

M E M O R A N D U M

DATE: October 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0205-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 13, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(508 Hilton Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Karen R. Gatzke &	*	HEARINGS FOR
Sharon M. Rossi		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0205-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Karen R. Gatzke and Sharon M. Rossi (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.B, to permit an addition in the side yard of a principle structure that is in a DR 2 zone and will have a side yard setback of 13.5 ft. in lieu of the required 34 ft. for a total combined side yard setback of 40 ft. for a single family residence that currently has non-conforming setbacks. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9/11/2020
By D. Muggen

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 that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this **11th** day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition in the side yard of a principle structure that is in a DR 2 zone and will have a side yard setback of 13.5 ft. in lieu of the required 34 ft. for a total combined side yard setback of 40 ft. for a single family residence that currently has non-conforming setbacks, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date

By

9/11/2020

D. Mignone



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 508 Hilton Ave Catonsville Md 21228 Currently zoned DR2
 Deed Reference 21696 1 00001 10 Digit Tax Account # 01 042 036 60
 Owner(s) Printed Name(s) Karen Gatzke + Sharon Rossi

(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.B TO PERMIT AN ADDITION TO A PRINCIPLE STRUCTURE WITH A SIDE YARD SET BACK OF 13.5 FT. IN LIEU OF THE REQUIRED 34 FT. OF A NON-CONFORMING EXISTING SINGLE FAMILY RESIDENCE.
 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):

Karen Gatzke, Sharon M. Rossi
 Name #1 – Type or Print Name #2 – Type or Print
Karen Gatzke, Sharon M. Rossi
 Signature #1 Signature #2
508 Hilton Ave Catonsville Md
 Mailing Address City State
21228, 410 218 0578, kgatzke@cbmve.
 Zip Code Telephone # Email Address com

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

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

Representative to be contacted:

Charles E. Posey
 Name – Type or Print
[Signature]
 Signature
403 W. Maple Road Linthicum MD
 Mailing Address City State
21090, 443 980 2420, bluefoxcontracting@gmail.
 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 8/11/2020 day of August, 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 2020-0205-A Filing Date 8/11/2020 Estimated Posting Date 8/23/2020 Reviewer Ret

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: 508 Hilton Ave Catonsville MD 21228
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)

We are looking to build a home office on the side
of our dwelling. For the interior space to be of a
usable width we would need to build past our setback
by only 1.5'. We have included 3 letters of
approval in this package.

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

Karen Gatzke
Signature of Owner (Affiant)
Karen Gatzke
Name- Print or Type

Sharon M. Rossi
Signature of Owner (Affiant)
Sharon M. Rossi
Name- Print or Type

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

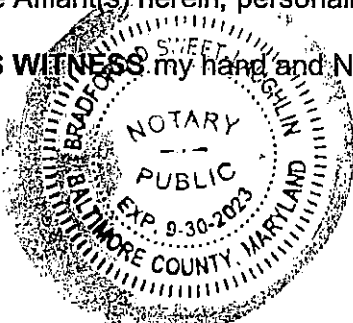
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen Gatzke and Sharon Rossi

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

AS WITNESS my hand and Notaries Seal



Bradford Sweet-Lauglin
Notary Public
September 30, 2023
My Commission Expires

Petition for Administrative Variance for: 508 Hilton Avenue, Catonsville, MD 21228

We (Karen Gatzke and Sharon Rossi) are requesting a variance for the property at 508 Hilton Avenue in which we currently own and reside in.

We are looking to add a 7.5' x 20' addition to driveway side of the residence. On the existing plat map on file there is already a structure (that was demoed 10 yrs ago) where our proposed addition will be.

With our zoning being DR-2 we have a 15' setback on each side of our yard. We have 21' from the side of our house to the property line. If we construct our addition at 7.5' wide we will have encroached on our setback by 1.5'.

We have included 3 letters of approval from both neighbors to each side and directly across the street.

Our interior space will be 7' wide. Anything less than that width would be too small of a room for the Homeowners purposes. We hope this provides reasoning for "practical difficulty."

We are asking the county to consider our proposal for variance to build 1.5' over our side setback.

Thank you for your time.

- Karen Gatzke & Sharon Rossi

K Gatzke @ cbmore.com

410 218 0578

Karen Gatzke 8-8-20
Karen Gatzke

Sharon M. Rossi 8/8/20
Sharon M. Rossi

2020-0205-A

ZONING PETITION PROPERTY DESCRIPTION FOR: 508 Hilton Avenue, Catonsville, MD 21228

Part A

Zoning Property Description for 508 Hilton Ave., Catonsville, MD 21228.

Beginning at the West side of Hilton Ave which is 27 feet
wide at a distance of 204 ft. North of the centerline of the nearest improved
Intersecting street McCurley Ave which is 24' feet wide.

Part B – Option 2

Being Lot #5, Block n/a, Section n/a, in the subdivision of Oak Ridge as recorded in Baltimore County Plat
Book # 5, Folio 114, containing 15,925 square feet. Located in the 1 st Election District and 1st Council
District.

2020-0205-A

Wording for Zoning Case 2020-0205-A

Section 1B02.3.B - To permit an addition in the side yard of a principle structure that is in a DR-2 Zone and will have a side yard set-back of 13.5 feet +/- in lieu of the required 34 feet +/- for a total combined side yard setbacks of 40 feet for a single-family residence that currently has non-conforming set-backs.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/21/2020

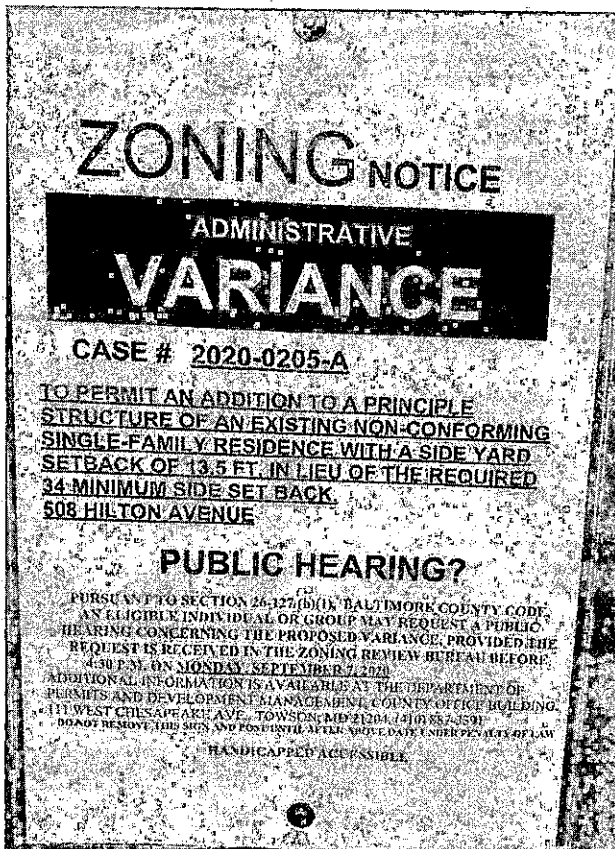
Case Number: 2020-0205-A

Petitioner / Developer: K. GATZKE ~ S. ROSSI

Date of Closing: SEPTEMBER 7, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
508 HILTON AVENUE

The sign(s) were posted on: AUGUST 21, 2020



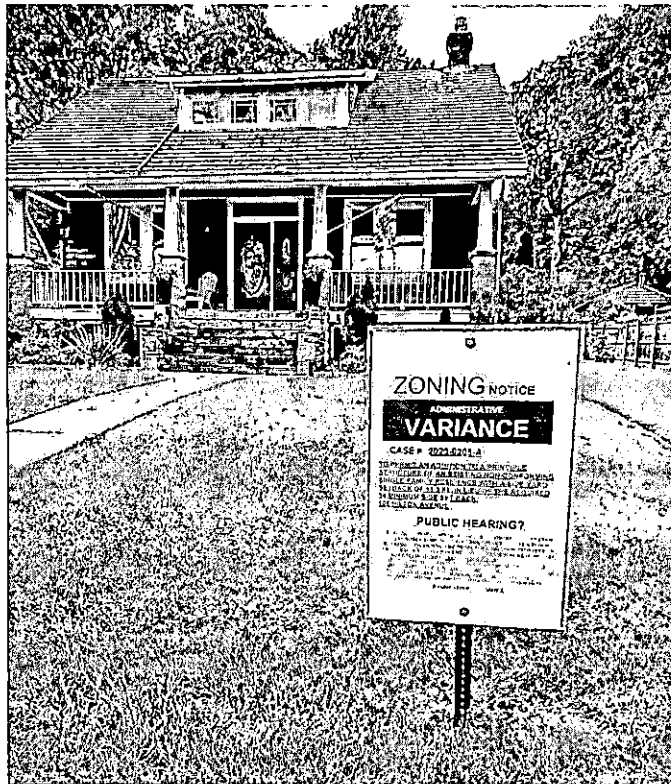
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

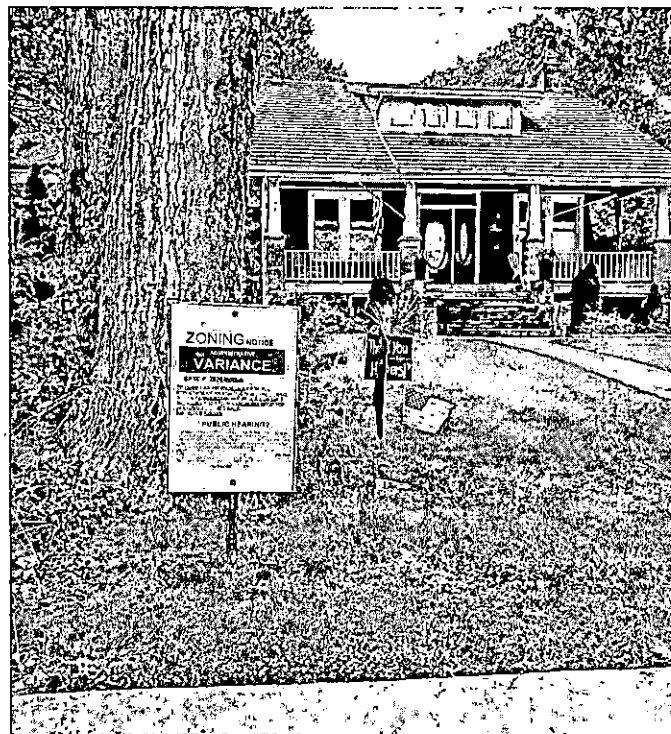
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 508 Hilton Avenue ~ 8/21/2020



Background Photo 2nd Sign @ 508 Hilton Avenue ~ 8/21/2020
CASE # 2020-0205-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0205 -A Address 508 HILTON AVE.

Contact Person: Roz Johnson Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/11/2020 Posting Date: 8/23/2020 Closing Date: 9/7/2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0205 -A Address 508 HILTON AVE.

Petitioner's Name R. GATZKE/S. ROSSI Telephone 443-980-2420

Posting Date: 8/23/2020 Closing Date: 9/7/2020

Wording for Sign: To Permit AN ADDITION TO A PRINCIPLE STRUCTURE OF AN
EXISTING NON-CONFORMING SINGLE-FAMILY RESIDENCE WITH A SIDE
YARD SETBACK OF 13.5 FT. IN LIEU OF THE REQUIRED 34 FT
MINIMUM SIDE SET BACK.

Revised 6/30/2018

**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: 2020-0205-A
Property Address: 508 HILTON AVE.
Property Description: RESIDENCE ON WEST SIDE OF HILTON AVE.
SOUTH OF MC CARLEY AVE.
Legal Owners (Petitioners): KAREN GATZKE / SHARON ROSS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Gatzke
Company/Firm (if applicable): n/a
Address: 508 Hilton Ave
Catonsville, MD 21228
Telephone Number: 410 218 0578

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 7, 2020

Charles Posey,
403 W. Maple Road
Linthicum MD 21090

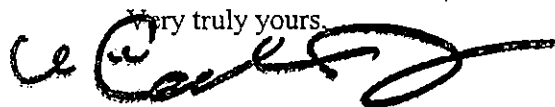
RE: Case Number: 2020-0205-A, 508 Hilton Ave

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 August 11, 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

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: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0205-A
Address 508 Hilton Avenue
(Gutzke & Rossi Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

Reviewer: Steve Ford

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)Date: 8/21/20by Linda O'KeefeSIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w3)

Zoning Copy

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 01 Account Number - 0104203660			
Owner Information					
Owner Name:		GATZKE KAREN R ROSSI SHARON M		Use:	RESIDENTIAL
Mailing Address:		508 HILTON AVE BALTIMORE MD 21228-5815		Principal Residence:	YES
				Deed Reference:	/21696/ 00001
Location & Structure Information					
Premises Address:		508 HILTON AVE 0-0000		Legal Description:	508 HILTON AVE OAK RIDGE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0100	0024	0646	1070133.04	0000	
					Block:
					5
					Lot:
					2019
					Assessment Year:
					Plat No:
					Plat Ref: 0005/ 0114
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1923		1,476 SF		15,925 SF	
Property Land Area		County Use			
15,925 SF		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1 1/2	YES	STANDARD UNIT	WOOD SHINGLE/	4	1 full/ 1 half
Garage					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2020	
				As of	
				07/01/2021	
Land:	129,400	163,400			
Improvements	196,900	200,200			
Total:	326,300	363,600		351,167	
Preferential Land:	0			363,600	
Transfer Information					
Seller: SAVARD SUSAN E		Date: 04/12/2005		Price: \$445,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21696/ 00001		Deed2:	
Seller: JESSEE EDWARD L		Date: 01/11/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17360/ 00596		Deed2:	
Seller: DELOSIER SHIRLEY A		Date: 10/10/2001		Price: \$250,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15644/ 00191		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
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 04/16/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0205-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

FILE COPY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 01 Account Number - 0104203660			
Owner Information					
Owner Name:		GATZKE KAREN R ROSSI SHARON M		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		508 HILTON AVE BALTIMORE MD 21228-5815		Deed Reference:	/21696/ 00001
Location & Structure Information					
Premises Address:		508 HILTON AVE 0-0000		Legal Description:	508 HILTON AVE OAK RIDGE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0100	0024	0646	1070133.04	0000	5 2019 Plat Ref: 0005/ 0114
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1923		1,476 SF		15,925 SF	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1 1/2	YES	STANDARD UNIT	WOOD SHINGLE/	4	1 full/ 1 half
Garage Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2020	
				As of	
				07/01/2021	
Land:		129,400		163,400	
Improvements		196,900		200,200	
Total:		326,300		363,600	
Preferential Land:		0		351,167 363,600	
Transfer Information					
Seller: SAVARD SUSAN E		Date: 04/12/2005		Price: \$445,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21696/ 00001		Deed2:	
Seller: JESSEE EDWARD L		Date: 01/11/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17360/ 00596		Deed2:	
Seller: DELOSIER SHIRLEY A		Date: 10/10/2001		Price: \$250,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15644/ 00191		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020 07/01/2021	
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 04/16/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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2020-0205-A

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
8/11/2020**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 0104203660

Plat Ref: 005:114

Election District: 1

Owner Name(s): GATZKE KAREN R and ROSSI SHARON M

PDM # :

Address: 508 HILTON AVE
BALTIMORE, MD 21228

Zoning Class.(s): DR 2

Premise Address: 508 HILTON AVE

Elevation Range: 468ft - 480ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	B.S.M. 2019 - Failing Traffic Sheds,(Frederick Rd (MD 144) & S Rolling Rd (M	X						X						
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X												OK To File
	Verify Water Service Size.	X												
DPW-Public Services County Office Building Room 119 Phone: 410-887-3751	B.S.M. 2019 - Failing Traffic Sheds,(Frederick Rd (MD 144) & S Rolling Rd (M	X						X						OK To File

2020-0205-A





510 Hilton Ave

proposed addition to

exceed set back by 1.5'

506 Hilton Ave

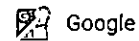
2020-0205-A

507 Hilton Ave



Image capture: Jul 2019 © 2020 Google

Catonsville, Maryland

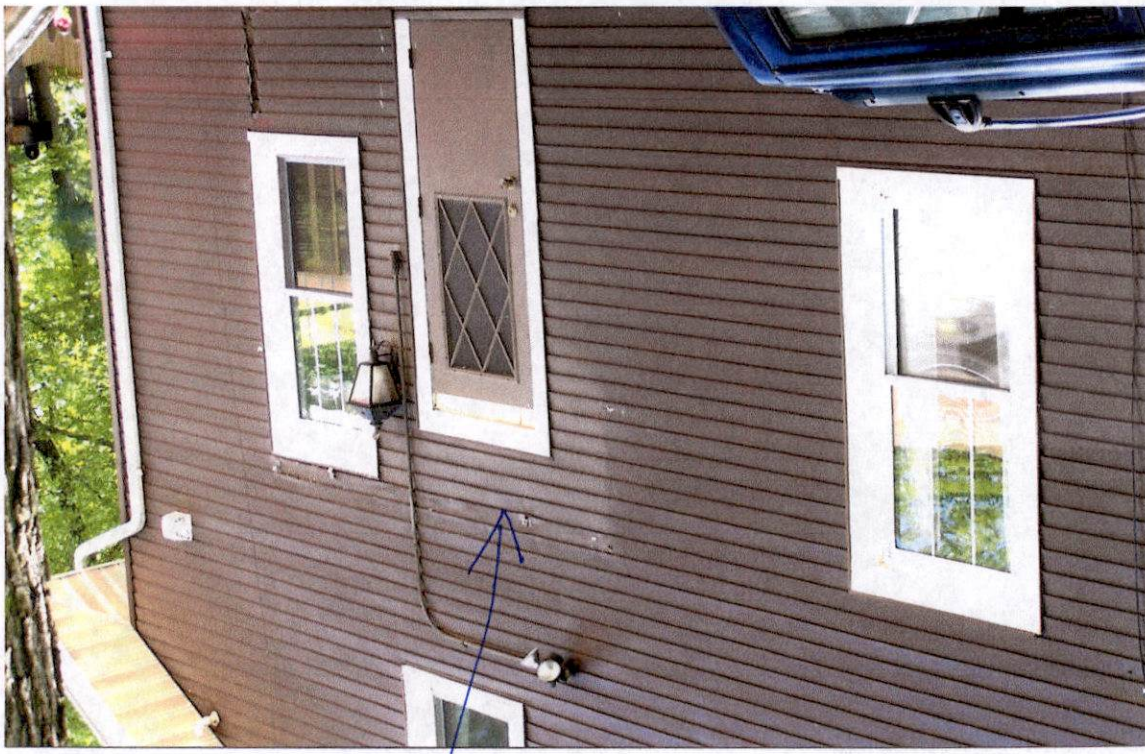


Street View

506 Hilton Ave

507 Ave
Hilton Rd
Park Dr
Fairfax
Hilton Rd

2020-0205-A



Door from home to side driveway porch,
after porch was torn down about
10 yrs ago.

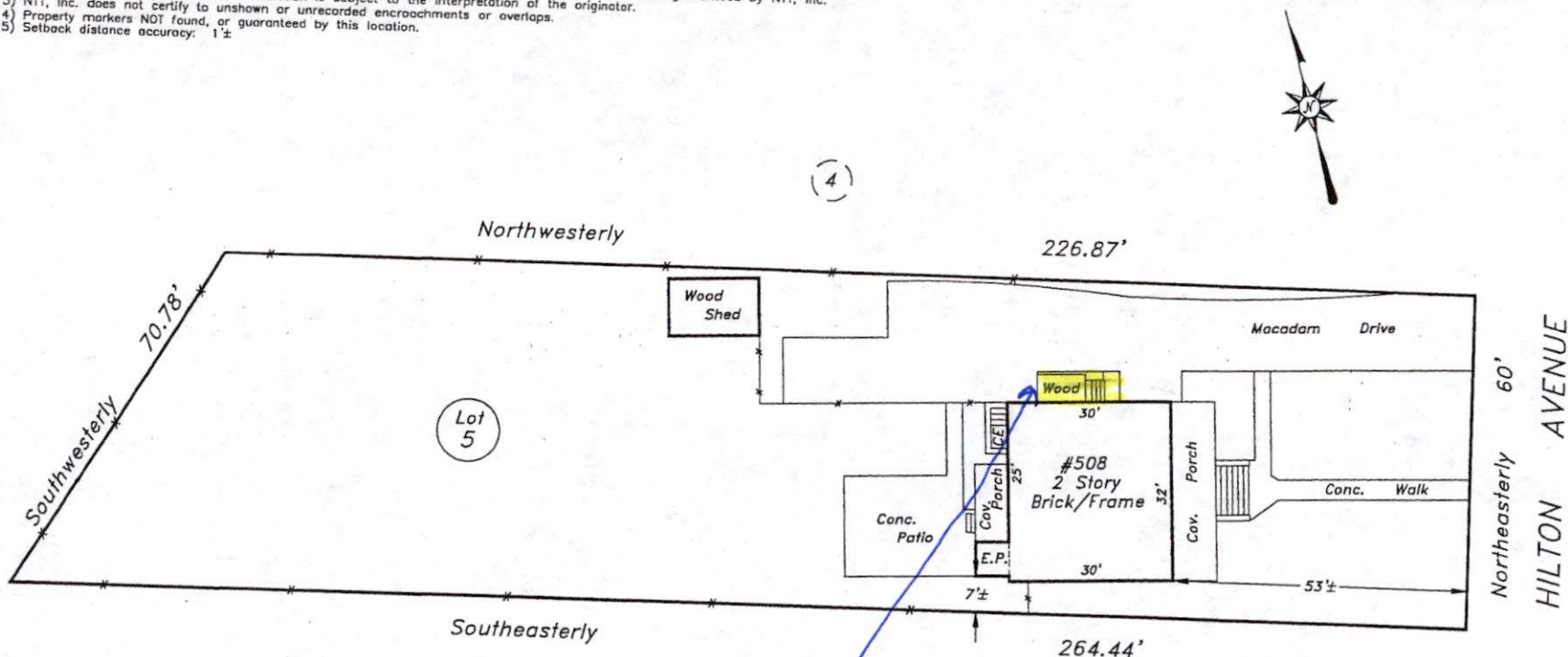


The proposed addition will be built in
the space where this covered porch
w/ interior access used to be.

2020-0205-A

NOTES:

- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 1±



(6) The proposed addition will be built in the approx space on our double-wide driveway, where our covered porch with interior access used to be. It was torn down about 10 yrs ago.

Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0390 B. Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as lot 5 "OAK RIDGE"

and recorded among the land records of Baltimore County, Maryland in Plat 5, folio 114 for the purpose of locating the improvements thereon.

- * This plat is of benefit to the 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 refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins PLS #96

LOCATION DRAWING
508 Hilton Avenue
1st ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.

16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 30'
Date: 2/17/05
Field By: DBM
Drawn By: DBM
File #: 48700M

2020-0205-A

↩ Reply ∨ 🗑 Delete 🚫 Junk Block ...

508 addition

GK

Gatzke, Karen

Thu 8/6/2020 9:22 AM

To: Gatzke, Karen



From: Ralph Bennett <rbbhmb@verizon.net>

Sent: Thursday, August 6, 2020 9:21 AM

To: Gatzke, Karen <KGatzke@cbmove.com>

Subject: Re: our addition

We, Ralph and Helen Bennett (506 Hilton Avenue) the next door neighbors of Karen Gatzke and Sharon Rossi (508 Hilton Avenue) would like to express our support of the home office addition being proposed. This addition is directly next door to our side property and we have no objection to it. Please fee free to contact us at 410-788-6530

Ralph and Helen Bennett

Reply | Forward

2020-0205-A

↩ Reply ✓ 🗑 Delete 🚫 Junk Block ...

Verification of Support for New Addition

ⓘ You replied on Wed 8/5/2020 6:52 PM

KR

K&L RUARK <ruark7603@comcast.net>

Wed 8/5/2020 6:40 PM

To: Gatzke, Karen

👍 ↩ ⏪ → ...

Hi Karen. Here is the email to verify our support of your home office addition for the Baltimore County Zoning Department.

To Baltimore County Zoning Dept:

We, Ken and Leighann Ruark (510 Hilton Ave), the next door neighbors of Karen Gatzke and Sharon Rossi (508 Hilton Ave), would like to express our support of the home office addition being proposed. They have talked with us about it and we have no objection to it.

Feel free to contact us at 410-719-2042 (phone) or Ruark7603@comcast.net.

Sincerely,

Ken and Leighann Ruark

Reply | Forward

↩ Reply ∨ 🗑 Delete 🚫 Junk Block ...

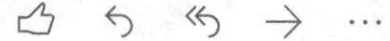
your addition

GK

Gatzke, Karen

Thu 8/6/2020 8:14 AM

To: Gatzke, Karen

**From:** Matt Richardson <Matt@indigoinkprint.com>**Sent:** Wednesday, August 5, 2020 10:08 PM**To:** Gatzke, Karen <KGatzke@cbmove.com>**Subject:** RE: addition to our home

To Baltimore County Zoning Dept:

We, Matt and Liz Richardson (505 Hilton Ave), the neighbors of Karen Gatzke and Sharon Rossi (508 Hilton Ave), would like to express our support of the home office addition being proposed. We live directly across the street from them and we have no objection to it.

Feel free to contact us at 443-994-6106 (phone) or matt@indigoinkprint.com (email).

Sincerely,

Matt Richardson
Owner

indigoink
DIGITAL PRINTING

9221 Rumsey Road, Ste 6
Columbia, MD 21045
P 410.715.9071
F 410.715.9072
www.indigoinkprint.com

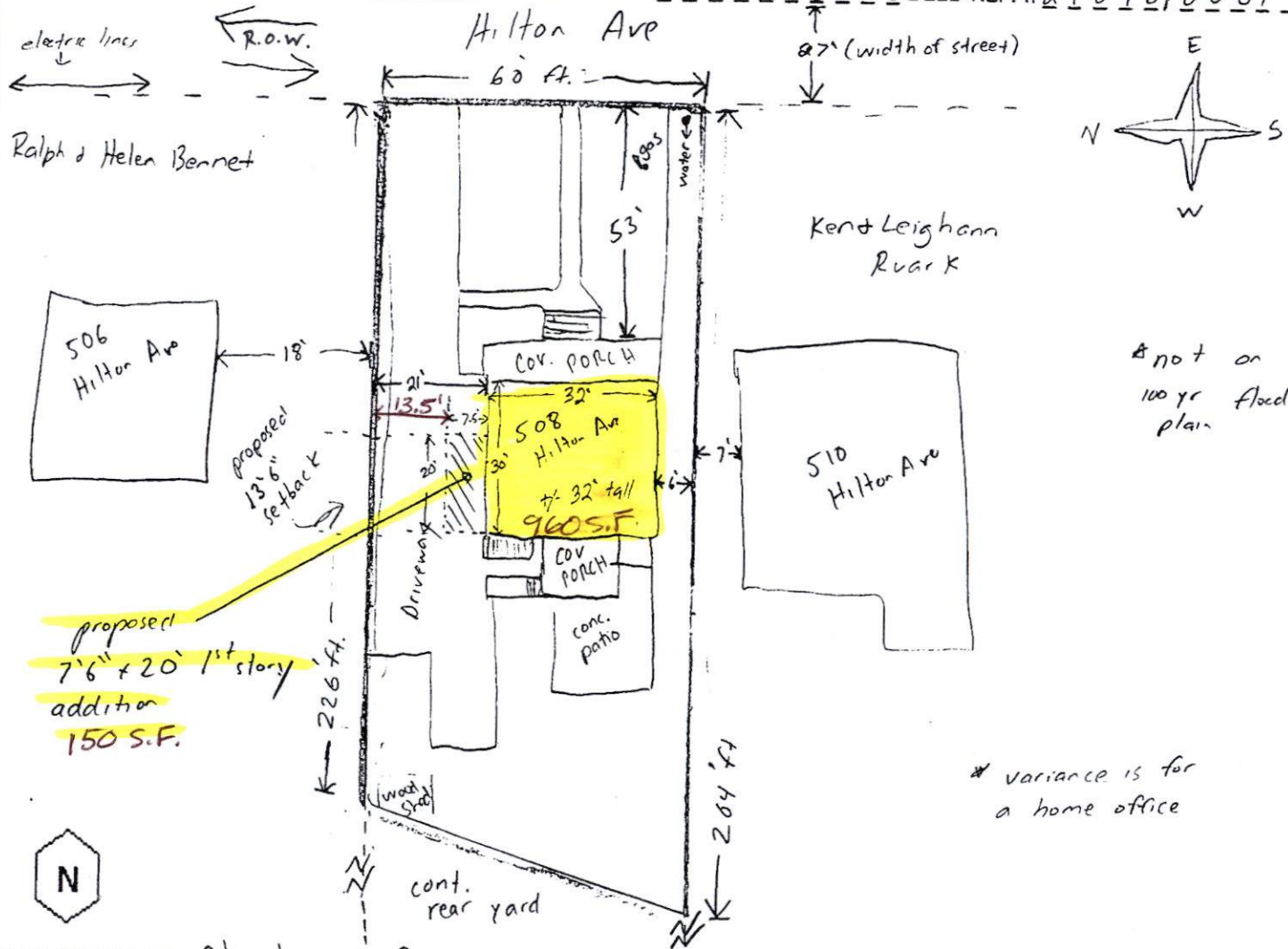
Reply | Forward

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 508 Hilton Ave OWNER(S) NAME(S) Karen Gatzke & Sharon Rossi

SUBDIVISION NAME DAK RIDGE LOT # 5 BLOCK # n/a SECTION # n/a

PLAT BOOK # 5 FOLIO # 114 10 DIGIT TAX # 0104203660 DEED REF. # 2169610001



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0100

SITE ZONED DR-2

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1

LOT AREA ACREAGE .37 acres

OR SQUARE FEET 15,925 sq. ft.

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? n/a

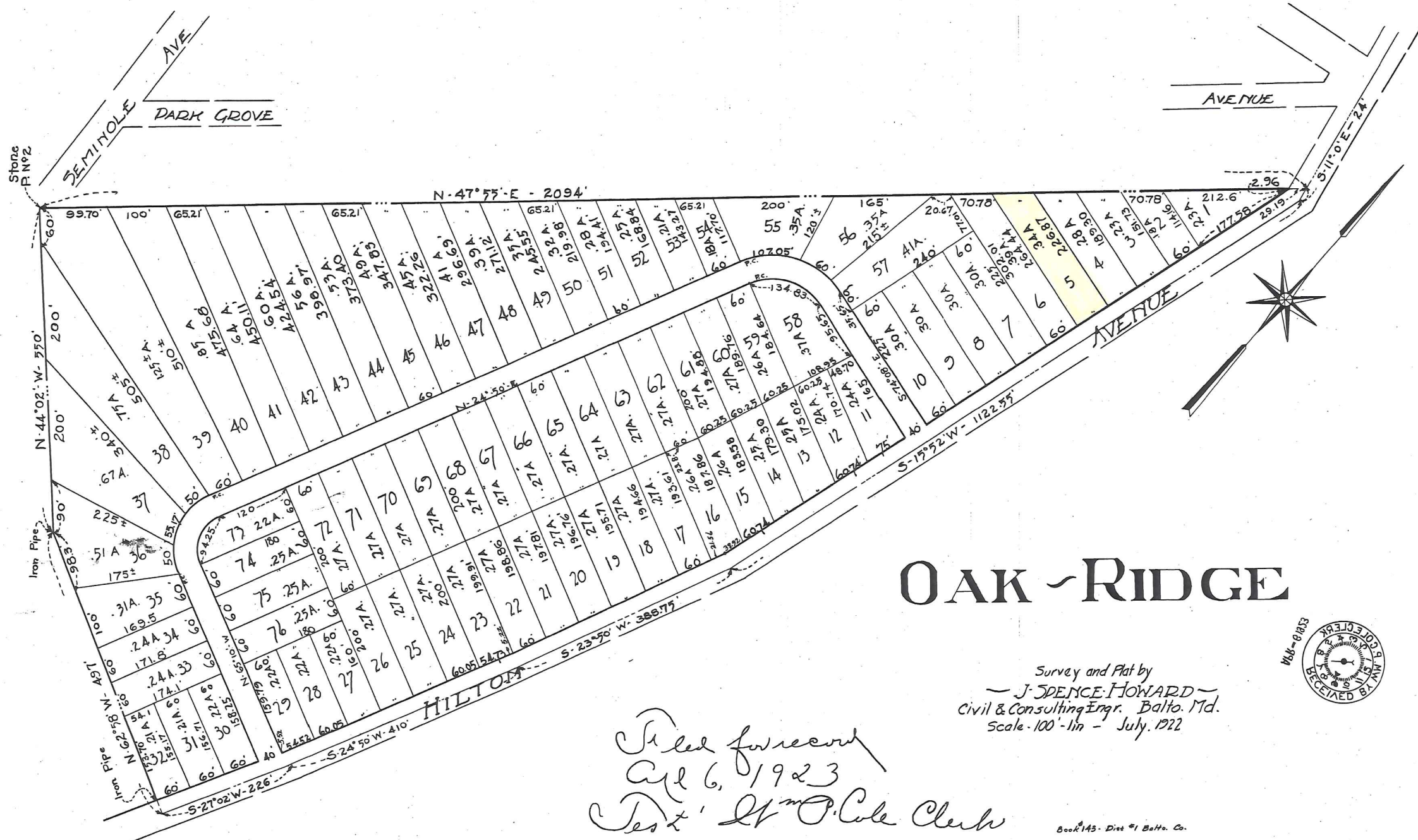
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

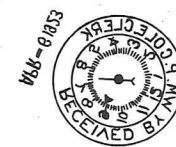
2020-0205-A

Pet. Exh. 1



OAK-RIDGE

Survey and Plat by
 J. SPENCE HOWARD
 Civil & Consulting Engr. Balto. Md.
 Scale 100' = 1 in - July, 1922



Filed for record
 Aug 6, 1923
 Test Lt M. O. Cole Clerk

Book 143 - Dist #1 Balto. Co.