

M E M O R A N D U M

DATE: September 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0408-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 23, 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



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

August 23, 2019

Robert J. Dellinger, Jr.
Julie A. Dellinger
7949 Wise Avenue
Baltimore, MD 21222

RE: Petition for Administrative Variance
Case No. 2019-0408-A
Property: 7949 Wise Avenue

Dear Mr. and Mrs. Dellinger:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(7949 Wise Avenue) *
12th Election District * OFFICE OF ADMINISTRATIVE
7th Council District *
Robert J. Dellinger, Jr. & Julie A. Dellinger * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2019-0408-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, Robert J. Dellinger, Jr. and Julie A. Dellinger (“Petitioners”). The Petitioners are requesting Variance relief from § 427 of the Baltimore County Zoning Regulations (“BCZR”) to permit a 6 ft. high fence in a side yard that abuts the front yard of the adjoining residences in lieu of the permitted 3-½ ft. high fence. 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 by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 4, 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 8-23-19

By lw

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 23rd day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427 of the Baltimore County Zoning Regulations ("BCZR") to permit a 6 ft. high fence in a side yard that abuts the front yard of the adjoining residences in lieu of the permitted 3-½ ft. high fence, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The 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

ORDER RECEIVED FOR FILING

Date 8-23-19

By [Signature]



AD MINISTRATIVE 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 7949 Wise Ave, Dundalk MD 21222 Currently zoned DR 5.5
Deed Reference 37352 / 00438 10 Digit Tax Account # 1215037394
Owner(s) Printed Name(s) Julie A Dellinger, Robert J. Dellinger Jr. (DECEASED)

(SELECT THE HEARING(S) BY MARKING ☒ 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) 427 of the BCAR to permit a 6FT high fence in a side yard that abuts the front yard of the adjoining residence in lieu of permitted 3 1/2 FT high fence.
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):

Julie A Dellinger / Robert J. Dellinger Jr.
Name #1 – Type or Print Name #2 – Type or Print
Julie A Dellinger / DECEASED
Signature #1 Signature #2
7949 Wise Ave Dundalk MD
Mailing Address City State
21222 / 4109831425 / julieanne.dellinger@gmail.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 _____ 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 2019-0408-A Filing Date 7/26/19 Estimated Posting Date 8/4/19 Reviewer RJ

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: 7949 Wise Ave Dundalk MD 21222
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)

Living on a busy street across from a high school means a lot of traffic and foot traffic near my property. In installing a fence, I'm seeking to increase privacy and security as well as create a safe space for my dogs. The front of my neighbor's house at 7947 Wise Ave begins where the back of my house ends and since my "back" door is actually on the side, the max. height for a fence I can install according to Balt. Co. code is 3.5'. This height fence will not increase privacy or security for my property, nor will it create a safe space for the dogs. The proposed fence runs 25' along the side of my house and puts 10' over to meet the house. It is a 5' board on board style with 1' of lattice that will secure 2 of my 3 doors (back and basement) and allow me to safely let the dogs into the back yard. →

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

Julie A. Dellinger
Signature of Owner (Affiant)
Julie A. Dellinger
Name- Print or Type

N/A
Signature of Owner (Affiant)
N/A
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

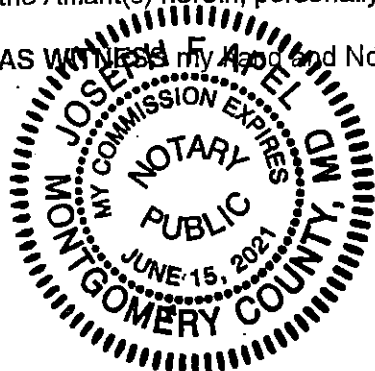
Montgomery
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Julie A. Dellinger

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

AS WITNESSES my Hand and Notaries Seal



Joseph F. Apple
Notary Public

6/15/2021
My Commission Expires

Affidavit Continued

The location of this fence in no way impedes my neighbor's ability to safely enter/exit their driveway. My other neighbor at 4111 Ave would not even see this section of fence since it runs alongside the side of my house that doesn't border ~~their~~ their property.

without approval for this variance, I will have to install a fence that leaves my doors exposed and does not allow back-door access to the fenced in area of the yard. Alternatively, I would have to relocate my back door. Both of these options impede my ability to secure and make reasonable use of my property.

PROPERTY DESCRIPTION

PART A:

ZONING PROPERTY DESCRIPTION FOR 7949 Wise Avenue, Dunedalk MD 21222

Beginning at a pipe set in the southwest side of Wise Avenue and running thence and binding reversely on the third line parcel of land S $30^{\circ} 31' 14''$ W $530.53'$ to a pipe set ~~S $55^{\circ} 52'$ E $88.78'$~~ in S $55^{\circ} 50'$ E 94 perch line of the whole tract; thence running with and binding on a part of said line S $55^{\circ} 52'$ E $88.78'$ to a pipe set at the beginning of the N 29° E $535'$; thence running with and binding on said line N $28^{\circ} 49'$ E $538'$ to a pipe set on the southwest side of Wise Ave; thence binding on the southwest side of Wise Ave N $60^{\circ} 46'$ W $72.72'$ to the beginning as recorded in the Deed Liber W.P.C. No. 634, Folio 465, containing 0.989 acres. Located in the 12th Election District and 7th Council District.

CASE No. 2019-0408-A

CERTIFICATE OF POSTING

2019-0408-A

RE: Case No.: _____

Petitioner/Developer: _____

Julie & Robert Delinger

August 19, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7949 Wise Avenue

SIGN 1 Recertification

August 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 _____

August 18, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0408-A

RE: Case No.: _____

Petitioner/Developer: _____

Julie & Robert Delinger

August 19, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

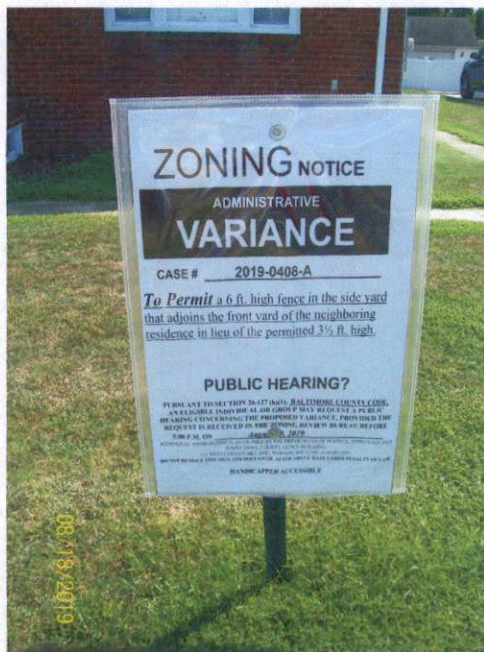
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7949 Wise Avenue

SIGN 2 Recertification

August 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

August 18, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0408-A

RE: Case No.: _____

Petitioner/Developer: _____

Julie & Robert Delinger

August 19, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

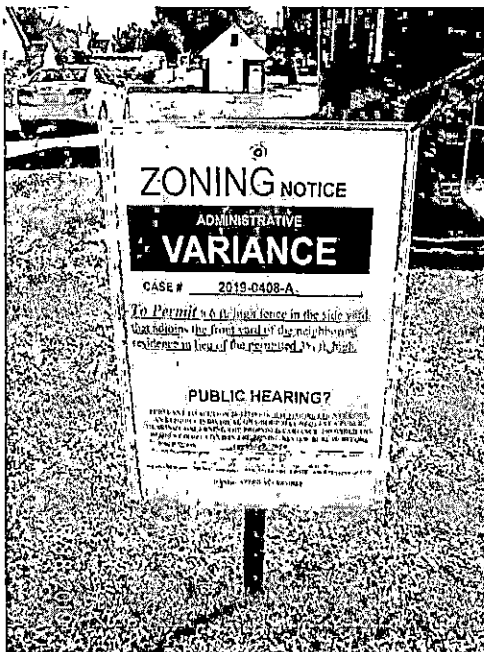
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2019-0408-A

RE: Case No.: _____

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Julie & Robert Delinger

August 19, 2019

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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

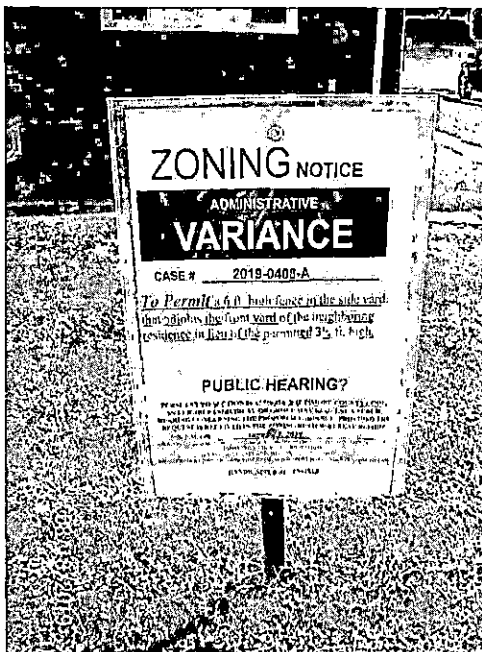
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7949 Wise Avenue

SIGN 2 Recertification

August 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **August 18, 2019**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0408-A

RE: Case No.: _____

Petitioner/Developer: _____

Julie & Robert Delinger

August 19, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

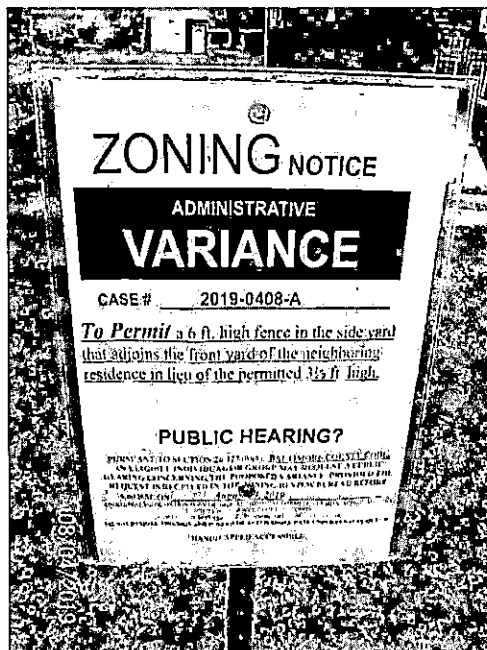
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7949 Wise Avenue

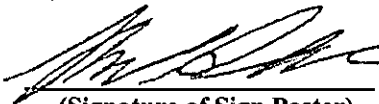
SIGN 1

August 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 4, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0408-A

RE: Case No.: _____

Petitioner/Developer: _____

Julie & Robert Delinger

August 19, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

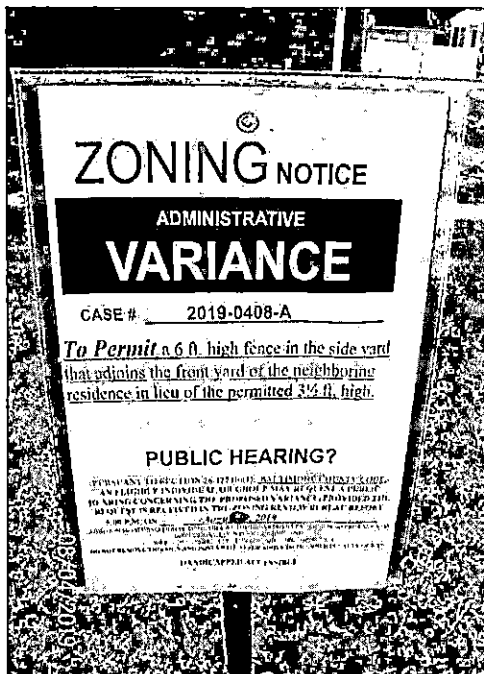
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7949 Wise Avenue

SIGN 2

August 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

August 4, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0408 -A Address 7949 WISE AVE.

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/26/2019 Posting Date: 8/4/19 Closing Date: 8/19/19

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- 0408 -A Address 7949 WISE AVE, DUNDALK, MD

Petitioner's Name JULIE AND ROBERT DELLINGER Telephone 410/983-1425

Posting Date: 8/4/2019 Closing Date: 8/19/2019

Wording for Sign: To Permit A 6 FT. HIGH FENCE IN THE SIDEYARD
THAT ADJOINS THE FRONT YARD OF THE NEIGHBORING
RESIDENCE IN LIEU OF THE PERMITTED 3 1/2 FT. HIGH.

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

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

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

For Newspaper Advertising:

Case Number: 2019-0408-A

Property Address: 7949 WISE AVE.

Property Description: _____

Legal Owners (Petitioners): JULIE DELLINGER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julie Dellinger

Company/Firm (if applicable): _____

Address: 7949 Wise Ave

Dundalk, MD 21222

Telephone Number: 410-983-1425

Revised 7/9/2015

SECTION 427 - Fences

[Bill Nos. 111-1986; 137-2004; 65-2005 ^[1]]

Footnotes:

--- (1) ---

1. Editor's Note— See also Section 3111.0 of the Building Code of Baltimore County.

§ 427.1. - Conditions for use; exceptions.

- A. Notwithstanding any other provisions of this Code or the Baltimore County Code, in a D.R. or R.C. 5 Zone located in a historic district, the maximum height of a residential occupancy fence is 42 inches if the fence is erected in the side yard of a lot that adjoins a public road.
- B.
 - 1. A residential occupancy fence may not be erected in the rear or side yard of a lot which adjoins the front yard of another on which a residence has been built, except in accordance with the provisions of this section.
 - 2. The fence may not exceed 42 inches in height if situated within ten feet of the adjoining front yard property line.
 - 3. Any person may request a variance from the requirements of this subsection.
- C. Applicability.
 - 1. Subsection B of this section does not apply to a fence required by § 13-6-101 of the Baltimore County Code, as revised, to be constructed in order to screen a swimming pool.
 - 2. Subsection B of this section does not apply if the residences on the adjoining lots are more than 200 feet apart.

2019-0408-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 20, 2019

Julie A Dellinger
7949 Wise Ave
Dundalk MD 21222

RE: Case Number: 2019-0408-A

Dear:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on July 26, 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



7949
Wise Ave

7947
Wise Ave

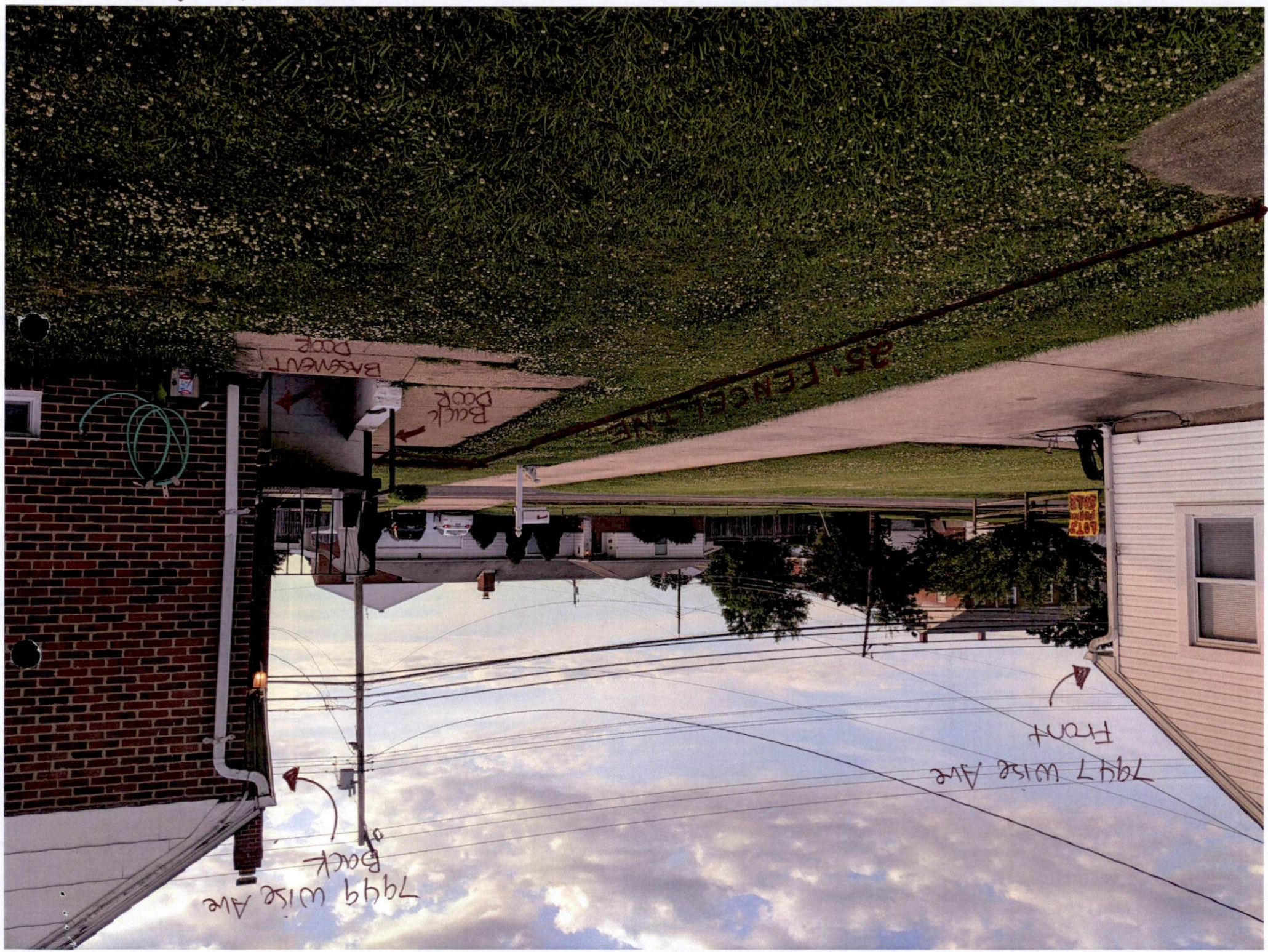
Back
Door

10' -
3' gate

25'

2019-0408-A

2019-04-08-A



Basement Door

Back Door

25' FENCE LINE

7947 Wise Ave

Front

7949 Wise Ave

Back

LOT FOR SALE

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

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 (1st) Date: 8-4-19 by Black

SIGN POSTING (2nd) Date: 8-18-19 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 - 12 Account Number - 1215037391			
Owner Information					
Owner Name:	DELLINGER ROBERT J JR DELLINGER JULIE A		Use:	RESIDENTIAL	
Mailing Address:	7949 WISE AVE BALTIMORE MD 21222-		Principal Residence:	YES	
			Deed Reference:	/37352/ 00438	
Location & Structure Information					
Premises Address:	7949 WISE AVE 0-0000		Legal Description:	LT SWS WISE AVE 100 W OF MAVISTA AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0018	0312		0000	2018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1954	1,437 SF		42,720 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2019	07/01/2020	
Land:	60,900	60,900			
Improvements	78,100	112,300			
Total:	139,000	173,200	161,800	173,200	
Preferential Land:	0			0	
Transfer Information					
Seller: OLAH PAUL RICHARD		Date: 04/04/2016		Price: \$128,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37352/ 00438		Deed2:	
Seller: OLAH PAUL RICHARD		Date: 08/22/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35291/ 00409		Deed2:	
Seller: OLAH, PAUL RICHA RD,		Date: 05/17/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08482/ 00657		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0408-A **Reviewer:** Rosalie Johnson

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Julie A. Dellinger & Robert J. Dellinger

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7949 WISE AVE

Location: East of Lynch Road on South side of Wise Avenue.

Existing Zoning: DR 5.5

Area: 42,720 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a 6 feet high fence in a side yard that abuts the front yard of the adjoining residences in lieu of the permitted 3 1/2 feet high fence.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/19/2019

Miscellaneous Notes:



SITE VICINITY MAP

LYNCH RD

WISE AVE

ST. SULLY RD

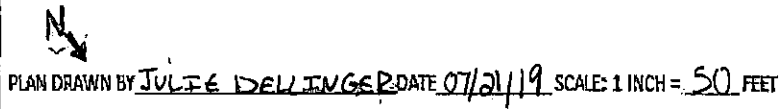
LANGFORD AVE

MAVIS RD

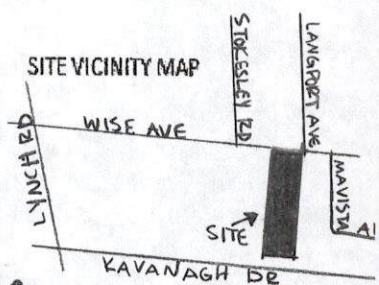
KAVANAGH DR

SITE

2019-0408-A



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7949 WISE AVE OWNER(S) NAME(S) Julie Dellinger
 SUBDIVISION NAME 0000 LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # 465 10 DIGIT TAX # 225037391 DEED REF. # 37352/00438



MAP IS NOT TO SCALE
 ZONING MAP# 104A2
 SITE ZONED DE 5.5
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE 0.98
 OR SQUARE FEET 42,720
 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:

2019-0408-A

Pet. Exp. 1

