

M E M O R A N D U M

DATE: November 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0228-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 9, 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
(7500 Holabird Avenue)
12th Election District
7th Council District
Karin L. Hastings-Miller
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0228-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Karin L. Hastings-Miller (“Petitioner”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1B02.2.B (Section X.A.3 of the 1951 Zoning Regulations) to permit a proposed unenclosed front porch (deck without a roof) to extend 14 ft. beyond the front building line in lieu of the maximum allowed 9 ft. beyond the front building line. 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. No adverse ZAC comments were received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 19, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 10-8-2020

By [Signature]

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 Petitioner.

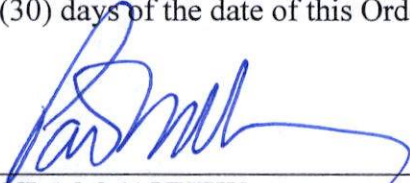
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.2.B (Section X.A.3 of the 1951 Zoning Regulations) to permit a proposed unenclosed front porch (deck without a roof) to extend 14 ft. beyond the front building line in lieu of the maximum allowed 9 ft. beyond the front building line, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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:dlw

ORDER RECEIVED FOR FILING

Date 10-8-2020

2

By 100



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 7500 HANBIRD AVE. Currently zoned DR 10.5 (Vested "D" Residence 1951)
Deed Reference 41666 / 0175 10 Digit Tax Account # 1208002530
Owner(s) Printed Name(s) KARIN HASTINGS-MILLER

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B02.2.B (Section X.A.3 of the 9951 Zoning Regulations) → To permit a proposed unenclosed front porch (deck without a roof) to extend 14 feet beyond the front building line in lieu of the maximum allowed 9 feet beyond the front building line.

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):

KARIN HASTINGS-MILLER

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

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:

Name – Type or Print

Signature

Mailing Address

City

State

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 2020-0228-1 Filing Date 9/10/20 Estimated Posting Date 9/20/20 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: 7500 Holabird Ave Baltimore MD 21222
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)

I am 100% Disabled 7-1-2000, spinally all cancer, I don't have lower back leg bones as they were use to put in a new bone, I don't have a left shoulder, this will allow me to get to my car easier.

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

Karin Lu Hastings Miller
Signature of Owner (Affiant)
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 2 day of SEP., 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: KARIN HASTINGS

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

05-05-2023

My Commission Expires

7500 Holabird Avenue

Case # 2020-0228 - A

Property Description

Northeast corner of the intersection of Holabird Avenue (75' wide) and Manor Road (60' wide).
Containing 3,492 sq. ft. located in the 12th Election District and 7th Councilmatic District.



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 7500 HARBOR AVE. Currently zoned DR 10.5 (vested "D" Residence 19)
 Deed Reference 41666 / 0175 10 Digit Tax Account # 1208002530
 Owner(s) Printed Name(s) KARIN HASTINGS-MILLER

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

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

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

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

BCZR: 1B02.2.B (Section X.A.3 of the 9951 Zoning Regulations) → To permit a proposed unenclosed front porch (deck without a roof) to extend 14 feet beyond the front building line in lieu of the maximum allowed 9 feet beyond the front building line.

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):

KARIN HASTINGS-MILLER

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

Signature #1 Signature #2

Mailing Address City State

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:

Name – Type or Print

Signature

Mailing Address

City

State

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 2020-0228-1 Filing Date 9/10/20 Estimated Posting Date 9/20/20 Reviewer JS

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Address: 7500 Holabird Ave Baltimore MD 21222
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)

I AM 100% DISABLED 7-1-2000 SPINDLY CELL CANCER I DON'T HAVE LOWER BACK OR BONES AS THEY WOULD USE A WALKER AND A WALKER WOULD BE A LOT OF BONES TO GET TO MY CELL HOUSE.

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

Karin Lu Hastings Miller
Signature of Owner (Affiant)
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 2 day of SEP, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: KARIN HASTINGS

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

AS WITNESS my hand and Notaries Seal

Notary Public

05-15-2023

My Commission Expires

ORIGINAL HAS
EMBOSSED SEAL

JS

7500 Holabird Avenue

Case # 2020-0228 - A

Property Description

Northeast corner of the intersection of Holabird Avenue (75' wide) and Manor Road (60' wide).
Containing 3,492 sq. ft. located in the 12th Election District and 7th Councilmatic District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/19/2020

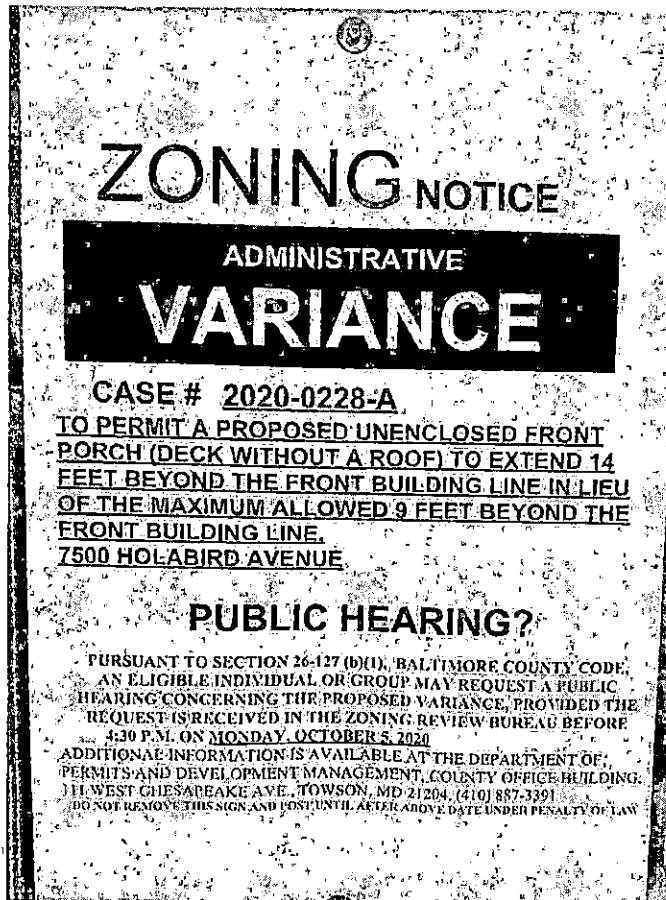
Case Number: 2020-0228-A

Petitioner / Developer: HASTINGS - MILLER

Date of Closing: OCTOBER 5, 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:
7500 HOLABIRD AVENUE

The sign(s) were posted on: SEPTEMBER 19, 2020



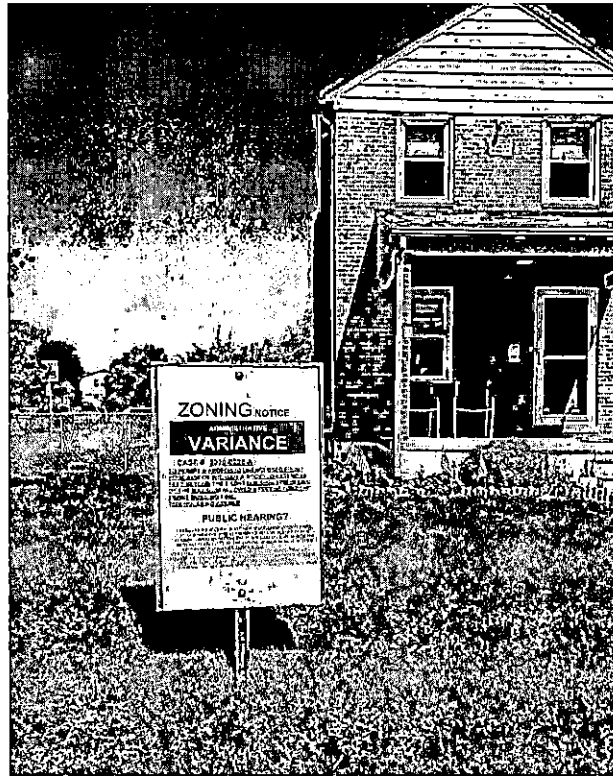
Linda O'Keefe
(Signature of Sign Poster)

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 @ 7500 Holabird Avenue ~ 9/19/2020



Background Photo 2nd Sign @ 7500 Holabird Avenue ~ 9/19/2020

Case # 2020-0228-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0228 -A Address 7500 HOLABIRD AVE., 21222

Contact Person: JASON SEIDEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/10/20 Posting Date: 9/20/20 Closing Date: 10/5/20

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- 0228 -A Address 7500 HOLABIRD AVE., 21222

Petitioner's Name HASTINGS-MILLER Telephone 410-979-1609

Posting Date: 9/20/20 Closing Date: 10/5/20

Wording for Sign: _____

_____ To permit a proposed unenclosed front porch (deck without a roof) to extend 14 feet beyond the front _____
building line in lieu of the maximum allowed 9 feet beyond the front building line. _____

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/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: 2020-0228-A

Property Address: 7500 HOLABIRD AVENUE

Property Description: 1

Legal Owners (Petitioners): KARIN HASTINGS-MILLER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: KARIN HASTINGS-MILLER

Company/Firm (if applicable): _____

Address: 7500 HOLABIRD AVENUE

DUNOAK, MD 21222

Telephone Number: 410-979-1609

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 198830

Date: 9/10/20

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec From: HASTINGS-MILLER

For: 2020-0728-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Karin L. Hastings-Miller
107 Ventnor Terrace
Baltimore, MD 21222

82074

9-9-2020

CHECKSAFE

Pay to the Order of State of Maryland \$ 75.00
M and T Bank 100 Dollars

For Karin L. Hastings-Miller

0520001131 16118011 2074



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 5, 2020

Karin Hastings-Miller,
7500 Holabird Ave
Baltimore MD 21222

RE: Case Number: 2020-0228-A, 7500 Holabird 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 September 10, 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.", written over the words "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 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0228-A
Address 7500 Holabird Avenue
(Miller Property)

Zoning Advisory Committee Meeting of **September 14, 2020.**

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

Reviewer: Steve Ford



Google earth



2020-0228-A



Google earth



2020-0728-A



Google earth



2020-0228-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	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 (1 st)	Date: <u>9-19-20</u> by <u>O'Keefe</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0227-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jamal, Mohamad M. & Jamal, Milly
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 521 EAST SEMINARY AVE
Location: South side of East Seminary (60'), 25' East of Westellen Road (50').

Existing Zoning: DR 1 **Area:** 3.15 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3 To permit an accessory structure (pool house) to have a height of 17 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/05/2020

Miscellaneous Notes:

Case Number: 2020-0228-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Karin Hastings- Miller
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7500 HOLABIRD AVE
Location: North East corner of Holabird Ave (75') and Manor Road (60').

Existing Zoning: DR 10.5 **Area:** 3,492 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR: 1B02.2.B (Section X.A.3 of the 9951 Zoning Regulations) To permit a proposed unenclosed front porch (deck without a roof) to extend 14 feet beyond the front building line in lieu of the maximum allowed 9 feet beyond the front building line.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/05/2020

Miscellaneous Notes:

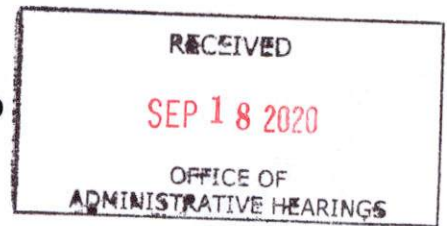
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 12 Account Number - 1208002530		
Owner Information		
Owner Name:	HASTINGS MILLER KARIN L	Use: RESIDENTIAL
Mailing Address:	7500 HOLABIRD AVE BALTIMORE MD 21222-2102	Principal Residence: YES Deed Reference: /41666/ 00175
Location & Structure Information		
Premises Address:	7500 HOLABIRD AVE BALTIMORE 21222-2102	Legal Description: NE COR MANOR RD MERRITT HOMES
Map: 0103	Grid: 0011	Parcel: 0463
Neighborhood: 12010016.04	Subdivision: 0000	Section: 1
Block: 13	Lot: 2021	Assessment Year: 1
Plat No: 0018/ 0005		Plat Ref: 0018/ 0005
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1952	1,024 SF	3,492 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2	YES	END UNIT
Exterior	Quality	Full/Half Bath
BRICK/	3	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	38,000	38,000
Improvements	78,400	78,400
Total:	116,400	116,400
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Transfer Information		
Seller: HASTINGS BETTY E	Date: 07/24/2019	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /41666/ 00175	Deed2:
Seller: HASTINGS ALBERT J	Date: 11/06/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39599/ 00224	Deed2:
Seller: ASSOCIATED JEWISH CHARITIES OF BALTIMORE	Date:	Price: \$0
Type:	Deed1: /05356/ 00435	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
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:		

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 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0228-A
Address 7500 Holabird Avenue
(Miller Property)

Zoning Advisory Committee Meeting of **September 14, 2020**.

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

Reviewer: Steve Ford



DR 16

PAI # 120058 R-1966-01705

PAI # 120058

103C1

1204037110
2009-0143-SPH
R-1968-0132

BL

12 ED

SE 3-F

7 CD

HOLABIRD AVE

DR 10.5

SITE

WESTFIELD RD

MANOR RD

ALLEY

ALLEY

RO

SEARLES RD

103C2

ALLEY

ALLEY

LAWRENCE RD

BM CT

Pt. Bk./Folio # MP10022

PAI # 120157

Pt. Bk. 0000019, Folio 0059

Pt. Bk./Folio # 019059

PAI # 120157

1959-4636-X

PAI # 120157

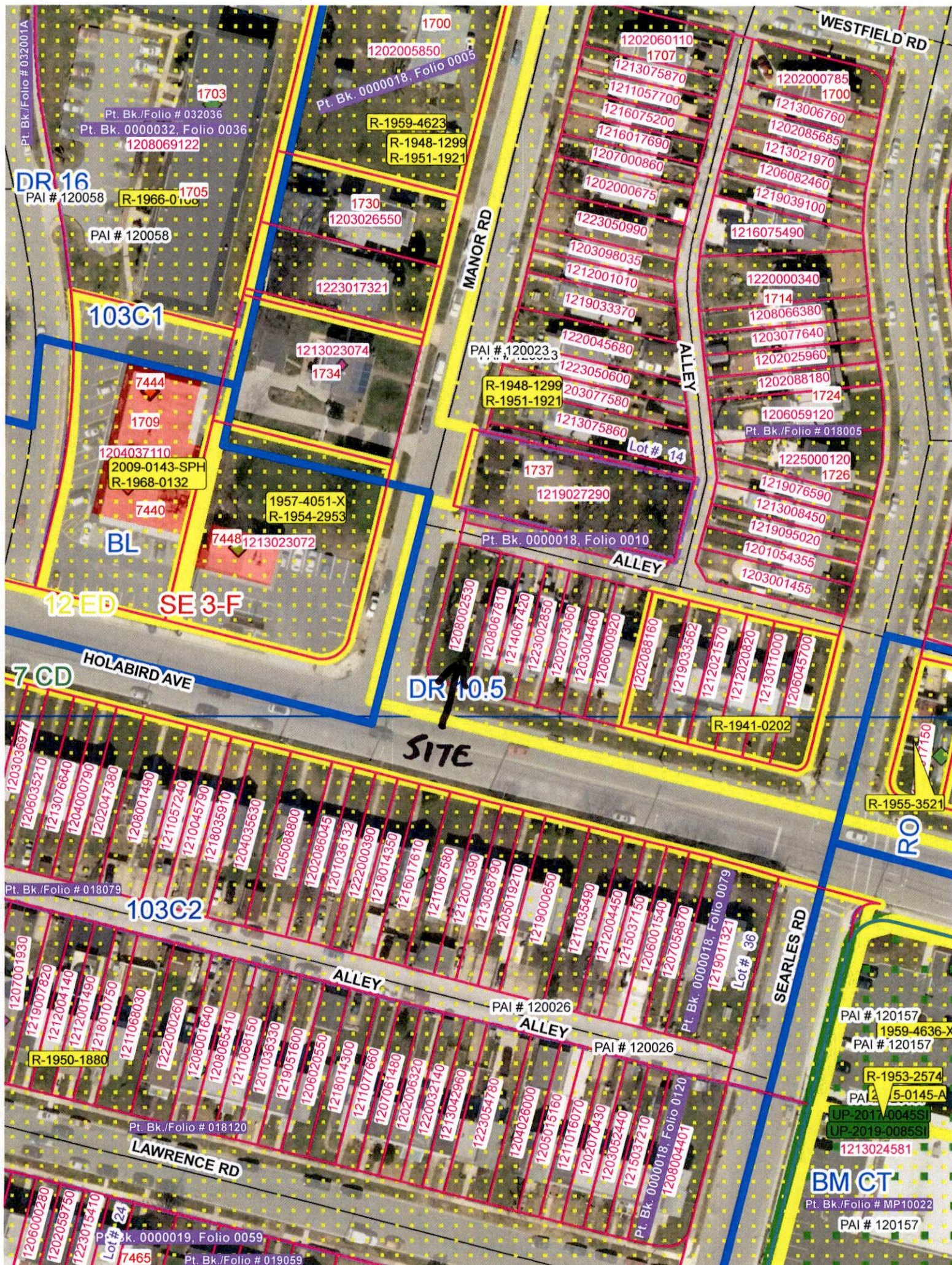
R-1953-2574

PAI # 5-0145-A

UP-2017-004551

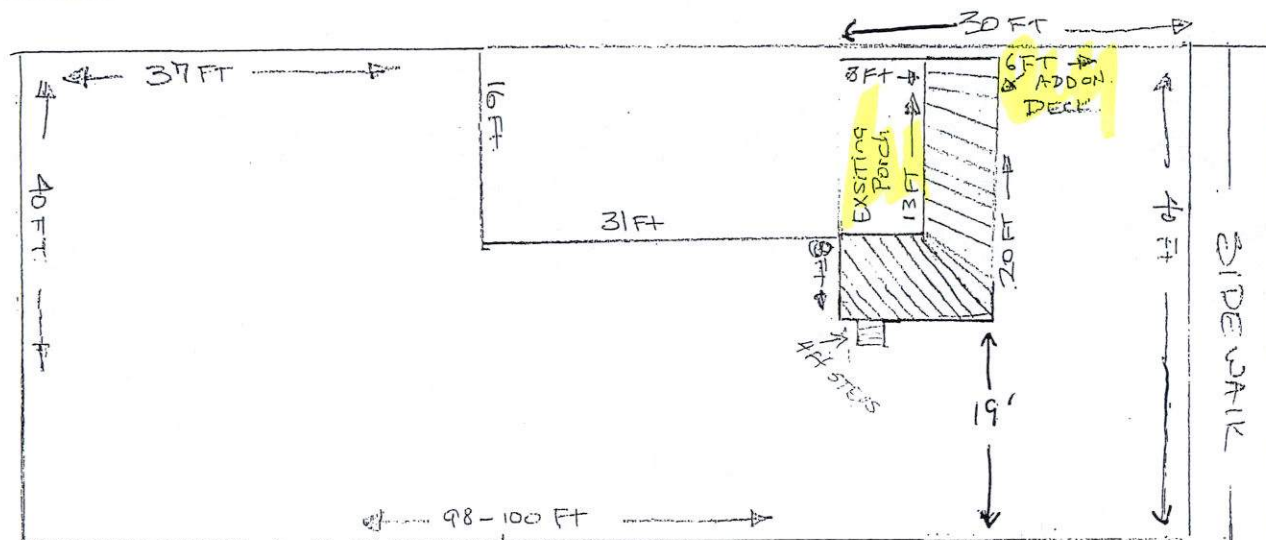
UP-2019-008551

1213024581



2
34

PLAT BOOK # 00018 FOLIO # 0005 10 DIGIT TAX # 1208002530 DEED REF. # 41666/00175



Side wall

GRASS

MANOR ROAD



PLAN DRAWN BY KARIN HASTING-MILLO DATE SCALE: 1 INCH = 6 FEET

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0228-A

Pet. Exh. 1