



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 14, 2023

Meagan and John Baker – mbaker@underarmour.com; john.baker.j@gmail.com
506 Highland Avenue
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2023-0059-A
Property: 506 Highland Avenue

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Karen Mosel – info@transformingarchitecture.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(506 Highland Ave.)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
	*	HEARINGS FOR
Meagan & John Baker		
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0059-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 subject property, Meagan and John Baker (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1: To permit a side yard dwelling addition with a side yard setback of 5 ft. and a rear yard setback of 8 ft. 7 in. in lieu of the required 10 ft. and 30 ft., respectively. The subject property and requested relief are 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 by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2023 and April 7, 2023 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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

THEREFORE, IT IS ORDERED, this 14th day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1: To permit a side yard dwelling addition with a side yard setback of 5 ft. and a rear yard setback of 8 ft. 7 in. in lieu of the required 10 ft. and 30 ft., respectively, 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



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 506 Highland Ave. Currently Zoned DR3.5
Deed Reference 3 5 0 4 5 / 0 0 2 2 8 10 Digit Tax Account # 0 9 0 2 8 5 4 3 9 0
Owner(s) Printed Name(s) Meagan & John Baker

(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)

BCZR: 1B02.3.C.1. → To permit a side yard addition with a side yard setback of 5 feet and a rear yard setback of 8 feet 7 inches in lieu of the required 10 feet and 30 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

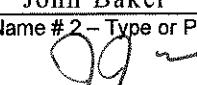
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning 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):

Meagan Baker		John Baker	
Name #1 – Type or Print		Name #2 – Type or Print	
			
Signature #1		Signature #2	
506 Highland Ave		Towson MD	
Mailing Address		City State	
21204	410-627-6191	mbaker@underarmour.com, john.baker.j@gmail.com	
Zip Code	Telephone #'s (Cell and Home)	Email Addresses	

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

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

Representative to be Contacted:

Karen Mosel
Name - Type or Print _____
Signature _____
13464 Route 108 Highland MD
Mailing Address _____ City _____ State _____
20777 / 301-776-2666 / info@transformingarchitecture.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 _____ 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 2023-0059-A Filing Date 3, 17, 23 Estimated Posting Date 3, 26, 23 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: <u>506 Highland Avenue</u>	<u>Towson</u>	<u>MD</u>	<u>21204</u>
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)

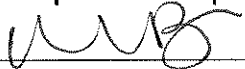
We are writing to request a variance for the above reference property. The Baker family and Transforming Architecture, LLC. have designed a 24' wide by 44' long 2-story addition to extend from the south side of the existing house with an attached garage, yet the location of the addition in relation to the building restriction lines of the property proves unnecessarily burdensome and prohibits successful implementation of said design. Strict compliance with the BCZR would result in practical difficulty for the area variance for three reasons.

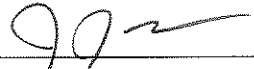
First, the primary structure was built in 1932, and zoning setbacks were not implemented until 1945. Therefore, the existing structure was built without setback consideration and protrudes beyond the setback lines. The existing garage footprint is approximately 3'-8" from the property line to the south and approximately 3'-5" from the property line to the west. The proposed addition is approximately 5'-0" from the property line to the south and approximately 8'-7" from the property line to the west, and is therefore less out of compliance than the existing structure.

Second, there was a previously variance for this property (case#: 2014-0140-A) which determined that the setbacks unreasonably restricted the use of the property, and that there was no evidence that variance would adversely affect the health, safety, or general welfare of the public, and was therefore granted.

Lastly, as a corner lot, this property does not conform to standard definitions of front/ side/ rear setbacks for DR3.5 zoning. The front of the property is oriented along Highland Ave, which would imply that the west property line would be classified as the rear. However, since this line is shared as the side property line for 503 Allegheny Ave, it acts as a side setback for 506 Highland Ave as well. Extending 18" beyond the 10' required side setback allows the addition to align with the face of the existing house, and would also comply with the minimum 20' distance between adjacent building faces.

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


Signature of Owner (Affiant)
Meagan Baker
Name - Print or Type


Signature of Owner (Affiant)
John Baker
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 13 day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

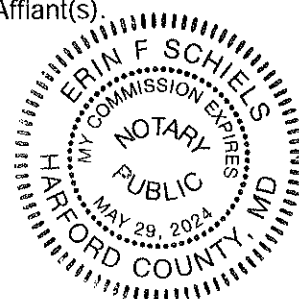
Print name(s) here: Meagan Baker & John Baker

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



5/29/24



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 506 Highland Ave. Currently Zoned DR3.5
Deed Reference 3 5 0 4 5 / 0 0 2 2 8 10 Digit Tax Account # 0 9 0 2 8 5 4 3 9 0
Owner(s) Printed Name(s) Meagan & John Baker

(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)

BCZR: 1B02.3.C.1. → To permit a side yard addition with a side yard setback of 5 feet and a rear yard setback of 8 feet 7 inches in lieu of the required 10 feet and 30 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

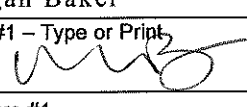
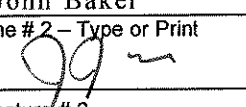
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning 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):

Meagan Baker	John Baker
Name #1 – Type or Print	Name #2 – Type or Print
	
Signature #1	Signature #2
506 Highland Ave	Towson MD
Mailing Address	City State
21204 / 410-627-6191 / mbaker@underarmour.com, john.baker.j@gmail.com	
Zip Code Telephone #'s (Cell and Home) Email Addresses	

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

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

Representative to be Contacted:

Karen Mosel
Name - Type or Print _____
Signature _____
13464 Route 108 Highland MD
Mailing Address _____ City _____ State _____
20777 / 301-776-2666 / info@transformingarchitecture.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 _____ 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 2023-0059-A Filing Date 3 / 17 / 23 Estimated Posting Date 3 / 26 / 23 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: <u>506 Highland Avenue</u>	<u>Towson</u>	<u>MD</u>	<u>21204</u>
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)

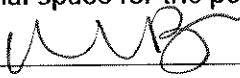
We are writing to request a variance for the above reference property. The Baker family and Transforming Architecture, LLC. have designed a 24' wide by 44' long 2-story addition to extend from the south side of the existing house with an attached garage, yet the location of the addition in relation to the building restriction lines of the property proves unnecessarily burdensome and prohibits successful implementation of said design. Strict compliance with the BCZR would result in practical difficulty for the area variance for three reasons.

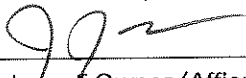
First, the primary structure was built in 1932, and zoning setbacks were not implemented until 1945. Therefore, the existing structure was built without setback consideration and protrudes beyond the setback lines. The existing garage footprint is approximately 3'-8" from the property line to the south and approximately 3'-5" from the property line to the west. The proposed addition is approximately 5'-0" from the property line to the south and approximately 8'-7" from the property line to the west, and is therefore less out of compliance than the existing structure.

Second, there was a previously variance for this property (case#: 2014-0140-A) which determined that the setbacks unreasonably restricted the use of the property, and that there was no evidence that variance would adversely affect the health, safety, or general welfare of the public, and was therefore granted.

Lastly, as a corner lot, this property does not conform to standard definitions of front/ side/ rear setbacks for DR3.5 zoning. The front of the property is oriented along Highland Ave, which would imply that the west property line would be classified as the rear. However, since this line is shared as the side property line for 503 Allegheny Ave, it acts as a side setback for 506 Highland Ave as well. Extending 18" beyond the 10' required side setback allows the addition to align with the face of the existing house, and would also comply with the minimum 20' distance between adjacent building faces.

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


Signature of Owner (Affiant)
Meagan Baker
Name - Print or Type


Signature of Owner (Affiant)
John Baker
Name - Print or Type

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

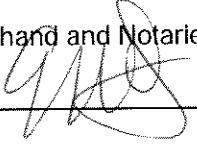
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

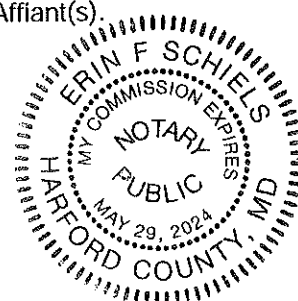
Print name(s) here: Meagan Baker & John Baker

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

AS WITNESS my hand and Notaries Seal


Notary Public

5/29/24
My Commission Expires



March 08, 2023

Zoning Review Office
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

To whom it may concern,

Zoning Property Description for 506 Highland Ave

Beginning at a point on west side of Highland Ave. which is 60' wide at the distance of 28' southwest of the centerline of the nearest improved interesting street Allegheny Avenue which is 30' wide.

Thence running along the west side of Highland Avenue south 14 degrees west 95 feet; thence north 76 degrees west 75 feet; thence north 14 degrees east 95 feet to the south side of Allegheny Avenue; thence binding on the south side of Allegheny Avenue, south 76 degrees east 75 feet to the place of beginning as recorded in Deed Liber 34472, Folio 168, containing 7,125 square feet.

Located in the 9th Election District and 5th Council District.

Sincerely,

Karen Mosel, AIA

Prior hearing Details

Case #: 2014-0140-A
Petitioner: Terry & Theresa Williams
Property Description: NW corner of the intersection of Allegheny Avenue and Highland Avenue
Petition Filing Date: 12/18/2013, 7:00 PM
Board of Appeals: N
Petition Type 1: ADMINISTRATIVE VARIANCE
Petition Request 1: To permit a wrap-around covered porch with a side-street setback of 14 ft. in lieu of the required 22.5 ft. (along Allegheny Avenue).
Administrative Law Judge: JOHN E. BEVERUNGEN, ADMINISTRATIVE LAW JUDGE
Administrative Law Judge Order Date: 1/21/2014, 7:00 PM
Administrative Law Judge Decision: GRANTED
Administrative Law Judge Order Restrictions: N

2023-0059-1

March 08, 2023

Zoning Review Office
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

To whom it may concern,

Zoning Property Description for 506 Highland Ave

Beginning at a point on west side of Highland Ave. which is 60' wide at the distance of 28' southwest of the centerline of the nearest improved interesting street Allegheny Avenue which is 30' wide.

Thence running along the west side of Highland Avenue south 14 degrees west 95 feet; thence north 76 degrees west 75 feet; thence north 14 degrees east 95 feet to the south side of Allegheny Avenue; thence binding on the south side of Allegheny Avenue, south 76 degrees east 75 feet to the place of beginning as recorded in Deed Liber 34472, Folio 168, containing 7,125 square feet.

Located in the 9th Election District and 5th Council District.

Sincerely,

Karen Mosel, AIA

Prior hearing Details

Case #: 2014-0140-A

Petitioner: Terry & Theresa Williams

Property Description: NW corner of the intersection of Allegheny Avenue and Highland Avenue

Petition Filing Date: 12/18/2013, 7:00 PM

Board of Appeals: N

Petition Type 1: ADMINISTRATIVE VARIANCE

Petition Request 1: To permit a wrap-around covered porch with a side-street setback of 14 ft. in lieu of the required 22.5 ft. (along Allegheny Avenue).

Administrative Law Judge: JOHN E. BEVERUNGEN, ADMINISTRATIVE LAW JUDGE

Administrative Law Judge Order Date: 1/21/2014, 7:00 PM

Administrative Law Judge Decision: GRANTED

Administrative Law Judge Order Restrictions: N

2023-0059-1

CERTIFICATE OF POSTING

CASE NO. 2023-0059-A

PETITIONER/DEVELOPER

John

Baker

DATE OF HEARING/CLOSING

April 10, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

506 Highland Avenue

Sign 1



THE SIGN(S) POSTED ON March 25, 2023 April 7, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0059-A

PETITIONER/DEVELOPER

John

Baker

DATE OF HEARING/CLOSING

April 10, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

506 Highland Avenue

Sign 2



THE SIGN(S) POSTED ON March 25, 2023 April 7, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 28, 2023

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 03, 2023
Item No. 2023-0059-A, 0060-A, 0061-A, 0062-SPHA & 0064-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen

cc: file

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

No. 220001

Date: 3/17/23

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: BAKER

For: 2023-0059-A

506 HIGHLAND AVE.

JSS 23-0218

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

JOHN J BAKER 07-04
MEAGAN NASH HOULIHAN BAKER
506 HIGHLAND AVE
TOWSON, MD 21204-4222

741

7-163/520 MD
5180

3/13/23

Date

Pay to the Order of Baltimore County \$ 75.00

seventy-five dollars ⁰⁰/₁₀₀ Dollars



BANK OF AMERICA

ACH R/T 052001633

For Variance Submission

99

⑆052001633⑆ 003922809069⑆0741

**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: 2023-0059-A

Property Address: 506 Highland Avenue, Towson MD 21204

Legal Owners (Petitioners): Meagan & John Baker

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Transforming Architecture LLC

Address: 7612 Browns Bridge Road
Highland, MD 20777

Telephone Number: (301)776-2666

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 09 Account Number - 0902854390

Owner Information

Owner Name:

BAKER JOHN J
BAKER MEAGAN N H
506 HIGHLAND AVE
BALTIMORE MD 21204-

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

Deed Reference:

/35045/ 00228

Location & Structure Information

Premises Address:

506 HIGHLAND AVE
BALTIMORE MD 21204-

Legal Description:

LT WS HIGHLAND AV
506 HIGHLAND AVE WS
SW COR ALLEGHANY AV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
070A	0005	0004	9040051.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1932	2,012 SF		7,125 SF	04

Stories Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT SIDING/ 4	2 full	1 Detached	2016

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	121,100	125,600		
Improvements	339,700	381,700		
Total:	460,800	507,300	460,800	476,300
Preferential Land:	0	0		

Transfer Information

Seller: WILLIAMS TERRY

Date: 06/06/2014

Price: \$600,000

Type: ARMS LENGTH IMPROVED

Deed1: /35045/ 00228

Deed2:

Seller: WILLIAMS TERRY

Date: 11/26/2013

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /34472/ 00168

Deed2:

Seller: CR PROPERTY GROUP LLC

Date: 11/26/2013

Price: \$290,000

Type: NON-ARMS LENGTH OTHER

Deed1: /34472/ 00164

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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 03/24/2016

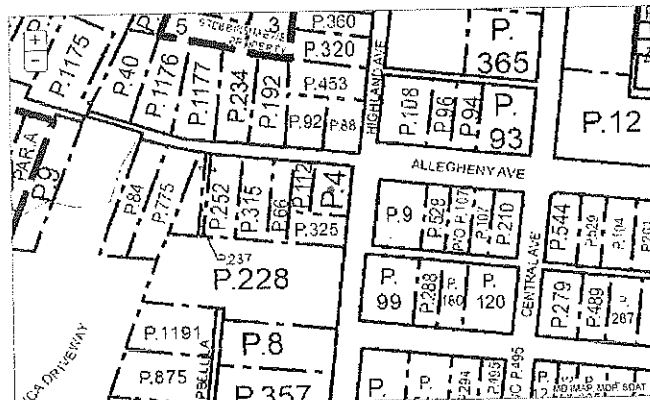
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Baltimore County

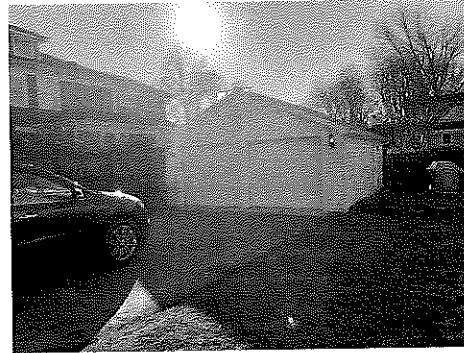
District: 09 Account Number: 0902854390





506 HIGHLAND AVE
EX. FRONT

1



506 HIGHLAND AVE
EX. DETACHED GARAGE

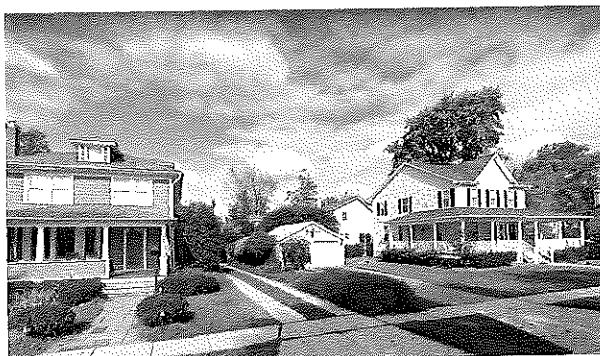
2



506 HIGHLAND AVE
EX. GARAGE FRONT & PROXIMITY TO 504

3

NOTE: VIEW FROM HIGHLAND AVE



506 HIGHLAND AVE
EX. FRONT LEFT CORNER

4



506 HIGHLAND AVE
EX. LEFT ELEVATION

5



13953 Brighton Dam Rd
Clarksville, MD 21029
301-776-2666

info@TransformingArchitecture.com
www.TransformingArchitecture.com

BAKER RESIDENCE

506 HIGHLAND AVENUE
TOWSON, MD, 21204

EXISTING HOUSE FRONT PHOTOS

SCALE: 1"=30'

DATE: 02-24-23

PROJECT: 22-668

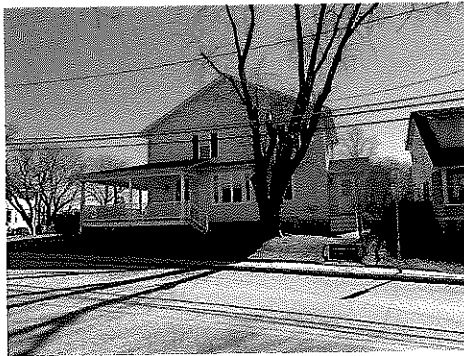
2023-0059-A



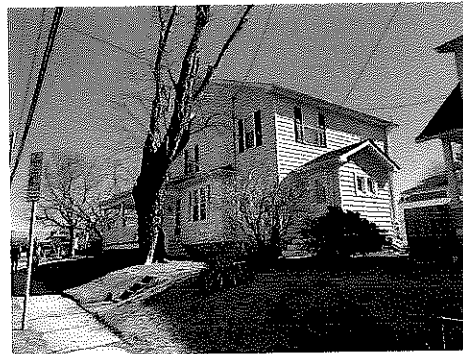
1 506 HIGHLAND AVE
EX. LEFT REAR CORNER



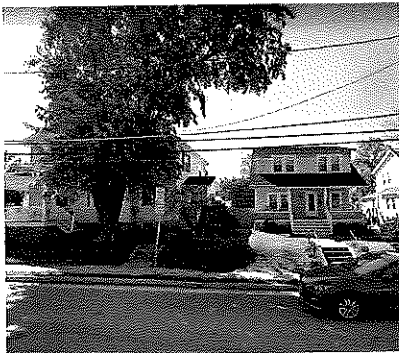
2 506 HIGHLAND AVE
EX. REAR MUDROOM BUMP-OUT



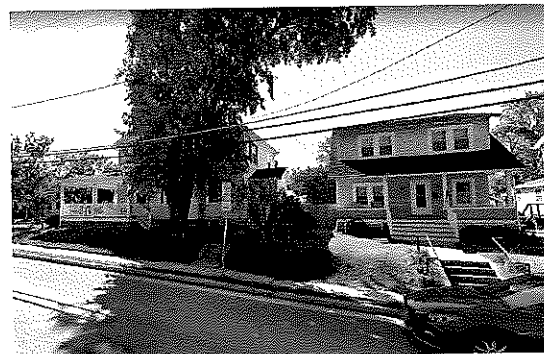
3 506 HIGHLAND AVE
EX. RIGHT ELEVATION



4 506 HIGHLAND AVE
EX. RIGHT REAR CORNER



5 506 HIGHLAND AVE
PROXIMITY TO 503
NOTE: VIEW FROM ALLEGHANY AVE



6 506 HIGHLAND AVE
RIGHT SIDE OF 9612



13953 Brighton Dam Rd
Clarksville, MD 21029
301-776-2666

info@TransformingArchitecture.com
www.TransformingArchitecture.com

BAKER RESIDENCE

506 HIGHLAND AVENUE
TOWSON, MD, 21204

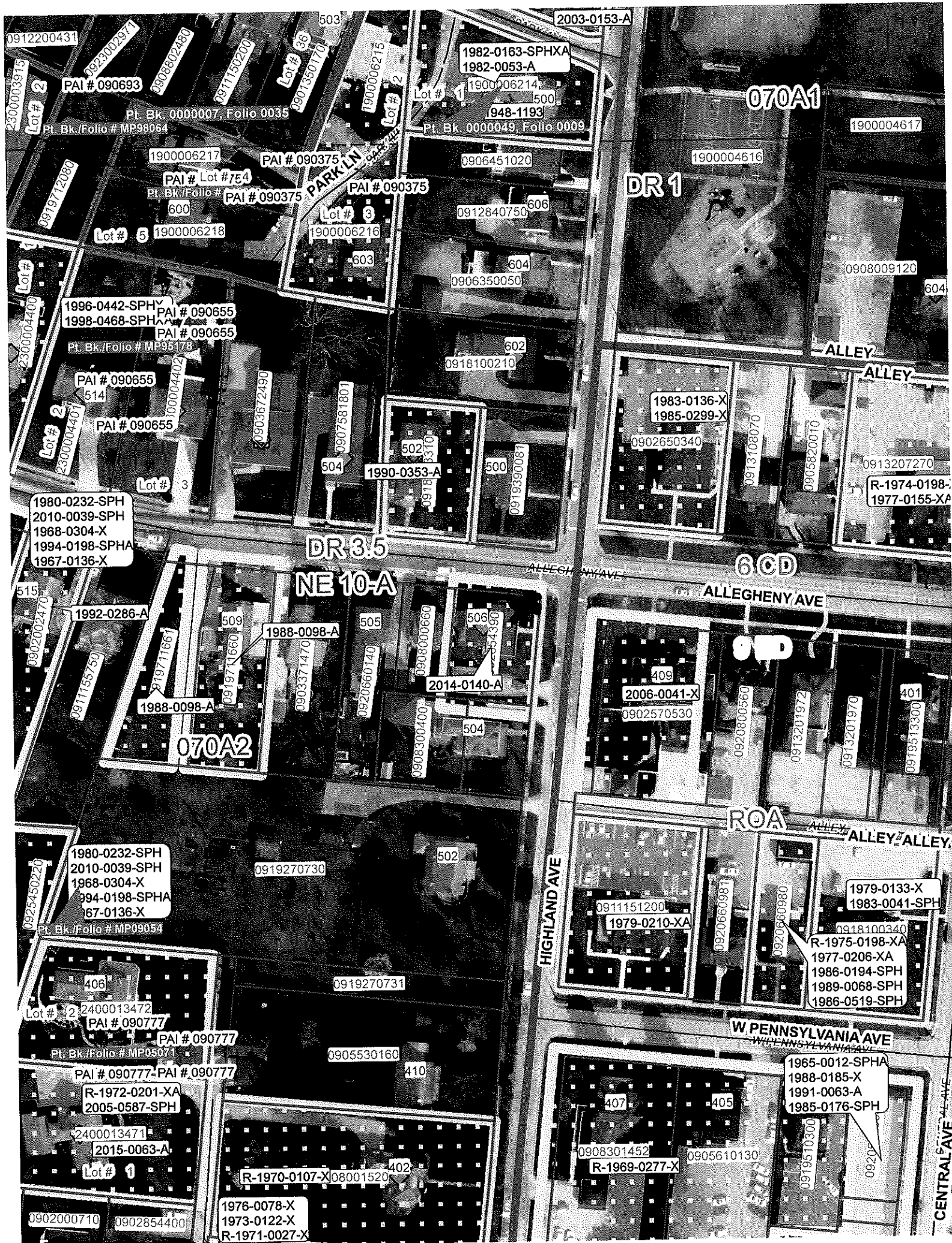
EXISTING HOUSE SIDE & REAR PHOTOS

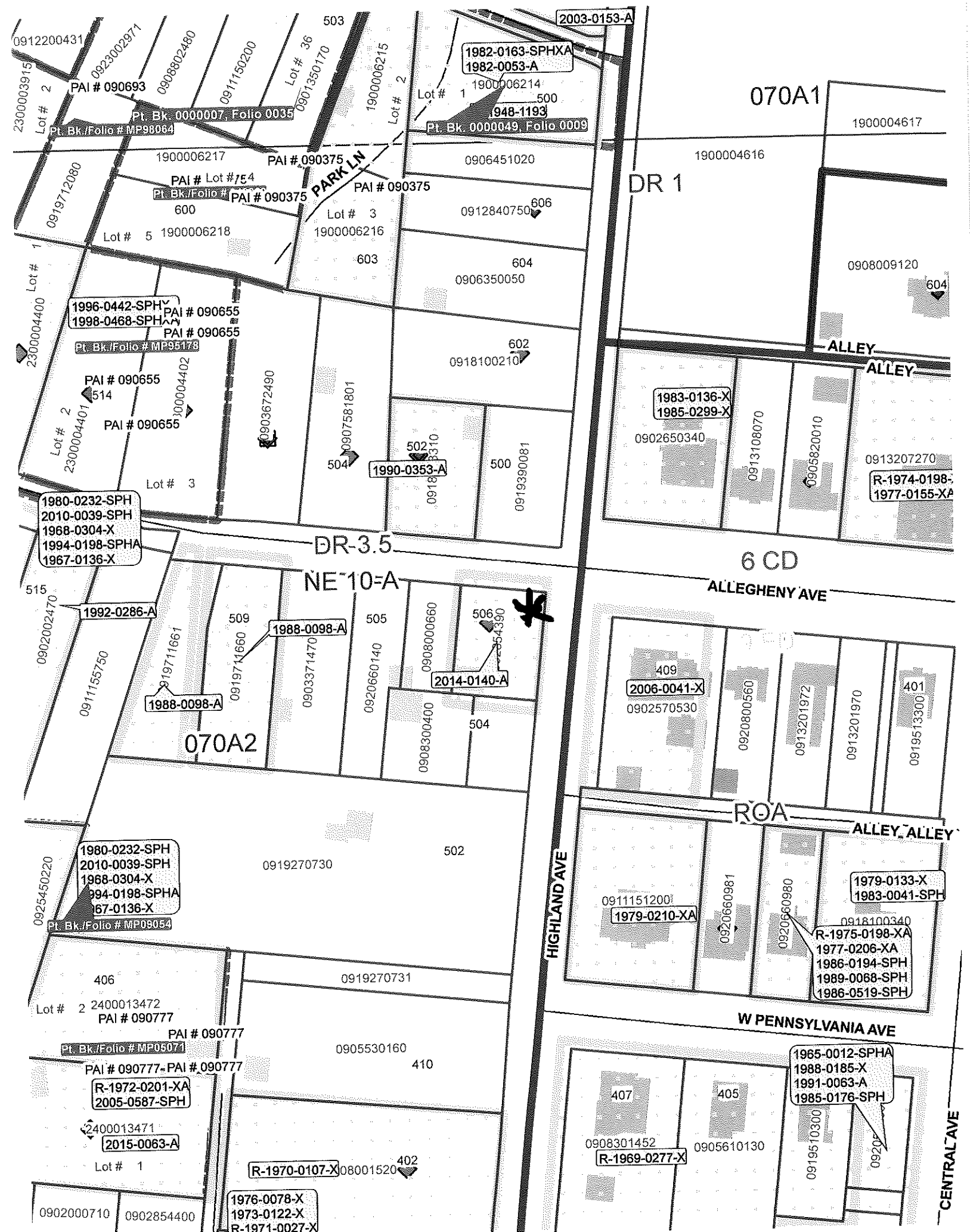
SCALE: 1"=30'

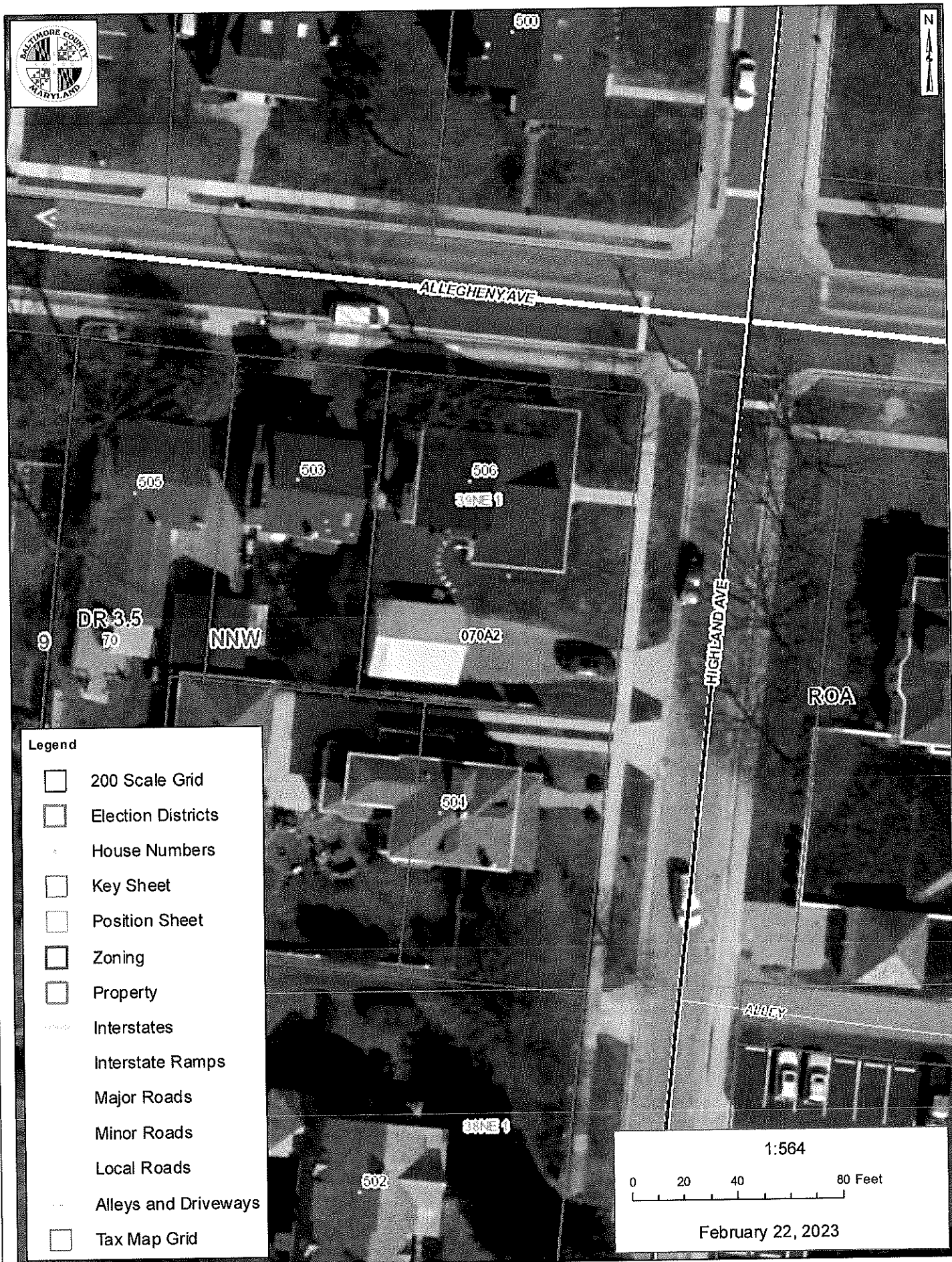
DATE: 02-24-23

PROJECT: 22-668

2023-0059-A







February 22, 2023

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 27, 2023
FORMAL OR INFORMAL RESPONSE DUE AT April 3, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Earl Wrenn, EWrenn@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0059-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Meagan and John Baker

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 506 HIGHLAND AVE

Location: Property located on the Southwest corner of intersection of Highland Ave. (60 feet) and Allegheny Ave. (40 feet).

Existing Zoning: DR 3.5

Area: 7,125 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard dwelling addition with a side yard setback of 5 feet and a rear yard setback of 8 feet 7 inches in lieu of the required 10 feet and 30 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: 2014-0140-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0060-A **Reviewer:** Mitchell Kellman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Davis Yasharpour and Ayala Hakkakian

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 6806 CHEROKEE DR

Location: Property located on the Southwest side of Cherokee Dr., 512 feet South of the centerline of Lightfoot Dr.

Existing Zoning: DR 5.5

Area: 7,490 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B ("A" Residence Zone, 1954): To permit a 5 foot side yard setback in lieu of 7 feet for a 1- story addition, and if necessary, amend Zoning Case No. 2015-0052-A.

Attorney: Joseph Haken

Prior Zoning Cases: 2015-0052-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/17/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0061-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Joseph and Alyson Bishop (trustee)
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 13 MANOR BROOK RD

Location: Property located on the Southwest side of Manor Brook Rd. 1,008 feet West of Monkton Rd.

Existing Zoning: RC 7, RC 4 (VESTED RDP)

Area: 4.34 ACRES

Proposed Zoning:

VARIANCE:

1.) BCZR 103.1; 103.3; 1A03.4.B.4 (section 1A00.3.B.3 of 1975 Zoning Regulation): To permit a front yard setback of 24 feet from the property line in lieu of the required 50 feet from any lot line.

2.) To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0062-SPHA **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: James Trela
Contract Purchaser: Ron Leubecker

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5433 PATTERSON RD

Location: Property located beginning at center of Patterson Rd., 1,470 feet Southeast of Patterson Farm.

Existing Zoning: RC 2

Area: 35.11 ACRES

Proposed Zoning:

SPECIAL HEARING:

1.) To permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situated on the same owner occupied lot as the principal dwelling, and having a separate utility meter and sewerage services from the principal dwelling, pursuant to Section 400.4.B.4 BCZR.

2.) To modify the relief granted in Case 1990-0530-SPHA, by (i) permitting the granted variances to remain in place for the proposed repurposing of the accessory structure, and (ii) eliminating Restriction #2 contained in the August 23, 1990 Amended Order, so as to allow the use of the structure by this new Petitioner as an accessory (in law) apartment.

VARIANCE:

1.) BCZR 400.4.B.2.: To permit the size of the existing 1,800 square foot second floor space within an existing accessory structure proposed for use as an accessory (in law) apartment to be permitted, in lieu of the maximum 1,200 square feet.

2.) BCZR 400.4.B.4: (if necessary) To permit the size of the existing accessory (in law) apartment building to have a separate utility meter and sewerage services from the principal dwelling.

3.) Any relief that the Administrative Law Judge deems to be necessary.

Attorney: Not Available

Prior Zoning Cases: 1988-0128-SPH; 1990-0530-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0063 **Reviewer:**
Existing Use: **Proposed Use:**
Type:
Legal Owner:
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** **Council Dist:**

Property Address:
Location:

Existing Zoning: **Area:**
Proposed Zoning:

Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2023-0064-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Anna and Andrew Janet
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 8304 BURNING WOOD RD
Location: Property located on the South side of Burning Woods Rd. (50 feet), 282 feet Northwest of Wood Valley Rd. (60 feet).

Existing Zoning: DR 2 **Area:** 27,878 SQ FT.

Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.C.1. (1958 regulations): To permit a side dwelling addition with a side yard setback of 9.5 feet in lieu of the required 15 feet.

Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/17/2023

Miscellaneous Notes:

Zoning Hearing Plan for Variance X for Special Hearing _____

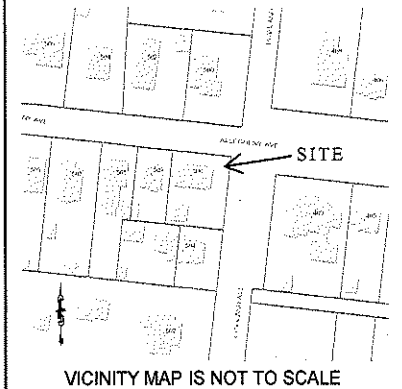
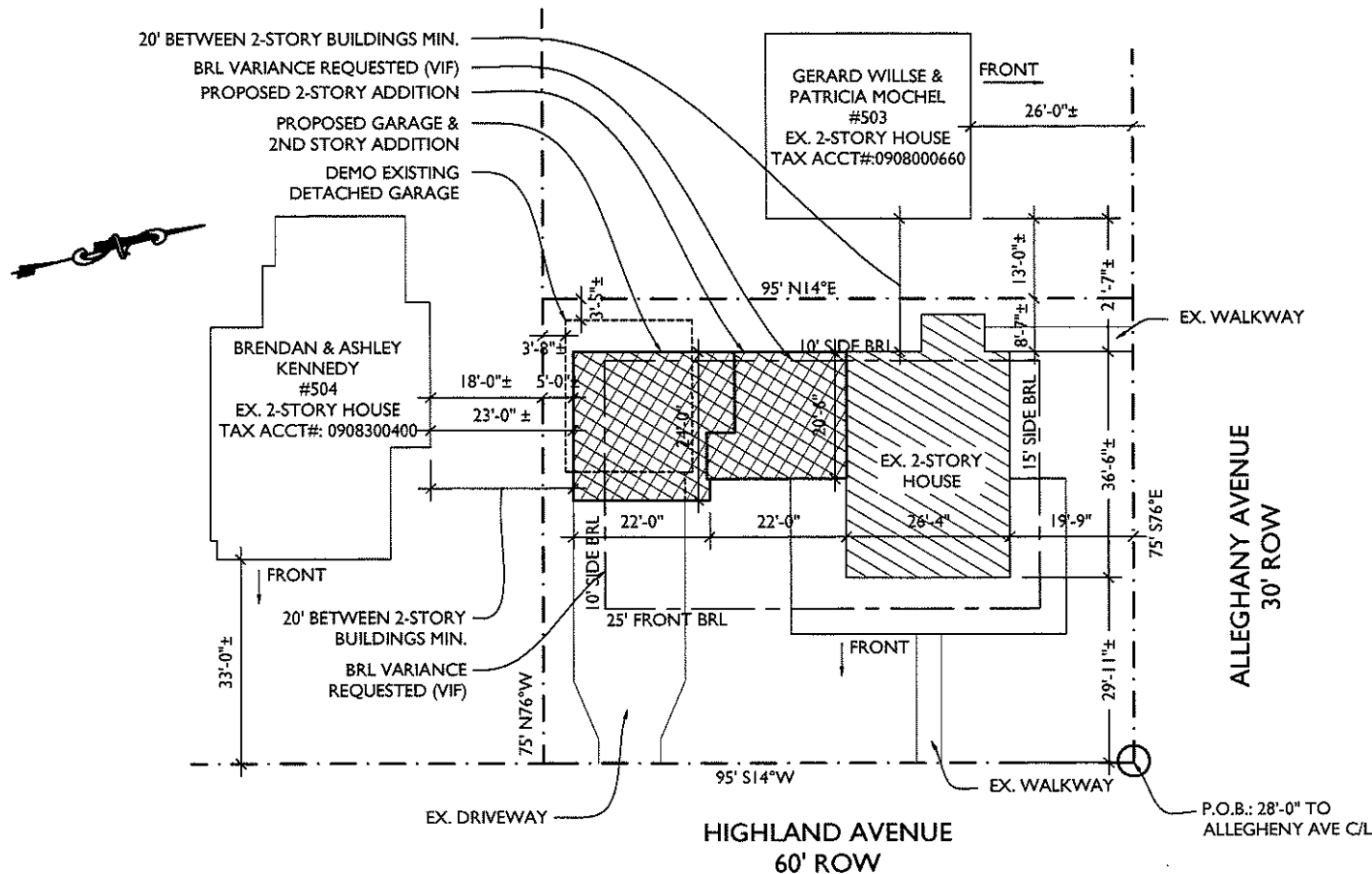
Address 506 Highland Avenue Towson, MD 21204 Owners(s) Name(s) Meagan & John Baker

Subdivision Name 0 0 0 0 Lot # N/A Block # N/A Section # N/A

Plat Book # 34472 Folio # 168 10 Digit Tax # 0 9 0 2 8 5 4 3 9 0 Deed Reference # 3 5 0 4 5 / 0 0 2 2 8

GRID : 0005

PARCEL : 0004



Zoning Map# 070A2

Zoning DR3.5

Election District 9th

Council District 5th

Lot Area Acreage 0.164

Lot Square Footage 7,125

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) Yes

If (Yes) list Case Number(s)

and order result(s) below:

2014-0140-A

Granted- see property

description page for details

Violation Case Number(s)

Plan Drawn By Transforming Architecture LLC

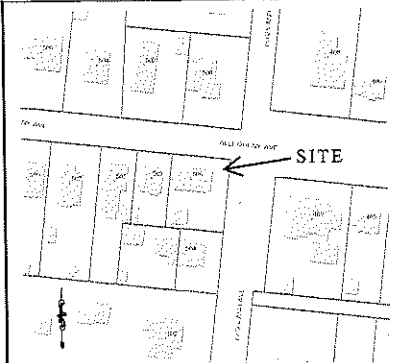
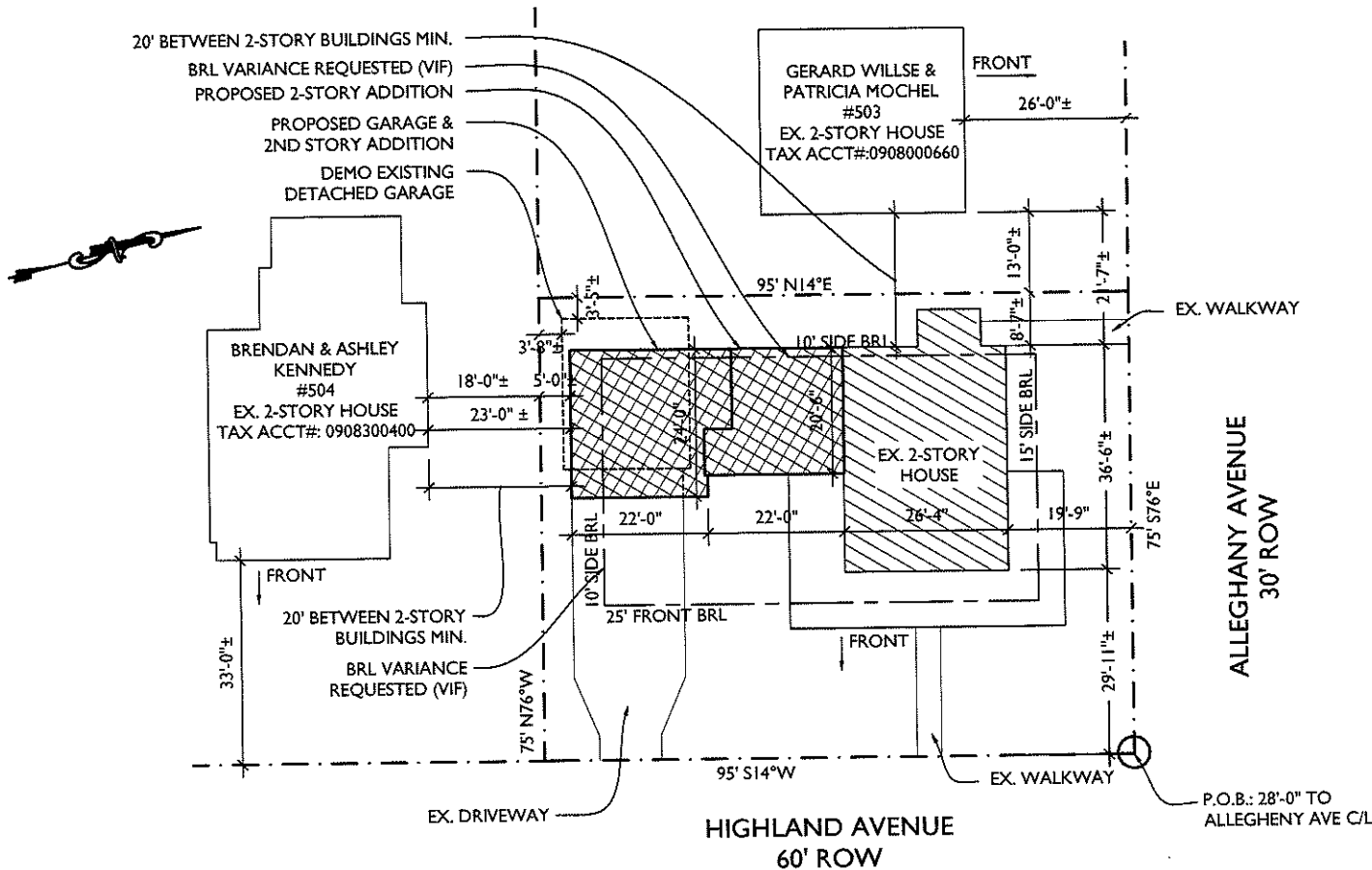
Date 03/08/2023

Scale: 1 inch = 30 Feet

2023-0059-A

Zoning Hearing Plan for Variance X for Special Hearing _____
 Address 506 Highland Avenue Towson, MD 21204 Owners(s) Name(s) Meagan & John Baker
 Subdivision Name 0000 Lot # N/A Block # N/A Section # N/A
 Plat Book # 34472 Folio # 168 10 Digit Tax # 0902854390 Deed Reference # 35045/00228

GRID : 0005
 PARCEL : 0004



Zoning Map# 070A2
 Zoning DR3.5
 Election District 9th
 Council District 5th
 Lot Area Acreage 0.164
 Lot Square Footage 7,125
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) Yes
 If (Yes) list Case Number(s)
 and order result(s) below:
2014-0140-A
 Granted- see property
 description page for details
 Violation Case Number(s)

Plan Drawn By Transforming Architecture LLC

Date 03/08/2023

Scale: 1 inch = 30 Feet

2023-0059-A

Violation Case Number(s)