



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 201 Maryland Ave Currently zoned DR 55
Deed Reference 42396 1 0021 10 Digit Tax Account # 0913210110
Owner(s) Printed Name(s) Russell Irvin (201 Maryland Ave 44)

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) SBB Attached
The dwelling was erected in 1946 and has a front yard setback of 9 feet. Petitioner requests relief from current setback requirements to construct a new front porch.

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):

Russell Irvin
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1 Signature #2

2734 Hess Road Monkton MD
Mailing Address City State

21111 4106920050 cmahon@tdhnl.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:

Carol Mahon
Name - Type or Print

[Signature]
Signature

2734 Hess Road Monkton MD
Mailing Address City State

21111 4106920050 cmahon@tdhnl.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 2020-0009-A Filing Date 4/13/2020 Estimated Posting Date 5/11/20 Reviewer gh

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

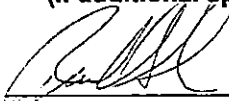
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 201 Maryland Ave. Towson MD 21286
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 dwelling was erected in 1946 and has a front
yard setback of 9'. Petitioner request relief from
current setback requirements to construct a new
front porch.

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


Signature of Owner (Affiant)

Russell S. Irvin
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

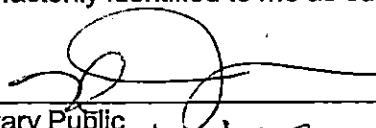
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of April, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

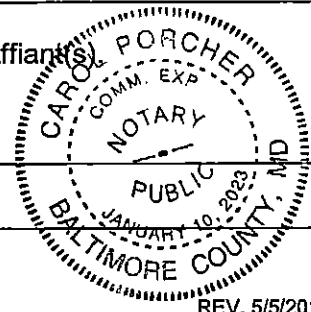
Print name(s) here: Russell S Irvin

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

AS WITNESS my hand and Notaries Seal


Notary Public

01/10/23
My Commission Expires



2020-0019-A

2020-0099-A

Administrative Variance from section: 1B02.3.C.1427 (BCZR): To permit a proposed front porch (open projection) with front set back of 4 feet to the property line in lieu of the required 25 feet.



Zoning Description – 201 Maryland Avenue, Towson MD

Beginning for the same at the Southeast corner of Maryland Avenue and Susquehanna Avenue, thence binding on the East side of Maryland Avenue, South 13 degrees 15 minutes West 74.51 feet, thence leaving said avenue and running South 77 degrees 05 minutes East 75 feet and North 13 degrees 15 minutes East 74.50 feet to the South side of Susquehanna Avenue, and thence binding on Susquehanna Avenue, North 77 degrees 05 minutes West 75 feet to the place of beginning.

Containing 5,588 square feet (0.128 of an acre) of land, more or less.

2020-0099-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/22/2020

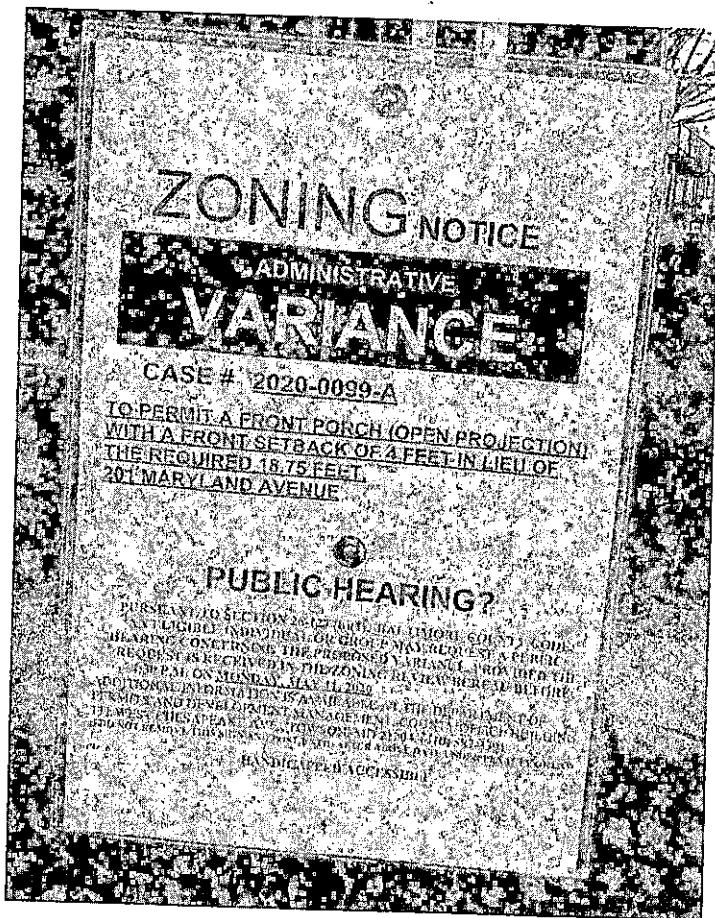
Case Number: 2020-0099-A

Petitioner / Developer: T.B.S. LANDSCAPING, INC. ~ RUSSELL IRVINE

Date of Closing: MAY 11, 2020

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:
201 MARYLAND AVENUE

The sign(s) were posted on: APRIL 22, 2020



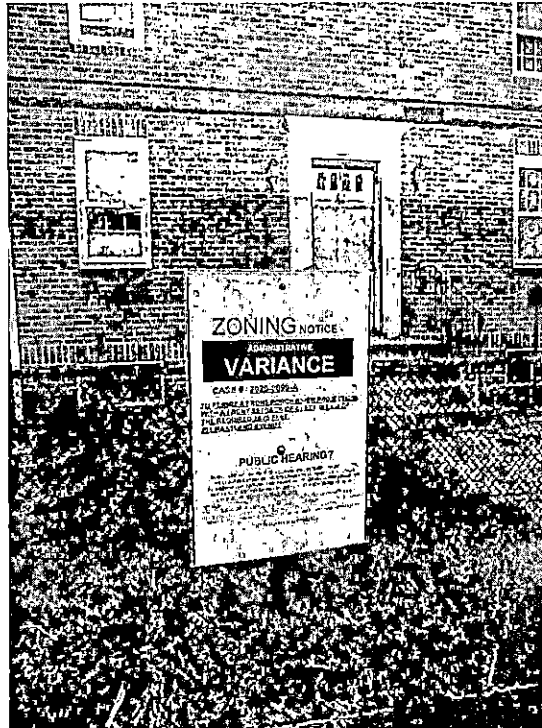
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

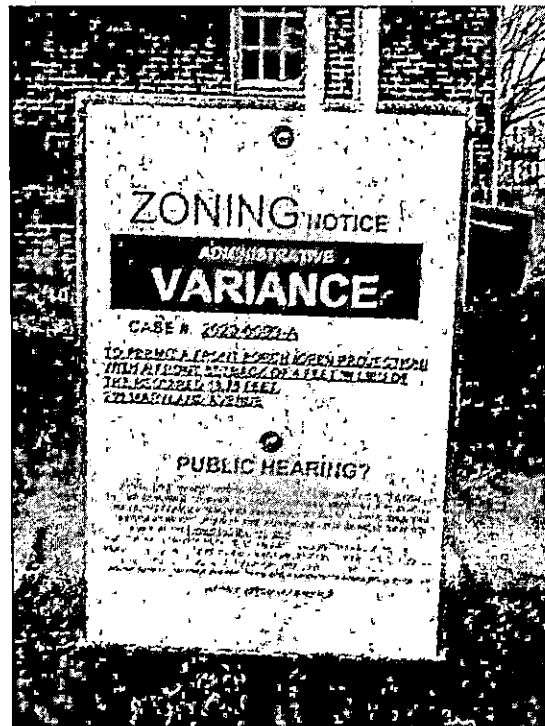
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 201 Maryland Avenue ~ 4/22/2020



Background Photo 2nd Sign @ 201 Maryland Avenue ~ 4/22/2020
CASE # 2020-0099-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0099 -A Address 201 Maryland Ave
Contact Person: GARY HEIK Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/14/2020 Posting Date: 4/26/2020 Closing Date: 5/11/2020

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 FORMAT

Case Number 2020- 0099 -A Address 201 Maryland Ave
Petitioner's Name Russell Irvine Telephone 410-953-8141
Posting Date: 4/26/20 Closing Date: 5/11/2020
Wording for Sign: To Permit a front porch (open projection) with
a front setback of 4 feet in lieu of the
required 18.75 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: 2020-0099-A

Property Address: 201 Maryland Ave.

Property Description: Install covered front porch 5' deep x 8' wide
w/ steps from front door. (Concrete steps + wood

Legal Owners (Petitioners): Russell Irvin frame roof)

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Laura Mohler - TDH Construction + Renovations

Company/Firm (if applicable): TDH CTR

Address: 2734 Hess Rd.
Monkton, MD 21111

Telephone Number: 410-692-0050



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 11, 2020

Russell Irvin,
2734 Hess Road
Monkton MD 21111

RE: Case Number: 2020-0099-A, 201 Maryland Avenue

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 13, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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 # 2020-0099-A
Address 201 Maryland Avenue
(Irvin 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

Date: May 12, 2020

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

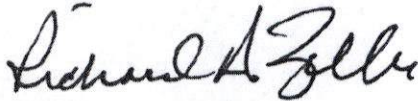
Dear Ms. Lewis:

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. **2020-0099-A**

Administrative Variance
Russell Irvin
201 Maryland 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,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: May 12, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge 
Office of Administrative Hearings

RE: Petition for Administrative Variance – 5/11/2020 Closing Date
Case No. 2020-0099-A – 201 Maryland Avenue

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Deb spoke to the representative (Carol Mahon) and she indicated that the LLC was planning to fix up the property and sell in a few months. Deb explained to her that in order for this to be treated as an administrative variance, per BCC, this would require that the property be owner occupied and the principal residence of the Petitioner. The petition was filed by an owner Russell Irvin; however, when contacting the office, it was answered by a landscaping business. Ms. Mahon clarified that Mr. Irvin was not, in fact, the owner (yet).

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

Kristen
formal demand

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: May 12, 2020

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings *Paul M Mayhew*

RE: Petition for Administrative Variance – 5/11/2020 Closing Date
Case No. 2020-0099-A – 201 Maryland Avenue

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Deb spoke to the representative (Carol Mahon) and she indicated that the LLC was planning to fix up the property and sell in a few months. Deb explained to her that in order for this to be treated as an administrative variance, per BCC, this would require that the property be owner occupied and the principal residence of the Petitioner. The petition was filed by an owner Russell Irvin; however, when contacting the office, it was answered by a landscaping business. Ms. Mahon clarified that Mr. Irvin was not, in fact, the owner (yet).

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

PMM:dlw

*No longer
House
UP for sale
House
UP for sale
Has contract
Pending.*

*Carol Mahon
Der 7/27/2020*

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 12, 2020

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

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Administrative Variance
Russell Irvin
201 Maryland 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,

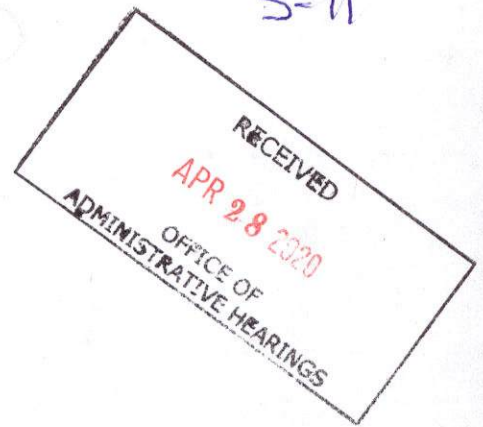


For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and
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DATE: April 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0099-A
Address 201 Maryland Avenue
(Irvin 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

Debra Wiley

From: Debra Wiley
Sent: Tuesday, May 12, 2020 10:37 AM
To: Paul Mayhew
Subject: RE: Admin variances

I try. Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Sent: Tuesday, May 12, 2020 10:11 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Admin variances

Understood. You did all the right things—as you always do!

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, May 12, 2020 9:40 AM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: RE: Admin variances

Paul,

It appears this is going to be a formal demand.

I spoke to the representative and they were planning to fix up the property and sell in a few months. I explained to them that in order for this to be treated as an administrative variance, per BCC, this would require that the property be owner occupied and the principal residence of the Petitioner. The petition was filed by an owner Russell Irvin; however, when contacting the office, it was a landscaping business. I spoke to Carol Mahon (rep.) who explained to me the above and clarified that Mr. Irvin was not, in fact, the owner (yet).

In addition, I spoke to Gary in Zoning to see if there was a reason that it was treated as an admin. and he said Carl informed him it would be ok. I did relay that we have been handling it this way since John Beverungen. Gary thought it might perhaps be returned but he treated it as Carl suggested.

I will be returning the file to Kristen today.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Sent: Tuesday, May 12, 2020 9:23 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Admin variances

Yes. Please do. Thanks again.

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, May 12, 2020 8:58 AM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: RE: Admin variances

Hi Paul,

The 1 administrative variance that I have is owned by a LLC. In the past, John would have them sign an Affidavit that I would prepare before we did an Order. Would you want me to do it in that same fashion? If so, you may not need to come in unless, of course, you wish to.

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Sent: Tuesday, May 12, 2020 8:34 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: RE: Admin variances

That's great Deb. Thanks!

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204

410-887-3868

pmayhew@baltimorecountymd.gov

From: Debra Wiley <dwiley@baltimorecountymd.gov>

Sent: Monday, May 11, 2020 6:50 PM

To: Paul Mayhew <pmayhew@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>

Subject: Re: Admin variances

Paul,

I touched base with Jenae this morning and am planning on going in. We went from 2 to 1 administrative variances. I have payroll and other stuff to complete so I'm going in. If you want, I can prepare, email for your review and then stamp it with your signature and send out.

Just let me know. Thanks.

From: Paul Mayhew

Sent: Monday, May 11, 2020 5:15:48 PM

To: Sherry Nuffer; Debra Wiley

Subject: Admin variances

Hi,

Can one of you check with Kristen or Jenae to see if there are any of these that have to be processed. We can then figure out if and when we will go in to process. thanks

Paul M. Mayhew

Managing Administrative Law Judge

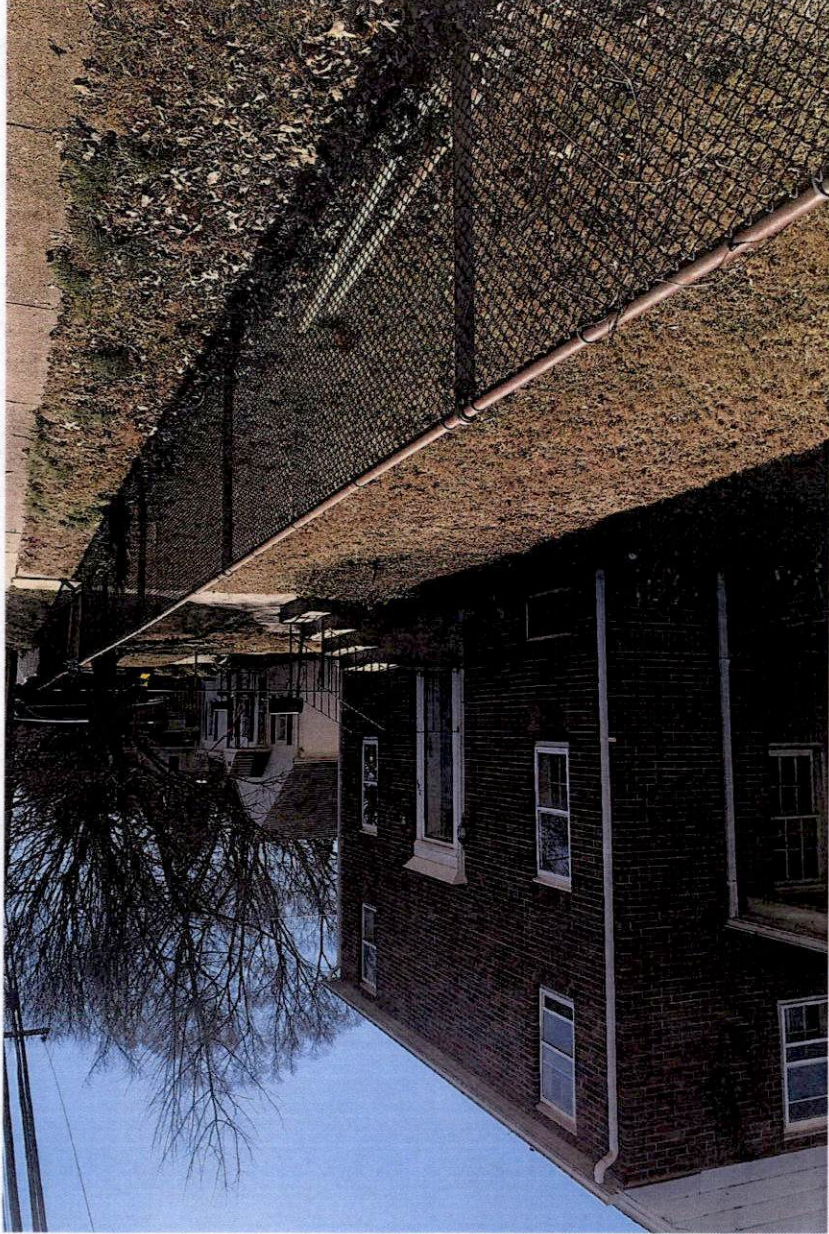
105 West Chesapeake Ave., Suite 103

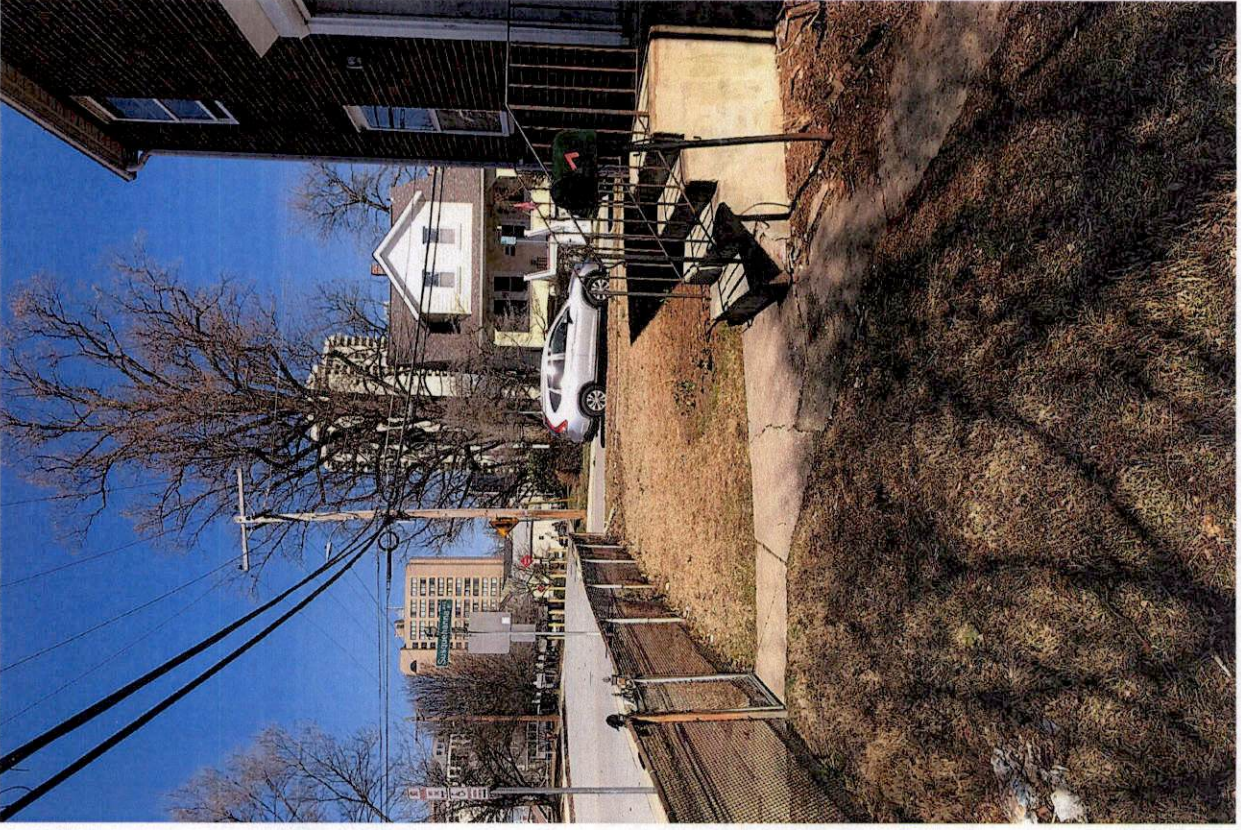
Towson, Maryland 21204

410-887-3868

pmayhew@baltimorecountymd.gov

2020-0099-A





2020-0099-08

2020-09-02





2020-0099A

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

2020-0099-A

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0913210110		
Owner Information		
Owner Name:	201 MARYLAND AVE LLC	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2734 HESS RD MONKTON MD 21111-	Deed Reference: /42396/ 00211
Location & Structure Information		
Premises Address:	201 MARYLAND AVE BALTIMORE 21286-5213	Legal Description: LT 67,68,69 TOWSON MANOR
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0070 0014 0722 9080086.04 0000 67 2020	Plat Ref: 0005/ 0079
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1946	1,879 SF	338 SF
Property Land Area	County Use	
5,550 SF	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2020	07/01/2019
Land:	85,500	85,500
Improvements	151,100	160,700
Total:	236,600	246,200
Preferential Land:	0	236,600
		239,800
		0
Transfer Information		
Seller: MACHACEK ELIZABETH V	Date: 01/27/2020	Price: \$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /42396/ 00211	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04913/ 00127	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
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0099-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Russell Irvin
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 201 MARYLAND AVE

Location: North East corner of Maryland Ave and Susquehanna Ave.

Existing Zoning: DR 5.5

Area: 5,500 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 1B02.3.C.1427 (BCZR) To permit a proposed front porch (open projection) with front set backs of 4 feet to the property line in lieu of the required 25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

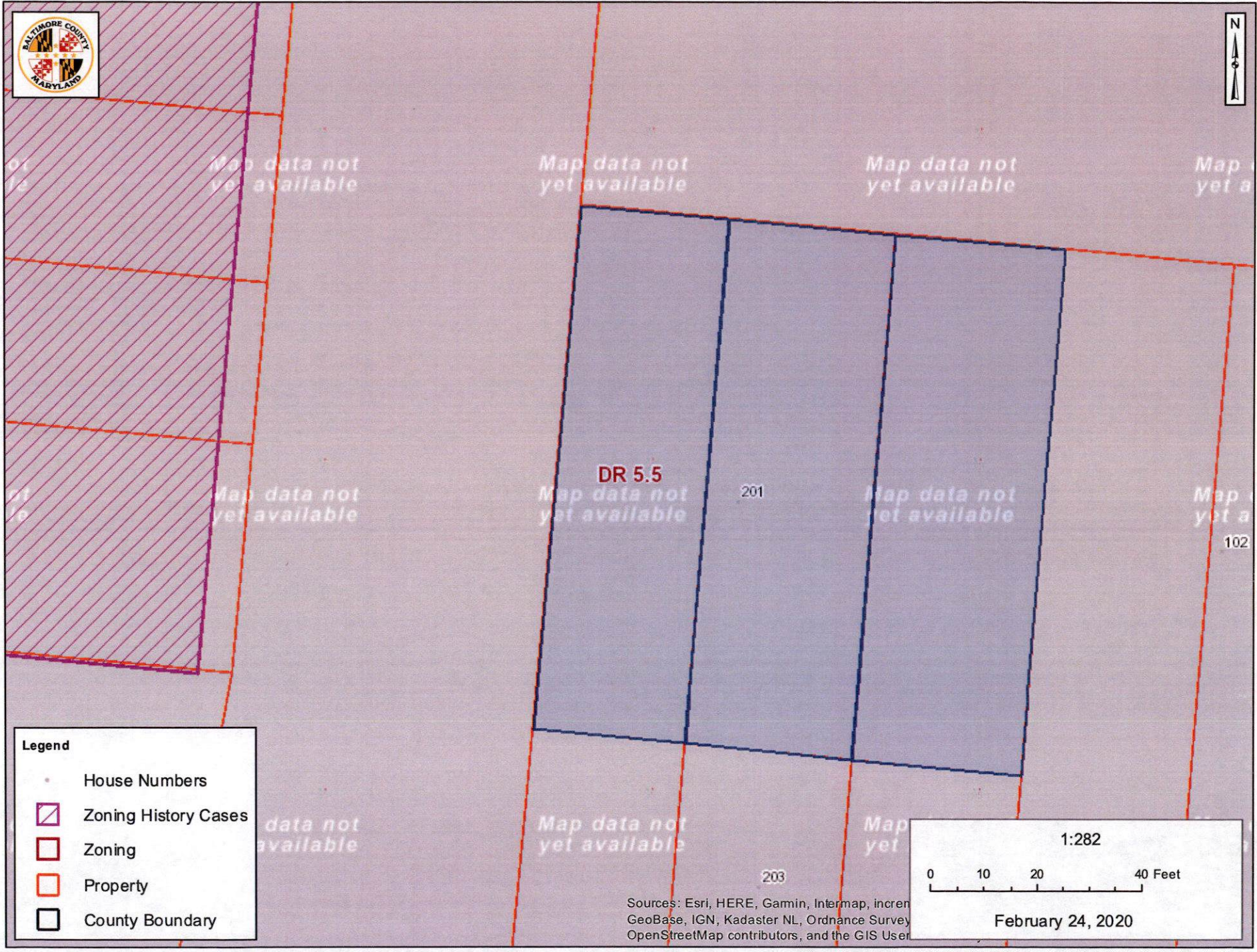
Violation Cases: None

Closing Date: 05/11/2020

Miscellaneous Notes:

2020-0099-A

Baltimore County - My Neighborhood



Legend

- House Numbers
- ▨ Zoning History Cases
- ▢ Zoning
- ▢ Property
- ▢ County Boundary

1:282

0 10 20 40 Feet

February 24, 2020

Sources: Esri, HERE, Garmin, Intermap, increment P., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox Labs, StreetMap contributors, IGN, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

2020-0099-A

DR 1 NC

PAI # 098126
PAI # 098128

0901890054

Pt. Bk./Folio # 005077B

1948-1288-X

Pt. Bk. 0000005, Folio 0077

0919070580

Lot # 7

222

220

Lot # 11

0911153970

PAI # 098047

Pt. Bk./Folio # 0000005, Folio 0077

R-1950-1849

R-1951-1925

0902650870

Lot # 11

218

9 ED

216

Lot # 11

0908010440

5 CD 070A2

DR 5.5

NE 10-A

WILLOW AVE

MARYLAND AVE

E SUSQUEHANNA AVE

Lot # 70

101

0905820070

Lot # 70

Lot # 72

Lot # 72

0902000840

103

Lot # 72

Lot # 75

Lot # 75

0913400230

105

Lot # 75

Lot # 67

201

Lot # 67

Pt. Bk. 0000005, Folio 0077

PAI # 098121

Lot # 67

0913210110

Lot # 66

0905000100

102

Lot # 66

PAI # 098121

104

1980-0209-A
V-1993-0423-SPH

09020008010

Pt. Bk. 0000005, Folio 0079

09020008010

Lot # 64

Lot # 64

Lot # 62

1981-0128-SPH

Lot # 67

0906820191

Lot # 67

Lot # 67

Lot # 46

Lot # 46

0908304310

100

Lot # 48

0908651220

102

Lot # 48

Lot # 50

Lot # 50

0909920040

104

Lot # 51

0911351190

106

Lot # 51

Lot # 53

0908650510

Lot # 15

0915004041

214

Pt. Bk. 0021205, Folio 0017

0907291300

Lot # 15

0916003640

Lot # 15

210

0919329990

Lot # 15

2000-0099-A

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 09 Account Number - 0913210110							
Owner Information									
Owner Name:		201 MARYLAND AVE LLC				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		2734 HESS RD MONKTON MD 21111-				Deed Reference:		/42396/ 00211	
Location & Structure Information									
Premises Address:		201 MARYLAND AVE BALTIMORE 21286-5213				Legal Description:		LT 67,68,69 TOWSON MANOR	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0014	0722	9080086.04	0000			67	2020	Plat Ref: 0005/ 0079
Town: None									
Primary Structure Built		Above Grade Living Area			Finished Basement Area		Property Land Area		County Use
1946		1,879 SF			338 SF		5,550 SF		04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2 1/2	YES	STANDARD UNIT	BRICK/	4	1 full/ 2 half				
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2020		As of 07/01/2019		As of 07/01/2020
Land:			85,500		85,500				
Improvements			151,100		160,700				
Total:			236,600		246,200		236,600		239,800
Preferential Land:			0						0
Transfer Information									
Seller: MACHACEK ELIZABETH V				Date: 01/27/2020			Price: \$175,000		
Type: ARMS LENGTH IMPROVED				Deed1: /42396/ 00211			Deed2:		
Seller:				Date:			Price: \$0		
Type:				Deed1: /04913/ 00127			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019			07/01/2020		
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00			0.00 0.00		
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Real Property Data Search

Search Result for BALTIMORE COUNTY

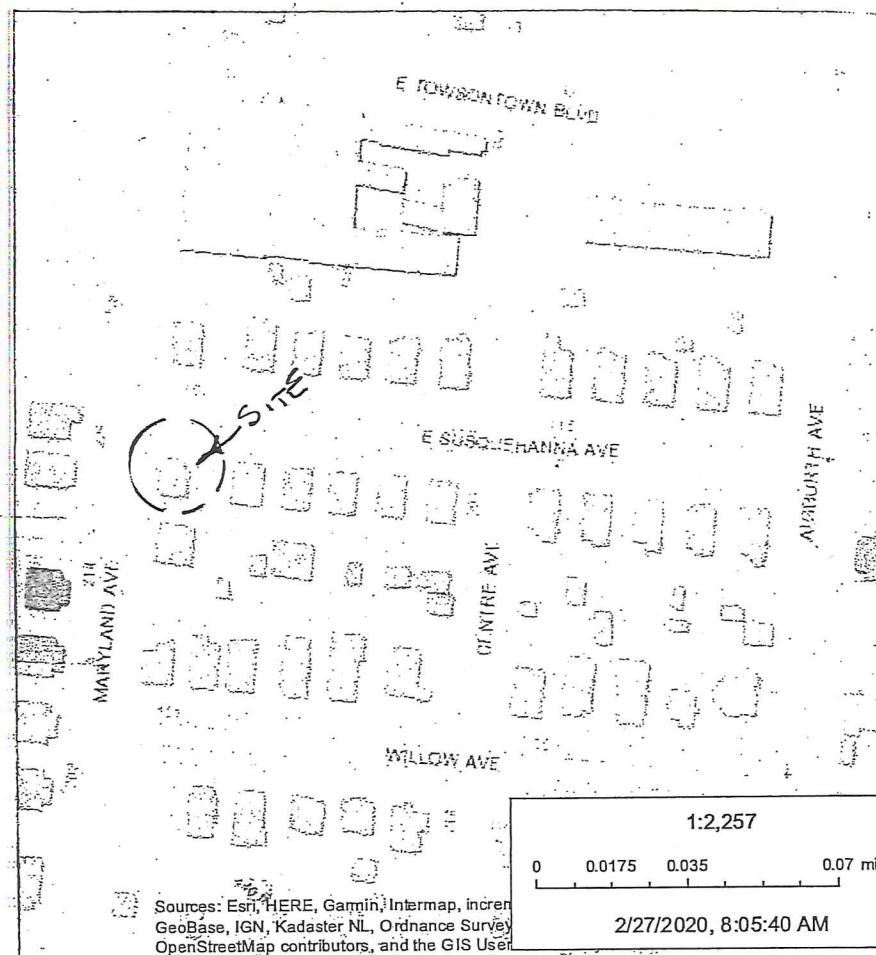
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0913210110		
Owner Information		
Owner Name:	201 MARYLAND AVE LLC	Use: RESIDENTIAL
Mailing Address:	2734 HESS RD MONKTON MD 21111-	Principal Residence: YES
		Deed Reference: /42396/ 00211
Location & Structure Information		
Premises Address:	201 MARYLAND AVE BALTIMORE 21286-5213	Legal Description: LT 67,68,69 TOWSON MANOR
Map: 0070	Grid: 0014	Parcel: 0722
Neighborhood: 9080086.04	Subdivision: 0000	Section: 67
Block:	Lot: 2020	Assessment Year:
Plat No:	Plat Ref: 0005/ 0079	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1946	1,879 SF	338 SF
Property Land Area	County Use	
5,550 SF	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	85,500	85,500
Improvements	151,100	160,700
Total:	236,600	246,200
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		236,600
		239,800
Transfer Information		
Seller: MACHACEK ELIZABETH V	Date: 01/27/2020	Price: \$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /42396/ 00211	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /04913/ 00127	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		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



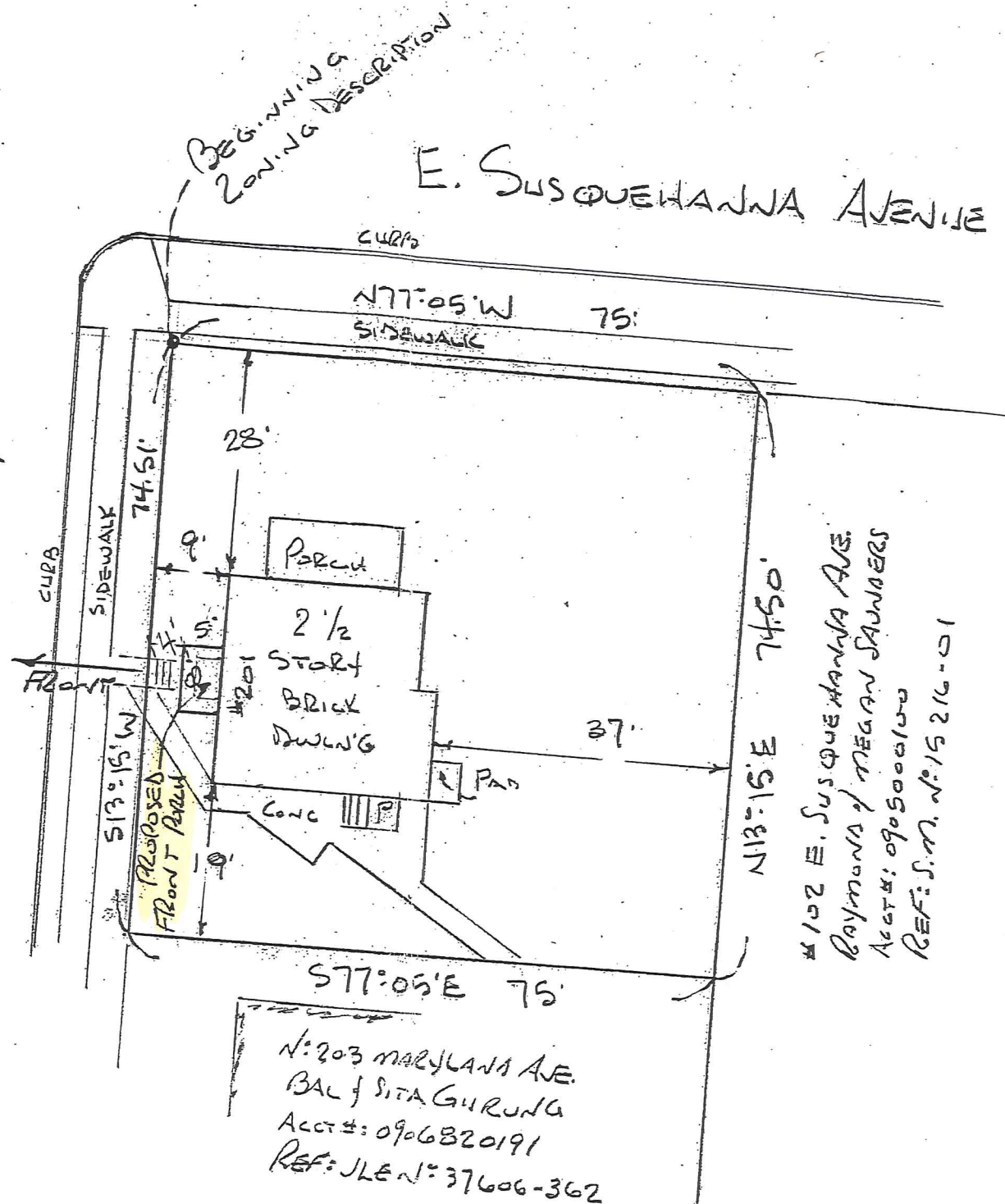
MARYLAND & PENNSYLVANIA RAILROAD

HILLEN

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MARYLAND AVENUE



ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

#201 Maryland Avenue
Towson, MD 21286
201 Maryland Avenue LLC
Deed Ref: JLE No. 42396 folio 211, etc.
Acct #: 0913210110

GIS Tile: 070A2
Zoned: DR 5.5
Elect. Dist.: 9
Council Dist.: 5
Lot Area: 5,588 SF +/-
Historic Area: No
CBCA: No
Flood Area: No
Public water and sewer.
No prior zoning hearings.

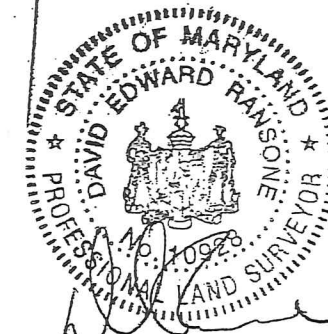
Scale: 1"= 20'

Date: 3-03-20

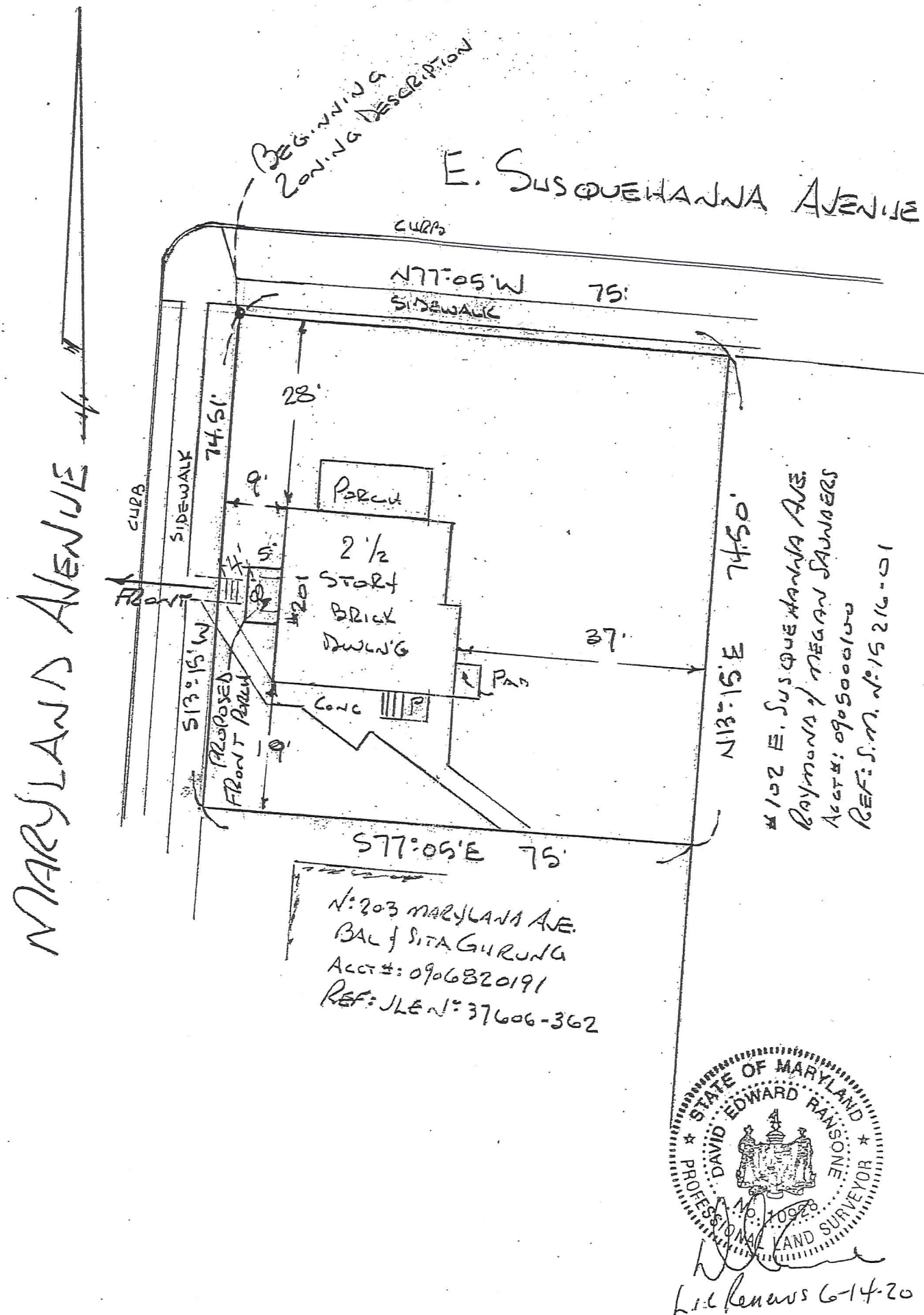
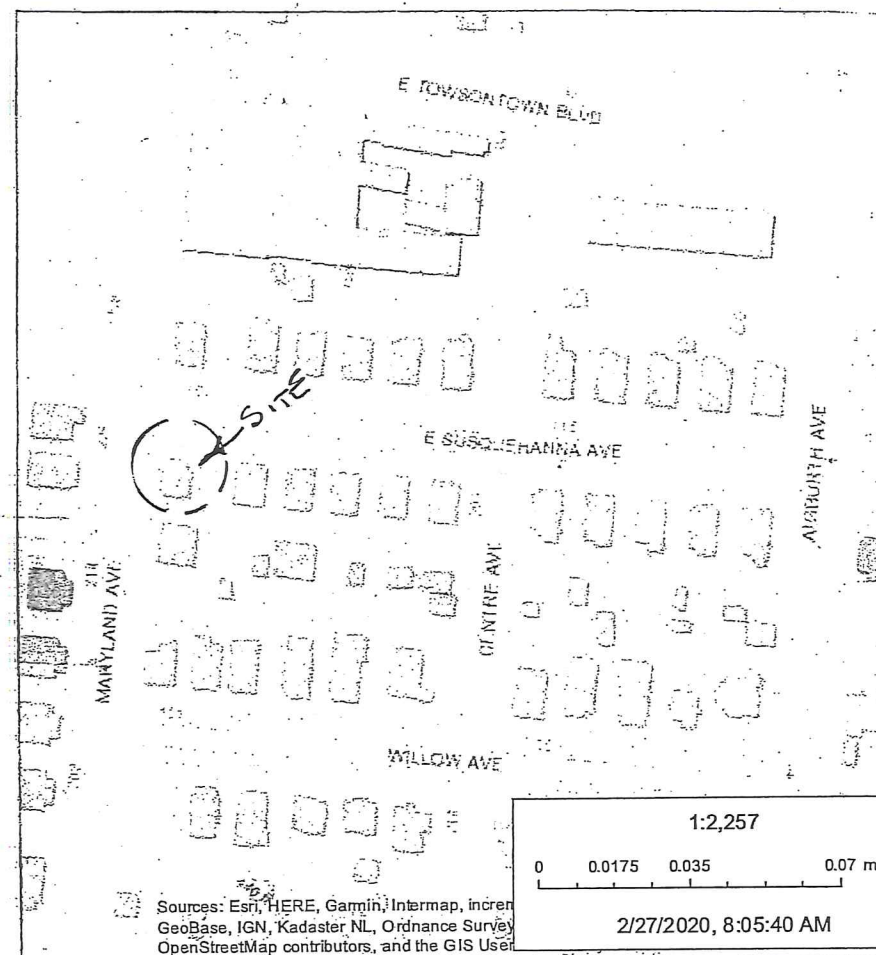
Prepared by:
David Ransone – Land Surveyor
204 Ridge Avenue
Towson, MD 21286
410-207-8358

Pet. Ech. 1

2020-0099-A



Lic. Renew 6-14-20



ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

#201 Maryland Avenue
Towson, MD 21286
201 Maryland Avenue LLC
Deed Ref: JLE No. 42396 folio 211, etc.
Acct #: 0913210110

GIS Tile: 070A2
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