



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 18, 2023

Melissa Granados – melissag1770@gmail.com
1889 August Avenue
Dundalk, MD 21222

RE: Petition for Variance
Case No. 2023-0097-A
Property: 1889 August Avenue

Dear Ms. Granados:

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,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

IN RE: PETITION FOR VARIANCE

(1889 August Avenue)

12th Election District

7th Council District

Melissa Granados

Nohemy Melgar

Legal Owner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO. 2023-0097-A

Petitioner

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Melissa Granados and Nohemy Melgar (“Petitioners”) for property located at 1889 August Avenue, Dundalk (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §400.1 and §400.3 to permit a proposed accessory building (garage) to be located in the rear yard in the 1/3 of the lot closest to the corner of Delvale Ave. and Jackson Rd., in lieu of the required placement in the third of the lot furthest removed from both streets, and to permit the proposed accessory building (garage) to have a height of 28.5 feet in lieu of the maximum permitted 15 feet.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Melissa Granados appeared *pro se* at the hearing in support of the Petition. There were no Protestants or other interested persons, who testified in opposition or even participated in the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection Sustainability (“DEPS”) which these agencies did not oppose the requested relief.

The Property is 0.4183 acres +/- (18,208.08 sf +/-) and is improved with a 2-story, 1,716 sf home constructed in 1911. (Pet. Ex. 1). The home is 29 ft. in height. The Property is zoned Density Residential (DR 5.5). It is a corner lot bounded by Delvale Ave. and Jackson Rd. However, it has an address of August Ave. which roadway was never extended in front of the home. It appears from My Neighborhood map that the Property was part of a larger parcel and was subdivided such that the Property became Lot 1 and other homes were constructed on adjoining Lots 2 and 3 where August Ave. would have been extended. A wooden fence surrounds part of the Property.

Petitioners obtained a building permit (R22-07700) to construct an 816 sf, 1-car detached garage in the rear yard with a height of 15 ft. Petitioners constructed the footers for the foundation and had it inspected by the County. At some point, Petitioners desired to construct a taller garage and asked the Office of Zoning Review ("OZR") if they could do so under the building permit. OZR noted that a Variance should have been required prior to issuance of the building permit due to the Property being on a corner lot and the requirement under BCZR, §400.1 that a detached structure be located in the furthest corner from the streets. In this case however, due to the placement of the 1911 home fronting on the never-extended August Ave., the required location for a detached structure on a corner lot would be in the front yard (NW corner) and would then conflict with BCZR, §400.1 for the location being required in the rear yard.

The proposed height for the detached garage is slightly shorter than the height of the home. Due to the age of the home, the storage space is limited and the additional height on the garage will provide that needed storage space. The DOP noted that the building permit will need to be revised to reflect the new height of the garage.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

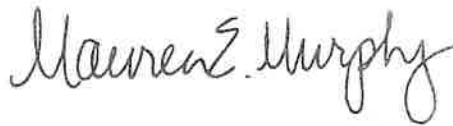
I find that the Property is unique due its shape, bounded by 2 streets, and fronting on a street that was never extended. The orientation of the home was caused by the future extension of August Ave which never occurred. In place of the August Ave. extension is now another home. (1698 Jackson Rd.). These unique features cause a practical difficulty in not being able to construct a detached garage in the rear yard. The additional height which will match the pitch of the home is also needed due to lack of storage for a home which was constructed prior to the BCZR. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 18th day of **August, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §400.1 and §400.3 to permit a proposed accessory building (garage) to be located in the rear yard in the 1/3 of the lot closest to the corner of Delvale Ave. and Jackson Rd., in lieu of the required placement in the third of the lot furthest removed from both streets and to permit the proposed accessory building (garage) to have a height of 28.5 feet in lieu of the maximum permitted 15 feet and to permit an accessory building (detached garage) in the side yard in lieu of the rear yard be, and they are each hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners shall comply with the DOP ZAC comment which is attached hereto and incorporated herein, including a revision of the building permit.
3. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
4. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
5. The detached garage shall not be used for commercial or industrial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

the garage were explored; how tall the existing home is; and additional insight on the proposed height of the garage of 28.5 feet. In a June 9th reply, the homeowner explained the following information:

- The proposed height is necessary to provide garage and storage space. The homeowners have received Code Enforcement Citations for having items out in the yard, so the homeowners are working to create more usable storage space to not have that issue again.
- The property owners did not consider an alternative location for the structure, such as to the north of the existing dwelling. The foundation has already been completed for the proposed spot, as the homeowners obtained a permit for the location of the garage last year. Only recently did the homeowners determine they could benefit from additional second-floor storage, thus triggering the Variance petition.
- The existing dwelling is 29 feet at the tallest point.

The Department of Planning confirmed there have been past Code Enforcement Complaints against the subject site. As of the date of these comments, all violations were marked as in compliance, no violation, or closed.

The Department of Planning also confirmed the issuance of a Building Permit in 2022 for the construction of the accessory structure. Permit R22-07700 was issued on August 24th, 2022 for the construction of an accessory structure in the rear of the existing single family detached dwelling. The permit details state the maximum permitted height is 15 feet. The workflow details for the permit confirm the Building Footing Inspection was completed on August 31st, 2022; the foundation and footings passed inspection.

The Department of Planning has no objections to the requested relief so long as the homeowner amends the permit to reflect the updated scope of work or obtains a new permit that accurately reflects the current proposal. The structure will be located on the completed and approved foundation. Further, it will be in the rear yard of the property and will be similar in height to the dwelling.

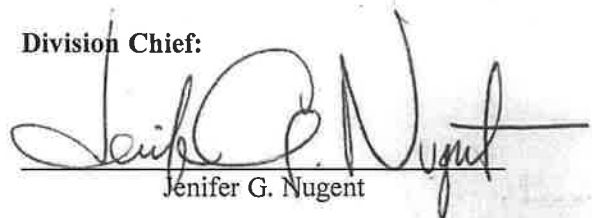
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Melissa Granados
Michael Thomas, *Community Planner*
Ngone Seye Diop, *Community Planning Division Chief*
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



PETITION FOR ZONING HEARING(S)

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 1889 August Ave Dundalk MD Currently Zoned 21222
Deed Reference 26288 / 00683 10 Digit Tax Account # 12-2500003147
Owner(s) Printed Name(s) Melissa Granados & Bohemy Melgar

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

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. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Melissa Granados, Bohemy Melgar
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
Mailing Address 1889 August Ave Dundalk MD
City _____ State _____
Zip Code 21222 Telephone #'s (Cell and Home) 667 224 0653 Email Address melissag1770@gmail.com

Representative to be contacted:

Melissa Granados
Name - Type or Print _____
Signature _____
Mailing Address 1889 August Ave Dundalk MD
City _____ State _____
Zip Code 21222 Telephone # 667 224 0653 Email Address melissag1770@gmail.com

Case Number 2023-0097-A Filing Date 5 / 25 / 23 Do Not Schedule Dates _____ Reviewer JS

1889 August Avenue

2023-0097-A

Requested Relief:

BCZR: 400.1 → To permit a proposed accessory garage to be located in the rear yard (corner of Delvale and Jackson) in lieu of the required placement in the 1/3 of the lot furthest removed from both streets.

BCZR: 400.3 → To permit the proposed accessory garage to have a height of 28.5 feet in lieu of the maximum permitted 15 feet.

2023-0097-A

Land Description of 1889 August Avenue, Dundalk, Maryland 21222

Part A

Beginning at the corner of the North side of Jackson Road, 26 feet wide, and the southwest side of Delvale Avenue, 80 feet wide.

Part B

Being Lot #1 in the subdivision of August Landing as recorded in Baltimore County Plat book #21827, Folio #632, containing 18,208.08 square feet.

2023-0097-A



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To the Office of Administrative Hearings for Baltimore County for the property located at:

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Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Melissa Granados, Mokeny Melgar
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
Mailing Address 1889 August Ave Dundalk MD City _____ State _____
Zip Code 21222 Telephone #'s (Cell and Home) 667 224 0653 Email Address melissag1770@gmail.com

Representative to be contacted:

Melissa Granados
Name - Type or Print _____
Signature _____
Mailing Address 1889 August Ave Dundalk MD City _____ State _____
Zip Code 21222 Telephone # _____ Email Address melissag1770@gmail.com

Case Number 2023-0097-A Filing Date 5/25/23 Do Not Schedule Dates _____ Reviewer JS

1889 August Avenue

2023-0097-A

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2023-0097-A

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2023-0097-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Mitchell K.

Transaction **101737**

Total **\$75.00**

CREDIT CARD SALE **\$75.00**

MASTERCARD 7052

Retain this copy for statement
validation

Station: Permit Processing - Mini

27-Apr-2023 9:50:54A

\$75.00 | Method: CONTACTLESS
MASTERCARD

XXXXXXXXXXXX7052

Reference ID: 311700540372

Auth ID: 01641S

MID: *****2995

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE VERIFIED

Payment JGM5QY7BR83DA

Clover Privacy Policy

<https://clover.com/privacy>

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: 2023-0097-A
Property Address: 1889 AUGUST AVE
DUNDALK, MD 21222

Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): MELISSA GRANADOS
Address: 1889 AUGUST AVE
DUNDALK, MD 21222

Telephone Number: _____

*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.

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Melissa Granados -
1889 August Avenue
Dundalk, MD, 21222

Re: Legal Notice 2524489,
CASE NUMBER: 2023-0097-A

We hereby certify that the annexed advertisement was
published in Maryland The Daily Record, a Daily newspaper
published
in the State of Maryland 1 time(s) on the following date(s):
07/26/2023

By



Joy Hough
Authorized Designee of the Publisher

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0097-A

1889 August Avenue

Northwest corner of intersection of Jackson Road and Delvale Avenue

12th Election District - 7th Councilmanic District

Legal Owner: Melissa Granados

Variance to permit a proposed accessory building (garage) to be located in the rear yard in the 1/3 of the lot closest to the corner of Delvale and Jackson in lieu of the required placement in the 1/3 of the lot furthest removed from both streets. To permit the proposed accessory building (garage) to have a height of 28.5 feet in lieu of the maximum permitted 15 feet.

Hearing: Tuesday, August 15, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

jy26 2524489

CERTIFICATE OF POSTING

CASE NO. 2023-0097-A
PETITIONER/DEVELOPER
Melissa Granados

DATE OF HEARING/CLOSING
August 15, 2023

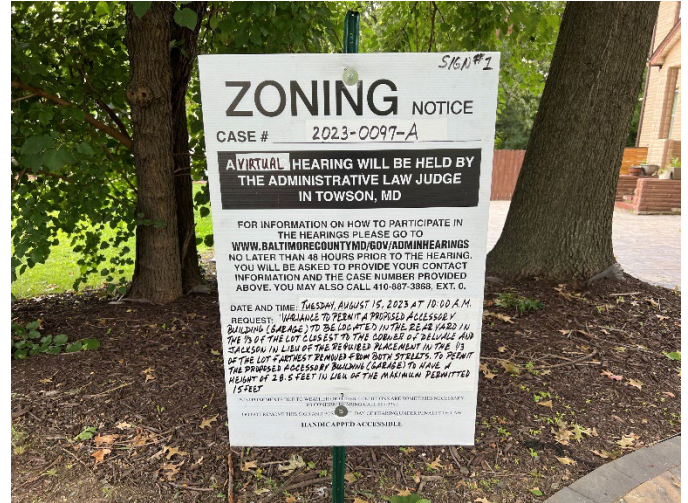
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

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

1889 August Avenue

Sign 1



THE SIGN(S) POSTED ON July 25, 2023
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 6/22/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0097-A

INFORMATION:

Property Address: 1889 August Avenue
Petitioner: Melissa Granados and Nohemy Melgar
Zoning: DR 5.5
Requested Action: Variance

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

Variance(s) -

1. From Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed accessory garage to be located in the rear yard (corner of Delvale Avenue and Jackson Road) in lieu of the required placement in the one-third of the lot furthest removed from both streets; and
2. From Section 400.3 of the BCZR to permit the proposed accessory garage to have a height of 28.5 feet in lieu of the maximum permitted 15 feet.

The subject site is an approximately 0.418 acre parcel in the Dundalk area, near Dundalk High School. It is currently improved with a two-story, single family detached dwelling, driveway, and parking pad. The dwelling fronts to the west, towards the dwelling at 1698 Jackson Road, making the rear yard the section of the yard closest to the Delvale Avenue/Jackson Road intersection. Per Google Streetview and satellite imagery available to the Department of Planning, the property appears to have many trees, including along the property boundary parallel to Delvale Avenue. Per the site plan and submitted petition, the property owners wish to construct a 28.5 foot tall detached garage in the rear yard of the property. Because of the orientation of the dwelling, the rear yard is the corner of the yard closest to the Delvale Avenue/Jackson Road intersection. The structure is proposed to be 24 feet by 34 feet. It is proposed to be located approximately 27 feet back from Jackson Road and approximately 5 feet off of the BGE right of way between the subject site and Delvale Avenue.

The subject site is within the boundaries of the following community plans: the Greater Dundalk-Edgemere Community Conservation Plan, the Eastern Baltimore County Revitalization Strategy, and the Eastern Baltimore County Pedestrian and Bicycle Access Plan. The Greater Dundalk-Edgemere Community Conservation Plan outlines strengths, weaknesses, and recommended actions for the Dundalk area, however, no guidance specific to the petition at hand is included in the Plan.

The Department of Planning contacted the property owner via email on June 7th, 2023 requesting additional information on the hardship or practical difficulty requiring the Variance; if other locations for

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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the garage were explored; how tall the existing home is; and additional insight on the proposed height of the garage of 28.5 feet. In a June 9th reply, the homeowner explained the following information:

- The proposed height is necessary to provide garage and storage space. The homeowners have received Code Enforcement Citations for having items out in the yard, so the homeowners are working to create more usable storage space to not have that issue again.
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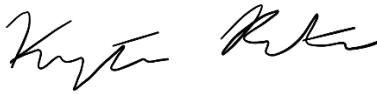
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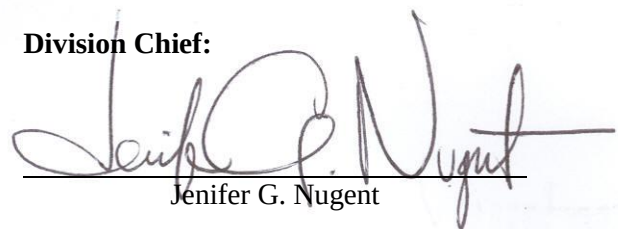
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Melissa Granados
Michael Thomas, *Community Planner*
Ngone Seye Diop, *Community Planning Division Chief*
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: June 8, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0097-A
Address: 1889 AUGUST AVE
Legal Owner: Melissa Granados

Zoning Advisory Committee Meeting of June 12, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Note to Hearing Officer:

2023-0097-A

1889 August Avenue

Sir/Ma'am,

This property is unique in that it is addressed to August Avenue, but it is not actually fronted on August Avenue. It would appear that the road was never extended past Jackson Road. This property faces due west towards the side of 1698 Jackson Road. As such, the proposed project causes a conflict within the Zoning Regulations, Section 400.1. The regulations would dictate that on a corner property, we would want the accessory structure in the NW corner, however, on this property, the NW corner would be the front/side yard of the property.

Jason Seidelman

Zoning Review

Baltimore County, MD

410-887-3391

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 2500003147

Owner Information

Owner Name: GRANADOS MELISSA Use: RESIDENTIAL
 MELGAR NOHEMY RAQUEL Principal Residence: NO
 Mailing Address: 4800 EASTERN AVE Deed Reference: /26288/ 00683
 BALTIMORE MD 21224-4417

Location & Structure Information

Premises Address: 1889 AUGUST AVE Legal Description: .4183AC
 BALTIMORE 21222-3013 1889 AUGUST AVE
 COR OF DELVALE AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
 0103 0010 0243 12040073.04 0000 1 2021 Plat Ref: 000

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1911 1,716 SF 18,221 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 2 YES STANDARD UNITFRAME/3 1 full 2017

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	54,800	54,800		
Improvements	115,500	122,700		
Total:	170,300	177,500	175,100	177,500
Preferential Land:	0	0		

Transfer Information

Seller: BLUE WATER PROPERTIES LLC Date: 10/19/2007 Price: \$280,000
 Type: ARMS LENGTH IMPROVED Deed1: /26288/ 00683 Deed2:
 Seller: BLUE WATER PROPERTIES LLC Date: 08/29/2007 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /26108/ 00223 Deed2:
 Seller: Date: Price:
 Type: Deed1: 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: No Application

Homeowners' Tax Credit Application Information

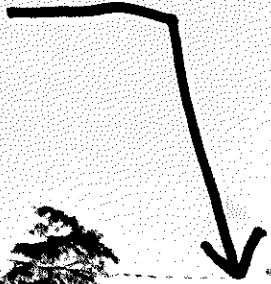
Homeowners' Tax Credit Application Status: No Application Date:

1889 August Avenue

Write a description for your map.

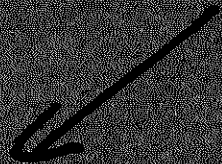
Legend

📍 1889 August Ave



AUGUST AVE. →

JACKSON RD



Google Earth

© 2023 Google

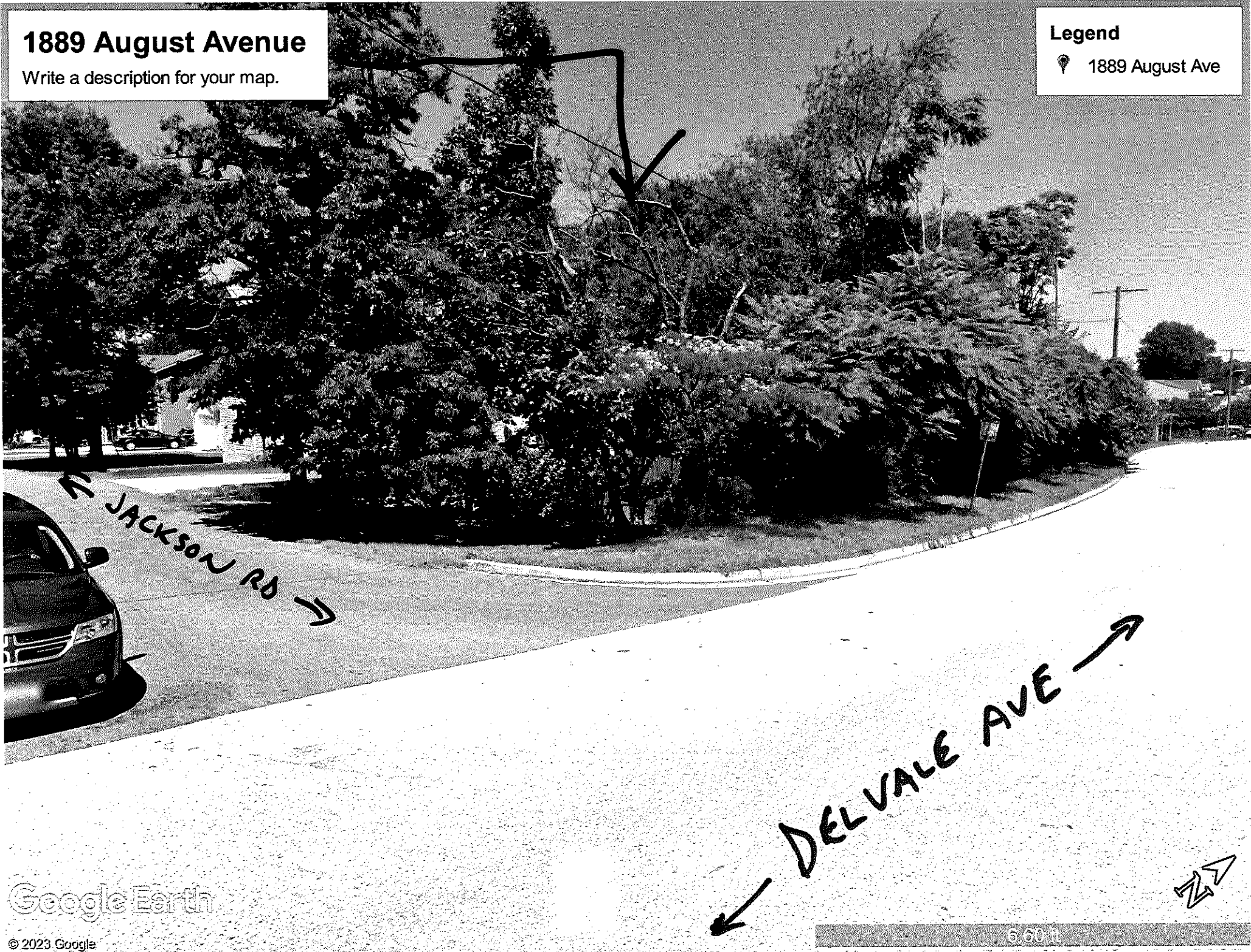
5.94 ft

1889 August Avenue

Write a description for your map.

Legend

📍 1889 August Ave



Google Earth

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2023-0097-A



2023-0097-1

PAI # 120060

7107

1964-0089-X

1204077730

Pl. Bk./Folio # 033088

PAI # 120060

DR 16

DELVALE AVE

1202000164

1202058815

PAI # 120121
2200020762

Pl. Bk./Folio # MP93110

PAI # 120145

Pl. Bk./Folio # MP05051

2500003149

Lot # 3

PAI # 120121

1700

SE 3-E

PAI # 120145

2500003148

PAI # 120143

Lot # 1 2500003147

Lot # 2
1698

1889

103B2

1964-0183-A

7 CD

DR 5.5

JACKSON RD

1202000110

Lot # 16 1219039122
1800

PAI # 120040

Pl. Bk./Folio # 023144

PAI # 120040

Lot # 17 1212003790

Lot # 18 1226040460

1202071990

AUGUST AVE

Lot # 4 1891 1211068960

Pl. Bk. 0000023, Folio 0144

Lot # 3 18931213057610

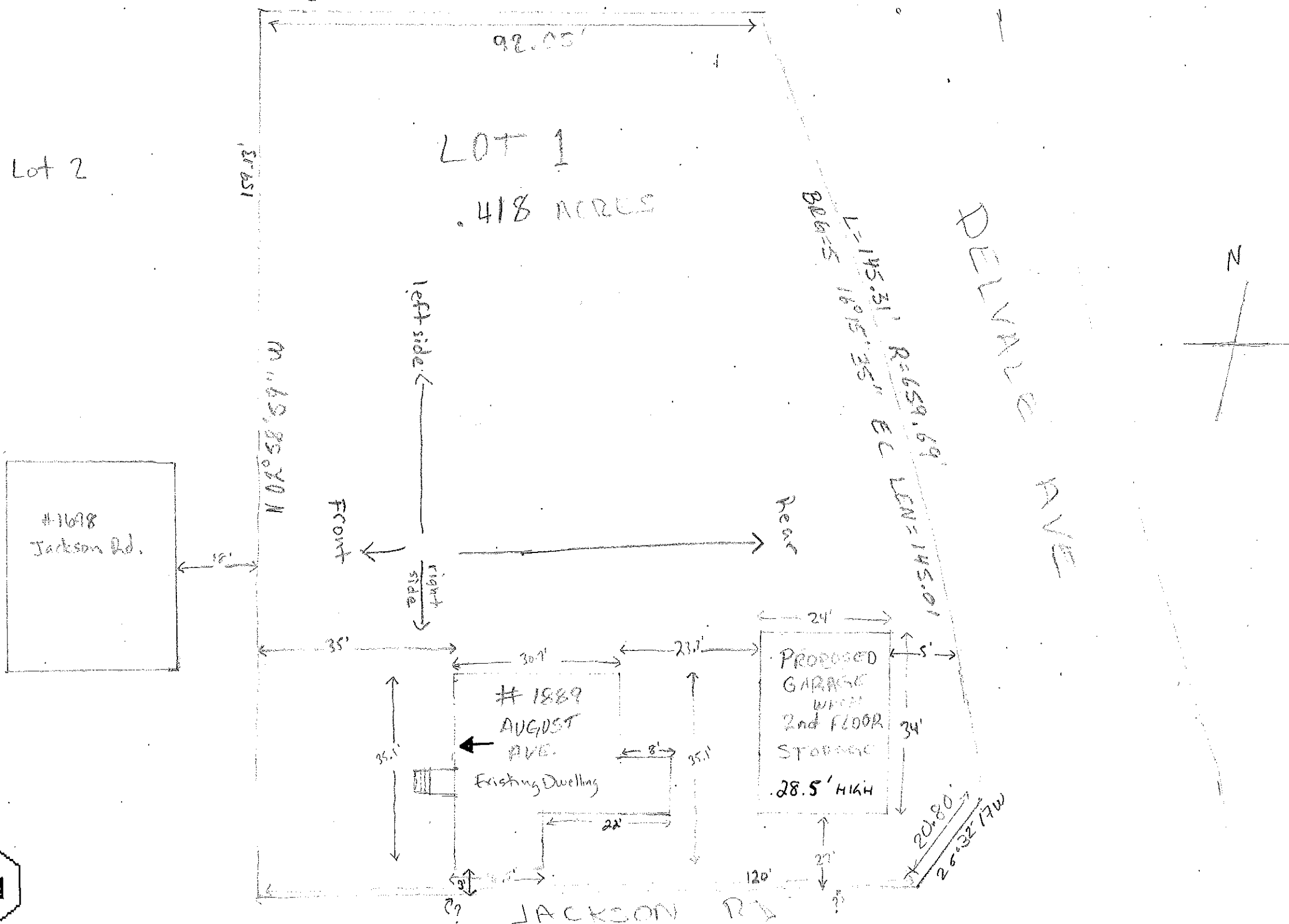
Lot # 2 1219064481
1895

1897

Lot # 1 1213026580

DELVALE AVE

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1889 August Ave Dundalk MD 21222 OWNER(S) NAME(S) Melissa Granados
 SUBDIVISION NAME August Landing LOT # 1 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 21827 FOLIO # 1632 10 DIGIT TAX # 2500003147 DEED REF. # 262221 DD683



SITE VICINITY MAP
 Dunshire Way
 Jackson Rd
 Site
 N
 MAP IS NOT TO SCALE
 ZONING MAP# 10382
 SITE ZONED DR 55
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .418
 OR SQUARE FEET 18,208.08
 HISTORIC? no
 IN CBCA? no
 IN FLOOD PLAIN? no
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? no
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Cristobal Vera DATE 4-25-23 SCALE: 1 INCH = 20 FEET

2023-0097-A