



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 20, 2021

Jeffrey Perlow

Re: Spirit and Intent – Case No. 2020-0110-SPH
298 Montrose Avenue

Dear Mr. Perlow:

I am in receipt of a letter dated July 19, 2021 from the Petitioner, Kathryn Bertoldi. The letter seeks an amendment of my Order in this case to allow a separate B.G. & E. utility service connection to the Accessory “in-law” apartment. I find that the letter expresses sufficient reasons for permitting this amendment under BCZR Section 400.4.B.4, and I find that the amendment is within the spirit and intent of both the Order and the BCZR.

This approval is subject to the following condition: At such time as the accessory apartment is no longer permitted under a valid Baltimore County use permit the separate utility service shall be immediately removed.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew", with a long horizontal flourish extending to the right.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

c. Kathryn R. Bertoldi

foot limit set forth in BCZR § 400.4.B.2. Further, this structure will occupy only 8 % of the total lot area. The apartment will be occupied by Catherine Brown, the owner of the principal residence. Other family members, including her daughter and son in law, Katy and David Bertoldi, and their children will occupy the principal residence. Ms. Brown has submitted the proper notarized Declaration of Understanding required by BCZR § 400.4.B.1, confirming that the accessory apartment will be used only by members of her family. (Petitioner's Exhibit 6). Elevations of the proposed structure were submitted and explained by Mr. Dashner (Petitioner's Exhibit 5). These plans are in conformance with the height restrictions of BCZR § 400.3 and include the architectural details suggested by the Department of Planning. Mr. Dashner explained that the structure will be A.D.A. compliant. No request was made for separate utility meters or water or sewer service. According to the site plan (Petitioner's Exhibit 1) all setbacks are met. Mr. Dashner testified that the gutters and accessory drainage structures will be designed and constructed to insure to the greatest extent possible that there will be no excessive runoff onto any adjoining properties. I also note that DEPS requests that any approval of the Petition be conditioned on compliance with the Intensely Developed Area (IDA) and Critical Area restrictions, including the requisite tree plantings or offset fees, and such compliance will be required.

Marylou Farnsworth testified that she resides at 902 Hauf Avenue, which abuts the subject property. She expressed concerns about stormwater runoff from the proposed accessory apartment. After questioning Mr. Dashner about his plans to address this issue she was satisfied that proper mitigation steps will be taken. Ms. Farnsworth said that she otherwise fully supports the proposed structure because she has known the Brown family since they moved next door to her in 1985 and they have always been wonderful neighbors.

ORDER RECEIVED FOR FILING

Date 8/21/20
By D. Mignon

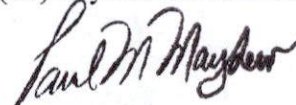
Based on the testimony and exhibits I find that the Petition should be granted. I specifically find that the accessory structure, as depicted in the site plan and architectural drawings, will comply in all respects with BCZR § 502.1, and that it is within the spirit and intent of the BCZR and will not cause harm to the public health, safety or welfare.

THEREFORE, IT IS ORDERED this **21st** day of **August, 2020** by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from § 500.7 of the Baltimore County Zoning Regulations ("BCZR") for an in-law apartment in a proposed accessory building, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- The proposed structure shall not be used for commercial purposes and shall not have a separate utility meter.
- Prior to issuance of permits Petitioners must comply with the ZAC comment submitted by the DOP, and DEPS of which a copy is attached hereto and made a part hereof.
- A copy of this Order shall be filed in the Land Records of Baltimore County along with the Declaration of Understanding submitted as Petitioner's Exhibit 6.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

8/21/20

By

W. Mignone



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 298 MONTROSE AVE 21221 which is presently zoned DR 5.5
 Deed References: 07442/00371 10 Digit Tax Account # 1518475/20
 Property Owner(s) Printed Name(s) CATHERINE BROWN

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an in-law apartment of 952 square feet to be located in a proposed accessory building.

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney in

tioner:

Name

Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Catherine Brown

Name #1 - Type or Print

Name #2 - Type or Print

Catherine Brown

Signature #1

Signature #2

298 Montrose Ave Essex Md

Mailing Address

City

State

21221

410-371-6306

maxwell1200@yahoo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

ERIC M. DASHNER

Name - Type or Print

[Signature]

Signature

16415B CEDAR GROVE ROAD SPARKS MD

Mailing Address

City

State

21152

410 905 3742

FINER-REMODELING@

Zip Code

Telephone #

SMAC.COM

CASE NUMBER 2020-0110-SPH

Filing Date 5/1/20

Do Not Schedule Dates: _____

Reviewer JS

Zoning Property Description For: 298 Montrose Avenue, Baltimore MD 21221

Beginning at a point on the North side of Montrose Avenue which is 30 feet wide at a distance of 15 west of the centerline of the of the nearest improved intersecting street named Hauff Avenue which is 30 feet wide.

The property being located at the corner of Montrose Avenue and Hauf Avenue in the town of Essex, MD. Exhibit A, being a strip of land of irregular dimension across Lots nos. 23 and 24 Plat of " Montrose Farms", which Plat is recorded among the Plat Records of Baltimore County in Plat book W.P.C. NO. 6 Folio 183, said strip of land containing .29 acres more or less.

~~The property is zoned O4 residential with a 5.5 density.~~

2020-0110-SPH

1. The first part of the paper discusses the importance of the study of the history of the United States. It is argued that a knowledge of the past is essential for a full understanding of the present and for the development of a sound policy for the future.

2. The second part of the paper discusses the importance of the study of the history of the United States. It is argued that a knowledge of the past is essential for a full understanding of the present and for the development of a sound policy for the future.

•••••



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 298 MONTROSE AVE 21221 which is presently zoned DR 5.5

Deed References: 07442/00371 10 Digit Tax Account # 1518475/20

Property Owner(s) Printed Name(s) CATHERINE BROWN

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an in-law apartment of 952 square feet to be located in a proposed accessory building.

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Catherine Brown

Name #1 - Type or Print

Name #2 - Type or Print

Catherine Brown

Signature #1

Signature #2

298 Montrose Ave Essex Md

Mailing Address

City

State

Zip Code

Telephone #

maxout12001@yahoo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

ERIC M. DASHNER

Name - Type or Print

[Signature]

Signature

16415B CEDAR GROVE ROAD SPARKS MD

Mailing Address

City

State

Zip Code

Telephone #

FINER-REMODELING@SMAC.COM

CASE NUMBER 2020-0110-SPH

Filing Date 5/1/20

Do Not Schedule Dates:

Reviewer JS

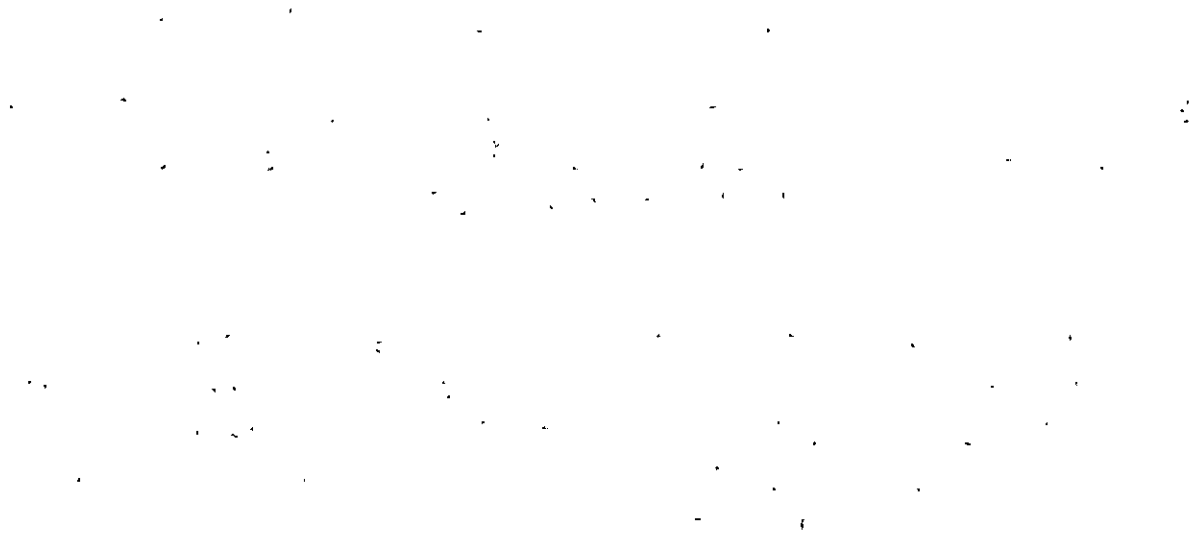
Zoning Property Description For: 298 Montrose Avenue, Baltimore MD 21221

Beginning at a point on the North side of Montrose Avenue which is 30 feet wide at a distance of 15 west of the centerline of the of the nearest improved intersecting street named Hauff Avenue which is 30 feet wide.

The property being located at the corner of Montrose Avenue and Hauf Avenue in the town of Essex, MD. Exhibit A, being a strip of land of irregular dimension across Lots nos. 23 and 24 Plat of " Montrose Farms", which Plat is recorded among the Plat Records of Baltimore County in Plat book W.P.C. NO. 6 Folio 183, said strip of land containing .29 acres more or less.

~~The property is zoned R4 residential with a 5.5 density.~~

2020-0110-SPH



THESE TWO DRAWINGS ARE THE SAME BIRD, BUT THE SECOND ONE IS A LITTLE MORE DETAILED.

CERTIFICATE OF POSTING

CASE NO. 2020-0110-SPH

PETITIONER/DEVELOPER

Kathy Bertoldi

DATE OF HEARING/CLOSING

AUGUST 21, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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

298 Montrose Avenue

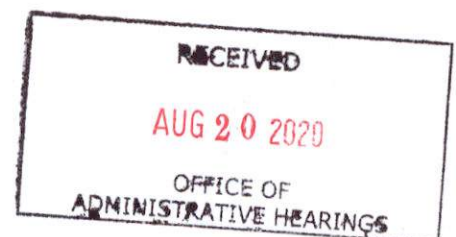
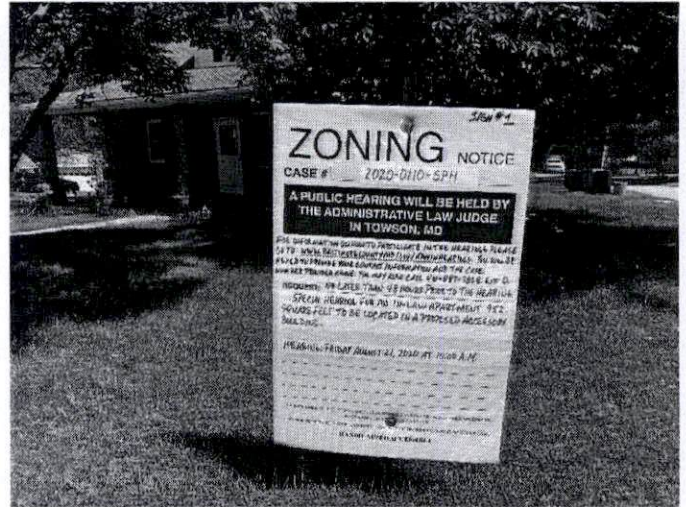
SIGN 1

THE SIGN(S) POSTED ON August 1, 2020 August 18, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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



CERTIFICATE OF POSTING

CASE NO. 2020-0110-SPH

PETITIONER/DEVELOPER

Kathy Bertoldi

DATE OF HEARING/CLOSING

AUGUST 21, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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

298 Montrose Avenue

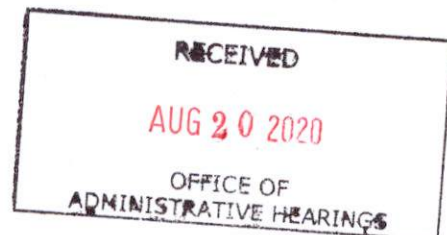
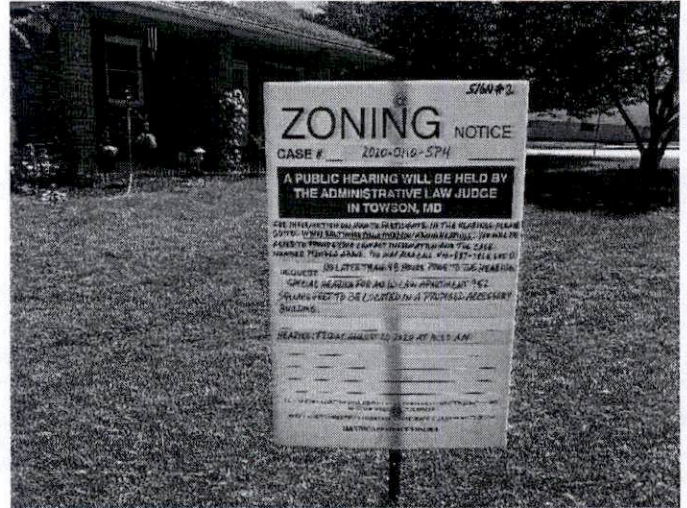
SIGN 2

THE SIGN(S) POSTED ON August 1, 2020 August 18, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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





JOHN A. OLSZEWSKI, JR.
County Executive

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

July 28, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0110-SPH

298 Montrose Avenue

N/west corner of the intersection Montrose Avenue and Hauff Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Catherine Brown

Special Hearing for an in-law apartment of 952 square feet to be located in a proposed accessory building.

Hearing: Friday, August 21, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

For information on how to participate in the hearings please go to
www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Eric Dashner, 16415B Cedar Grove Road, Sparks 21152
Kathy Bertoldi, 298 Montrose Avenue, Essex 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 1, 2020.



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:
Address 298 Montrose Ave 21221 which is presently zoned DR 5.5
Deed References: 07442/00371 10 Digit Tax Account # 1518475/20
Property Owner(s) Printed Name(s) CATHERINE BROWN

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
an in-law apartment of 952 square feet to be located in a proposed accessory building.
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Catherine Brown
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Catherine Brown
Signature #1 _____ Signature #2 _____
298 Montrose Ave Essex Md
Mailing Address _____ City _____ State _____
21221 410-371-6306 imnot1200@yahoo.com
Zip Code _____ Telephone # _____ Email Address _____
Katy R. Bertoldi

Representative to be contacted:

Eric M. DASHNER Katy Bertoldi
Name - Type or Print _____
[Signature]
Signature _____
16415B CEDAR GROVE ROAD Sparks MD
Mailing Address _____ City _____ State _____
21152 410 905 3742 FINER-REMODELING@SMAR.COM
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0110-SPH Filing Date 5/1/20 Do Not Schedule Dates: _____ Reviewer JS

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, July 28, 2020 10:33 AM
To: Donna Mignon; Debra Wiley
Subject: Case Information
Attachments: 20200728102858881.pdf

Good morning ladies,

Attached is the information on a case that I have set in. I will enter the date in the database and will post on the web once the webex event has been created. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11904681

Case #:

Description:

ZONING HEARING - CASE NUMBER: 2020-0110-SPH

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/31/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0110-SPH

238 Montrose Avenue

N/west corner of the intersection Montrose Avenue and Hauff Avenue

15th Election District - 7th Councilmanic District

Legal Owners: Catherine Brown

Special Hearing for an in-law apartment of 962 square feet to be located in a proposed accessory building.

Hearing: Friday, August 21, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-837-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

jy31

CERTIFICATE OF POSTING

CASE NO. 2020-0110-SPH

PETITIONER/DEVELOPER

Kathy Bertoldi

DATE OF HEARING/CLOSING

AUGUST 21, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

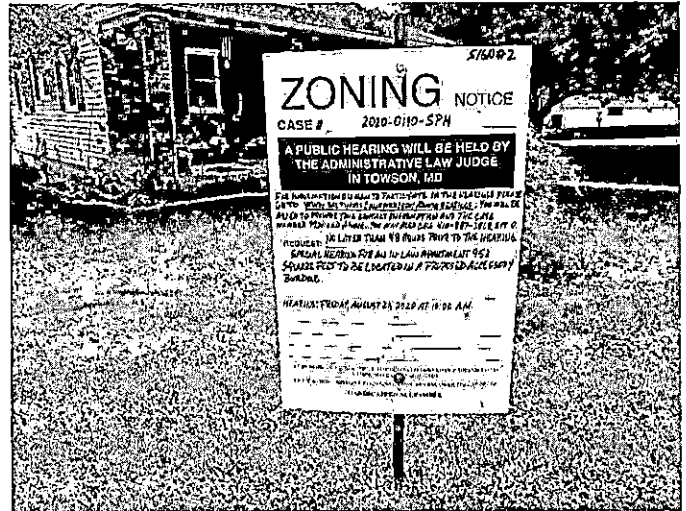
ATTENTION:

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

298 Montrose Avenue

SIGN 2



THE SIGN(S) POSTED ON August 1, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0110-SPH

PETITIONER/DEVELOPER

Kathy Bertoldi

DATE OF HEARING/CLOSING

AUGUST 21, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

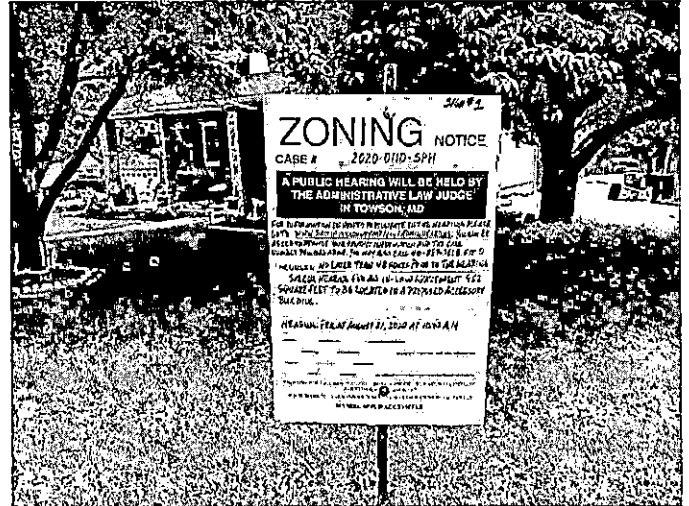
ATTENTION:

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

298 Montrose Avenue

SIGN 1



THE SIGN(S) POSTED ON August 1, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 28, 2020

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0110-SPH

298 Montrose Avenue

N/west corner of the intersection Montrose Avenue and Hauff Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Catherine Brown

Special Hearing for an in-law apartment of 952 square feet to be located in a proposed accessory building.

Hearing: Friday, August 21, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Eric Dashner, 16415B Cedar Grove Road, Sparks 21152
Kathy Bertoldi, 298 Montrose Avenue, Essex 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 1, 2020.

TO: THE DAILY RECORD
Friday, July 31, 2020 - Issue

Please forward billing to:

Eric Dashner
Finer Remodeling, LLC
16415 B Cedar Grove Road
Sparks, MD 21152

410-905-3742

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0110-SPH

298 Montrose Avenue

N/west corner of the intersection Montrose Avenue and Hauff Avenue

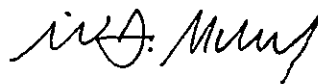
15th Election District – 7th Councilmanic District

Legal Owners: Catherine Brown

Special Hearing for an in-law apartment of 952 square feet to be located in a proposed accessory building.

Hearing: Friday, August 21, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 28, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0110-SPH

298 Montrose Avenue

N/west corner of the intersection Montrose Avenue and Hauff Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Catherine Brown

Special Hearing for an in-law apartment of 952 square feet to be located in a proposed accessory building.

Hearing: Friday, August 21, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Eric Dashner, 16415B Cedar Grove Road, Sparks 21152
Kathy Bertoldi, 298 Montrose Avenue, Essex 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 1, 2020.

TO: THE DAILY RECORD
Friday, July 31, 2020 - Issue

Please forward billing to:

Eric Dashner
Finer Remodeling, LLC
16415 B Cedar Grove Road
Sparks, MD 21152

410-905-3742

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2020-0110-SPH

298 Montrose Avenue

N/west corner of the intersection Montrose Avenue and Hauff Avenue

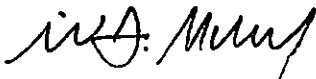
15th Election District – 7th Councilmanic District

Legal Owners: Catherine Brown

Special Hearing for an in-law apartment of 952 square feet to be located in a proposed accessory building.

Hearing: Friday, August 21, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

For information on how to participate in the hearings please go to
www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
298 Montrose Avenue; NW corner intersection * OF ADMINISTRATIVE
of Montrose Avenue & Hauff Avenue * HEARINGS FOR
15th Election & 7th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Catherine Brown *
Petitioner(s) *
* 2020-110-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to Eric M. Dashner, 16415B Cedar Grove Road, Sparks, Maryland 21152, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2020-0110-SPH
Property Address: 298 Montrose Avenue Bacto MD 21221
Property Description: _____
Legal Owners (Petitioners): CATHERINE ROSE BROWN
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERIC MICHAEL DASHNER (FINER REMODELING)
Company/Firm (if applicable): ERIC MICHAEL DASHNER, LLC DBA FINER REMODELING
Address: 16415 B CEDAR GROVE ROAD
SPARKS MD 21152
Telephone Number: 410-905-3742

Michael
906 sign poster

Peggy White

From: Michael Mallinoff
Sent: Wednesday, June 24, 2020 2:08 PM
To: Doug Anderson
Cc: Peggy White
Subject: RE: Please please read this Mr. CRANDELL

2020-
9110
5024

Doug we'll check on the status. We are 2-3 behind due to staffing and the building being closed.

Mike

From: Doug Anderson <wdouganderson@outlook.com>
Sent: Wednesday, June 24, 2020 12:53 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: FW: Please please read this Mr. CRANDELL

CAUTION: This message from wdouganderson@outlook.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Michael,

There is a lot here, can I get a bit more clear explanation from PAI side of things and a little assistance to clear this up?

Thanks

 **Doug Anderson**
443.760.5924

From: katy.r.bertoldi <katy.r.bertoldi@gmail.com>
Sent: Wednesday, June 24, 2020 9:06 AM
To: County Council District 7 <council7@baltimorecountymd.gov>
Subject: Please please read this Mr. CRANDELL

CAUTION: This message from katy.r.bertoldi@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Mr. Crandell, (not another Covid message..please read) I sent this on Facebook messenger but he has not seen it.

I am so sorry to bother you at such a busy time but I need your help. I see we have 18 mutual friends on facebook and I have a legit special circumstance that I need to try and get someone to focus in amidst this Covid Crazyiness.

I'm trying to move a building permit that is stalled in Towson to start an Accessory Dwelling Unit for my aging mother at 298 Montrose Avenue 21221. I sent a message to Johnny Salling, who knows our special story as well.. but his office just forwarded it to the county general email.

My parents Frank and Catherine Brown built on the water in Middle River, Denton Rd about 8 years ago or so. I had a son, Nicholas who suffered from a life long illness who became terminal in 2018. My parents lived at 298 Montrose Ave, 21221 for 26 years and allowed my family to move in to Montrose in 2012 to have ample space to care for him.. We brought him home to hospice in August of 2018 after a 2 year long battle in Hopkins. On November 13th, 2018 my mother left my home after spending the day with my son and returned home to Denton Rd. She found my father passed out and under water drowned in the bath tub. My father's death is now a wrongful death lawsuit for a failed pacemaker/defib incident. Shortly after, on December 10, 2018 my son passed on in our home. He died of gastro intestinal failure from his congenital abnormalities. He was 14.

It was just terrible and my Mom will always be suffering from PTSD.

I have a younger sister who moved in with my Mom right away with her husband. There is more tragedy though. In 2008, my sisters husband was in a head on collision and is disabled with brain injury. So they all stayed together until we decided how we would move forward.

Several months ago I had an idea to turn a solid garage on the Montrose property into an accessory dwelling unit for Mom. We have decided to let go of the waterfront as we are all sad to be there without my Dad. Bringing her back to Montrose gives her a new start and the house of 26 years has great memories for her. She will have her own space but be close to us as well. The plot and plan is perfect and meets all the requirements. The papers are filed, survey is done but the project is not moving.

My sister has returned to her home in Canton and my Mom is now alone and we need to get the project moving for her future happiness and health.

I can get neighbor signatures if necessary but need to try and push a virtual hearing as quickly as possible.

My builder is Eric Dashner, Finer Remodeling and he is doing everything in his power to get this moving. Folks are being too slow to process and we need someone to help put some focus on this for us as people, not just another project.

If there is anything you can do to help us, it would be so appreciated.

THANK YOU and great work supporting the residents of our section of the county through this crisis.

Katy Bertoldi
410-274-6375

Sent from my Verizon, Samsung Galaxy smartphone



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 11, 2020

Eric M. Dashner,
16415 B Cedar Grove Road
Sparks MD 21152

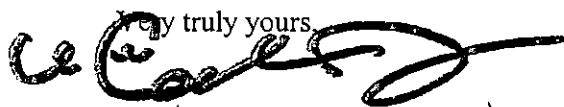
RE: Case Number: 2020-0110-SPH, 298 Montrose Ave

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 May 01, 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
Catherine Brown 298 Montrose Ave Essex MD 21221

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

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. **2020-0110-SPH**

Special Hearing
Catherine Brown
298 Montrose 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: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/11/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-110

INFORMATION:

Property Address: 298 Montrose Avenue
Petitioner: Catherine Rose Brown
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing under § 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether the zoning commissioner should approve an in-law apartment that is 952 square feet to be located in a proposed accessory building.

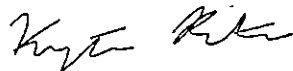
A site visit was conducted on 6/9/2020. There is an existing garage on the site that will become part of the accessory structure. The applicant states that the structure will be used by a family member who uses a wheel chair and will be ADA compliant. It will include an access ramp.

The Department of Planning has no objection to the request for special hearing, assuming the following conditions are met.

1. The applicant should submit architectural elevations for the proposed structure to the Department of Planning prior to the hearing.
2. The structure should include two windows on the front façade facing Hauf Avenue.
3. Materials should be consistent with the neighborhood.
4. The accessory apartment shall only be utilized by immediate family members as defined in Section 101 and may not be used by any person other than an immediate family member for any other reason.

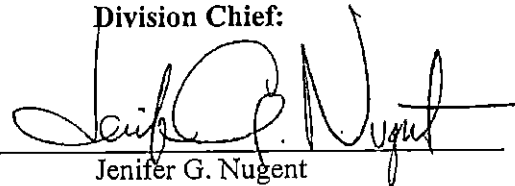
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

Date: 6/11/2020
Subject: ZAC # 20-110
Page 2

c: Joseph Fraker
Eric M. Dashner
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: May 7, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0110-SPH
Address 298 Montrose Avenue
(Brown Property)

Zoning Advisory Committee Meeting of May 11, 2020.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and is subject to Critical Area requirements. The applicant is proposing an accessory building with an in-law apartment on a non-waterfront property. This development must meet all IDA requirements, including planting of trees or payment of an offset fee for any new impervious surfaces. If the plantings are done or offset fee is paid, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

This property is not waterfront. If the plantings are done or the offset fee for new impervious surface is paid, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/11/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-110

INFORMATION:

Property Address: 298 Montrose Avenue
Petitioner: Catherine Rose Brown
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing under § 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether the zoning commissioner should approve an in-law apartment that is 952 square feet to be located in a proposed accessory building.

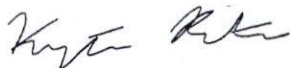
A site visit was conducted on 6/9/2020. There is an existing garage on the site that will become part of the accessory structure. The applicant states that the structure will be used by a family member who uses a wheel chair and will be ADA compliant. It will include an access ramp.

The Department of Planning has no objection to the request for special hearing, assuming the following conditions are met.

1. The applicant should submit architectural elevations for the proposed structure to the Department of Planning prior to the hearing.
2. The structure should include two windows on the front façade facing Hauf Avenue.
3. Materials should be consistent with the neighborhood.
4. The accessory apartment shall only be utilized by immediate family members as defined in Section 101 and may not be used by any person other than an immediate family member for any other reason.

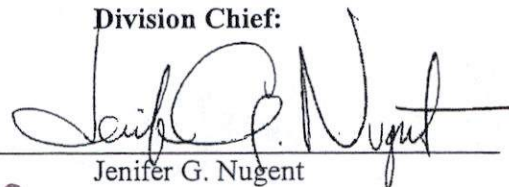
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

ORDER RECEIVED FOR FILING

CPG/JGN/kma/

Date 8/21/20

By DR Nugent

Date: 6/11/2020
Subject: ZAC # 20-110
Page 2

c: Joseph Fraker
Eric M. Dashner
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: May 7, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0110-SPH
Address 298 Montrose Avenue
(Brown Property)

Zoning Advisory Committee Meeting of **May 11, 2020.**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and is subject to Critical Area requirements. The applicant is proposing an accessory building with an in-law apartment on a non-waterfront property. This development must meet all IDA requirements, including planting of trees or payment of an offset fee for any new impervious surfaces. If the plantings are done or offset fee is paid, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

This property is not waterfront. If the plantings are done or the offset fee for new impervious surface is paid, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Reviewer: Paul Dennis, Environmental Impact Review

ORDER RECEIVED FOR FILING

Date

8/21/20

By

[Signature]

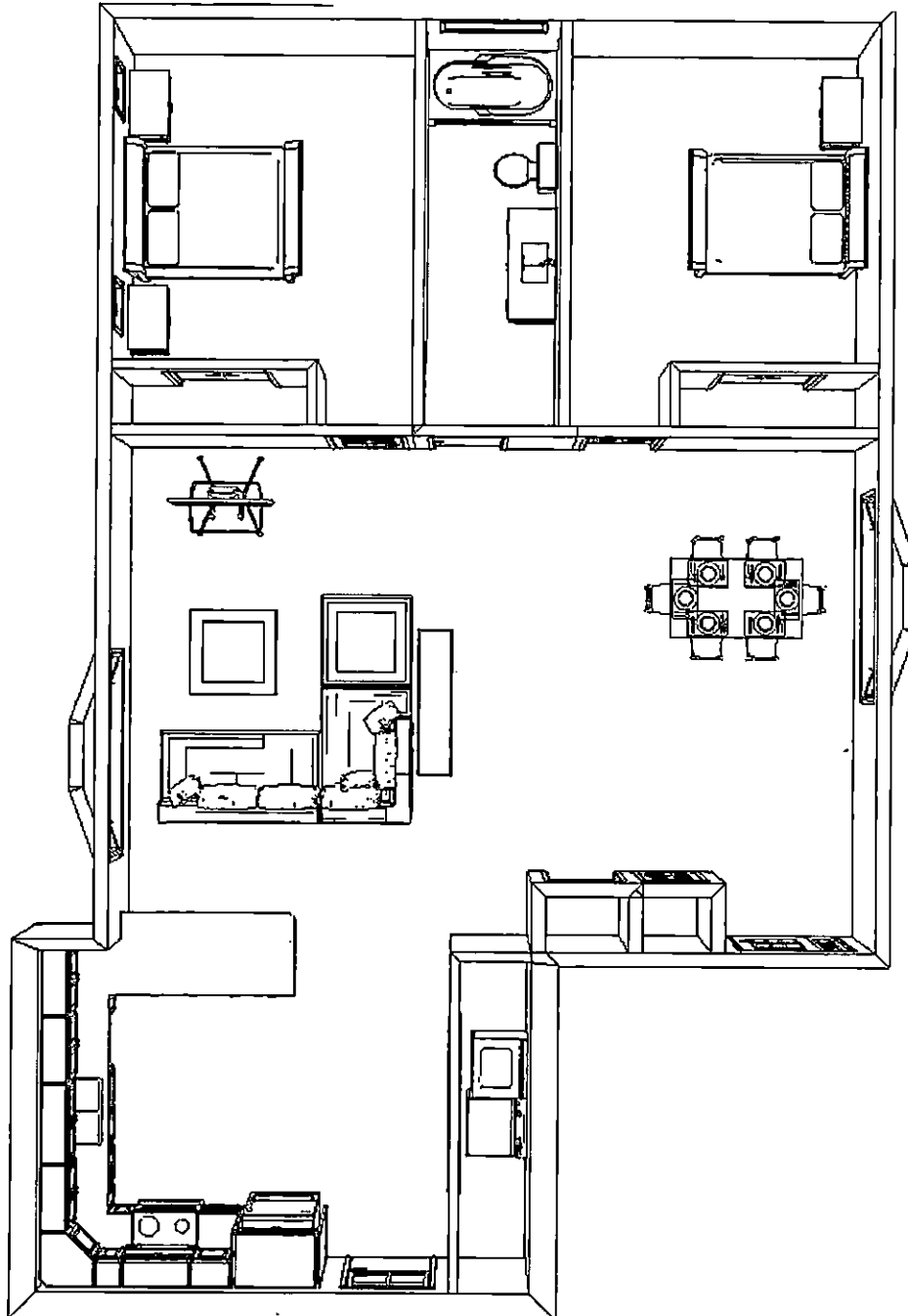
Catherine Rose Brown, Accessory Building of an In-Law Apartment

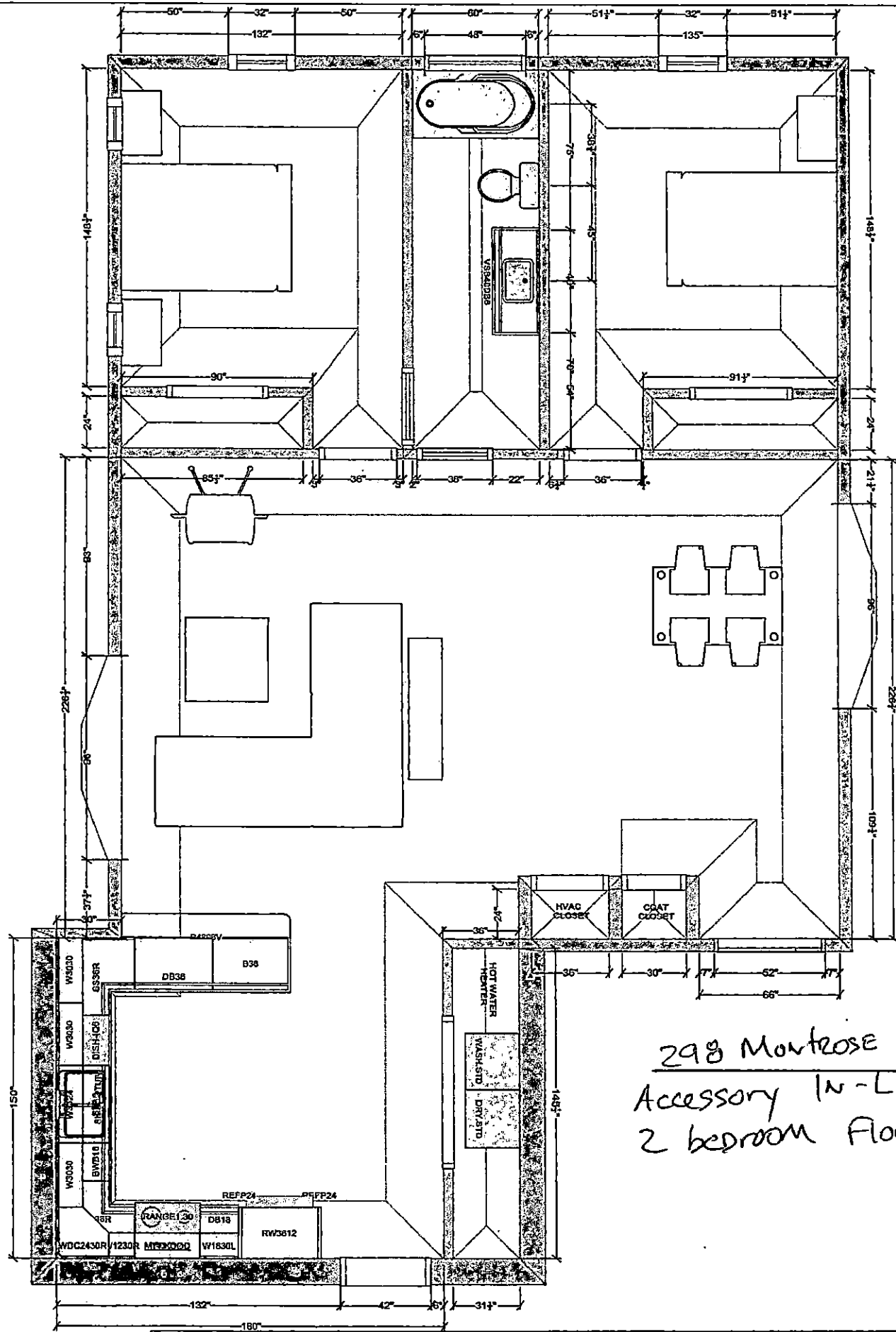
298 Montrose Avenue, Baltimore MD, 21221

Lots nos. 23 & 24 of Montrose Farms, District 15 Map 90 Grid 19 Parcel 0606 Plat 6/183

1177 square feet; 2 - bedroom 1 bathroom, 1 kitchen apartment

.387 Acres land; 16% area used to include existing home plus new accessory building.





298 Montrose Ave.
Accessory IN-LAW
2 bedroom Floorplan

1 foot

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/4/20;
Printed: 3/6/2020

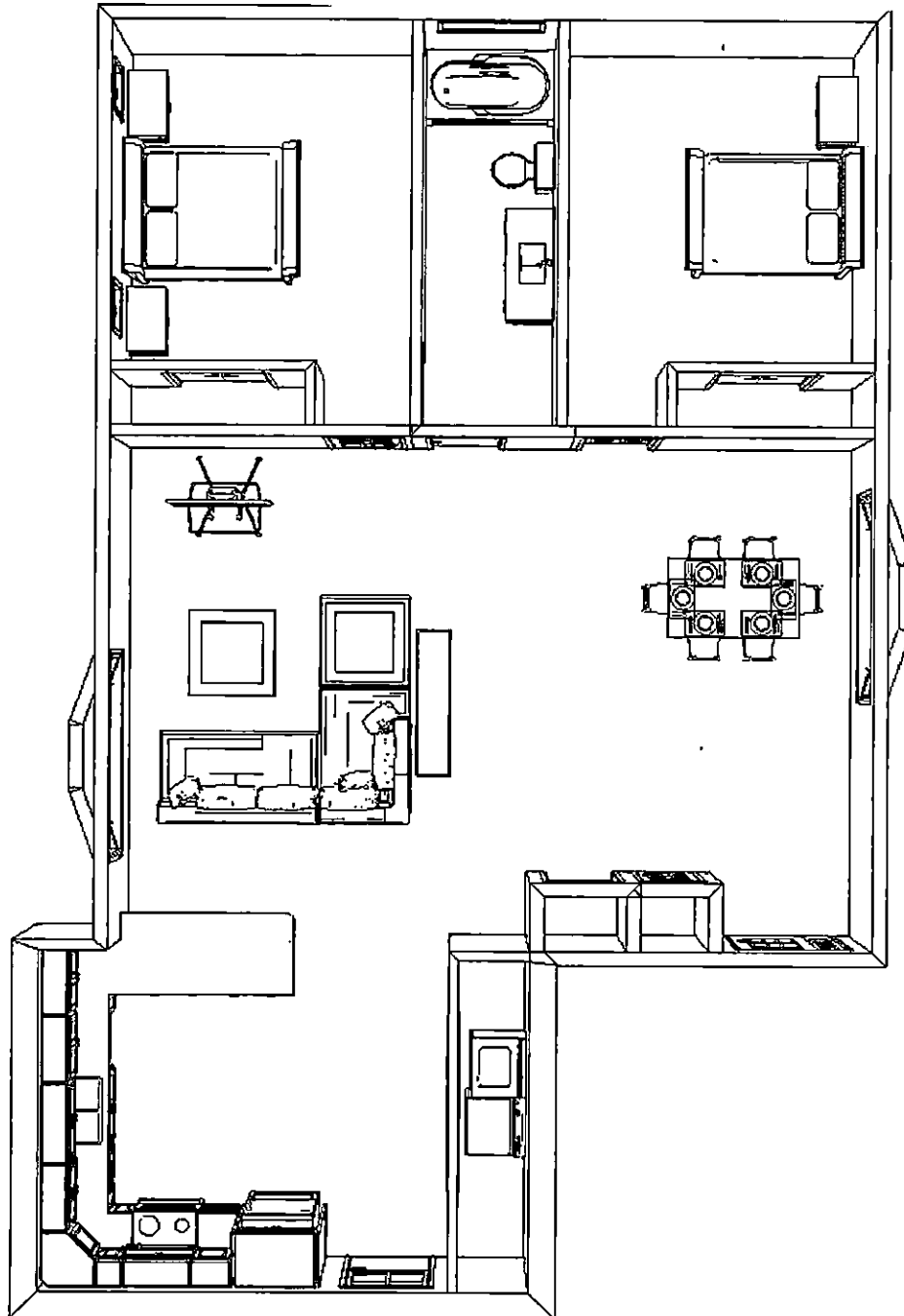
Catherine Rose Brown, Accessory Building of an In-Law Apartment

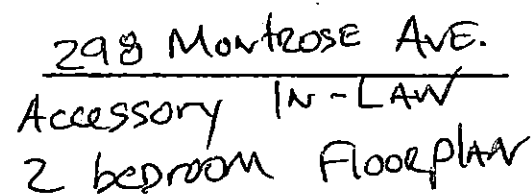
298 Montrose Avenue, Baltimore MD, 21221

Lots nos. 23 & 24 of Montrose Farms, District 15 Map 90 Grid 19 Parcel 0606 Plat 6/183

1177 square feet; 2 - bedroom 1 bathroom, 1 kitchen apartment

.387 Acres land; 16% area used to include existing home plus new accessory building.

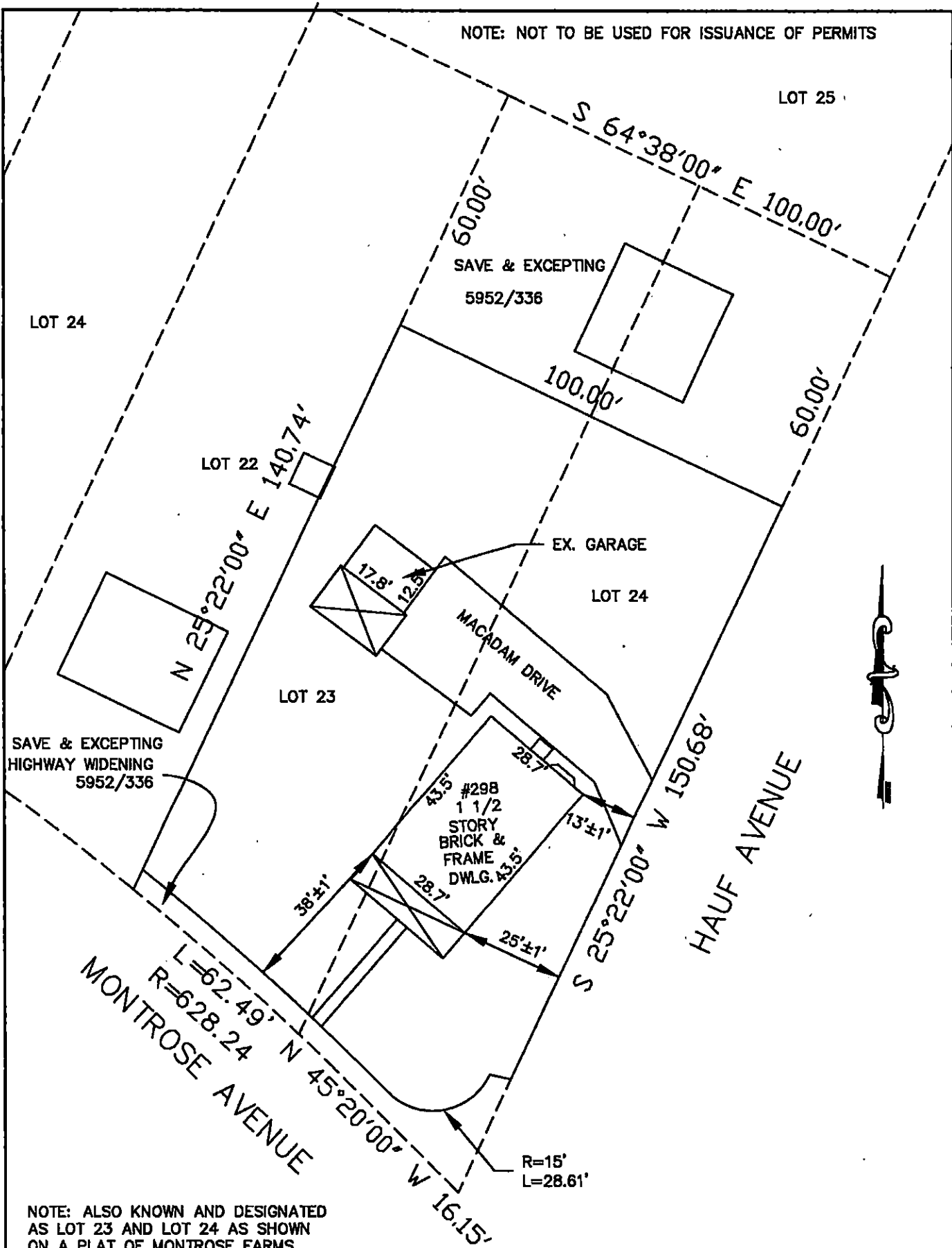




$\frac{1}{2}$ foot

Designed: 3/4/2020
Printed: 3/6/2020

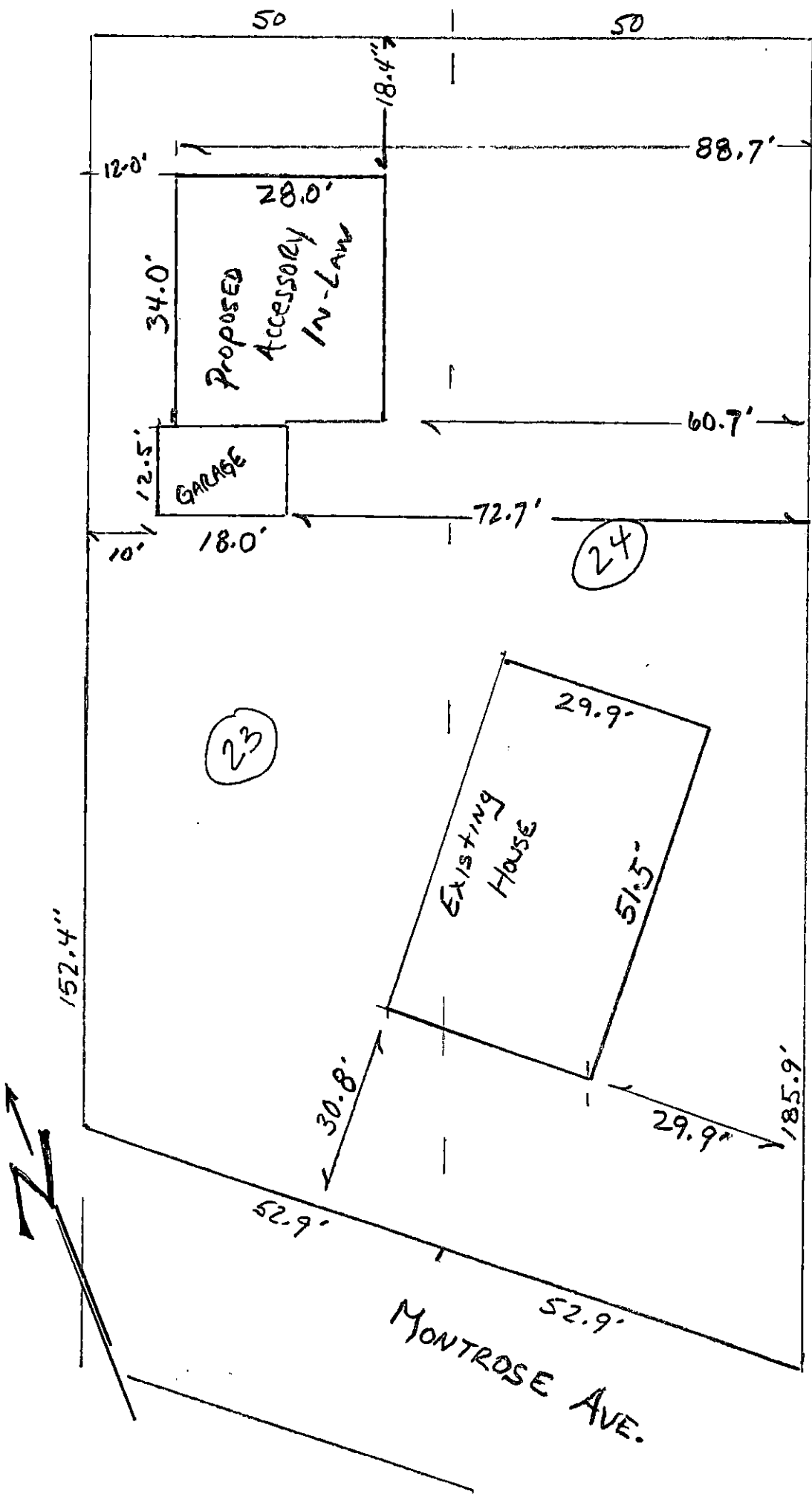
NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



SAVE & EXCEPTING
HIGHWAY WIDENING
5952/336

NOTE: ALSO KNOWN AND DESIGNATED
AS LOT 23 AND LOT 24 AS SHOWN
ON A PLAT OF MONTROSE FARMS
RECORDED IN BALTIMORE COUNTY
MARYLAND IN PLAT BOOK 6 FOLIO
183 SAVE & EXCEPTING 4939/252
AND 5952/336

- 1) The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) The plat is not to be relied upon for the establishment or location of



298 Montrose Ave

Lots 23 + 24

District 15

MAP 0090

GRID 0019

PARCEL 0606

PLAT. 0006/0183

.387 Acres

USE = .16 %

HAUF AVE.

1 INCH = 20 FT.

[illegible]

MONTROSE FARMS
 CHANGE IN LOTS 25 TO 31.
 CITYCO REALTY CO.
 BALTO. MD.
 Scale 1" = 100' Nov. 1929.

Declaration of Understanding

By: Catherine Rose Brown of 298 Montrose Avenue, Baltimore MD 21221

This Declaration of Understanding is made on March 9th, 2020, by and between Catherine Rose Brown and the Department of Permits, Approvals and Inspections. Aka: PAI

- A. The Declarant who is the owner of this property have filed an application for a use permit and special hearing to: build an in-law accessory apartment attached to the free-standing existing accessory building known as the garage. The existing garage is 12'-6" wide by a length of 18'-0" which is 225 square feet. To build an additional 2 -bedroom, 1 -bathroom accessory building with both cooking and laundry facilities. The additional structure shall be 28' by 34' increasing the accessory structure by 952 square feet. The proposed accessory building shall be 1177 square feet. This represents 8% of the total land area of 14,956 square feet.

The property being located at corner of Montrose Avenue and Hauf Avenue in the town of Essex, MD. Exhibit A, being a strip of land of irregular dimensions across Lots nos. 23 and 24 Plat of "Montrose Farms", which Plat is recorded among the Plat Records of Baltimore County in Plat book W.P.C. No. 6. Folio 183, said strip of land containing 0.19 acres, more or less. *This property is zoned 04 Residential with a 5.5 density.

B. The accessory dwelling to be constructed shall become the **primary** residence for **Catherine Rose Brown**, who is the deeded owner of both lots 23 & 24 including the existing structures on the property known as: 298 Montrose Avenue. The existing building, a 1.5 story home, houses Mrs. Browns eldest daughter Katy, her husband David Bertoldi and their 2 daughters Molly and Tara Bertoldi. The second bedroom of the NEW accessory structure shall be for the purposes of the visitation(s) of Mrs. Browns other daughter Emily and her wheel-chair-bound husband Drew Hagan. The accessory structure shall have no steps and included 36" doorways through-out to accommodate these visits.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

1. Any and all improvements now existing or to be constructed on the Property shall be used only as an immediate family member in-law accessory building. This will not be used by another person other than its owner for any other reason. The use permit and this declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of the Declaration when it is recorded in Land Records.
2. Once the accessory building is no longer occupied by the person named in this declaration or if the property is sold, or the use permit has not be renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination in the Accessory Apartment in the accessory building requires the removal of the kitchen and other residential elements, at the discretion of the PAI.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and the owners of all or any portion of the property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

Catherine R. Brown

In witness whereof, the parties hereto have duly executed the Declaration under seal on the date first written above.

Witness



Stan Wm

3-9-2020

3-9-20

State of Maryland, County of Baltimore to wit:

I hereby certify that on this 9th day of 20 20, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Catherine Brown

The declarant herein, who is also the owner of this property, known to me to be the person whose name is subscribed to the within instrument, and who acknowledges that she executed for the foregoing instrument for the purposes therein contained.

In witness whereof, have hereunto set y hand and Notarial Seal.

My commission expire:



Notary Public

SOPHIE COWGER
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES: 7/3/23

Donna Mignon

From: Marylou Farnsworth <LoulisLoft@outlook.com>
Sent: Tuesday, August 18, 2020 11:52 AM
To: Donna Mignon
Subject: RE: Invitation to join Web seminar as a panelist: Zoning Hearing - 298 Montrose Avenue

CAUTION: This message from LoulisLoft@outlook.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I accept the invitation. Thank you.

Marylou Farnsworth

Sent from [Mail](#) for Windows 10

From: Donna Mignon
Sent: Tuesday, August 18, 2020 11:42 AM
To: Marylou Farnsworth
Subject: Invitation to join Web seminar as a panelist: Zoning Hearing - 298 Montrose Avenue
When: Friday, August 21, 2020, 10:00 AM - 11:00 AM
Location:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eaba1ba7bd5b7a336d050bf5d0c1176fe>

You're a panelist for this Webex event. When it's time, join the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 160 673 4152

Event password: 1234

Panelist password: The Event has no Panelist Password

Friday, August 21, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)



If you experience a problem joining the event as a panelist, you can join as an attendee.

Join as an attendee:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4d6cedee0baec2e46cedea4a45>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1606734152@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 159215

Need help? Go to <http://help.webex.com>

Donna Mignon

From: Marylou Farnsworth <LoulisLoft@outlook.com>
Sent: Tuesday, August 18, 2020 11:36 AM
To: Administrative Hearings
Subject: Case# 2020-0110-SPH

CAUTION: This message from LoulisLoft@outlook.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Whom it may concern:

I plan to attend the hearing for the above case on Friday, August 21, 2020 at 10:am. I am concerned that the building will be very close to my property line. I am having drainage problems from water draining down the slope to my backyard and I am concerned that the run-off from the roof will add to the problem.

Marylou Farnsworth
902 Hauf Ave.
Essex MD, 21221

Cell Phone: 443-834-4217 (best contact)
Home Phone: 410-574-4084

Donna Mignon

From: Administrative Hearings
Sent: Tuesday, August 18, 2020 11:47 AM
To: Marylou Farnsworth
Subject: RE: Case# 2020-0110-SPH

Hi Ms. Farnsworth:

I will send you a webex invitation so you can attend the web ex hearing on Friday at 10:00 a.m.

We ask anyone that is going to speak at the hearing to please log on at least 10-15 minutes early just in case you have any problems getting on and you can contact our office.

If you are unable to attend through your computer there is also a phone number that you can call in as well.

Once you receive the invitation, please accept the invitation.

If you have any further questions, please contact our office.

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Marylou Farnsworth <LoulisLoft@outlook.com>
Sent: Tuesday, August 18, 2020 11:36 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case# 2020-0110-SPH

CAUTION: This message from LoulisLoft@outlook.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Whom it may concern:

I plan to attend the hearing for the above case on Friday, August 21, 2020 at 10:am. I am concerned that the building will be very close to my property line. I am having drainage problems from water draining down the slope to my backyard and I am concerned that the run-off from the roof will add to the problem.

Marylou Farnsworth
902 Hauf Ave.
Essex MD, 21221

Cell Phone: 443-834-4217 (best contact)
Home Phone: 410-574-4084

ZAC AGENDA

See Misc. Note
Below

Case Number: 2020-0110-SPH **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING

Legal Owner: Catherine Brown

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 298 MONTROSE AVE

Location: North west corner intersection of Montrose Ave (30') and Hauff Ave (30').

Existing Zoning: DR 5.5

Area: 0.29 AC

Proposed Zoning:

SPECIAL HEARING:

An in-law apartment of 952 square feet to be located in a proposed accessory building.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Declaration of understanding for in-law apartment included.

ZAC AGENDA

Case Number: 2020-0110-SPH **Reviewer:** Jason Seidelman

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

Type: SPECIAL HEARING

Legal Owner: Catherine Brown

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 298 MONTROSE AVE

Location: North west corner intersection of Montrose Ave (30') and Hauff Ave (30').

Existing Zoning: DR 5.5

Area: 0.29 AC

Proposed Zoning:

SPECIAL HEARING:

An in-law apartment of 952 square feet to be located in a proposed accessory building.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Declaration of understanding for in-law apartment included.

*Pet. filed on 5-1-2020
under Catherine Brown.*

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1518475120		
Owner Information		
Owner Name:	BROWN FRANK BARRETT BROWN CATHERINE ROSE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	298 MONTROSE AVE BALTIMORE MD 21221-4743	Deed Reference: /07442/ 00371
Location & Structure Information		
Premises Address:	298 MONTROSE AVE BALTIMORE 21221-4743	Legal Description: PT LTS 23-24 NW HAUF AV MONTROSE
Map: 0090	Grid: 0019	Parcel: 0606
Neighborhood: 15050045.04	Subdivision: 0000	Block: 23
Assessment Year: 2018	Plat No: 0006/ 0183	Plat Ref: 0006/ 0183
Town: None		
Primary Structure Built: 1919	Above Grade Living Area: 1,288 SF	Finished Basement Area: 14,976 SF
County Use: 04		
Stories: 1 1/2	Basement: NO	Type: STANDARD UNIT
Exterior: ASBESTOS SHINGLE/	Quality: 3	Full/Half Bath: 1 full
Garage:	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value
		As of 01/01/2018
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Land:	76,200	76,200
Improvements:	59,200	59,200
Total:	135,400	135,400
Preferential Land:	0	0
Transfer Information		
Seller: ROLEK LOUIS P,2ND	Date: 12/30/1986	Price: \$68,000
Type: ARMS LENGTH IMPROVED	Deed1: /07442/ 00371	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:

Donna Mignon

From: Donna Mignon
Sent: Monday, August 17, 2020 9:04 AM
To: 'mert11.14@aol.com'
Subject: 298 Montrose Avenue - Case No: 2020-0110-SPH - hearing date 8/21/2020 10:00 a.m.

Hi Mr. Ogle.
Please email the second certification of posting the sign to our office.
Thank you so much. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Marty Ogle <mert1114@aol.com>
Sent: Monday, August 17, 2020 9:14 AM
To: Donna Mignon
Subject: Re: 298 Montrose Avenue - Case No: 2020-0110-SPH - hearing date 8/21/2020 10:00 a.m.

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I sure will

Sent from my iPhone

On Aug 17, 2020, at 9:03 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Hi Mr. Ogle.

Please email the second certification of posting the sign to our office.

Thank you so much. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Friday, August 14, 2020 2:51 PM
To: 'finer.remodeling@gmail.com'; 'katy.r.bertoldi@gmail.com'
Subject: 298 Montrose Avenue, 21221 - Case No: 2020-0110-SPH

Dear Mr. Dashner:

Just a reminder that a virtual hearing is set for August 21, 2020 at 10:00 a.m.

Please send any exhibits you wish to present at the hearing 48 hours prior to the hearing date. Our office will also need the 2nd certification posting emailed as well before the hearing on August 21, 2020.

Please send any exhibits and the 2nd certification to: administrativehearings@baltimorecountymd.gov.

If you have any questions or concerns, please feel free to call or email. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Donna Mignon
Sent: Tuesday, July 28, 2020 10:53 AM
To: Kristen L Lewis
Subject: Link

Event: Zoning Hearing - 298 Montrose Avenue
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2>
Date and time: Friday, August 21, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Address: 298 Montrose Avenue
Case No: 2020-0110-SPH
Owner Name: Catherine Brown
Event number: 160 673 4152
Event password: 1234
Host key: 168782
Alternate Host: Debra Wiley, Henry Ayakwah, Paul Mayhew
Panelist Info:
Panelist password:
Panelist numeric password: 159215
Video Address: 1606734152@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 160 673 4152
Maximum number of registrants: 10000

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 298 Montrose Avenue
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eaba1ba7bd5b7a336d050bf5d0c1176fe>
Start: Fri 8/21/2020 10:00 AM
End: Fri 8/21/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 160 673 4152

Host key: 168782 (Use this to reclaim host privileges.)

Friday, August 21, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eaba1ba7bd5b7a336d050bf5d0c>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8bfdd0cf9b85061c8748f5f8898>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1606734152@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 159215

Need help? Go to <http://help.webex.com>

Debra Wiley

From: Paul Mayhew
Sent: Thursday, June 25, 2020 12:05 PM
To: Kristen L Lewis
Cc: Joseph C Merrey; Debra Wiley; Doug Anderson; Peggy White
Subject: FW: Accessory Apartment Petition Case No. 2020-0110-SPH
Attachments: 20200625120252735.pdf

Kristen,

The Petitioner in this case has documented an extreme family hardship that justifies expediting this Petition. Can you please do everything you can to expedite getting this posted and on my calendar? Joe Merrey can give you any details you need.

Thanks in advance, Paul

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

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, June 25, 2020 12:03 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 06.25.2020 12:02:52 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Administrative Hearings
Sent: Thursday, June 25, 2020 11:23 AM
To: Joseph C Merrey
Cc: Debra Wiley
Subject: RE: Case

Dear Mr. Merrey,
I will make sure ALJ Mayhew reviews this and responds. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----

From: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Sent: Thursday, June 25, 2020 11:15 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Peggy White <pwhite@baltimorecountymd.gov>
Subject: Case

Judge Mayhew:

Attached herewith is email correspondence from Kay Bertoldi, daughter of Catherine Brown, Petitioner in pending zoning case No. 2020-0110-SPH. She is requesting that her case be moved out of the normal queue and placed on an expedited docket. Her reasons are stated in the attached email thread. As you are aware, the Zoning Office has no authority to grant her request. Perhaps your Office may be able to give her a final decision on this matter. There may be a history to this that I am not aware of. All I know is what is in the forwarded correspondence, which I received yesterday and asked to look into. She has apparently contacted a number of folks in the County regarding this matter, and is growing frustrated. If there is anything I can do on this end to resolve the matter, please do not hesitate to contact me. Joe Merrey, Zoning, ext. 3391

-----Original Message-----

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Thursday, June 25, 2020 10:05 AM
To: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Subject: Message from "RNP5838792833FE"

This E-mail was sent from "RNP5838792833FE" (MP 4055).

Scan Date: 06.25.2020 10:04:32 (-0400)
Queries to: cpr111@baltimorecountymd.gov

Donna Mignon

From: Joseph C Merrey
Sent: Thursday, June 25, 2020 11:15 AM
To: Administrative Hearings
Cc: Peggy White
Subject: Case
Attachments: 20200625100432838.pdf

Judge Mayhew:

Attached herewith is email correspondence from Kay Bertoldi, daughter of Catherine Brown, Petitioner in pending zoning case No. 2020-0110-SPH. She is requesting that her case be moved out of the normal queue and placed on an expedited docket. Her reasons are stated in the attached email thread. As you are aware, the Zoning Office has no authority to grant her request. Perhaps your Office may be able to give her a final decision on this matter. There may be a history to this that I am not aware of. All I know is what is in the forwarded correspondence, which I received yesterday and asked to look into. She has apparently contacted a number of folks in the County regarding this matter, and is growing frustrated. If there is anything I can do on this end to resolve the matter, please do not hesitate to contact me. Joe Merrey, Zoning, ext. 3391

-----Original Message-----

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Thursday, June 25, 2020 10:05 AM
To: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Subject: Message from "RNP5838792833FE"

This E-mail was sent from "RNP5838792833FE" (MP 4055).

Scan Date: 06.25.2020 10:04:32 (-0400)
Queries to: cpr111@baltimorecountymd.gov



CELESTINE

TO BE USED

FOR THE PURPOSES OF THE ACT

Peggy White

From: Michael Mallinoff
Sent: Wednesday, June 24, 2020 2:08 PM
To: Doug Anderson
Cc: Peggy White
Subject: RE: Please please read this Mr. CRANDELL

Doug we'll check on the status. We are 2-3 behind due to staffing and the building being closed.

Mike

From: Doug Anderson <wdouganderson@outlook.com>
Sent: Wednesday, June 24, 2020 12:53 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: FW: Please please read this Mr. CRANDELL

CAUTION: This message from wdouganderson@outlook.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Michael,

There is a lot here, can I get a bit more clear explanation from PAI side of things and a little assistance to clear this up?

Thanks

 Doug Anderson
443.760.5924

From: [katy.r.bertoldi](mailto:katy.r.bertoldi@gmail.com) <katy.r.bertoldi@gmail.com>
Sent: Wednesday, June 24, 2020 9:06 AM
To: County Council District 7 <council7@baltimorecountymd.gov>
Subject: Please please read this Mr. CRANDELL

CAUTION: This message from katy.r.bertoldi@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Mr. Crandell, (not another Covid message..please read) I sent this on Facebook messenger but he has not seen it.

I am so sorry to bother you at such a busy time but I need your help. I see we have 18 mutual friends on facebook and I have a legit special circumstance that I need to try and get someone to focus in amidst this Covid Crazyiness.

I'm trying to move a building permit that is stalled in Towson to start an Accessory Dwelling Unit for my aging mother at 298 Montrose Avenue 21221. I sent a message to Johnny Salling, who knows our special story as well.. but his office just forwarded it to the county general email.

My parents Frank and Catherine Brown built on the water in Middle River, Denton Rd about 8 years ago or so. I had a son, Nicholas who suffered from a life long illness who became terminal in 2018. My parents lived at 298 Montrose Ave, 21221 for 26 years and allowed my family to move in to Montrose in 2012 to have ample space to care for him.. We brought him home to hospice in August of 2018 after a 2 year long battle in Hopkins. On November 13th, 2018 my mother left my home after spending the day with my son and returned home to Denton Rd. She found my father passed out and under water drowned in the bath tub. My father's death is now a wrongful death lawsuit for a failed pacemaker/defib incident. Shortly after, on December 10, 2018 my son passed on in our home. He died of gastro intestinal failure from his congenital abnormalities. He was 14.

It was just terrible and my Mom will always be suffering from PTSD.

I have a younger sister who moved in with my Mom right away with her husband. There is more tragedy though. In 2008, my sisters husband was in a head on collision and is disabled with brain injury. So they all stayed together until we decided how we would move forward.

Several months ago I had an idea to turn a solid garage on the Montrose property into an accessory dwelling unit for Mom. We have decided to let go of the waterfront as we are all sad to be there without my Dad. Bringing her back to Montrose gives her a new start and the house of 26 years has great memories for her. She will have her own space but be close to us as well. The plot and plan is perfect and meets all the requirements. The papers are filed, survey is done but the project is not moving.

My sister has returned to her home in Canton and my Mom is now alone and we need to get the project moving for her future happiness and health.

I can get neighbor signatures if necessary but need to try and push a virtual hearing as quickly as possible.

My builder is Eric Dashner, Finer Remodeling and he is doing everything in his power to get this moving. Folks are being too slow to process and we need someone to help put some focus on this for us as people, not just another project.

If there is anything you can do to help us, it would be so appreciated.

THANK YOU and great work supporting the residents of our section of the county through this crisis.

Katy Bertoldi
410-274-6375

Sent from my Verizon, Samsung Galaxy smartphone

Declaration of Understanding

By: Catherine Rose Brown of 298 Montrose Avenue, Baltimore MD 21221

This Declaration of Understanding is made on March 9th, 2020, by and between Catherine Rose Brown and the Department of Permits, Approvals and Inspections. Aka: PAI

- A.** The Declarant who is the owner of this property have filed an application for a use permit and special hearing to: build an in-law accessory apartment attached to the free-standing existing accessory building known as the garage. The existing garage is 12'-6" wide by a length of 18'-0" which is 225 square feet. To build an additional 2 -bedroom, 1 -bathroom accessory building with both cooking and laundry facilities. The additional structure shall be 28' by 34' increasing the accessory structure by 952 square feet. The proposed accessory building shall be 1177 square feet. This represents 8% of the total land area of 14,956 square feet.

The property being located at corner of Montrose Avenue and Hauf Avenue in the town of Essex, MD. Exhibit A, being a strip of land of irregular dimensions across Lots nos. 23 and 24 Plat of "Montrose Farms", which Plat is recorded among the Plat Records of Baltimore County in Plat book W.P.C. No. 6. Folio 183, said strip of land containing 0.19 acres, more or less. *This property is zoned 04 Residential with a 5.5 density.

B. The accessory dwelling to be constructed shall become the **primary** residence for **Catherine Rose Brown**, who is the deeded owner of both lots 23 & 24 including the existing structures on the property known as: 298 Montrose Avenue. The existing building, a 1.5 story home, houses Mrs. Browns eldest daughter Katy, her husband David Bertoldi and their 2 daughters Molly and Tara Bertoldi. The second bedroom of the NEW accessory structure shall be for the purposes of the visitation(s) of Mrs. Browns other daughter Emily and her wheel-chair-bound husband Drew Hagan. The accessory structure shall have no steps and included 36" doorways through-out to accommodate these visits.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

1. Any and all improvements now existing or to be constructed on the Property shall be used only as an immediate family member in-law accessory building. This will not be used by another person other than its owner for any other reason. The use permit and this declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of the Declaration when it is recorded in Land Records.
2. Once the accessory building is no longer occupied by the person named in this declaration or if the property is sold, or the use permit has not be renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination in the Accessory Apartment in the accessory building requires the removal of the kitchen and other residential elements, at the discretion of the PAI.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and the owners of all or any portion of the property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

Catherine R. Brown

In witness whereof, the parties hereto have duly executed the Declaration under seal on the date first written above.

Witness

[Signature]
[Signature]

3-9-2020

3-9-20

State of Maryland, County of Baltimore to wit:

I hereby certify that on this 9th day of 20 20, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Catherine Brown

The declarant herein, who is also the owner of this property, known to me to be the person whose name is subscribed to the within instrument, and who acknowledges that she executed for the foregoing instrument for the purposes therein contained.

In witness whereof, have hereunto set y hand and Notarial Seal.

My commission expire:

[Signature]

Notary Public

SOPHIE COWGER

NOTARY PUBLIC STATE OF MARYLAND

MY COMMISSION EXPIRES: 7/3/23

ORIGINAL
EMBOSSED - SEAL
COPY ON FILE.

Donna Mignon

From: Donna Mignon
Sent: Sunday, August 16, 2020 8:42 AM
To: 'Eric Dashner'
Subject: RE: 298 Montrose Avenue, 21221 - Case No: 2020-0110-SPH

Hi Mr. Dashner,

The sign poster has to make sure that the sign is still posted at least 5 days prior to the hearing date.

Sometimes people take them down, sometimes weather can blow them over.

So the sign poster has to go out make sure it is still up and send us a 2nd certification indicating the sign is still posted. Mr. Ogle should know the protocol. I would just give him a call to make sure. Thank you. If you have any questions, please let me know.

From: Eric Dashner <finer.remodeling@gmail.com>
Sent: Friday, August 14, 2020 4:35 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: 298 Montrose Avenue, 21221 - Case No: 2020-0110-SPH

CAUTION: This message from finer.remodeling@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

What's a 2nd certification posting ?

Sent from my iPhone

On Aug 14, 2020, at 2:51 PM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Dear Mr. Dashner:

Just a reminder that a virtual hearing is set for August 21, 2020 at 10:00 a.m.

Please send any exhibits you wish to present at the hearing 48 hours prior to the hearing date. Our office will also need the 2nd certification posting emailed as well before the hearing on August 21, 2020.

Please send any exhibits and the 2nd certification to: administrativehearings@baltimorecountymd.gov.

If you have any questions or concerns, please feel free to call or email. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Date	Time	Location	Weather	Temperature	Humidity	Wind	Clouds	Visibility	Remarks

1. The first part of the report is a description of the weather conditions at the time of the observation.

2. The second part of the report is a description of the weather conditions at the time of the observation.

3. The third part of the report is a description of the weather conditions at the time of the observation.

4. The fourth part of the report is a description of the weather conditions at the time of the observation.

5. The fifth part of the report is a description of the weather conditions at the time of the observation.

6. The sixth part of the report is a description of the weather conditions at the time of the observation.

7. The seventh part of the report is a description of the weather conditions at the time of the observation.

8. The eighth part of the report is a description of the weather conditions at the time of the observation.

9. The ninth part of the report is a description of the weather conditions at the time of the observation.

10. The tenth part of the report is a description of the weather conditions at the time of the observation.

11. The eleventh part of the report is a description of the weather conditions at the time of the observation.



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

PM 8-21-2020

Donna Mignon

From: Donna Mignon
Sent: Tuesday, July 20, 2021 11:20 AM
To: Jeffrey N Perlow
Cc: 'katy bertoldi'
Subject: Spirit and Intent Letter - 2020-0110-SPH

Good Afternoon,
Please find attached the Spirit and Intent letter in regard to the above.

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 20, 2021

Jeffrey Perlow

Re: Spirit and Intent – Case No. 2020-0110-SPH
298 Montrose Avenue

Dear Mr. Perlow:

I am in receipt of a letter dated July 19, 2021 from the Petitioner, Kathryn Bertoldi. The letter seeks an amendment of my Order in this case to allow a separate B.G. & E. utility service connection to the Accessory “in-law” apartment. I find that the letter expresses sufficient reasons for permitting this amendment under BCZR Section 400.4.B.4, and I find that the amendment is within the spirit and intent of both the Order and the BCZR.

This approval is subject to the following condition: At such time as the accessory apartment is no longer permitted under a valid Baltimore County use permit the separate utility service shall be immediately removed.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew", with a long horizontal flourish extending to the right.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

c. Kathryn R. Bertoldi

Donna Mignon

From: katy bertoldi (via Google Docs) <katy.r.bertoldi@gmail.com>
Sent: Monday, July 19, 2021 12:22 PM
To: Administrative Hearings
Cc: Jeffrey N Perlow; finer.remodeling@gmail.com
Subject: Spirit & Intent Letter - Case 2020-0110-SPH
Attachments: Untitled document.pdf

CAUTION: This message from 3tab1YA8JAOYSIbg.ZJMZbWTLQOUlQT.KWU@doclist.bounces.google.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

katy.r.bertoldi@gmail.com attached a document



katy.r.bertoldi@gmail.com has attached the following document:

Mr. Perlow,

I received your contact information from Donna Mignon in the Office of Administration for Hearings.

I gave my best attempt at a Spirit & Intent Letter as requested by Donna Mignon to have an amendment to the notes from the subject case.

Please review and let me know at your earliest convenience on the request.

Thank you.
Katy Bertoldi

Untitled document

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because katy.r.bertoldi@gmail.com shared a document with you from Google Docs.



Letter of Spirit and Intent

July 19, 2021

Re: 298 Montrose Avenue, Approved Temporary Accessory Dwelling Case 2020-0110-SPH,
Baltimore County Building Permit B976870

Dear Mr. Perlow:

The intent of this letter is to request a review and amendment to the August 2020 hearing notes by the honorable Judge Paul M. Mayhew approving a temporary in-law occupied dwelling on the property stated above. We are requesting an amendment to approve a dedicated Baltimore Gas and Electric meter and service to the dwelling.

This request was unintentionally omitted from the hearing and we are currently being prevented by Baltimore County Zoning from moving forward with the process.

The intent of our request for dedicated electrical service is to provide Catherine R Brown with independent and financial autonomy that is separate from me, her daughter Kathryn R Bertoldi. I reside in the main dwelling.

It is not for the purpose of attempting to classify the accessory dwelling as a permanent living structure occupied by non-relatives. We have full intention to renew the application as requested and necessary for temporary accessory housing as requested by Baltimore County and remain within their guidelines.

Judge Mayhew is aware of our personal and heartbreaking family tragedy in 2018 which brought us to the concept of this project which is commencing on property that my family has owned since the mid 1980's. We have sincere legitimate reasons for asking for these permissions.

We appreciate your time in reviewing this matter and hope that our intent for this request is clearly realized and permission granted.

Thank you for your time and if you have any questions, please feel free to reach out to me via email or 410-274-6375

Sincerely,

Katy Bertoldi

Kathryn R Bertoldi

Case No.:

2020-0110-SPH

8/21 @
10:00
a.m.

Exhibit Sheet

Petitioner/Developer

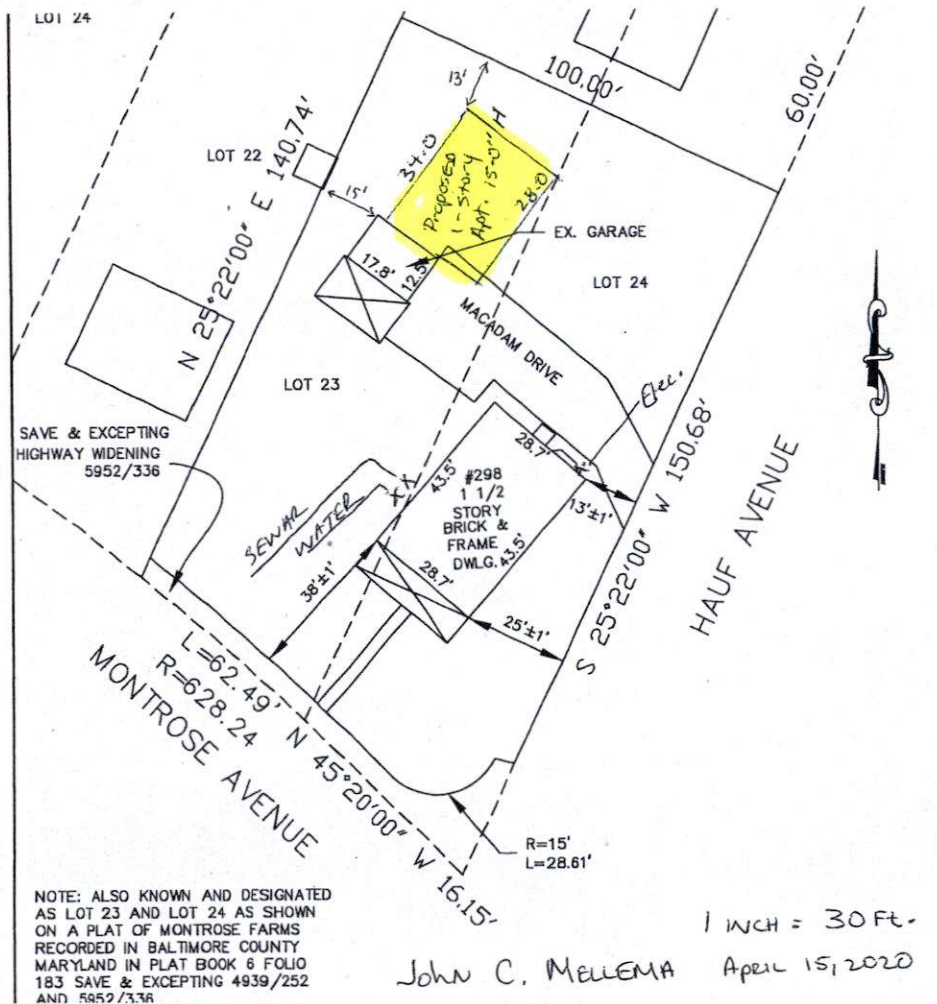
LSW
9-22-20

Protestants

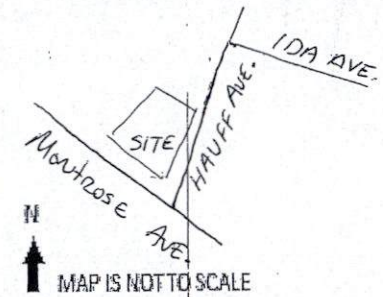
DM
8/21/20

No. 1	Plan	
No. 2	Pictures	
No. 3	Aerial Photo	
No. 4	Email from contractor	
No. 5	Floor Plan	
No. 6	Declaration of Catherine Brown	
No. 7	Montrose Story	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 298 MONTROSE AVENUE OWNER(S) NAME(S) CATHERINE ROSE BROWN
 SUBDIVISION NAME MONTROSE FARMS LOT # 23+24 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 0006 FOLIO # 0183 10 DIGIT TAX # 1518475120 DEED REF. # 07442100371



SITE VICINITY MAP



ZONING MAP# 090 A3
 SITE ZONED DR S.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .29
 OR SQUARE FEET 14,976
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PETITIONER'S

EXHIBIT NO. 1

2020-0110-SPH



PETITIONER'S

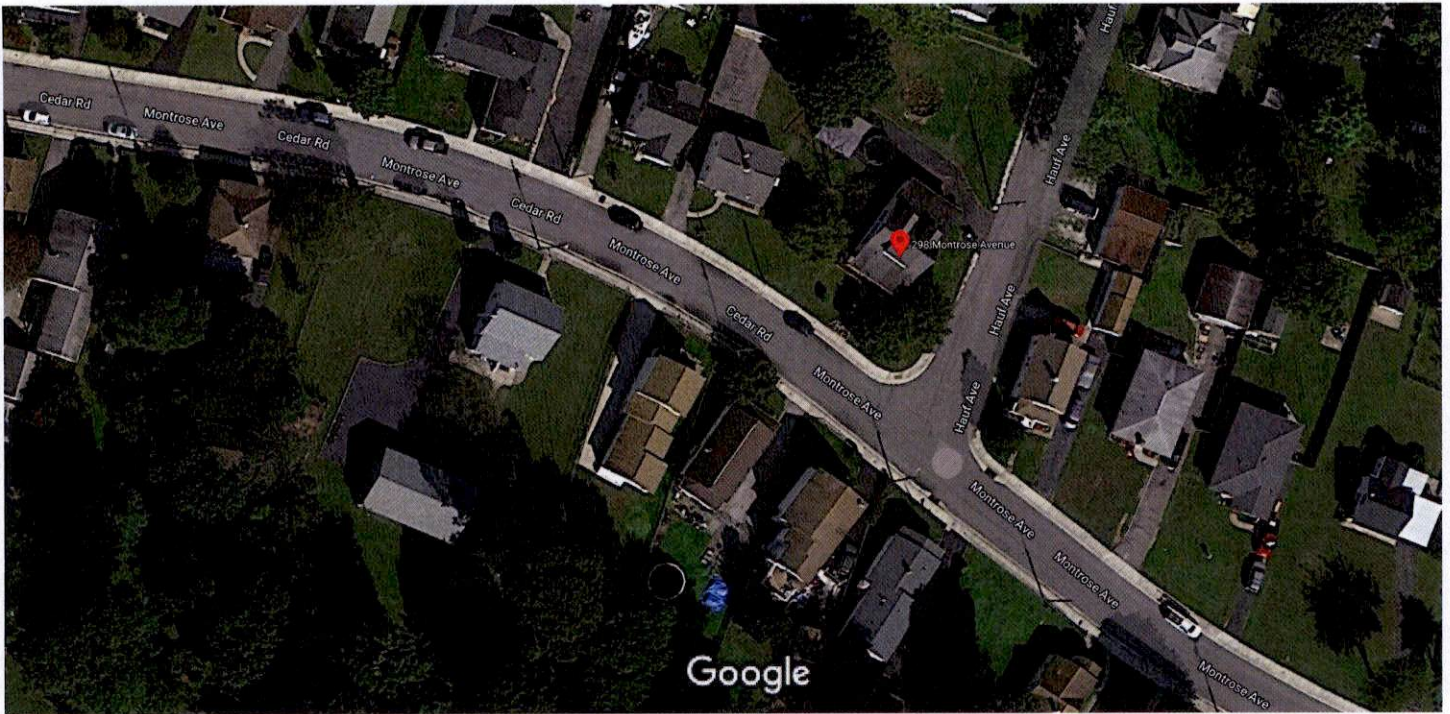
EXHIBIT NO.

2









Imagery ©2020 Commonwealth of Virginia, Maxar Technologies, Map data ©2020 20 ft

PETITIONER' S

EXHIBIT NO. 3

Donna Mignon

From: Eric Michael Dashner <finer.remodeling@gmail.com>
Sent: Monday, August 17, 2020 6:40 AM
To: Administrative Hearings
Subject: Brown Family Story for 8/21 Hearing
Attachments: our montrose story current2.pptx - Google Drive.webarchive

CAUTION: This message from finer.remodeling@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Friday August 21, 10am Brown Zoning hearing for 298 Montrose Avenue, Essex MD 21221.

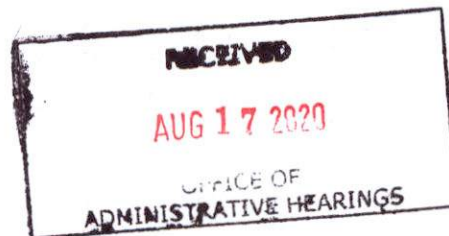
To consolidate 3 generations into one home-site. Each generation stricken with a tragedy, they need and want the support from one another. Made harder by Covid 19, the highest and best choice is to build an ADA accessory structure with 2 bedrooms on the property which is owned by the matriarch; Catherine Brown.

Currently occupied by her declining and aging disabled brother in the basement and daughter Katy's family of 4 on floors 1 and 2. The house doesnt lend itself to an ADA addition it would require and elevator.

Property is large enough to take on this 900 square foot addition adjoining it to the existing one car garage for a total unit size of 1177 square feet.

Please meet the Brown Family in a slide show below.

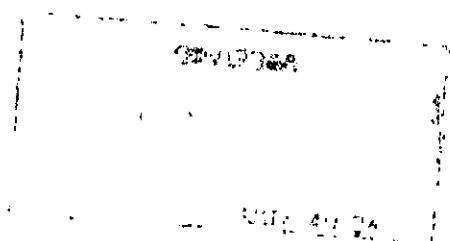
Thank you- Eric M Dashner, Contractor; #87192

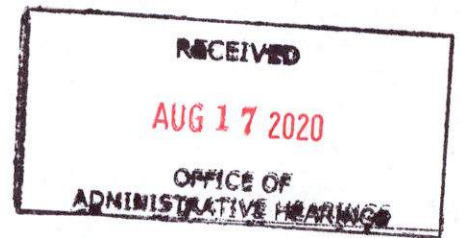
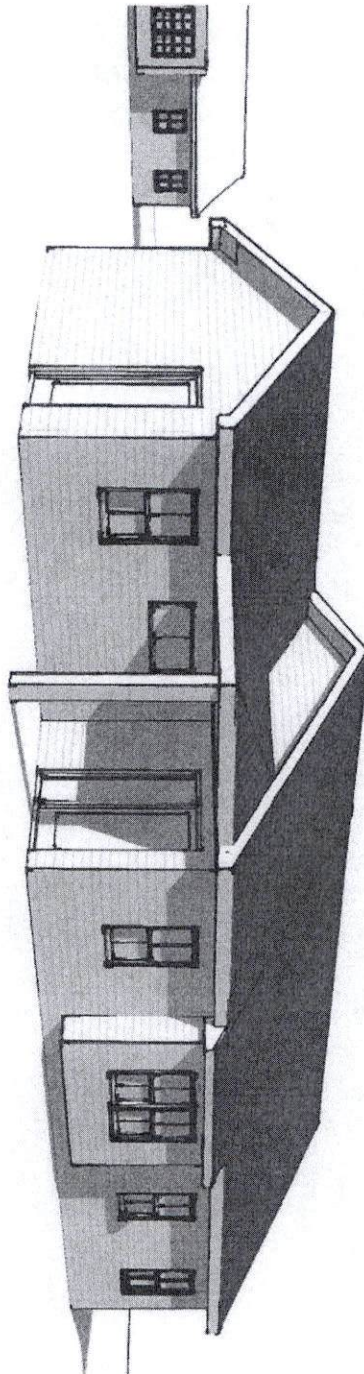


PETITIONER' S

EXHIBIT NO.

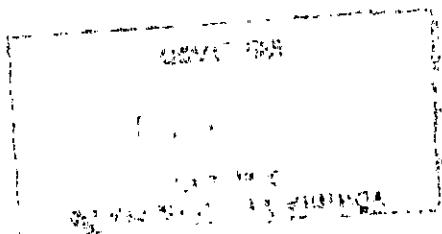
4

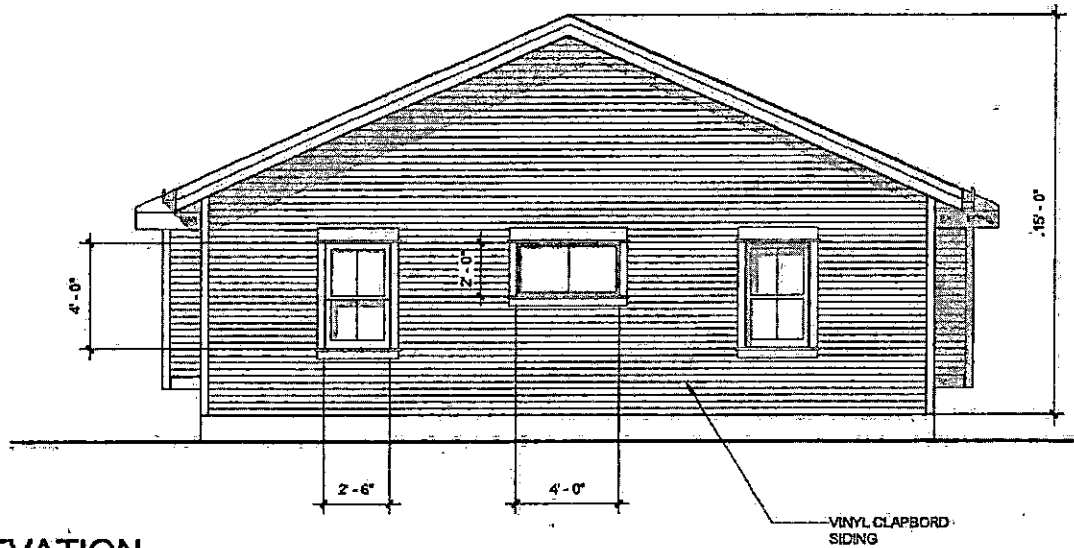




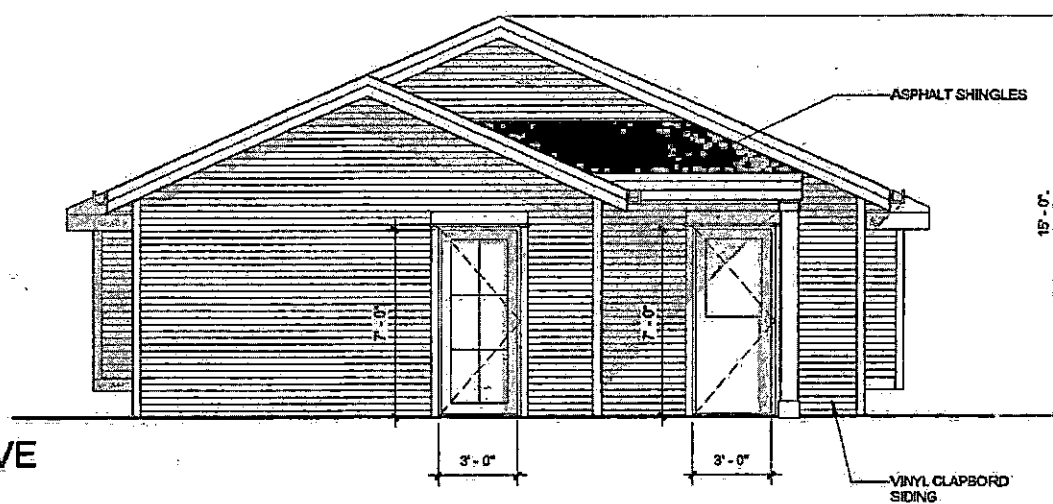
PETITIONER' S

EXHIBIT NO. 5



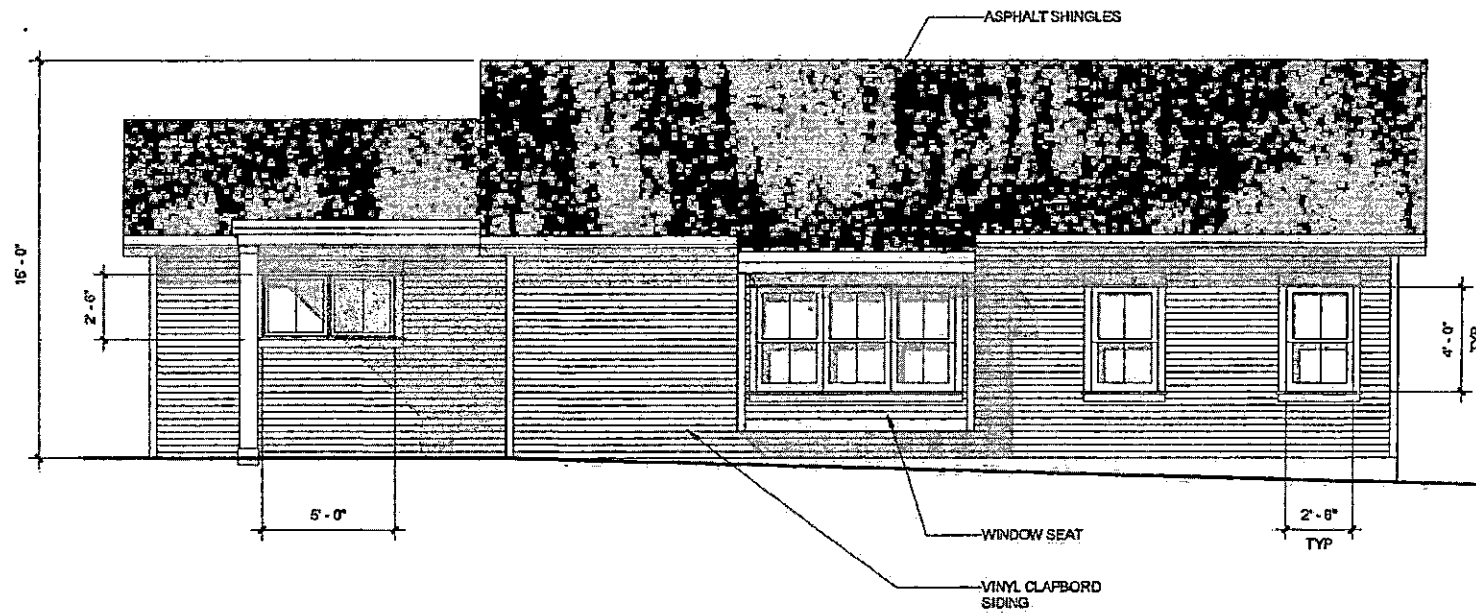


② NORTH ELEVATION
1/4" = 1'-0"



① MONTROSE AVE ELEVATION
1/4" = 1'-0"

PROJECT NAME:
298 MONTROSE AVE
6/25/2020
ELEVATION
0002



1 HAUF AVE ELEVATION
 1/4" = 1'-0"

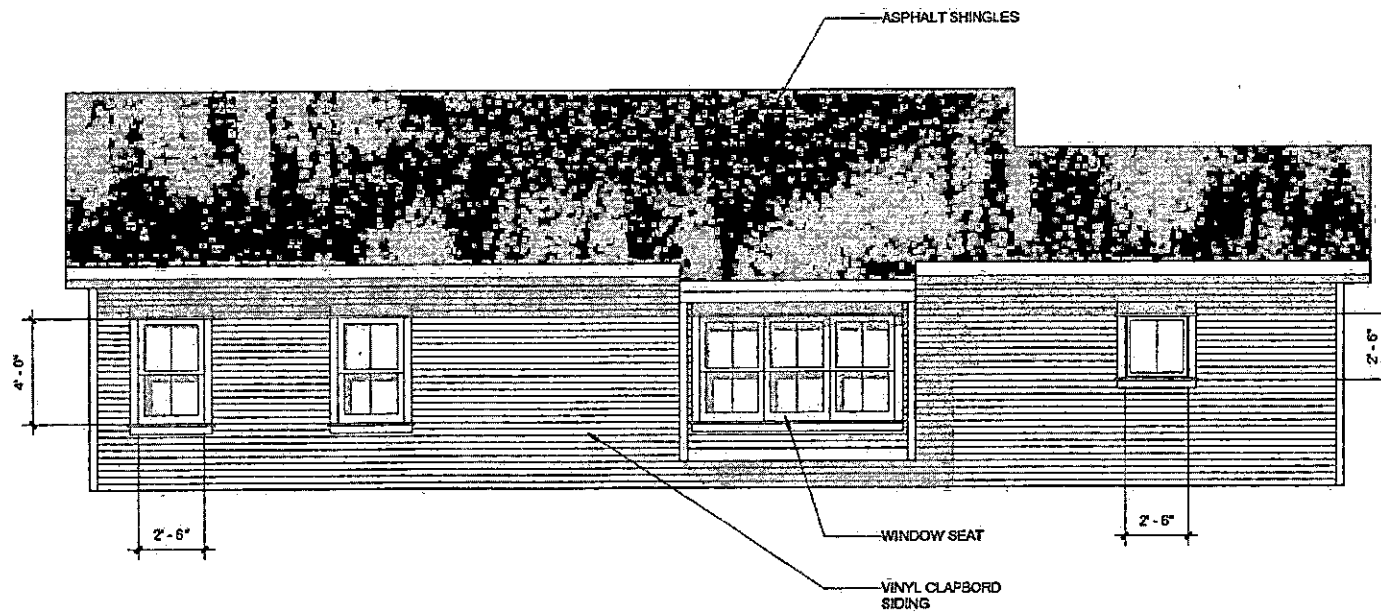
PROJECT NAME:

298 MONTROSE AVE

6/25/2020

ELEVATION

0001



① WEST ELEVATION
1/4" = 1'-0"

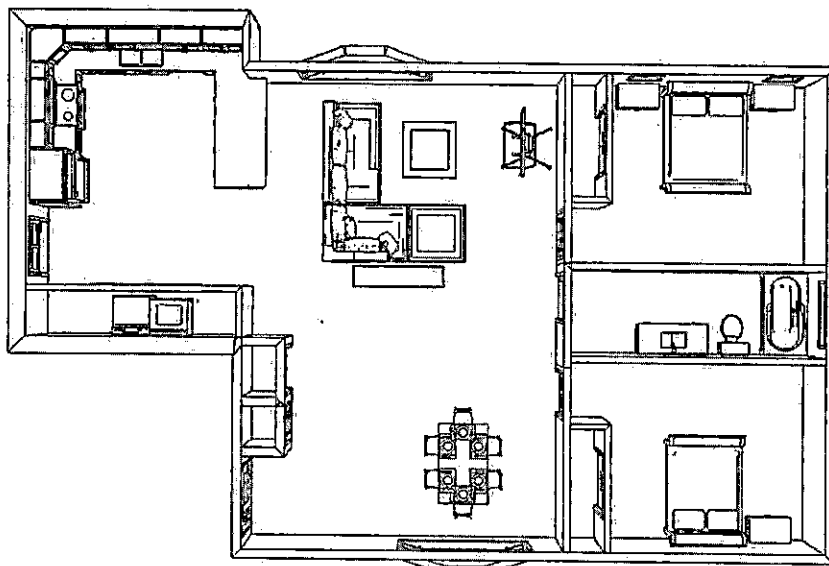
PROJECT NAME:

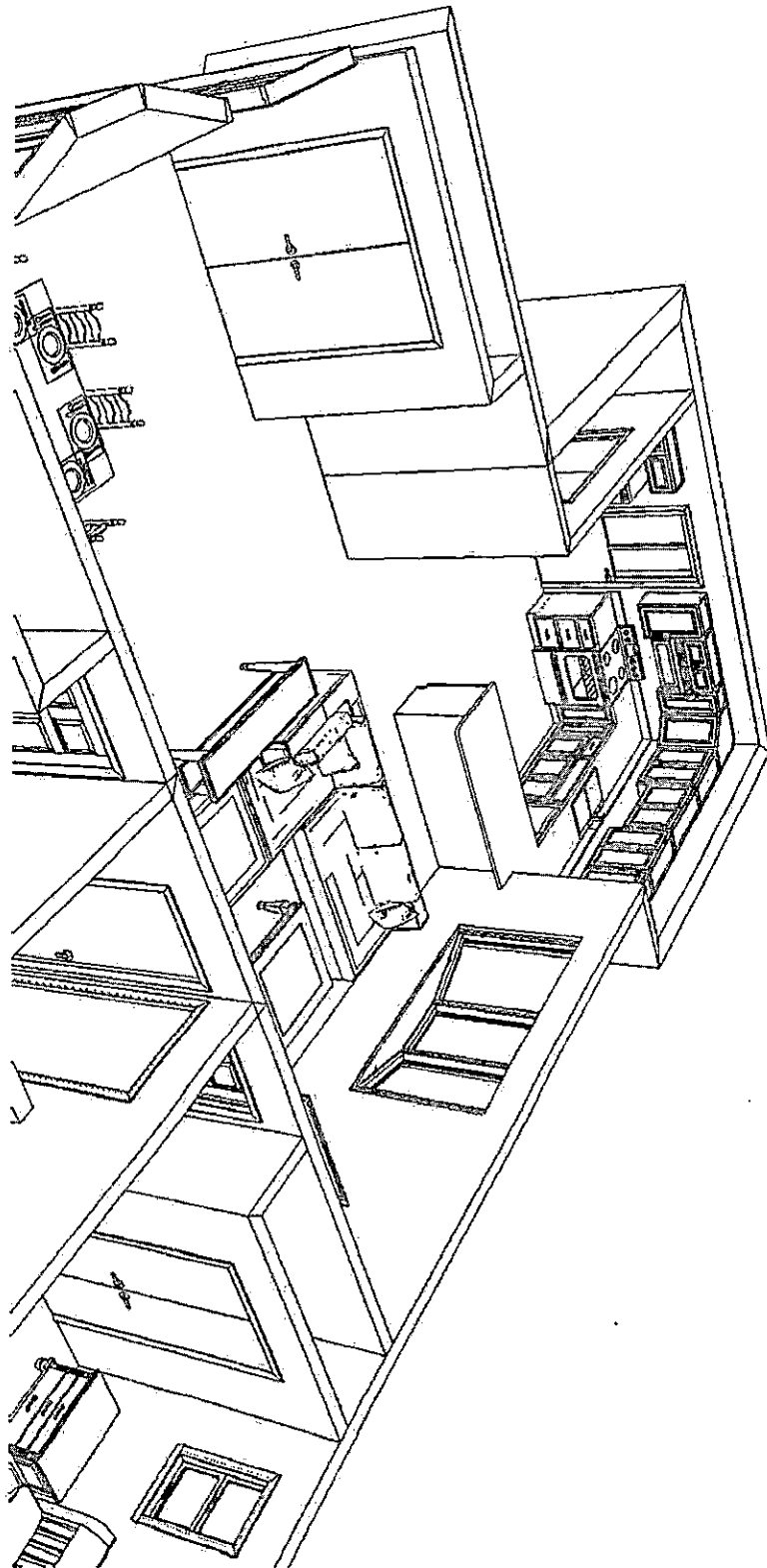
298 MONTROSE AVE

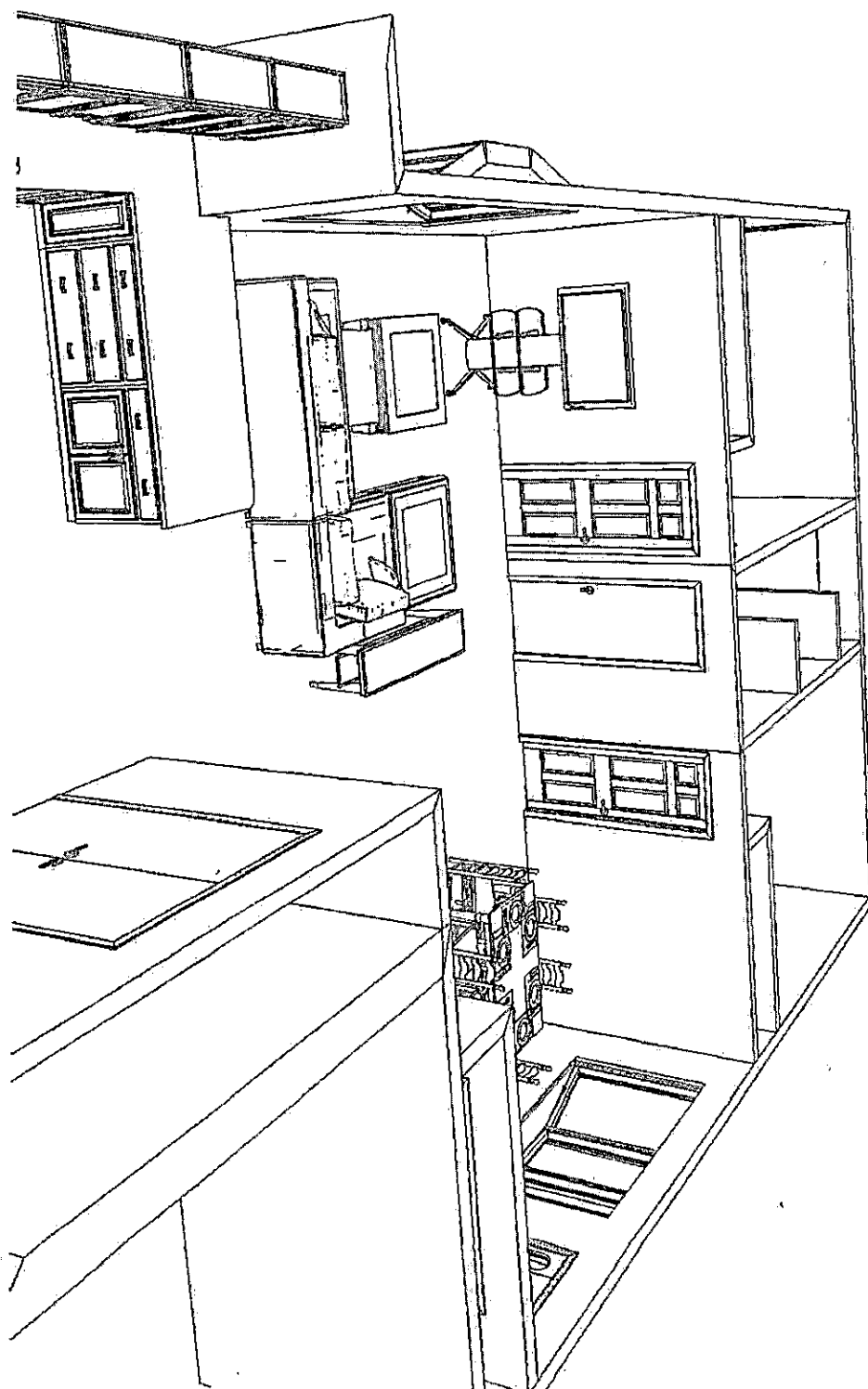
6/25/2020

ELEVATION

0003







Declaration of Understanding

By: Catherine Rose Brown of 298 Montrose Avenue, Baltimore MD 21221

This Declaration of Understanding is made on March 9th, 2020, by and between Catherine Rose Brown and the Department of Permits, Approvals and Inspections. Aka: PAI

- A.** The Declarant who is the owner of this property have filed an application for a use permit and special hearing to: build an in-law accessory apartment attached to the free-standing existing accessory building known as the garage. The existing garage is 12'-6" wide by a length of 18'-0" which is 225 square feet. To build an additional 2 -bedroom, 1 -bathroom accessory building with both cooking and laundry facilities. The additional structure shall be 28' by 34' increasing the accessory structure by 952 square feet. The proposed accessory building shall be 1177 square feet. This represents 8% of the total land area of 14,956 square feet.

The property being located at corner of Montrose Avenue and Hauf Avenue in the town of Essex, MD. Exhibit A, being a strip of land of irregular dimensions across Lots nos. 23 and 24 Plat of "Montrose Farms", which Plat is recorded among the Plat Records of Baltimore County in Plat book W.P.C. No. 6. Folio 183, said strip of land containing 0.19 acres, more or less. *This property is zoned 04 Residential with a 5.5 density.

B. The accessory dwelling to be constructed shall become the **primary** residence for **Catherine Rose Brown**, who is the deeded owner of both lots 23 & 24 including the existing structures on the property known as: 298 Montrose Avenue. The existing building, a 1.5 story home, houses Mrs. Browns eldest daughter Katy, her husband David Bertoldi and their 2 daughters Molly and Tara Bertoldi. The second bedroom of the NEW accessory structure shall be for the purposes of the visitation(s) of Mrs. Browns other daughter Emily and her wheel-chair-bound husband Drew Hagan. The accessory structure shall have no steps and included 36" doorways through-out to accommodate these visits.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

1. Any and all improvements now existing or to be constructed on the Property shall be used only as an immediate family member in-law accessory building. This will not be used by another person other than its owner for any other reason. The use permit and this declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of the Declaration when it is recorded in Land Records.
2. Once the accessory building is no longer occupied by the person named in this declaration or if the property is sold, or the use permit has not be renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination in the Accessory Apartment in the accessory building requires the removal of the kitchen and other residential elements, at the discretion of the PAI.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and the owners of all or any portion of the property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

PETITIONER' S

EXHIBIT NO.

6

Catherine R. Brown

In witness whereof, the parties hereto have duly executed the Declaration under seal on the date first written above.

Witness

[Signature]
[Signature]

3-9-2020

3-9-20

State of Maryland, County of Baltimore to wit:

I hereby certify that on this 9th day of 20 20, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Catherine Brown

The declarant herein, who is also the owner of this property, known to me to be the person whose name is subscribed to the within instrument, and who acknowledges that she executed for the foregoing instrument for the purposes therein contained.

In witness whereof, have hereunto set y hand and Notarial Seal.

My commission expire:

[Signature]

Notary Public

SOPHIE COWGER

NOTARY PUBLIC STATE OF MARYLAND

MY COMMISSION EXPIRES: 7/31/23

↑
ORIGINAL
EMBOSSED-
SEAL COPY
ON FILE.

PETITIONER'S

EXHIBIT NO.

7

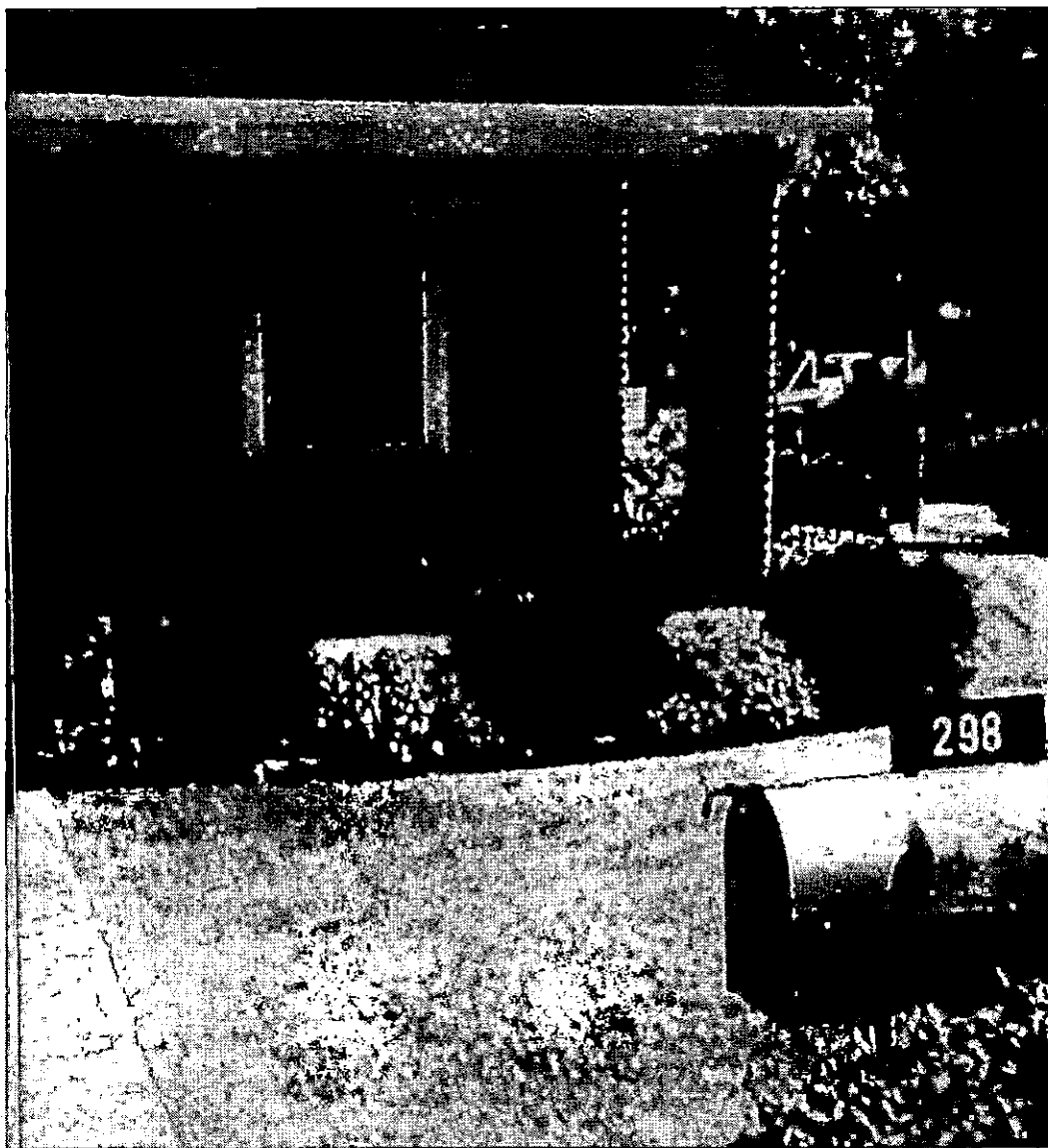
Our Montrose Story

BY KATY BERTOLDI

RECEIVED

AUG 17 2020

OFFICE OF
ADMINISTRATIVE HEARINGS



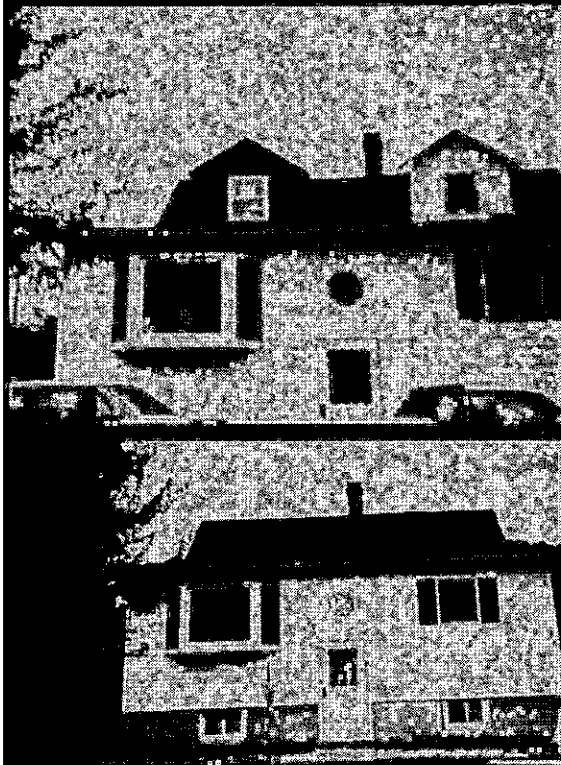
The story
began in
December
of 1986...



- ▶ My mother and father, Catherine & Frank Brown bought a little old house, built in 1918 on the corner of Hauf and Montrose Avenue.
- ▶ I was 13 and my sister Emily was 3.



- We grew up in this house and my mother and father worked hard on plans to make it a home.



- They broke out walls, made new doorways, added spacious dormers and even tore off the back of house to build it up bigger and better.



► My sister and I
lived in and out
of Montrose,
always
welcomed by an
open door,
throughout the
1990's and early
2000's.



- ▶ In 2004, a special Grandchild arrived. He was our first born, a son. Nicholas was born with hydrocephalus, cerebral palsy and severe cognitive delay.



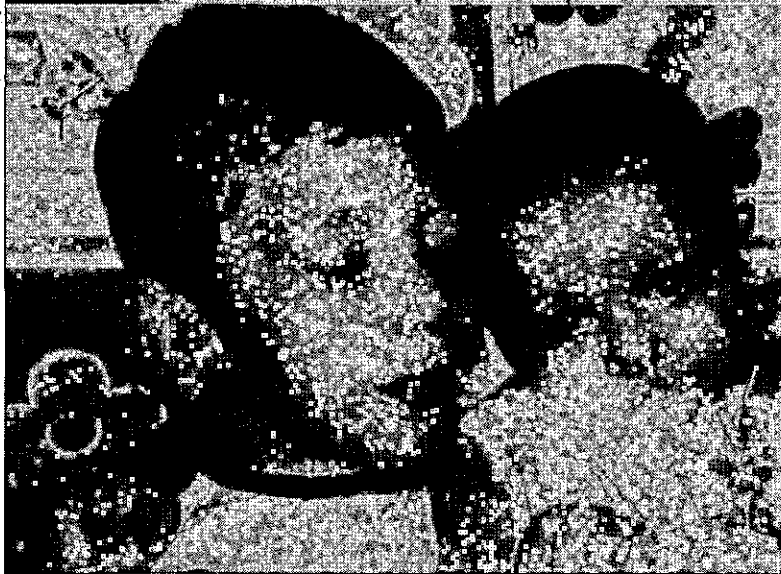


- ▶ We continued to grow in the home with family gatherings, keeping the love strong and wondering what the future would bring.



- ▶ After graduating from college in 2005, high school sweethearts Emily and Drew were married in September 2006.





- ▶ We knew at the time that our second child was on the way. Molly was born in early 2007. She was born with a cleft lip & palate. Today, still facing more reconstructive surgeries.



- Raising Nicholas, who was now nearly 3 would prove to take an all hands on approach, which we were willing to do.



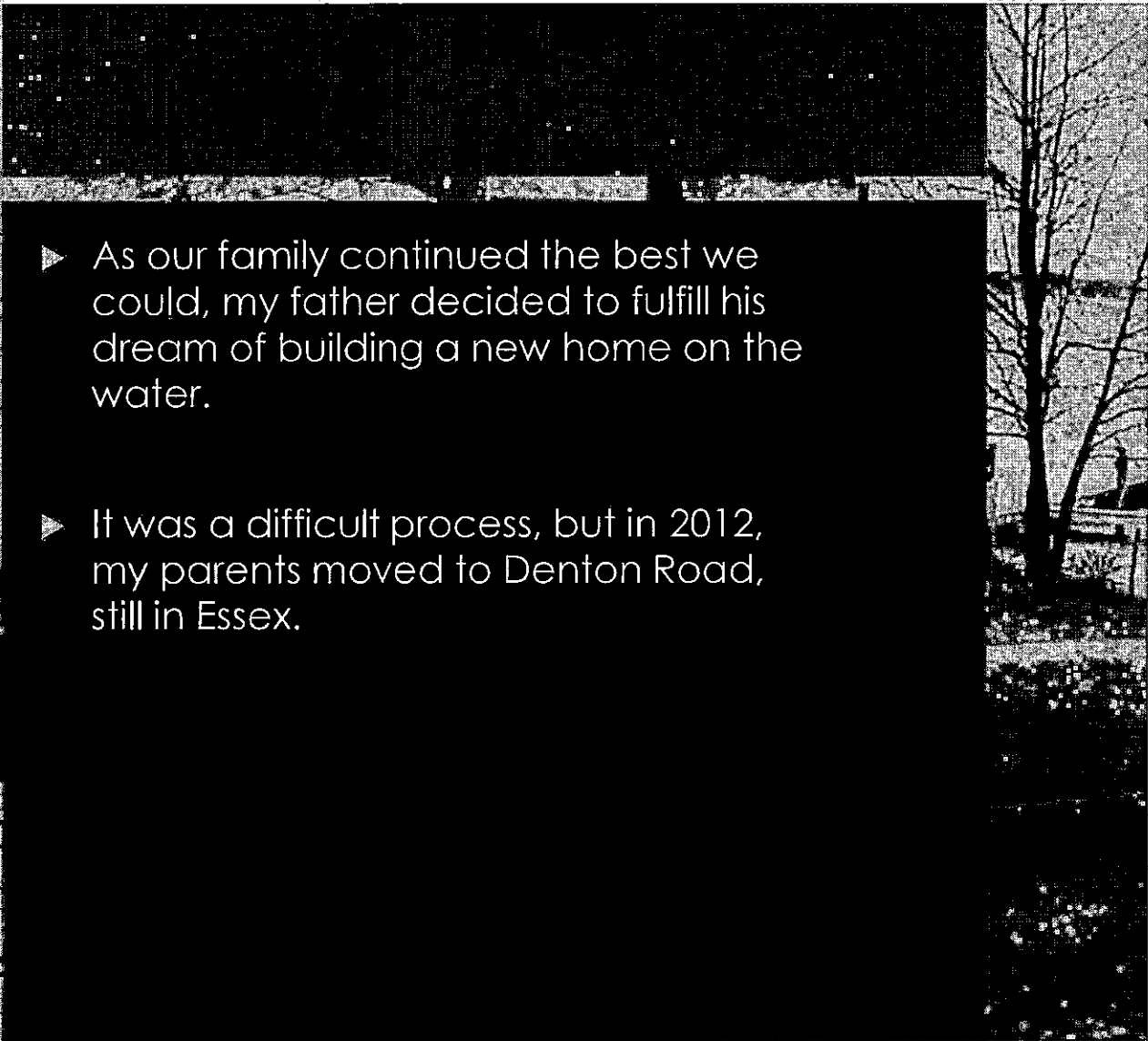
- ▶ Then in August 2008, tragedy struck. Emily's husband Drew was in a terrible car accident on the way to work and suffered traumatic brain injury.
- ▶ He was disabled, and today is non-verbal and relies on a wheelchair.



- ▶ It was around the same time we found out our third child Tara would arrive in mid 2009.
- ▶ It was a time of mixed emotions, yet we were strong and carried on.



- ▶ Drew eventually stabilized, overcoming many challenges. He was given a 1% chance of waking from a coma.
- ▶ Emily and Drew returned to their home in Canton, which they modified for accessibility.

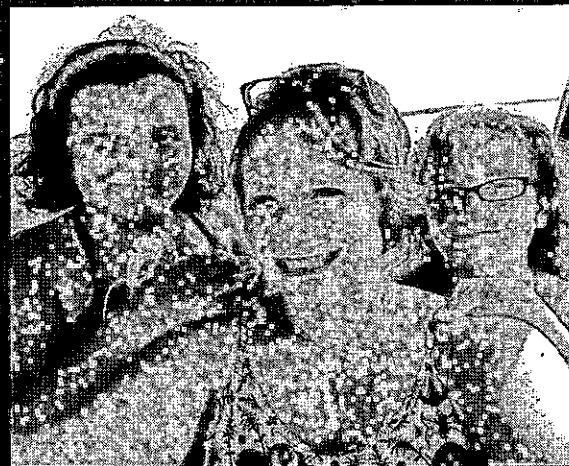
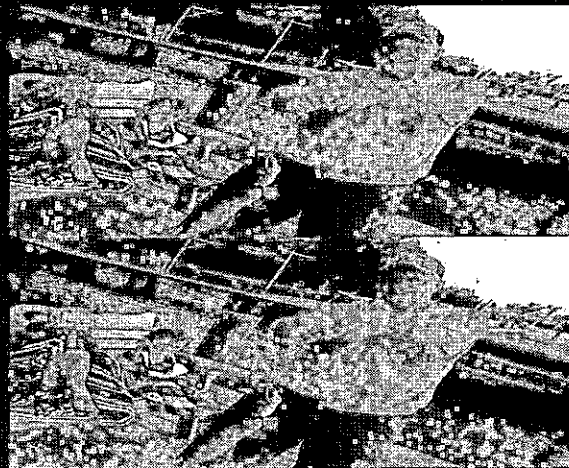


- ▶ As our family continued the best we could, my father decided to fulfill his dream of building a new home on the water.
- ▶ It was a difficult process, but in 2012, my parents moved to Denton Road, still in Essex.

- With such a love for Montrose in their hearts, my parents let David and I move into the house to have more space to care for Nicholas's needs with a bigger yard for Molly and Tara to play.



- And for a few years, our lives continued to settle down as we spent time living at Montrose and enjoying lots of fun at Denton Road too!



- ▶ 2016 started a new rough period as Nicholas's health began to decline. He was hospitalized in the summer with pneumonia and sepsis.
- ▶ At the end of the year, he began seeing several doctors to treat what appeared to be severe digestive issues.



- Throughout 2017, he was spending a lot of time in the hospital unable to consume enough calories to thrive. He had spent only 10 days at home with us through most of the year into 2018.



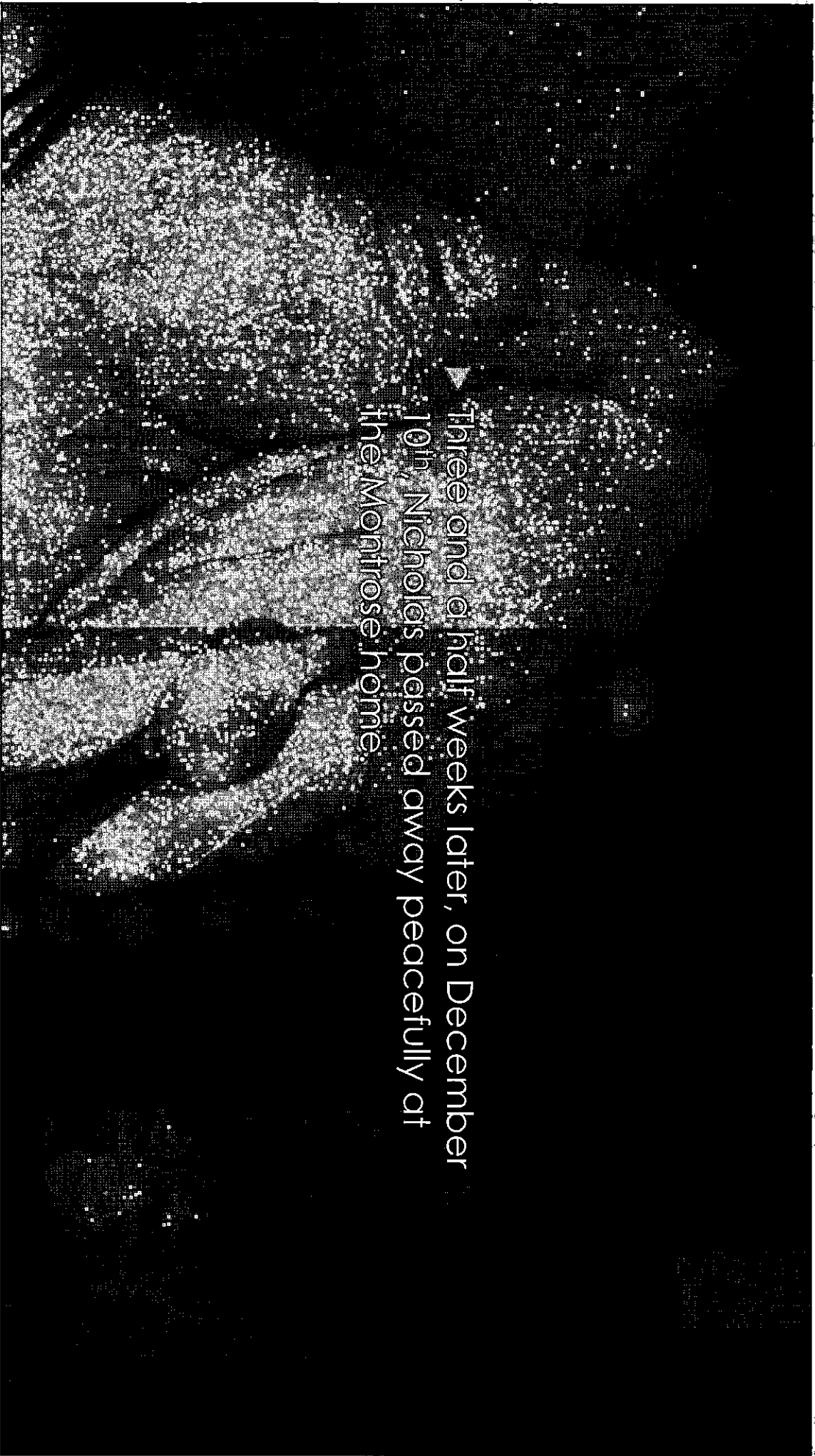
- In August of 2018, we were sent home with hospice care and the realization that Nicholas would face a slow but steady decline.





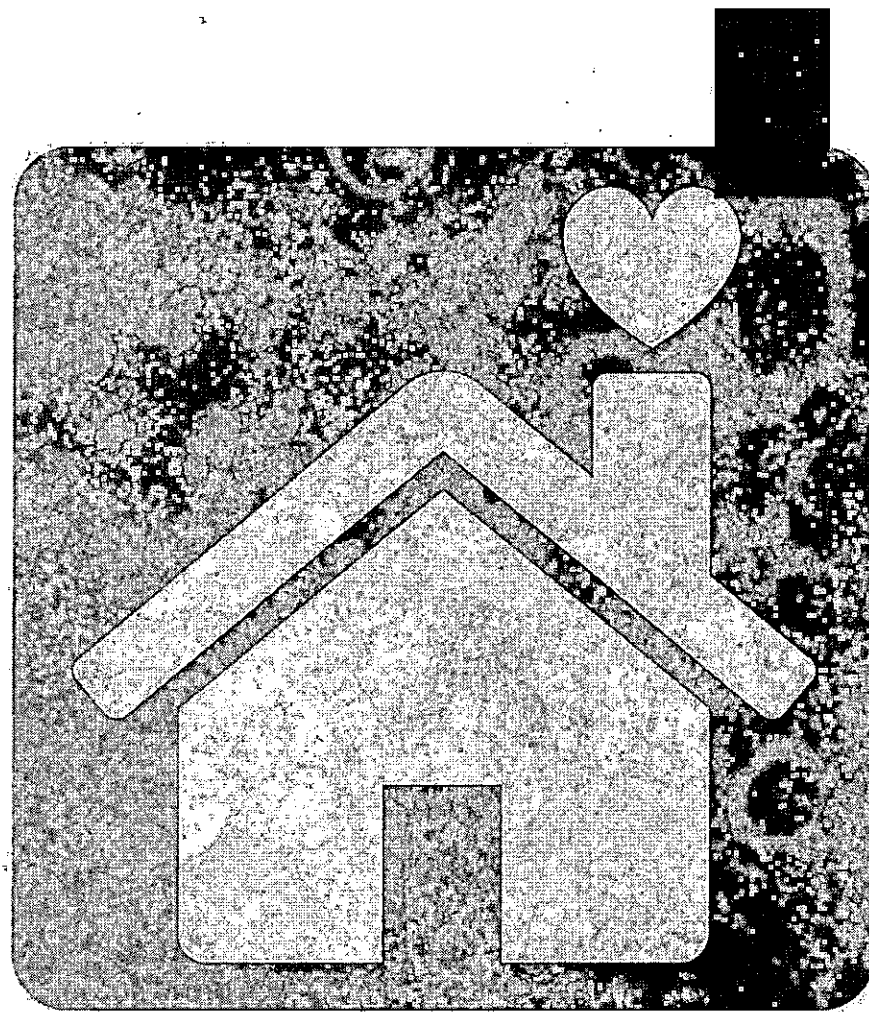
- ▶ Facing the end of Nicholas's life was difficult enough.
- ▶ Devastatingly, on November 13th, 2018, my mother returned to the Denton Road home after visiting Nicholas. She found my father in the master bathroom. He had suddenly passed away.

▶ Three and a half weeks later, on December 10th, Nicholas passed away peacefully at the Montrose home.



- ▶ My Mom didn't want to be alone.. Emily and Drew temporarily moved in with my Mom at Denton Road. They remained there for all of 2019 and into this year.

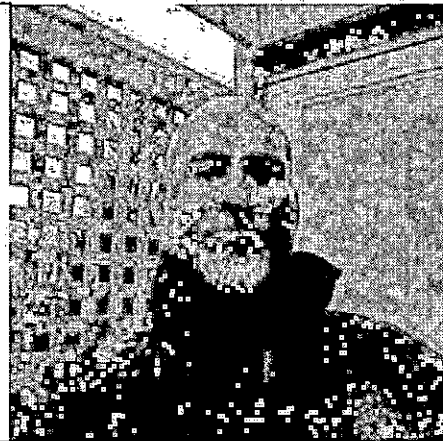
- ▶ After many months of family grieving, which continues now and helping my mother who battles severe PTSD, we began to talk about the future and the houses.



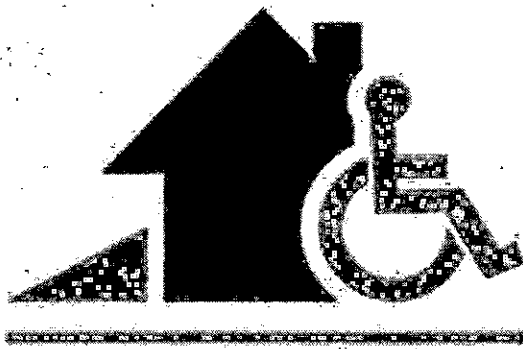
Emily and I explored ideas with our Mom concerning her future living arrangement:

- ▶ Staying at Denton Road
- ▶ Condominium
- ▶ A 3rd Floor addition to Emily's house in Canton
- ▶ A small separate house in the Montrose Neighborhood

Then I found the idea of the "Granny Pad" online and realized that the yard of Montrose Avenue would be a perfect place to build.



- ▶ On December 31, 2019, I signed up for Houzz and Mr. Dashner called me right away.
- ▶ I had an excellent vibe about Eric and engaged immediately with Finer Remodeling to put our plan into action.



MySafeHome
Modifications for Independent Living™

- ▶ The plan will accommodate frequent co-stays by Emily and Drew, having accessibility for him and my Mom's future should she need it.



- ▶ At times, its hard to be excited about anything after the tragedies our family has endured.
- ▶ But I know my mother loves Montrose and can feel at home there again.
- ▶ It's a perfect plan for her to have her own much needed space and independence yet only be steps away from family.

▶ It has been a long time waiting for today to come.

▶ My Mom is currently living alone and we are ready to get started.

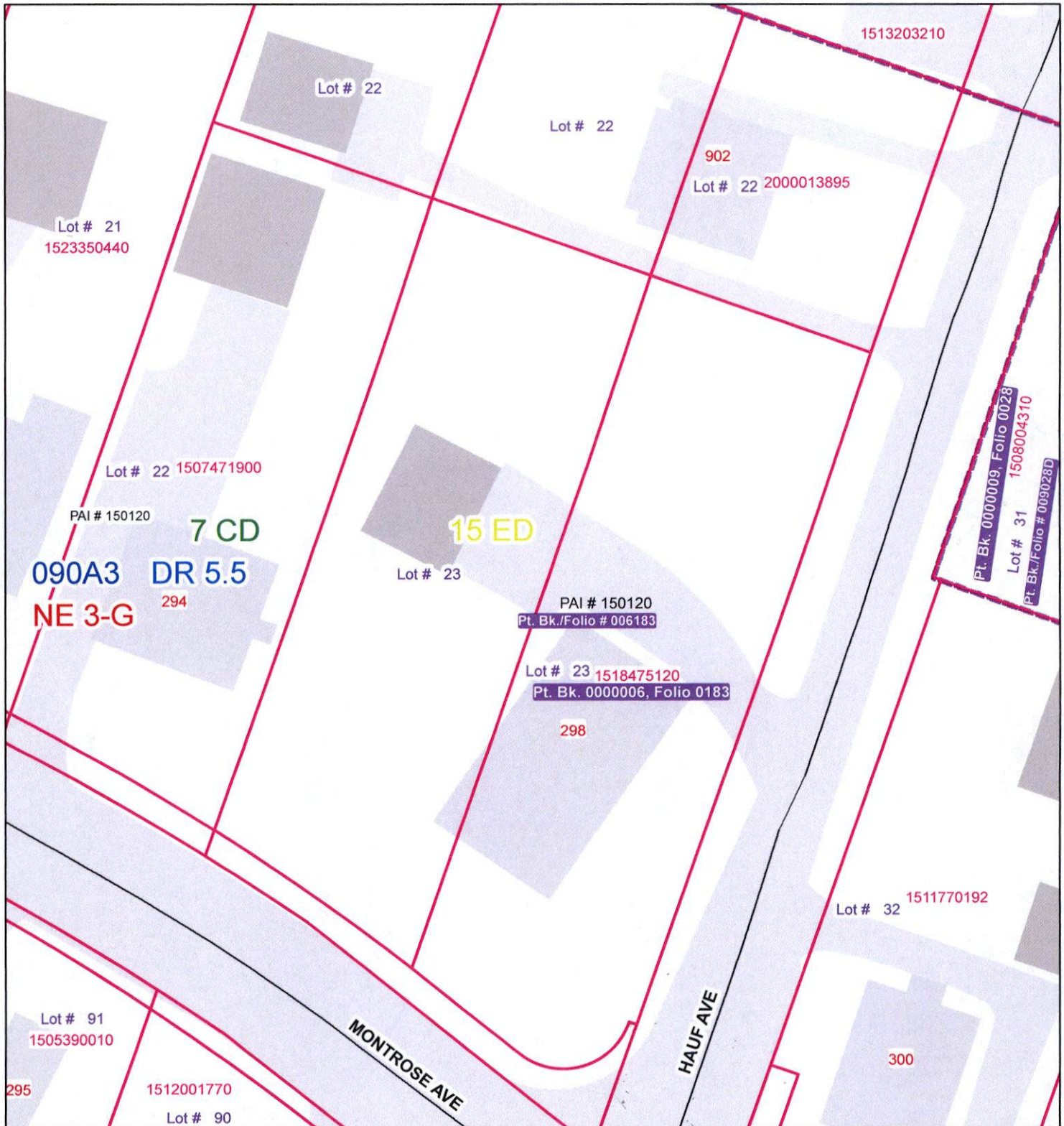
▶ Please allow us to come closer together as a family and design a peaceful future for my Mom at Montrose Avenue.





▷ My family and I appreciate you taking the time to hear our story today. Thank you.

Enter Property Address Here



Publication Date: 2/24/2020



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

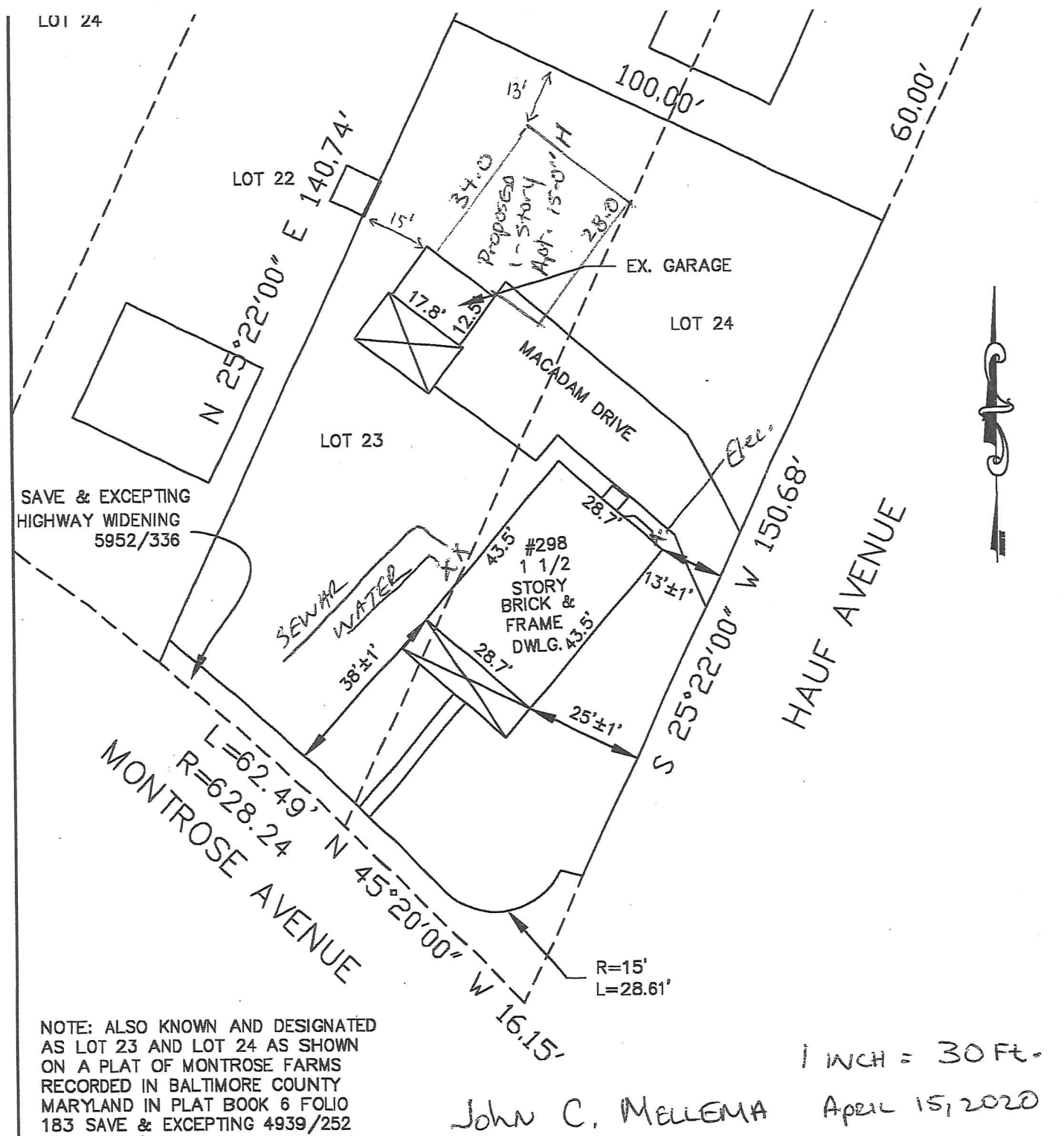
2020-0110-SPH

Real Property Data Search (w1)

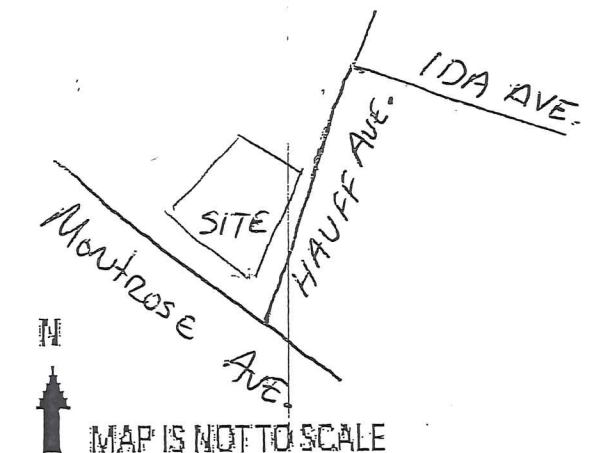
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1518475120			
Owner Information					
Owner Name:		BROWN FRANK BARRETT BROWN CATHERINE ROSE		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		298 MONTROSE AVE BALTIMORE MD 21221-4743		Deed Reference:	/07442/ 00371
Location & Structure Information					
Premises Address:		298 MONTROSE AVE BALTIMORE 21221-4743		Legal Description:	PT LTS 23-24 NW HAUF AV MONTROSE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0090	0019	0606	15050045.04	0000	23 2018 Plat Ref: 0006/0183
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
1919		1,288 SF			14,976 SF 04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
1 1/2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	3	1 full
Value Information					
	Base Value		Value		Phase-in Assessments
			As of 01/01/2018		As of 07/01/2019 As of 07/01/2020
Land:	76,200		76,200		
Improvements	59,200		59,200		
Total:	135,400		135,400		135,400 135,400
Preferential Land:	0				0
Transfer Information					
Seller: ROLEK LOUIS P,2ND		Date: 12/30/1986		Price: \$68,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07442/ 00371		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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:		

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 298 MONTROSE AVENUE OWNER(S) NAME(S) CATHERINE ROSE BROWN
 SUBDIVISION NAME MONTROSE FARMS LOT # 23+24 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 0006 FOLIO # 0183 10 DIGIT TAX # 1518475120 DEED REF. # 07442100371



SITE VICINITY MAP



ZONING MAP# 090 A3
 SITE ZONED DR S.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .29
 OR SQUARE FEET 14,976
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0110-SPH