

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0147-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(630 Debaugh Avenue) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Harry L. Shaw * HEARINGS FOR
Petitioner *
* BALTIMORE COUNTY
* CASE NO. 2020-0147-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Harry L. Shaw (“Petitioner”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.A.1 to permit a side yard garage addition with a side setback of 3 ft. in lieu of the required 7 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. However, it is to be noted that a letter of support was contained in the case file from Daniel K. Baker (625 Debaugh Avenue), who has no objections to the Petitioner’s zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 10, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8/12/20
By D. Mignon

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

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

THEREFORE, IT IS ORDERED, this 12th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.A.1 to permit a side yard garage addition with a side setback of 3 ft. in lieu of the required 7 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 8/12/20
By D. M. Magon



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 630 Debaugh Avenue Currently zoned DR5.5

Deed Reference 08183/00773 10 Digit Tax Account # 0923500830

Owner(s) Printed Name(s) Harry L Shaw

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.A.1. --> To permit a side yard garage addition with a side setback of 3 feet in lieu of the required 7 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Harry L Shaw /

Name #1 – Type or Print Name #2 – Type or Print

Harry L Shaw /

Signature #1 Signature #2

630 Debaugh Ave. Towson MD

Mailing Address City State

21204 / 410 832 8706 / harry@email.intandem.com

Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Robert Weaver

Name – Type or Print

Signature

3454 Ellicott Center Drive Suite 107 Ellicott City MD

Mailing Address City State

21043 / 410 207 1086 / robert.weaver@kg-rw.com

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0147-A Filing Date 6/29/20 Estimated Posting Date 7/12/20 Reviewer JS

Affidavit in Support of Administrative Variance

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

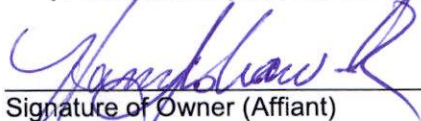
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 630 Debaugh Ave Towson MD 21204
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See attached supplemental explanation.

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



Signature of Owner (Affiant)

Harry L Shaw

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

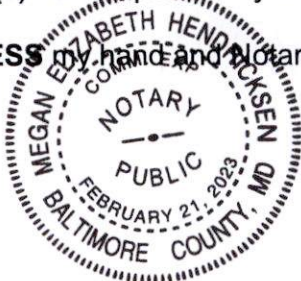
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Harry L. Shaw

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

AS WITNESS my hand and Notaries Seal



Megan Elizabeth Hendricksen M E H
Notary Public
02/21/2023
My Commission Expires

Supplemental Explanation of Reasoning for Administrative Variance for 630 Debaugh Avenue

Administrative Variance Request: to reduce the 16' minimum between buildings on Side Yard setback per Article 1B, Section B01.2.C.1b to 4.5' for the reasons noted below.

Due to the unique characteristics of the lot and practical difficulties created, we are seeking the relief of the administrative variance. The subject property is very limited in space due to its size and geometry. It is pie-shaped at the end of the cul de sac of Debaugh Avenue. It is also bounded by the properties that are tight to the north along Joppa Road. As can be seen from the plat plan for Debaugh Manor on Plat 0018/0081 (subject property is Lot 4), this is the smallest lot of the subdivision and has a very limited building envelope. The other properties have much deeper yards that provide a greater building envelope. (See attached plat plan).

Due to the small size and orientation of the house and driveway within the pie-shape, the widest part of the lot lies within the 30' rear yard setback. The setbacks are further constrained by the recent construction of a garage on the adjacent 625 Debaugh Avenue property in 2020. This garage also required a variance in 2019—it sits in the rear yard almost to the rear property line and is only about 1.5' from the side property line.

The only practical location for a garage/addition for the subject property is to the right side of the property, between the existing house and the property line. At its closest dimension, the proposed addition would be 4.5' from the new garage constructed on 625 Debaugh Avenue as the two additions overlap some with the 625 garage sitting predominantly in the rear yard setback portion.

Both property Owners (630 and 625) have discussed their respective additions and are supportive of each other's additions (recently built for 625 and proposed to be built for 630). See attached letter from neighbor in support of our variance request.

The proposed addition does not impact any other adjacent properties beyond 625 property and would fit in with the character and scale of the neighborhood, which is composed of 1-1/2 story and 2 story structures. See attached drawing with 3-D view from the front. The proposed addition has a gable dormer on the front and has shed dormer on the rear (similar to neighboring structures and common to this style/massing which reduces the scale on the front side while allowing more interior space to be utilized within the shed dormer that faces the rear side).

The proposed addition thus is in harmony with the spirit and intent of height and building massing, and the relief granted would be without substantial injury to the public health, safety, and general welfare.

For the reasons cited above, we are asking that the relief from the administrative variance be granted.

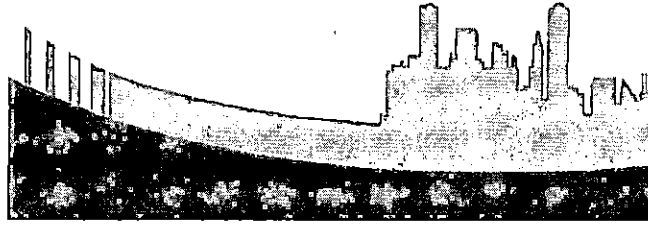
2020-0147-A

ZONING PROPERTY DESCRIPTION FOR: 630 DEBAUGH AVE

Beginning at a point on the N 39 527.80 W 208.47N 39 431.62 W 254.46 side of Debaugh Ave. which is 35.00 feet wide distance of 106.61 of N 39 431.62 W 254.46 of the centerline of the nearest improved intersecting alley to Woodbine Avenue which is 15.6 feet wide

Being Lot # 4 Block – Section # – in the subdivision Debaugh Manor as recorded in Baltimore County Plat Book 0018 / 0081 folio # containing 8,480 SF located in the 9 Election District and 5 Council District

2020-0147-A



CERTIFICATE OF POSTING

July 10, 2020

_____ amended for second inspection

Re:

Zoning Case No. 2020-0147-A

Legal Owner: Harry L. Shaw

Closing date: July 27, 2020

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 630 Debaugh Avenue.

The signs were initially posted on July 10, 2020.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0147-A

630 DEBAUGH AVENUE

REQUEST: TO PERMIT A SIDE YARD GARAGE
ADDITION WITH A SIDE SETBACK OF 3 FEET
IN LIEU OF THE REQUIRED 7 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JULY 27, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
CHESAPEAKE AVENUE TOWSON, MD 21204 410-387



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0147-A

630 DEBAUGH AVENUE

**REQUEST: TO PERMIT A SIDE YARD GARAGE
ADDITION WITH A SIDE SETBACK OF 3 FEET
IN LIEU OF THE REQUIRED 7 FEET.**

PUBLIC HEARING?

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COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JULY 27, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204-1111**

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0147 -A Address 630 DEBAUGH AVE., 21204
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/29/20 Posting Date: 7/12/20 Closing Date: 7/27/20

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0147 -A Address 630 DEBAUGH AVE., 21204
Petitioner's Name SHAW Telephone 410-832-8706
Posting Date: 7/12/20 Closing Date: 7/27/20
Wording for Sign: To Permit A SIDE YARD GARAGE ADDITION WITH A SIDE SETBACK
OF 3 FEET IN LIEU OF THE REQUIRED 7 FEET.

Revised 2/20/2020

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2020-0147-A

Property Address: 630 DEBAUGH AVE, 21204

Property Description: 1

Legal Owners (Petitioners): HARRY SHAW

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: HARRY SHAW

Company/Firm (if applicable): _____

Address: 630 DEBAUGH AVE.

TOWSON, MD 21204

Telephone Number: 410-832-8706



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 27, 2020

Harry L. Shaw,
630 Debaugh Ave
Towson MD 21204

RE: Case Number: 2020-0147-A, 630 Debaugh Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 29, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Robert Weaver 3454 Ellicott Center Drive Suite 107 Ellicott City MD 21043

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: July 10, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0147-A
Address 630 Debaugh Avenue
(Shaw Property)

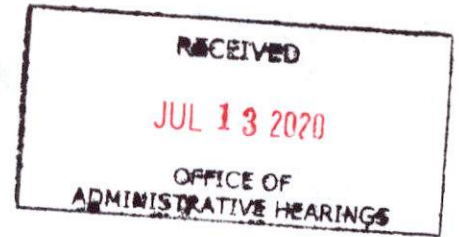
Zoning Advisory Committee Meeting of **July 13, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 10, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0147-A
Address 630 Debaugh Avenue
(Shaw Property)

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comment on the above-referenced zoning item.

Reviewer: Steve Ford

Q24 (1-78)

100 51

100 3 1950

100 3 1950 100 3 1950



Baltimore County GOVERNMENT

Logged in as: Robert Weaver Collections (0) Cart (0) Account Management Logout

[Home](#) [Animal Complaint](#) [License](#) [Land Management](#) [Code Complaint](#) [CZMP](#)

[Online Payments](#) [Permits](#)

[Dashboard](#) [My Records](#) [My Account](#) [Advanced Search](#)

- 1 Select item to pay
- 2 Payment information
- 3 Receipt/Record issuance

Step 3: Receipt/Record issuance

Your application(s) has been successfully submitted.
Please print your record(s) and retain a copy for future reference.

No Address

PMT-20-
03337

Fee for Variance Application
Shaw Residence
630 Debaugh Ave

Robert Weaver

From: noreply@baltimorecountymd.gov
Sent: Thursday, June 25, 2020 11:58 AM
To: Robert Weaver
Subject: Baltimore County Payment

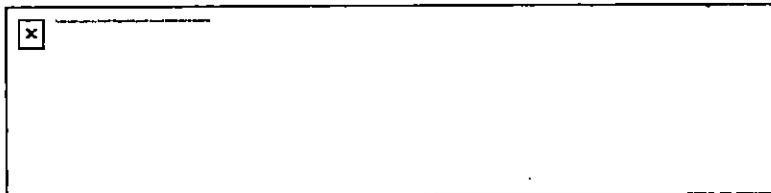
Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-20-03337.

Type: Zoning Review Fee

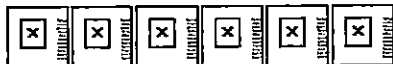
Reference: 197195

Payment Amt: 75

Please save this email for your reference. This is a system generated email. DO NOT REPLY

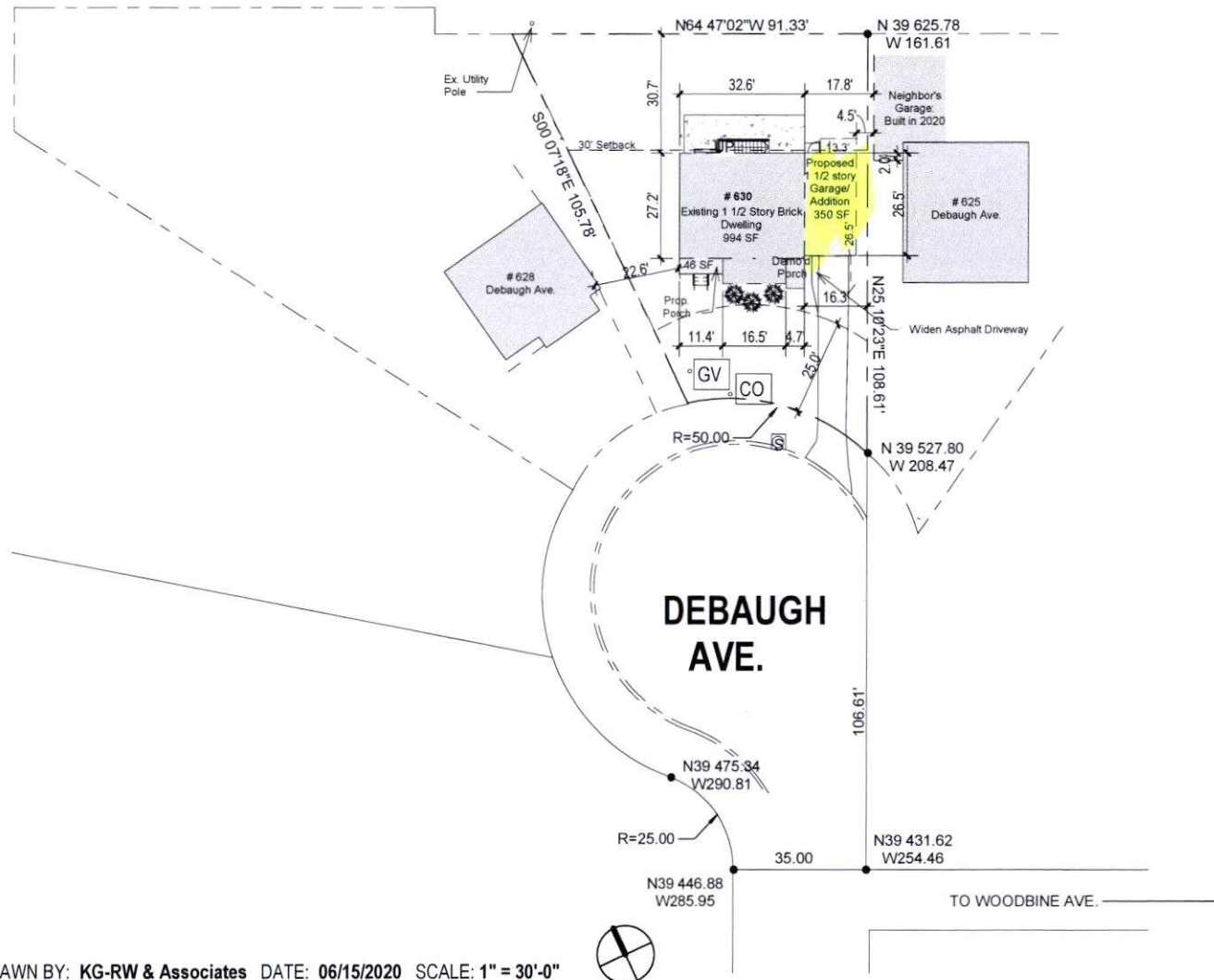


CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

ZONING HEARING PLAN FOR VARIANCE ____ FOR SPECIAL HEARING ADDRESS: **630 DEBAUGH AVE** OWNER(S) NAME (S): **HARRY L SHAW**
 SUBDIVISION NAME: **0000** PLAT REFERENCE: **0018/0081** MAP: **0070** GRID: **007** PARCEL: **0906** NEIGHBORHOOD: **9040051.04** LOT: **04**
 10 DIGIT TAX: **0923500830** DEED REF #: **08183/00773**



SITE VICINITY MAP
 NOT TO SCALE



ZONING MAP: 0070
 SITE ZONED: DR5.5
 ELECTION DISTRICT: 9
 COUNCIL DISTRICT: 5
 LOT AREA ACREAGE: 0.194
 OR SQUARE FEET: 8,480
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLAIN: NO
 UTILITIES:
 WATER IS: PUBLIC ☒ PRIVATE ____
 SEWER IS: PUBLIC ☒ PRIVATE ____
 PRIOR HEARING? ____
 IF SO, CASE NUMBER: ____

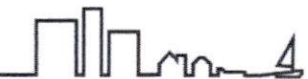
PLAN DRAWN BY: **KG-RW & Associates** DATE: **06/15/2020** SCALE: **1" = 30'-0"**



Shaw Residence

VARIANCE HEARING PLAN

06/15/20



www.kg-rw.com

3454 Ellicott Center Drive, Suite 107, Ellicott City, MD 21043

410.680.8900

hello@kg-rw.com

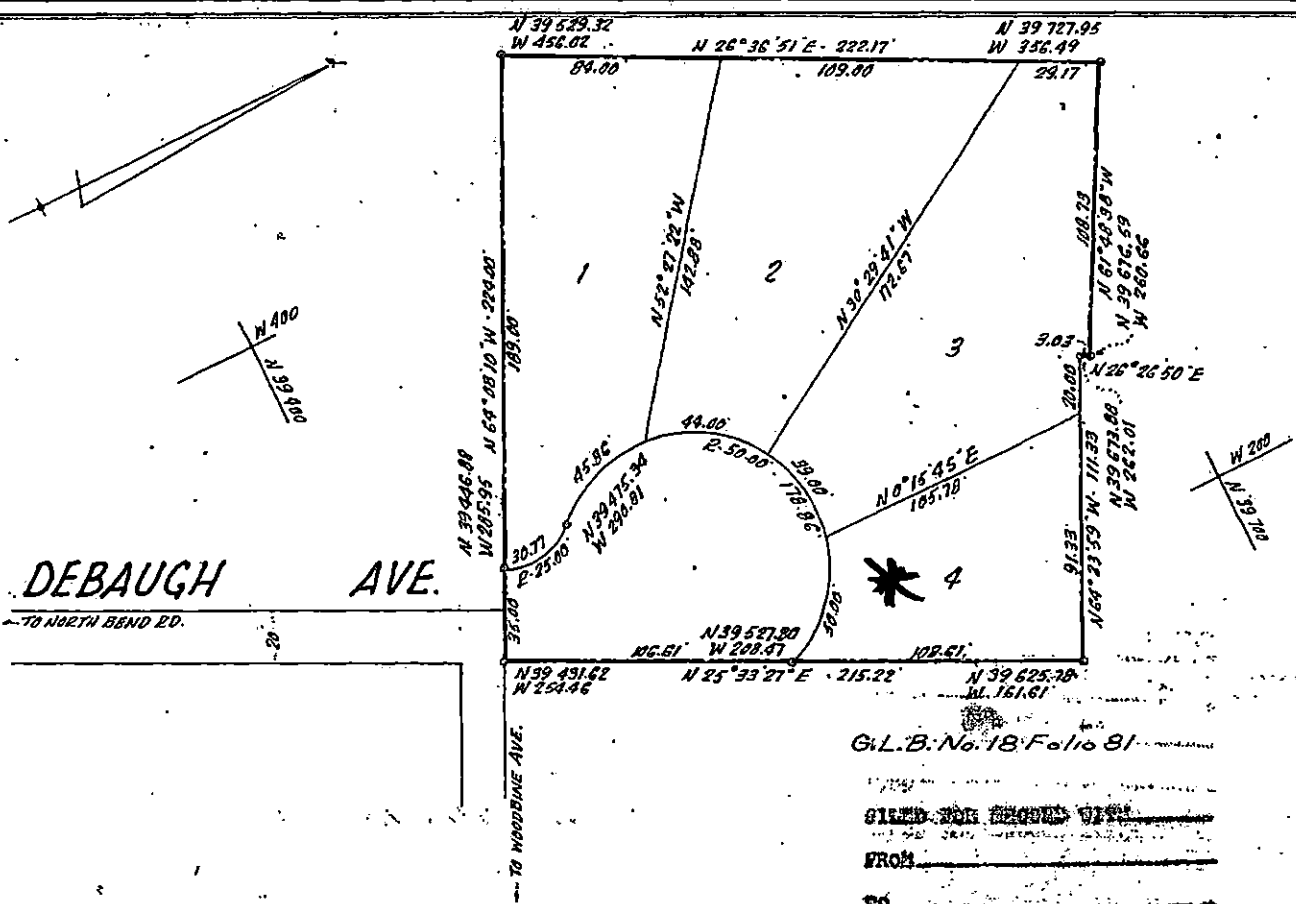
KGRW & Associates, LLC

2020-0147-A

Pct. Exh. - 1

Handland State Archives

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book GLB 18, p. 89, MSA S1236-714, Date available 1953/06/17/2020, Printed 06/17/2020, 1



NOTES:

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use; the fee simple title thereto is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown on this plat are based on the Metropolitan District of Baltimore County Coordinate System.

The requirements of Section 72 A, 72 B and Article 17 of the Annotated Code of Md., 1939 Edition (Title: Clerks of Court, Subtitle: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

James L. McGraw
OWNER
Charles H. Grace
REG. PROF. ENG. & LAND SURVEYOR

PLAT OF
DEBAUGH MANOR

A DEVELOPMENT OF
JAMES MCGRAW
9TH ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 50'

JAN. 21, 1953.

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT & LOCATION
By: *Robert F. Hagan*
ROAD ENGINEER
3/5/53
DATE

APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION
By: *William H. Diehl*
DIRECTOR
Jan. 3 '53
DATE

THOMPSON, GRACE & MAYS, INC.
ENGINEERS
FIDELITY TRUST BLDG.
BOSTON 4, MD.

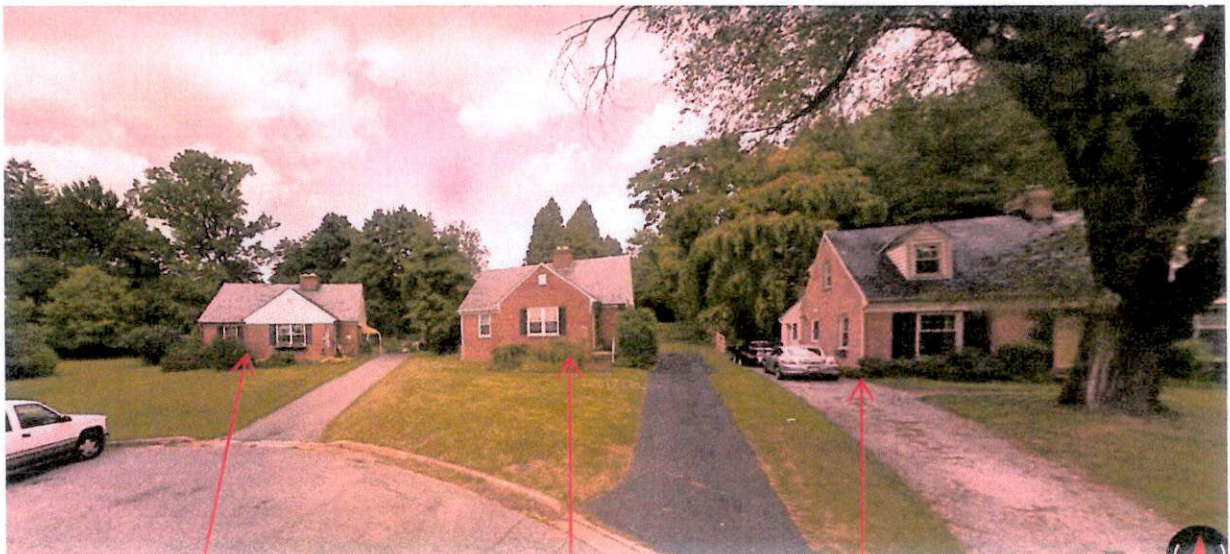
MSA S54 1036-714 p. 89 799

2070-0147-A



628 Debaugh

630 Debaugh



628 Debaugh

630 Debaugh

625 Debaugh before
garage built

2020-0147-4



630 Debaugh

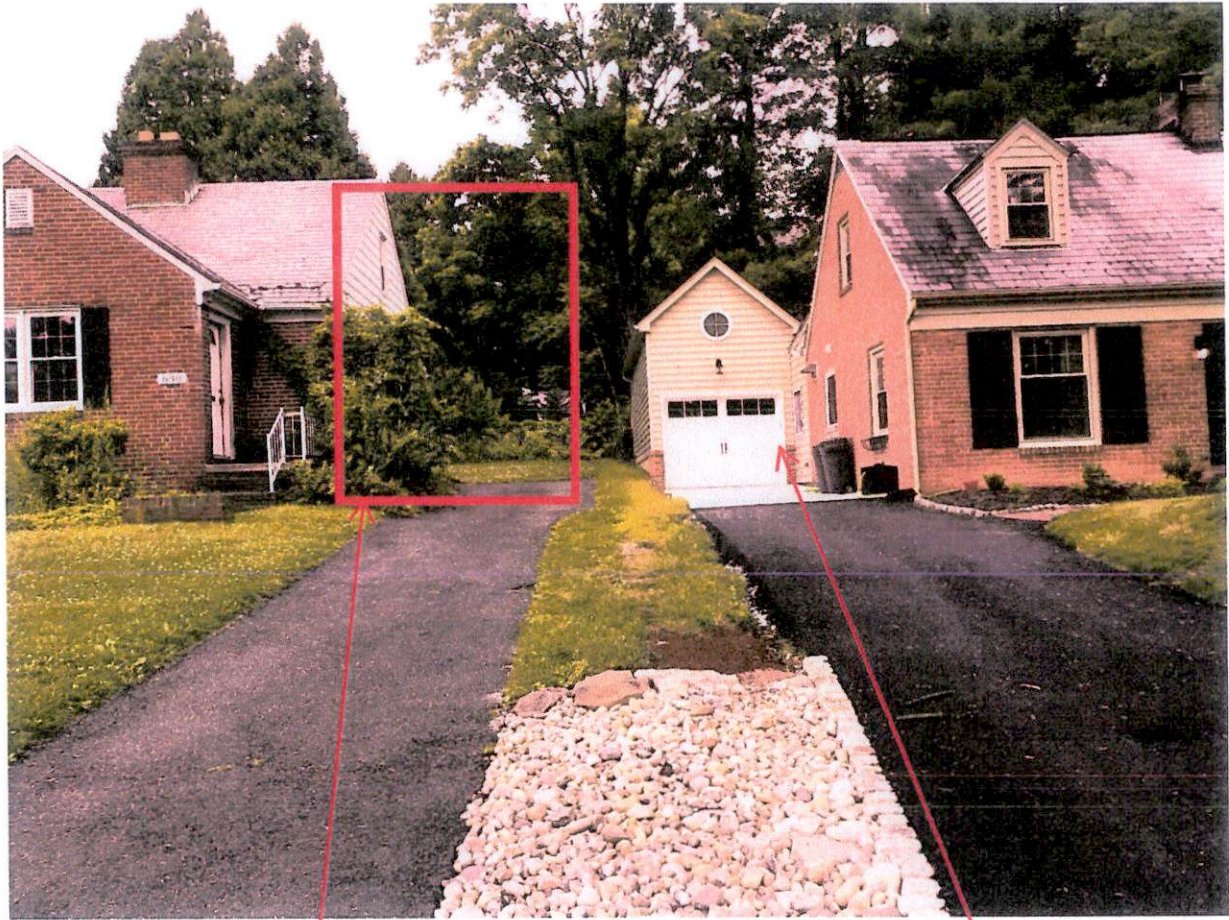
625 Debaugh before garage built



630 Debaugh

625 Debaugh with new garage

2020-0147-A



630 Debaugh with
proposed addition

625 Debaugh with new garage

2020-0147-A



Debaugh Avenue

2020-0147-A



630 DEBAUGH AVE.
Proposed Addition - Front View

2020-0147-A

Daniel K. Baker
625 Debaugh Ave
Baltimore MD 21204

Department of Permits, Approvals, and Inspections
Office of Administrative Hearings
Baltimore County, Maryland

Re: Administrative Variance for 630 Debaugh Avenue
Towson, MD 21204
Deed Reference: 08183/00773

I am in support of the addition proposed by Harry L. Shaw for 630 Debaugh Avenue, and request that the variance be granted. He has shown me conceptual plans, and they are acceptable to me.

Thank you for your consideration.

Sincerely;



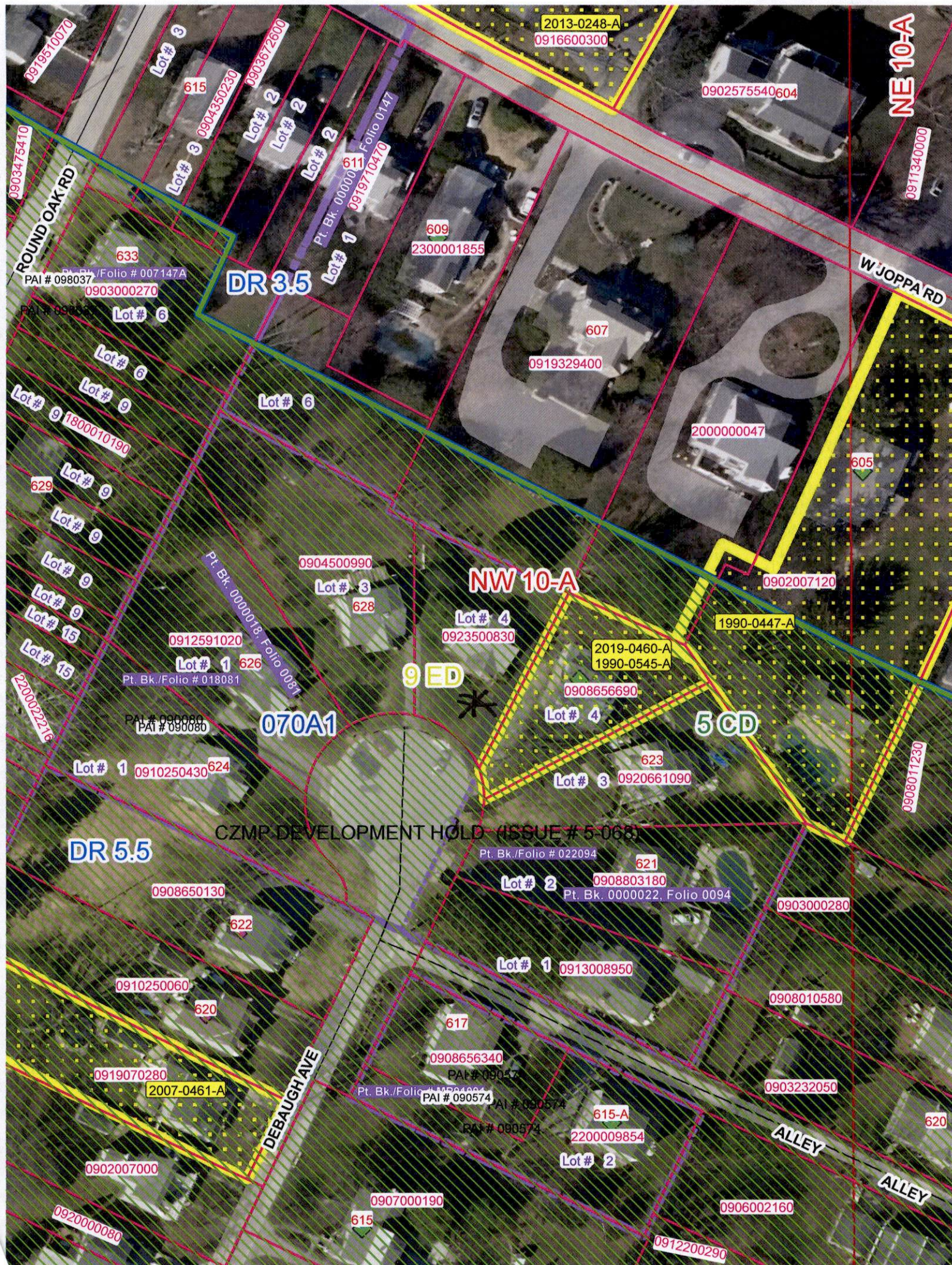
Daniel K. Baker
June 25, 2020

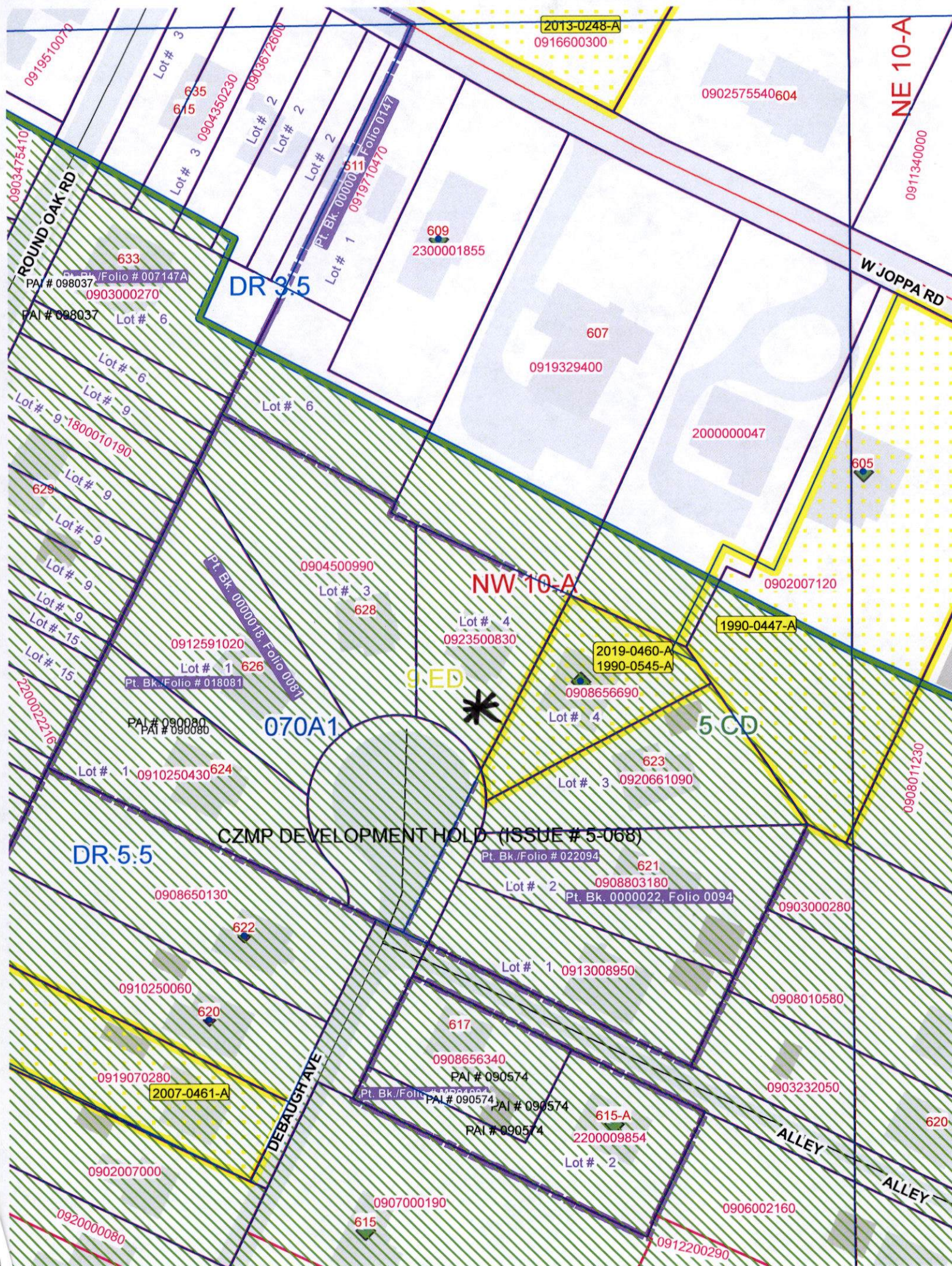
2020-0147-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0908656690		
Owner Information		
Owner Name:	BAKER DANIEL K	Use: RESIDENTIAL
Mailing Address:	625 DEBAUGH AVE BALTIMORE MD 21204	Principal Residence: YES
		Deed Reference: /31673/ 00252
Location & Structure Information		
Premises Address:	625 DEBAUGH AVE BALTIMORE 21204-	Legal Description: 625 DEBAUGH AV DEBAUGH MANOR
Map:	Grid:	Parcel:
0070	0007	0907
Neighborhood:	Subdivision:	Section:
9040051.04	0000	2
Block:	Lot:	Assessment Year:
	4	2020
Plat No:	Plat Ref: 0022/ 0094	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1956	1,683 SF	425 SF
Property Land Area	County Use	
7,011 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/ SIDING	5	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	121,000	121,000
Improvements	221,300	271,100
Total:	342,300	392,100
Phase-in Assessments		As of
		07/01/2020
As of		07/01/2021
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: LOUGHRAN THOMAS J	Date: 02/01/2012	Price: \$327,000
Type: ARMS LENGTH IMPROVED	Deed1: /31673/ 00252	Deed2:
Seller: FORD MICHAEL ROBERT	Date: 09/01/1995	Price: \$192,000
Type: ARMS LENGTH IMPROVED	Deed1: /11201/ 00304	Deed2:
Seller: SCHLUDERBERG HERBERT HENRY	Date: 12/16/1986	Price: \$137,500
Type: ARMS LENGTH IMPROVED	Deed1: /07437/ 00223	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 06/29/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		





The site plan illustrates the property at 630 Debaugh Ave. and its surroundings. Key features include:

- Property Boundaries:** The subject property is bounded by Debaugh Ave. to the north and east, and a curved boundary (likely a driveway or easement) to the south and west. The boundary with the property to the west is defined by a bearing of $S00^{\circ}01'18"E$ and a distance of $105.18'$.
- Existing Structures:**
 - #630 Existing 1 1/2 Story Brick Dwelling:** 994 SF.
 - #625 Debaugh Ave.:** Located to the west of the subject property.
 - Neighbor's Garage:** Built in 2020, located to the east of the subject property.
- Proposed Structures:**
 - Proposed 1 1/2 story Garage Addition:** 350 SF.
 - Prop. Porch:** 46 SF.
 - Demol. Porch:** 13.3' wide.
- Setbacks and Dimensions:**
 - 30' Setback:** Indicated along the western boundary.
 - Other Dimensions:** Various setbacks and dimensions are shown, including 32.6', 17.8', 4.5', 13.3', 27.2', 22.6', 11.4', 16.5', 3.7', 16.3', 25.7', 108.61', 108.61', 35.00', 25.00', and 50.00' (radius).
- Streets and Driveways:**
 - Debaugh Ave.:** The main street running north-south.
 - Widen Asphalt Driveway:** Located to the east of the subject property.
 - TO WOODBINE:** Directional indicator pointing towards the southeast.
- Other Labels:**
 - Ex. Utility Pole:** Located near the top left corner.
 - GV, CO:** Labels for specific areas or structures.
 - Survey Points:** Several points are marked with bearings and distances, such as $N64^{\circ}47'02"W$ 91.33', $N39^{\circ}625.78$ W 161.61', $N39^{\circ}475.34$ W 290.81', $N39^{\circ}446.88$ W 285.95', $N39^{\circ}431.62$ W 254.46', and $N25^{\circ}18'23"E$ 108.61'.

ZONING MAP: 0070
SITE ZONED: DR5.5
ELECTION DISTRICT: 9
COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 0.194
OR SQUARE FEET: 8,480
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
UTILITIES:
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING?
IF SO, CASE NUMBER:

PLAN DRAWN BY: KG-RW & Associates DATE: 06/15/2020 SCALE: 1" = 30'-0"

Shaw Residence

VARIANCE HEARING PLAN

06/15/20

www.kg-rw.com

3454 Ellicott Center Drive, Suite 107, Ellicott City, MD 21043

410,680.8900

hello@kg-rw.com



KGRW & Associates, LLC

2020-0147-A

ZAC AGENDA

Case Number: 2020-0147-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Harry L. Shaw
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 630 DEBAUGH AVE

Location: North side of Debaugh Ave (20') 709' North East of the center line of intersection with North Bend Road (22').

Existing Zoning: DR 5.5

Area: 8,480 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1BQ2.3.A.1. To permit a side yard garage addition with a side setback of 3 feet in lieu of the required 7 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

Case Number: 2020-0148-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Charles & Robin Hundley
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 2005 BELFAST RD

Location: South side of Belfast Road 1,085 feet South West of Duncan Hill Road.

Existing Zoning: RC 2

Area: 3 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BZCR 400.1 To approve an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2020-0147-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Harry L. Shaw

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 630 DEBAUGH AVE

Location: North side of Debaugh Ave (20') 709' North East of the center line of intersection with North Bend Road (22').

Existing Zoning: DR 5.5

Area: 8,480 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.A.1. To permit a side yard garage addition with a side setback of 3 feet in lieu of the required 7 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

Case Number: 2020-0148-A **Reviewer:** Christina Frink

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Charles & Robin Hundley

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 2005 BELFAST RD

Location: South side of Belfast Road 1,085 feet South West of Duncan Hill Road.

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Area: 3 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BZCR 400.1 To approve an accessory structure (pool) in the front yard on the left side of the property in lieu of the required rear yard and to approve an accessory structure (garage w/roof addition and shed) in the left side yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/27/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0923500830		
Owner Information		
Owner Name:	SHAW HARRY L	Use: RESIDENTIAL
Mailing Address:	630 DEBAUGH AV TOWSON MD 21204-3808	Principal Residence: YES Deed Reference: /08183/ 00773
Location & Structure Information		
Premises Address:	630 DEBAUGH AVE 0-0000	Legal Description: DEBAUGH MANOR
Map:	Grid:	Parcel:
0070	0007	0906
Neighborhood:	Subdivision:	Section:
9040051.04	0000	
Block:	Lot:	Assessment Year:
	4	2020
Plat No:	Plat Ref: 0018/ 0081	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1954	1,433 SF	387 SF
Property Land Area	County Use	
8,480 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	5	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	122,100	122,100
Improvements	211,300	224,700
Total:	333,400	346,800
Preferential Land:	0	333,400
		337,867
		0
Transfer Information		
Seller: WILLETT KATHERINE G	Date: 05/25/1989	Price: \$141,000
Type: ARMS LENGTH IMPROVED	Deed1: /08183/ 00773	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
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/08/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		