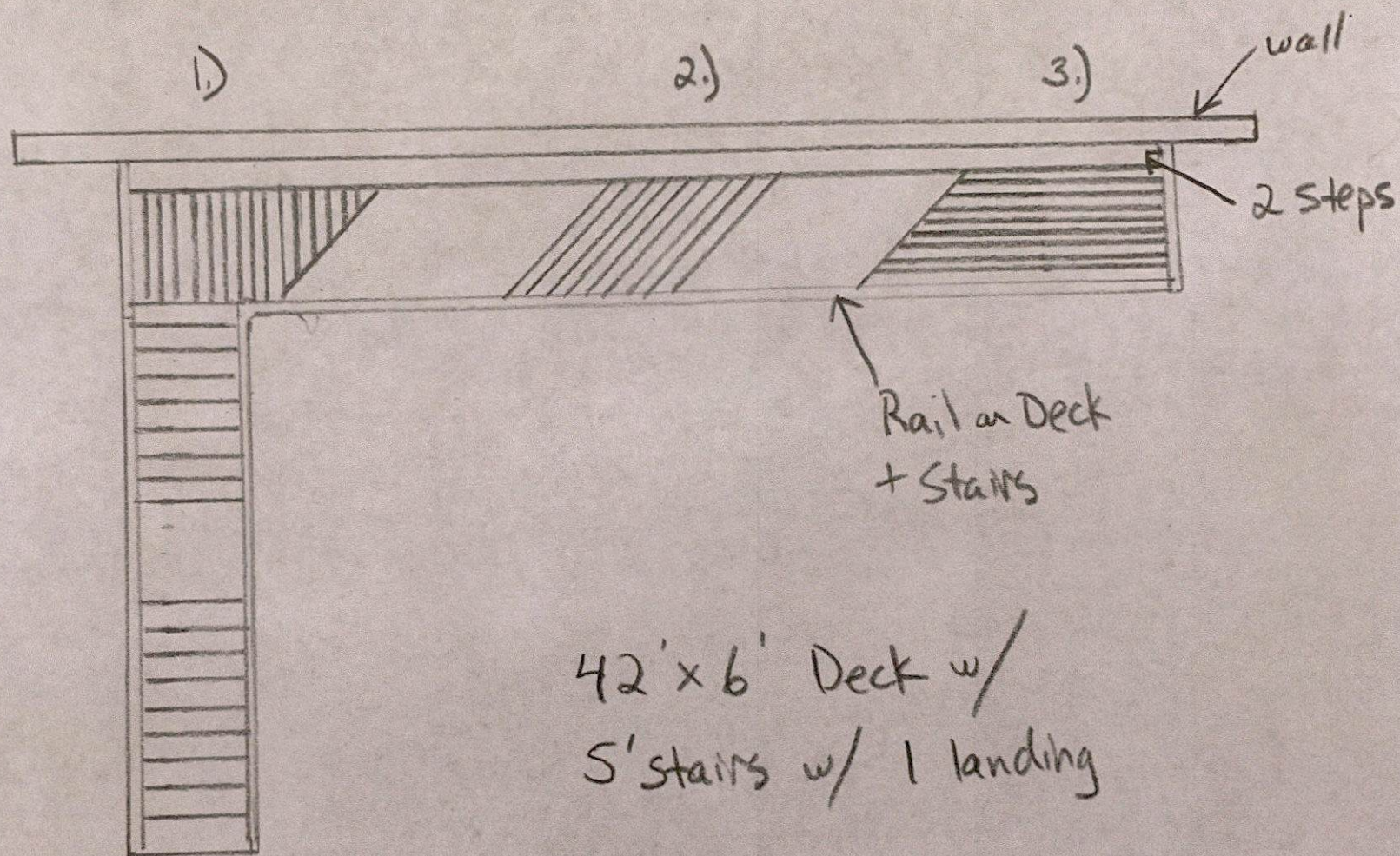


PETITIONER'S

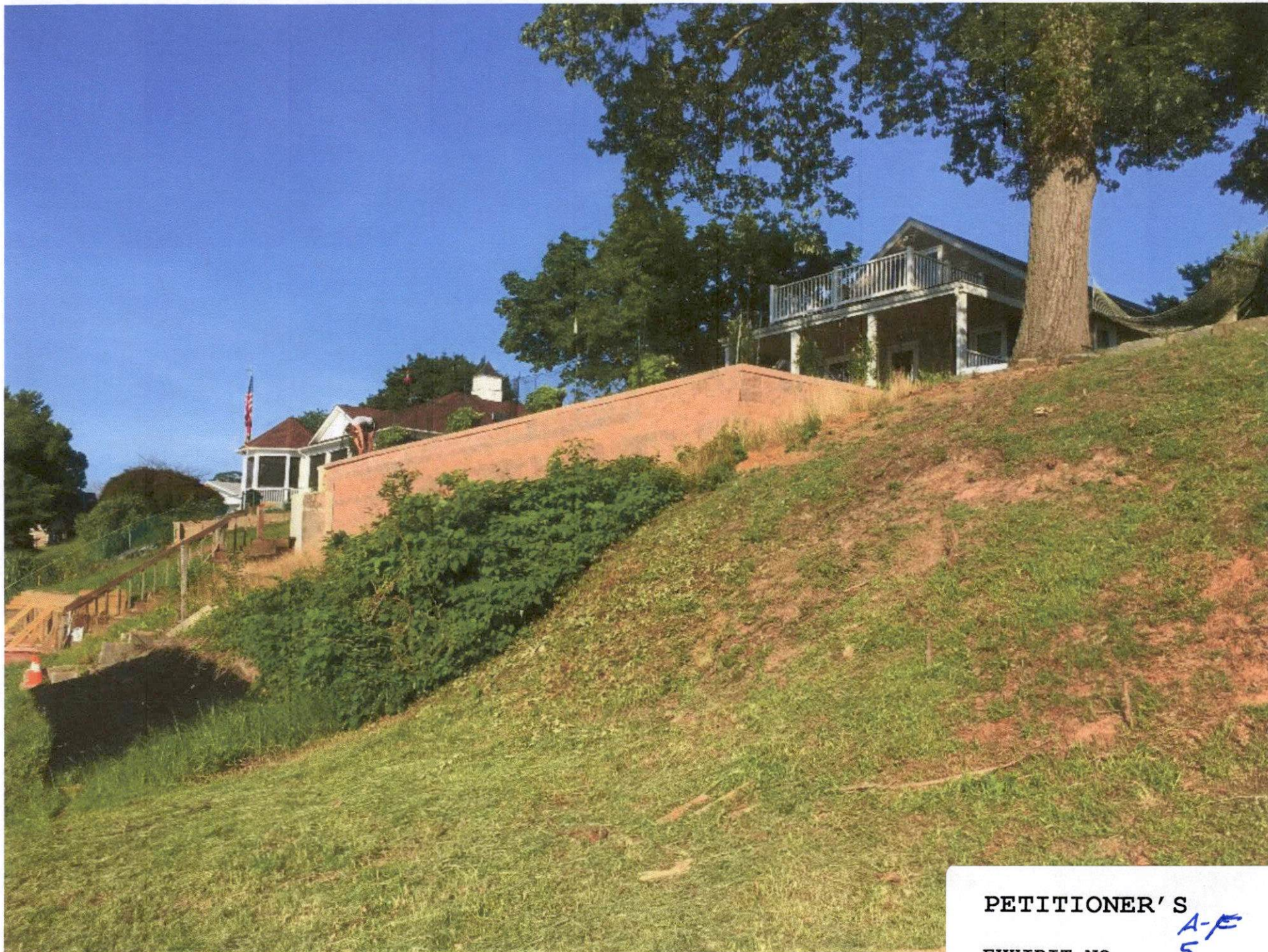
AJB

EXHIBIT NO.

4



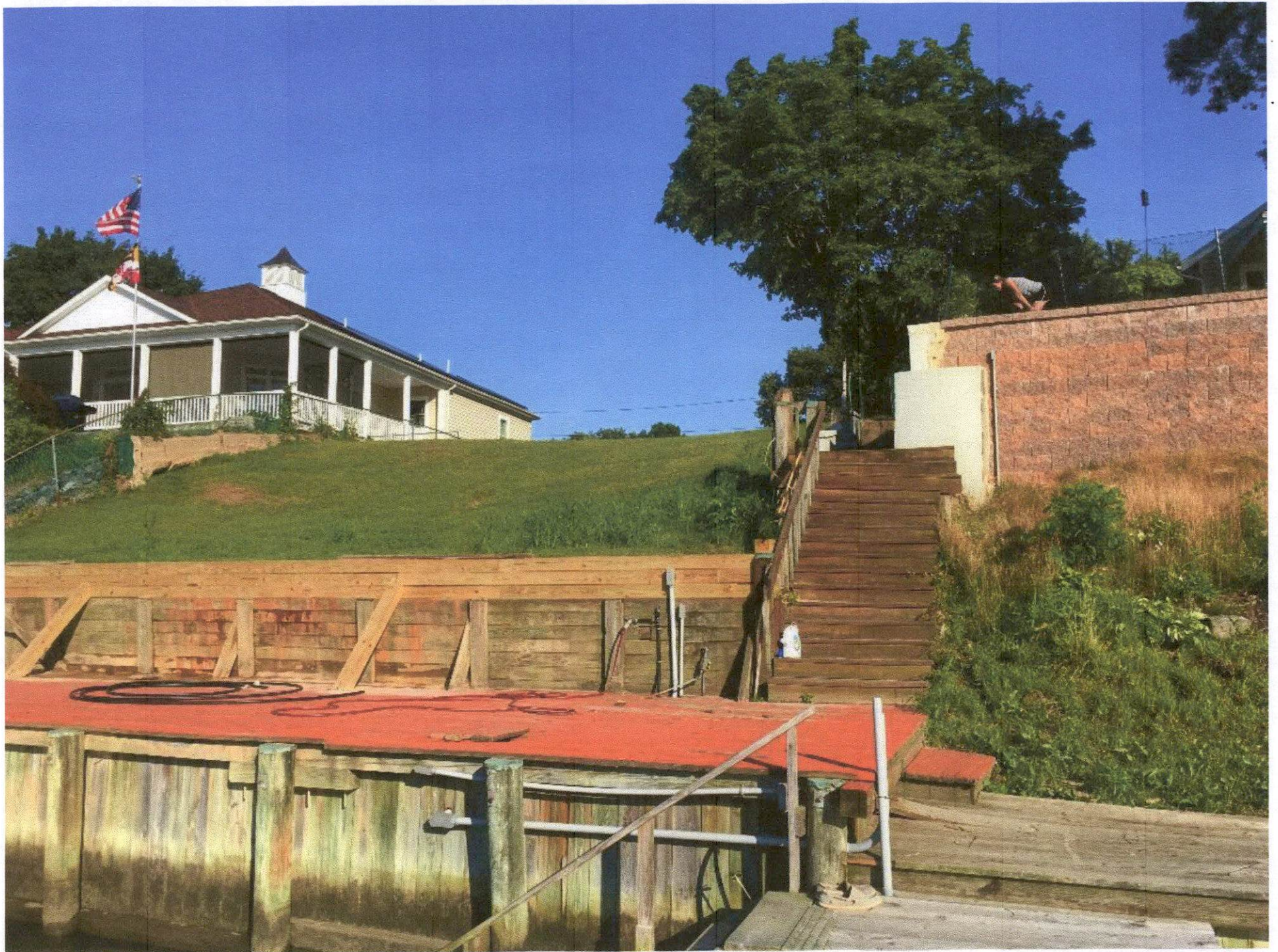
42' x 6' Deck w/
5' stairs w/ 1 landing



PETITIONER'S

EXHIBIT NO.

A-F
5

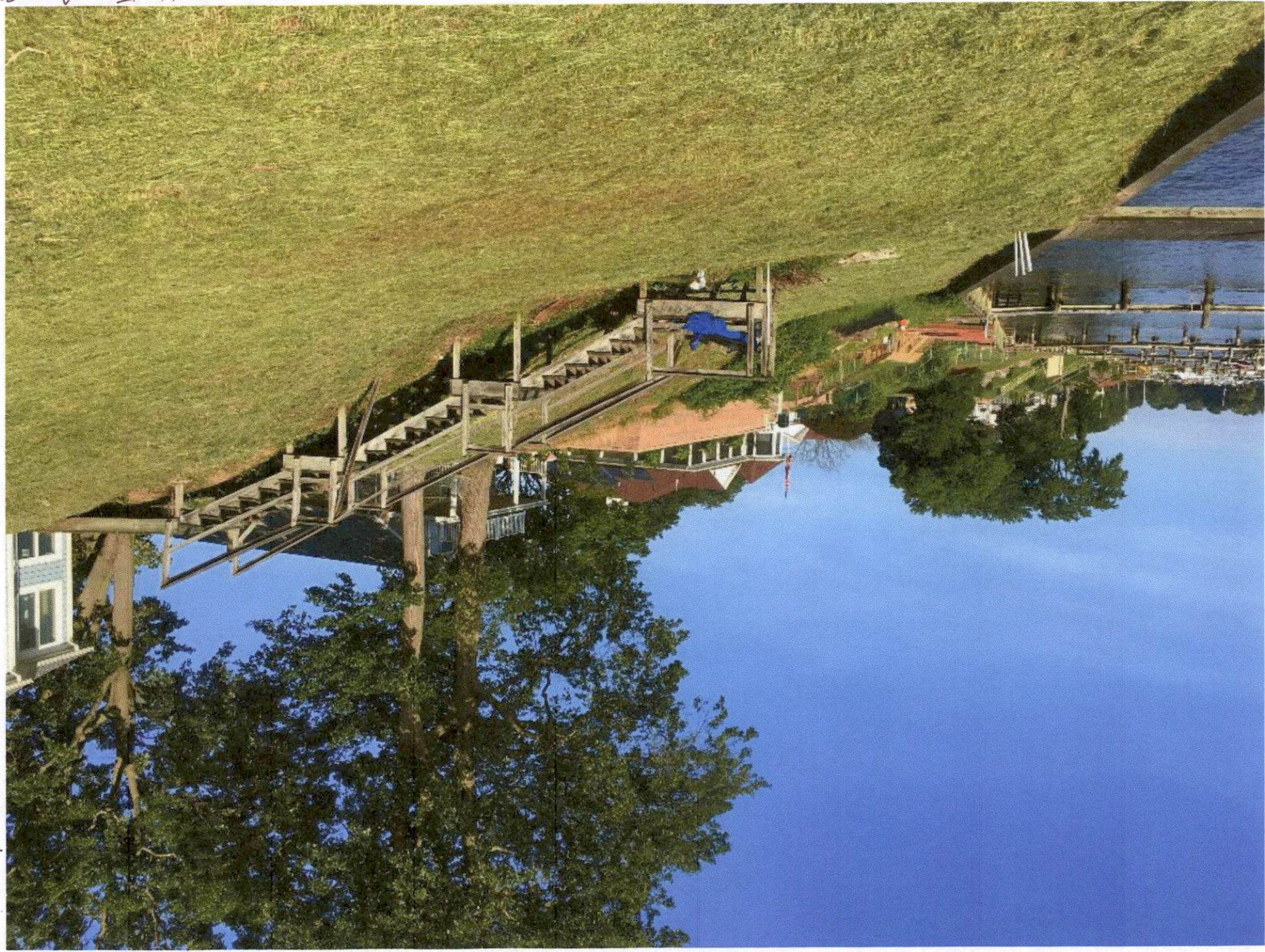


2020 TRED AVON RD
WATER FRONT



2016 TRAIL AVENUE
WATER FRONT

2016 TED AVONED
WATER FRONT



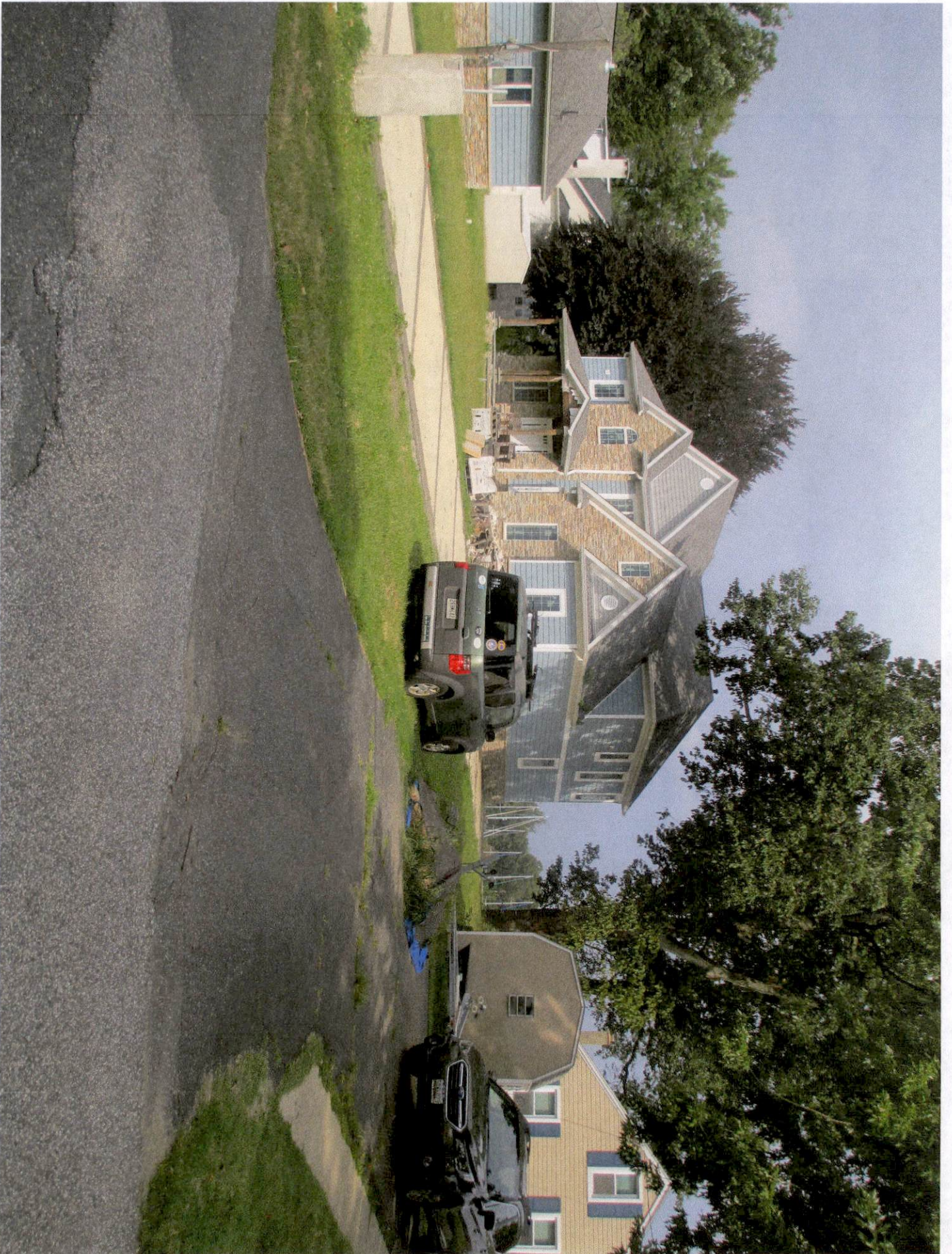
2014 Tree Audit
Water Front



F



2018 TRED AVON RD
WATER FRONT



















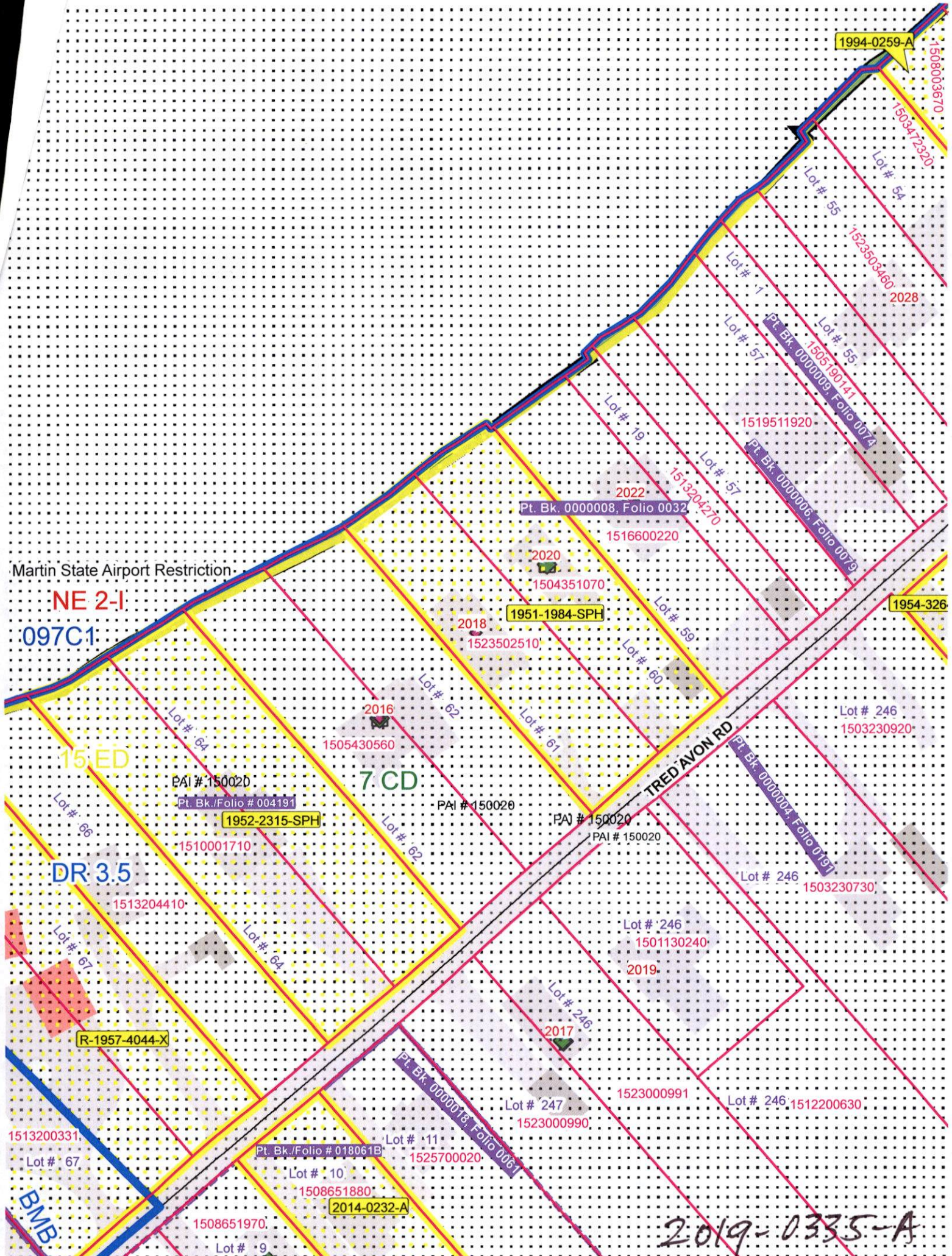


12









Martin State Airport Restriction

NE 2-I

097C1

15 ED

DR 3.5

7 CD

TRED AVON RD

BMB

2019-0335-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1523502510			
Owner Information					
Owner Name:	DARDAMANIS GEORGE SHRADER ELIZABETH		Use:	RESIDENTIAL	
Mailing Address:	2018 TRED AVON RD BALTIMORE MD 21221-1541		Principal Residence:	YES	
			Deed Reference:	/37575/ 00034	
Location & Structure Information					
Premises Address:		2018 TRED AVON RD 0-0000 Waterfront		Legal Description:	
				MIDDLEBOROUGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0012	0373		0000	
					Block:
					61
					Assessment Year:
					2018
					Plat No:
					0004/ 0191
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1949		1,350 SF		400 SF	
				Property Land Area	
				10,150 SF	
				County Use	
				34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2018	07/01/2018	
				As of	
				07/01/2019	
Land:		200,100	200,100		
Improvements		87,800	156,700		
Total:		287,900	356,800	310,867	333,833
Preferential Land:		0			0
Transfer Information					
Seller: BECK GEORGE R		Date: 05/31/2016		Price: \$399,900	
Type: ARMS LENGTH IMPROVED		Deed1: /37575/ 00034		Deed2:	
Seller: WILLIAMS LEMON A		Date: 06/29/2011		Price: \$310,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30975/ 00442		Deed2:	
Seller: THOMPSON JOHN ELLWOOD		Date: 04/06/1959		Price: \$16,000	
Type: ARMS LENGTH IMPROVED		Deed1: /03507/ 00381		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 09/21/2017					
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.

2019-0335-A

GENERAL SITE INFORMATION

- Ownership: George Dardamanis & Elizabeth Shrader
2018 Tred Avon Road Baltimore, MD 21221
- Address: 2018 Tred Avon Road Baltimore, MD 21221
- Deed references: JLE 37575/34 Lot 61 "Middleborough" PB 4/191
- Area: 10,150 sq. ft. (per SDAT)
- Tax Map / Parcel / Lot 61 / Tax account #: 97 / 373 / 61 / 15-23-502510
- Election District: 15 Councilmanic District: 7
ADC Map: 482281 GIS tile: 097C1 Position sheet: 6NE36
Census tract: 450900 Census block: 240054509001
Schools: Middleborough ES Deep Creek MS Chesapeake HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 097C1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling, shed & parking area. The existing dwelling, shed and parking area will remain.

OFFICE OF ZONING

Zoning: DR 3.5
Zoning history: Case #1951-1984-SPH extension of a pier- approved

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

DR 3.5 Setbacks for Residential Buildings

Front: 30 feet from the street right of way or property line
Side: 10 feet min / 25 feet sum from a property line
Rear: 30 feet from a property line

Lot Width: 70 feet

Requirements for Accessory Structures

Structures shall be located in the rear yard (Sect. 400.1 BCZR)
Setback from a property line: 2.5 feet (Sect. 400.1 BCZR)
Height limit: 15 feet (Sect. 400.3 BCZR)

ENVIRONMENTAL IMPACT

Watershed: Middle River URDL land type: 1

- The existing dwelling is currently served by public water and sewer
- There are no underground storage tanks on the subject property.

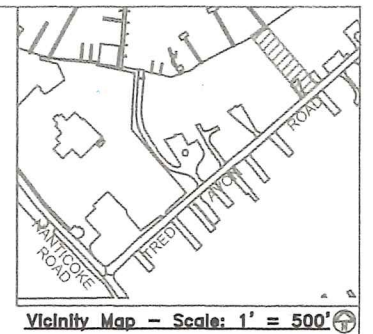
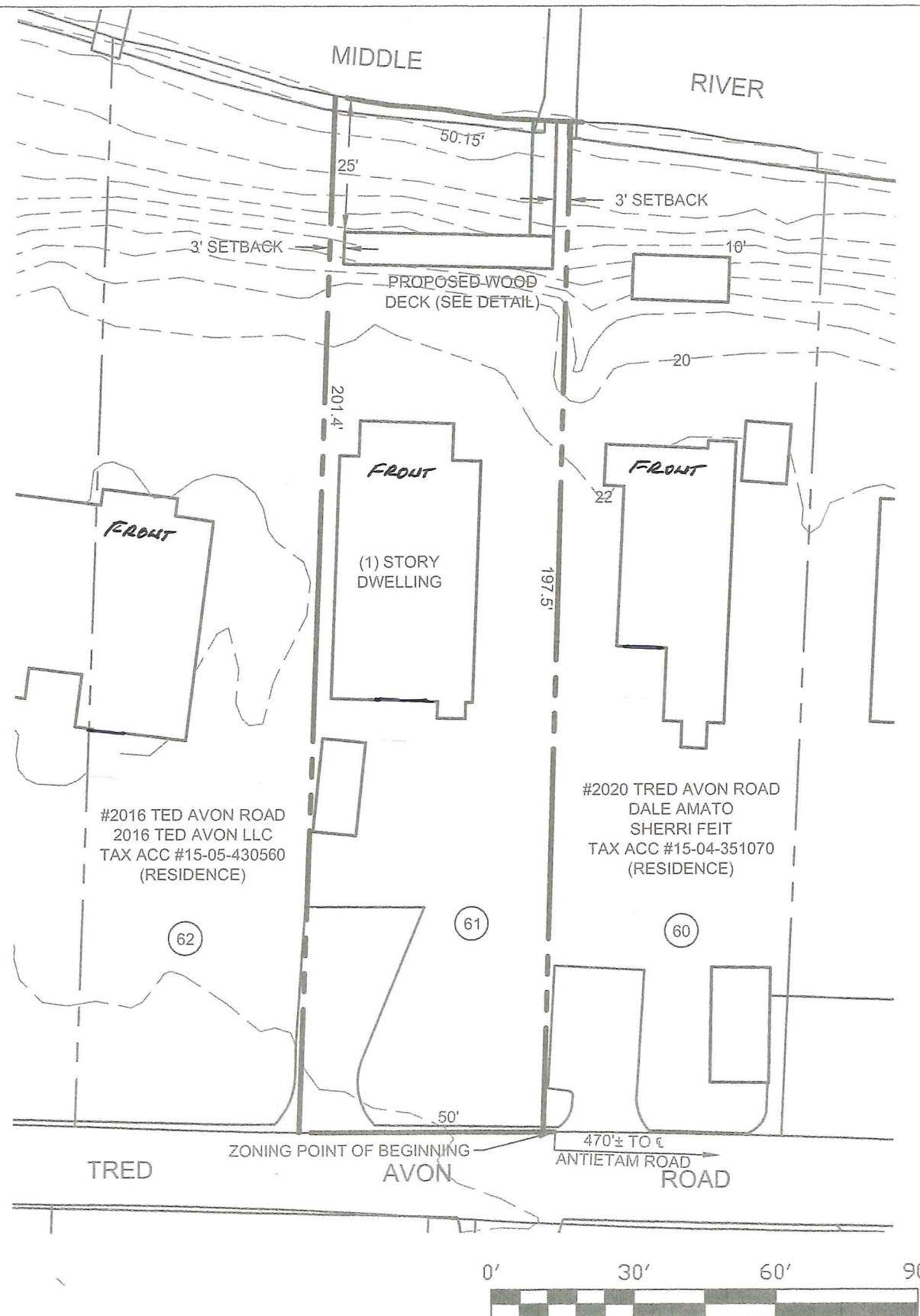
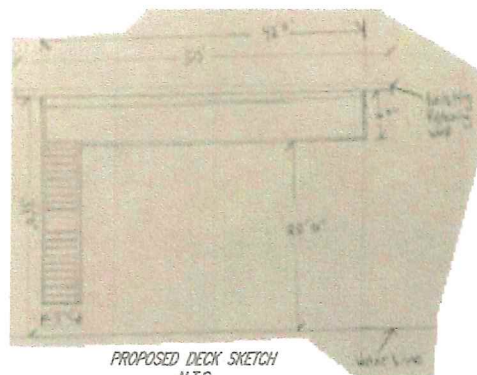
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

- The subject dwelling is not historic. The subject property is not in a historic district.
- Growth Tier: 1

PROPOSED DEVELOPMENT

To construct a deck in the front yard



PLAN TO ACCOMPANY A ZONING PETITION
FOR
#2018 TRED AVON ROAD

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 5/20/2019
Scale: 1"=30'

REVISION

CASE # 2019- 0335- A

PET. No. 1

GENERAL SITE INFORMATION

- Ownership: George Dardamanis & Elizabeth Shrader
2018 Tred Avon Road Baltimore, MD 21221
- Address: 2018 Tred Avon Road Baltimore, MD 21221
- Deed references: JLE 37575/34 Lot 61 "Middleborough" PB 4/191
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- Tax Map / Parcel / Lot 61 / Tax account #: 97 / 373 / 61 / 15-23-502510
- Election District: 15 Councilmanic District: 7
ADC Map: 4822B1 GIS tile: 097C1 Position sheet: 6NE36
Census tract: 450900 Census block: 240054509001
Schools: Middleborough ES Deep Creek MS Chesapeake HS
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OFFICE OF ZONING

Zoning: DR 3.5
Zoning history: Case #1951-1984-SPH extension of a pier- approved

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Requirements for Accessory Structures

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Setback from a property line: 2.5 feet (Sect. 400.1 BCZR)
Height limit: 15 feet (Sect. 400.3 BCZR)

ENVIRONMENTAL IMPACT

Watershed: Middle River URDL land type: 1

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

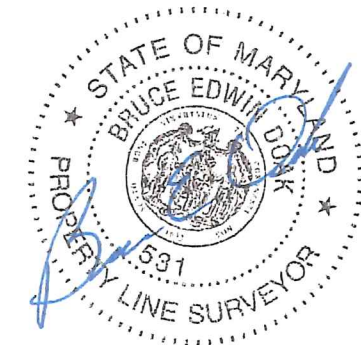
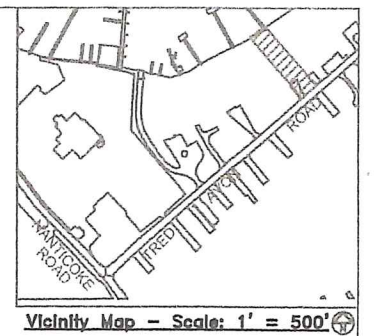
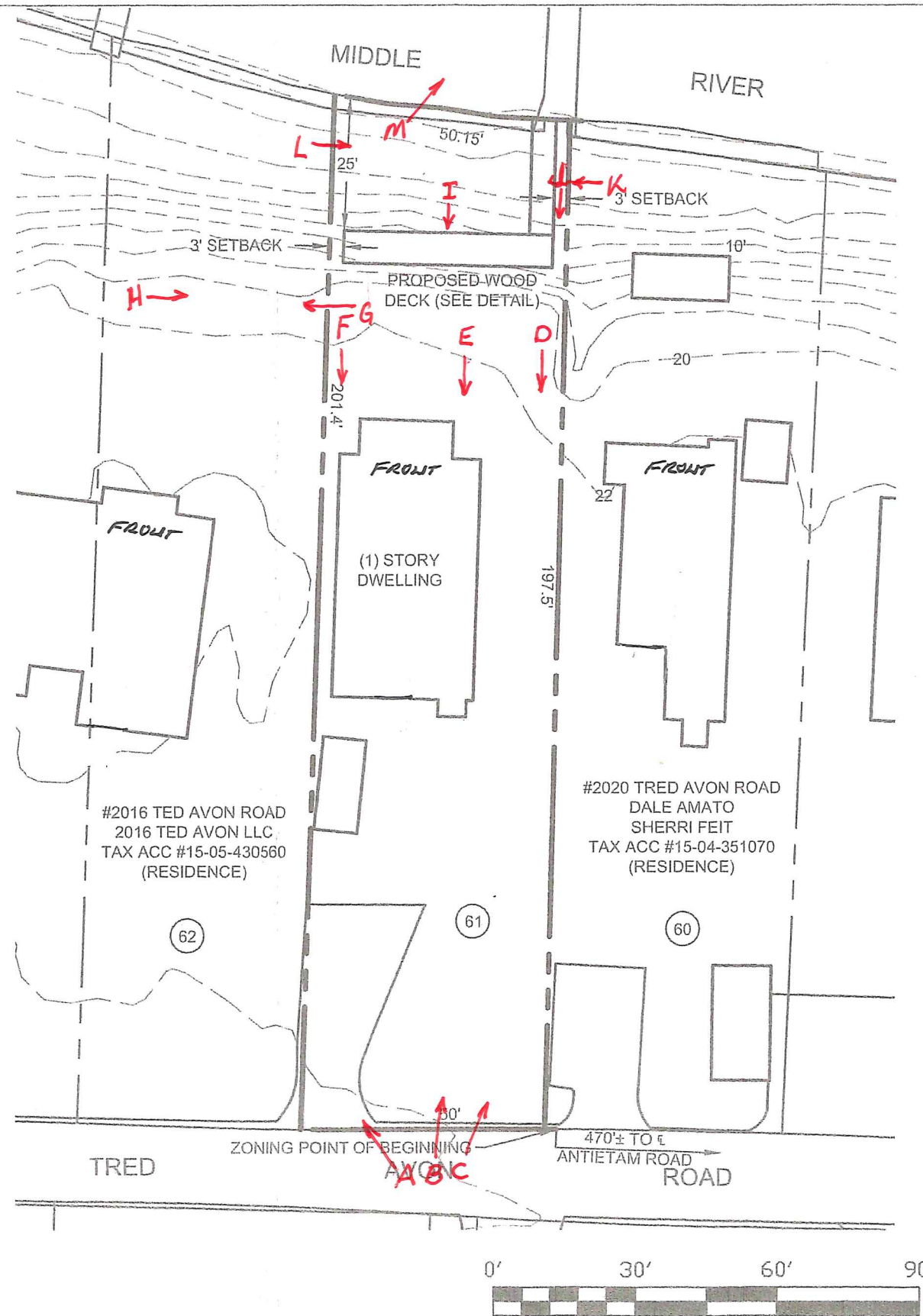
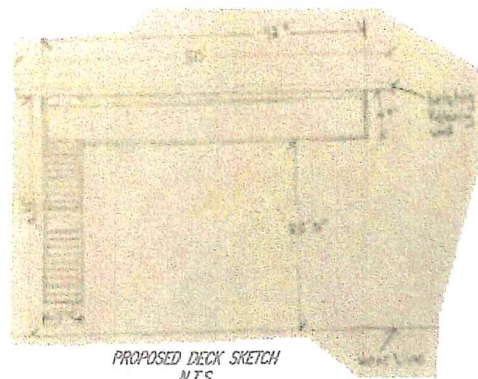
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

- The subject dwelling is not historic. The subject property is not in a historic district.
- Growth Tier: 1

PROPOSED DEVELOPMENT

To construct a deck in the front yard.



Bruce E. Doak Consulting, LLC Land Use Expert and Surveyor 3801 Baker Schoolhouse Road Frederick, MD 21703 o 443-500-5535 m 410-419-4906 bdoak@bruceedoakconsulting.com	
PLAN TO ACCOMPANY A ZONING PETITION FOR #2018 TRED AVON ROAD	
BALTIMORE COUNTY, MARYLAND 15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT	
Date: 5/20/2019	Scale: 1"=50'

PLAN TO ACCOMPANY PHOTOGRAPHS

PETITIONER'S
PHOTOS A-M
EXHIBIT NO. 3

GENERAL SITE INFORMATION

- 1. Ownership: George Dardamanis & Elizabeth Shrader
2018 Tred Avon Road Baltimore, MD 21221
- 2. Address: 2018 Tred Avon Road Baltimore, MD 21221
- 3. Deed references: JLE 37575/34 Lot 61 "Middleborough" PB 4/191
- 4. Area: 10,150 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Lot 61 / Tax account #: 97 / 373 / 61 / 15-23-502510
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ADC Map: 4822B1 GIS tile: 097C1 Position sheet: 6NE36
Census tract: 450900 Census block: 240054509001
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OFFICE OF ZONING

Zoning: DR 3.5
Zoning history: Case #1951-1984-SPH extension of a pier- approved

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Required parking spaces: 2
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ENVIRONMENTAL IMPACT

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- 1. The existing dwelling is currently served by public water and sewer
- 2. There are no underground storage tanks on the subject property.

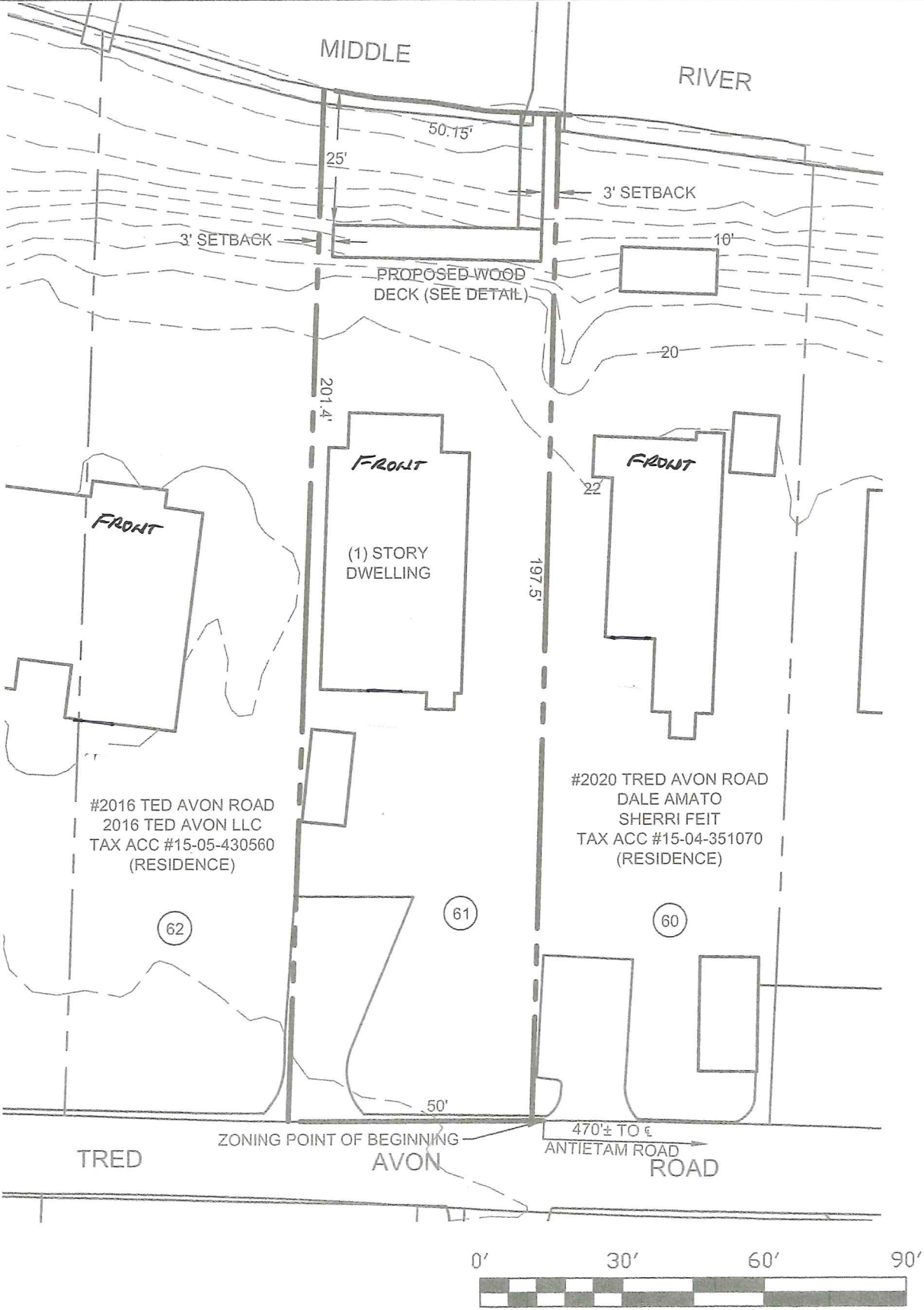
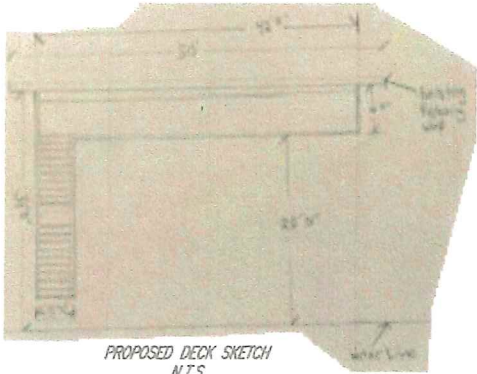
OFFICE OF PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

- 1. The subject dwelling is not historic. The subject property is not in a historic district.
- 2. Growth Tier: 1

PROPOSED DEVELOPMENT

To construct a deck in the front yard



Vicinity Map - Scale: 1" = 500'



PLAN TO ACCOMPANY A ZONING PETITION
FOR
#2018 TRED AVON ROAD

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 5/20/2019

Scale: 1"=30'