

MEMORANDUM

DATE: December 23, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0438-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 20, 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.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

IN RE: PETITION FOR VARIANCE

(1829 Woodside Avenue)

13th Election District

1st Council District

CGB Consultants, LLC

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0438-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by CGB Consultants, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively. A site plan was marked as Petitioner’s Exhibit 4.

Charles G. Beall appeared in support of the petition. Three neighbors, Michael McAuliffe, Roxanne Rodey and William Carter attended the hearing. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”).

The site is approximately 6,250 square feet in size and is zoned DR 5.5.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

ORDER RECEIVED FOR FILING

Date

11/20/19

By

Sen

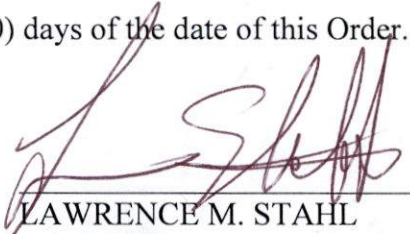
Testimony revealed that the subject property included a farmhouse constructed in approximately 1906. Petitioner rehabilitate the structure upon the original footprint. The lot is among the widest in the area. As it was built upon original footprint, it is offset to one side of the lot, and not centered as the other developer built houses in the area. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to retain the already rehabilitated structure on the lot within the presently mandated setbacks. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 20th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner 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.


LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County
ORDER RECEIVED FOR FILING

LMS:sln

Date 11/20/19
By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1829 Woodside Ave Habershe MD 21227 which is presently zoned DRS.5
 Deed References: 41476/00083 10 Digit Tax Account # 1 3 1 3 5 5 0 4 6 0
 Property Owner(s) Printed Name(s) CGB Consultants, LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

BCZR: 1B02.3.C.1. → To permit an existing lot of record improved with a dwelling to have a lot width of 50 feet and a side yard setback of 3 feet in lieu of the required 55 and 10 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

CGB Consultants, LLC (single member)
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
3900 Tan Oak Rd #7 Ste 291 Glenary MD
 Mailing Address _____ City _____ State _____
21737, 443-756-9941, cgb411@gmail.com
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Charles G. Ben II
 Name - Type or Print _____
 Signature _____
3900 Tan Oaks Rd #7 Ste 291 Glenary MD
 Mailing Address _____ City _____ State _____
21737, 443-756-9941, cgb411@gmail.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0438-A Filing Date 8/20/19 Do Not Schedule Dates: _____ Reviewer JS



Round the Clock Abstracting Team

Property Search Report Reference # 19044468

LEGAL DESCRIPTIONS

All that piece or parcel of land, together with the improvements, easements and appurtenances thereunto belonging situate, held in trust by the aforesaid Substitute Trustee, and described as follows:

Beginning for the first on the northeast side of Woodside Avenue at the distance of 174 feet northwesterly from the corner formed by the intersection of the northeast side of Woodside Avenue with the northwest side of the Washington Road; and running thence northwesterly binding on the northeast side of Woodside Avenue 50 feet thence northeasterly at right angles to Woodside Avenue 125 feet thence southeasterly parallel with Woodside Avenue 50 feet and thence southwesterly by a straight line 125 feet to the place of beginning. Being Lot No. 501 designated on the Plat of Halethorpe, duly recorded among the Land Records of Baltimore County in Plat Book JWS. No. 1 folio 60.

Beginning for the second on the northeast side of Woodside Avenue at the distance of 224 feet northwesterly from the corner formed by the intersection of the northeast side of Woodside Avenue with the northwest side of the Washington Road; running thence northwesterly binding on the northeast side of Woodside Avenue 50 feet thence northeasterly at right angles to Woodside Avenue 125 feet thence southeasterly parallel with Woodside Avenue 50 feet and thence southwesterly by a straight line 125 feet to the place of beginning.

The improvements thereon being known as 1829 Woodside Avenue, Baltimore, Maryland - 21227.

DISCLAIMER

It is Mortiles' policy to type the legal description exactly as it appears on the most recently filed deed. We do not type legal descriptions from any other document(s), even if those documents were recorded after the recording date of the most recently filed deed. It is the sole responsibility of the recipient of this search to determine the accuracy of the legal description and to decide if a new survey would need to be conducted in order to come up with a new legal description. Mortiles does not alter or create new legal descriptions

(DESCRIPTION FOR BOTH LOTS)

2019-0438-A

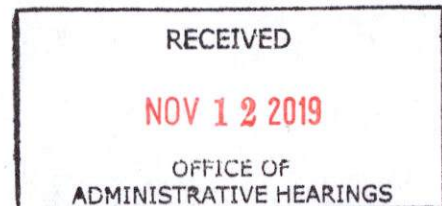
LS 11-15-19
10 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, November 10, 2019 11:08 PM
To: Administrative Hearings
Subject: Recertification's For 2019-0438-A & 2019-0439-A
Attachments: Re-Cert 1 2019-0438-A.doc; Re-Cert 2 2019-0438-A.doc; Re-Cert 1 2019-0439-A.doc;
Re-Cert 2 2019-0439-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 1827 & 1829 Woodside Avenue. Thanks.



CERTIFICATE OF POSTING

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants. LLC

November 15, 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:

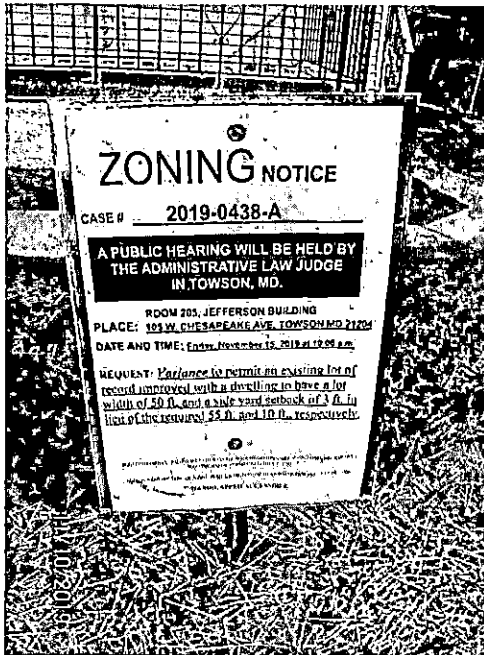
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1829 Woodside Avenue

SIGN 1 Recertification

October 26, 2019

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



Sincerely,

 November 10, 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

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants, LLC

November 15, 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:

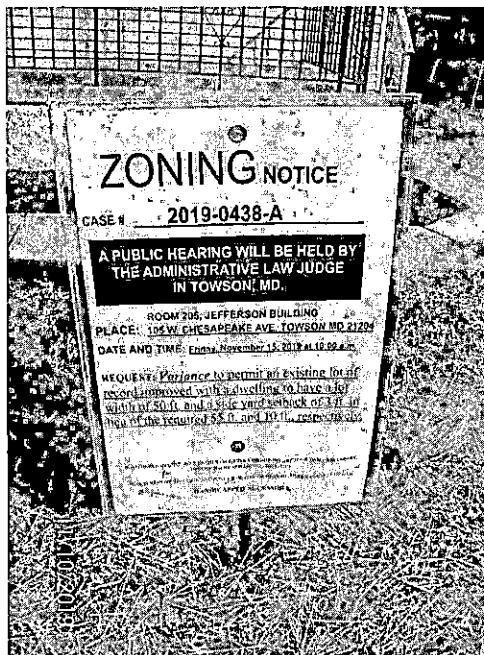
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1829 Woodside Avenue

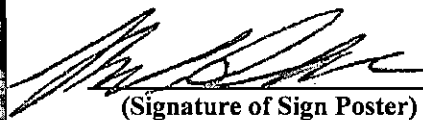
SIGN 1 Recertification

October 26, 2019

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



Sincerely,

 November 10, 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

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants. LLC

November 15, 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: _____

1829 Woodside Avenue

SIGN 1 Recertification

October 26, 2019

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



Sincerely,

 November 10, 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

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants, LLC

November 15, 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:

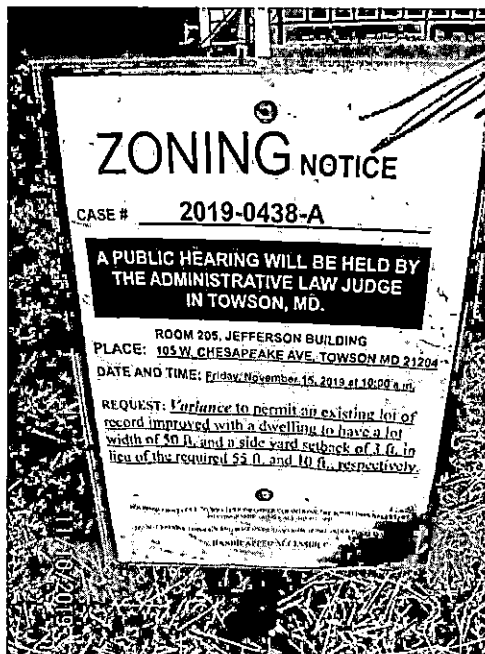
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1829 Woodside Avenue

SIGN 2 Recertification

October 26, 2019

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



Sincerely,

November 10, 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)

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
1829 Woodside Avenue; NE/S of Woodside	*	OF ADMINSTRATIVE
Avenue, 209' NW c/line of Washington Blvd		
13 th Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): CBG Consultants, LLC		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-438-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
SEP 09 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of September, 2019, a copy of the foregoing Entry of Appearance was mailed to Charles Beall, 3900 Ten Oaks Road, # 7, Suite 291, Glenelg, Maryland 21737, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 9, 2019

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0438-A

1829 Woodside Avenue

NE/s of Woodside Avenue, n/w of centerline of intersection with Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: CGB Consultants, LLC

Variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively.

Hearing: Friday, November 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Charles Beall, 3900 Ten Oaks Road, #7, Ste. 291, Glenelg 21737

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 26, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, October 25, 2019 – Issue

Please forward billing to:

Charles Beall
CGB Consultants, LLC
3900 Ten Oaks Road, #7, Ste. 291
Glenelg, MD 21737

443-756-9941

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0438-A

1829 Woodside Avenue

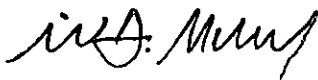
NE/s of Woodside Avenue, n/w of centerline of intersection with Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: CGB Consultants, LLC

Variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively.

Hearing: Friday, November 28, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/8/2019

Order #: 11796744
Case #: 2019-0438-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0438-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0438-A

1829 Woodside Avenue

NE/s of Woodside Avenue, n/w of centerline of intersection with Washington Blvd.

13th Election District - 1st Councilmanic District

Legal Owners: CGB Consultants, LLC

Variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 65 and 10 ft., respectively.

Hearing: Monday, October 28, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o8

Kristen L Lewis

From: Charles Beall <cgb411@gmail.com>
Sent: Wednesday, October 09, 2019 10:25 AM
To: Kristen L Lewis
Subject: 2019-0438-A & 2019-0439-A

CAUTION: This message from cgb411@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I miss the sign posting date. I need a new hearing date. But I think you told me 11/15 at 10am and 11am already.

Charles Beall
CGB Consultants, LLC
443-756-9941

CERTIFICATE OF POSTING

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants, LLC

November 15, 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:

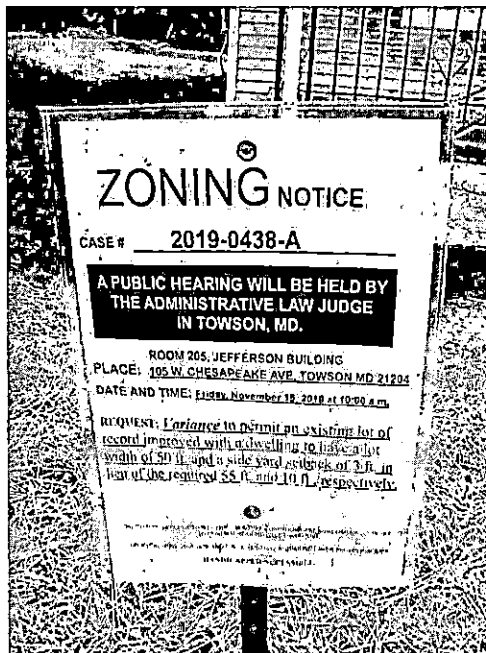
Ladies and Gentlemen:

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: _____

1829 Woodside Avenue **SIGN 1**

October 26, 2019

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



Sincerely,

October 26, 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

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants, LLC

November 15, 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:

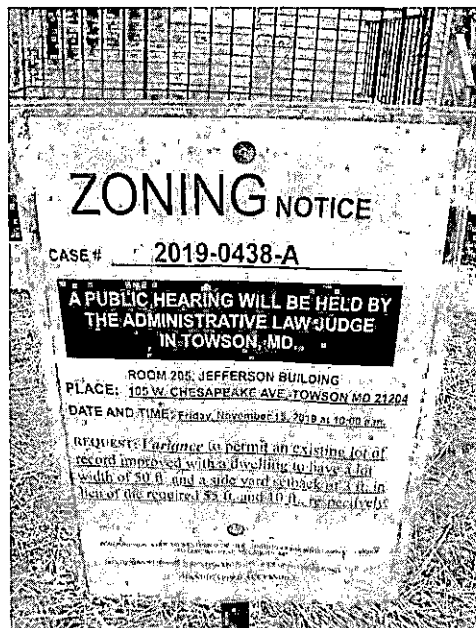
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1829 Woodside Avenue

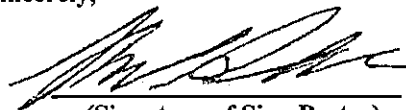
SIGN 2

October 26, 2019

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



Sincerely,

 October 26, 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

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants, LLC

November 15, 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: _____

1829 Woodside Avenue

SIGN 1

October 26, 2019

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



Sincerely,

October 26, 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

2019-0438-A

RE: Case No.: _____

Petitioner/Developer: _____

CGB Consultants, LLC

November 15, 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: _____

1829 Woodside Avenue

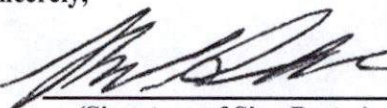
SIGN 2

October 26, 2019

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



Sincerely,

 October 26, 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)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/25/2019

Order #: 11803107
Case #: 2019-0438-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0438-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0438-A

1829 Woodside Avenue

NE/s of Woodside Avenue, n/w of centerline of intersection with Washington Blvd.

13th Election District - 1st Councilmanic District

Legal Owners: CGB Consultants, LLC

Variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively.

Hearing: Friday, November 28, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o25



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 24, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0438-A

1829 Woodside Avenue

NE/s of Woodside Avenue, n/w of centerline of intersection with Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: CGB Consultants, LLC

Variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively.

Hearing: Monday, October 28, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Charles Beall, 3900 Ten Oaks Road, #7, Ste. 291, Glenelg 21737

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 8, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, October 8, 2019 – Issue

Please forward billing to:

Charles Beall
CGB Consultants, LLC
3900 Ten Oaks Road, #7, Ste. 291
Glenelg, MD 21737

443-756-9941

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0438-A

1829 Woodside Avenue

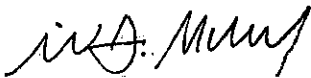
NE/s of Woodside Avenue, n/w of centerline of intersection with Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: CGB Consultants, LLC

Variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 ft. and a side yard setback of 3 ft. in lieu of the required 55 and 10 ft., respectively.

Hearing: Monday, October 28, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 2019-0438-A

Property Address: 1829 Woodside Ave Halethorpe MD 21227

Property Description: _____

Legal Owners (Petitioners): CGB Consultants, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CGB Consultants, LLC - Charles Bass

Company/Firm (if applicable): _____

Address: 3900 Ten Oaks Rd #7, 291 Ste
Glenelg MD 21737

Telephone Number: 443-756-9941

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 04, 2019

Charles G. Beall
3900 Ten Oaks Road #7 Ste 291
Glenelg MD 21737

RE: Case Number: 2019-0438-SPHA, 1829 Woodside 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 August 22, 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.", with a long, sweeping horizontal line extending to the right.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 9/4/19

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

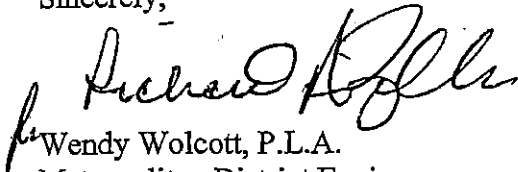
Dear Ms. Lewis:

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. 2019-0438-SPHA

Variance
CB6 Consultants, LLC
1829 Woodside 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: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 9/25/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-438

INFORMATION:

Property Address: 1829 Woodside Avenue
Petitioner: CGB Consultants, LLC
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

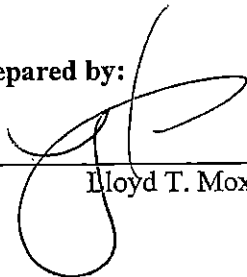
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should confirm that a merger did not take place with 1827 Woodside Avenue and also the petition for variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 feet and a side yard setback of 3 feet in lieu of the required 55 and 10 feet, respectively.

A site visit was conducted on September 6, 2019. Staff observed a chain link fence on 1829 Woodside Avenue that traversed onto Lot 499/ 1827 Woodside Avenue. An accessory structure and residential driveway also appear to be located on the 1827 property.

The Department will concur with the decision of the Administrative Law Judge as to the question of merger. The Department has no objection to granting the petitioned zoning variance relief.

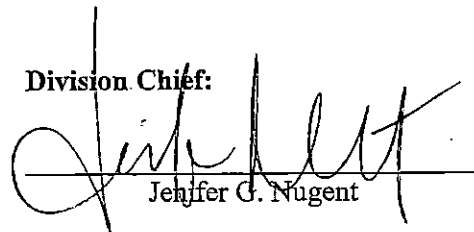
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

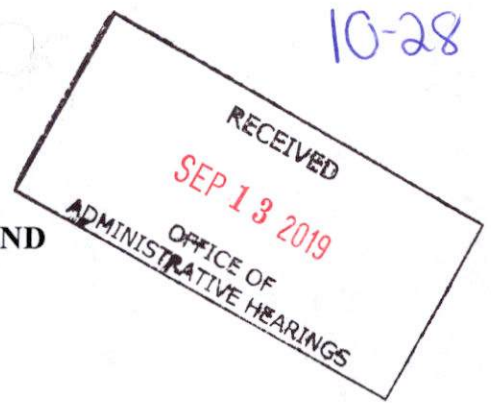
CPG/JGN/LTM/

c: Josephine Selvakumar
Charles G. Beall, CGB Consultants, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

10-28

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0438-SPHA
Address 1829 Woodside Avenue
(CGB Consultants, LLC Property)

Zoning Advisory Committee Meeting of **August 30, 2019**.

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

Reviewer: Steve Ford

019-0438A
019-0439A

10 km 11 AM

10 km 11 AM

[illegible]

CASE NAME 019-0438-A
CASE NUMBER 019-0439-A
DATE _____

[illegible]

CHECKLIST

<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 _____)	_____
9/13	DEPS (if not received, date e-mail sent _____)	No Comment
_____	FIRE DEPARTMENT	_____
9/25	PLANNING (if not received, date e-mail sent _____)	No objection w/ comment
9-4	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: 10-25-19		
SIGN POSTING (1 st) Date: 10-26-19 by Black		
SIGN POSTING (2 nd) Date: 11-10-19 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: None		Special Tax Recapture: None							
Exempt Class: None									
Account Identifier:		District - 13 Account Number - 1313550460							
Owner Information									
Owner Name:		CBG CONSULTANTS LLC				Use:		RESIDENTIAL	
Mailing Address:		PO BOX 291 GLENELG MD 21737-				Principal Residence:		NO	
						Deed Reference:		/41476/ 00083	
Location & Structure Information									
Premises Address:		1829 WOODSIDE AVE 0-0000				Legal Description:		171 N WASHINGTON BLVD HALETHORPE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0108	0012	0594	13020029.04	0000			501	2019	Plat Ref: 0001/0060
Special Tax Areas: None					Town:		None		
					Ad Valorem:		None		
					Tax Class:		None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1903		1,889 SF				6,250 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	YES	STANDARD UNIT	SIDING/	4	2 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2019		07/01/2020	
Land:		67,700		67,700					
Improvements		103,400		122,800					
Total:		171,100		190,500		177,567		184,033	
Preferential Land:		0						0	
Transfer Information									
Seller: PROF 2013 S3 LEGAL TITLE TRUST				Date: 06/03/2019		Price: \$169,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /41476/ 00083		Deed2:			
Seller: NIELSEN ALAN PETER				Date: 03/19/2019		Price: \$335,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /41232/ 00369		Deed2:			
Seller: CAPLAN WAYNE L				Date: 05/01/1979		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /06014/ 00802		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: None		Special Tax Recapture: None							
Exempt Class: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									

10-28-19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 9/25/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-438



INFORMATION:

Property Address: 1829 Woodside Avenue
Petitioner: CGB Consultants, LLC
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should confirm that a merger did not take place with 1827 Woodside Avenue and also the petition for variance to permit an existing lot of record improved with a dwelling to have a lot width of 50 feet and a side yard setback of 3 feet in lieu of the required 55 and 10 feet, respectively.

A site visit was conducted on September 6, 2019. Staff observed a chain link fence on 1829 Woodside Avenue that traversed onto Lot 499/ 1827 Woodside Avenue. An accessory structure and residential driveway also appear to be located on the 1827 property.

The Department will concur with the decision of the Administrative Law Judge as to the question of merger. The Department has no objection to granting the petitioned zoning variance relief.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:

Lloyd T. Moxley

CPG/JGN/LTM/

Division Chief:

Jennifer G. Nugent

c: Josephine Selvakumar
Charles G. Beall, CGB Consultants, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

PETITIONER'S
EXHIBIT NO. 1



1829

PETITIONER'S

EXHIBIT NO. 2





PETITIONER' S

EXHIBIT NO. 3

1827



[HOME](#)[ABOUT](#)[REAL PROPERTY](#)[BUSINESSES](#)[FORMS](#)[REPORTS](#)[TAX CREDITS](#)[SERVICES](#)[Real Property Data Search \(w2\)](#)[Guide to searching the database](#)

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Tax Exempt: None

Special Tax Recapture: None

Exempt Class: None

Account Identifier:

District - 13 Account Number - 1313550460

Owner Information

Owner Name:

CBG CONSULTANTS LLC

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

PO BOX 291
GLENELG MD 21737-

Deed Reference:

/41476/ 00083

Location & Structure Information

Premises Address:

1829 WOODSIDE AVE
0-0000

Legal Description:

171 N WASHINGTON BLVD
HALETHORPE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0108	0012	0594	13020029.04	0000			501	2019	Plat Ref: 0001/ 0060

Special Tax Areas: None

Town: None

Ad Valorem: None

Tax Class: None

Primary Structure Built

1903

Above Grade Living Area

1,889 SF

Finished Basement Area

Property Land Area

6,250 SF

County Use

04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	4	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2019	07/01/2020
Land:	67,700	67,700		
Improvements	103,400	122,800		
Total:	171,100	190,500	177,567	184,033
Preferential Land:	0			0

Transfer Information

Seller: PROF 2013 S3 LEGAL TITLE TRUST

Date: 06/03/2019

Price: \$169,000

Type: NON-ARMS LENGTH OTHER

Deed1: /41476/ 00083

Deed2:

Seller: NIELSEN ALAN PETER

Date: 03/19/2019

Price: \$335,500

Type: NON-ARMS LENGTH OTHER

Deed1: /41232/ 00369

Deed2:

Seller: CAPLAN WAYNE L

Date: 05/01/1979

Price: \$0

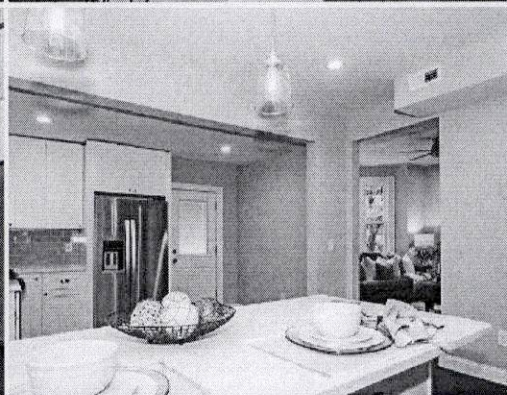
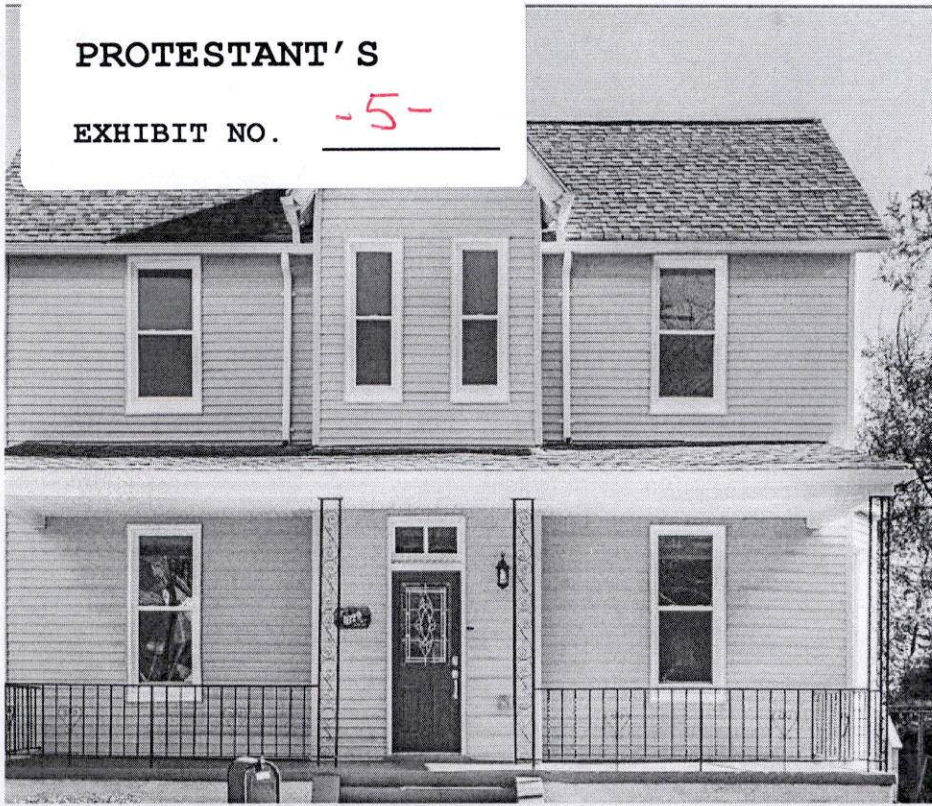
Type: NON-ARMS LENGTH OTHER

Deed1: /06014/ 00802

Deed2:

PROTESTANT' S

EXHIBIT NO. -5-



Zillow

Save Share

\$349,900 4 bd 3 ba 1,889 sqft

1829 Woodside Ave, Halethorpe, MD 21227

For sale

Est. payment: \$1,876/mo Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax h



Time on Zillow
24 days

Views
856

Saves
25

Beautifully Renovated 3BR 2.5BA Colonial! Possible 4th bedroom, office or play room for the kids on first floor. Th house boasts a spacious gourmet kitchen - quartz counter with island and Stainless Steel Appliances. Gorgeous hardy floors throughout along with ceramic tile floors in the bathrooms. Enjoy the large backyard for summer time entertaining! Adjacent lot for sale. Please call listing agent details.

Listing Agent



Debra Hayne
CENTURY 21 Downtown

CENTURY 21

Facts and features

Type:	Single Family	Parking:	Carport
Year built:	1903	Lot:	6,250 sqf
Heating:	Forced air	Price/sqft:	\$185
Cooling:	Central		

Interior details

Bedrooms and bathrooms

See more facts and features

Home value



Halethorpe Improvement Association
P.O. Box 7306
Halethorpe, MD 21227

November 14, 2019
Baltimore County Zoning
Re: Case 2019-0438-A and 2019-0439-A

To the Administrative Law Judge,

In regard to Zoning Case no. 2019-0438-A and 2019-0439-A The Halethorpe Improvement Association (HIA) would like to submit to the Administrative Law Judge its objection to the requested variance. The HIA officers and Board members have reviewed the Zoning Variance Request and have a full understanding of what is being requested by the property owner. Though realizing The Zoning Variance Request case no. 2019-0439-A in which the property owner is asking permission to build on a 50ft. wide lot in lieu of the 55ft. requirement will most likely be granted, HIA is deeply in opposition of allowing any dwelling structure to be built within 3 ft. of the side property line or any less than 10 ft for that matter .

The County requires a side setback of 10 ft. for such a lot, and for good reason. Halethorpe being an older community and having been parceled in 50 ft. wide lots before a county mandate made 55 lots the minimum width in which a house can be built realizes that exceptions and variance from the regulation may be necessary so as to not create an undue hardship on the property owner. HIA is not arguing that a house should not be built on this property, but rather we are arguing that the property owner be held to the 10ft. side setback regulation. Being 50ft. wide the lot is plenty wide enough to build a 30ft. wide house while still maintaining a side setback of 10ft.

The existing house at 1829 Woodside is owned by the same LLC that owns the lot in question, and this entity purchased both recently as an investment for profit rather than for a dwelling of their own. They should have been, and most likely were, well aware of the Zoning Regs, and should have carefully considered the logistical limitations of the property before purchasing it. With that knowledge HIA believes that there is no undue hardship on the owner. The investor purchased and renovated the existing home with intentions of profiting on the division of the lots, but this division came with no guarantees. The owner took a known risk. We believe the investor can still make a sizable profit by reselling the renovated house with the unoccupied adjacent lot. It was purchased for \$169,00 in June 2019 and is now on the market, just 5 months later, for \$350,000. In fact, the owner could most likely raise the asking price by \$30,000 if it came with the side yard as additional yard space.

HIA has decided over the years to not oppose variances, because it usually involved a family member building home next to each other, but as Halethorpe has become more desirable to move to, due in large part of the ongoing efforts of HIA, it has become prey to investors looking to make a quick buck, and HIA is vigilant to this new trend.

HIA has discussed this request with Ms. Roxanne Rody^{pk}, who has lived at 1825 (adjacent to the lot in question), and she is in opposition to this request, because of the negative impact it would have on her quality of life. Her house being built 100 yrs. ago is 8 ft. from the property line, and she could not imagine a house being only 11 ft. from hers if the new house is allowed the 3ft. setback. Just image every home in Halethorpe being just 3 ft. from their property line. This would put the houses only 6 ft. apart, what a terrible living condition this would create. In fact, HIA believes that the intention of this request is to create a side setback of 10ft. from their renovated home so it increases the value of it while created a cramped spaced for Ms. Rody. They are attempting to shift the footprint of the house toward Ms. Rody's house with no regard for her space. HIA takes great offense to this act of disrespect.

In conclusion, HIA asks that this variance not be granted and that no reduction in side setback be granted.

HIA Officers:

Michael McAuliffe; President
William Carter; Vice President
Sandra Cullen; Treasurer
Maria McAuliffe; Recording Secretary

HIA Board of Directors:

Jack Schaefer
Kris Koelbel
Stephen Mangano
Janice Hedemann
Elizabeth Schaefer
Scot Wesoloski
Charles Kokoski

PROTESTANT' S

EXHIBIT NO. - 2 -

Beth Lefebvre
1810 Woodside Avenue
Halethorpe, Maryland 21227

November 13, 2019

Baltimore County Zoning

Re: Case 2019-0438-A and 2019-0439-A

To the Administrative Law Judge,

As a resident of the 1800 block of Woodside Avenue in Halethorpe, Maryland, I respectfully request that the variances for the property at 1829 Woodside Avenue be denied.

I moved to Baltimore County in lieu of the city, where parking is at a premium and space is cramped. Unfortunately, since I moved to Halethorpe, three properties on the same block as 1829 Woodside Avenue were granted variances to build on smaller lots. Three new homes popped up, and while they are nice and modern, they do not allow for proper off-street parking, leaving more and more cars to fight for spaces along a street that also is home to an elementary school.

According to Maryland Department of Assessments & Taxations, the company that owns the property is based in Glenelg, Maryland. I would much prefer that the future and direction of our town be based on those who live, work, and have a stake in this community.

Variances should be granted when there is a need - but if anything, Halethorpe and the rest of 21227 need the county to protect the type of community we've fought so hard to maintain. Building more homes is not in keeping with what makes 21227 - and specifically, Woodside Avenue - a nice place for hard-working, middle-income families.

Sincerely,

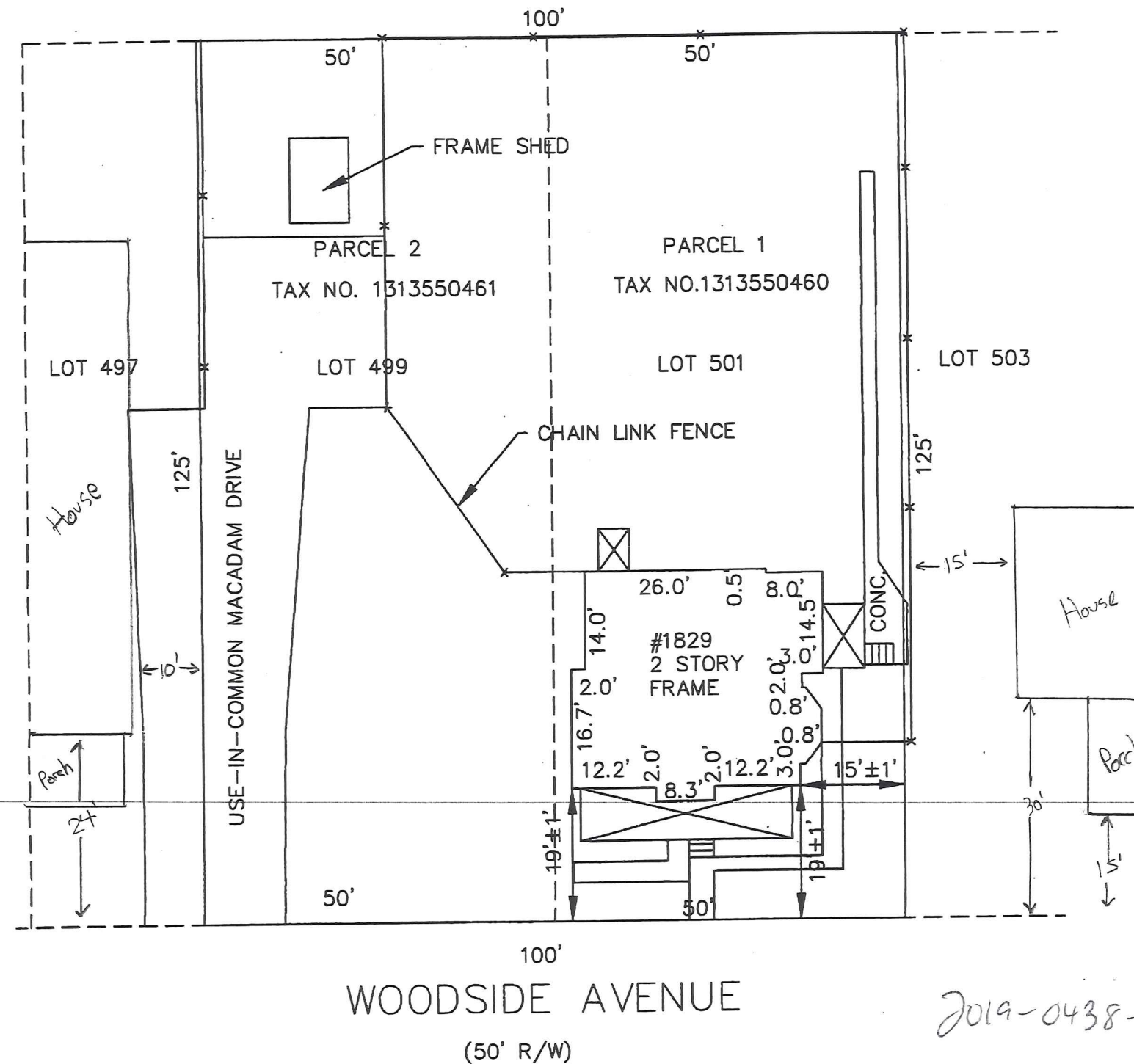
Beth Lefebvre

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

ADDRESS 1829 Woodside Ave OWNER(S) NAME(S) CG8 Consultants, LLC

SUBDIVISION NAME Plat of Halethorpe LOT # 501 BLOCK # _____ SECTION # _____

PLAT BOOK # 0001 FOLIO # 0060 10 DIGIT TAX # 1313550460 DEED REF. # 41476/00083



SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 010802

SITE ZONED DR S.S

ELECTION DISTRICT 13

COUNCIL DISTRICT 001

LOT AREA ACREAGE 6250

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

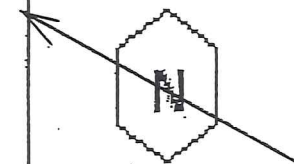
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Charles Beall

DATE 8/8/19

SCALE: 1 INCH = 20 FEET

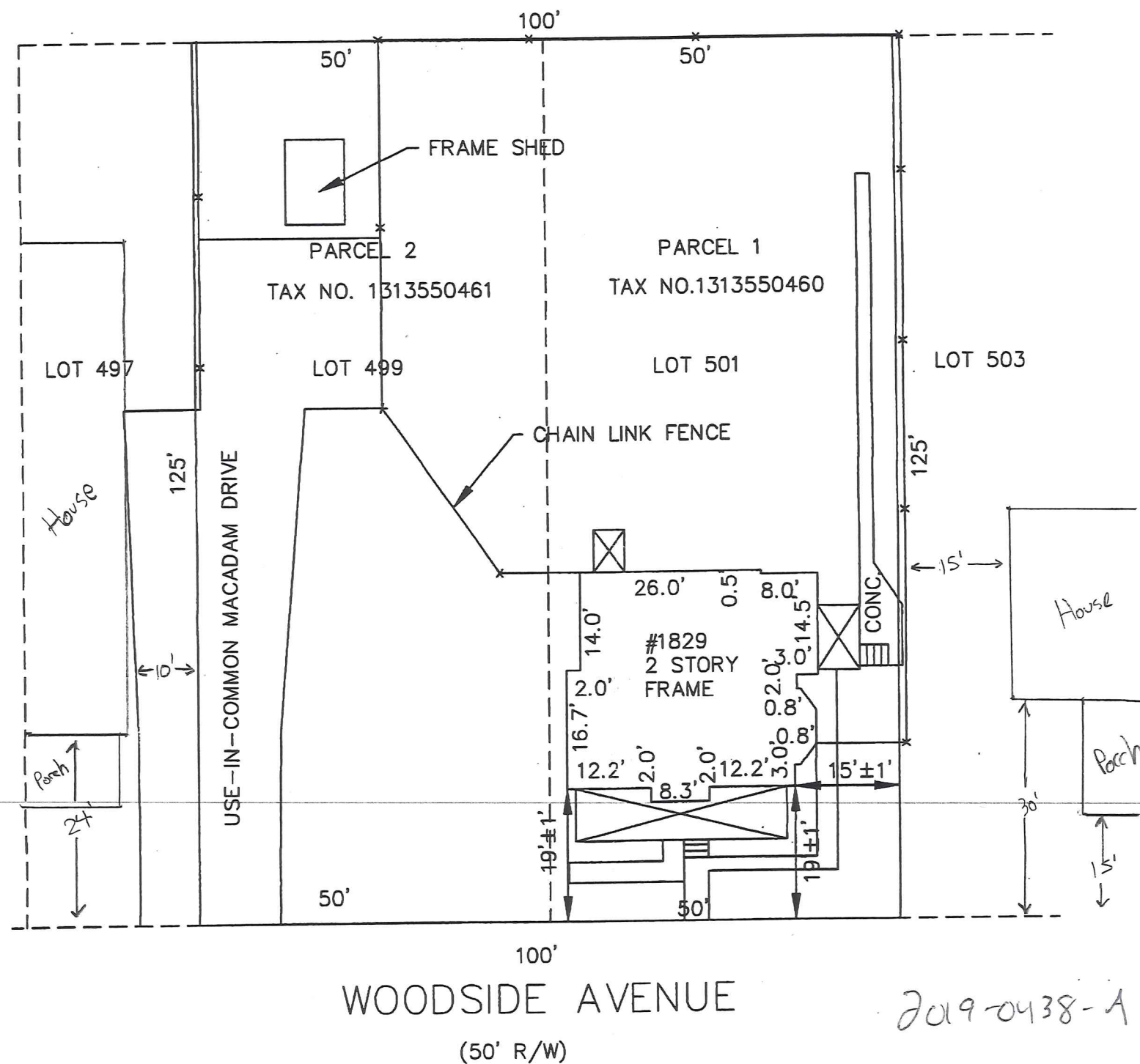
2019-0438-A

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

ADDRESS 1829 Woodside Ave OWNER(S) NAME(S) CG8 Consultants, LLC

SUBDIVISION NAME Plat of Halethorpe LOT # 501 BLOCK # _____ SECTION # _____

PLAT BOOK # 0001 FOLIO # 0060 10 DIGIT TAX # 13 13 55 04 60 DEED REF. # 41476/00083



PLAN DRAWN BY Charles Ball

DATE 8/8/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

Petit EX #4

N



MAP IS NOT TO SCALE

ZONING MAP# 010802

SITE ZONED DR S.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 001

LOT AREA ACREAGE 6250

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

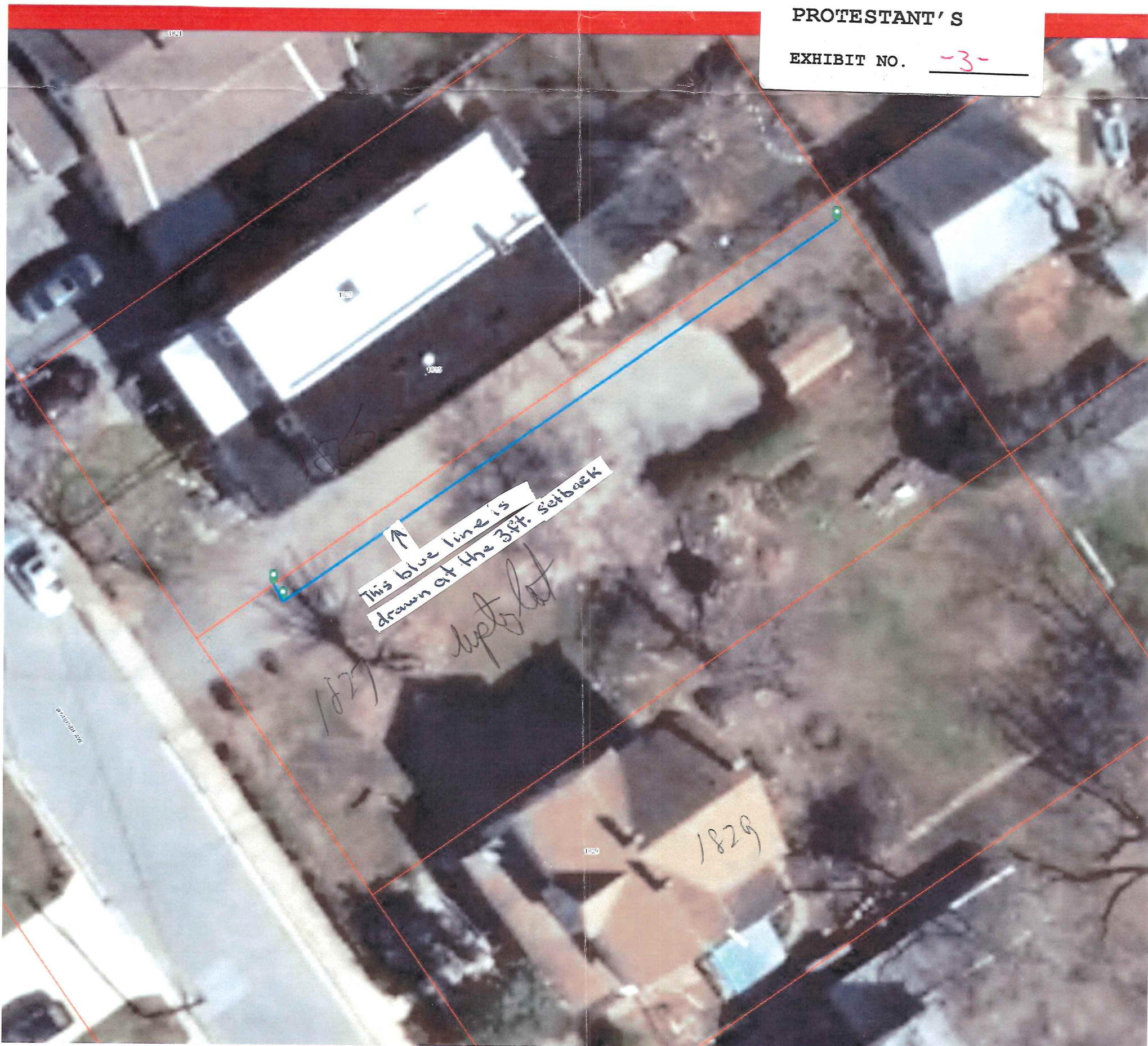
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PROTESTANT'S

EXHIBIT NO. -3-



↑
This blue line is
drawn at the 3ft. setback

up to lot

1827

1829

1827

1827

1827