MEMORANDUM

DATE: December 29, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0268-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on December 28, 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
(125 Taunton Avenue)		
1st Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Mark C. & Kaitlin Baer (formerly Ruddell)	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0268-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, Mark C. and Kaitlin Baer (formerly Ruddell) ["Petitioners"]. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 1B01.2.C.1.b to permit a rear yard deck with a rear setback of 16 feet in lieu of the required 37.5 feet. 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 October 31, 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 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 **25th** day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR § 1B01.2.C.1.b to permit a rear yard deck with a rear setback of 16 feet in lieu of the required 37.5 feet, 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 12-28-20
By DW

AD STRATIVE ZONING PE ON

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 125 Taunton Ave Catonsville MD 21228 **Currently zoned** DR-1
Deed Reference 30614 / 00454 **10 Digit Tax Account #** 0 1 1 8 1 0 1 8 4 1
Owner(s) Printed Name(s) Mark & Kaitlin Baer (formerly Kaitlin Ruddell)

(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) 1B01.2 - C - 1 - B

BCZR: 1B01.2.C.1.b. → To permit a rear yard deck with a rear setback of 16 feet in lieu of the required 37.5 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):

Mark Baer, Kaitlin Baer (Ruddell)
Name #1 – Type or Print | Name # 2 – Type or Print

Mark Baer, Kaitlin Baer
Signature #1 | Signature # 2

125 Taunton Ave Catonsville MD
Mailing Address | City | State

21228, 443-857-8707, mbaer87@gmail.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:

Name – Type or Print

Signature

Mailing Address | City | State

Zip Code | Telephone # | Email Address

ORDER RECEIVED FOR FILING
Date 12-25-20
By

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 2020-0268-A **Filing Date** 10/29/20 **Estimated Posting Date** 11/8/20 **Reviewer** JS

Rev 5/5/2016

Affidavit in Support (ministrative 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: 125 Taunton 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 purchased this home in 2011 with an existing deck that was in poor condition and needs to be rebuilt. We feel the conditions below justify undue hardship.
1) Our lot (45) was divided by original owner and this property was built on the smaller lot in 1969.
2) Our lot is 10,800 sq feet, and surrounding lots are approx. 30,000 sq feet with large amount of rear yard clearance.
3) We have approx. 33 feet of rear yard to property line, and standard set back is 30 feet.

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

Mark Baer
Signature of Owner (Affiant)

Kaitlin Baer
Signature of Owner (Affiant)

MARK BAER
Name- Print or Type

Kaitlin Baer
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 26th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mark C Baer and Kaitlin M Baer

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

AS WITNESS my hand and Notaries Seal

Notary Public

05/08/2023
My Commission Expires

TISEER M. OSMAN
Notary Public
Prince George's County
Maryland
My Commission Expires May 08, 2023

REV. 5/5/2016

Zoning property description for 125 Taunton Ave Catonsville MD 21228.

Beginning at a point on the southeast side of Taunton Avenue which is 20 feet wide at a distance of 195 feet southwest of the centerline of the nearest improved intersecting street Devere Ln which is 20 feet wide.

Being lot #45, block (n/a), section #(n/a), in the subdivision of Stonewall Park as recorded in Baltimore County Plat Book #7, folio #18, containing 10,800 square feet. Located in the 1st Election District and 1st Council District.

2020-0268-A

CERTIFICATE OF POSTING

October 31, 2020

_____ amended for second inspection

Re:
Zoning Case No. 2020- 0268-A
Legal Owner: Mark C. & Kaitlin M. Baer
Closing date: November 23, 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: Jenae Johnson

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 **125 Taunton Avenue.**

The signs were initially posted on **October 31, 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. 2020-0268-A

125 Taunton Avenue

REQUEST: TO PERMIT A REAR YARD DECK WITH A REAR SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 37.5 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 NOVEMBER 23, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0268-A

125 Taunton Avenue

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ADDITIONAL INFORMATION IS AVAILABLE [illegible] ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

Debra Wiley

From: Debra Wiley
Sent: Monday, November 23, 2020 3:00 PM
To: Jenae Johnson
Cc: Donna Mignon
Subject: Sign Posting Missing for Administrative Variance 2020-0268-A (Closing date: 11/23)

Hi Jenae,

Can you check to see if you have received. Cannot process to Paul without it.

Thanks.

BALTIMORE COUNTY D RTMENT OF PERMITS, APPROV AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0268 -A Address 125 TAUNTON AVE., 21228

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

Filing Date: 10/29/20 **Posting Date:** 11/8/20 **Closing Date:** 11/23/20

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- 0268 -A Address 125 TAUNTON AVE.

Petitioner's Name BAER Telephone 443-857-8707

Posting Date: 11/8/20 **Closing Date:** 11/23/20

Wording for Sign To permit a rear yard deck with a rear setback of 16 feet in lieu of the required 37.5 feet.

Revised 2/20/2020

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0268-A

Property Address: 125 TAUNTON AVE, 21228

Property Description:)

Legal Owners (Petitioners): MARK + KAITLYN BAER

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: BAER

Company/Firm (if applicable):

Address: 125 TAUNTON AVE.
CATONSVILLE, MD 21228

Telephone Number: 443-857-8707

Revised 7/9/2015

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

No. 200995

Date: 10/29/20

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

Rec From: BAER

For: 2020-0268-A

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

CASHIER'S VALIDATION

360

KAITLIN M. BAER
MARK C. BAER
125 TAUNTON AVE.
CATONSVILLE, MD 21228

430
52-7611/311

DATE 10/27/2020

CHECK ARMOR

PAY TO THE ORDER OF BALTIMORE COUNTY $ 75.00

SEVENTY FIVE xx/100 DOLLARS

Photo Safe Deposit® Deposit this item

Capital One

MEMO ZONING REVIEW

⑆031176101⑆ 2640051⑈ 0430

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Administrator

November 10, 2020

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0268-A

Mark & Kaitlin Baer
125 Taunton Ave.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-23352 or toll free (in Maryland only) 1-800-735-2258 extension (x2335), or by email at (sautry@mdot.maryland.gov).

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 0 5 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: November 5, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0268-A
Address 125 Taunton Avenue
(Baer Property)

Zoning Advisory Committee Meeting of **November 9, 2020**.

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

Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\EEULBUOH\ZAC 20-0268-A 125 Taunton Avenue.doc

CASE NO. 2020- 0268-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
11-5	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
11-10	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 10-31-20 by Jack

SIGN POSTING (2nd) Date: by

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 01 **Account Number -** 0118101841

Owner Information

Owner Name:	RUDDELL KAITLIN M BAER MARK C	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	125 TAUNTON AVE BALTIMORE MD 21228	**Deed Reference:**	/30614/ 00454

Location & Structure Information

Premises Address:	125 TAUNTON AVE BALTIMORE 21228	**Legal Description:**	PT LT 45 195 W DEVERE AVE STONEWALL PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0100	0010	0648	1040059.04	0000			45	2019	Plat Ref: 0007/ 0018

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1969	1,120 SF	500 SF	10,800 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/	3	2 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	116,600	131,500		
Improvements	146,500	183,400		
Total:	263,100	314,900	297,633	314,900
Preferential Land:	0			0

Transfer Information

Seller: FOLEY WILLIAM J	**Date:** 03/15/2011	**Price:** $267,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /30614/ 00454	**Deed2:**
Seller: RESTIVO JAMES P	**Date:** 11/12/1974	**Price:** $39,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /05490/ 00142	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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 05/17/2011

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2020-0267-A **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Red Maple Place
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 407 EAST JOPPA RD
Location: South East corner of East Joppa Road, West side of Fairmont Ave.

Existing Zoning: RAC 2, DR 10.5 **Area:** 2.98 AC
Proposed Zoning:
VARIANCE:
Section 307.1 of the Baltimore County Zoning Regulation (BCZR), if necessary, to allow a maximum building height of 45.5 feet (with a 10 foot extension for the stair tower for maintenance access to the roof) in lieu of the maximum height of 30 feet per BCZR section 201.3.A (Council Bill No 107-20).
Attorney: Not Available
Prior Zoning Cases: 1956-3954-A; 1960-4828-XA
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2020-0268-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mark & Kaitlin Baer (formerly Kaitlin Ruddell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 125 TAUNTON AVE
Location: South East side of Taunton Ave (40'), 211 feet South West of Devere Lane (40').

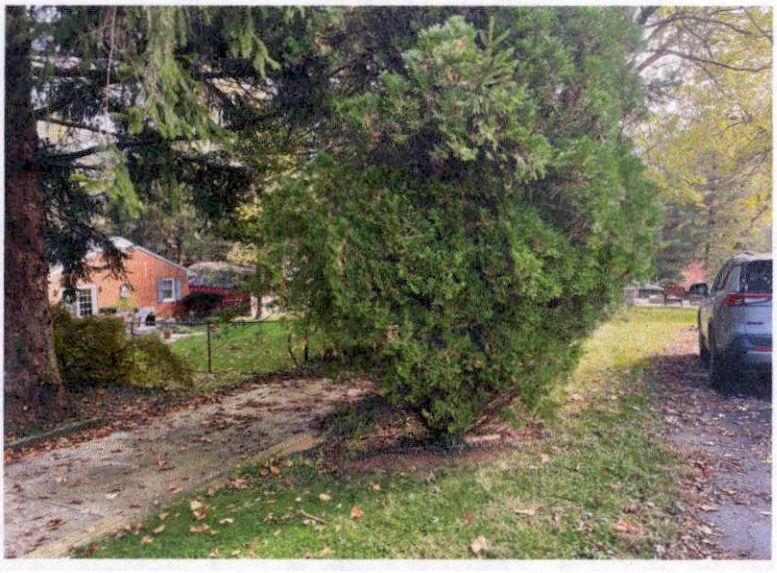
Existing Zoning: DR 1 **Area:** 10,800 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B01.2.C.1.b To permit a rear yard deck with a rear setback of 16 feet in lieu of the required 37.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 11/23/2020

Miscellaneous Notes:

Photo #1: Front of 125 Taunton Ave viewed from Taunton Ave

Photo #2: #123 Taunton Ave viewed from front of 125 Taunton Ave

Photo #3: #2035 Devere Ln viewed from edge of driveway of 125 Taunton Ave



2020-0268-A

Photo #4: View of #123 Taunton Ave from rear corner of dwelling on 125 Taunton Ave

Photo #5: View of #2033 Devere Ln from rear corner of dwelling on 125 Taunton Ave

Photo #6: View of #2033 Devere Ln garage, viewed from rear corner of dwelling of 125 Taunton Ave

2020-0268-A

Photo #7: 125 Taunton Ave existing 6x8' shed and 12x16' deck to be removed, viewed from rear property line

Photo #8: 125 Taunton Ave site of new proposed 16x22' deck with stairs (will be over rear door on right side)

Photo #9: Side view of proposed new deck area

2021-0268-A

Debra Wiley

From: Jenae Johnson
Sent: Monday, November 23, 2020 3:27 PM
To: Debra Wiley
Subject: FW: Case #2020-0268-A posting cert
Attachments: Posting cert 10 31 20.pdf

From: Bruce Doak [mailto:bdoak@bruceedoakconsulting.com]
Sent: Saturday, October 31, 2020 11:40 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Case #2020-0268-A posting cert

Good morning,

Enclosed is my posting cert for this case.

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

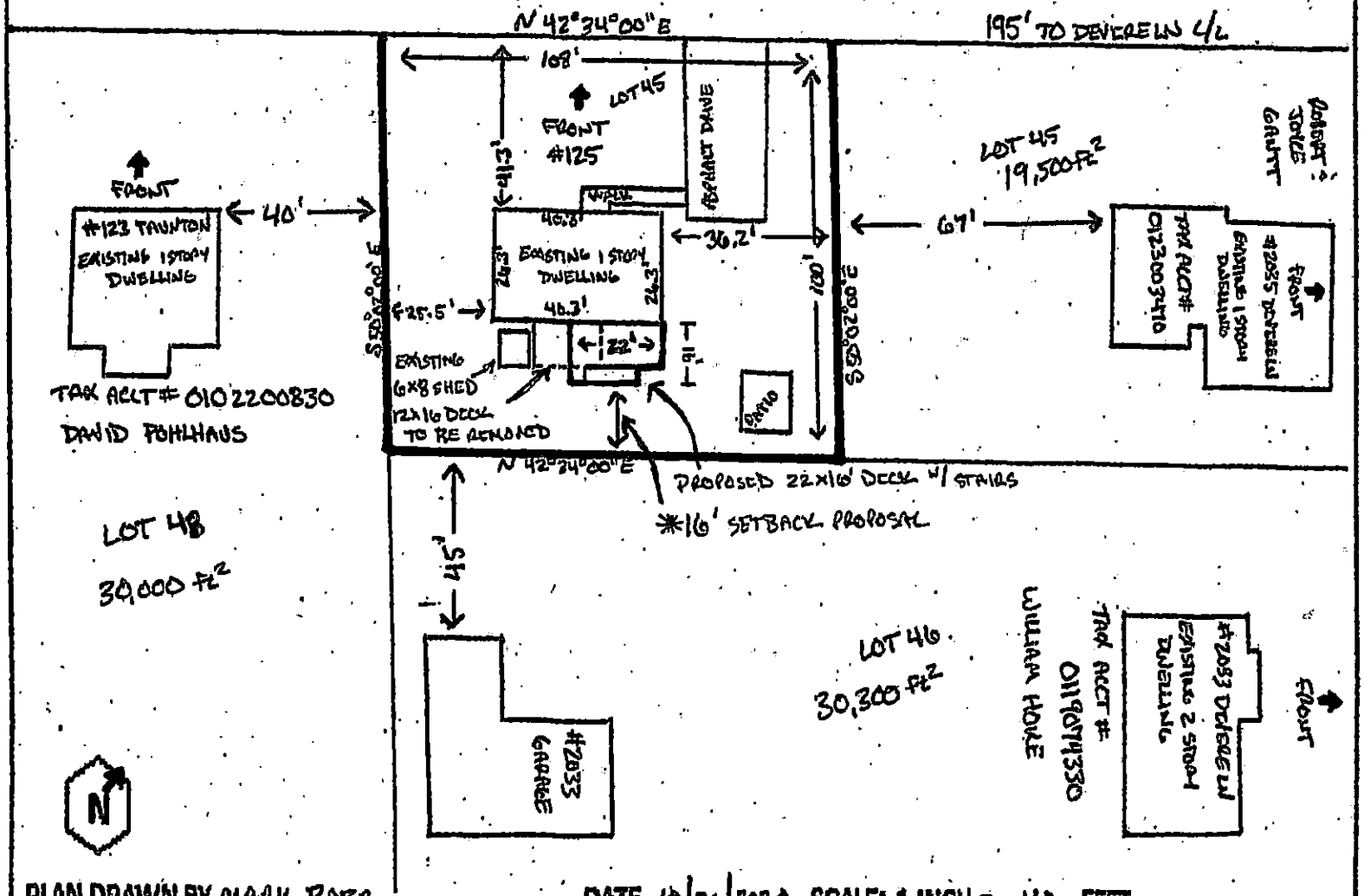
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 125 TAUNTON AVE OWNER(S) NAME(S) MARK & KAITLIN BAER

SUBDIVISION NAME STONEWALL PARK LOT # 45 BLOCK # N/A SECTION # N/A

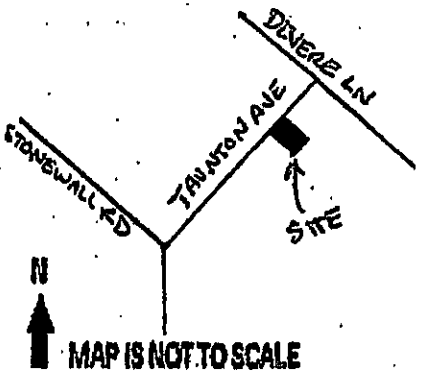
PLAT BOOK # 7 FOLIO # 18 10 DIGIT TAX # 0118101841 DEED REF. # 30614/00454

TAUNTON AVE 20FT R/W



PLAN DRAWN BY MARK BAER DATE 10/26/2020 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0100

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE 0.248

OR SQUARE FEET 10,800

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

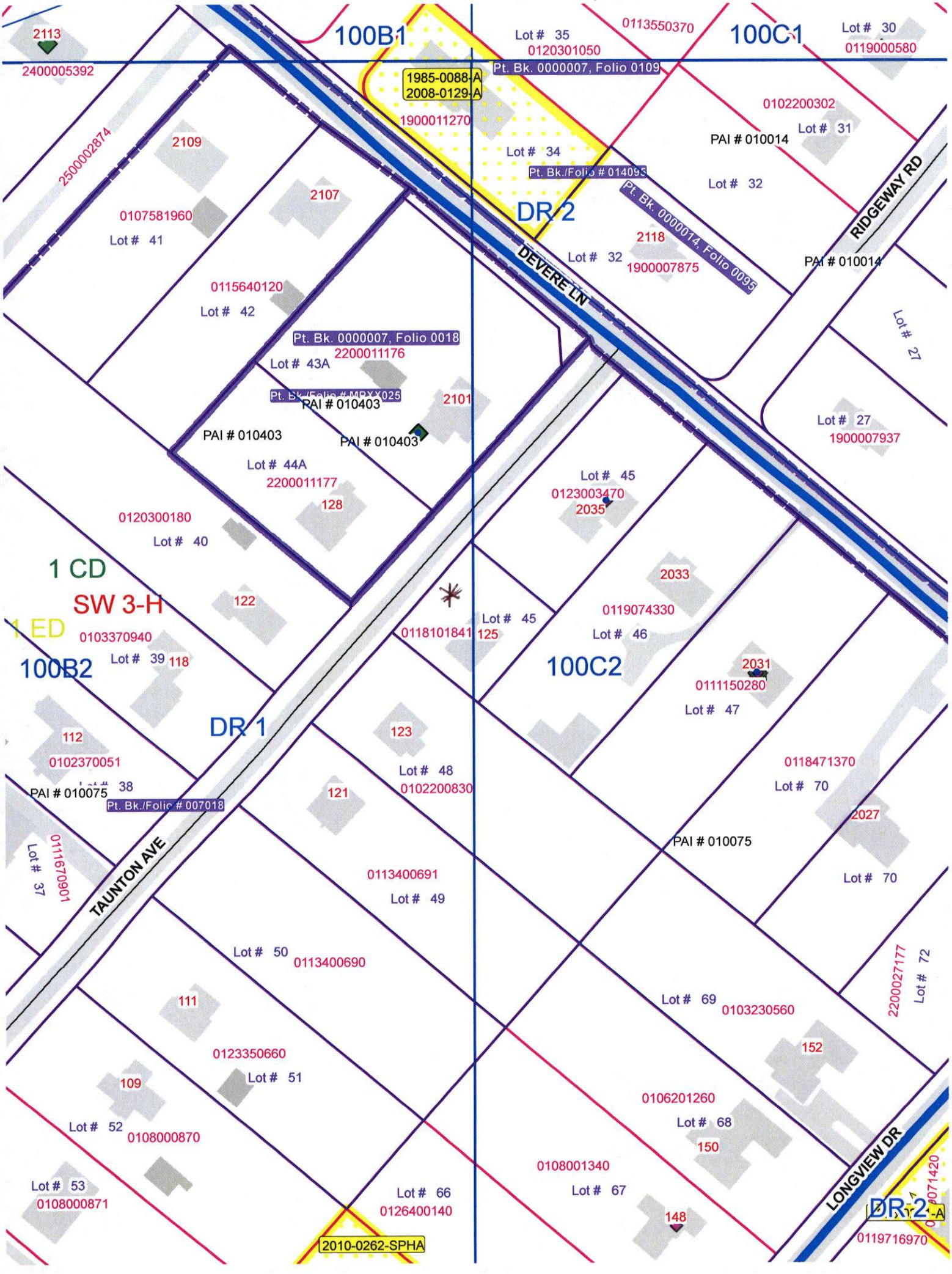
PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0268-A


100B1
100C1
Lot # 35
0120301050
0113550370
Lot # 30
0119000580
2113
2400005392
Pt. Bk. 0000007, Folio 0109
1985-0088-A
2008-0129-A
1900011270
0102200302
Lot # 31
PAI # 010014
2500002874
2109
Lot # 34
Pt. Bk./Folio # 014093
Lot # 32
2107
0107581960
Lot # 41
DR 2
Pt. Bk. 0000014, Folio 0095
2118
Lot # 32
1900007875
RIDGEWAY RD
PAI # 010014
DEVERE LN
0115640120
Lot # 42
Pt. Bk. 0000007, Folio 0018
2200011176
Lot # 43A
Lot # 27
Pt. Bk./Folio # MRXX025
PAI # 010403
2101
PAI # 010403
PAI # 010403
Lot # 27
1900007937
Lot # 44A
2200011177
128
Lot # 45
0123003470
2035
0120300180
Lot # 40
1 CD
SW 3-H
1 ED
122
2033
0119074330
Lot # 46
0103370940
Lot # 39
118
0118101841
125
Lot # 45
100B2
100C2
2031
0111150280
Lot # 47
DR 1
112
123
0102370051
Lot # 48
0102200830
0118471370
Lot # 70
PAI # 010075
38
Pt. Bk./Folio # 007018
121
2027
PAI # 010075
0111670901
Lot # 37
TAUNTON AVE
0113400691
Lot # 49
Lot # 70
Lot # 50
0113400690
2200027177
Lot # 72
111
Lot # 69
0103230560
0123350660
Lot # 51
152
109
0106201260
Lot # 68
Lot # 52
0108000870
150
0108001340
Lot # 67
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Lot # 53
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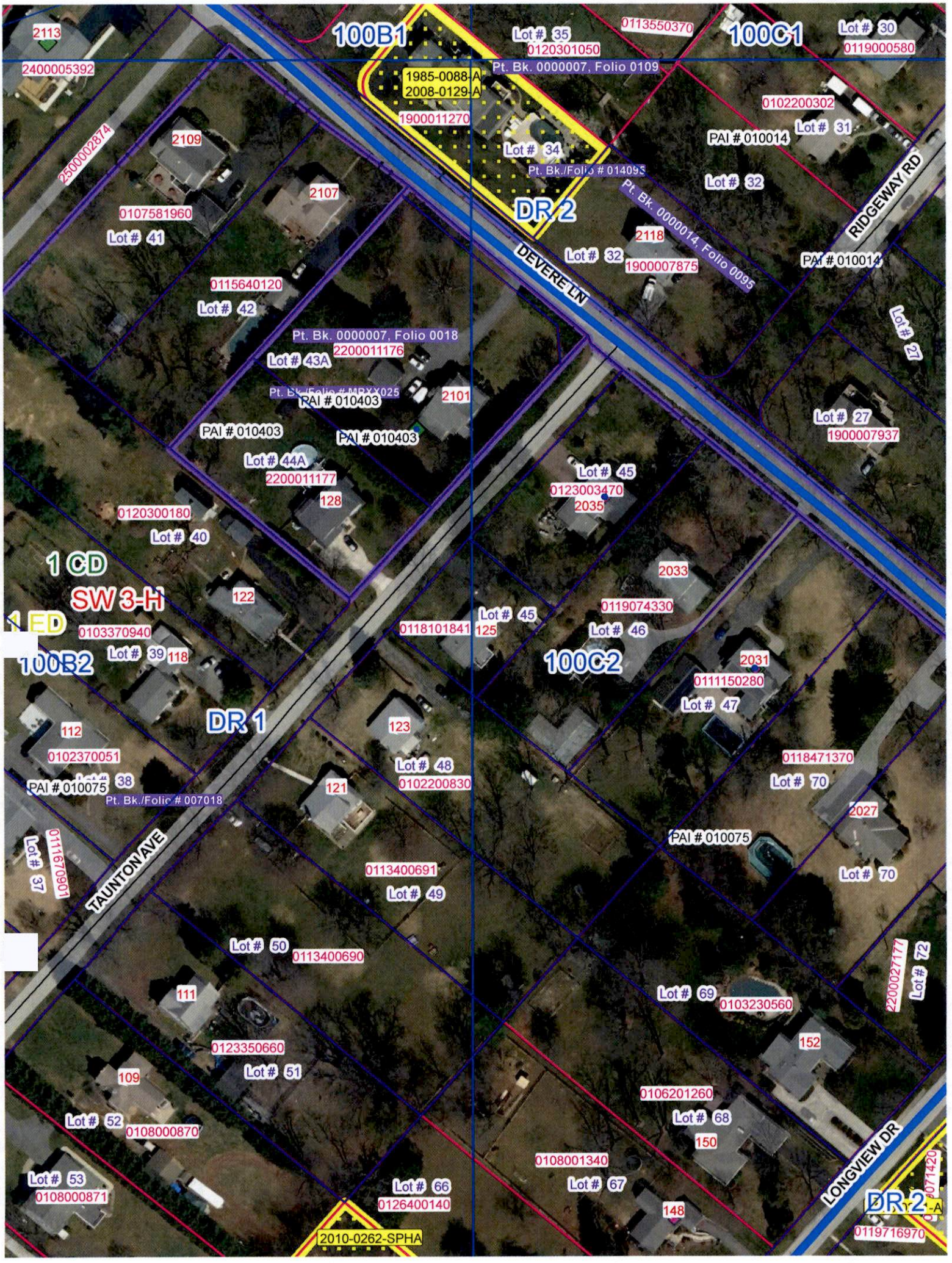
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DEVERE LN
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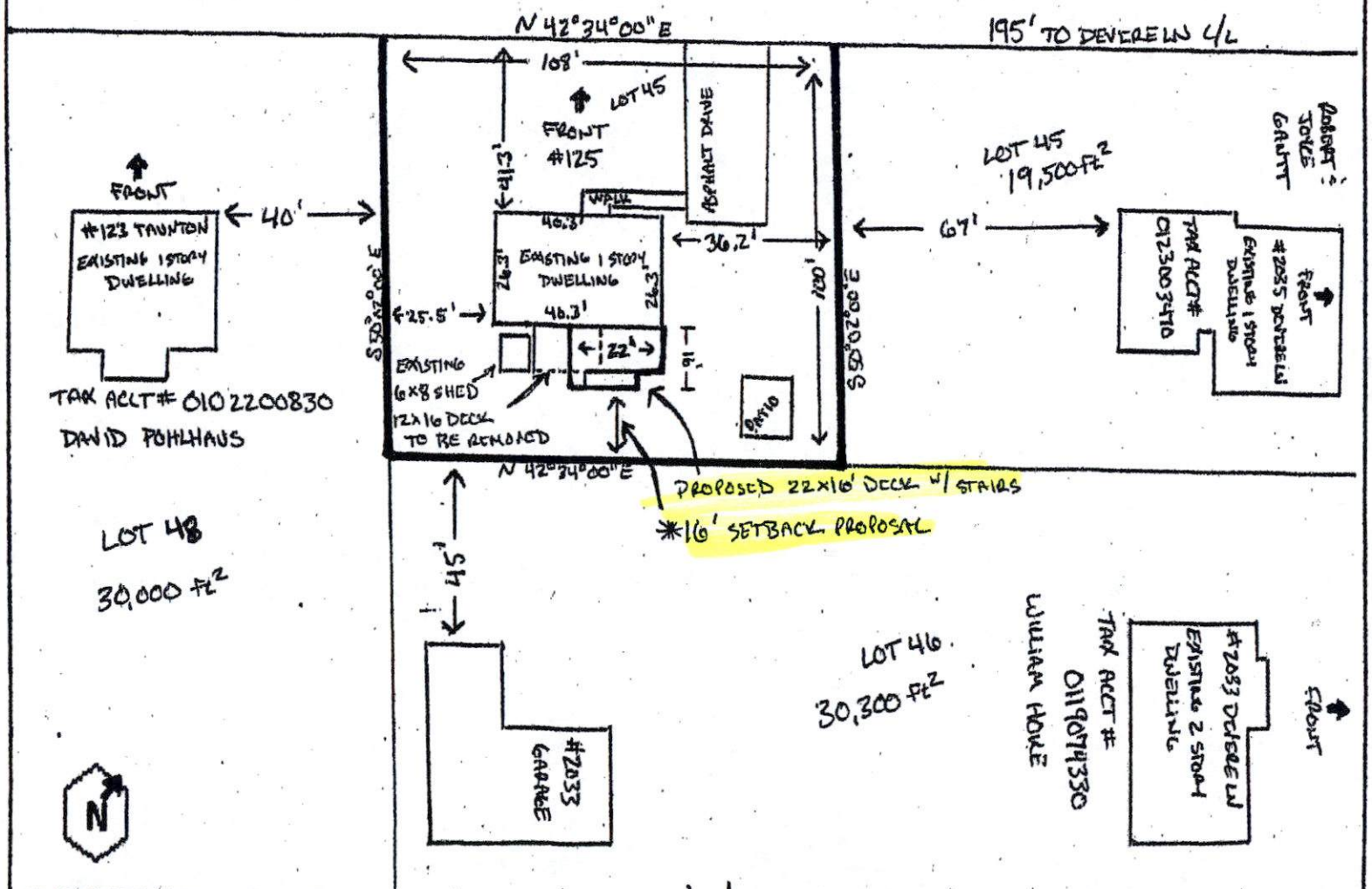
LONGVIEW DR
0108001340
Lot # 53
0108000871
Lot # 66
Lot # 67
DR 2
0126400140
148
2010-0262-SPHA
0119716970

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

ADDRESS 125 TAUNTON AVE OWNER(S) NAME(S) MARK & KAITLIN BAER

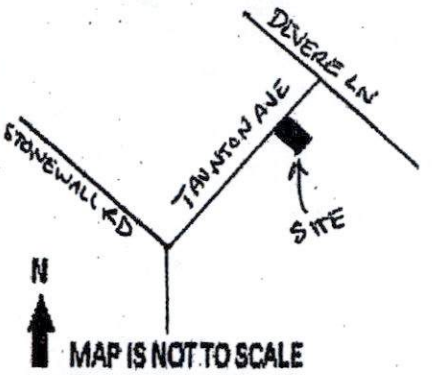
SUBDIVISION NAME STONEWALL PARK LOT # 45 BLOCK # N/A SECTION # N/A

PLAT BOOK # 7 FOLIO # 18 10 DIGIT TAX # 0118101891 DEED REF. # 30614/00454



PLAN DRAWN BY MARK BAER DATE 10/26/2020 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0100

SITE ZONED DR 1

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE 0.248

OR SQUARE FEET 10,800

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0268-A

Pet. EXR 1