

M E M O R A N D U M

DATE: June 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0094-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on June 8, 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
(1719 Willis Drive)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Anthony and Paige Demma	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0094-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, Anthony and Paige Demma (“Petitioners”). The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition (sunroom) with a rear yard setback of 28 ft. in lieu of the required 40 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 19, 2020, 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 5/7/2020
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.

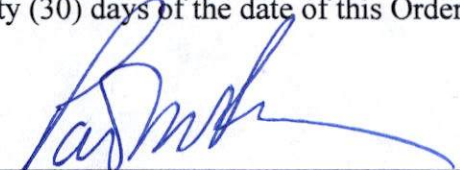
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **May, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition (sunroom) with a rear yard setback of 28 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 5/7/2020

By sln



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 1719 Willis Dr Hagerthorpe Md 21227 Currently zoned DR.2
Deed Reference 41468 100039 10 Digit Tax Account # 2100013652
Owner(s) Printed Name(s) Anthony + Paige Demma

(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)

SEE Attached

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

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

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

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

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

ORDER RECEIVED FOR FILING
Date 5/7/2020
By SEN

Owner(s)/Petitioner(s):

Anthony Demma , Paige Demma
Name #1 – Type or Print Name #2 – Type or Print
Anthony Demma Paige Demma
Signature #1 Signature #2
1719 Willis Dr Hagerthorpe Md
Mailing Address City State
21227 , 410-585-5082 ,
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:

GIL FRANCE
Name – Type or Print
Gil France
Signature
2053 Choptank Ave Pasadena Md
Mailing Address City State
21222 , 410 984-6553 , GILFRANCE52@GMAIL.COM
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020 0094-A Filing Date 4/6/20 Estimated Posting Date 4/19/20 Reviewer gh

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: 1719 Willis Dr. Halethorpe Md 21227
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)

Due to the ZONING CLASSIFICATION of DR 2 puts a
hardship on the required setbacks of any out buildings
OR additions to your property. We are trying to enclose
our deck for a sunroom, it is now an open projection
and once you enclose it then it becomes a closed projection
AN doesn't meet the rear setback for ZONING DR 2
This is a neighborhood that would require many variances
for decks, garages, out buildings AND additions as per
Baltimore County My neighborhood document of
1719 Willis Dr Exhibit (A)

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

Anthony J. Demma
Signature of Owner (Affiant)

Anthony J. Demma
Name- Print or Type

Paige A. Demma
Signature of Owner (Affiant)

Paige A. Demma
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 31st day of March 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Anthony and Paige Demma

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

AS WITNESS my hand and Notaries Seal

Lisa A. Diggs
Notary Public
1/7/2024
My Commission Expires

2020-0094-A

Administrative Variance from section 1B02.3.C.1 (BCZR): To permit a proposed addition (sunroom) with a rear yard setback of 28 feet in lieu of the required 40 feet.

Zoning Description
1719 Willis Dr.
Halethorpe, MD 21227

Beginning at a point on the southeast side of Willis Drive, which is a 30 foot right of way at a distance of 890 feet of the centerline of the nearest improved intersecting street, South Rolling Road, and is 30 feet wide.

Being known and designated as Lots #21 and #22 as shown on the Plat of Ohern Place, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Part 2, folio 190.

Election District 13, Council District 1.

2020-0094-18

CERTIFICATE OF POSTING

CASE NO. 2020-0094-A
PETITIONER/DEVELOPER
GIL FRANCE

DATE OF HEARING/CLOSING
MAY 4, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1719 WILLIS DRIVE

Sign # 2

THE SIGN(S) POSTED ON APRIL 19, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

Martin Ogle 4/19/2020
MARTIN OGLE

9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0094-A
PETITIONER/DEVELOPER
GIL FRANCE

DATE OF HEARING/CLOSING
MAY 4, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1719 WILLIS DRIVE

Sign # 1

THE SIGN(S) POSTED ON APRIL 19, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

Martin Ogle 4/19/2020
MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0094 -A Address 1719 Willis Drive 21227

Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/16/2020 Posting Date: 4/19/20 Closing Date: 5/4/20

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 2020- 0094 -A Address 1719 Willis Drive 21227

Petitioner's Name Anthony & Page Demme Telephone 410-984-6553

Posting Date: 4/19/20 Closing Date: 5/4/20

Wording for Sign: To Permit a propose addition (sunroom) with a
rear yard setback of 28 feet in lieu of the required
40 feet.

Revised 2/20/2020

**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: 2020-0094-1A
Property Address: 1719 Willis Dr HALETHORPE MD 21227
Property Description: SINGLE FAMILY SPLIT-FOYER
Legal Owners (Petitioners): Anthony + Paige Demma
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GIL FRANCE
Company/Firm (if applicable): _____
Address: 2053 Choptank Ave
PASADENA MD 21122
Telephone Number: 410-984-6553



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 05, 2020

Anthony & Paige Demma,
1719 Willis Dr
Halethorpe MD 21227

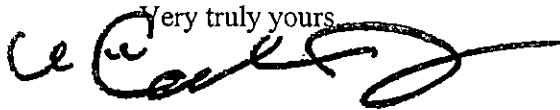
RE: Case Number: 2020-0094-A, 1719 Willis Dr

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 April 06, 2020. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Gil France 2053 Choptank Ave Pasadena MD 21122

5-4

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: April 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0094-A
Address 1719 Willis Drive
(Demma Property)

Zoning Advisory Committee Meeting of **April 20, 2020**.

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

Reviewer: Steve Ford

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: April 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0094-A
Address 1719 Willis Drive
(Demma Property)

Zoning Advisory Committee Meeting of **April 20, 2020**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-0094-A**

Administrative Variance
Anthony & Paige Demma
1719 Willis Drive

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,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Date: May 11, 2020

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. **2020-0094-A**

Administrative Variance
Anthony & Paige Demma
1719 Willis Drive

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,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

**Permits, Approvals & Inspections**

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
3/19/2020

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2100013652

Plat Ref: 007:190

Election District: 13

Owner Name(s): DEMMA ANTHONY S and DEMMA PAIGE A

PDM #:

Address: 1719 WILLIS DR
HALETHORPE, MD 21227

Zoning District(s): DR 2

Premise Address: 1719 WILLIS DR

Elevation Range: 76ft - 80ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.												Agency Acknowledgment Initial & Date
	Potential Overlay Issues	New Homes	Internal Alts.	Add / Ext. Alts.	Access, Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	
Contact Agency	Growth Tier 1: Served by public sewer and inside URDL												
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review Verify Water Service Size.	X											OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1941-0147	X		X	X	X	X						

2020-0094-14



Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

1719 willis

Search

Property Report - 1719 WILLIS DR

Your search has returned 2 lots

Properties with multiple lots can affect the results of the report. My Neighborhood should only be used as a reference. Any information should be verified with the appropriate agency:

1719 WILLIS DR

Tax Account Number 2100013652
 Owner Name DEMMA ANTHONY S DEMMA PAIGE A
 Premise Address 1719 WILLIS DR
 Tax Map 0108
 Parcel 0163
 Real Property Report [More info](#)
 StreetView [Click for StreetView](#)
 PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 2](#)

SCHOOL DISTRICTS

Elementary School District [Relay ES](#)
 Middle School District [Arbutus MS](#)
 High School District [Lansdowne HS](#)

CIVIC - GOVERNMENT

Police Precinct [Wilkins](#)
 Councilmanic District [1](#)
 Congressional District [3](#)
 Legislative District [12](#)
 Election District [13](#)
 Voting Precinct [13-004](#)

ECONOMIC

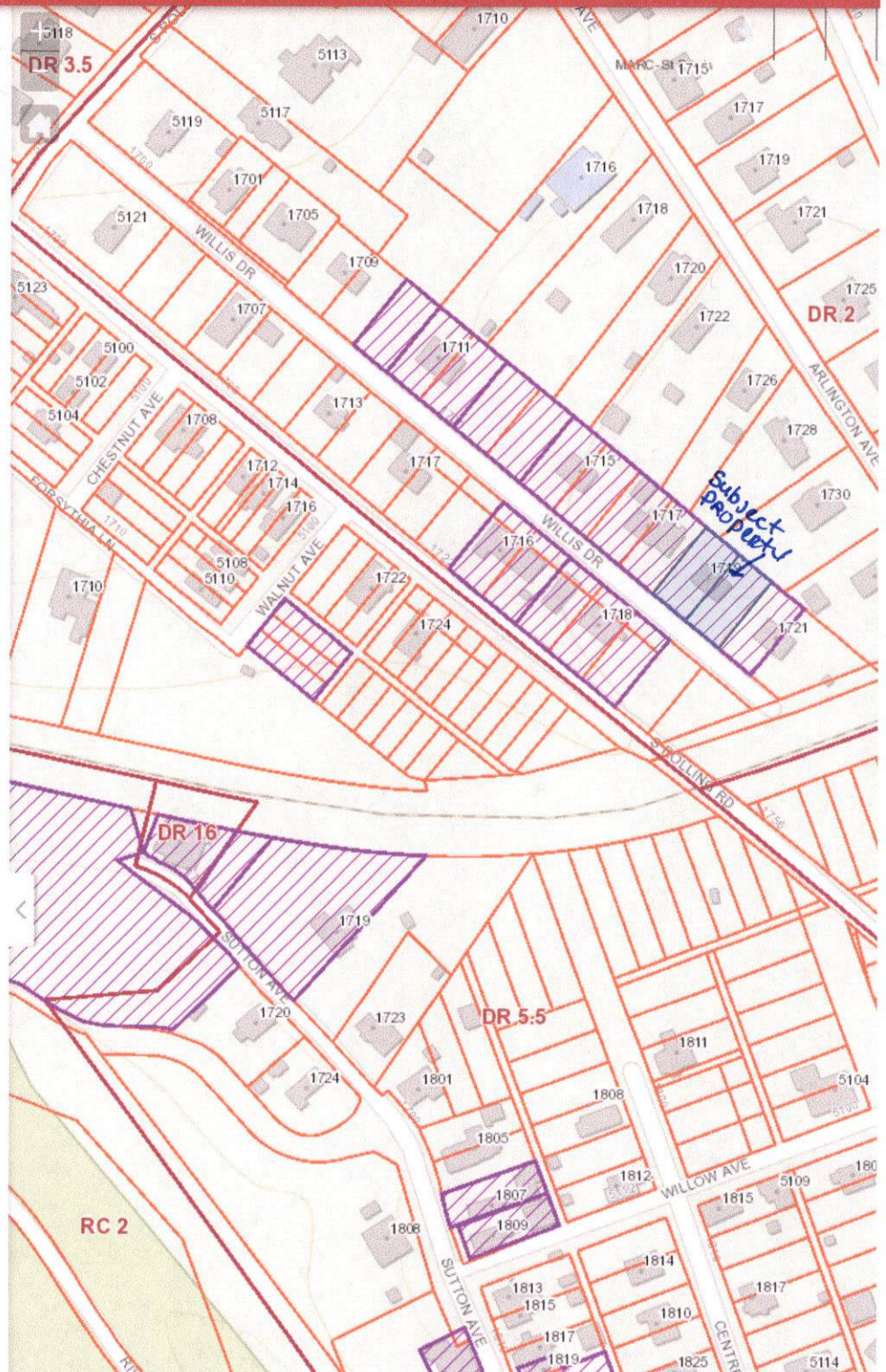
Commercial Revitalization District No Feature Found
 Enterprise Zone No Feature Found
 Economic Park Center Name No Feature Found
 Economic Park Center Type No Feature Found

ENVIRONMENTAL

Watershed Name [Patapsco River](#)
 River Basin Name Patapsco River
 Subshed Name Patapsco River
 Soil Name Keyport silt loam, 5 to 10 percent slopes
 Soil Name Christiana-Urban land complex, 5 to 15 percent slopes

HISTORIC

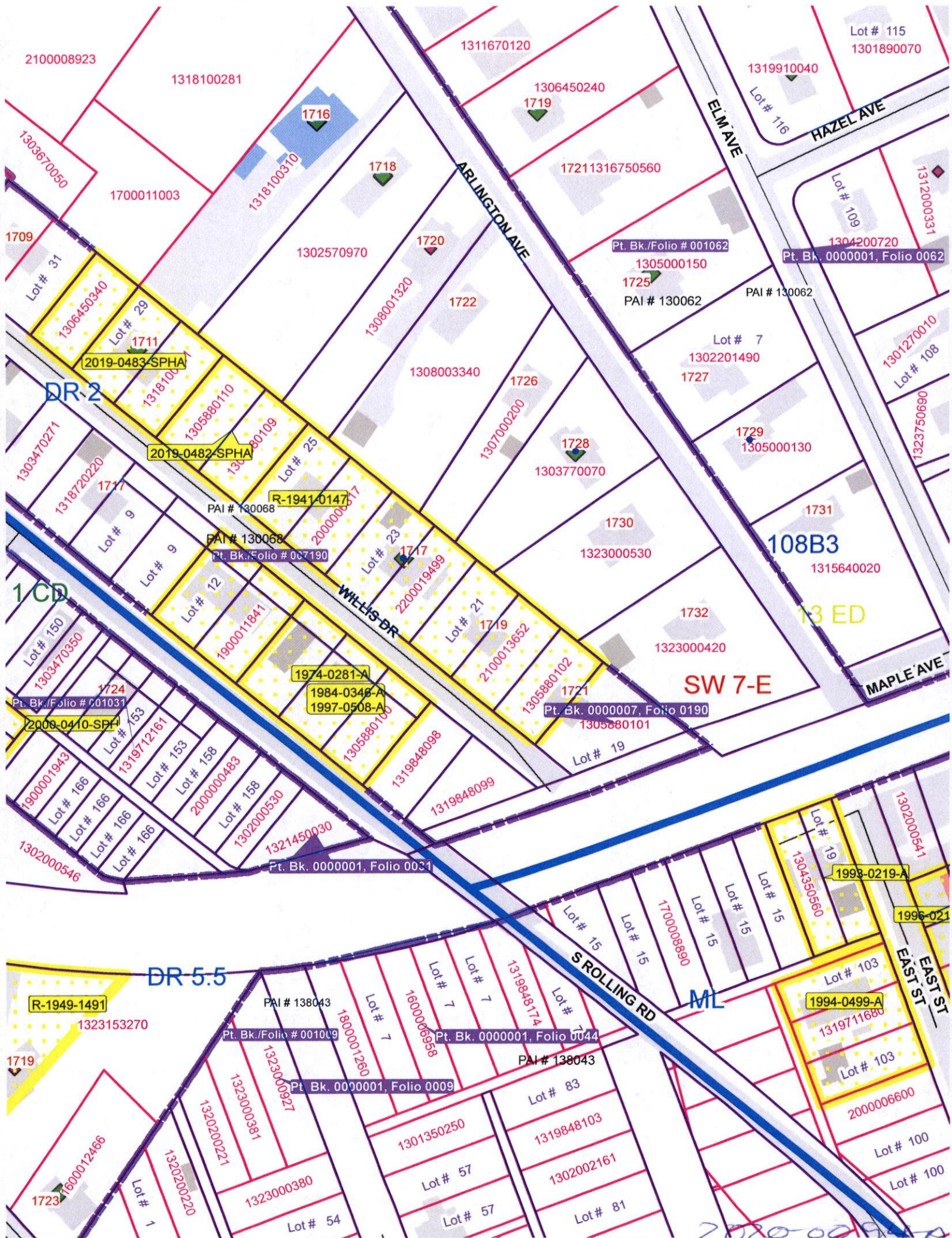
National Register No Feature Found
 Historic District
 Baltimore County No Feature Found



TO WHOM IT MAY CONCERN,

AT the time of applying for the permit for 1719 WILLIS DR HALETHORPE MD 21227 I ASK for A GIS AND the permit person said she was having problems with the computer and it wouldn't print AND now do to covid-19 I don't have access to getting it I don't know if this will work Thank You

200ft
 -76.703 39.225 Degrees



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 13 Account Number - 2100013652			
Owner Information					
Owner Name:		DEMMA ANTHONY S DEMMA PAIGE A		Use:	RESIDENTIAL
Mailing Address:		1719 WILLIS DR HALETHORPE MD 21227-4954		Principal Residence:	YES
				Deed Reference:	/41468/ 00039
Location & Structure Information					
Premises Address:		1719 WILLIS DR HALETHORPE 21227-4954		Legal Description:	LTS 21.22 .2294 AC 1719 WILLIS DR OHERN PLACE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block:
0108	0022	0163	13050084.04	0000	
		Lot:	Assessment Year:	Plat No:	Plat Ref:
		21	2019		0007/ 0190
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1989		960 SF		480 SF	
				Property Land Area	
				9,993 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
Split Foyer	YES	SPLIT FOYER	SIDING/	4	2 full
Garage					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
Land:	65,400	65,400			
Improvements	131,600	170,200			
Total:	197,000	235,600		209,867	
Preferential Land:	0			222,733	
Transfer Information					
Seller: SANFORD JAMES E		Date: 05/30/2019		Price: \$270,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41468/ 00039		Deed2:	
Seller: SANFORD JAMES E		Date: 03/31/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19811/ 00662		Deed2:	
Seller: MCAULIFFE JOHN		Date: 11/29/1994		Price: \$125,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10847/ 00521		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00/0.00	
				0.00/0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 10/16/2019					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

4/28

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

4/19/2020 by Cyle

SIGN 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	
Special Tax Recapture: None					
Account Identifier:		District - 13 Account Number - 2100013652			
Owner Information					
Owner Name:	DEMMA ANTHONY S DEMMA PAIGE A		Use:	RESIDENTIAL YES	
Mailing Address:	1719 WILLIS DR HALETHORPE MD 21227-4954		Principal Residence:		
			Deed Reference:	/41468/ 00039	
Location & Structure Information					
Premises Address:	1719 WILLIS DR HALETHORPE 21227-4954		Legal Description:	LTS 21.22 .2294 AC 1719 WILLIS DR OHERN PLACE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0108	0022	0163	13050084.04	0000	
					Block:
					21
					Assessment Year:
					2019
					Plat No:
					0007/ 0190
Plat Ref:					
Town: None					
Primary Structure Built		Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1989		960 SF	480 SF	9,993 SF	04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
Split Foyer	YES	SPLIT FOYER	SIDING/	4	2 full
Garage					
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
Land:	65,400	65,400			
Improvements	131,600	170,200			
Total:	197,000	235,600	209,867	222,733	
Preferential Land:	0			0	
Transfer Information					
Seller: SANFORD JAMES E	Date: 05/30/2019	Price: \$270,000			
Type: ARMS LENGTH IMPROVED	Deed1: /41468/ 00039	Deed2:			
Seller: SANFORD JAMES E	Date: 03/31/2004	Price: \$0			
Type: NON-ARMS LENGTH OTHER	Deed1: /19811/ 00662	Deed2:			
Seller: MCAULIFFE JOHN	Date: 11/29/1994	Price: \$125,000			
Type: ARMS LENGTH IMPROVED	Deed1: /10847/ 00521	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	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 10/16/2019					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

2020-0094-A

Subject Property

1 of 2



1719 WILLIS DR.
HALETHORPE MD 21227

2020-0094-A

2 of 2

Propose sunroom

Existing Deck

2020-0094-A

BACK of 1719 Willis DR
Subject Property



1717 Willis Dr
Halethorpe Md 21227

House to the left of
1719 Willis Dr

202000002

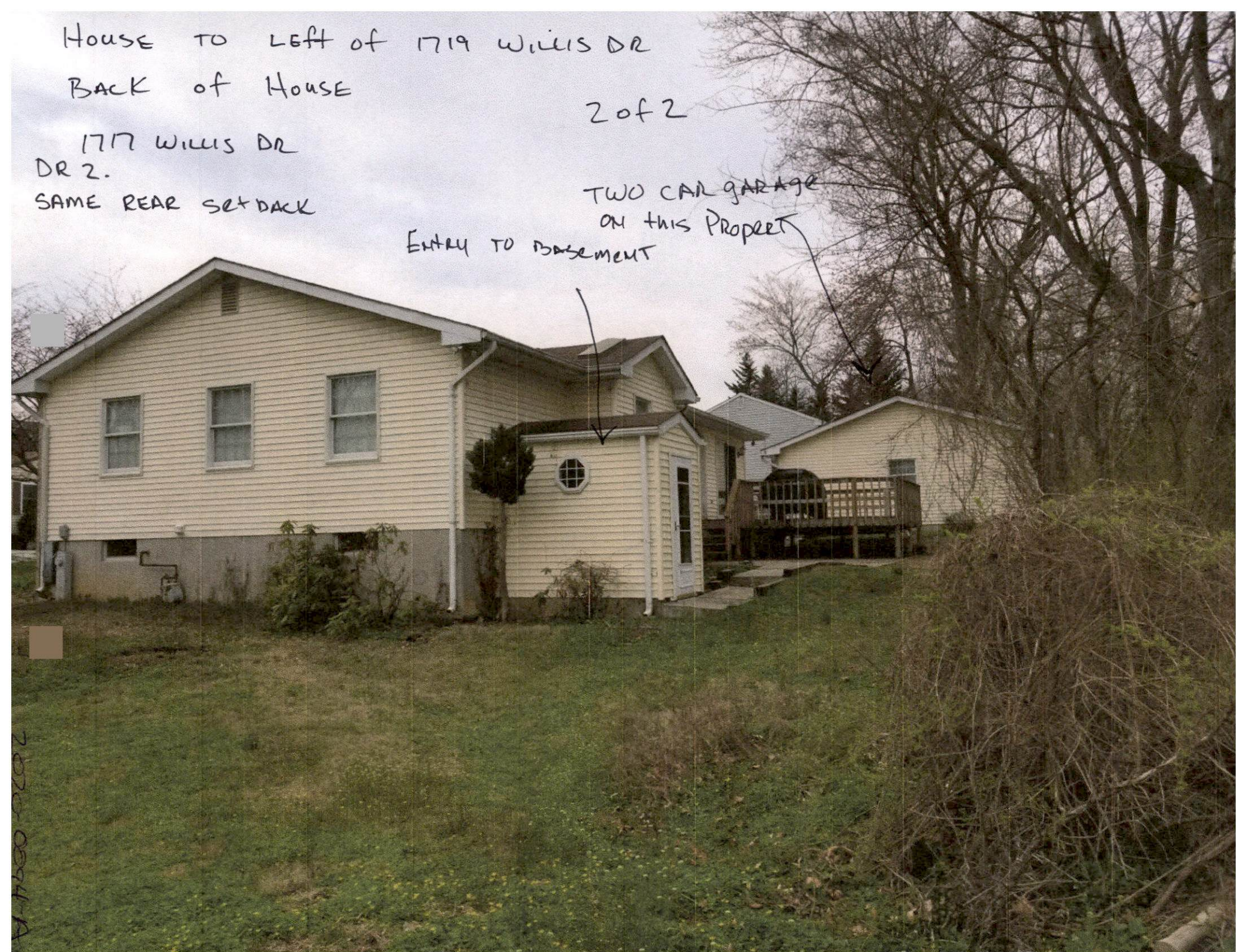
1 of 2

House to left of 1719 Willis Dr
Back of House

2 of 2

1717 Willis Dr
Dr 2.
SAME REAR SETBACK

TWO CAR GARAGE
ON THIS PROPERTY
ENTRY TO BASEMENT



House to the 1 of 2
Right of 1719 Willis Dr



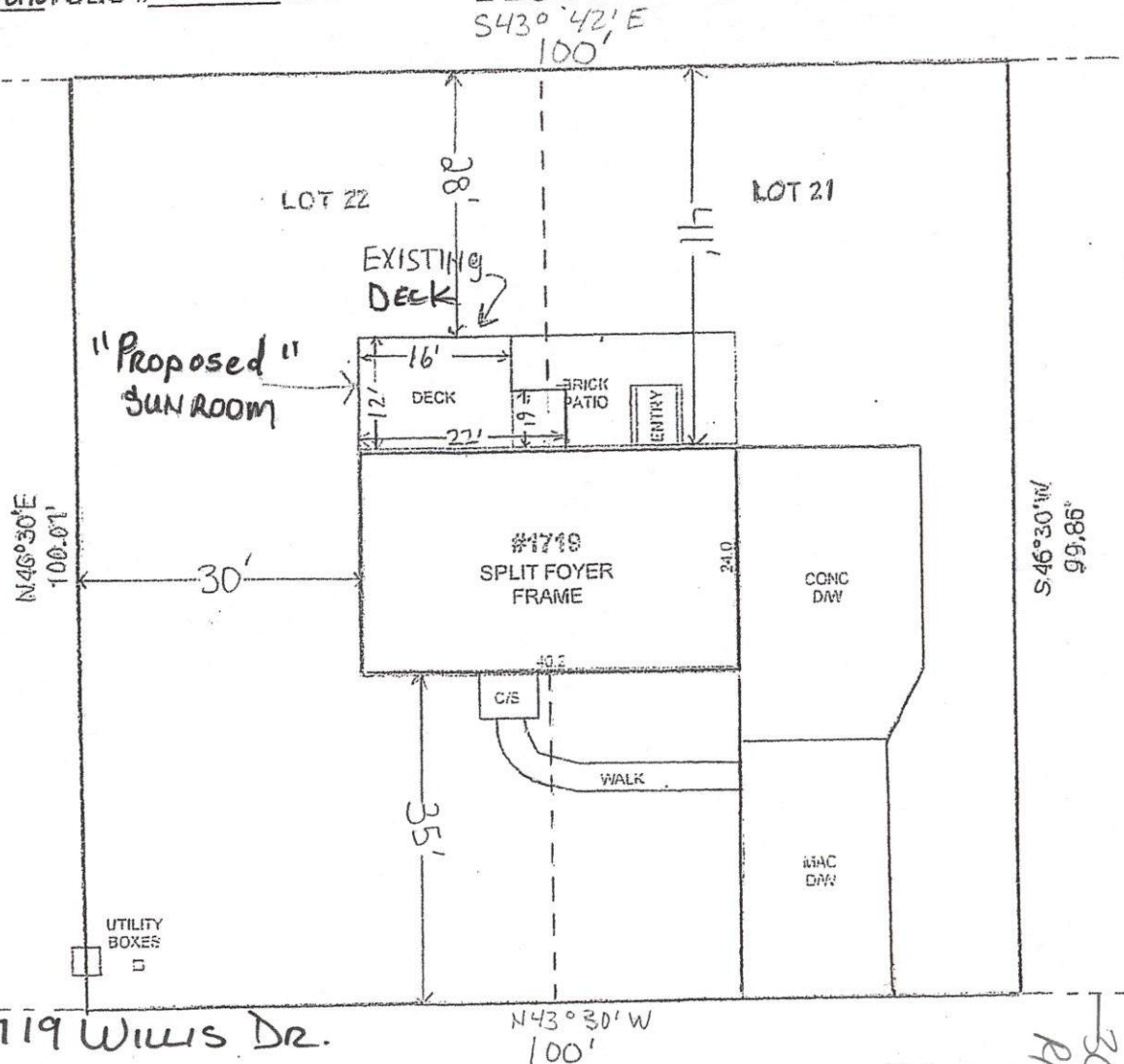
1721 Willis Dr
Halethorpe Md 21227

BACK of house at 1721 WILLIS DR
To the right of 1719 WILLIS DR



20200094-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1719 Willis Dr. OWNER(S) NAME(S) Anthony + Paige Demma
 SUBDIVISION NAME _____ LOT # 21-22 BLOCK # _____ SECTION # _____
 PLAT BOOK # 0007/0190 FOLIO # _____ 10 DIGIT TAX # 2100013652 DEED REF. # 41468/00039
 TAX: MAP 0108
 PARCEL # 0163

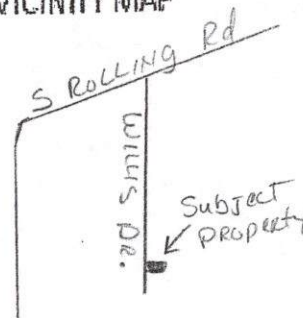


PLAN DRAWN BY GIL FRANCE

DATE 3

SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 108B3

SITE ZONED DR-2

ELECTION DISTRICT 13

COUNCIL DISTRICT 01

LOT AREA ACREAGE _____

OR SQUARE FEET 9,993 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? NO

IF SO GIVE CASE NUMBER

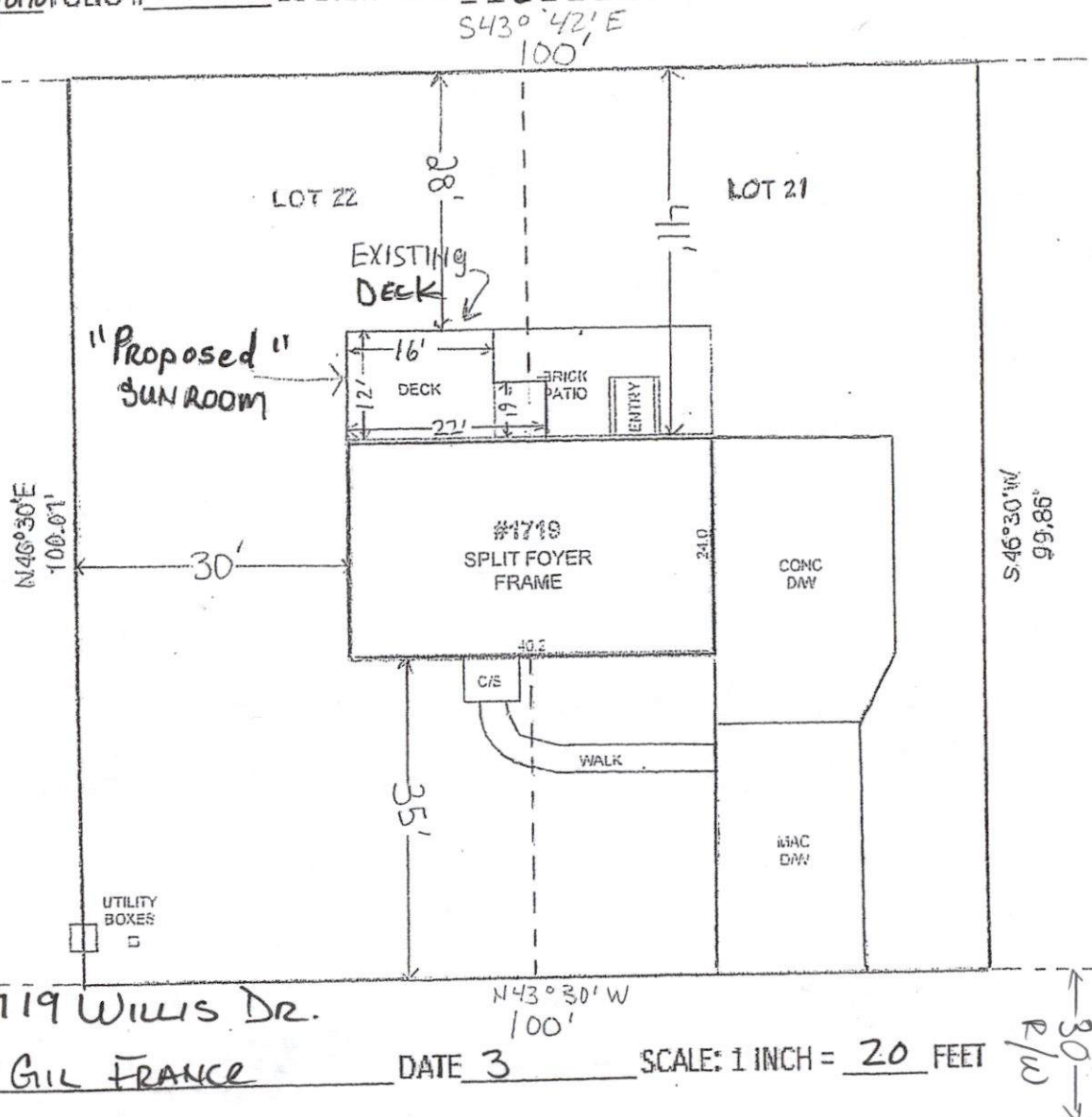
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

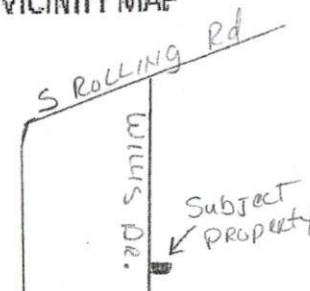
Petitioners
Exhibit 1

2020-0094-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1719 Willis Dr. OWNER(S) NAME(S) Anthony + Paige Demma
 SUBDIVISION NAME _____ LOT # 21-22 BLOCK # _____ SECTION # _____
 PLAT BOOK # 0007/090 FOLIO # _____ 10 DIGIT TAX # 210001365 DEED REF. # 41468/00039
 TAX: MAP 0108
 PARCEL # 0163



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 108B3

SITE ZONED DR-2

ELECTION DISTRICT 13

COUNCIL DISTRICT 01

LOT AREA ACREAGE _____

OR SQUARE FEET 9,993 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? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0094-A