

MEMORANDUM

DATE: 3/11/2021
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0307-A

The appeal period for the above-referenced cases expired on March 10, 2021. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(9401 Avondale Road) *
11th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Jeffrey P. & Angela Y. Buerhaus * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0307-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 owners of the property, Jeffrey P. and Angela Y. Buerhaus (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 to permit a proposed pool and deck (accessory structure) located in the third of property closest to the street side in lieu of the required third furthest from the street side. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 3, 2021, 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

ORDER RECEIVED FOR FILING

Date 2-8-2021

By BW

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.

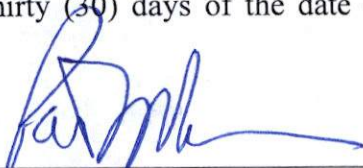
Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **February, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 to permit a proposed pool and deck (accessory structure) located in the third of property closest to the street side in lieu of the required third furthest from the street side, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject 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 2-8-2021

By 

Debra Wiley

From: Debra Wiley
Sent: Monday, February 8, 2021 11:59 AM
To: 'jeff.buerhaus@gmail.com'
Cc: County Council; Henry Ayakwah; Jeffery Livingston; Vishnubhai K Desai; Peoples Counsel
Subject: Decision - Case No. 2020-0307-A - 9401 Avondale Road
Attachments: 20210208114706553.pdf

Good Morning Mr. and Mrs. Buerhaus,

Attached please find a copy of the decision rendered in the above-captioned matter.

Have a great and safe day.

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, February 8, 2021 11:47 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 02.08.2021 11:47:06 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov



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 9401 Avondale Rd - 21234 Currently zoned DR5.5
 Deed Reference 43154 / 00486 10 Digit Tax Account # 1107001670
 Owner(s) Printed Name(s) Angela + Jeffrey Buerhaus

(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)

SEE Attached

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):

Jeffrey P. Buerhaus, Angela Y. Buerhaus
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
9401 Avondale RD Parkville MD
 Mailing Address City State
21234 443-615-5465 jeff.buerhaus@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:

Jeff Buerhaus
 Name – Type or Print
[Signature]
 Signature
9401 Avondale RD Parkville MD
 Mailing Address City State
21234 443-615-5465 jeff.buerhaus@gmail.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 2-8-2021 day of Feb 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 2020-0307-A Filing Date 12/21/20 Estimated Posting Date 1/03/21 Reviewer gh

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: 9401 Avondale RD Parkville MD 21234
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)

Due to severe topography, we wish to construct an above ground swimming pool in the rear yard closest to the side street (2ND Ave) on our corner lot. Also, we are looking to construct, in the future, a deck adjoining the pool, again on the streetside. The reasoning for the placement of the deck is again severe topography.

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

[Signature]
Signature of Owner (Affiant)
Jeffrey P. Buerhaus
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Angela Y. Buerhaus
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 11 day of December, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Angela + Jeffrey Buerhaus

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

AS WITNESS my hand and Notaries Seal

ANN COFFEY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

[Signature]
Notary Public
5/4/2020
My Commission Expires

2020-0307-A

Administrative Variance from section: 400.1 of the BCZR, To permit a proposed pool and deck (accessory structure) located in the third of property closest to the street side in lieu of the required third furthest from the street side.

ZONING PROPERTY DESCRIPTION FOR 9401 AVONDALE ROAD

Beginning at a point on the east side of Avondale Road, which is 60' wide, at a distance of 25' north of the centerline of the nearest improved intersecting street, 2nd Avenue, which is 50' wide.

Being Lot #79, in the subdivision of Thornewood Park as recorded in Baltimore County Plat Book No. 21, folio 6, containing 8,625 square feet. Property is located in the 11th Election District and 5th Council District.

2020-0307-A

CERTIFICATE OF POSTING

Date: 1-3-21

RE: Case Number: 2020-0307-A

Petitioner/Developer: Buerhaus

Date of Hearing/Closing: 1-13-21

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 7401 Avondale Rd

The signs(s) were posted on 1-3-21
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0307-A

TO PERMIT A DETACHED POOL AND DECK (ACCESSORY
STRUCTURE) ON CORNER LOT LOCATED ON THE THIRD CLOSEST
TO THE STREET SIDE IN LIEU OF THE FORMER THIRD FROM
THE STREET SIDE

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 1/18/21

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTION COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0307-A

TO PERMIT A DETACHED POOL AND DECK (ACCESSORY
STRUCTURE) ON CORNER LOT LOCATED ON THE THIRD CLOSEST
TO THE STREET SIDE IN LIEU OF THE FURTHER THIRD FROM
THE STREET SIDE

PUBLIC HEARING ?

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RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 1/18/21

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPLICANTS AND INSPECTIONS
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 1-3-21

RE: Case Number: 2020-0307-A

Petitioner/Developer: Buerhaus

Date of Hearing/Closing: 1-13-21

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 9401 Avondale Rd

The signs(s) were posted on 1-3-21
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2020-0307-A

TO PERMIT A DETACHED POOL AND DECK (ACCESSORY
STRUCTURE) ON CORNER LOT LOCATED ON THE THIRD CLOSEST
TO THE STREET SIDE IN LIEU OF THE FURTHER THIRD FROM
THE STREET SIDE

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 1/18/21

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTION, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0307-A

TO PERMIT A DETACHED POOL AND DECK (ACCESSORY
STRUCTURE) ON CORNER LOT LOCATED ON THE THIRD CLOSEST
TO THE STREET SIDE IN LIEU OF THE FURTHER THIRD FROM
THE STREET SIDE

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 1/18/21

PUBLIC HEARING ?

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS
COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

UNLAWFUL TO REMOVE OR ALTER THIS SIGN

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0307 -A Address 9401 Avondale Road 21234

Contact Person: Gary Huk Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/21/2020 Posting Date: 1/03/21 Closing Date: 1/18/21

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- 0307 -A Address 9401 Avondale Road 21234

Petitioner's Name Angela & Jeffrey Buerhaus Telephone 443-615-5465

Posting Date: 1/03/21 Closing Date: 1/18/21

Wording for Sign: To Permit a detached pool and deck (accessory structure) on corner lot located on the third closest to the street side in lieu of the further third from the street side.

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: 2020-0307-A

Property Address: _____

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeff Buerhaus

Company/Firm (if applicable): _____

Address: 9401 Avondale Rd
Parkville MD 21234

Telephone Number: 443-615-5465

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

January 27, 2021

Jeff Buerhaus,
9401 Avondale Road
Parkville MD 21234

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 December 21, 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 "C. Pete Gutwald", is written over a horizontal line.

C. PETE GUTWALD, AICP

PCG

Enclosures

CC: People's Counsel
CC: Jeff Perlow



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. ANNELUND, Chief
Department of Permits,
Approvals & Inspections

January 14, 2021

To: Zoning Advisory Committee
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 123
Towson, Maryland 21204
Attention: Zoning Review

Distribution Meeting of: January 4, 2021

Formal or Informal Response Due: January 11, 2021

Item No.:

Administrative Variance: 2020-0307-A, 2020-0308-A, 2021-0002-A, 2021-0005-A.

Variance: 2020-0179-SPHA, 2020-0300-A, 2020-0304-SPHXA, 2020-0305-A,
2020-0309-SPHA, 2021-0003-A.

Special Hearing: 2020-0179-SPHA, 2020-0306-SPH, 2021-0001-SPH.

Comments:

The Baltimore County Fire Marshal's Office has no comments at this time on the above listed case numbers.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3rd Floor

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: January 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2020-0307-A
Address 9401 Avondale Road
(Buerhaus Property)

Zoning Advisory Committee Meeting of **January 11, 2021**.

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

Reviewer: Steve Ford



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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
<u>1-14</u>	FIRE DEPARTMENT	<u>NO</u>
<u>1-28</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO</u>
_____	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>1-3-21</u> by <u>Pison</u>		
SIGN POSTING (2 nd) 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 - 11 Account Number - 1107001670		
Owner Information		
Owner Name:	BUERHAUS ANGELA YON BUERHAUS JEFFREY PAUL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9401 AVONDALE RD PARKVILLE MD 21234-3229	Deed Reference: /43154/ 00486
Location & Structure Information		
Premises Address:	9401 AVONDALE RD PARKVILLE 21234-3229	Legal Description: 9401 AVONDALE RD THORNEWOOD PARK
Map:	Grid:	Parcel:
0071	0015	1174
Neighborhood:	Subdivision:	Section:
11040035.04	0000	
Block:	Lot:	Assessment Year:
	79	2021
Plat No:	2	
Plat Ref:	0021/ 0006	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1956	1,670 SF	114 SF
Property Land Area	County Use	
8,625 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2021	07/01/2020
Land:	77,400	77,400
Improvements	124,300	123,300
Total:	201,700	200,700
Preferential Land:	0	0
Transfer Information		
Seller: SCHWANDTNER YON HO	Date: 07/24/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /43154/ 00486	Deed2:
Seller: SCHWANDTNER YON	Date: 02/27/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38673/ 00359	Deed2:
Seller: AMRHINE LINDA JEANNE TRUSTEE	Date: 11/04/2013	Price: \$169,050
Type: NON-ARMS LENGTH OTHER	Deed1: /34398/ 00258	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0306-SPH **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Salisbury
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Yes **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 9 CARTHAGE CT
Location: South side of Carthage Court at CUL-DE-SAC (40').

Existing Zoning: DR 5.5 **Area:** 0.4979 AC

Proposed Zoning:

SPECIAL HEARING:

A waiver pursuant to BCZR 500.7, Building code Part 125.2, BCC 32-4-414, 32-4-107 (a)(2), 32-8-301: to permit a rear yard addition in a riverine floodplain.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0307-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Angela & Jeffrey Buerhaus
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9401 AVONDALE RD
Location: East side corner of Avondale Road and 2nd Avenue.

Existing Zoning: DR 5.5 **Area:** 8,625 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 400.1 of the BCZR To permit a proposed pool and deck (accessory structure) located in the third of property closest to the street side in lieu of the required third furthest from the street side.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/18/2021

Miscellaneous Notes:

Debra Wiley

From: Jenae Johnson
Sent: Tuesday, January 19, 2021 9:15 AM
To: Debra Wiley
Cc: Donna Mignon
Subject: FW: 2020-0307-A 9401 Avondale Road
Attachments: avondale cert.pdf; DSC_1152.JPG; DSC_1153.JPG

*Admo
Variance*

Good morning,

Sign posting for Case 2020-0307-A.

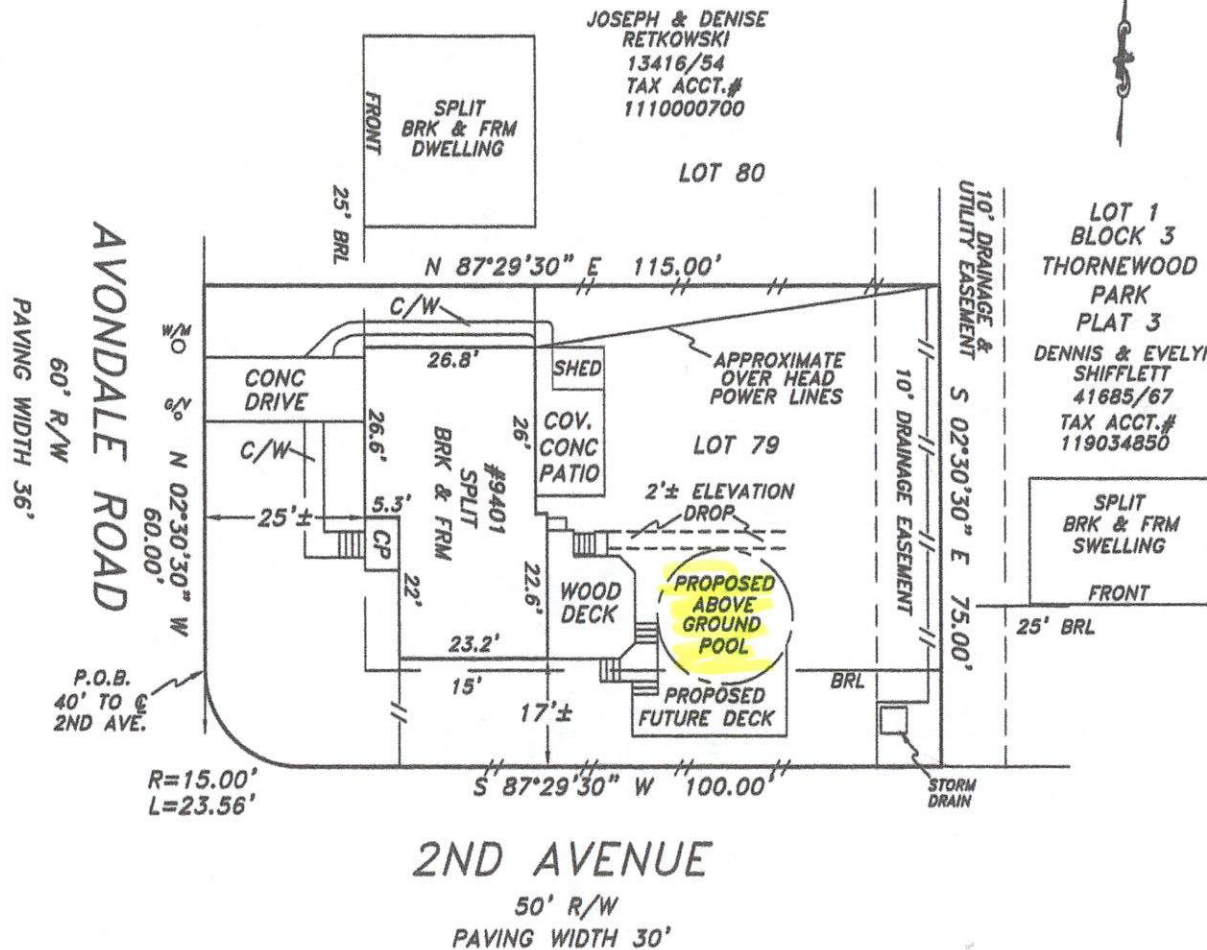
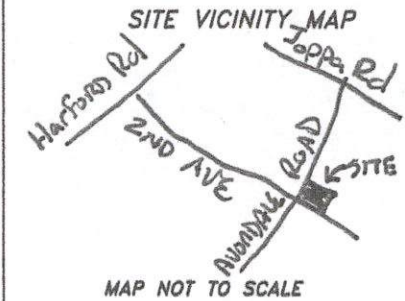
Thanks

From: Larry Pilson [mailto:lpilson@hotmail.com]
Sent: Sunday, January 03, 2021 10:47 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Jeff Buerhaus <jeff.buerhaus@gmail.com>
Subject: 2020-0307-A 9401 Avondale Road

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



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
 ADDRESS 9401 AVONDALE RD OWNER(S) NAME(S) Jeffrey & Angela Buerhaus
 SUBDIVISION NAME Thornewood Park LOT# 79 BLOCK# N/A SECTION# N/A
 PLAT BOOK# 21 FOLIO 6 10 DIGIT TAX# 1107001670 DEED REF. # 43154 / 486

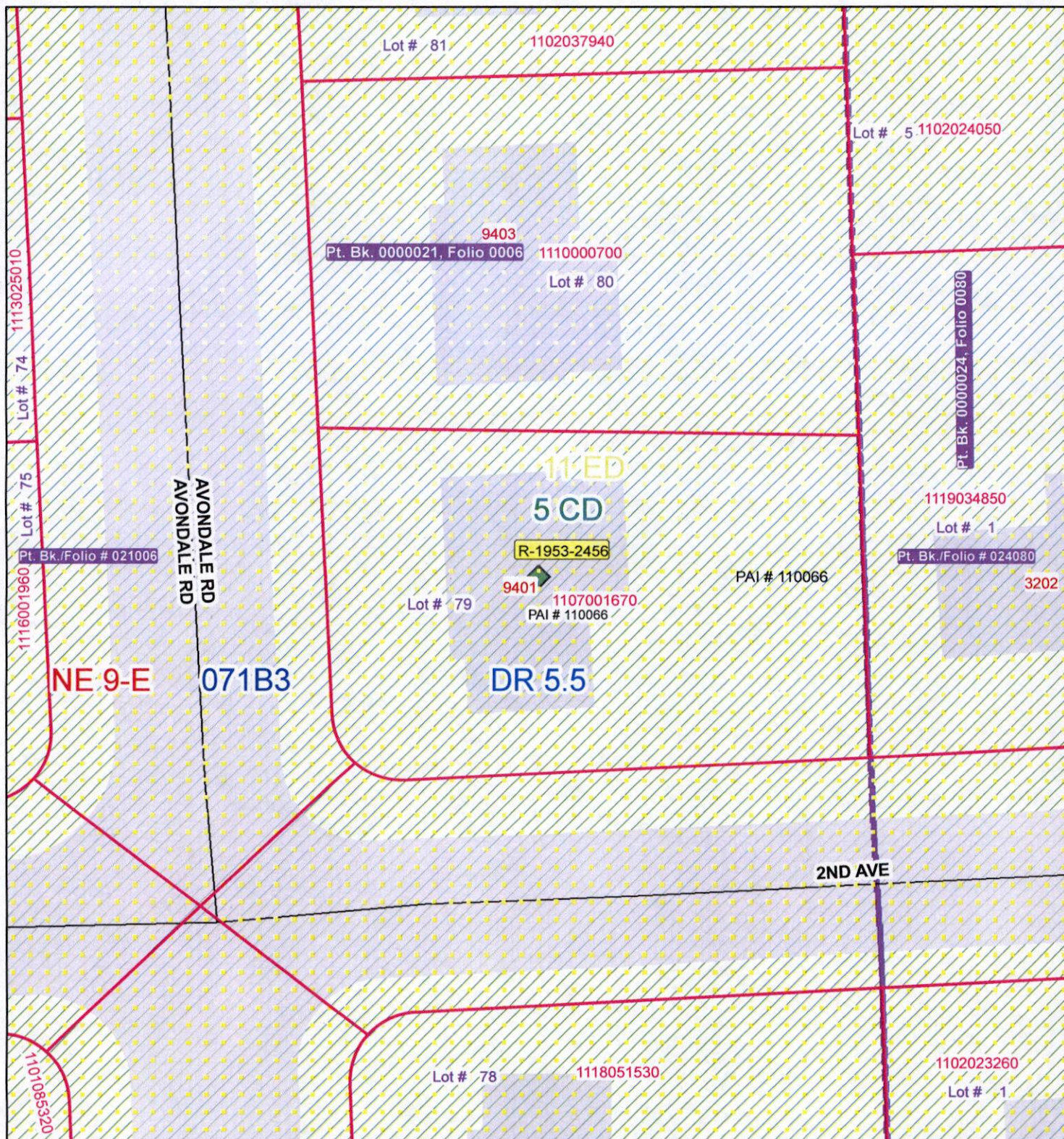


ZONING MAP# 71
 SITE ZONED DR 5.5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 8625
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH AN X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW:
2-1953-2456
Zoning Reclassification
Denied

PLAN DRAWN BY: Jeff Buerhaus DATE 12/14/2020 SCALE: 1 INCH = 30 FEET

2020-0307-A
 Pet. Exh. 1

9401 Avondale Road



Publication Date: 12/21/2020



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

2020-0307-A



NE 9-E 071B3
DR 5.5
5 CD 11 ED

R-1953-245

2ND AVE

Pt. Bk. 0000024, Folio 0080

Pt. Bk. 0000021, Folio 0006

2020-0307-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1107001670		
Owner Information		
Owner Name:	BUERHAUS ANGELA YON BUERHAUS JEFFREY PAUL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9401 AVONDALE RD PARKVILLE MD 21234-3229	Deed Reference: /43154/ 00486
Location & Structure Information		
Premises Address:	9401 AVONDALE RD PARKVILLE 21234-3229	Legal Description: 9401 AVONDALE RD THORNEWOOD PARK
Map:	Grid:	Parcel:
0071	0015	1174
Neighborhood:	Subdivision:	Section:
11040035.04	0000	
Block:	Lot:	Assessment Year:
	79	2021
Plat No:	2	
Plat Ref:	0021/ 0006	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1956	1,670 SF	114 SF
Property Land Area	County Use	
8,625 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2020
Land:	77,400	77,400
Improvements	124,300	124,300
Total:	201,700	201,700
Preferential Land:	0	
Transfer Information		
Seller: SCHWANDTNER YON HO	Date: 07/24/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /43154/ 00486	Deed2:
Seller: SCHWANDTNER YON	Date: 02/27/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38673/ 00359	Deed2:
Seller: AMRHINE LINDA JEANNE TRUSTEE	Date: 11/04/2013	Price: \$169,050
Type: NON-ARMS LENGTH OTHER	Deed1: /34398/ 00258	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

2020-0307-A

SITE VICINITY MAP

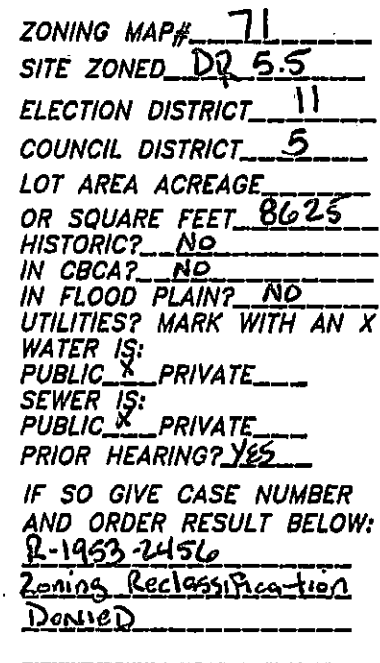
Hartford Rd

2ND AVE

Avenue Road

← SITE

MAP NOT TO SCALE



PLAN DRAWN BY: Jeff Buerhaus DATE 12/14/2020 SCALE: 1 INCH = 30 FEET

2020-0307-A



A picture of the area
where the pool would go.
The adjacent deck would
be from the pool to the
hill pictured.

[1] CA
Printed



[2] CA 6V
Printed E

This is a picture from the
rear deck to the nearest
neighbor on 2ND Avenue.



[3] CA E
Printed

This picture is of the
sideyard slope on the
2ND Ave side of property. This
is where the proposed deck
would go.



[4] CA 64
Printed I

This picture shows the
change in elevation in
the center of the yard
as well as the change in
elevation of the yard as
you get to the fence.