

MEMORANDUM

DATE: September 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0392-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 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 *
(1251 Linden Avenue)
13th Election District *
1st Council District *
Denise M. Ford *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0392-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, Denise M. Ford ("Petitioner"). The Petitioner is requesting Variance relief from § 303.1.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck addition to the side of the dwelling with a side yard setback of zero ft. in lieu of the required 7-1/2 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. The Department of Planning ("DOP") indicated in its comment that it typically does not support zero ft. setbacks in cases such as this.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 21, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that a 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,

ORDER RECEIVED FOR FILING

Date 8-13-19

By [Signature]

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 Petitioner.

I do however share the concern raised by the DOP. A zero ft. setback would not allow sufficient room for construction and/or periodic maintenance of the proposed deck, and could also lead to boundary line disputes between adjacent neighbors. As such, while I believe a variance is appropriate a minimum of 2-½ ft. (which is the minimum setback for sheds and similar accessory structures) must be provided.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the variance as modified below should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 303.1.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck addition to the side of the dwelling with a side yard setback of 2-½ ft. in lieu of the required 7-1/2 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-13-19 2

By 192



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 1251 Linden Ave Balto MD 21227 Currently zoned DR5.5
 Deed Reference 40198 100159 10 Digit Tax Account # 2500014033
 Owner(s) Printed Name(s) Denise Ford

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 303.1.1.A. of BCZR to permit a proposed deck
addition to the side of the existing dwelling with a side yard setback of zero
feet in lieu of the required 7-1/2 feet.

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

- ☐ **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):

Denise Ford
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

1251 Linden Ave Balto MD 21227
 Mailing Address City State

443.739.5911 dmf@cls-law.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

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 15 day of August, 2019 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 2019-0392-A Filing Date 7/10/19 Estimated Posting Date 7/2/19 Reviewer AT

- 8/5/19

1/1

01/15/10
01/16/10
01/21/10

1/10/10

1-2083-4400

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: 1251 Linden Ave Balto MD 21227
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)

There are 2 exterior doors on the first floor; a front door and one on the NW side of house near steps to the 2nd floor. It is necessary to build a deck for the side door in order to exit quickly from the second floor in the event of a fire. Also access to the back yard would be convenient when exiting from the door on the NW wall. Finally, the front porch is not adequate for privacy or outdoor entertainment.

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

Denise Ford
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Denise Ford
Name- Print or Type

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 8th day of July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Denise Ford

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

AS WITNESS my hand and Notaries Seal

Bonnie Belzel
Notary Public
12/9/19
My Commission Expires

2019-0392-A

ZONING PROPERTY DESCRIPTION FOR
1251 LINDEN AVE., BALTIMORE, MD 21227

Beginning at the point on the northwest point of Linden Avenue which is 410' (+ or -) southwest of Highview Road which is 40' right of way width.

Being Lot #1, Block #9, Section #n/a in the subdivision of Linden Heights as recorded in Baltimore County Plat Book #79, Folio #76, containing 8035 square feet (0.18 acres). Located in the 13th Election District and 1st Council District.

2019-0392-A

(AV) 8-5-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Saturday, August 3, 2019 10:17 AM
To: Administrative Hearings
Subject: 2019-0392-A

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0392-A
PETITIONER/DEVELOPER
DEVISE FORD
DATE OF HEARING/CLOSING
8/5/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 311
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMEN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT 1251 Linden Avenue

THIS SIGN(S) POSTED ON July 21, 2019 August 1, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 8/1/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
7912 MAIDENBROOK ROAD
PARKVILLE, MD 21214
443-670-3411

ZONING NOTICE
VARIANCE
PURCHASING?

Marty Ogle 8/1/19

→
over

CERTIFICATE OF POSTING

CASE NO. 1019-0312-A

PLANNING DEVELOPER

DEVEL. FORD

DATE OF HEARING CLOSING

8/5/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM III
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY IN
THE PROPERTY LOCATED AT

1251 Linden Avenue

542042

THIS SIGN(S) POSTED ON

July 24, 2019

August 1, 2019

(MONTH, DAY, YEAR)

SINCERELY,

[Signature] 7/2/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE
7012 MAIDENBROOK ROAD
PARKVILLE, MD. 21234
410-223-1411

ZONING NOTICE

VARIANCE

PUBLIC HEARING 7

Sent from my iPhone

CERTIFICATE OF POSTING

CASE NO. 2019-0392-A

PETITIONER/DEVELOPER

DENISE FORD

DATE OF HEARING/CLOSING

8/5/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1251 LINDEN AVENUE

SIGN #1

THIS SIGN(S) POSTED ON

July 21, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/21/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SKW 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE 2014-0342-A

TO PERMIT A PROPOSED DECK ADDITION TO THE SIDE OF THE
EXISTING DWELLING WITH A SIDE YARD SETBACK OF ZERO (0)
FEET IN LIEU OF THE REQUIRED 7 1/2 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(b) (3), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, AUGUST 19, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 410-887-3391

FOR FURTHER INFORMATION, VISIT OUR WEBSITE: www.baltimorecountymd.gov

MEETING IS HANDICAP ACCESSIBLE

mya 8/21/19

CERTIFICATE OF POSTING

CASE NO. 2019-0392-A

PETITIONER/DEVELOPER

DENISE FORD

DATE OF HEARING/CLOSING

8/5/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1251 LINDEN AVENUE

SIGN #2

THIS SIGN(S) POSTED ON

July 21, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/21/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5760 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

ZONING 2011-0392-A
TO PERMIT A PORCHES 20'X4' ADDITION TO THE END OF THE
EXISTING BUILDING WITH A 10'X12' SIDE PORCH OF 2'00" (2)
FEET IN LENGTH OF THE PROPOSED 7' 10" FEET

PUBLIC HEARING ?

PERMITTEE TO RECTIFY SITUATION, NEIGHBORS OR ANY
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, AUGUST 27, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL: 410-887-3391

MEETING IS HANDICAP ACCESSIBLE

5/1/12/c J. S. [Signature]

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0392 - A

Address 1251 Linden Avenue

Contact Person: Aaron Tsui
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 07/10/2019

Posting Date: 07/21/19

Closing Date: 08/05/19

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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- 0392 -A Address: 1251 Linden Avenue

Petitioner's Name: Denise Ford Telephone : 443-739-5911

Posting Date: 07/21/2019

Closing Date: 08/05/2019

Wording for Sign: To permit a proposed deck addition to the side of the existing dwelling with a side yard setback of zero (0) feet in lieu of the required 7-1/2 feet.

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

No. **18705**

PAID RECEIPT

Date: 7/10/19

BUSINESS ACTUAL TIME DRW
 7/11/2019 7/10/2019 11:11:54 3

REG WSD3 WALKIN CAM
 >>RECEIPT # 015306 7/10/2019 OFLN

Dept 5 528 ZONING VERIFICATION

CA NO. 187055

Recpt 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:

DENISE FORD

For:

1231 LINDEN AVE.

2019-0392-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 06, 2019

Denise Ford
1251 Linden Ave
Baltimore MD 21227

RE: Case Number: 2019-0392-A, 1251 Linden 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 July 10, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 7/17/19

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

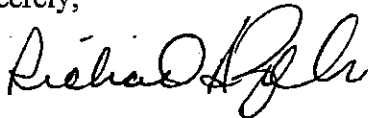
Dear Ms. Lewis:

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. 2019-0392-A -

*Administrative Variance
Denise Ford
1251 Linden Avenue*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Office of Administrative Hearing

DATE: 7.19.2019

FROM: Josephine Selvakumar
Community Planning

SUBJECT: Department of Planning Comments. Address: 1251 Linden Avenue
(# 2019-0392-A)

The Department typically doesn't support 0 feet setback for the proposed deck provided the applicant demonstrates to the satisfaction of the Administrative Law Judge that the deck be constructed and maintained with no trespassing.

Initials: JS: JB: LS: CR

C: Carl Richardson, Supervisor, Zoning Review

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Office of Administrative Hearing

DATE: 7.19.2019

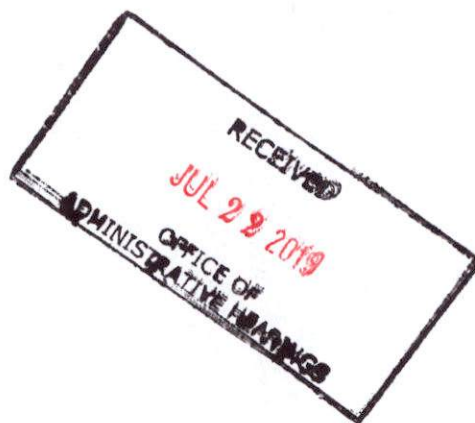
FROM: Josephine Selvakumar
Community Planning

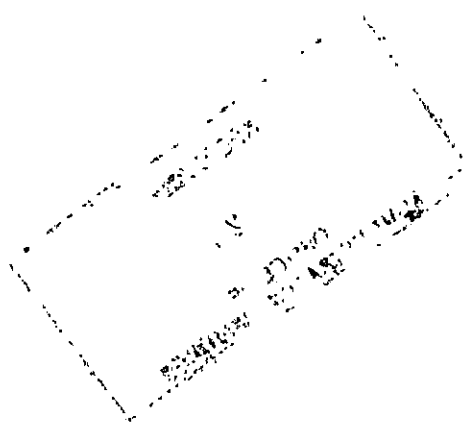
SUBJECT: Department of Planning Comments. Address: 1251 Linden Avenue
(# 2019-0392-A)

The Department typically doesn't support 0 feet setback for the proposed deck provided the applicant demonstrates to the satisfaction of the Administrative Law Judge that the deck be constructed and maintained with no trespassing.

Initials: JS: JB: LS: CR

C: Carl Richardson, Supervisor, Zoning Review





Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 2500014033			
Owner Information					
Owner Name:	FORD DENISE M		Use:	RESIDENTIAL	
Mailing Address:	1251 LINDEN AVE HALETHORPE MD 21227-		Principal Residence:	YES	
			Deed Reference:	/40198/ 00159	
Location & Structure Information					
Premises Address:	1251 LINDEN AVE HALETHORPE 21227-		Legal Description:	0.18 AC 1251 LINDEN AVE SS LINDEN HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0023	1226		9676	
					Block:
					9
					Lot:
					1
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0079/ 0676
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area	Finished Basement Area		Property Land Area
2018		1,512 SF			0.1800 AC
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
				As of	
				07/01/2019	
Land:	58,400	58,400			
Improvements	220,900	246,800			
Total:	279,300	305,200	279,300	287,933	
Preferential Land:	0			0	
Transfer Information					
Seller: NALLEY PAUL		Date: 04/27/2018		Price: \$320,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40198/ 00159		Deed2:	
Seller: HOWARD ROBERT L		Date: 01/19/2017		Price: \$100,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /38532/ 00438		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: Approved 07/26/2018					
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.

2019-0392-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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>7-19</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>7-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-21-19</u> by <u>Ogle</u>	
SIGN POSTING (2 nd)	Date: <u>8-1-19</u> by <u>"</u>	
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 - 13 Account Number - 2500014033			
Owner Information					
Owner Name:		FORD DENISE M		Use:	RESIDENTIAL
Mailing Address:		1251 LINDEN AVE HALETHORPE MD 21227-		Principal Residence:	YES
				Deed Reference:	/40198/ 00159
Location & Structure Information					
Premises Address:		1251 LINDEN AVE HALETHORPE 21227-		Legal Description:	0.18 AC 1251 LINDEN AVE SS LINDEN HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0023	1226		9676	
					Block:
					9
					Lot:
					1
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0079/ 0676
Special Tax Areas:		Town:			
		NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2018		1,512 SF		0.1800 AC	
Property Land Area		County Use			
0.1800 AC					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	Last Major Renovation
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
				As of	
				07/01/2020	
Land:	58,400	58,400			
Improvements	220,900	246,800			
Total:	279,300	305,200	287,933	296,567	
Preferential Land:	0			0	
Transfer Information					
Seller: NALLEY PAUL		Date: 04/27/2018		Price: \$320,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40198/ 00159		Deed2:	
Seller: HOWARD ROBERT L		Date: 01/19/2017		Price: \$100,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /38532/ 00438		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		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 07/26/2018

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0392-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Denise Ford
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 1251 LINDEN AVE
Location: NWS of Linden Ave, 410 feet SW of the centerline of Highview Road

Existing Zoning: DR 5.5 **Area:** 8035 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed deck addition to the side of the dwelling with a side yard setback of zero feet in lieu of the required 7-1/2 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/05/2019

Miscellaneous Notes:

Case Number: 2019-0393-A **Reviewer:** Christina Frink
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Deer Park MZL LLC
Contract Purchaser: Adetunji Amao

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 9635 LIBERTY
Location: SW of Liberty Road 350 feet NE of Live Oak Road.

Existing Zoning: MLR **Area:** 22.902 AC

Proposed Zoning:

SPECIAL EXCEPTION:

A special exception use for a commercial recreational facility pursuant to BCZR Section 248.2

Attorney: Frances Bdrgerding

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

1253
Linden Ave

1251
Linden Ave

1247
Linden Ave

2019-0392-A



100

100

100

100



2019-0392-4

Area of
Proposed

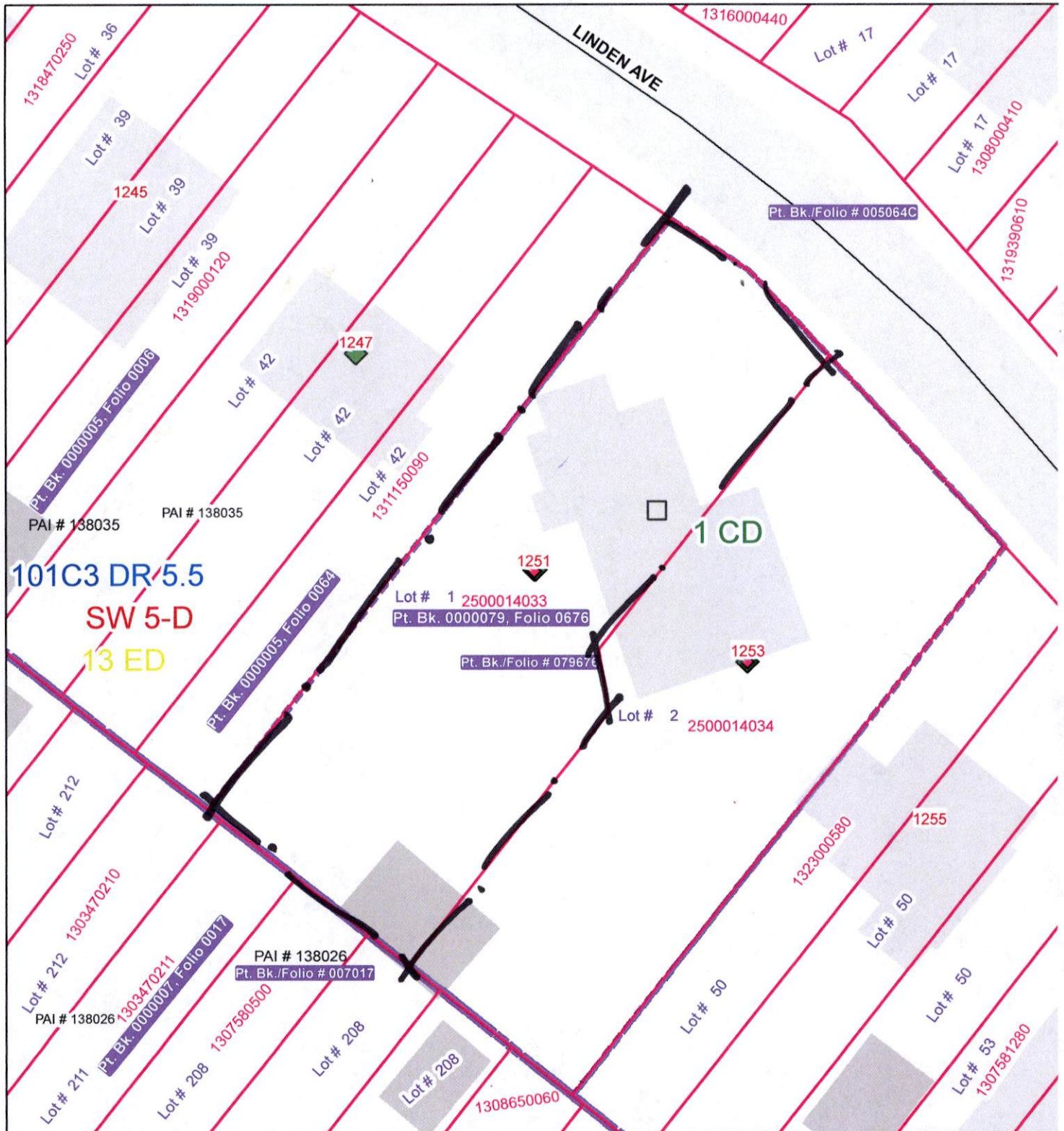
PK 12

1950-1951

1950-1951

1950-1951

Enter Property Address Here



Publication Date: 6/17/2019



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 30 feet

2019-0392-A

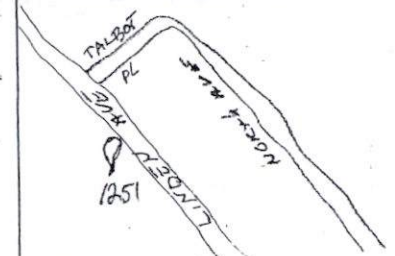
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1251 LINDEN AVE OWNER(S) NAME(S) Denise Marie Ford

SUBDIVISION NAME Linden Heights LOT # 1 BLOCK # 9 SECTION # N/A

PLAT BOOK # 79 FOLIO # 76 10 DIGIT TAX # 2500014033 DEED REF. # 40198100159

SITE VICINITY MAP



MAP IS NOT TO SCALE 101C3

ZONING MAP# DR 509

SITE ZONED DR 50

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE .18 AC

OR SQUARE FEET 8035

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

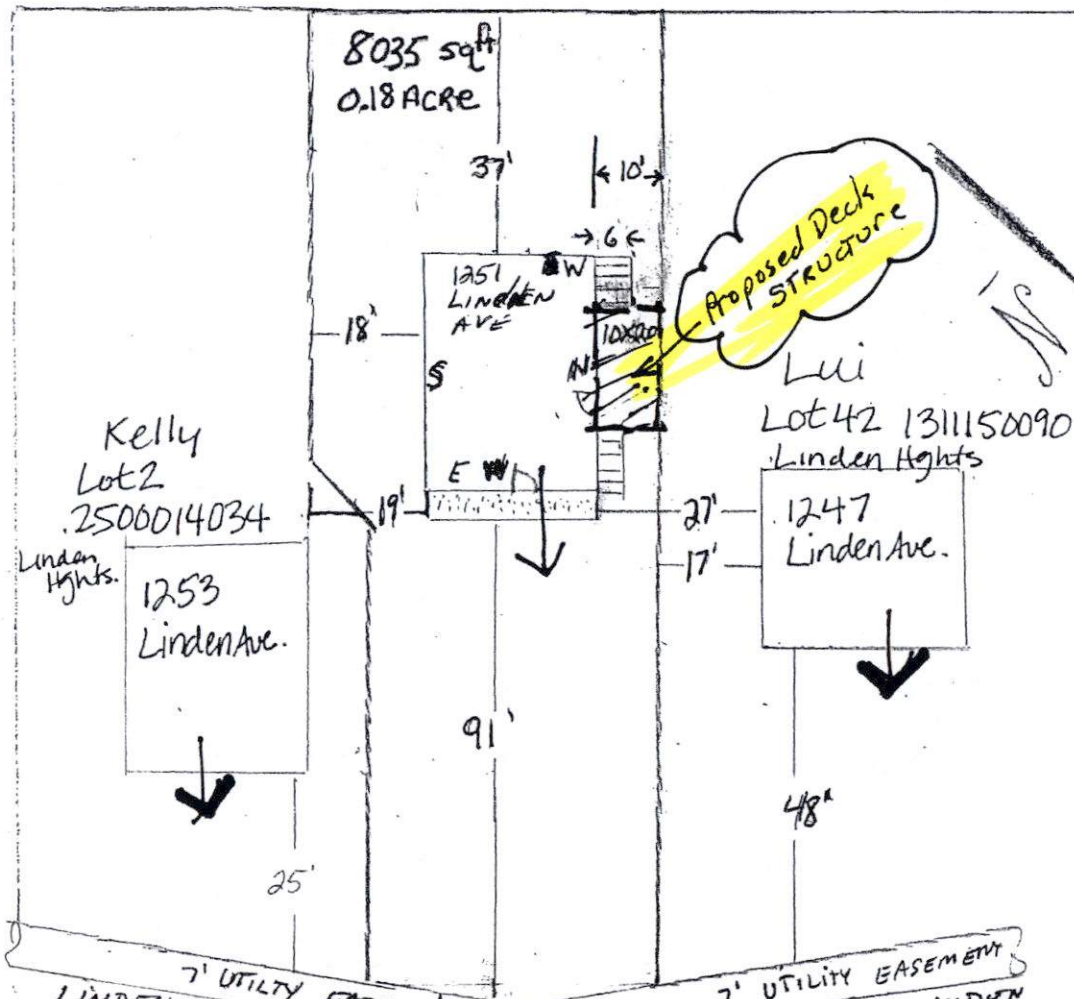
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY JOE FRANZ

DATE 6-19-19 SCALE: 1 INCH = 30' FEET

STREET TO
BACK OF APRON

2019-0392-A

Pet. Eoh. 1

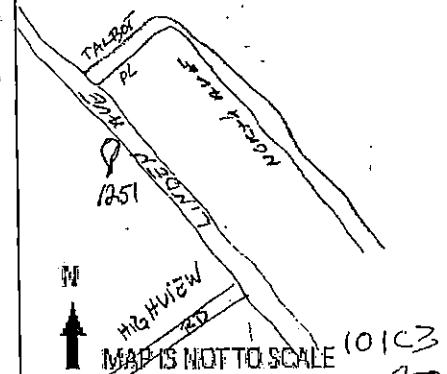
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1251 LINDEN AVE OWNER(S) NAME(S) Denise Marie Ford

SUBDIVISION NAME Linden Heights LOT# 1 BLOCK# 9 SECTION# N/A

PLAT BOOK# 79 FOLIO# 76 10 DIGIT TAX# 2500014233 DEED REF.# 40198100159

SITE VICINITY MAP



ZONING MAP# 02559

SITE ZONED D25

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE .18 AC

OR SQUARE FEET 8035

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE _____

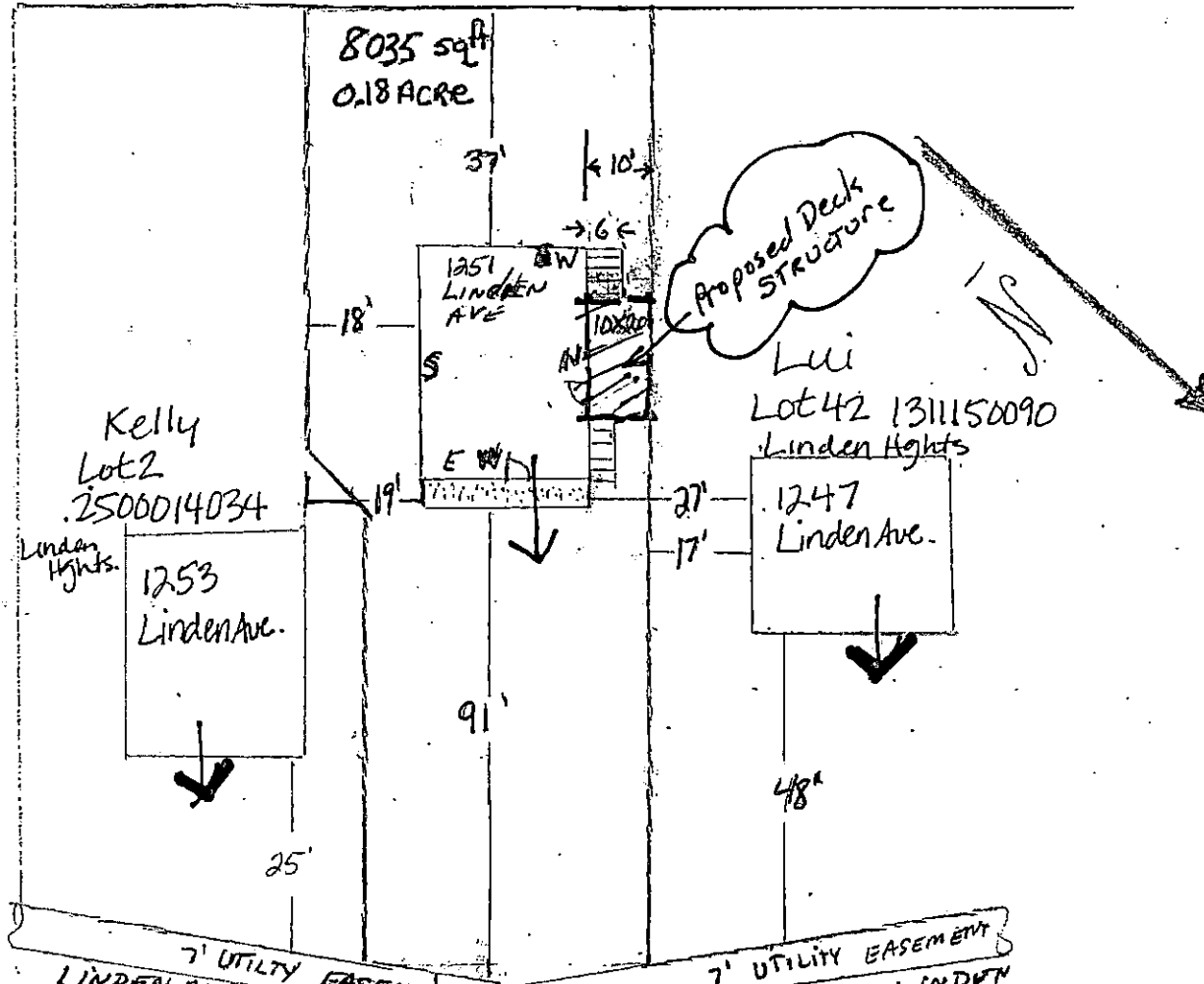
SEWER IS: PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

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PLAN DRAWN BY Joe Franz DATE 6-19-19 SCALE: 1 INCH = 30 FEET

STREET TO
BACK OF APRON

2019-0392-A