BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald **DATE:** 8/2/2022
Director, Department of Permits, Approvals and Inspections

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number**:** 2022-0140-SPHA

INFORMATION:
Property Address: 414 Katherine Avenue
Petitioner: Glenn & Sheila Ogle
Zoning: DR 3.5
Requested Action: Variance, Special Hearing

The Department of Planning has reviewed the petition for the following:

Variance relief from Section(s) 1B02.3.C.1 of BCZR

- For the net lot area to be 8,678 square feet in lieu of the minimum net lot area of 10,000 square feet.
- For the lot width to be 46 feet in lieu of the minimum lot width of 70 feet;
- For the sum of the width of the side yards to be 20 feet in lieu of the minimum sum of 25 feet;
- For the rear yard depth (to the street) to be 25 feet in lieu of the minimum rear yard depth of 30 feet

Special Hearing to confirm:

- Subject lot (Lot 10) was not merged with 416 Katherine Avenue
- For such other and further relief as may be deemed necessary by at the Administrative Law Judge

The subject site is currently zoned DR 3.5. It is a vacant lot surrounded by single-family detached dwellings in a residential waterfront neighborhood. The subject property is located within the boundaries of the following community plans: Eastern Baltimore County Revitalization Strategy, Eastern Baltimore County Pedestrian and Bicycle Access Plan, and Lower Back River Neck Community Action Plan.

The subject property was a part of a Zoning Variance case in 1996 (Case # 1996-504-A), which requested both side and front yard relief, specifically for lot 9 (416). In this particular case, there was no mention of the lots being combined. There were no other cases on file.

A 2016 Google image as well as 2020 aerials were referenced on August 2, 2022. It showed 416 Katherine Ave with a single-family dwelling. The lot that should be 414 Katherine Ave was vacant, but the property had a drive way (that appears to be rocks). Though there is the driveway, there are no other indicators that 414 and 416 were merged. The Department will concur with the decision of the Administrative Law Judge as to the merged status of the properties in question. If, subsequent to the hearing, it is determined the uninhabited lot is buildable, it is the recommendation of the Department that

the construction of a single family dwelling meeting all other zoning requirements with the exception of area and width at the front building line is appropriate.

For further information concerning the matters stated herein, please contact April Smith at 410-887-3480.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: April Smith
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County