

M E M O R A N D U M

DATE: July 30, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0344-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 29, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(624 Charles Street Avenue)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Joseph S. Pettit & Elizabeth H. Guonjian	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0344-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 owners of the property, Joseph S. Pettit and Elizabeth H. Guonjian (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1.D of the Zoning Commissioner’s Policy Manual (“ZCPM”) for a double front lot to permit an accessory garage structure in the rear yard with a 14 ft. street setback in lieu of the required 30 ft. street setback and a 1 ft. side setback in lieu of 2.5 ft. required side setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 9, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 6-27-19

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 27th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1.D of the Zoning Commissioner's Policy Manual ("ZCPM") for a double front lot to permit an accessory garage structure in the rear yard with a 14 ft. street setback in lieu of the required 30 ft. street setback and a 1 ft. side setback in lieu of 2.5 ft. required side setback, 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.

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By LOW

2. Petitioners or subsequent owners shall not convert the proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed accessory building (detached garage) shall not be used for commercial purposes.

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

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Date 6-27-19

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 624 Charles St. Ave. 21204 Currently zoned DR3.5
 Deed Reference 42048 1 393 10 Digit Tax Account # 0903231211
 Owner(s) Printed Name(s) Joseph Pettit & Elizabeth Guonjian

(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. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1.d OF THE ZONING COMMISSIONERS POLICY MANUAL TO PERMIT AN ACCESSORY GARAGE STRUCTURE IN THE REAR YARD WITH A 14 FT. STREET SETBACK IN LIEU OF REQUIRED 30 FT. STREET SET BACK AND A 1 FT. SIDE SET BACK IN LIEU OF 2.5 FT. REQ'D. SIDE SET BACK.
 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(s)/Petitioner(s):

Joseph Pettit, Elizabeth Guonjian
 Name #1 – Type or Print Name #2 – Type or Print

Joseph Pettit, Elizabeth Guonjian
 Signature #1 Signature #2

624 Charles Street Avenue Towson MD
 Mailing Address City State

21204, 443/857-9877 guonjian@yahoo.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Peter C. Beyratt

Name – Type or Print

Peter C. Beyratt

Signature

2021 Sue Creek Dr. Balto MD
 Mailing Address City State

21221 / 443-829-2735 / pbeyratt@pyramidhomeworks.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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0344-A Filing Date 5/30/19 Estimated Posting Date 6/9/19 Reviewer RJ

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: 624 Charles St. Ave Towson MD 21204
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)

This is needed to reduce the rear & side setbacks so we can
build a garage leaving some clearance to deck, & yard access. All
neighboring properties face Charles St. Ave.

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

Joseph Pettit
Signature of Owner (Affiant)
Joseph Pettit
Name- Print or Type

Elizabeth Guonjian
Signature of Owner (Affiant)
Elizabeth Guonjian
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 29th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph Pettit & Joseph Pettit

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

AS WITNESS my hand and Notaries Seal

Barbara J. Reuschle
Notary Public
1-8-23
My Commission Expires

Zoning Property Description 624 Charles Street Avenue 21204.

Lot #45 has its front on Charles St. Ave. and rear on Round Oak Rd.

Lot #45 begins at the NE corner of Charles St. Ave. (50' right of way), then runs SE for 156' to intersect Round Oak Rd. (right of way 30'), then runs 51.4' SW to it's corner on Round Oak Rd., then runs 144' NW to it's corner on Charles St. Ave., then runs 50' on Charles St. Ave. to it's beginning on Charles St. Ave.

Being Lot #45 in the subdivision named JL Wagner Plat as recorded in Baltimore County Record book # 40048 folio #393. Property contains 7,500 SF located in the 9th election district and the 5th council district.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/9/2019

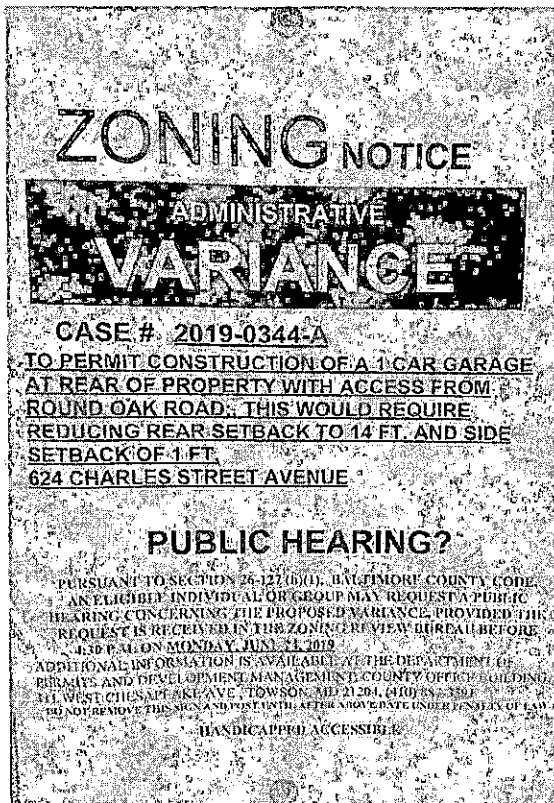
Case Number: 2019-0344-A

Petitioner / Developer: JOSEPH PETTIT & ELIZABETH GUONJIAN ~
PETE BEYRODT of PYRAMID HOMEWORKS, LLC

Date of Closing: JUNE 24, 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:
624 CHARLES ST. AVENUE

The sign(s) were posted on: JUNE 9, 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 @ 624 Charles St. Avenue ~ 6/9/2019



Background Photo 2nd Sign @ 624 Charles St. Avenue ~ 6/9/2019

CASE # 2019-0344-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0344 -A

Address 624 Charles St Ave 21204

Contact Person: Roz Johnson
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/30/19

Posting Date: 6/9/13

Closing Date: 6/24/19

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- 0344 -A

Address 624 Charles St. Ave.

Petitioner's Name Joseph Pettit & Elizabeth Guenjian

Telephone 443-857-9877

Posting Date: 6/9/2019

Closing Date: 6/24/19

Wording for Sign: To Permit construction of a 1 car garage at rear of property with access from Round Oak Rd., this would require reducing rear setback to 14' and side setback to 1'.

Revised 6/30/2019

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2019-0344-A
Property Address: 624 Charles St Ave 21204
Property Description: SOUTH OF JOPPA RD. ON THE EAST
SIDE OF CHARLES STREET AVE.
Legal Owners (Petitioners): Joseph Pettit & Elizabeth Guonian
Contract Purchaser/Lessee: Peter C. Beyrodt

PLEASE FORWARD ADVERTISING BILL TO:

Name: Pete Beyrodt
Company/Firm (if applicable): Pyramid Homeworks LLC
Address: 2021 Sue Creek Drive
Baltimore, MD 21221
Telephone Number: 443-829-2738

Revised 7/9/2015

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

No. **184787**

PAID RECEIPT

Date:

MAY 30, 2019

BUSINESS ACTUAL TIME DRW
 5/30/2019 5/30/2019 10:44:47 3

REG WS03 WALKIN CAM
 >>RECEIPT # 009082 5/30/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	
601	806	0000		6150				75.00	184787
									Receipt Tot \$ 75.00
									75.00 CK .00 CA
									Baltimore County, Maryland

Total: **75.00**

Rec From: **Pyramid Homeworks/Pete Beyrodt**

For: **Admin. Variance Petition**

CASE No. 2019-0344-A
624 Charles Street Ave.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

6-24

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 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0344-A
Address 624 Charles Street Avenue
(Pettit & Guonjien Property)

Zoning Advisory Committee Meeting of **June 10, 2019**.

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

Reviewer: Steve Ford

RECEIVED

OFFICE OF THE
ATTORNEY GENERAL
STATE OF NEW YORK



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 25, 2019

Joseph Pettit & Elizabeth Guonjian
624 Charles Street Avenue
Towson MD, 21204

RE: Case Number: 2019-0344-A

Dear: Joseph Pettit & Elizabeth Guonjian

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 30, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

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:mcn

C: People's Counsel
Peter C. Beyrodt 2021 Sue Creek Dr. Baltimore MD 21221

(AV) 6-24-19

CASE NO. 2019- 0344-A

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>6-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-9-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 09 Account Number - 0903231211
Owner Information		
Owner Name:	PETTIT JOSEPH S GUONJIAN ELIZABETH H	Use: RESIDENTIAL Principal Residence: YES Deed Reference: /40048/ 00393
Mailing Address:	624 CHARLES ST AVE TOWSON MD 21204-	
Location & Structure Information		
Premises Address:	624 CHARLES STREET AVE TOWSON 21204-	Legal Description: LTS 45,46 624 CHARLES STREET AVE J L WAGNER PLAT
Map:	Grid:	Parcel:
0069	0006	0166
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	45	2017
Plat No:	Plat Ref:	
	0007/0147	
Special Tax Areas:		Town:
		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1928	2,550 SF	1000 SF
Property Land Area	County Use	
7,500 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
ASBESTOS SHINGLE	3 full	1 Detached
Last Major Renovation		
2017		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	121,500	121,500
Improvements	279,200	388,400
Total:	400,700	509,900
Phase-in Assessments		
As of 07/01/2018	As of 07/01/2019	
473,500	509,900	
Preferential Land:	0	0
Transfer Information		
Seller: 10 ORVILLE EAST LLC	Date: 03/14/2018	Price: \$687,500
Type: ARMS LENGTH IMPROVED	Deed1: /40048/ 00393	Deed2:
Seller: THE BANK OF NEW YORK MELLON	Date: 11/13/2015	Price: \$183,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36874/ 00442	Deed2:
Seller: YATACO ALBERTO R	Date: 06/25/2015	Price: \$196,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36349/ 00086	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2018 07/01/2019
State:	000	0.00 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 07/24/2018

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0344-A **Reviewer:** Rosalie Johnson

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Joseph Pettit & Elizabeth Guonjien

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 624 CHARLES STREET AVE

Location: South of Joppa Road on East side of Charles Street Ave.

Existing Zoning: DR 3.5

Area: 7,500 SQ

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1.D of the zoning commissioners policy manual for double road front lot to permit an accessory garage structure in the rear yard with a 14' street setback in lieu of the required 30' street setback and a 1' side setback in lieu of 2.5 feet required side setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/24/2019

Miscellaneous Notes:

Charles St Ave

#624

#622

#626

CASE No.
2019-0344-A

Charles E. Jones

1865

1865

CASE NO. 2019-0344-A

Lot # 43

Lot # 47

624
Charles St
Ave

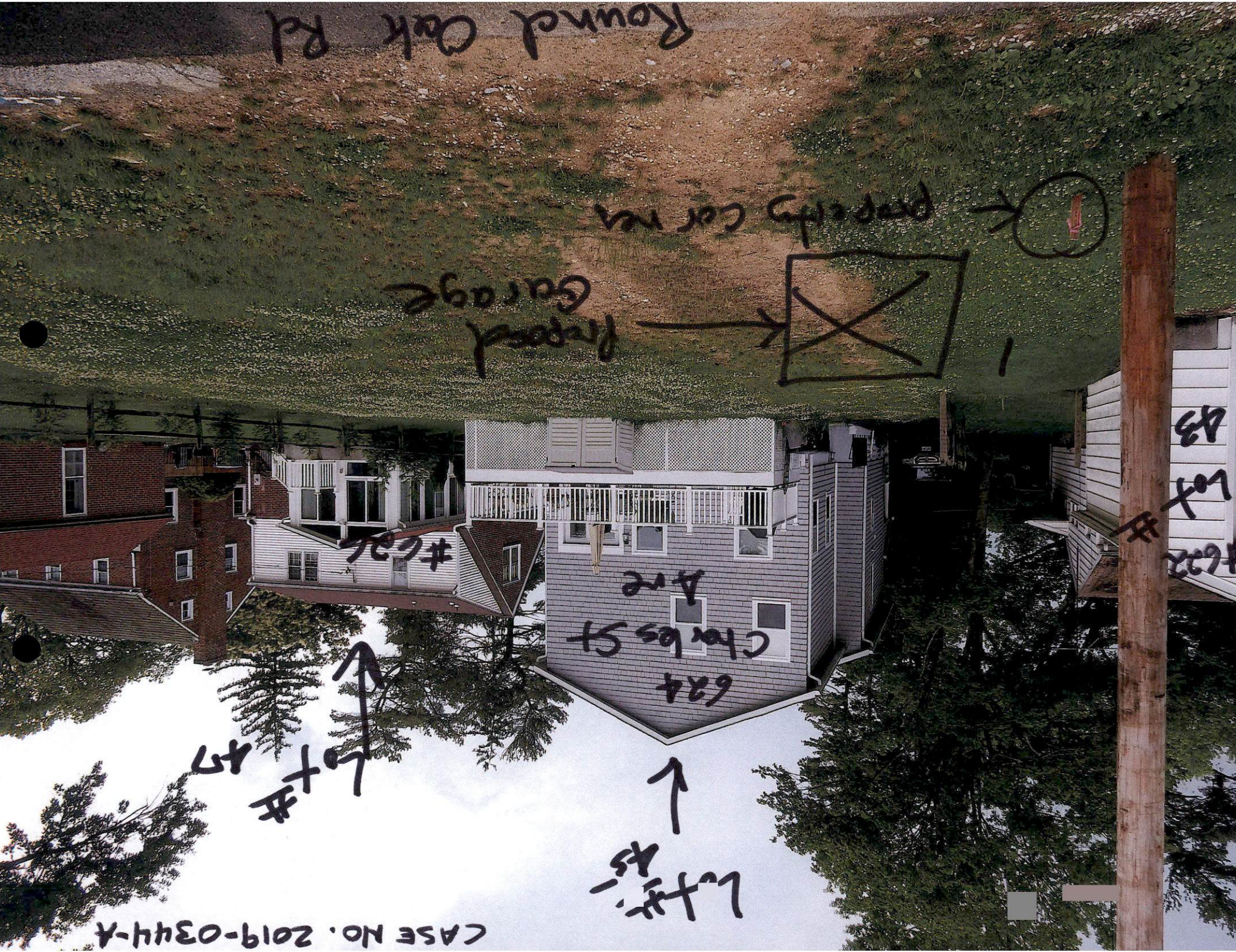
#624

Lot # 43
#624

Proposed
Garage

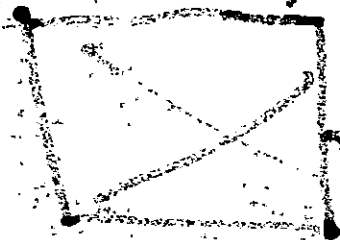
Property corner

Round Oak Rd



Long Oak 87

Black and white



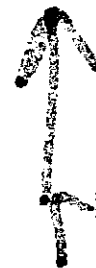
Black and white

to
to

Yes
change of
est



to
to



to
to

to see how good quality

CASE NO. 2019-0344-A

#624
Charles St.
Ave

#622

Lot #
43

Round Oak
Rd

Lot #
45
(Rear)



tsd
Rechno
v/d

1000-1000-1000

42

1000-1000-1000

1000-1000-1000

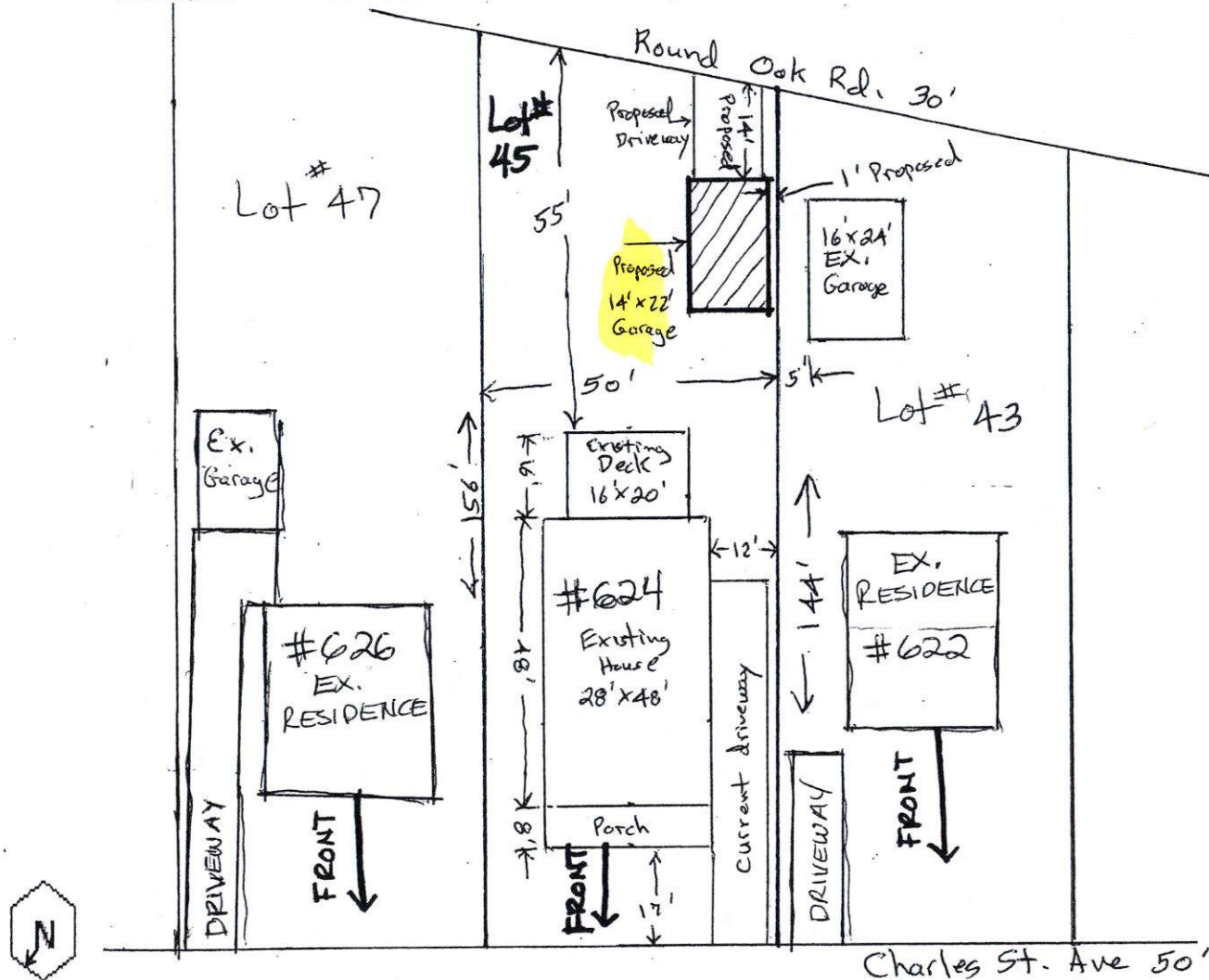
1000-1000-1000

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 624 Charles St. Ave 21204 OWNER(S) NAME(S) Joseph Pettit & Elizabeth Guarnian

SUBDIVISION NAME J L Wagner Plat LOT # 45 BLOCK # _____ SECTION # _____

PLAT BOOK # 7 FOLIO # 147 10 DIGIT TAX # 0903231211 DEED REF. # 40048/00393

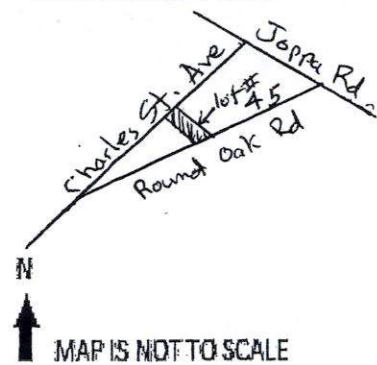


PLAN DRAWN BY Peter C. Beyrodt

DATE 5/29/19

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 069C1

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7500 +/-

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: _____

PUBLIC X PRIVATE _____

SEWER IS: _____

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

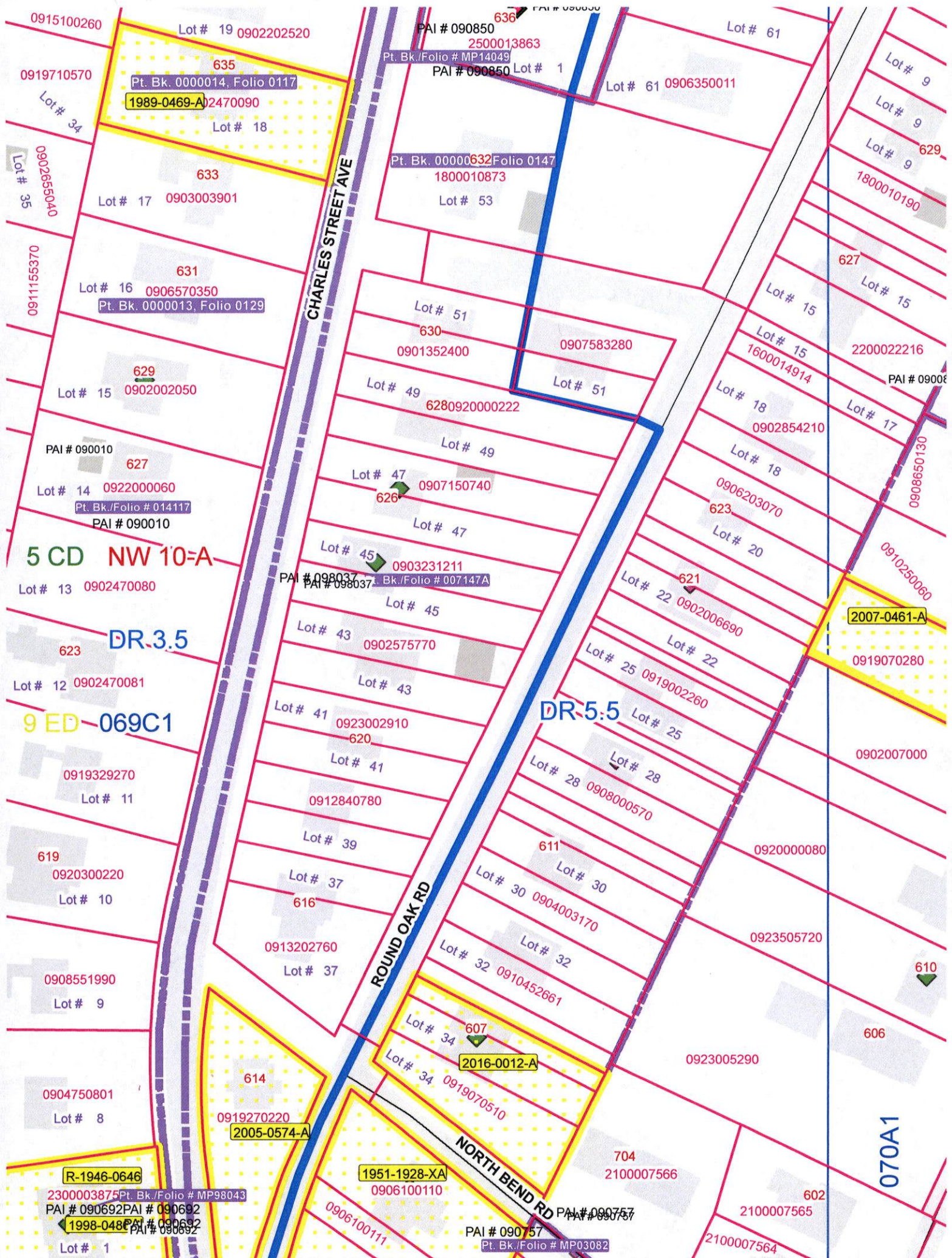
IF SO GIVE CASE NUMBER

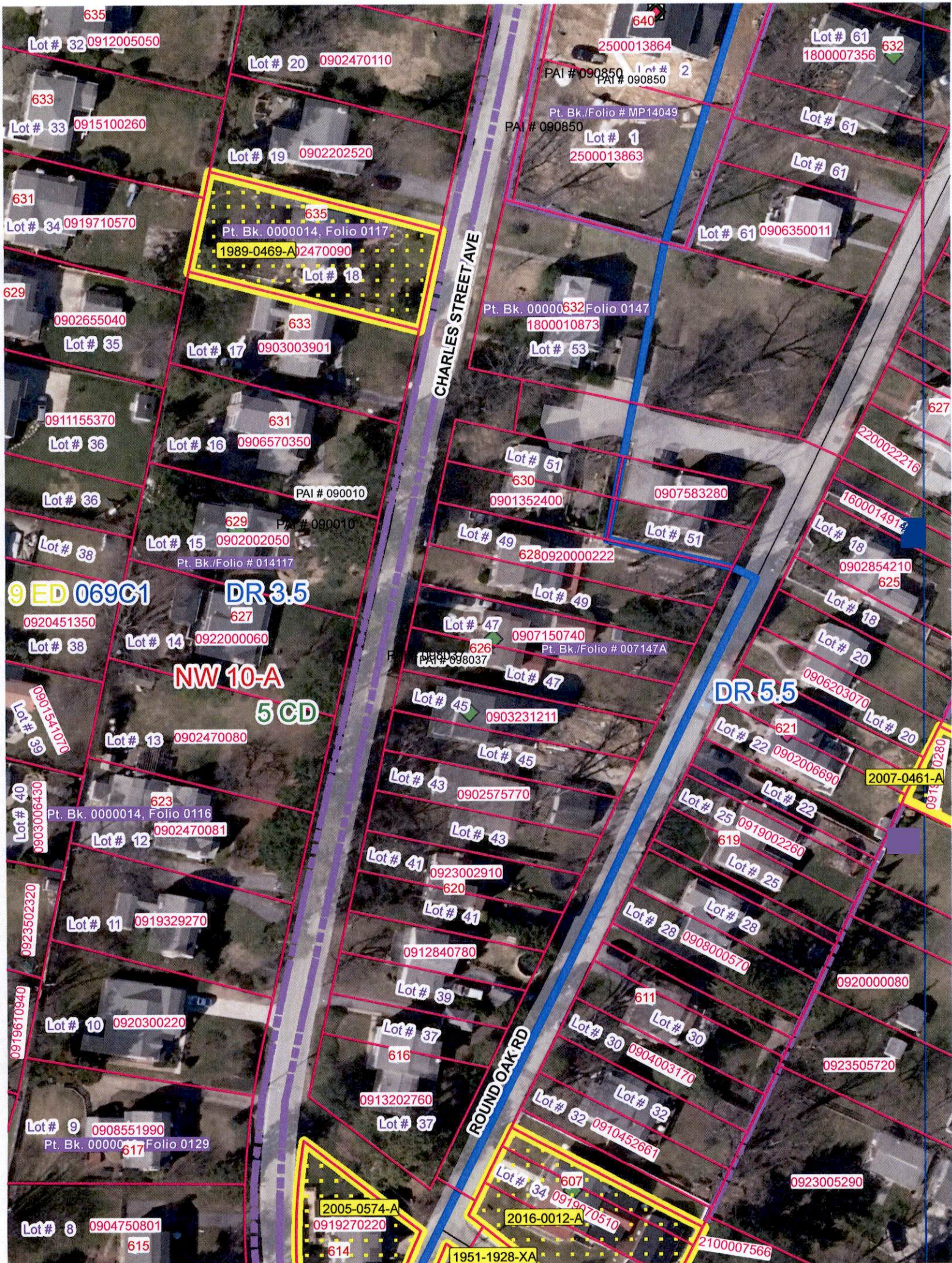
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CASE NO. 2019-0344-A

Pet. Ech. 1





Lot # 32 0912005050

Lot # 20 0902470110

2500013864

Lot # 61 1800007356 632

Lot # 33 0915100260

Lot # 19 0902202520

PAI # 090850 Lot # 2 PAI # 090850
Pt. Bk./Folio # MP14049
PAI # 090850

Lot # 61

Lot # 34 0919710570

635
Pt. Bk. 0000014, Folio 0117
1989-0469-A 2470090
Lot # 18

Lot # 1 2500013863

Lot # 61 0906350011

Lot # 35 0902655040

Pt. Bk. 00000632 Folio 0147
1800010873

Lot # 53

Lot # 17 0903003901

Lot # 36 0911155370

Lot # 16 0906570350

PAI # 090010

Lot # 15 0902002050

Pt. Bk./Folio # 014117

9 ED 069C1

DR 3.5

Lot # 38 0920451350

Lot # 14 0922000060

NW 10-A

5 CD

Lot # 49 0907150740
Pt. Bk./Folio # 007147A

Lot # 47 0903231211

Lot # 45 0902575770

Lot # 43 0923002910

Lot # 41 0912840780

Lot # 39 616

Lot # 37 0913202760

Lot # 9 0908551990
Pt. Bk. 00000617 Folio 0129

Lot # 8 0904750801

2005-0574-A
0919270220

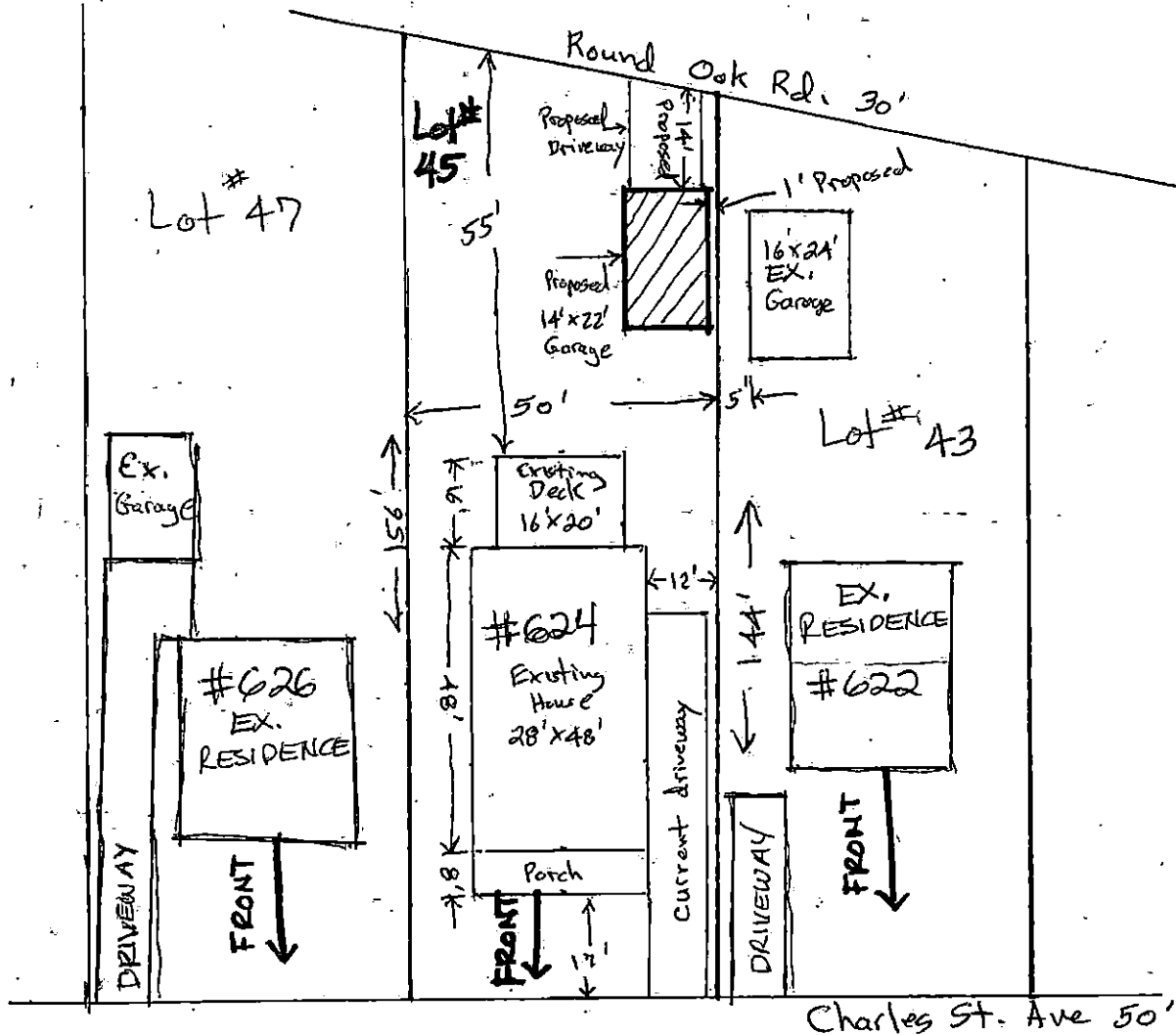
2016-0012-A
0919270510

1951-1928-XA

0923005290

2100007566

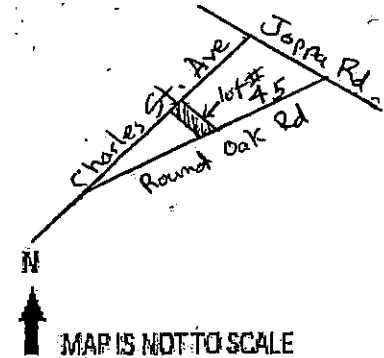
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 624 Charles St. Ave 21204 OWNER(S) NAME(S) Joseph Pettit & Elizabeth Guanjian
 SUBDIVISION NAME JL Wagner Plat LOT # 45 BLOCK # _____ SECTION # _____
 PLAT BOOK # 7 FOLIO # 147 10 DIGIT TAX # 0703231211 DEED REF. # 40048/00393



PLAN DRAWN BY Peter C. Beyrodt DATE 5/29/19 SCALE: 1 INCH = 30 FEET

CASE No. 2019-0344-A

SITE VICINITY MAP



ZONING MAP# 069C1
 SITE ZONED DR3.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7500 +/-
 HISTORIC ? NO
 IN CBCA ? NO
 IN FLOOD PLAIN ? NO
 UTILITIES ? MARK WITH X
 WATER IS: _____
 PUBLIC X PRIVATE _____
 SEWER IS: _____
 PUBLIC X PRIVATE _____
 PRIOR HEARING ? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Real Property Data Search (w4)

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 - 0903231211						
			Owner Information						
Owner Name:			PETTIT JOSEPH S GUONJIAN ELIZABETH H			Use: Principal Residence:			
Mailing Address:			624 CHARLES ST AVE TOWSON MD 21204			Deed Reference: /40048/ 00393			
			Location & Structure Information						
Premises Address:			624 CHARLES STREET AVE TOWSON 21204-			Legal Description: LTS 45.46 624 CHARLES STREET AVE J L WAGNER PLAT			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0006	0166		0000			45	2017	Plat Ref: 0007/ 0147
Special Tax Areas:			Town:			NONE			
			Ad Valorem:						
			Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1928		2,550 SF		1000 SF		7,500 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	3 full	1 Detached	2017			
Value Information									
Base Value			Value			Phase-in Assessments			
			As of			As of		As of	
			01/01/2017			07/01/2018		07/01/2019	
Land:		121,500			121,500				
Improvements		279,200			388,400				
Total:		400,700			509,900	473,500		509,900	
Preferential Land:		0						0	
Transfer Information									
Seller: 10 ORVILLE EAST LLC			Date: 03/14/2018			Price: \$687,500			
Type: ARMS LENGTH IMPROVED			Deed1: /40048/ 00393			Deed2:			
Seller: THE BANK OF NEW YORK MELLON			Date: 11/13/2015			Price: \$183,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /36874/ 00442			Deed2:			
Seller: YATACO ALBERTO R			Date: 06/25/2015			Price: \$196,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /36349/ 00086			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 07/24/2018									
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.