

MEMORANDUM

DATE: November 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0460-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 12, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE

(625 Debaugh Avenue)

9th Election District

5th Council District

Daniel Kurt Baker

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0460-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, Daniel Kurt Baker ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition with a side yard setback of 1 ft. sum of both sides of 11 ft. in lieu of the required 10 ft. and 20 ft., respectively, to permit a rear yard setback of 4 ft. in lieu of the required 30 ft., and to amend the previously approved site plan of Case No. 1990-0545-A. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 20, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 10-11-19

By lw

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

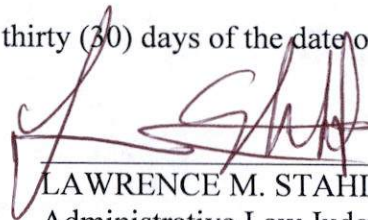
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition with a side yard setback of 1 ft. sum of both sides of 11 ft. in lieu of the required 10 ft. and 20 ft., respectively, to permit a rear yard setback of 4 ft. in lieu of the required 30 ft., and to amend the previously approved site plan of Case No. 1990-0545-A , be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

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Date 10-11-19

2

By 192

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: 625 Debaugh Ave Towson MD 21204
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)**

House does not have garage, useful for storing of lawn equipment and keeping car maintenance items hidden from street view

for more sightly appearance. House was built in 1956 with lot shape which does not meet current zoning standards and

practices, such as those set in section 1802.3, due to triangular shape and minimal street access. Based on lot layout and existing structures on 623, 625 and 630 Debaugh, it is impossible to build a usable garage which meets zoning standards.

The proposal is to build attached garage on west and rear of house in lieu of detached garage, with adaptations to conform

to lot hardship. Proposed garage is in similar configuration and shape to 623 Debaugh's detached garage relative to the dwelling,

as well as similar to most detached and attached garages in the West Towson neighborhood. Garage has minimal impact on

rear neighbors due to rear neighbors built at 12' higher elevation and also being occluded by row of pine trees.

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

Daniel K Baker
Signature of Owner (Affiant)

Daniel K Baker
Name- Print or Type

Signature of Owner (Affiant)

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 11th day of Summer, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Daniel K. Baker

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

ROBERT M. ROBERTS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 15, 2020

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: 625 Debaugh Ave Towson MD 21204
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)**

House does not have garage, useful for storing of lawn equipment and keeping car maintenance items hidden from street view for more sightly appearance. House was built in 1956 with lot shape which does not meet current zoning standards and practices, such as those set in section 1B02.3, due to triangular shape and minimal street access. Based on lot layout and existing structures on 623, 625 and 630 Debaugh, it is impossible to build a usable garage which meets zoning standards. The proposal is to build attached garage on west and rear of house in lieu of detached garage, with adaptations to conform to lot hardship. Proposed garage is in similar configuration and shape to 623 Debaugh's detached garage relative to the dwelling, as well as similar to most detached and attached garages in the West Towson neighborhood. Garage has minimal impact on rear neighbors due to rear neighbors built at 12' higher elevation and also being occluded by row of pine trees.

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

Daniel K Baker
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Daniel K Baker
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 11th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Daniel K. Baker

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

AS WITNESS my hand and Notaries Seal

Robert M. Roberts
Notary Public

ROBERT M. ROBERTS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 15, 2020

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 625 Debaugh Ave Currently zoned DR 5.5
Deed Reference 31673 / 00252 10 Digit Tax Account # 0908656690
Owner(s) Printed Name(s) Daniel Kurt Baker

(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) 1002.0.0 BC2A
To permit an addition with a side yard setback of 1' sum of both sides of 11' in lieu of the required 10' & 20', respectively. To permit a rear yard setback of 4' in lieu of the required 30'. And to amend the previously approved site plan of case # 1990-0545-A of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

Daniel Kurt Baker /
Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
Signature #1 Signature #2
625 Debaugh Ave Towson MD
Mailing Address City State
21204 / 206-419-0406 / dankbaker@msn.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

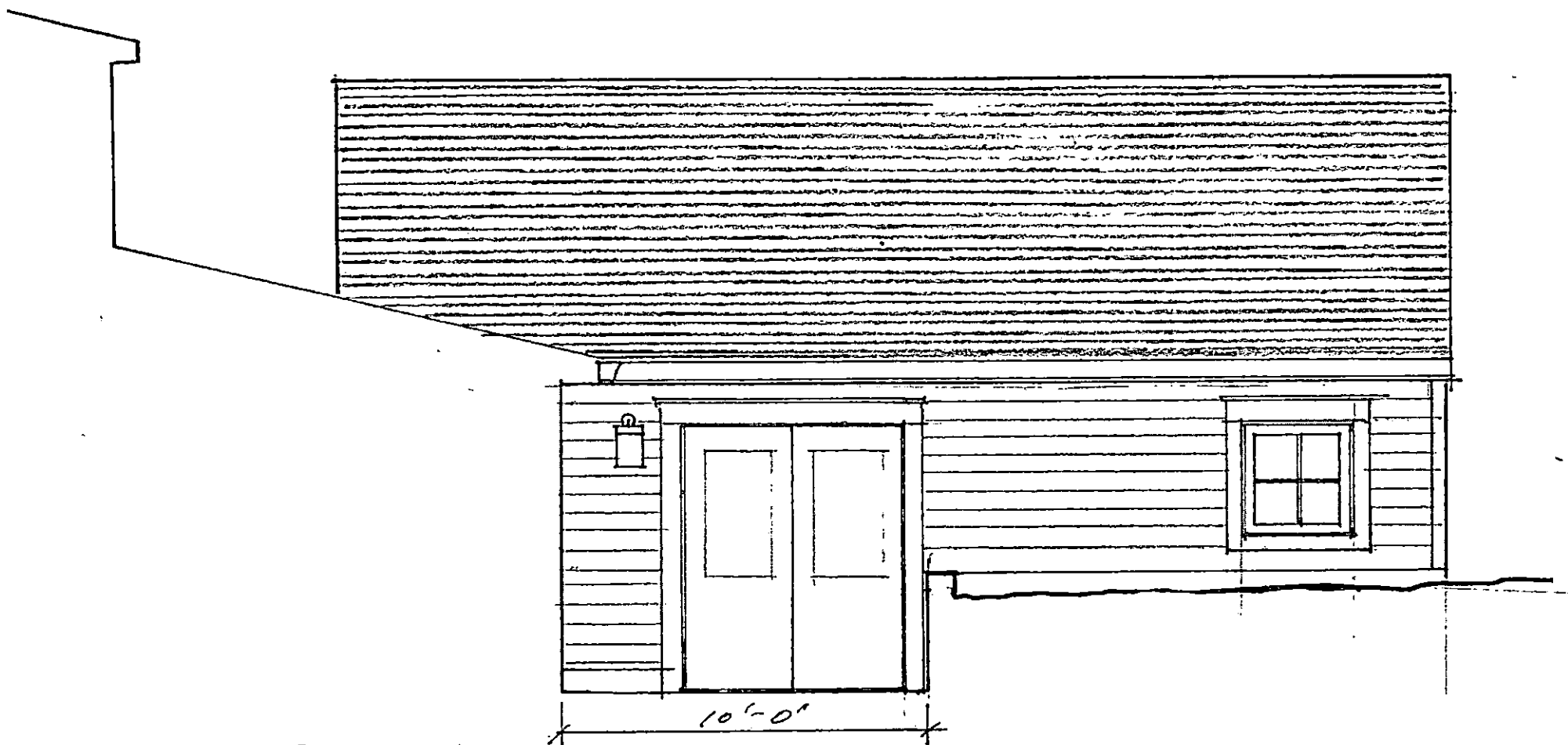
A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations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

Administrative Law Judge for Baltimore County

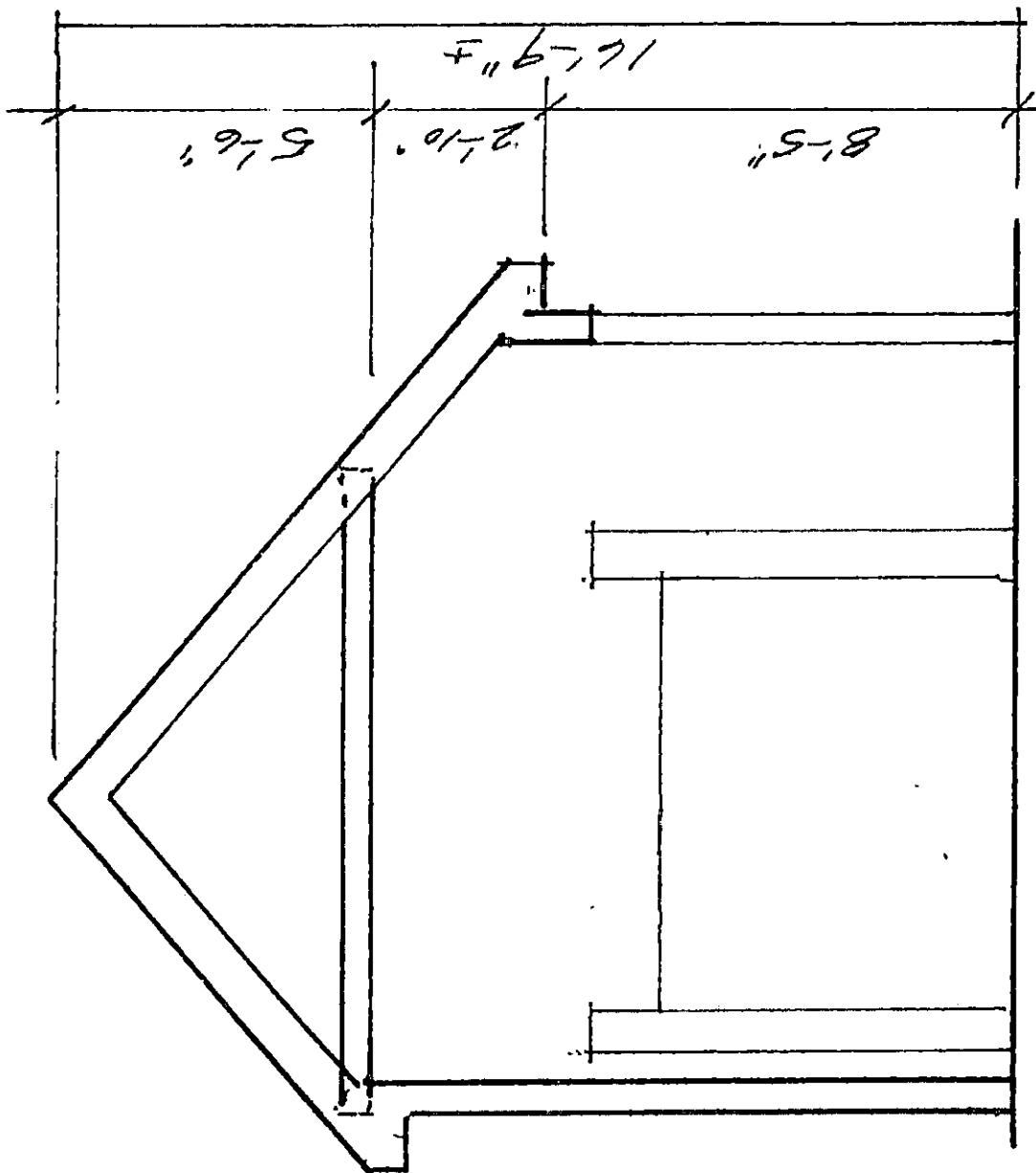
CASE NUMBER 2019-0460-A Filing Date 9/12/19 Estimated Posting Date 9/23/19 Reviewer JF

Zoning Description

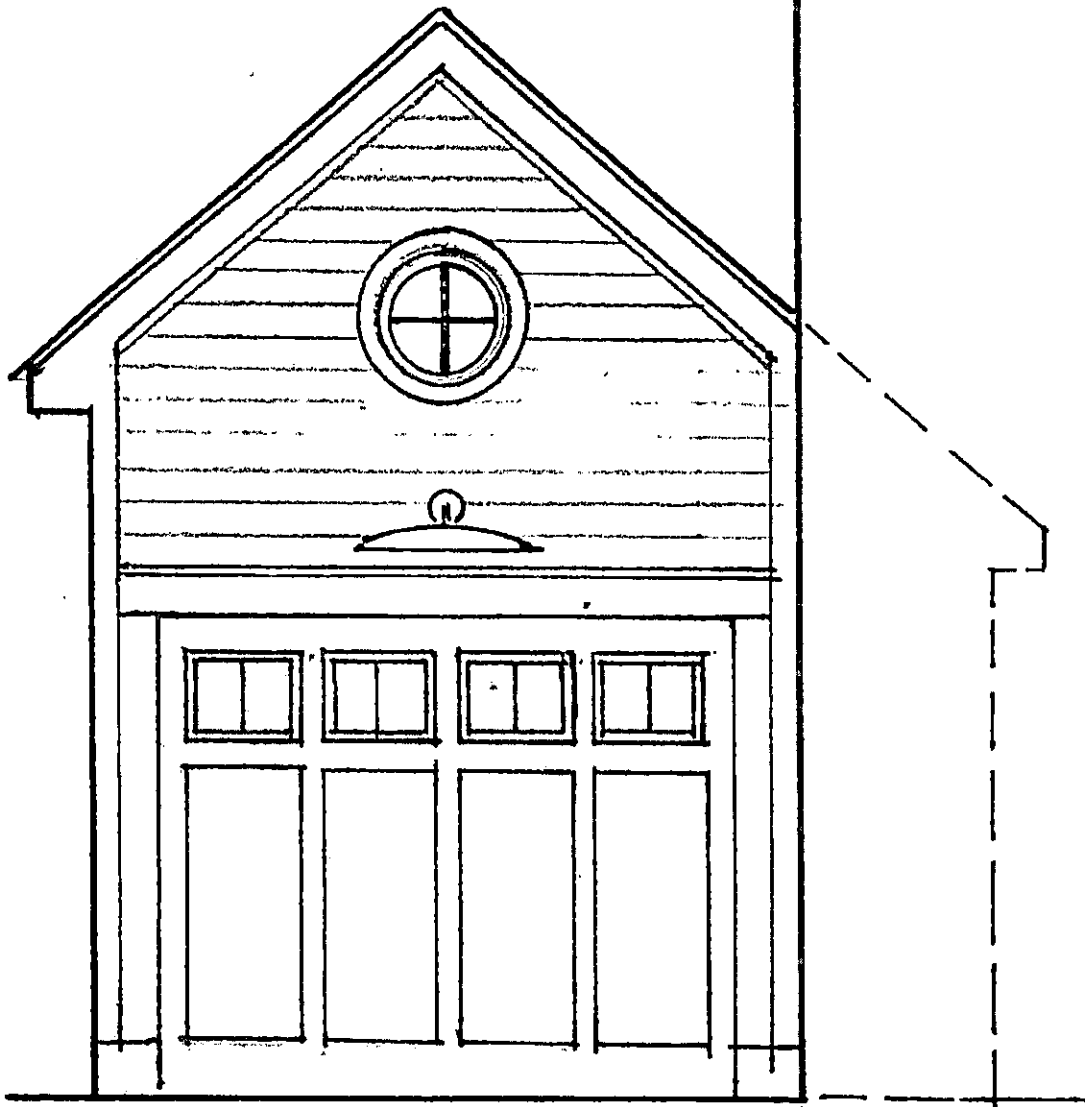
Beginning at a point on the east side of the Debaugh Avenue Right-of-way, which is 19 feet wide at the distance of 690 feet N from the centerline of the intersection of North Bend Road and Debaugh Avenue which is 18 feet wide. Then proceeding NE 138 feet, then N 25 feet, then NW 72 feet, then SW 109 feet. Containing 7011 square feet. Being known and designated as lot No. 4 as shown on a plat entitled "Plat of Section 2, Debaugh Manor", which plat is recorded among the land records of Baltimore County in Plat book GLP NO. 22, Folio 94. Also known as 625 Debaugh Avenue and located in the 9th Election District.



EAST ELEVATION
1/4" = 1'-0"

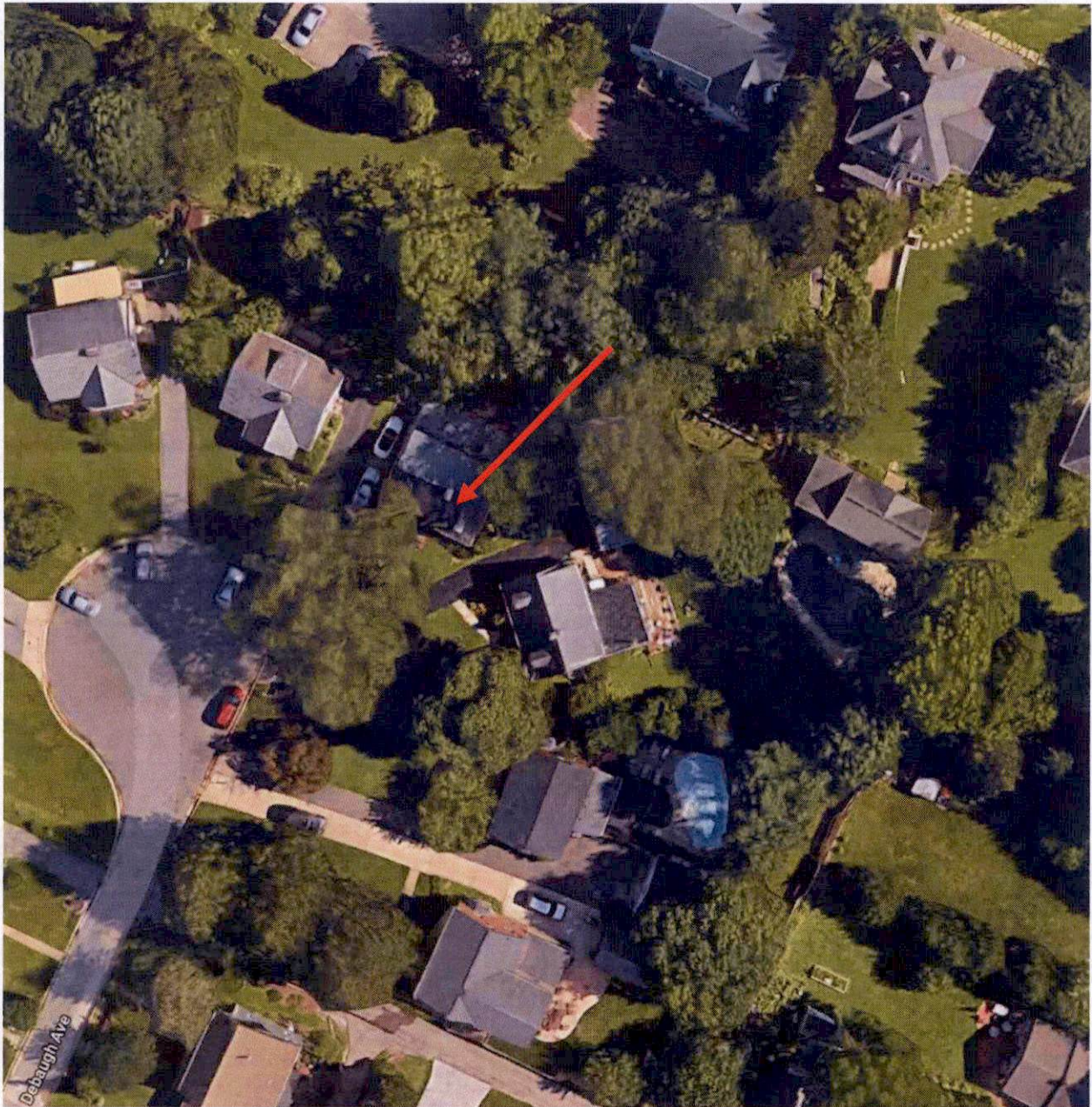


SECTION
 $\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION

$\frac{1}{4}'' = 1' 0''$



Cul-de-sac of Debaugh Ave, with 625 Debaugh Ave property indicated by red arrow



Back of 625 Debaugh from the west looking east, this is the site where the proposed garage will be, the west garage wall being exactly where the fence indicated by the red arrow is located.



Driveway and west side of 625 Debaugh Ave. Edge of garage will be where fence is located, indicated by red arrow



625 Debaugh House on right, 630 Debaugh Ave on left



623 Debaugh. Proposed garage edition will have similar look to this house. Note that this garage appears to cross into the property line of 625 Debaugh property line. The edge of 625 Debaugh dwelling is just visible on the left of the image



625 Debaugh Ave House



Location of proposed garage. Excavation will regrade back yard and garage will be partially inset into sloped back yard.



Trees and rear fence line. Back (North) wall of garage will be roughly where red arrow indicates, which will be approximately 10' from neighboring fence, and approximately 8' from line of pine trees. 605A Joppa dwelling is behind these trees but visibility is minimal due to tree coverage. Joppa 605A Dwelling is 12' higher elevation than 625 Debaugh

Previous Case

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Debaugh Avenue, 690 ft.
N of North Bend Road
625 Debaugh Avenue
9th Election District
4rd Councilmanic District

Michael R. Ford, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-545-A

* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 28 feet in lieu of the required 30 feet, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for a Residential Variance, the subject property, known as 625 Debaugh Avenue, consisting of 6700 sq. ft. +/-, zoned D.R.5.5, having been posted and there being no request for a public hearing, this matter is ready for determination. The Petitioners are requesting a variance to allow an addition to be located in the rear yard.

The Petitioners have filed the supporting affidavits, as required by Section 22-26 (b)(1) of the Baltimore County Code. There is no evidence in the file or record to indicate that the subject variance would adversely affect the health, safety and/or general welfare of the public.

In the opinion of the Zoning Commissioner, it is established that the information and affidavits provide sufficient facts that comply with the

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Date

By

7/31/90
M. Smith

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Based upon the information available, the relief should be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 1990 that the Petition for a Zoning Variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 28 feet in lieu of the required 30 feet, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the subject addition to be converted to a second dwelling unit and/or apartment.

3. Upon request and reasonable notice, the Petitioners shall permit a representative of the

ORDER RECEIVED FOR FILING

Date

By

Zoning Enforcement Division to make an inspection
of the subject property to insure compliance with
this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 7/31/90
By [Signature]

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: October 1, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0460-A
Address 625 Debaugh Avenue
(Baker Property)

Zoning Advisory Committee Meeting of **September 13, 2019.**

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

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 07, 2019

Daniel Kurt Baker
625 Debaugh Ave
Towson MD 21204

RE: Case Number: 2019-0460-A, 625 Debaugh 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 September 12, 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: 9/18/19

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

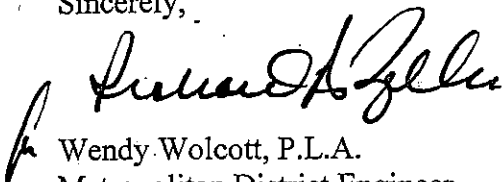
Dear Ms. Lewis:

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. 2019-0460-A.

*Administrative Variance
Daniel Kurt Baker
625 Debaugh 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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/20/2019

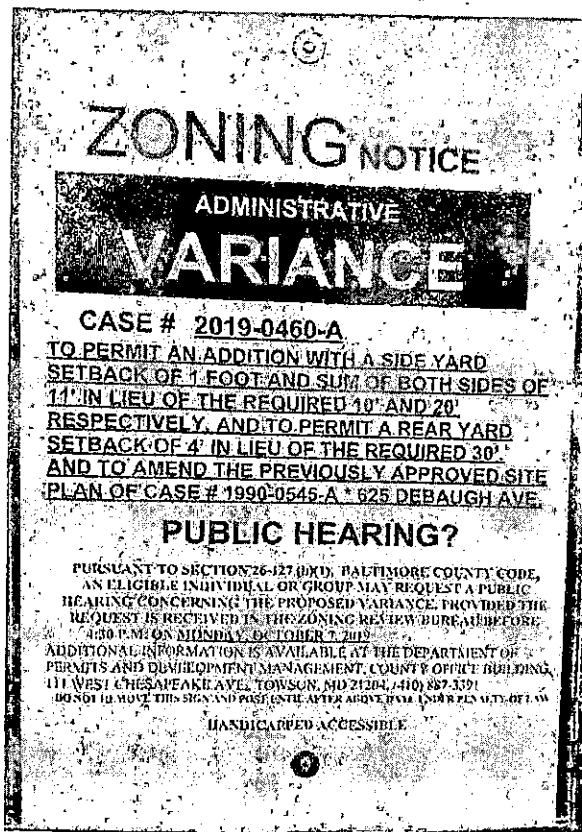
Case Number: 2019-0460-A

Petitioner / Developer: DANIEL KURT BAKER

Date of Closing: OCTOBER 7, 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:
625 DEBAUGH AVENUE

The sign(s) were posted on: SEPTEMBER 20, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

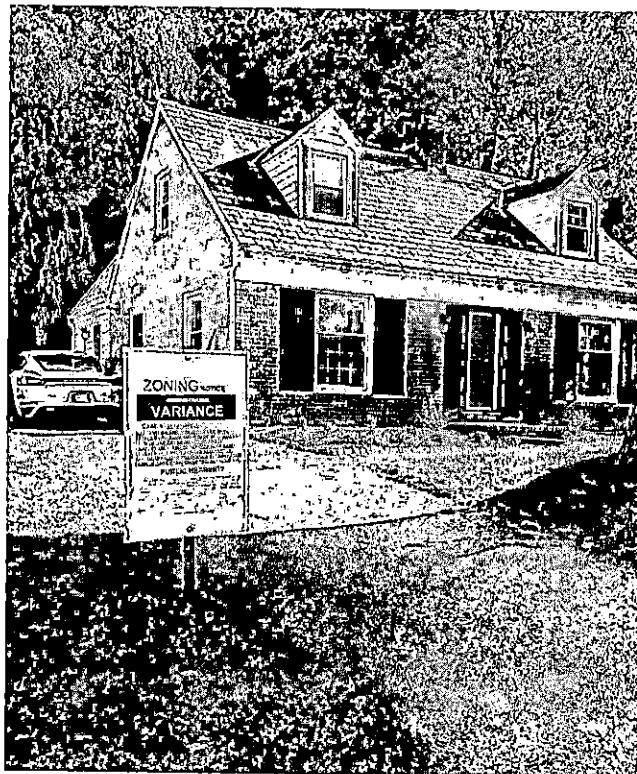
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 625 Debaugh Ave. ~ 9/20/2019



Background Photo 2nd Sign @ 625 Debaugh Ave. ~ 9/20/2019

Case # 2019-0460-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0460 -A Address 625 Debaugh Ave.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/12/19 Posting Date: 9/22/19 Closing Date: 10/7/19

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- 0460 -A Address 625 Debaugh Ave.

Petitioner's Name Daniel Kurt Baker Telephone 206-419-0406

Posting Date: 9/22/19 Closing Date: 10/7/19

Wording for Sign: To Permit an addition with a side yard setback of
1 foot and sum of both sides of 11' in lieu of the required 15' and
20', respectively. And to permit a rear yard setback of 4' in lieu
of the required 30'. And to amend the previously approved site
plan of case # 1990-0545-A.

Revised 6/30/2019

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0460-A

Property Address: 625 Debaugh Ave

Property Description: _____

Legal Owners (Petitioners): Daniel K Baker

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Daniel K Baker

Company/Firm (if applicable): _____

Address: 625 Debaugh Ave, Towson MD, 21204

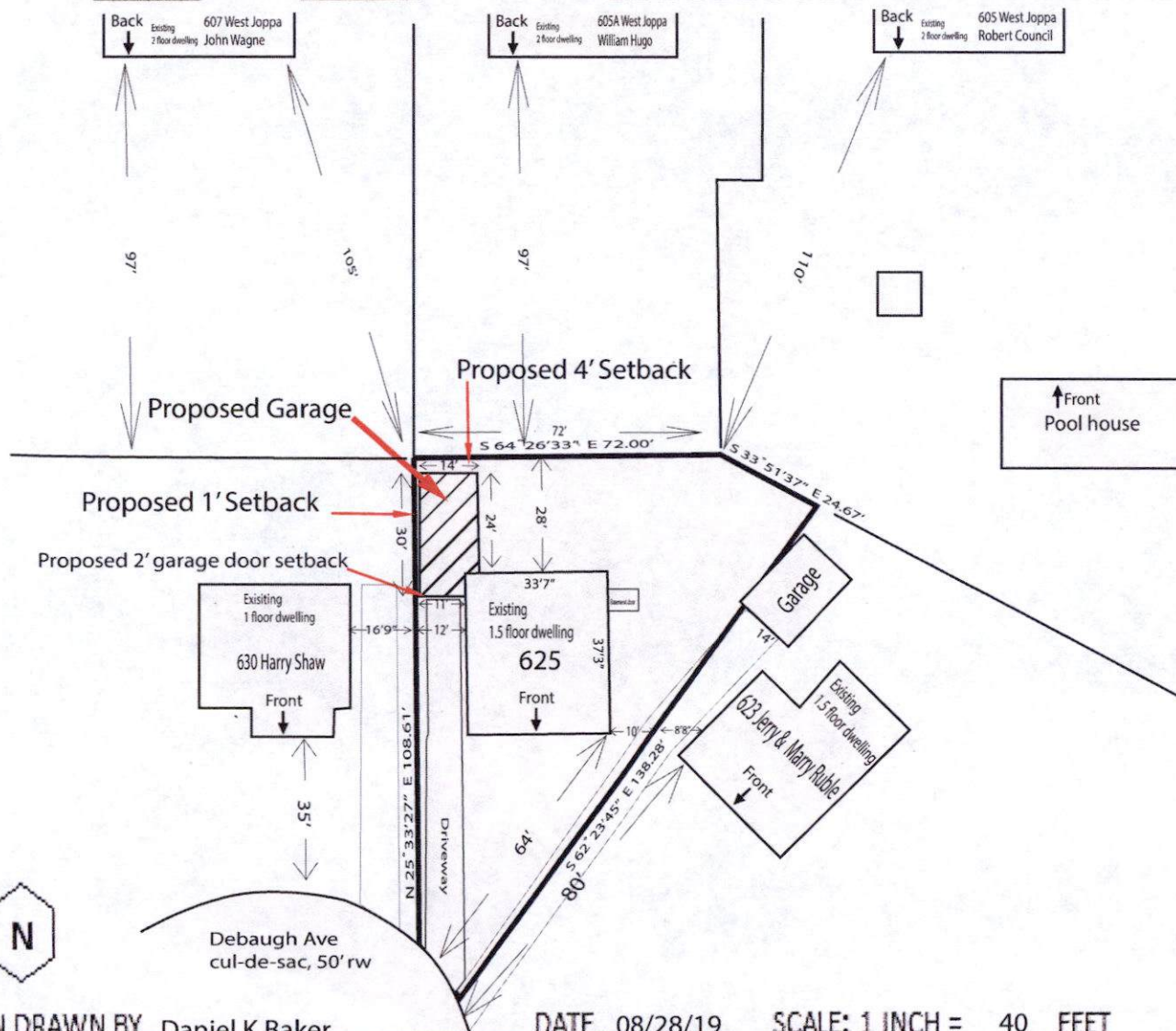
Telephone Number: 206-419-0406

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

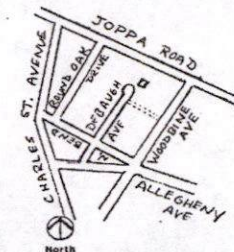
ADDRESS 625 Debaugh Ave OWNER(S) NAME(S) Daniel K Baker

SUBDIVISION NAME Debaugh Manor LOT # 4 BLOCK # 22 SECTION # 94

PLAT BOOK # 0022 FOLIO # 0094 10 DIGIT TAX # 0908656690 DEED REF. # 31673/00252



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A1

SITE ZONED DR5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7011 SQ FT

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

1990-0545-A Granted

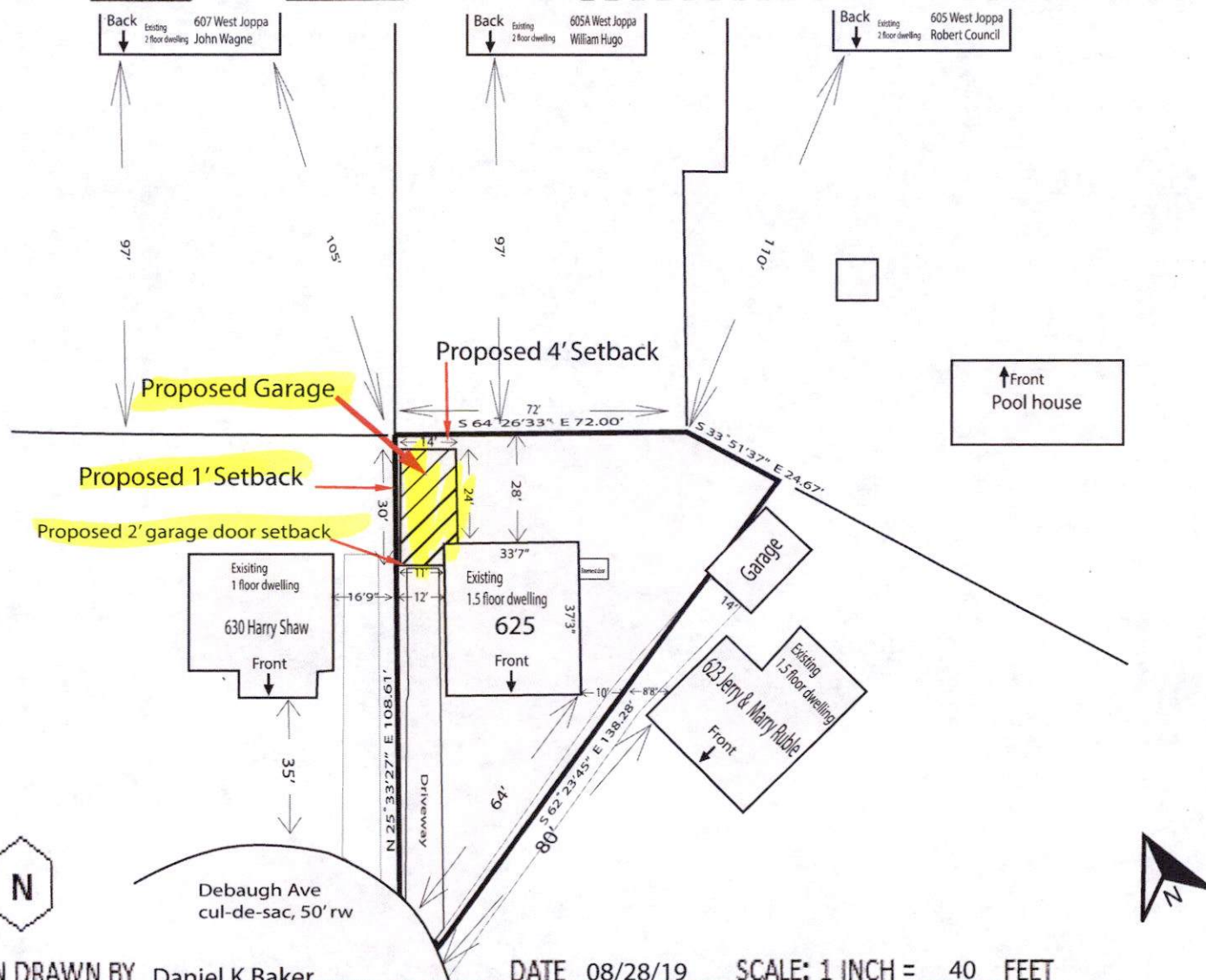
VIOLATION CASE INFO:

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

ADDRESS 625 Debaugh Ave OWNER(S) NAME(S) Daniel K Baker

SUBDIVISION NAME Debaugh Manor LOT # 4 BLOCK # 22 SECTION # 94

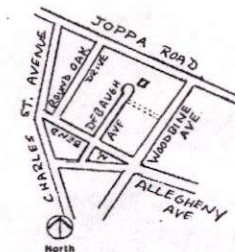
PLAT BOOK # 0022 FOLIO # 0094 10 DIGIT TAX # 0908656690 DEED REF. # 31673/00252



PLAN DRAWN BY Daniel K Baker

DATE 08/28/19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A1

SITE ZONED DR5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7011 SQ FT

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH x

WATER IS:

PUBLIC x PRIVATE _____

SEWER IS:

PUBLIC x PRIVATE _____

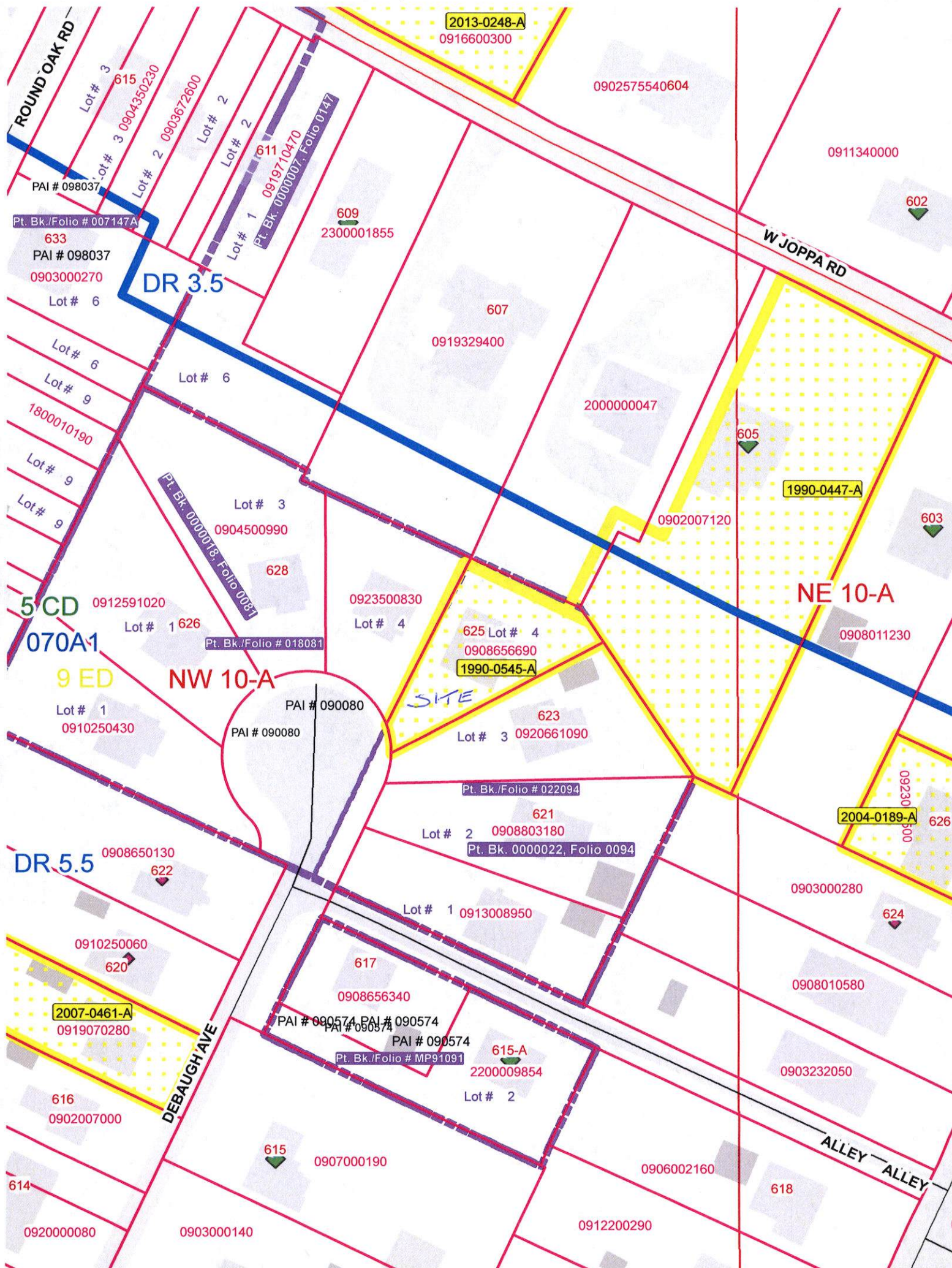
PRIOR HEARING ? Yes

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

1990-0545-A Granted

VIOLATION CASE INFO:

Pet. Exh. 1



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>10-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>1990-0545-A (attached)</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-20-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt: None		Special Tax Recapture: None								
Exempt Class: None										
Account Identifier:		District - 09 Account Number - 0908656690								
Owner Information										
Owner Name:		BAKER DANIEL K			Use:		RESIDENTIAL			
Mailing Address:		625 DEBAUGH AVE BALTIMORE MD 21204			Principal Residence:		YES			
					Deed Reference:		/31673/ 00252			
Location & Structure Information										
Premises Address:		625 DEBAUGH AVE 0-0000			Legal Description:		625 DEBAUGH AV DEBAUGH MANOR			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0070	0007	0907	9040051.04	0000	2		4	2020	Plat Ref:	0022/ 0094
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		
1956		1,683 SF		425 SF		7,011 SF		04		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
1 1/2	YES	STANDARD UNIT	BRICK/ SIDING	5	1 full/ 1 half					
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2019		07/01/2020		
Land:			121,000	121,000						
Improvements			221,300	221,300						
Total:			342,300	342,300		342,300				
Preferential Land:			0							
Transfer Information										
Seller: LOUGHRAN THOMAS J				Date: 02/01/2012			Price: \$327,000			
Type: ARMS LENGTH IMPROVED				Deed1: /31673/ 00252			Deed2:			
Seller: FORD MICHAEL ROBERT				Date: 09/01/1995			Price: \$192,000			
Type: ARMS LENGTH IMPROVED				Deed1: /11201/ 00304			Deed2:			
Seller: SCHLUDERBERG HERBERT HENRY				Date: 12/16/1986			Price: \$137,500			
Type: ARMS LENGTH IMPROVED				Deed1: /07437/ 00223			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				
Tax Exempt: None		Special Tax Recapture: None								
Exempt Class: None										
Homestead Application Information										
Homestead Application Status: Approved 06/29/2012										
Homeowners' Tax Credit Application Information										

ZAC AGENDA

Case Number: 2019-0460-A **Reviewer:** Jun Fernando

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Daniel Kurt Baker

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 625 DEBAUGH AVE

Location: East side of Debaugh Ave at the distance of 690' N from the centerline of North Bend Road.

Existing Zoning: DR 5.5

Area: 7,011 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition with a side yard setback of 1' sum of both sides of 11' in lieu of the required 10' and 20', respectively. To permit a rear yard setback of 4' in lieu of the required 30'. To amend the previously approved site plan of case 1990-0545-A.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/07/2019

Miscellaneous Notes:
