MEMORANDUM

DATE: August 13, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0353-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 12, 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
(7 Melvin Avenue)		
1st Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Stephen J. & Pamela C. Meyer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0353-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Stephen J. and Pamela C. Meyer ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition on the right rear side of house with a 9 ft. 6 inch setback in lieu of the required 15 ft. 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 16, 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 Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-12-19

By

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 **12th** day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition on the right rear side of house with a 9 ft. 6 inch setback in lieu of the required 15 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 7-12-19
By DW

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 7 Melvin Ave, Catonsville, MD 21228 **Currently zoned** DR 2

Deed Reference 19161 / 0097 10 Digit Tax Account # 0 1 3 4 0 1 4 5 1

Owner(s) Printed Name(s) Stephen Joseph Meyer + Pamela Carol Meyer

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 BCZR to Approve an addition on the Right Rear side of House with a 9FT 6 inch setback in Lieu of the Required 15FT setback

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.

Alternate phone # 410-419-8221 (stephen-cell phone)

Owner(s)/Petitioner(s):

Stephen J. Meyer, Pamela C. Meyer

Name #1 – Type or Print | Name # 2 – Type or Print

Signature #1 | Signature # 2

7 Melvin Ave Catonsville MD

Mailing Address | City | State

21228, 410-744-5182, (see below)

Zip Code | Telephone # | Email Address

stephenjmeyer@outlook.com

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

Name- Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

ORDER RECEIVED FOR FILING

Date 6-12-19

By (SJ)

Representative to be contacted:

SJM

Name – Type or Print

Signature

Mailing Address | City | State

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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0353-A **Filing Date** 6/6/19 **Estimated Posting Date** 6/16/19 **Reviewer** CF

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 7 Melvin Ave — Catonsville — MD — 21228

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)**

Please refer to homeowner submitted document entitled, "Addendum to Administrative Zoning Petition Administrative Variance", dated June 2, 2019.

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

Signature of Owner (Affiant)

Stephen Joseph Meyer

Name- Print or Type

Signature of Owner (Affiant)

Pamela Carol Meyer

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

Print name(s) here: Stephen and Pamela Meyer

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

AS WITNESS my hand and Notaries Seal

Notary Public

1/26/2023

My Commission Expires

REV. 5/5/2016

Address: **7 Melvin Ave, Catonsville, MD 21228**
Owners: Stephen Joseph Meyer & Pamela Carol Meyer
Contact Info: Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com
Tax Acct #: 0013401451
Date: June 2, 2019
Description: Addendum to Administrative Zoning Petition for Administrative Variance

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Based upon personal knowledge, the following are the facts upon which we (the "homeowners") base the request for an Administrative Variance at the above address.

The homeowners of this property respectfully ask that the Baltimore County PAI, Zoning Review Office approve a variance to a "setback" ordinance negatively impacting use primarily of the North side of their residential property. The parents of one homeowner are of retirement age and moving in with the homeowners as soon as feasible. Since the parents have mobility restrictions due to health and age issues, they must live on one floor. The homeowners wish to modify the first-floor level of their home to better faciliate a one-floor living arrangement. Complying strictly with the setback requirements prevents the necessary accommodations to establish a reasonable living environment for the parents.

Below is a summary of the modifications that the homeowners wish to complete:

1. Kitchen Modifications: Demo an existing approximately 8'x5' (width-by-depth) single-story kitchen addition and side entryway that egresses directly onto a driveway. Construct an approximately 12'x5' single-story kitchen addition in the same location to improve the use of space generally occupied by the current addition. Establish a rear entryway and open deck [with roof] to allow for safer egress/ingress via rear steps to grade. Complete other minor modifications to the kitchen space to improve access to and use of the space by all occupants. Please note that this home will have a single kitchen shared in common by all occupants.

2. Den Modifications: Demo the North exterior wall, West exterior wall, and ceiling/roof of an existing approximately 11'x12' single-story den addition. Extend the space roughly 10' into the rear of the property (West) to construct an approximately 11'X22' single-story bedroom with private seating area. Construct an approximately 6'x10' walk-in closet behind the first-floor bathroom with closet rear wall continuous to the rear bedroom wall. Retain the same West side-yard 9'-6" setback as exists with the current addition. Complete other minor modifications to an adjoining bathroom to improve access to and use of the space by all occupants.

3. Front Porch Modifications: Repair as necessary the floor, ceiling, and exterior steps of an existing front porch. Screen in a portion of the front porch to accommodate an outdoor space less susceptible to seasonal or weather conditions. Demo an existing side window and construct a side-door entryway to the screened-in portion of the porch.

Note: The Kitchen and Den modifications will include solid foundations and structural beams for affected bearing walls per engineering specifications in the construction documents.

Address: **7 Melvin Ave, Catonsville, MD 21228**
Owners: Stephen Joseph Meyer & Pamela Carol Meyer
Contact Info: Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com

The homeowners present the following rationale in support of our case for this petition.

Step A. *"...The first step requires the petitioner to prove, to the satisfaction of the hearing officer, that the property whereon structures are to be placed (or uses conducted) is unique, unusual, and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties..."*

Response: The layout of this home is generally smaller in overall square footage than a similar home on the lot directly adjacent to the North. The home is also smaller than homes on the two lots directly to the South. Through observation and discussions with neighbors, all homes in the immediate area of 7 Melvin Ave – addresses 3, 5, 9, 11, 12 and 14 – have all been expanded over time.

The 1B02.3.B zoning setback requirements defining a 15' side-setback affecting the North side of the property prevents the homeowners from improving their home in a manner comparable to those of immediate neighbors.

Step B. *"...The second step of the test requires that the petitioner demonstrate that strict compliance with the BCZR would result in either practical difficulty or unreasonable hardship..."*

Response: Strict compliance with the above-mentioned zoning restriction imposes a practical difficulty in alignment with the following three criteria:

(2.i) *"...Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome..."*

Strict compliance with the 15' side-setback requirements prevents the ability to adequately accommodate a single-story bedroom/private-seating-area described earlier. Conformance to this setback restriction presents an unnecessary burden and will result in the following negative outcomes:

1. Elimination of reasonable accommodation for closet/storage space adjacent to a first-floor bedroom. No comparable space exists in the current floorplan. Alternative designs to provision a closet are either too costly or not insufficient in meeting the needs.
2. Inability locate a two-person bed with reasonably safe walking space to either side of the bed.
3. Significant reduction or elimination of the private-seating area – an important mobility resting spot. The homeowner's mother has advanced stage COPD and is no longer able to walk beyond one or two rooms before pausing to rest.
4. Elimination of a side door entrance to the first-floor bathroom since the wall space is then needed for bedroom furniture. This results in a longer bedroom-to-bathroom walking distance for the homeowner's mother; further complicating her mobility within the home.

Address: **7 Melvin Ave, Catonsville, MD 21228**
Owners: Stephen Joseph Meyer & Pamela Carol Meyer
Contact Info: Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com

(2.ii) *"...Whether the grant would be substantial injustice to applicant, as well as other property owners in district, or whether a lesser relaxation than that applied for would give substantial relief..."*

Response: A relaxation of the setback requirement to the North side of the property provides substantial relief to the homeowners in accommodating the needs of their parents. Further, it neither imposes a burden nor substantial injustice to other property owners in the immediate neighborhood. The modifications proposed for the homeowner's property blends in well with comparable changes over the years to the other homes.

(2.iii) *"...Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured..."*

Response: The homeowners believe that two of the desired modifications described earlier – "Kitchen Modifications" and "Front Porch Modifications" – comply with all setback requirements in terms of both spirit and strict adherence.

As for the "Den Modifications", the homeowners believe that the desired changes (i.e. 10' Westward extension – towards the rear yard) comply in spirit with the setback requirements so long as the new North exterior wall continues along the same 9'-6" setback of the existing North exterior wall. All current distances from the North property line and from the neighboring home are maintained. Ingress/egress through this space adjoining the two properties retains the same ease of access.

In 2002, Baltimore County approved and issued a building permit to a licensed contractor (#5793) for building a 6' extension to the same Den. It permitted the North wall to extend in line with the existing house structure. One of the homeowners recalls seeing the permit displayed during construction but cannot locate a copy at this time. They do have copies of permits for a 2004 garage demo/build project completed by the same licensed contractor.

Step C. *"...No increase in residential density beyond that allowed by the BCZR shall be permitted..."*

Response: The homeowners ask that the Baltimore County PAI, Zoning Review Office agree mutually that no increase in residential density will occur beyond that currently allowed under applicable ordinances.

Step D. *"...The relief requested must be in strict harmony with the spirit and intent of height, area, parking, or sign regulations..."*

Response: The homeowners ask that the Baltimore County PAI, Zoning Review Office agree mutually that the requested relief falls within strict harmony of the applicable regulations.

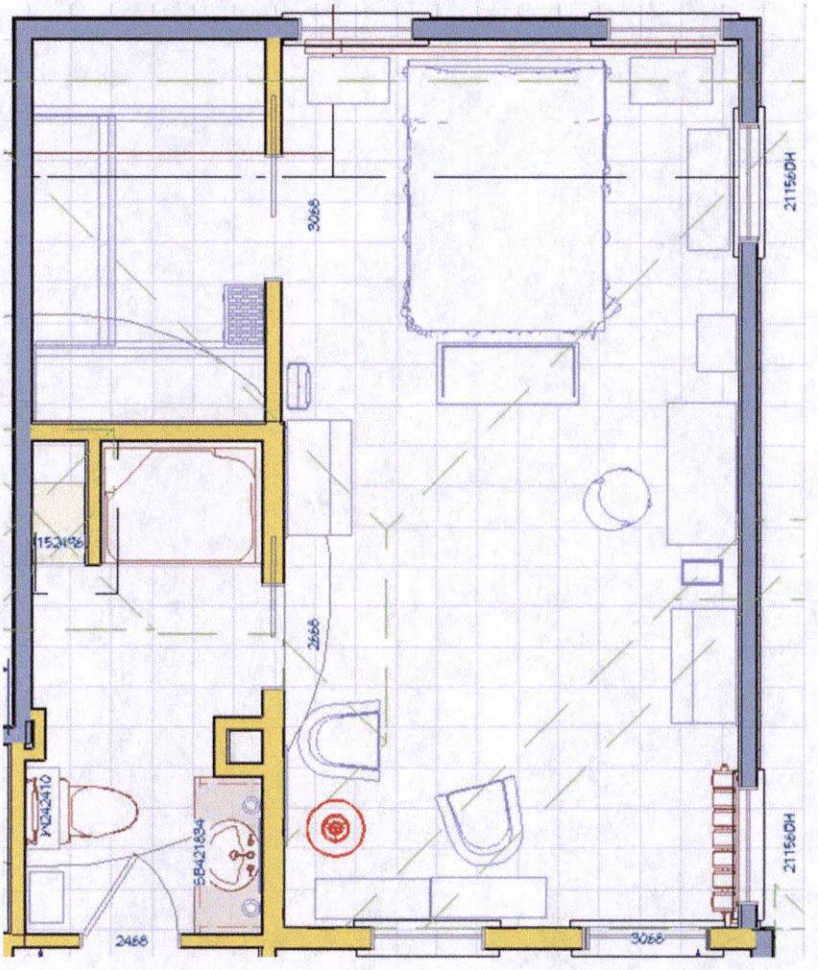
Step E. *"...And only in such manner as to grant relief without substantial injury to the public health, safety, and general welfare..."*

Response: The homeowners ask that the Baltimore County PAI, Zoning Review Office agree mutually that the requested relief can be granted without substantial injury to applicable concerns.

Address: **7 Melvin Ave, Catonsville, MD 21228**
Owners: Stephen Joseph Meyer & Pamela Carol Meyer
Contact Info: Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com

Below is a planned layout of the parents' bedroom and private seating area. If relief is granted on the side setback restriction, then the North wall of the new extension can continue in line with the existing structure.

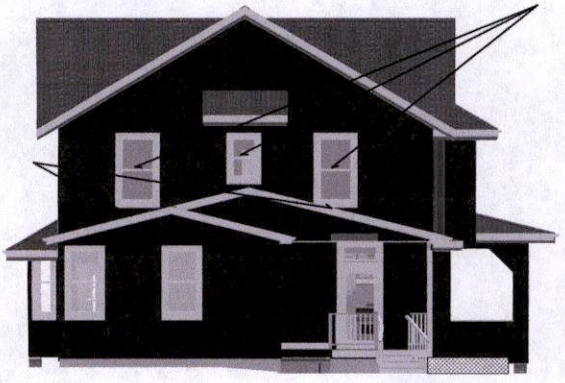
This provides the space needed to place a bed and other furnishings with adequate isle ways for walking. It also allows reasonable access to a closet and a side door into the bathroom. The latter being necessary to reduce the nighttime walking distance for the parent with COPD.



Address: **7 Melvin Ave, Catonsville, MD 21228**
Owners: Stephen Joseph Meyer & Pamela Carol Meyer
Contact Info: Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com

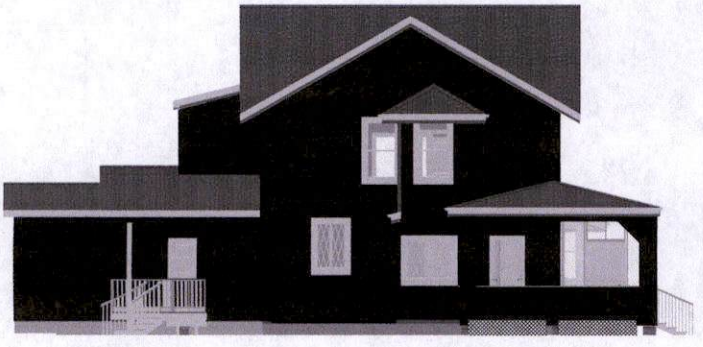
Below are elevation views of the architectural design; contingent on relief being granted on the side setback restriction that primarily impacts the North side of the home. The overall design meshes in with the original look and character of the home to include original style trims, complementary roof lines, and cedar shake siding.

WEST ELEVEVATION

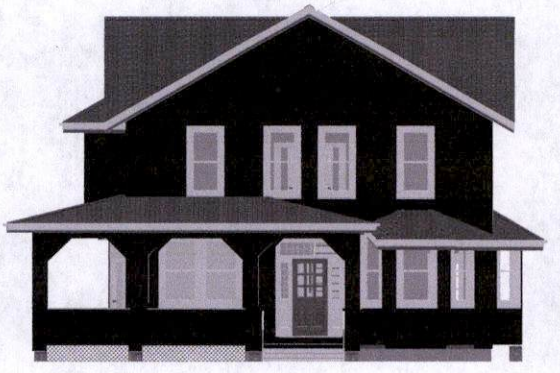


NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION



Owner (Affiant):

Stephen J. Meyer

Owner (Affiant):

Pamela C. Meyer

Address: **7 Melvin Ave, Catonsville, MD 21228**

Owners: Stephen Joseph Meyer & Pamela Carol Meyer

Contact Info: Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com

Tax Acct #: 0013401451

Date: June 2, 2019

Description: Zoning Property Description

PART A:

ZONING PROPERTY DESCRIPTION FOR: 7 Melvin Avenue, Catonsville, MD 21228

BEGINNING for the same on the Southwest side of Melvin Avenue a a point 323 feet 6 inches Northwest of Frederick Road and running thence Northwest binding on the Southwest side of Melvin Avenue 62 feet thence Southwest at right angles with Melvin Avenue 200 feet thence Southeasterly 62 feet and thence Northeasterly 200 feet to the place of beginning.

PART B:

Being Lot #5, Block N/A, Section # N/A, in the subdivision of N/A as recorded in Baltimore County Plat Book #6, Folio#108, containing 0.2847 acres. Located in the 1st Election District and 1st Council District.

Owner (Affiant):

Stephen J. Meyer

Stephen J. Meyer
6/5/2019

Owner (Affiant):

Pamela C. Meyer

Pamela C Meyer
6/5/2019

2019-0353-A

CERTIFICATE OF POSTING

Date: 6-16-19

RE: Case Number: 2019-0353-A

Petitioner/Developer: MEYER

Date of Hearing/Closing: 7-1-19

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 7 Melvin Ave

The signs(s) were posted on 6-16-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

#1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0353-A

TO PERMIT AN ADDITION ON THE RIGHT REAR SIDE OF HOUSE WITH A SETBACK OF 9'6.5" IN LIEU OF THE REQUIRED 15 FT SETBACK

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 7/1/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0353-A

TO PERMIT AN ADDITION ON THE RIGHT REAR SIDE OF HOUSE WITH A SETBACK OF 9' 6.5" IN LIEU OF THE REQUIRED 15 FT SETBACK

PUBLIC HEARING ?

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DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019-0353-A Address 7 melvin Ave

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-6-19 Posting Date: 6-16-19 Closing Date: 7-1-19

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

1. POSTING/COST: The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. DEADLINE: The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. ORDER: After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.

4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019-0353-A Address 7 melvin Ave

Petitioner's Name Stephen Meyer & Pamela Meyer Telephone 410-744-5182

Posting Date: 6-16-19 Closing Date: 7-1-19

Wording for Sign: To Permit an addition on the Right Rear side of House with a setback of 9'6.5" in lieu of the Required 15 FT set back

Revised 6/30/2019

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

No. 184706

Date: 6-6-19

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

Rec From: 2019-0353-A

For: 7 Melvin Ave

Stephen Meyer & Pamela Meyer

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/06/2019	6/06/2019	09:16:44	1

REG WS01 WALKIN LJR
>>RECEIPT # 010976 6/06/2019 OFLN
Dept 5 528 ZONING VERIFICATION
CK NO. 184706
Recpt Tot $ 75.00
75.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
County Executive

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

July 2, 2019

Stephen J. & Pamela C. Meyer
7 Melvin Ave
Catonsville MD 21228

RE: Case Number: 2019-0353-A, 7 Melvin Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 06, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 6/12/19

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. 2019-0353-A
Administrative Variance
Stephen & Pamela Meyer.
7 Melvin 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,

for Richard A. Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

711

CASE NO. 2019- 0353-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
	DEPS (if not received, date e-mail sent)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
6-12	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 6-16-19 by Pilson

SIGN POSTING (2nd) Date: by

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Missing photos - Sp. to Christina 7-5-19 9:42 am

Rec'd 7-5-19 Christina Frank

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** - 01 **Account Number** - 0113401451

Owner Information

Owner Name: MEYER STEPHEN JOSEPH
MEYER PAMELA CAROL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7 MELVIN AVE
BALTIMORE MD 21228-4425
Deed Reference: /19161/ 00097

Location & Structure Information

Premises Address: 7 MELVIN AVE
0-0000
Legal Description: 7 MELVIN AVE
M F CARTER PLAT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0007	0226		0000			5	2019	Plat Ref: 0006/ 0108

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1914	2,134 SF		12,400 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	WOOD SHINGLE	2 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	107,800	149,800		
Improvements	158,100	218,500		
Total:	265,900	368,300	265,900	300,033
Preferential Land:	0			0

Transfer Information

Seller: MEYER ALBERT J **Date:** 11/17/2003 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /19161/ 00097 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **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: N[illegible]plication

Homeowners' Tax Credit Application Information

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

Address:	**7 Melvin Ave, Catonsville, MD 21228**
Owners:	Stephen Joseph Meyer & Pamela Carol Meyer
Contact Info:	Phone: (410) 744-5182 or (410) 419-8221 Email: stephenjmeyer@outlook.com
Tax Acct #:	0013401451
Date:	June 2, 2019
Description:	Property Photos

Satellite View

2019-0353-A

Address:	**7 Melvin Ave, Catonsville, MD 21228**
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Street View 1

Looking West from Melvin Ave.
5 Melvin Ave is to the right.
9 Melvin Ave is to the left.

Street View 2

Looking West from Melvin Ave.
Shows 7 Melvin Ave and
9 Melvin Ave.

2019-0353-A

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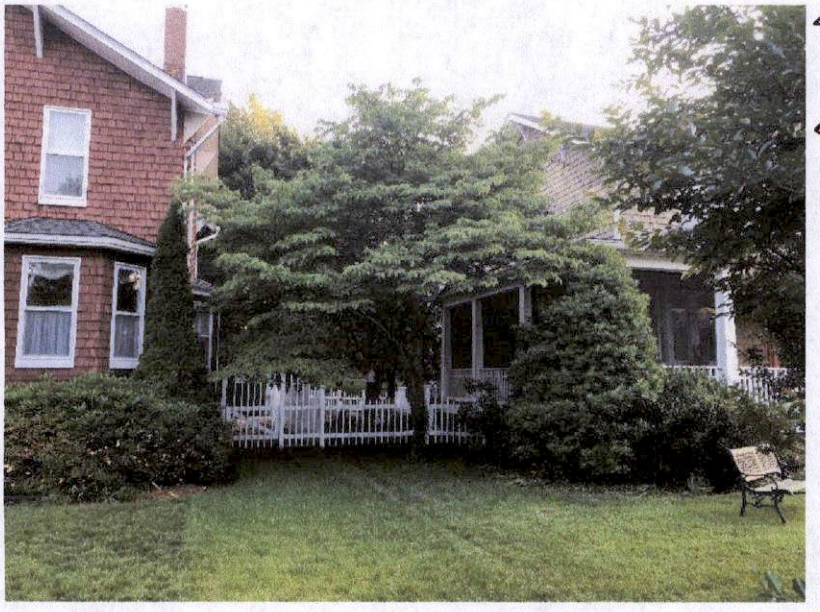
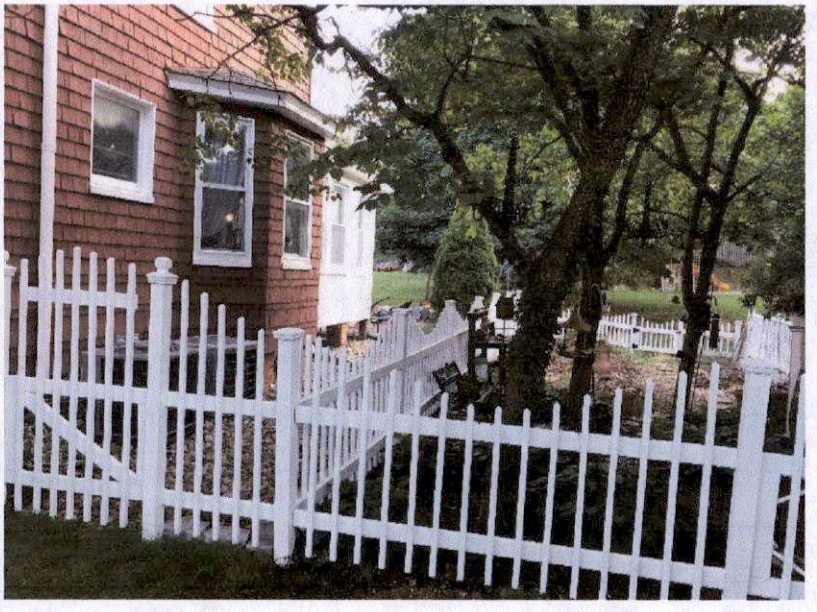
Street View 3



Looking west from front yard. view of the side yard common between 7 Melvin Ave and 9 Melvin Ave.

Street View 4



Looking west along North side yard of 7 Melvin Ave. To the rear of the house is the existing addition that the homeowners wish to extend west toward the rear yard about 10'.

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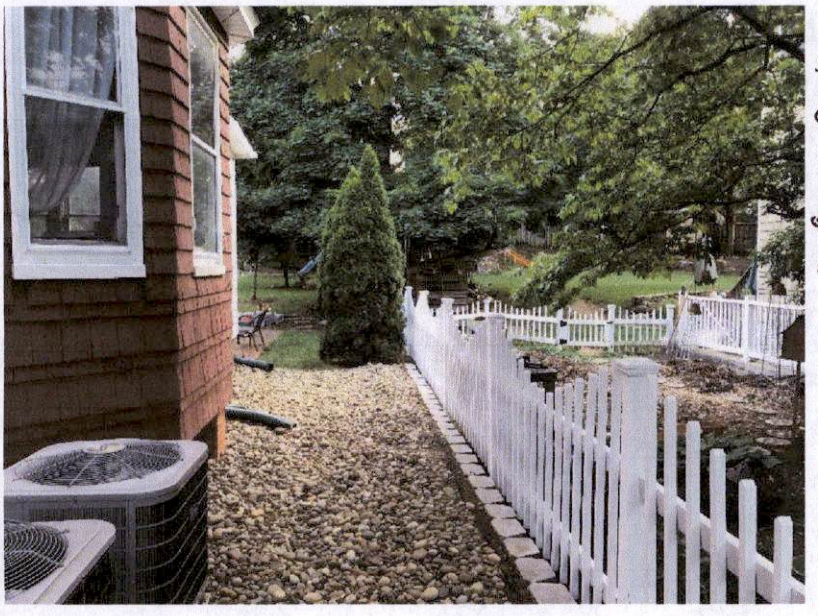
Street View 5



Looking West at the North side of the home. Clearance (setback) is ~7.5' at the dining room bumpout and ~9'6" on othe North facing walls.

Street View 6

Looking West at the North wall of the current addition. The proposed change extends the North along the same line (i.e. toward the rear yard). Current setback and clearances remain as shown.

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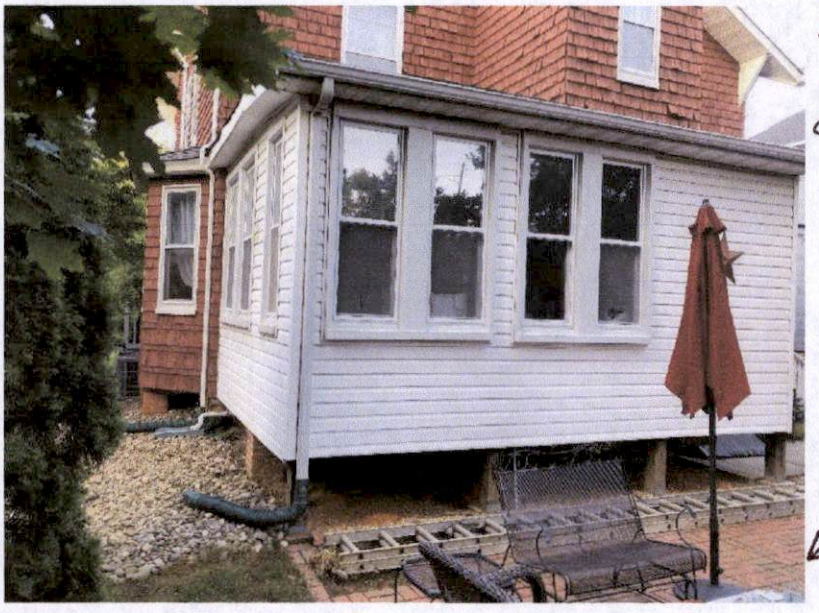
Description:	Property Photos

Street View 7

Looking East at the west and North walls of the current addition.
The proposed extension will bump-out approximately to the patio table in the foreground.

Street View 8



Looking East at the west and North walls of the current addition.

Proposed extension will end approximately at the table.

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Date: June 2, 2019
Description: Property Photos

Street View 9

Looking ~~Not~~ North at the current addition.
Note that the home in the background extends beyond our current addition.

Street View 10

Looking South along the West wall of the current addition.
Note that the home in the background also extends beyond our current addition.

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Description: Property Photos

Cellar stairs.
Not movable at any reasonable cost and without also ~~fa~~ falling under setback restrictions.

Street View 11

Looking East at the current Kitchen and rear entryway.
The proposed change in this area involves bringing the South (side) wall to even with the main house.
Then, place the rear entryway on the West (rear) wall so people ingress/egress via the patio.

Street View 12

Looking East at the current Kitchen ~~ent~~ and rear entrywall.
The current stairs have no landing and also force people to step out into the driveway.

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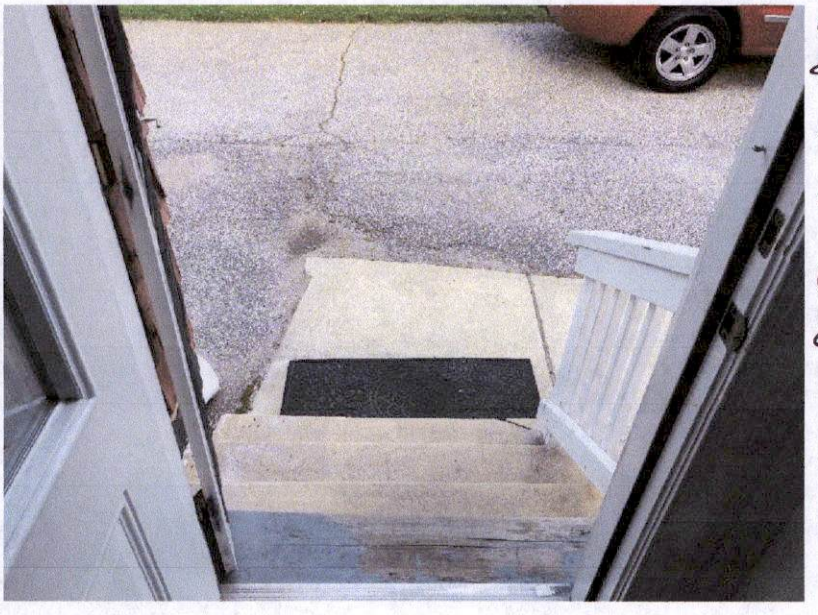
Street View 13

Looking North at the current Kitchen rear entryway.

Street View 14



Looking South toward the driveway from the current Kitchen rear entryway.

The homeowner's parents (and other) find it difficult to navigate through this passageway.

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Street View 15

From Melvin Ave - looking West toward the front porch. The homeowners propose to screen-in a section of the porch. It provides an accessible outdoor space.

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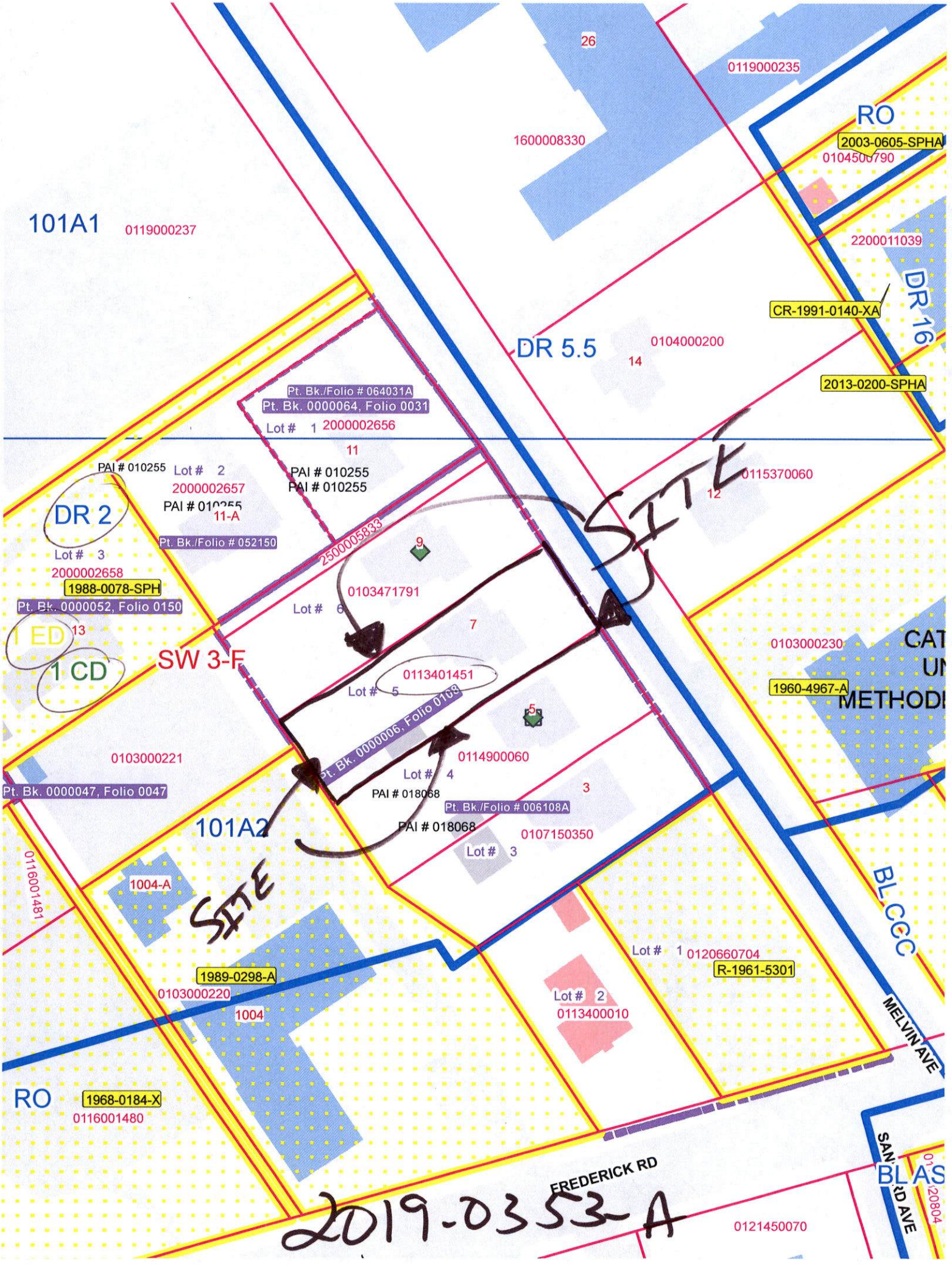
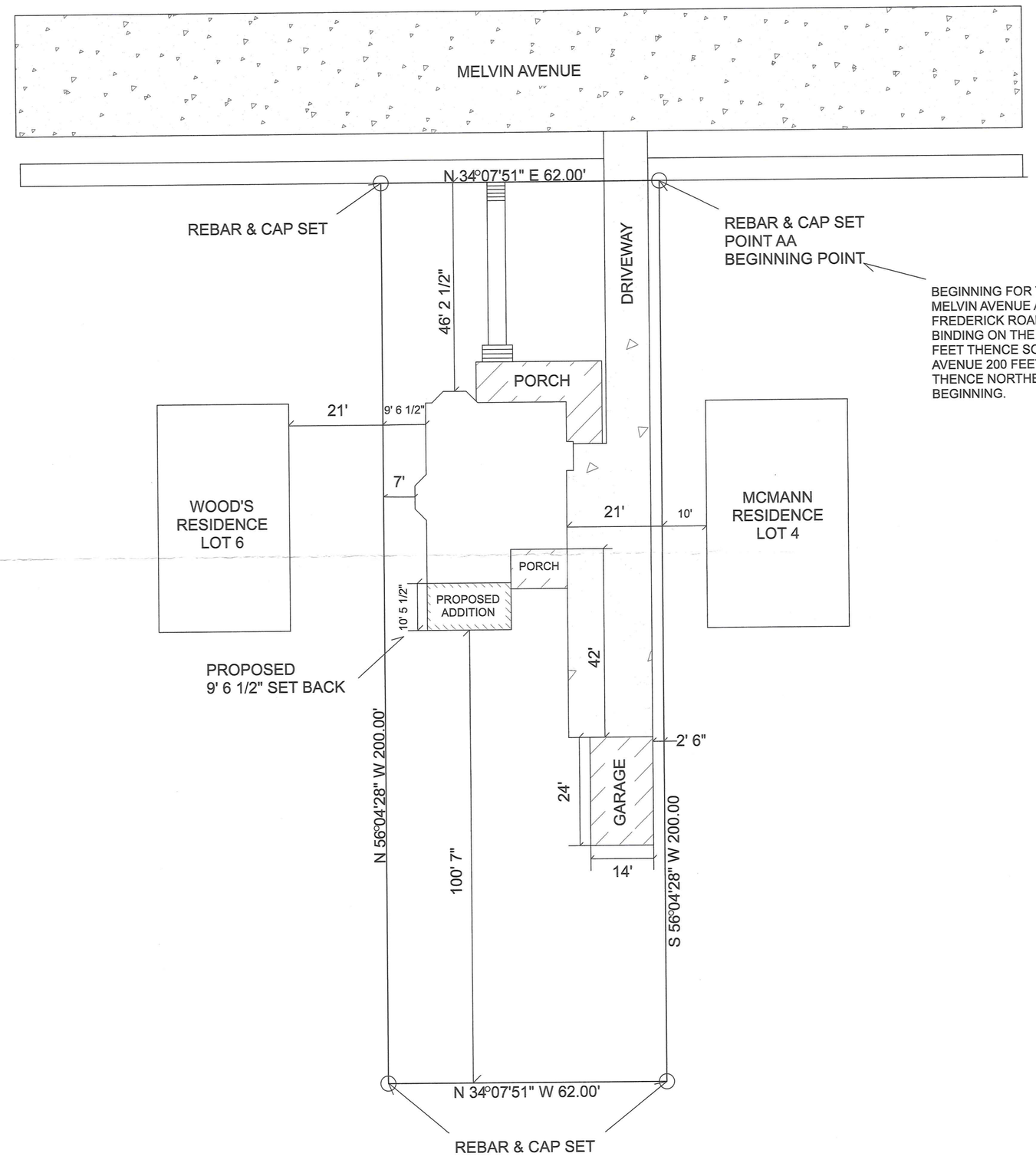

26
0119000235
RO
2003-0605-SPHA
0104500790
1600008330
101A1
0119000237
2200011039
DR 16
CR-1991-0140-XA
DR 5.5
0104000200
14
2013-0200-SPHA
Pt. Bk./Folio # 064031A
Pt. Bk. 0000064, Folio 0031
Lot # 1 2000002656
11
PAI # 010255
Lot # 2
2000002657
PAI # 010255
PAI # 010255
PAI # 010255
11-A
0115370060
12
SITE
DR 2
Pt. Bk./Folio # 052150
2500005833
9
Lot # 3
2000002658
1988-0078-SPH
Pt. Bk. 0000052, Folio 0150
0103471791
Lot # 6
7
ED
13
1 CD
SW 3-F
0103000230
CAT
UN
METHODI
1960-4967-A
0113401451
Lot # 5
Pt. Bk. 0000006, Folio 0108
5
0103000221
0114900060
Lot # 4
PAI # 018068
3
Pt. Bk. 0000047, Folio 0047
Pt. Bk./Folio # 006108A
101A2
PAI # 018068
0107150350
Lot # 3
0116001481
1004-A
SITE
BL CCC
Lot # 1 0120660704
R-1961-5301
1989-0298-A
0103000220
1004
Lot # 2
0113400010
MELVIN AVE
RO
1968-0184-X
0116001480
SAN RD AVE
BLAS
FREDERICK RD
0121450070
2019-0353-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ___ (MARK TYPE REQUESTED WITH X)
ADDRESS 7 MELVIN AVENUE OWNER(S) NAME(S) STEPHEN JOSEPH MEYER & PAMELA C. MEYER
SUBDIVISION NAME N/A LOT # 5 BLOCK # N/A SECTION # N/A
PLAT BOOK # 6 FOLIO # 108 TEN DIGIT TAX # 0113401451 DEED REF. # 19161/97



BEGINNING FOR THE SAME ON THE SOUTHWEST SIDE OF MELVIN AVENUE A A POINT 323 FEET 6 INCHES NORTHWEST OF FREDERICK ROAD AND RUNNING THENCE NORTHWEST BINDING ON THE SOUTHWEST SIDE OF MELVIN AVENUE 62 FEET THENCE SOUTHWEST AT RIGHT ANGLES WITH MELVIN AVENUE 200 FEET THENCE SOUTHEASTERLY 62 FEET AND THENCE NORTHEASTERLY 200 FEET TO THE PLACE OF BEGINNING.

VICINITY MAP
ZONING MAP # 0101
PARCEL 226
SITE ZONED DR2
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACERAGE 0.2847
OR SQUARE FEET 12,400
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:

PLAN DRAWN BY R. MARK BROCATO DATE 6/2/2019 SCALE: 1 INCH = 20 FEET

2019-0353-A

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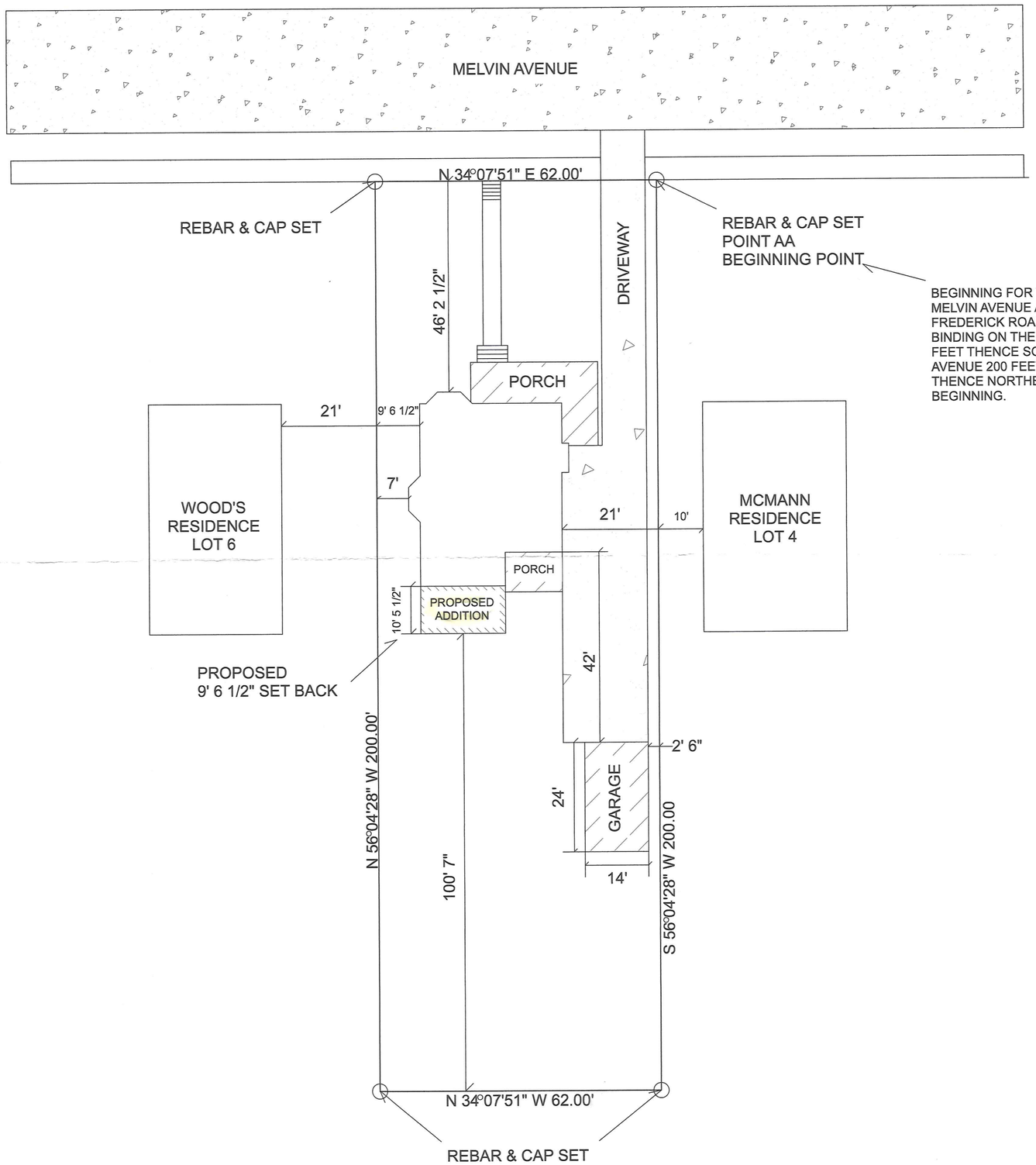

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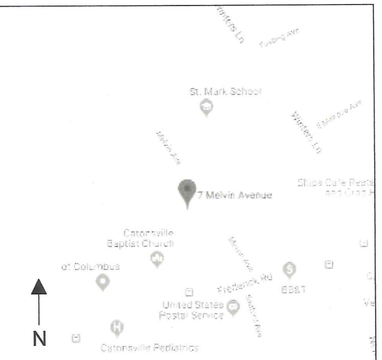

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2019-0353-A Pet. Exh. 1