

M E M O R A N D U M

DATE: October 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0429-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 17, 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
(7109 Oxford Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Barry L. Miller & Beverly L. Brandon	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0429-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Barry L. Miller and Beverly L. Brandon (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition to the rear of the dwelling with a yard setback of 7 ft. in lieu of the required 10 ft. 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. However, it is to be noted that a letter of support was received from an adjacent neighbor who resides at 7111 Oxford Road and has indicated she has no objections to the Petitioners’ zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 25, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9/17/19
By Sen

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the 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 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.

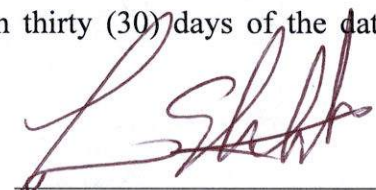
THEREFORE, IT IS ORDERED, this 17th day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition to the rear of the dwelling with a yard setback of 7 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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

LMS:dlw



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 9/17/19

By Sen



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 7109 Oxford Road, Baltimore, MD 21212 Currently zoned D.R.5.5
 Deed Reference 19462100588 10 Digit Tax Account # 0920200050
 Owner(s) Printed Name(s) Barry Miller & Beverly Brandon

(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 of BCZR to permit a proposed addition to the rear of the dwelling with a side yard setback of 7 feet in lieu of the required 10 feet.

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.

ORDER RECEIVED FOR FILING
 Date 9/17/19
 By SEN

Owner(s)/Petitioner(s):

Barry Miller / Beverly Brandon
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / Signature #2
7109 Oxford Rd. Baltimore MD
 Mailing Address City State
21212 / 443-465-5664 / blb21212@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:

Beverly Brandon
 Name – Type or Print

Signature
7109 Oxford Rd Baltimore MD
 Mailing Address City State
21212 / 443-465-5664 / blb21212@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0429-A Filing Date 8/16/19 Estimated Posting Date 8/25/19 Reviewer AT

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: 7109 Oxford Rd. Baltimore MD 21212
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)

See separate document attached to this
Variance application entitled:
"Affidavit in Support of Administrative Variance"

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

Barry Miller

Signature of Owner (Affiant)

Barry Miller

Name- Print or Type

Beverly Brandon

Signature of Owner (Affiant)

Beverly Brandon

Name- Print or Type

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

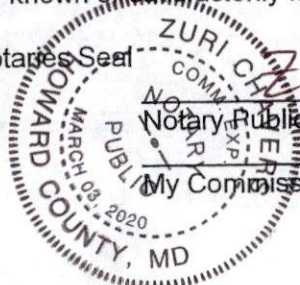
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of August, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Barry Miller & Beverly Brandon

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

AS WITNESS my hand and Notary Seal



Zuri Chavira
03-03-2020
My Commission Expires

Attachment:**Affidavit in Support of Administrative Variance**

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at 7109 Oxford Road, Baltimore, Maryland 21212.

The house at 7109 Oxford Road is a two - story structure with basement and garage underneath, built in 1929. It was designed meeting the needs of that time period but unfortunately, not for today. The house has a poorly functioning kitchen, no open concept family room with dining, and no master bedroom en suite. Worse, the house layout and amenities will not allow the Owners to continue to live there as they grow old. The house currently has no bathrooms that are handicapped accessible. There is no bedroom with a full bath on the first floor. Laundry as well as the garage, located in the basement via a staircase will be unusable as the Owners continue to age.

The proposed one story addition with basement/garage below, which requires this variance, will remedy these hardships, allowing the property to reflect current housing standards and desired life style of the Owner while providing accommodations for aging in place for the Owner as they age.

The Owners are in their late 60s and the husband has just undergone cancer treatment. While recovering from his illness the husband was unable to navigate the stairs. Consequently, he was unable to use the full bathroom and bedrooms located on the second floor. Lack of these amenities being handicapped accessible were a very real hardship to the petitioners which set in motion this variance request.

The Petitioners looked at the entire property for possible locations for the addition. The location of this addition was the only one available to the Petitioners due to the existing driveway and garage access under the elevated deck on the south side of the property. The addition was sized and placed to limit encroachment into the 15' setback while maintaining vehicular access into the existing garage. The location of the addition while reducing the setback width to 7' still provides adequate space to have a pathway and planting. The Owner of the property adjacent to this encroachment has no objection to this 7' setback and has written a letter included in this variance request. Her house to the north of the addition is 25.6 feet away from the property line - for a total of 32.6 feet between houses.

Further, as an added benefit, the location of the addition on the east side of the house allows the Oxford Road elevation to remain the same, with the addition hidden behind the existing porch. Thus, the street elevation is unaffected.

**Zoning Property Description
for
7109 Oxford Road, Baltimore, Maryland 21212**

Part A:

east
Beginning at a point on the ~~south~~ side of Oxford Road which is 50 feet wide at a distance of three hundred eight four feet north of the centerline of the nearest improved intersecting street, Chumleigh Road which is 50 feet wide.

Part B:

Being Lots #15,14 and southernmost fifteen feet of Lot #13, Block 6 in the subdivision of Stoneleigh recorded in Baltimore County Plat Book #7, Folio 87 containing 8,775 square feet or .201 acres of lot, located in the 9th Election District and 5th Council District.

2019-0429-A

CERTIFICATE OF POSTING

RE: Case No. 2019-0429-A

Petitioner: Barry Miller

Closing Date: 9/9/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

7109 Oxford Road (Front / north side) 1 of 3

7109 Oxford Road (Front / south side) 2 of 3

7109 Oxford Road (Close-up of wording) 3 of 3

_____ on 8/25/19

Sincerely,



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2019-0429-A



7109 Oxford Road (Front / north side) 1 of 3

 8/25/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0429-A



7109 Oxford Road (Front / south side) 2 of 3

Richard E. Hoffman 8/25/19

Richard E. Hoffman

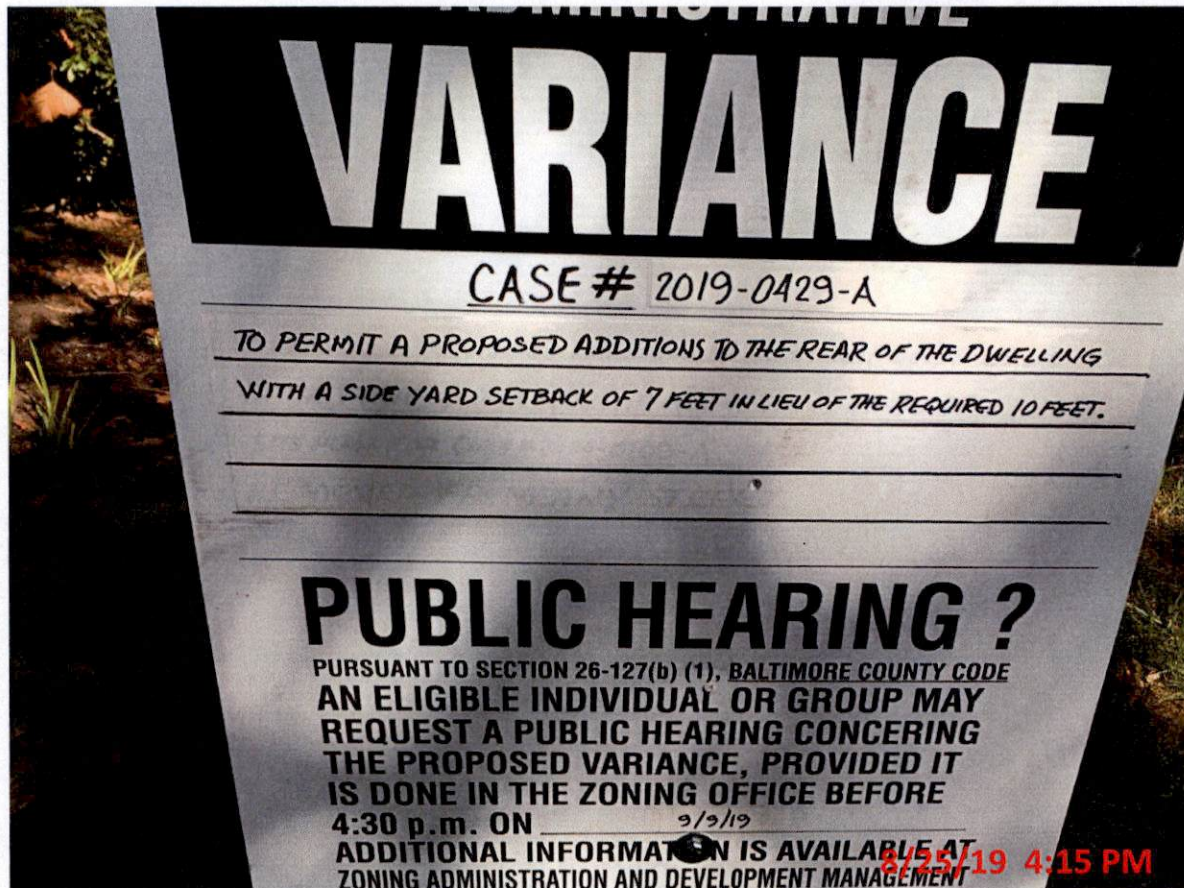
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0429-A



7109 Oxford Road (close-up wording) 3 of 3

 8/25/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0429 - A

Address 7109 Oxford Road

Contact Person: Aaron Tsui
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 08/16/2019

Posting Date: 08/25/19

Closing Date: 09/09/19

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- 0429 - A Address: 7109 Oxford Road

Petitioner's Name: Barry Miller Telephone : 443-465-5664

Posting Date: 08/25/2019

Closing Date: 09/09/2019

Wording for Sign: To permit a proposed addition to the rear of the dwelling with a side yard setback of 7 feet in lieu of the required 10 feet.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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 0429 A
Property Address: 7109 Oxford Road
Property Description: _____
Legal Owners (Petitioners): Barry Miller & Beverly Brandon
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barry Miller
Company/Firm (if applicable): _____
Address: 7109 Oxford Rd.
Baltimore
Md. 21212
Telephone Number: (443) 465-5664



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 10, 2019

Barry Miller & Bererly Brandon
7109 Oxford Road
Baltimore MD 21212

RE: Case Number: 2019-0429-A, 7109 Oxford Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 16, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 8/21/19

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

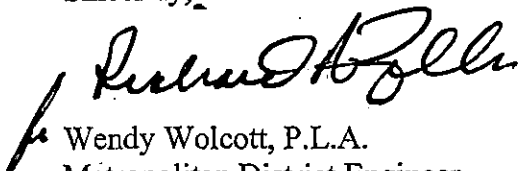
Dear Ms. Lewis:

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. 2019-0429-A.

*Administrative Variance
Barry Miller & Beverly Brandon
7109 Oxford Road*

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

9-9-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0429-A
Address 7109 Oxford Road
(Miller & Brandon Property)

Zoning Advisory Committee Meeting of **August 15, 2019.**

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

Reviewer: Steve Ford

7111 Oxford Road
Baltimore, Maryland 21212

August 9, 2019

Office of Administrative Hearings
Department of Permits, Approvals & Inspections
Baltimore County Office Building
111 W. Chesapeake Ave. #105
Towson, Maryland 21204

Re: Variance Request for 7109 Oxford Road, Baltimore, MD 21212

To Whom It May Concern:

I reside at 7111 Oxford Road. My property is directly north of the Petitioner's property and is the property, which will be most impacted by the proposed addition requiring the variance request. I have spoken with the Petitioners and understand their need to build the addition. I have no objection to the county approving this variance.

Thank you.

Sincerely,

Connie McDonnell

Mrs. Connie McDonnell
7111 Oxford Road
Baltimore, Maryland 21212

2019-0429-A

5010-40-100

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 09 Account Number - 0913065931
Owner Information		
Owner Name:	MCDONNELL WILLIAM C MCDONNELL CONSTANCE M	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	7111 OXFORD RD BALTIMORE MD 21212-1617	Deed Reference: /04518/ 00609
Location & Structure Information		
Premises Address:	7111 OXFORD RD BALTIMORE 21212-1617	Legal Description: LT 10,11,12 PT 13 STONELEIGH
Map:	Grid:	Parcel:
0080	0002	0130
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
6	10	2020
Plat No:	Plat Ref:	
	0007/ 0053	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1933	2,430 SF	729 SF
Property Land Area	County Use	
11,475 SF	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full/ 1 half	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	155,800	155,800
Improvements	331,600	331,600
Total:	487,400	487,400
Preferential Land:	0	
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
Transfer Information		
Seller: CHENOWETH GEORGE LEROY & EDN	Date: 09/17/1965	Price: \$31,000
Type: ARMS LENGTH IMPROVED	Deed1: /04518/ 00609	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	

Homestead Application Information

Homestead Application Status: Approved 08/25/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Houses' Photographs

7111
Oxford Road



7109
Oxford Road

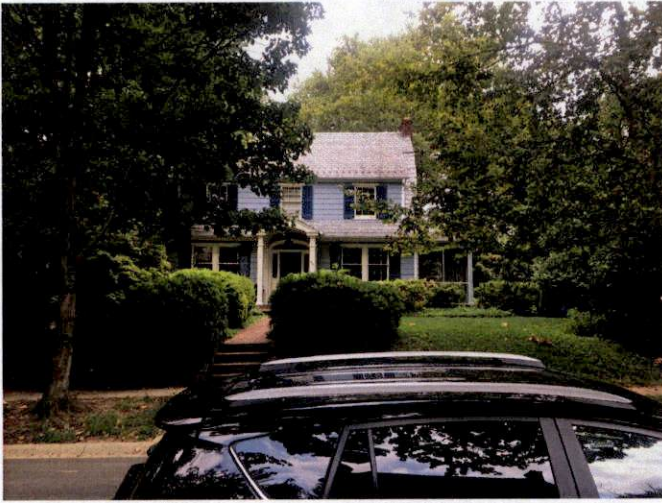


7107
Oxford Road



Street Front Elevations

7111 Oxford Road



7109 Oxford Road



Enlarged Street Front Elevations

South Elevation



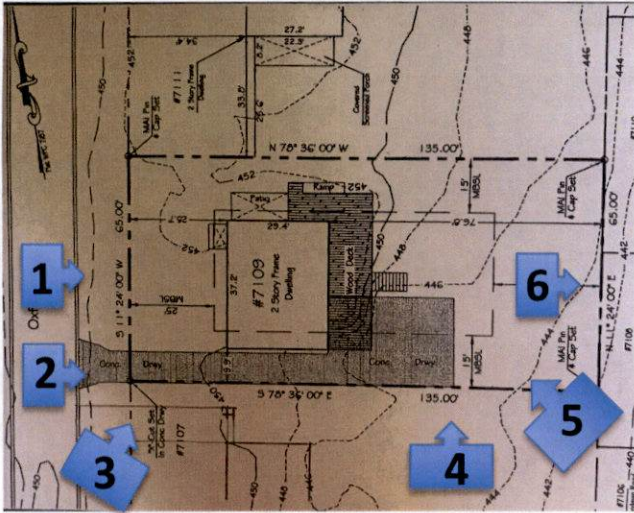
North Elevation



Side Yard Elevations

2019.0429-A

7109 Oxford Road Photographs



Property Map – Photo Locations

1 – Front Elevation – Oxford Road



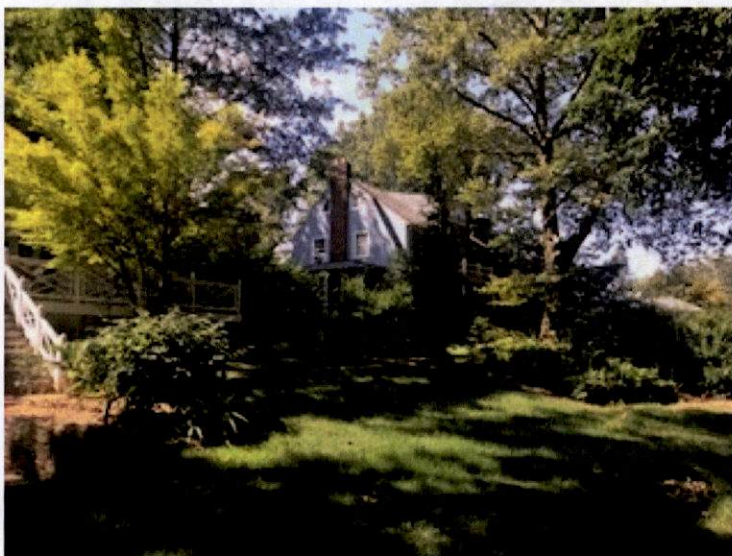
2 – Driveway



3 – South Elevation



4 – Backyard – Facing North

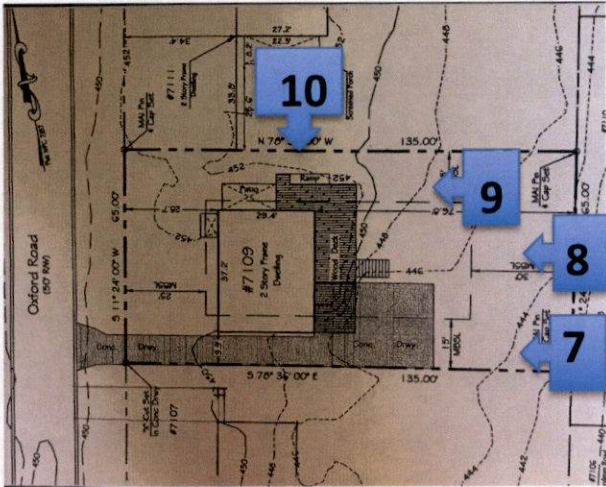


5 – Backyard – Facing Northwest

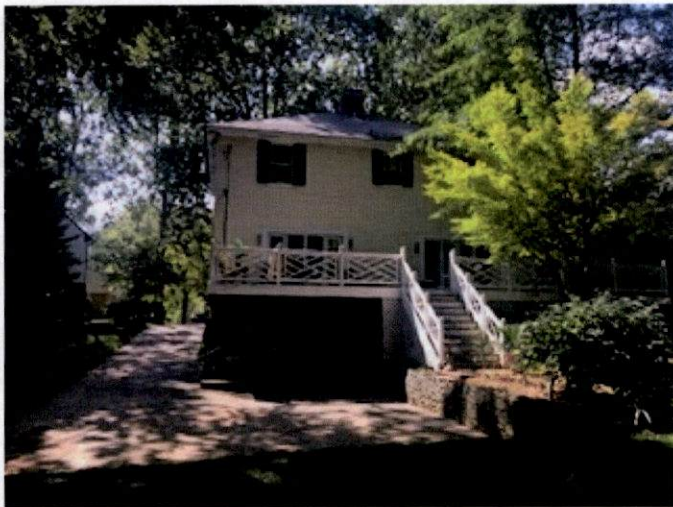


6 – Backyard – Facing West

7109 Oxford Road Photographs



Property Map – Photo Locations



7 – Garage and Driveway



8 – Back Elevation – Facing East



9 – Deck Wrap Around



10 – Porch – North Elevation, Side Yard

Lot # 46 0903200077

Lot # 43

7110

Lot # 43 0917101102

Lot # 43

Lot # 40

Lot # 40 0920550170

7108

Lot # 40

Lot # 37 0920301510

070A3

5 CD Lot # 37

NE 8-A

DR 5.5

9 ED Lot # 37

PAI # 090105

Pt. Bk./Folio # 007087

Lot # 33

0922250570

7104 Lot # 33

Lot # 33

Lot # 33

0919511870

Lot # 31

0904003660

Lot # 29

Lot # 29

0913551230

OXFORD RD

Pt. Bk. 0000007, Folio 0087

7115 0907001080

Lot # 5

Lot # 5

Lot # 5

0912590600

1990-0472-A

Pt. Bk. 0000007, Folio 0053

0913065931

7111

Lot # 10

Lot # 10

Lot # 10

Lot # 10

Lot # 14

7109

Lot # 14 0920200050

PAI # 090105

Lot # 14

Lot # 16 0923000780

7107

Lot # 16

Lot # 16

Lot # 19 0919513740

7105 Lot # 19

Lot # 19

080A1

Lot # 19

Lot # 23 0918002930

Lot # 5

0923505760

Lot # 51

Lot # 51

0908651330

Lot # 51

Lot # 47

Lot # 47

Lot # 47

Lot # 47 0916750410

Lot # 45

Lot # 45

Lot # 45 0925450990

Lot # 42

7108

Lot # 42 0919325010

Lot # 39

Lot # 39

Lot # 39 0911350131

7106

Lot # 36

Lot # 36 0920451110

7104

Lot # 36

0911891020

2019-0429-A

4-2040-200

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>8-9</u>	ADJACENT PROPERTY OWNERS <u>Connie Inc Donnell, 7111 Oxford Rd.</u>	<u>No object.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8-25-19</u>	by <u>Holtzman</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (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 - 09 Account Number - 0920200050			
Owner Information					
Owner Name:	MILLER BARRY L BRANDON BEVERLY L		Use:	RESIDENTIAL	
Mailing Address:	7109 OXFORD RD BALTIMORE MD 21212-1617		Principal Residence:	YES	
			Deed Reference:	/19462/ 00588	
Location & Structure Information					
Premises Address:		7109 OXFORD RD BALTIMORE 21212-1617		Legal Description:	LT 14.15 PT 13 7109 OXFORD RD STONELEIGH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0002	0130		0000	
					Block:
					6
					Lot:
					14
					Assessment Year:
					2020
					Plat No:
					0007/ 0087
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1929		2,146 SF		8,775 SF	
Property Land Area		County Use			
8,775 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2019	
				As of	
				07/01/2020	
Land:	155,100	Value	155,100		
Improvements	252,000	Value	252,000		
Total:	407,100	Value	407,100		
Preferential Land:	0	Value			
Transfer Information					
Seller: BRANDON BEVERLY L		Date: 01/16/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19462/ 00588		Deed2:	
Seller: TIPTON GLEN A		Date: 08/16/1983		Price: \$105,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06575/ 00167		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 03/13/2012					
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.

2019-0429-A

-A. Spence 2/10/6

ZAC AGENDA

Case Number: 2019-0429-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Barry Miller & Beverly Brandon
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7109 OXFORD RD

Location: ES of Oxford Road; 384 feet N of the centerline of Chumleigh Road

Existing Zoning: DR 5.5

Area: 8,775 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1 of BCZR to permit a proposed addition to the rear of the dwelling with a yard setback of 7 feet in lieu of the required 10 feet.

Attorney: Not Available

Prior Zoning Cases: None

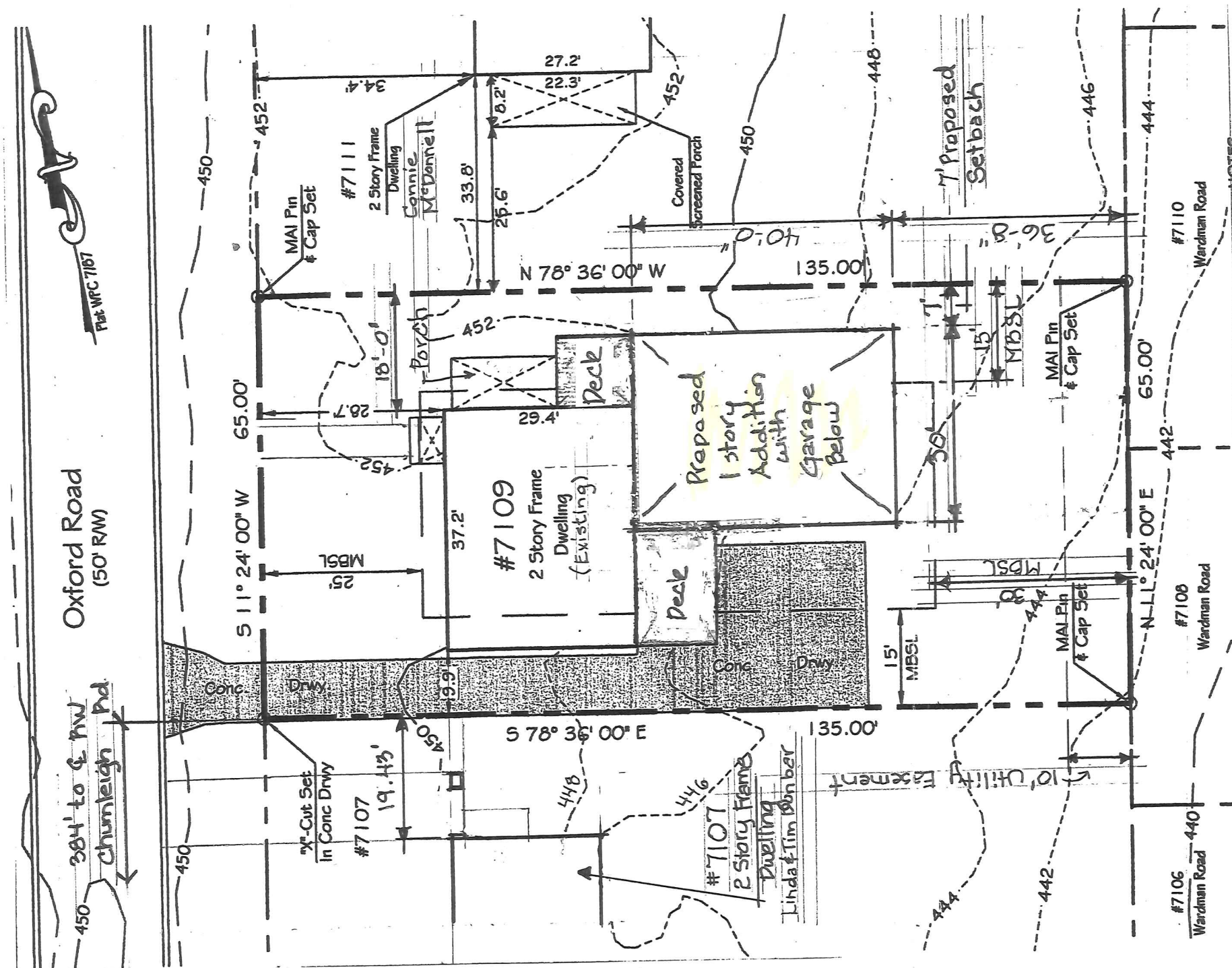
Concurrent Cases: None

Violation Cases: None

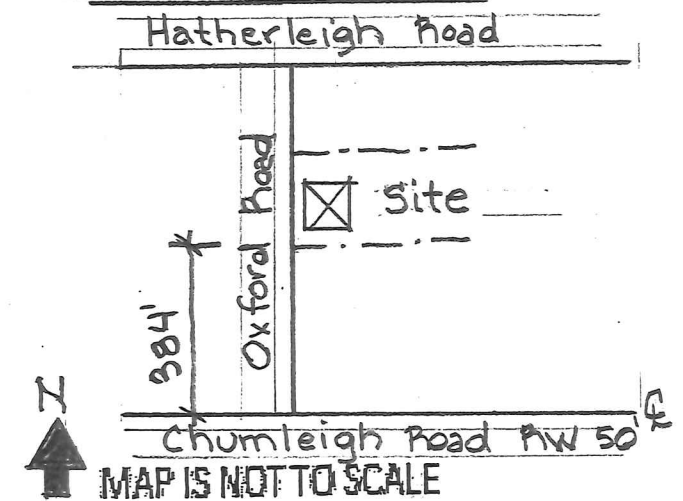
Closing Date: 09/09/2019

Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7109 Oxford Road OWNER(S) NAME(S) Barry Miller & Beverly Brandon
SUBDIVISION NAME Stoneleigh LOT # 14 & 15 BLOCK # 6 SECTION # —
PLAT BOOK # 7 FOLIO # 87 10 DIGIT TAX # 0920200050 DEED REF. # 19462/00508



VICINITY MAP



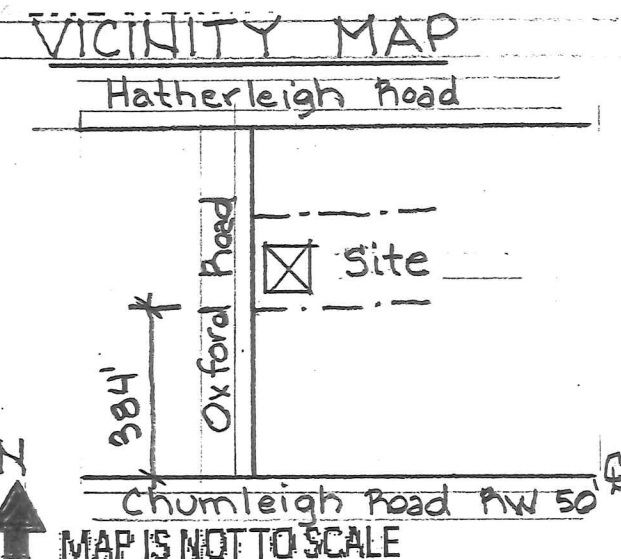
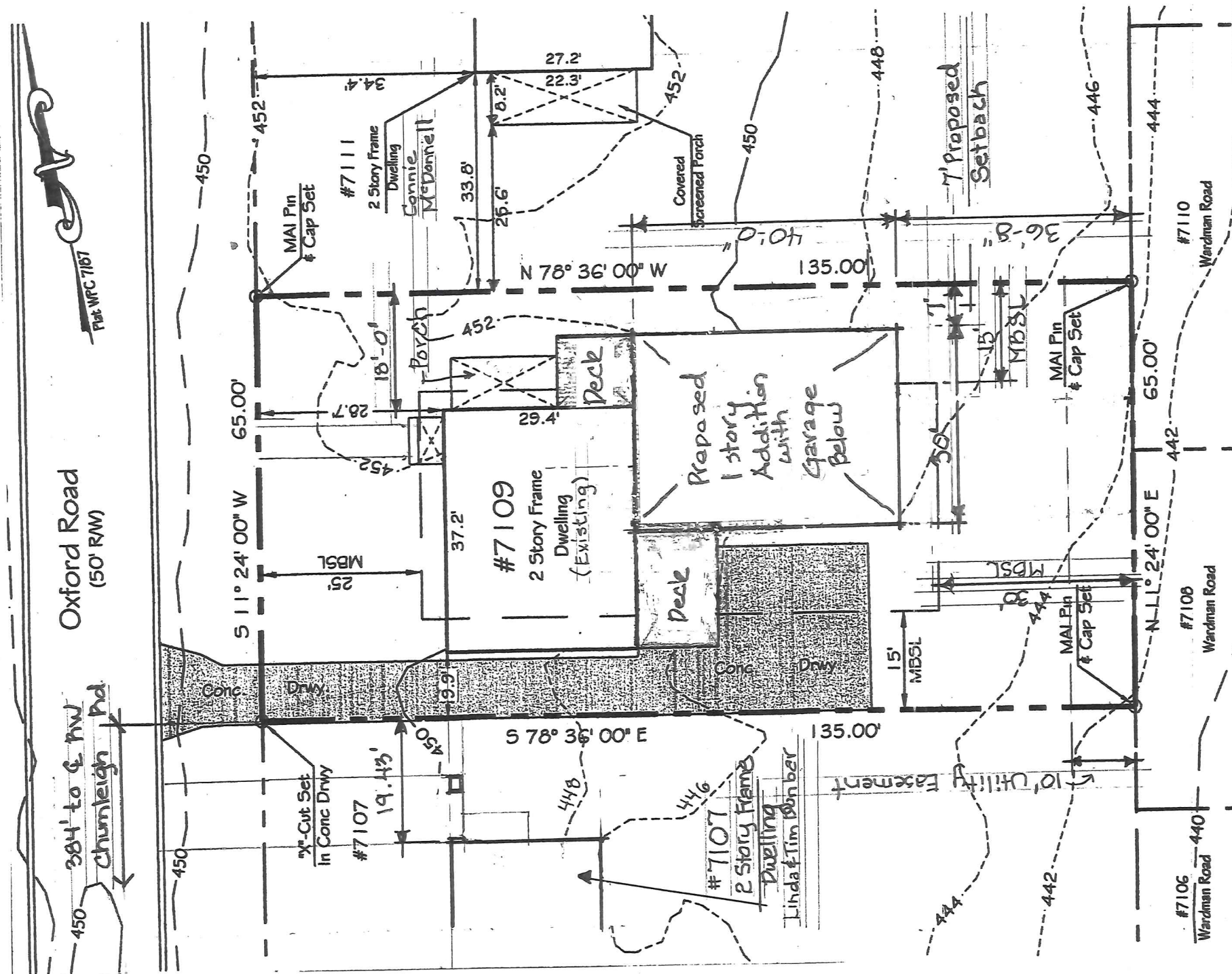
ZONING MAP# 070A3
SITE ZONED D.R.5.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACREAGE .201
OR SQUARE FEET 8,775
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PLAN DRAWN BY Beverly Brandon DATE 08/06/2019 SCALE: 1 INCH = 20 FEET

2019.0429-A

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 7109 Oxford Road OWNER(S) NAME(S) Barry Miller & Beverly Brandon
SUBDIVISION NAME Stoneleigh LOT # 14 & 15 BLOCK # 6 SECTION # —
PLAT BOOK # 7 FOLIO # 87 10 DIGIT TAX # 0920200050 DEED REF. # 19462/00508



ZONING MAP# 070A3
SITE ZONED D.R.5.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACREAGE .201
OR SQUARE FEET 8,775
HISTORIC? No
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UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE —
SEWER IS:
PUBLIC X PRIVATE —
PRIOR HEARING? No
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AND ORDER RESULT BELOW

PLAN DRAWN BY Beverly Brandon DATE 08/06/2019 SCALE: 1 INCH = 20 FEET
2019-0429-A

VIOLATION CASE INFO: