

MEMORANDUM

DATE: October 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0440-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 25, 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
(2 MacIntosh Court) *
15th Election District * OFFICE OF ADMINISTRATIVE
6th Council District *
Edward G. & Deborah A. Landon * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2019-0440-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, Edward G. and Deborah A. Landon (“Petitioners”). The Petitioners are requesting Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations (“BCZR”) to permit a 6 ft. high fence within 10 ft. of an adjoining front yard in lieu of permitted 3-½ 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 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 29, 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 9/25/19

By Sen

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.

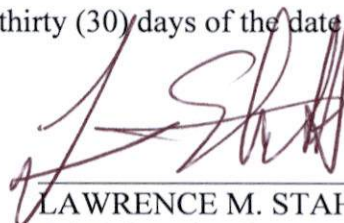
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a 6 ft. high fence within 10 ft. of an adjoining front yard in lieu of permitted 3-½ ft., 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.



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

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Date 9/25/19
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 2 MACINTOSH COURT, BALTIMORE, MD 21220 Currently zoned _____
Deed Reference 14473 100581 10 Digit Tax Account # 23 00002892
Owner(s) Printed Name(s) EDWARD & DEBORAH LANDON

(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) 427.1.B.2; RCZR; TO PERMIT
A 6 FT. FENCE WITHIN 10 FT OF AN ADJOINING FRONT YARD
IN LIEU OF THE PERMITTED 3.5 FT.

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.

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Date 9/25/19
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Owner(s)/Petitioner(s):

EDWARD G. LANDON /
Name #1 – Type or Print Name #2 – Type or Print

[Signature] /
Signature #1 Signature #2

2 MACINTOSH CT BALTIMORE MARYLAND
Mailing Address City State

21220 / 410-206-3161 / ed.landon@comcast.net
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 SAME

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 2019-0440-A Filing Date 8/23/19 Estimated Posting Date 9/11/19 Reviewer Jcm

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: 2 MACINTOSH COURT BALTIMORE MARYLAND 21220
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)

I AM WRITING TO SEEK A FENCE VARIANCE FOR MY SINGLE FAMILY HOME A 2
MACINTOSH COURT, BALTIMORE, MD 21220. CURRENT ZONING RULES SAY THE FENCE MUST
BE NO MORE THAN 42" AND LOCATED SPECIFICALLY AT THE PROPERTY REAR. I AM
RESPECTIVELY REQUESTING TO INSTALL A FENCE TO REPLACE THE EXISTING FENCE,
AND INCREASE ONE SIDE TO THE 6' HEIGHT.

I HAVE DISCUSSED THIS WITH MY NEIGHBORS AND THEY HAVE NO OBJECTIONS TO THE
NEW 6' FENCE. THE CONDITION OF THE EXISTING THAT HAS BEEN INSTALLED SINCE
2001 BY PERMIT FROM THE COUNTY IS DETERIORATING AND SHOULD BE REPLACED. MY
WIFE AND I WOULD LIKE TO HAVE THE PRIVACY OF A 6' FENCE AROUND THE ENTIRE
PERIMETER OF OUR REAR YARD. I HOPE THAT YOU AGREE THAT MY REQUEST WOULD PROVIDE
AN AESTHETICALLY PROPER ADDITION IF NOT AN ENHANCEMENT TO MY NEIGHBORHOOD. CURRENTLY THIS
NEW 6' HIGH WHITE VINYL FENCE IS BEING INSTALLED AT THE NEW DEVELOPMENTS ACROSS THE STREET
FROM OUR DEVELOPMENT

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

Edward G. Landon
Signature of Owner (Affiant)

Signature of Owner (Affiant)

EDWARD G. LANDON
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Edward G. Landon

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

AS WITNESS my hand and Notaries Seal

Lachelle Imwiko
Notary Public
3/27/21
My Commission Expires



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: 2 MACINTOSH COURT BALTIMORE MARYLAND 21220
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)

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MACINTOSH COURT, BALTIMORE, MD 21220. CURRENT ZONING RULES SAY THE FENCE MUST
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AND INCREASE ONE-SIDE TO THE 6' HEIGHT.

I HAVE DISCUSSED THIS WITH MY NEIGHBORS AND THEY HAVE NO OBJECTIONS TO THE
NEW 6' FENCE. THE CONDITION OF THE EXISTING THAT HAS BEEN INSTALLED SINCE
2001 BY PERMIT FROM THE COUNTY IS DETERIORATING AND SHOULD BE REPLACED. MY
WIFE AND I WOULD LIKE TO HAVE THE PRIVACY OF A 6' FENCE AROUND THE ENTIRE
PERIMETER OF OUR REAR YARD. I HOPE THAT YOU AGREE WHAT MY REQUEST WOULD PROVIDE
AN AESTHETICALLY PROPER ADDITION IF NOT AN ENHANCEMENT TO MY NEIGHBORHOOD. CURRENTLY TH.
NEW 6' HIGH WHITE VINYL FENCE IS BEING INSTALLED AT THE NEW DEVELOPMENT MORROW THE STREET
FROM OUR DEVELOPMENT

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

Edward G. Landon
Signature of Owner (Affiant)

Signature of Owner (Affiant)

EDWARD G LANDON
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Edward G. Landon

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

AS WITNESS my hand and Notaries Seal



LACHELLE IMWIKO
Notary Public
3/27/21
My Commission Expires



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 2 MACINTOSH COURT, BALTIMORE, MD 21220 Currently zoned DR3.5
Deed Reference 14473 1 00581 10 Digit Tax Account # 23 00002892
Owner(s) Printed Name(s) EDWARD & DEBORAH LANDON

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

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

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

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 427.1, B, 2; BCZR; TO PERMIT
A 6 FT. FENCE WITHIN 10 FT. OF AN ADJOINING FRONT YARD
IN LIEU OF THE PERMITTED 3.5 FT.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

ORDER RECEIVED FOR FILING
Date 9/25/19
SEN

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Owner(s)/Petitioner(s):

EDWARD G. LANDON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2 MACINTOSH CT

BALTIMORE

MARYLAND

Mailing Address

City

State

21220

410-206-3161

ed.landon@

Zip Code

Telephone #

Email Address concast.hv

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 2019-0440-A

Filing Date 8/23/19

Estimated Posting Date 9/1/19

Reviewer JCM

ZONING DESCRIPTION OF PROPERTY

PART A

ZONING PROPERTY DESCRIPTION FOR - 2 Macintosh Court, Baltimore, Maryland 21220

Beginning at the point on the Southeast side of Macintosh Court which is 50 feet wide at a distance of 1060 feet of the centerline of the nearest improved intersecting street Campbell Blvd. which is 60 feet wide.

PART B

Being lot # 24, in the subdivision of White Marsh Farms Two (Alma Smith), as recorded in Baltimore County Plat Book # 71, Folio # 24, containing 7667 square feet. Located in the 15th Election District and 6th Council District.

CERTIFICATE OF POSTING

Date: AUGUST 29, 2019

RE: Project Name: 2 MACINTOSH CT #1
Case Number /PAI Number: 2019-0440-A
Petitioner/Developer: EDWARD LANDON
Date of Hearing/Closing: SEPTEMBER 16, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2 MACINTOSH COURT

The sign(s) were posted on AUGUST 29, 2019
(Month, Day, Year)

Aug 29, 2019 2:29:41 PM

ZONING NOTICE

ADMINISTRATIVE VARIANCE

**2 MACINTOSH COURT
CASE NO. 2019-0440-A**

REQUEST: TO PERMIT A 6 FOOT HIGH FENCE WITHIN
10 FEET OF AN ADJOINING FRONT YARD PROPERTY
LINE IN LIEU OF THE PERMITTED 3.5 FEET HIGH

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on SEPTEMBER 16, 2019.

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391.

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE.

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

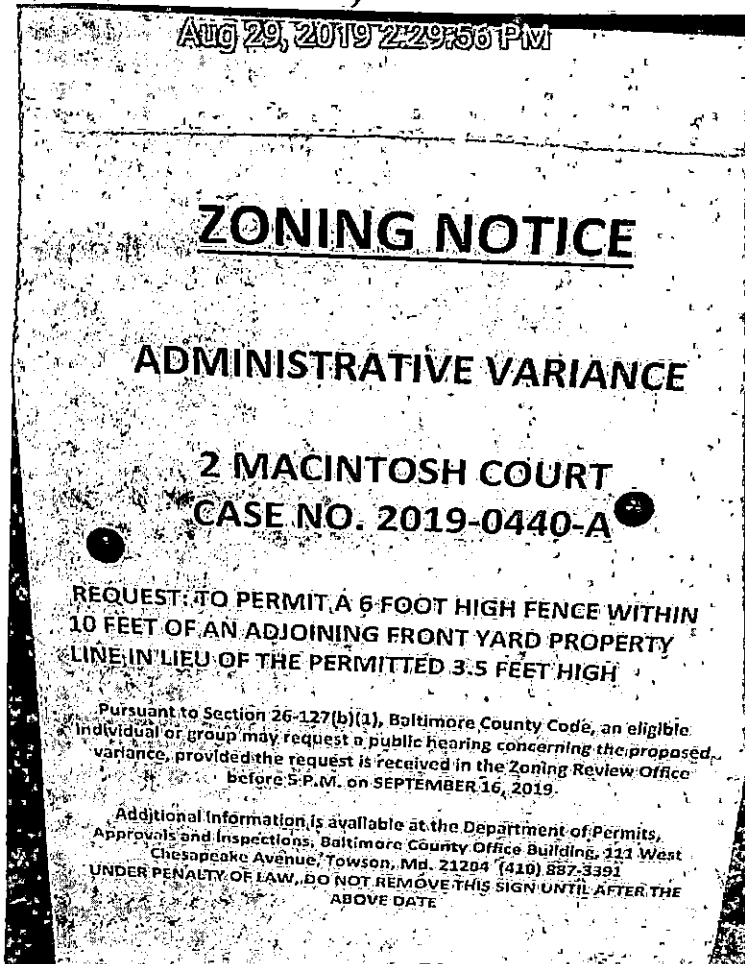
CERTIFICATE OF POSTING

Date: AUGUST 29, 2019

RE: Project Name: 2 MACINTOSH CT #2
Case Number /PAI Number: 2019-0440-A
Petitioner/Developer: EDWARD LANDON
Date of Hearing/Closing: SEPTEMBER 16, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2 MACINTOSH COURT

The sign(s) were posted on AUGUST 29, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0440 -A Address 2 MACINTOSH CT.Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8/23/19 Posting Date: 9/1/19 Closing Date: 9/16/19

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- 0440 -A Address 2 MACINTOSH CT.Petitioner's Name EDWARD LANDON Telephone 410-206-3161Posting Date: 9/1/19 Closing Date: 9/16/19Wording for Sign: To Permit A 6 FOOT FENCE WITHIN 10 ft. of
AN ADJOINING FRONT-YARD PROPERTY LINE IN
LIEU OF THE PERMITTED 3.5 ft.

Revised 6/30/2019

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 17, 2019

Edward G. Landon
2 Macintosh Court
Baltimore MD 21220

RE: Case Number: 2019-0440-A, 2 Macintosh Court

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 23, 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: 8/28/19

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

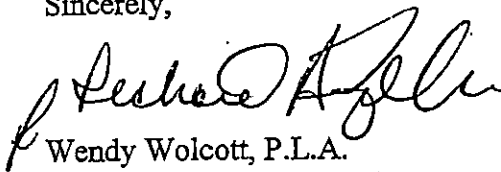
Dear Ms. Lewis:

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. 2019-0440-A

*Administrative Variance
Edward & Deborah ~~Kontny~~ London
2 Macintosh Court*

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

9-16-19

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0440-A
Address 2 Macintosh Court
(Landon Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-13</u>	7 DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
<u>8-28</u>	STATE HIGHWAY ADMINISTRATION	<u>NC</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8-29-19 by BillingseySIGN POSTING (2nd) Date: _____ 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 - 15 Account Number - 2300002892			
Owner Information					
Owner Name:	LONDON EDWARD G LONDON DEBORAH A		Use:	RESIDENTIAL	
Mailing Address:	2 MACINTOSH CT BALTIMORE MD 21220-1751		Principal Residence:	YES	
			Deed Reference:	/14473/ 00581	
Location & Structure Information					
Premises Address:	2 MACINTOSH CT 0-0000		Legal Description:	.176 AC 2 MACINTOSH CT SES ALMA SMITH PROPERTY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0082	0023	0151	15010006.04	0000	
					Block:
					24
					Lot:
					24
					Assessment Year:
					2018
					Plat No:
					0071/
					Plat Ref:
					0042
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	
2000	1,760 SF		7,667 SF	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	SPLIT LEVEL	SIDING/	4	2 full
					Garage
					1 Attached
					Last Notice of Major Improvements
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2019	07/01/2020	
Land:	103,600	103,600			
Improvements	132,800	130,500			
Total:	236,400	234,100	234,100	234,100	
Preferential Land:	0			0	
Transfer Information					
Seller: BIRD RIVER PROPERTIES LLC		Date: 05/17/2000		Price: \$181,293	
Type: ARMS LENGTH IMPROVED		Deed1: /14473/ 00581		Deed2:	
Seller: VOLZ CHARLES J A VOLZ J HENRY		Date: 05/27/1998		Price: \$118,225	
Type: ARMS LENGTH MULTIPLE		Deed1: /12886/ 00433		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 12/02/2008					
Homeowners' Tax Credit Application Information					

ZAC AGENDA

Case Number: 2019-0440-A **Reviewer:** Joseph Merrey

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Edward & Deborah Landon

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** Yes **Election Dist:** 15 **Council Dist:** 6

Property Address: 2 MACINTOSH CT

Location: Located on the SE side of Macintosh Court, 1,060 feet of the centerline of Campbell Blvd.

Existing Zoning: DR 3.5

Area: 7,667 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

427.1.B.2 BCZR; To permit a 6 feet fence within 10 feet of an adjoining front yard in lieu of the permitted 3.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

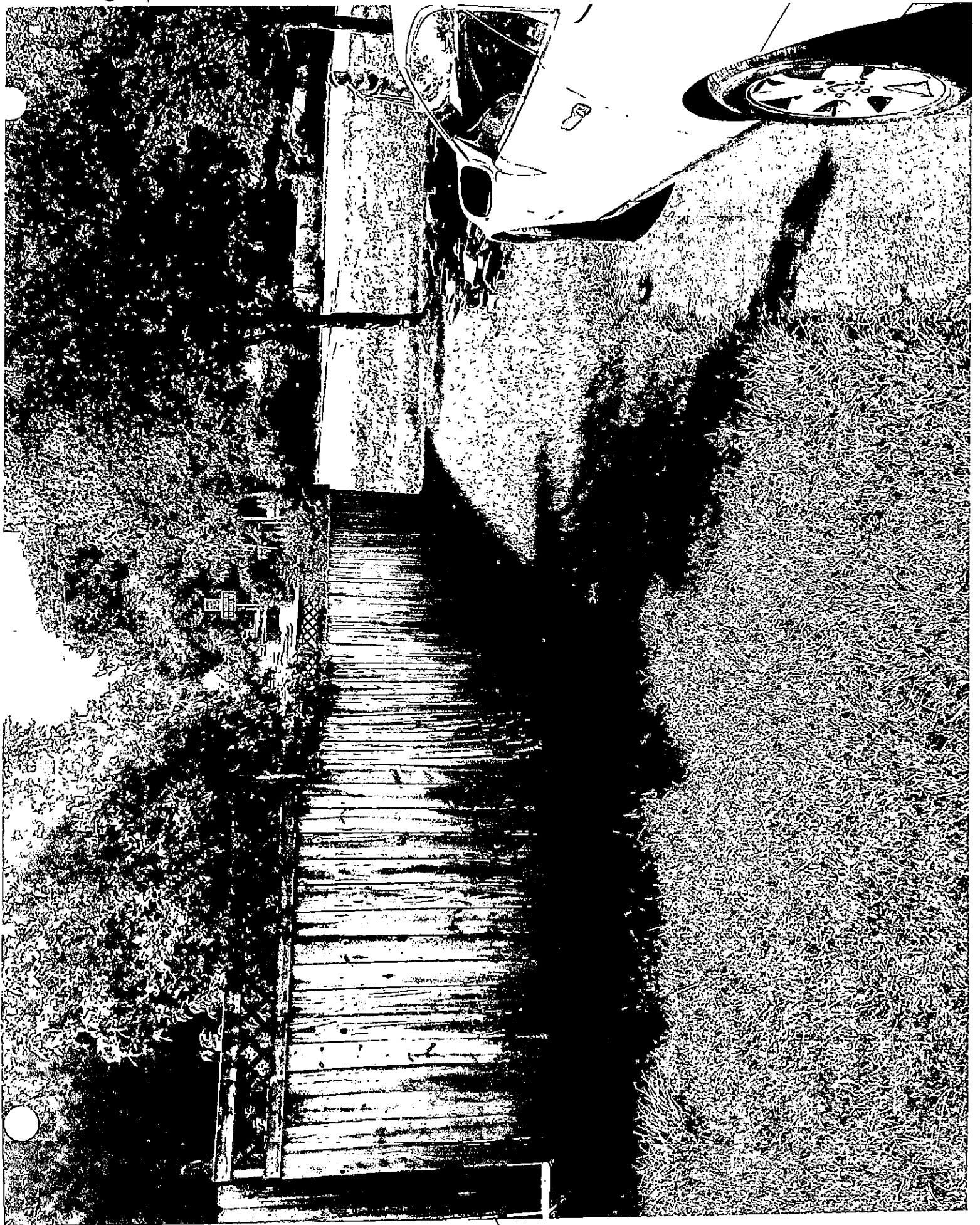
Closing Date: 09/16/2019

Miscellaneous Notes:

2-0115-00 64 #0044



R-0115-010



01-0115-010 R-0115-010



LEFT
SIDE
OF
HOUSE

BRIDGE RIVER (B)
X 000
JULY 2000

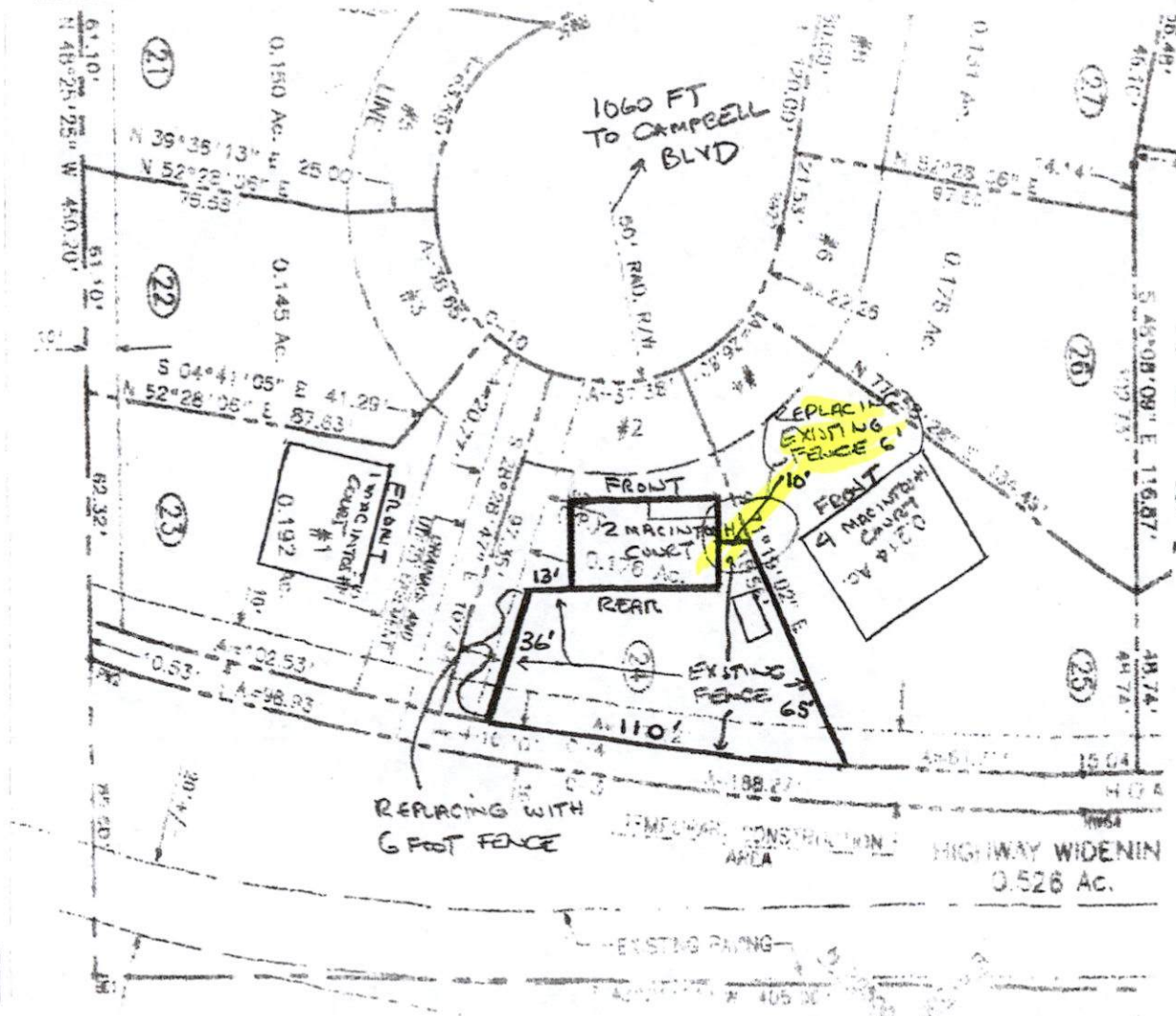


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

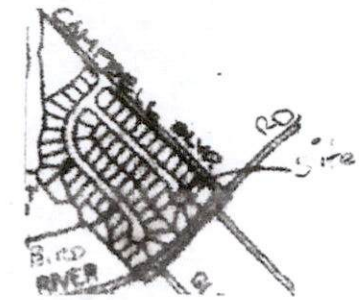
ADDRESS 2 MACINTOSH COURT OWNER(S) NAME(S) EDWARD & DEBORAH LANDON

SUBDIVISION NAME WHITE MACH FARM TWO (ALMA SMITH) LOT# 24 BLOCK# 1 SECTION# 1

PLAT BOOK # 71 FOLIO # 42 10 DIGIT TAX # 2300002892 DEED REF. # 14473/00581



SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 082C3

SITE ZONED DR 3.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE _____

OR SQUARE FEET 7,667^{sf}

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? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1997-0302-A

CR-1998-0149-X

VIOLATION CASE INFO:

N/A

PLAN DRAWN BY ED LANDON

DATE 8/12/19 SCALE: 1 INCH = 50 FEET

Ret. Sch. 1

Lot # 29
2300002897

Lot # 46 2300002914

Lot # 49
2300002917

Lot # 28
2300002896
2010-0030-A

Lot # 47 2300002915

Lot # 48
2300002916

Lot # 27 2300002895

Lot # 26 2300002894

2300002888

Lot # 20

PAI # 150687

PAI # 150687

Pt. Bk./Folio # 071042

PAI # 150687

1997-0302-A
CR-1998-0149-XA

Lot # 25

2300002893
Pt. Bk. 000001, Folio 0042

DR 3.5

2300002889

Lot # 21

NE 6-I 082C3

Middle River - Bird River Area Plan

Lot # 24 2300002892

Martin State Airport Restriction

Middle River Community Plan (2007)

Lot # 22 2300002890

6 CD

15 ED

Lot # 23 2300002891

1508651630

1519071040

1973-0130-X

1516151011

1977-0234-A
1988-0492-A

DR 2

GLADWAY RD

1518470940

PAI # 158144

PAI # 158144 # 046050

PAI # 150845

Pt. Bk./Folio # 079353

2500011338

Pt. Bk. 0000079, Folio 0353

Lot # 1

1800014046

Pt. Bk. 0000046, Folio 0050

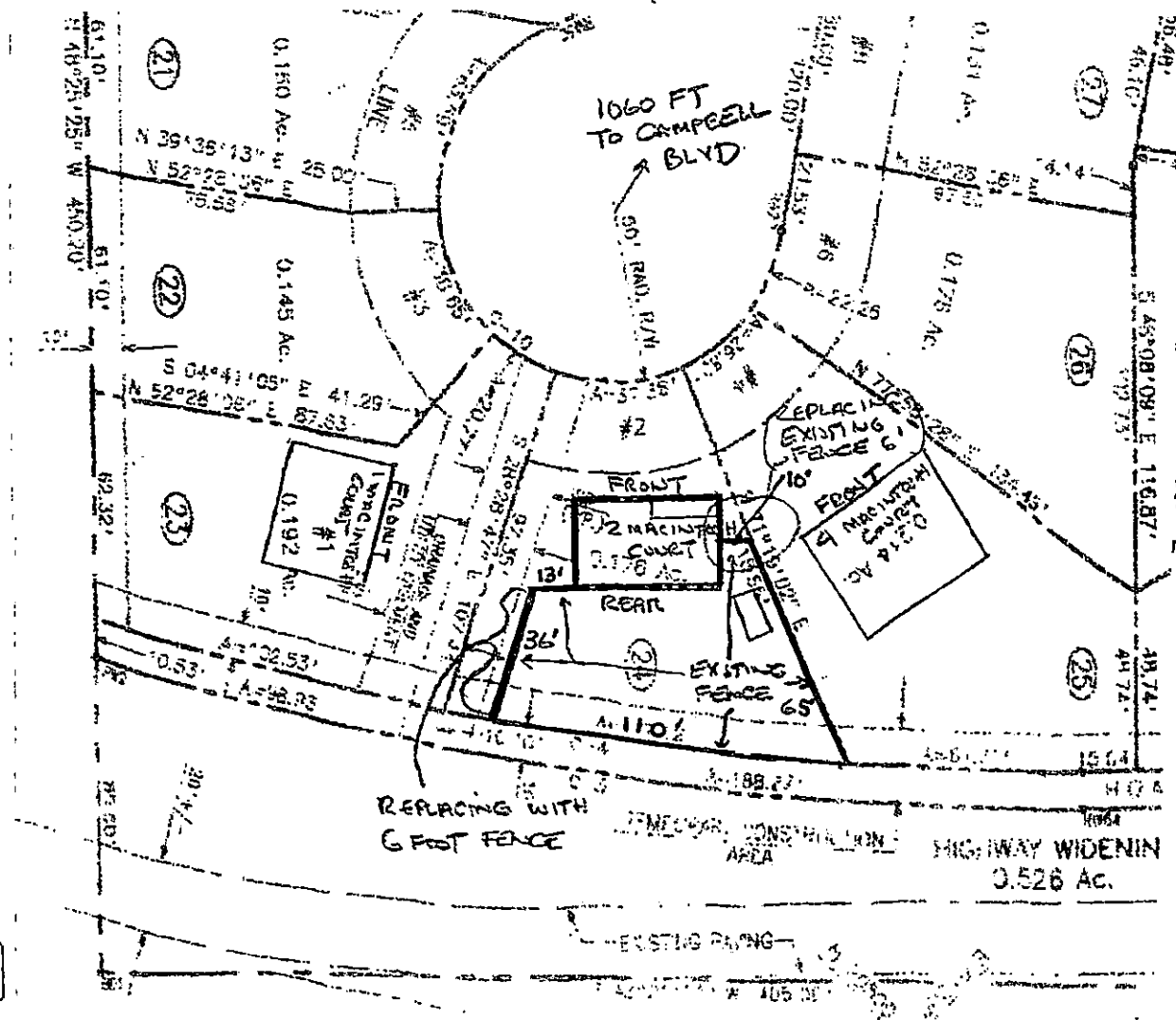
PAI # 150845 PAI # 150845

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

ADDRESS 2 MACINTOSH COURT OWNER(S) NAME(S) EDWARD & DEBORAH LANDON

SUBDIVISION NAME WHITE MARCH FARMS TWO (ALMA SMITH) LOT# 29 BLOCK# 1 SECTION# 1

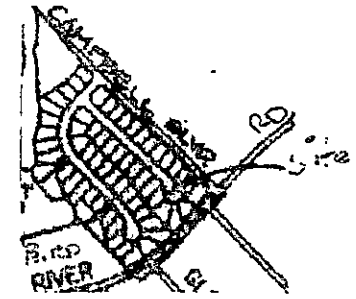
PLAT BOOK# 71 FOLIO# 42 10 DIGIT TAX# 2300002892 DEED REF.# 14473/00581



PLAN DRAWN BY ED LANDON

DATE 8/12/19 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 082C3

SITE ZONED DR 3.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE

OR SQUARE FEET 7,667^{sf}

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? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1997-0302-A

CR-1998-0149-X

VIOLATION CASE INFO:

N/A

