

MEMORANDUM

DATE: February 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0547-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 18, 2020. 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
(1413 LaBelle Avenue)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Jean L. Wyman	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0547-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Jean L. Wyman. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an existing garage with a 2nd story screened porch addition and replacement steps (not an open projection) with a rear yard setback of 18.5 ft. in lieu of the minimum required 30 ft. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 28, 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 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 1-16-2020

By kw

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 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.

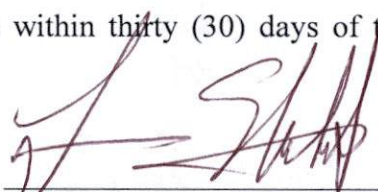
THEREFORE, IT IS ORDERED, this 16th day of **January, 2020** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an existing garage with a 2nd story screened porch addition and replacement steps (not an open projection) with a rear yard setback of 18.5 ft. in lieu of the minimum required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

LMS:dlw



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 1-16-2020

By LMS



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 1413 LaBelle Ave, Towson MD 21204 Currently zoned DR 3.5
 Deed Reference 12276/ 00741 10 Digit Tax Account # 0916000200
 Owner(s) Printed Name(s) Jean Wyman

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1, BC2R to permit an existing garage with a 2nd story screened porch addition and replacement steps (not an open projection) with a rear yard setback of 18.5 feet in lieu of the minimum required 30 feet.
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

Jean Wyman
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] Signature #1 Signature #2
1413 LaBelle Ave Towson MD
 Mailing Address City State
21204 443.250.9595 jwyman@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date
 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 2019-0547-A Filing Date 12/17/2019 Estimated Posting Date 12/29/2019 Reviewer JNP

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: 1413 LaBelle 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)

The project consists of enclosing an existing porch located on the roof of an existing attached garage as well as replacing an existing spiral stair with a code compliant traditional stair down to the exterior grade.

The existing property is unique in that it does not comply, as built, with current zoning requirements. The existing garage sits 7'-6" into the restricted 30' setback designated by DR3.5 zoning. The existing spiral stair sits an additional 5' into the rear yard. These structures predate the current zoning code.

The proposed screened porch sits entirely over the existing garage footprint. The proposed wood framed stair would sit 1'-0" less than the existing spiral staircase. Since the house already sits within the allowable rear yard, there is no way to create a stair leading from the porch to grade that would be in strict compliance of the DR 3.5 setback regulations.

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

[Signature]
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Jean L. Wyman
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 13th day of December, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jean Wyman

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

AS WITNESS my hand and Notaries Seal

MARSHA CASEY
Notary Public
Baltimore County
Maryland
My Commission Expires Nov. 29, 2022

[Signature]
Notary Public

11/29/2022
My Commission Expires



Zoning Property Description

Wyman Residence

1413 LaBelle Ave., Towson MD

Part A:

Zoning property description for 1413 LaBelle Ave, Towson MD. Beginning at a point on the south side LaBelle Ave which is 25 feet wide at a distance of 690 feet east of the centerline of the nearest improved intersecting street, Bellona Ave, which is 40 feet wide.

Part B:

Being Lots Nos. 244, 245 and the westernmost 15 feet of Lot 246 as shown on the Plat of Ruxton Heights, which plat is recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1 folio 64. The improvements thereon being known as 1413 LeBelle Avenue.

2019-0547-A



Zoning Property Description

Wyman Residence

1413 LaBelle Ave., Towson MD

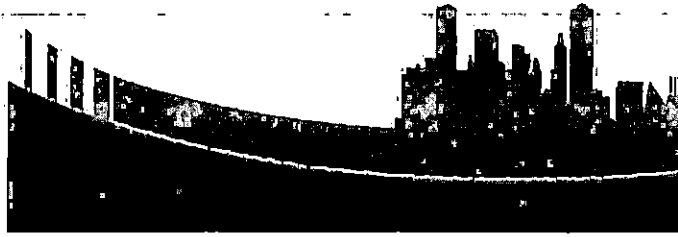
Part A:

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Part B:

Thence the following courses and distances: (1st POC) easterly 115.00', (2nd POC) southerly 115.00', (3rd POC) westerly 115.00', (4th POC) northerly 115.00' back to the point of beginning as recorded in Baltimore County in Plat Book J.W.S No. 1, folio 64, containing 13,225SF. Located in the 9th Election District and 2nd Council District.

2019-0547-A



CERTIFICATE OF POSTING

December 28, 2019 (amended _____)

Re:

Zoning Case No. 2019-0547-A

Legal Owner: Jean Wyman

Closing date: January 13, 2020

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1413 LaBelle Avenue.

The signs were posted on December 28, 2019.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0547-A

1413 LaBelle Avenue

REQUEST: TO PERMIT AN EXISTING GARAGE WITH A 2ND STORY SCREENED PORCH ADDITION AND REPLACEMENT STEPS (NOT AN OPEN PROJECTION) WITH A REAR YARD SETBACK OF 18.5 FEET IN LIEU OF THE MINIMUM REQUIRED 30 FEET.

PUBLIC HEARING?

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 IT IS DONE IN THE ZONING OFFICE BEFORE JANUARY 13, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 711 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0547-A

1413 LaBelle Avenue

REQUEST: TO PERMIT AN EXISTING GARAGE WITH A 2ND STORY SCREENED PORCH ADDITION AND REPLACEMENT STEPS (NOT AN OPEN PROJECTION) WITH A REAR YARD SETBACK OF 18.5 FEET IN LIEU OF THE MINIMUM REQUIRED 30 FEET.

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ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-287-3391

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0547 -A Address 1413 LaBelle AvenueContact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12/17/2019 Posting Date: 12/29/19 Closing Date: 1/13/2020

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 FORMATCase Number 2019- 0547 -A Address 1413 LaBelle AvenuePetitioner's Name Jean Wyman Telephone 443-250-9595Posting Date: 12/29/19 Closing Date: 1/13/2020Wording for Sign: To Permit an existing garage with a 2nd Story Screened Porch Addition and Replacement Steps (not an open projection) with a rear yard setback of 18.5 feet in lieu of the minimum required 30 feet.

Revised 6/30/2019

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 14, 2020

Jean Wyman
1413 LaBelle Ave
Towson MD 21204

RE: Case Number: 2019-0547-A, 1413 LaBelle 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 December 17, 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 flourish extending to the right.

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: 12/23/19

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. 2019-0547-A

*Administrative Variance
Jean Wyman
1413 Labelle 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@mdot.maryland.gov).

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 Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 3, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0547-A
Address 1413 Labelle Avenue
(Wyman Property)

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

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

_____ The Department of Environmental Protection and Sustainability offers the
following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the
Protection of Water Quality, Streams, Wetlands and Floodplains (Sections
33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest
Conservation Regulations (Sections 33-6-101 through 33-6-122 of the
Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay
Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and
other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 09 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 3, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0547-A
Address 1413 Labelle Avenue
(Wyman Property)

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

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

Reviewer: Steve Ford

Debra Wiley

From: Stephen Ford
Sent: Thursday, January 9, 2020 11:18 AM
To: Debra Wiley
Subject: RE: Zoning Petition Comments
Attachments: ZAC 19-0547-A 1413 Labelle Avenue.doc

And now, for my next trick, I give you,

2019-0547-A

Steve

From: Debra Wiley
Sent: Thursday, January 09, 2020 9:25 AM
To: Stephen Ford <sford@baltimorecountymd.gov>
Subject: RE: Zoning Petition Comments

Good Morning Steve,

My copy of ZAC comment 2019-0547-A is not filled in.

Can you resend?

Thanks.

From: Stephen Ford <sford@baltimorecountymd.gov>
Sent: Friday, January 3, 2020 9:32 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Cc: Jeffery Livingston <jlivingston@baltimorecountymd.gov>
Subject: Zoning Petition Comments

For your files.

Thanks,

Stephen A. Ford

Engineering Associate III

Department of Environmental Protection

And Sustainability

Development Coordination

111 West Chesapeake Avenue, Room 319

Towson, Maryland 21204

sford@baltimorecountymd.gov

410-887-5859

410-887-4804 fax

Debra Wiley

From: Debra Wiley
Sent: Thursday, January 9, 2020 9:25 AM
To: Stephen Ford
Subject: RE: Zoning Petition Comments

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Sent: Friday, January 3, 2020 9:32 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Cc: Jeffery Livingston <jlivingston@baltimorecountymd.gov>
Subject: Zoning Petition Comments

For your files.

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Stephen A. Ford

Engineering Associate III

Department of Environmental Protection
And Sustainability

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111 West Chesapeake Avenue, Room 319

Towson, Maryland 21204

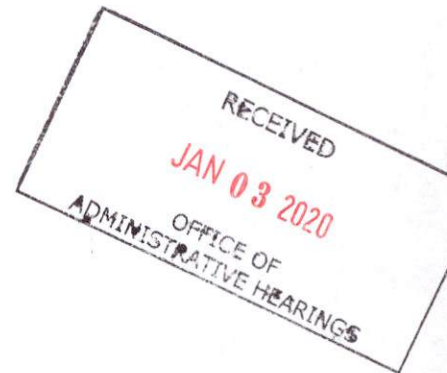
sford@baltimorecountymd.gov

410-887-5859

410-887-4804 fax

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 3, 2020

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(Wyman Property)

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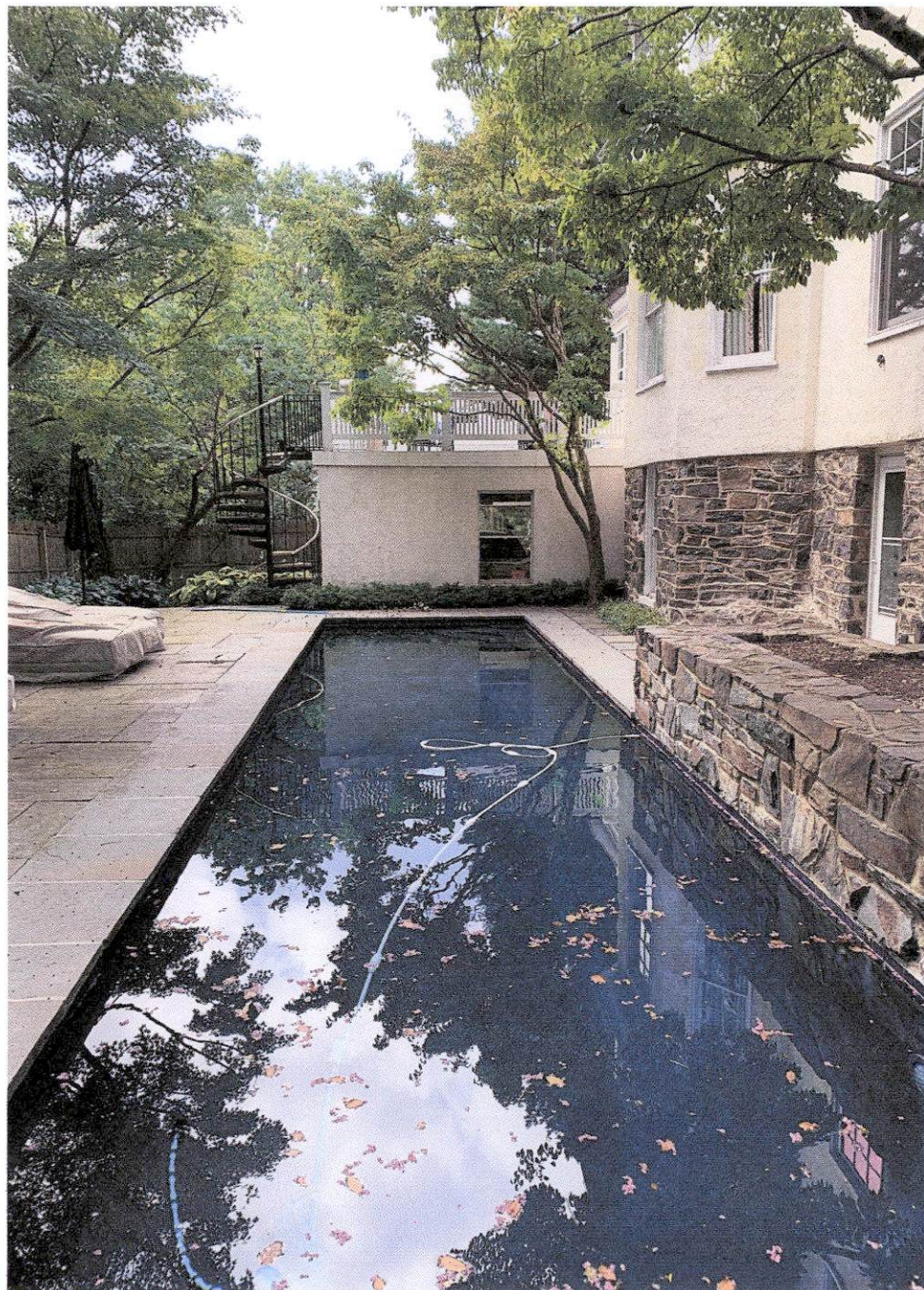
Additional Comments:

Reviewer: _____

Not
Completed
Sent
Steve
Chenail
1-9-20

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>1-3</u>	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>12-23</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>12-28-19</u> by <u>Joak</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		



1413 LaBelle, view from rear yard



1413 LaBelle, view fm. driveway.

2019-0547-A



1502 LABELLE AVE, FRONT



1413 LABELLE AVE - FRONT

2019-0547-A

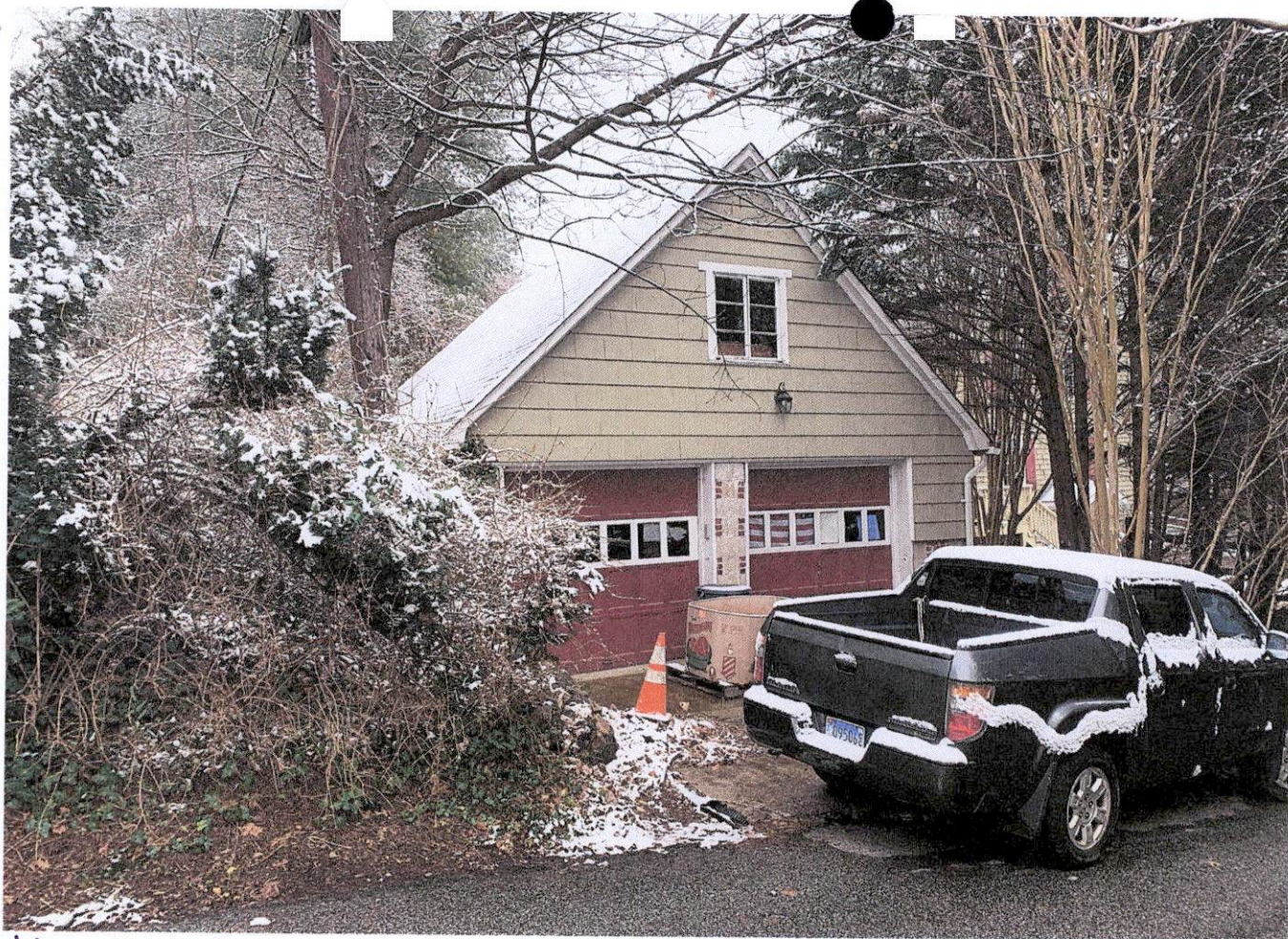


1411 LABELLE AVE



1412 LABELLE AVE

2019-0547-A



1412 RUXTON RD. GARAGE, IMMEDIATELY ADJACENT.



1412 RUXTON RD.

2019-0547-A



1501 LABELLE, GARAGE DIRECTLY ACROSS PAULDING ST



1501 LABELLE AVE

2019-0547-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0916000200		
Owner Information		
Owner Name:	WYMAN JEAN LAUREN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1413 LA BELLE AVE TOWSON MD 21204-6614	Deed Reference: /12276/ 00741
Location & Structure Information		
Premises Address:	1413 LA BELLE AVE TOWSON 21204-6614	Legal Description: LT 244-245 PT 246 1413 LA BELLE AVE RUXTON HEIGHTS
Map: 0069	Grid: 0010	Parcel: 0829
Neighborhood: 9020029.04	Subdivision: 0000	Section: 244
Block: 2020	Lot: 244	Assessment Year: 2020
Plat No: 0001/ 0064		Plat Ref: 0001/ 0064
Special Tax Areas: None		
Town: None		Ad Valorem: None
Tax Class: None		
Primary Structure Built: 1913	Above Grade Living Area: 3,735 SF	Finished Basement Area: 13,225 SF
Property Land Area: 04		County Use: 04
Stories: 2 1/2	Basement: YES	Type: STANDARD UNIT
Exterior: FRAME/	Quality: 5	Full/Half Bath: 2 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Land:	202,300	202,300
Improvements:	520,800	593,300
Total:	723,100	795,600
Preferential Land:	0	723,100
		747,267
		0
Transfer Information		
Seller: DALSHEIMER ANNE HALLE	Date: 07/11/1997	Price: \$493,000
Type: ARMS LENGTH IMPROVED	Deed1: /12276/ 00741	Deed2:
Seller: PARKER JOHN L	Date: 10/03/1989	Price: \$330,000
Type: ARMS LENGTH IMPROVED	Deed1: /08288/ 00560	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 08/14/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2019-0547-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jean Wyman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1413 LABELLE AVE
Location: S/S of LaBelle Ave 690 feet E of Bellona Ave.

Existing Zoning: DR 3.5 **Area:** 13,225 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1, BCZR To permit an existing garage with a 2nd story screened porch addition and replacement steps (not an open projection) with a rear yard set back of 18.5 feet in lieu of the minimum required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/13/2020

Miscellaneous Notes:

Case Number: 2019-0548-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Colin & Jennifer Exelby
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 7

Property Address: 532 PARK AVE
Location: N side of Park Ave 329 feet E of Woodbine

Existing Zoning: DR 5.5 **Area:** 8,112 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve an accessory building (garage) at a total height of 23 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

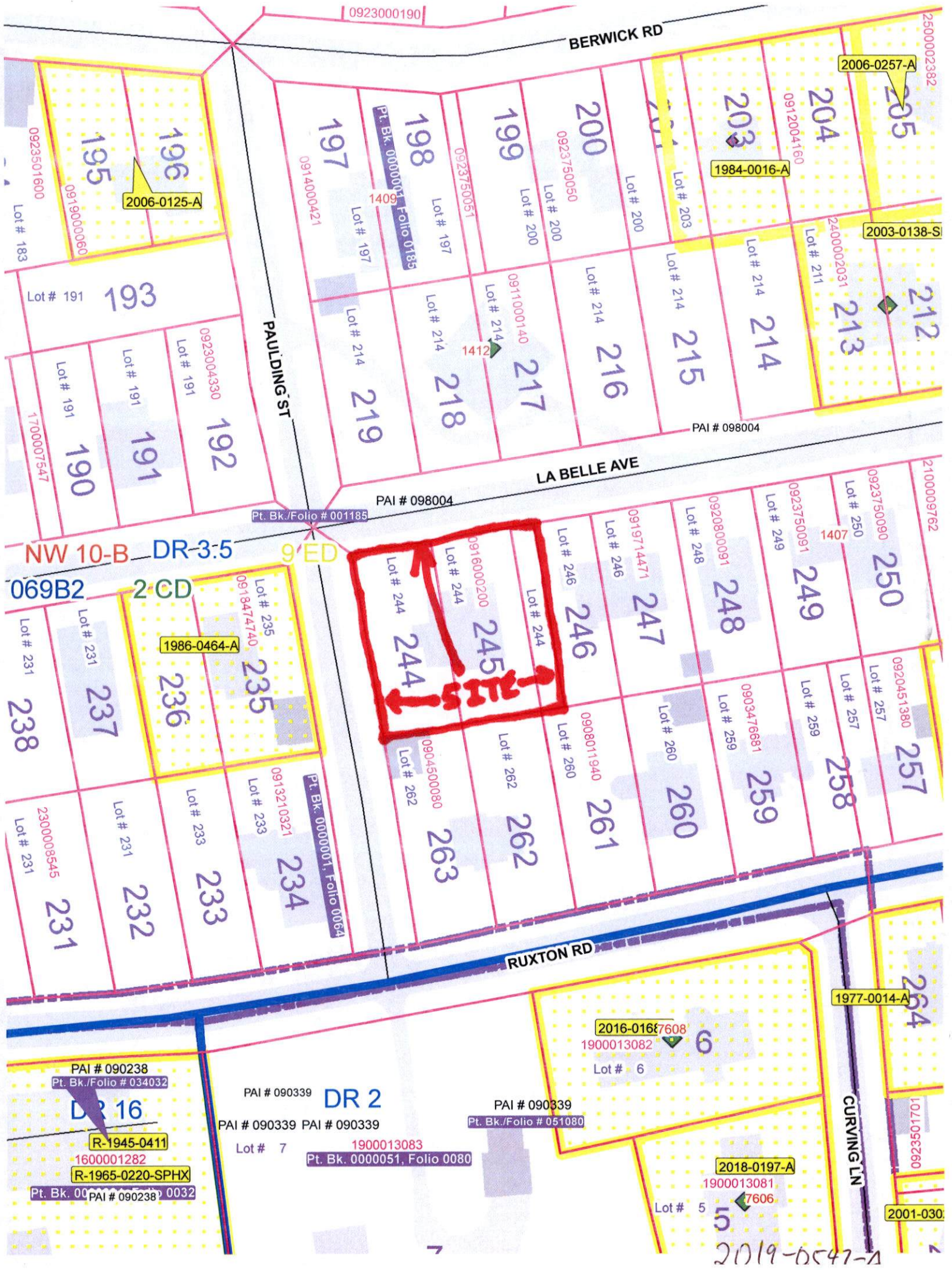
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/13/2020

Miscellaneous Notes:



0923000190

BERWICK RD

2006-0257-A

0912004160

1984-0016-A

2003-0138-S

2006-0125-A

0923501600

Lot # 183

Lot # 191

1700007547

PAULDING ST

0914000421

1409

Pt. Bk. 000000, Folio 0185

0923750051

0923750050

Lot # 200

0911000140

Lot # 214

1412

PAI # 098004

LA BELLE AVE

PAI # 098004

Pt. Bk./Folio # 001185

NW 10-B DR-3.5

069B2

2 CD

9 ED

1986-0464-A

Lot # 231

238

2300008545

Lot # 231

231

Lot # 231

232

Lot # 233

233

Lot # 233

234

Pt. Bk. 0000001, Folio 0064

Lot # 244

244

Lot # 244

0916000200

245

Lot # 244

246

Lot # 246

247

Lot # 246

Lot # 248

248

Lot # 249

249

Lot # 250

250

Lot # 250

0923750090

2100009762

Lot # 257

257

Lot # 257

0920451380

Lot # 259

258

Lot # 259

259

Lot # 259

0903476681

259

Lot # 260

260

Lot # 260

0908011940

261

Lot # 262

262

Lot # 262

263

Lot # 262

0904500080

RUXTON RD

1977-0014-A

2016-0167608

1900013082

Lot # 6

6

PAI # 090339

Pt. Bk./Folio # 051080

PAI # 090339

DR 2

PAI # 090339 PAI # 090339

Lot # 7

1900013083

Pt. Bk. 0000051, Folio 0080

2018-0197-A

1900013081

7606

Lot # 5

5

CURVING LN

2001-030

PAI # 090238

Pt. Bk./Folio # 034032

DR 16

R-1945-0411

1600001282

R-1965-0220-SPHX

Pt. Bk. 00 PAI # 090238 0032

2019-0547-A



VICINITY MAP: NOT TO SCALE

OWNER: **JEAN WYMAN**
1413 LABELLE AVENUE
TOWSON, MD 21204
443.250.9595

TAX MAP: **0069**
 PARCEL: **0829**
 TAX ACCOUNT NUMBER: **0916000200**
 DEED REF. #: **05645/00012**

ZONING MAP#: **0069B2**
 SITE ZONED: **DR3.5**
 ELECTION DISTRICT: **9**
 COUNCIL DISTRICT: **2**
 LOT AREA ACREAGE: **.3**
 SQUARE FEET: **13,225 SF**
 HISTORIC?: **NO**
 IN CBCA?: **NO**
 IN FLOOD PLAIN?: **NO**

WATER: **PUBLIC**
 SEWER: **PUBLIC**
 PRIOR ZONING HEARING: **NO**

ANA
 ANDY NIAZY
 ARCHITECTURE

PROJECT NAME
Wyman Residence
1314 LaBelle Ave.
Towson MD 21204
 PROJECT NUMBER
1920

SHEET TITLE
HEARING PLAN

SITE PLAN BASED ON INFORMATION
 PROVIDED BY:

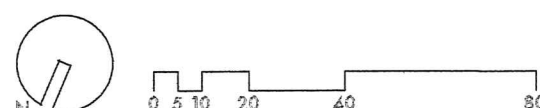
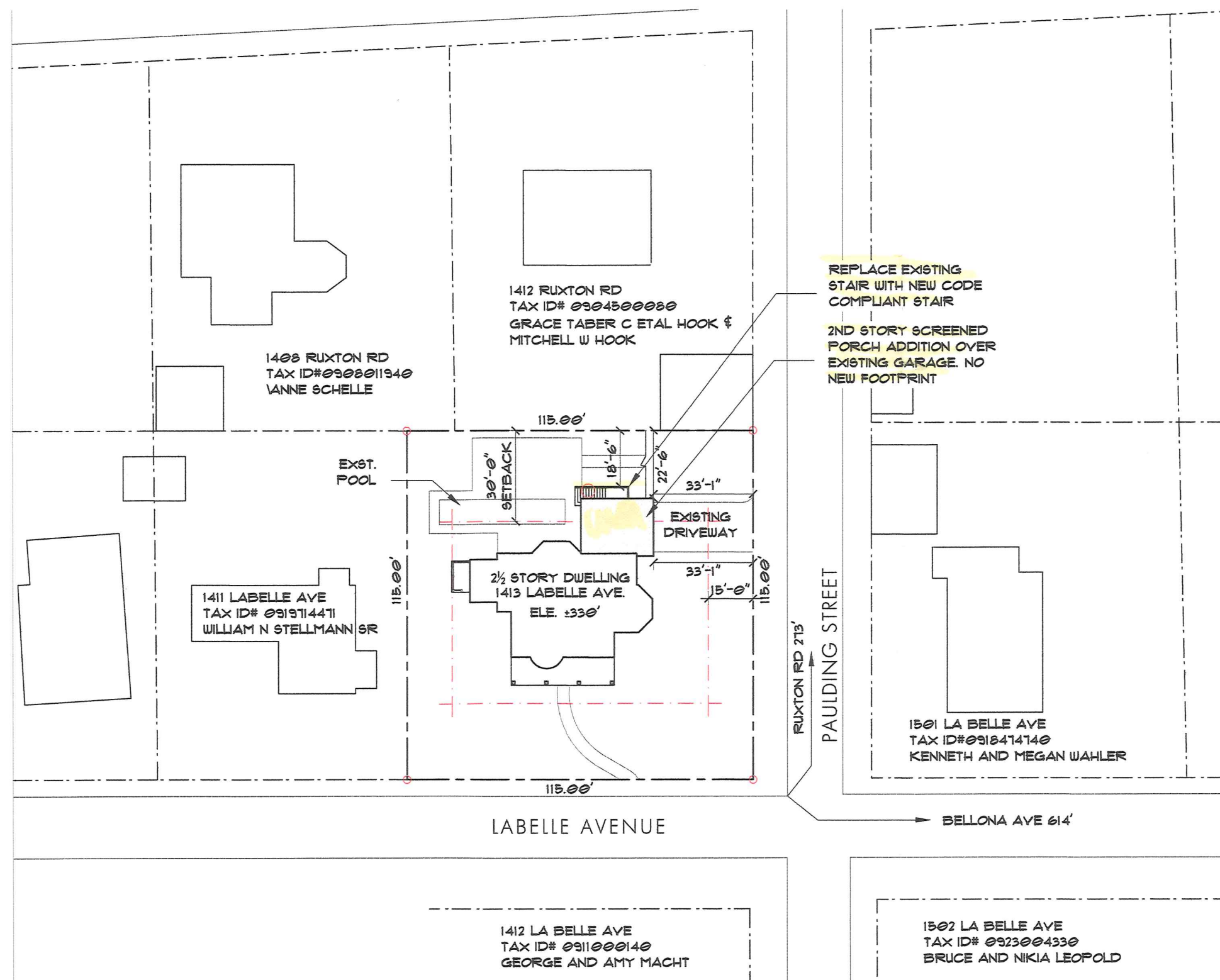
RUXTON DESIGN CORPORATION
8422 BELLONA LANE
SUITE 300
TOWSON MARYLAND 21204
410-823-5000
NOVEMBER 20, 2001

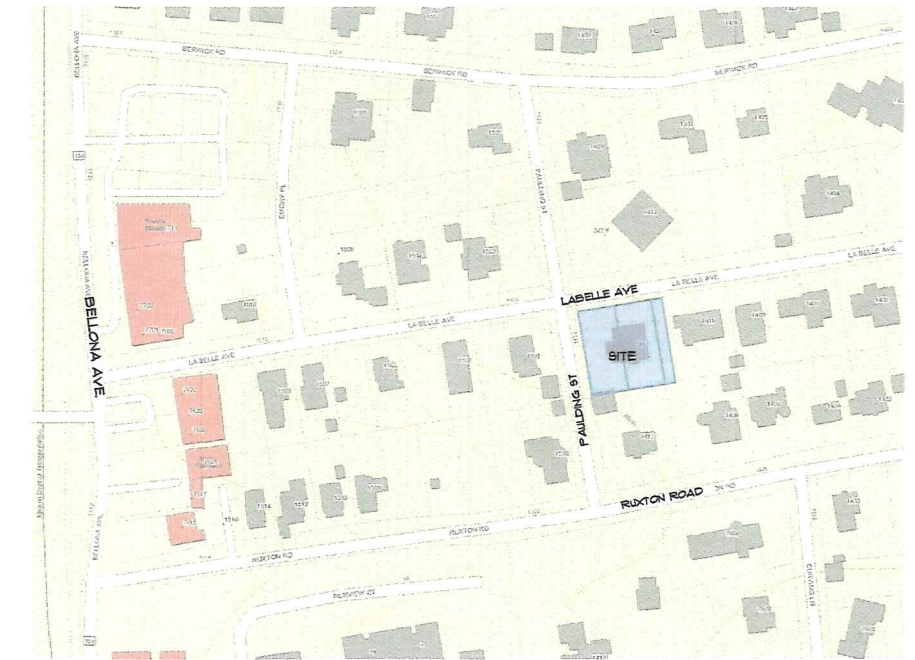
SCALE
1" = 40'-0"
 DATE
12.16.19

SHEET NUMBER

S1

Pet. Exp. 1
 2019-0547-A





VICINITY MAP: NOT TO SCALE

OWNER: **JEAN WYMAN**
1413 LABELLE AVENUE
TOWSON, MD 21204
443.250.9595

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WATER: **PUBLIC**
 SEWER: **PUBLIC**
 PRIOR ZONING HEARING: **NO**



PROJECT NAME
Wyman Residence
1314 LaBelle Ave.
Towson MD 21204

PROJECT NUMBER
1920

SHEET TITLE
HEARING PLAN

SCALE: **1" = 40'-0"** DATE: **12.16.19**

SHEET NUMBER

S1

SITE PLAN BASED ON INFORMATION
 PROVIDED BY:

RUXTON DESIGN CORPORATION
8422 BELLONA LANE
SUITE 300
TOWSON MARYLAND 21204
410-823-5000
NOVEMBER 20, 2007

2019-0547-A

