

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(2015 Jeanne Avenue)	*	OFFICE OF
1st Election District		
13 th Council District	*	ADMINISTRATIVE HEARINGS
William H. Weems		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Thomas Russell		
<i>Contract Purchaser/Lessee</i>	*	Case No. 2023-0168-SPHA
Petitioners		
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Special Hearing and Variance filed by legal owner, William H. Weems, and Thomas Russell, contract purchaser, (the “Petitioners”) for the property located at 2015 Jeanne Avenue, Halethorpe (the “Property”). A Special Hearing was filed to determine whether or not a new one-family detached dwelling should be approved for a lot having an area or width at the building line less than that required by the area regulations as provided in the Baltimore County Zoning Regulations (“BCZR”), §304.

In the alternative, should Special Hearing relief not be granted, a Petition for Variance BCZR, §1B02.3.C (and Zoning Commissioner’s Policy Manual [“ZCPM”] S-4) was also requested to permit a net lot area of 7,500 sf in lieu of 20,000 sf, a lot width of 60 ft in lieu of 100 ft, a side street setback of 25 ft in lieu of 40 ft, and a sum of side yard widths of 40 ft in lieu of 55 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Thomas Russell appeared at the hearing in support of the Petition along with Salvatore C. Crupi, PE of Matis, Warfield, Inc., the civil engineer who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). Jason Vettori, Esquire of Smith,

Gildea and Schmidt, LLC represented the Petitioners. There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Office of Zoning Review (“OZR”) who opined that BCZR, §304 does not apply in this case:

It is the opinion of the Zoning Review Office that Section 304 does not apply nor should be utilized for the Special Hearing relief. Section 304.1 states that a one-family dwelling may be erected on a lot having an area or width less than required by the regulations contained in these regulations provided that all other requirements of the height and area regulations are complied with. The applicant may meet the height requirements; however, said applicant is requesting a side street and side yard sum variance.

Department of Plans Review on behalf of Department of Public Works and Transportation (“DPWT”) issued the following comments in regard to a floodplain:

A) A non-tidal flood plain that meets the qualifications of a Baltimore County flows overland very close to the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (“DPR”) Policy Manual and DPWT Design Manual must be submitted and ‘Accepted for Filing’ by DPR before the approval of the Variance for the addition. The proposed addition must also meet DPWT Design Manual Plate DF-1.

Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”) also submitted ZAC comments and did not oppose the relief.

The case proceeded by way of proffer by Mr. Vettori. The Property is a vacant, corner lot measuring 0.172 acres +/- (7,500 sf). It is comprised of 3 lots (Lots 25, 26, 27) which were created on the Plat of Halethorpe Terrace as recorded in the Land Records of Baltimore County on July 18, 1923 (Liber WPC 7 – Part 1, folio 72). (Pet. Ex. 5). The Property is zoned Density Residential (DR 2).

Petitioner requests to construct a new home on the Property as shown on the Site Plan. (Pet. Ex.1). Mr. Vettori explained that under BCZR, §1B02.3.C.1, a home to be constructed on a DR 2 lot has a minimum area requirement of 20,000 sf and a lot width requirement of 100 ft. (Pet. Ex. 7). Here, the total size combining the 3 lots is 7,500 sf and the lot width is 60 ft. As a result, Mr. Vettori contends that the Property meets the Undersized Lot requirements in BCZR, §304.1 in that it will be a one-family detached dwelling on 3 lots which were created by the 1923 Plat and the Petitioner, having no other adjoining land to meet the width or area requirements, is using all 3 lots.

Additionally, while Mr. Vettori agrees that if Variance relief is needed, BCZR, §304.1.B cannot be used. However, he asserts that no Variance relief is needed here because the *Small Lot Table* in BCZR, §1B02.3.C.1 no longer requires a setback for a corner lot, and the proposed home would meet the required front, rear, individual side yard and sum of the side yard setbacks as set forth therein. Mr. Vettori explained that the OZR's comment originates from Zoning Commissioner's Policy Manual ("ZCPM") (p. 1B-26) and specifically ZCPM Section 1B02.3.C.1.a:

- a. SIDE STREET SETBACKS when the small lot table applies are the same as the required front yard setback. Averaging is not permitted on a side street setback.

The ZCPM further reads that the front setback was measured from any roadway under Section 1B02.3.C.2.c:

c. METHOD OF MEASURING SETBACKS

- Street Frontage & Building to Lot Line Orientation

- i. The front setback distance is measured by extending the foundation wall lines to the nearest intersection of the property line.

Applying that Policy here, the front yard setback of 40 ft would also apply to the side yards. Although the proposed home will front on Jeanne Avenue, with the side yard facing Arline Avenue, OZR has indicated that the ZCPM still requires the side yard here to meet the front yard setback of 40 ft.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

BCZR, §304.1 provides for the construction on undersized lots provided that the following conditions have each been met:

SECTION 304 - Use of Undersized Single-Family Lots

§ 304.1. - Types of dwellings allowed; conditions.

Except as provided in Section 4A03, a one-family detached or semidetached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;

B. All other requirements of the height and area regulations are complied with; and

C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

I find that the Property here meet each of these requirements: (A) 3 lots (Lots 25, 26, 27) were created on the Plat of Halethorpe Terrace as recorded in the Land Records of Baltimore County on July 18, 1923 (Liber WPC 7 – Part 1, folio 72). (Pet. Ex. 5); (B) the proposed home will comply with the front yard, side yard, sum of side yards, and rear yard setback under BCZR, 1B02.3.C.1 and therefore no Variance relief is needed; and (C) the Petitioner is proposing to use all 3 of the adjoining lots as a single family home and does not own any other adjoining lots. The Property does not meet the minimum net area or minimum lot width, but meets all other height and area regulations.

The reference in the ZCPM requiring the side yard setback to conform to the front yard setback was contained in the BCZR until 1971. However, when the Small Lot Table was changed in the BCZR, the corner lot setback was deleted. The chart in the ZCPM accurately reflects this change in the law. Specifically, the column labeled “March 31, 1971 to Present” provides the current front, rear, side and sum of side yard setbacks as now found in the Small Lot Table, and omits any setback for a corner lot. The BCZR controls over any discrepancy in the ZCPM. It appears that the ZCPM Section 1B02.3.C was not changed to reflect the change in the law in 1971.

In regard to the DPR/DPWT ZAC comment, it reasons that because the Property is close to a floodplain, a floodplain study should be required. BCC, §32-4-414(c) prohibits development in a riverine floodplain. Salvatore Crupi, PE of Matis Warfield, who was accepted as an expert in civil engineering opined that the Property is not located in a riverine floodplain and therefore, no development will take place therein. I agree with Mr. Crupi's position that since the Property is not located in a riverine floodplain, BCC, §32-4-414(c) does not apply, and a floodplain study should not be required.

VARIANCE

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). The Variance relief was requested in the alternative to the Special Hearing relief. Given that the Special Hearing relief was granted, the Petition for Variance relief will be dismissed as unnecessary.

THEREFORE, IT IS ORDERED, this 19th day of **October 2023**, by the Administrative Law Judge for Baltimore County that the Petition for Special Hearing pursuant to approve a new one-family detached dwelling on a lot having an area and width at the building line less than that required by the area regulations as provided in BCZR, §304, be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Variance relief from BCZR, §1B02.3.C (and Zoning Commissioner's Policy Manual ["ZCPM"] S-4) to permit a net lot area of 7,500 sq. ft. in lieu of 20,000 sq. ft., a lot width of 60 ft. in lieu of 100 ft., a side street setback of 25 ft. in lieu of 40 ft. and a sum of side yard widths of 40 ft. in lieu of 55 ft, be and it is hereby, **DISMISSED**

AS UNNECESSARY.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner shall comply with the DOP ZAC comment which is attached hereto and incorporated herein.
3. The Site Plan (Pet. Ex. 1) which is attached hereto, is incorporated herein in its entirety.

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2023

Jason Vettori, Esquire - jvettori@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Hearing & Variance
Case No. 2023-0168- SPHA
Property: 2015 Jeanne Avenue

Dear Mr. Vettori:

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".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

C: Thomas Russell – tomrussellhomes@gmail.com
Brian – dgcman@msn.com
Salvatore Crupi – sal@matisswarfield.com

BALTIMORE COUNTY, MARYLAND

NOTE TO ADMINISTRATIVE LAW JUDGE

DATE: March 23, 2022

TO: Administrative Law Judge and File

FROM: Zoning Review Office

SUBJECT: Petition for Special Hearing and Variance
Case No. 2023-0168-SPHA
2015 Jeanne Avenue

It is of the opinion of the Zoning Review Office that Section 304, BCZR does not apply or should not be utilized for the Special Hearing relief. Section 304.1 states that a one-family dwelling may be erected on a lot having an area or width less than required by the regulations contained in these regulations provided that the all other requirements of the height and area requirements are complied with. The applicant may meet the height requirements; however, said applicant is requesting a side street and side yard sum variance.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/13/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0168-SPHA



INFORMATION:

Property Address: 2015 Jeanne Avenue
Petitioner: William H. Weems & Alma Weems
Zoning: DR 2
Requested Action: Special Hearing/Variance

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

Special Hearing -

1. To approve a one-family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations as provided in BCZR Section 304.
2. And for such other and further relief as may be deemed necessary by the Administrative Law Judge.

Variance(s) -

1. From BCZR Section 1B02.3.C (and ZCPM S-4) to permit a net lot area of 7,500 sf in lieu of 20,000sf, a lot width of 60ft in lieu of 100ft, a street setback of 25 feet in lieu of 40 feet and a sum of side yard widths of 40ft in lieu of 55 feet, and ;
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 0.172ac property zoned DR 2. It is surrounded by predominantly residential uses. The proposed site has no previous zoning history.

The existing land use is currently residential. The requested variance relief, as said in above request, does not impose adverse impacts on adjacent properties or the public right of way. It is understood that the character of the neighborhood is comprised of dwellings that sit on multiple undersized parcels. Although it is a corner lot, the proposed dwelling at 2015 Jeanne Avenue will continue the street edge and will have a similar setback distance that is consistent with the adjacent property.

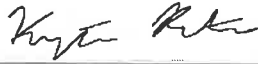
The Department has no objections in granting the relief subject to the follow conditions.

1. Confirm by note on the plan that the limit of disturbance does not encroach upon the neighboring property at 2017 Jeanne Avenue. If so, provide all established deed references for access, maintenance or utility agreements.

2. The proposed dwelling at 2015 Jeanne Avenue will be a corner lot consisting of double frontage (Jeanne Avenue and Arline Avenue). The side façade that faces Arline Avenue should incorporate enhanced architectural treatments to include building articulations and building elements.
3. Coordinate with the Baltimore County Landscape Architect to determine if additional landscaping is required along the shared property line of 2015 Jeanne Avenue and 2017 Jeanne Avenue.
4. The site complies with all other use/setback regulations and guidelines for DR 2 zoned property.
5. Comply with any additional conditions set forth by the Administrative Law Judge.

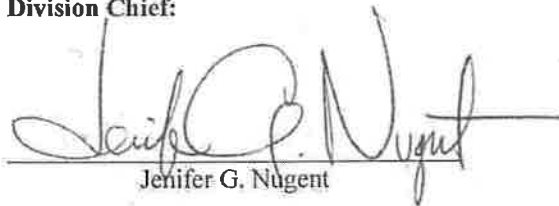
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN

Jason T. Vettori
Sophie Kotzker, 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 MEMORANDUM

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Special Hearing -

1. To approve a one-family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations as provided in BCZR Section 304.
2. And for such other and further relief as may be deemed necessary by the Administrative Law Judge.

Variance(s) -

1. From BCZR Section 1B02.3.C (and ZCPM S-4) to permit a net lot area of 7,500 sf in lieu of 20,000sf, a lot width of 60ft in lieu of 100ft, a street setback of 25 feet in lieu of 40 feet and a sum of side yard widths of 40ft in lieu of 55 feet, and ;
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 0.172ac property zoned DR 2. It is surrounded by predominantly residential uses. The proposed site has no previous zoning history.

The existing land use is currently residential. The requested variance relief, as said in above request, does not impose adverse impacts on adjacent properties or the public right of way. It is understood that the character of the neighborhood is comprised of dwellings that sit on multiple undersized parcels. Although it is a corner lot, the proposed dwelling at 2015 Jeanne Avenue will continue the street edge and will have a similar setback distance that is consistent with the adjacent property.

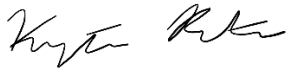
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2. The proposed dwelling at 2015 Jeanne Avenue will be a corner lot consisting of double frontage (Jeanne Avenue and Arline Avenue). The side façade that faces Arline Avenue should incorporate enhanced architectural treatments to include building articulations and building elements.
3. Coordinate with the Baltimore County Landscape Architect to determine if additional landscaping is required along the shared property line of 2015 Jeanne Avenue and 2017 Jeanne Avenue.
4. The site complies with all other use/setback regulations and guidelines for DR 2 zoned property.
5. Comply with any additional conditions set forth by the Administrative Law Judge.

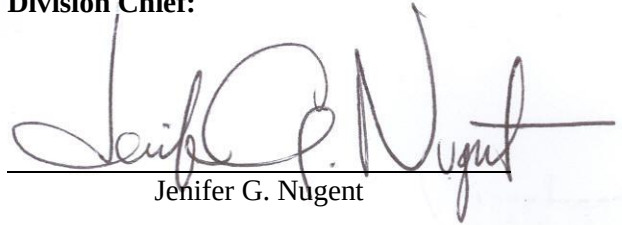
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



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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: September 1, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0168-SPHA
Address: 2015 JEANNE AVE
Legal Owner: Thomas Russell

Zoning Advisory Committee Meeting of August 28, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

**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 fifteen (15) 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: 2023-0168-SPHA

Property Address: 2015 Jeanne Avenue (Tax ID Nos. 2100013235 & 1308550120)

Property Description: South Side of Arline Avenue (Lots 25-27, Block H - "Halethorpe Terrace" - Plat W.P.C. 7, Folio 072)

Legal Owners (Petitioners): ~~Tom Russell~~ William H. Weems

Contract Purchaser/Lessee: Tom Russell

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tom Russell

Company/Firm (if applicable): _____

Address: PO Box 21236

Catonsville, MD 21236

Telephone Number: (443) 895-0073

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

No. 222602

Date: 8/14/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0006		6150					\$ 150.00

Total: \$ 150.00

Rec. From: Smith, G. Iden & Schmidt

For: Residential Variance & Special Hearing
2015 Jeanne Avenue
Zoning Case No. 2023-0168-SPHA

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/9/2023

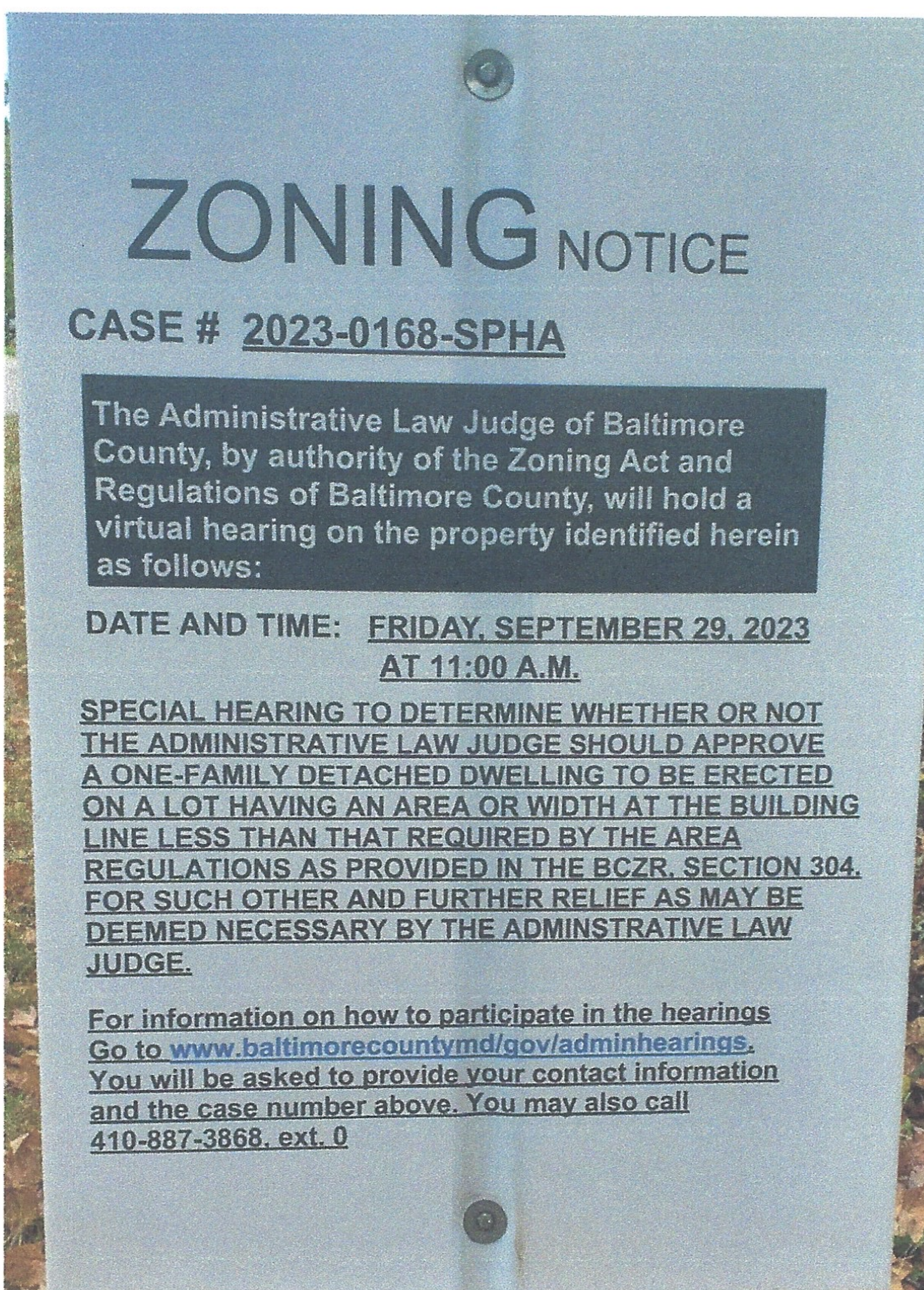
Case Number: 2023-0168-SPHA

Petitioner / Developer: JASON VETTORI, ESQ. ~ THOMAS RUSSELL ~ WILLIAM WEEMS

Date of Hearing: SEPTEMBER 29, 2023

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:
2015 JEANNE AVENUE

The sign(s) were posted on: SEPTEMBER 29, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2023-0168-SPHA

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:

DATE AND TIME: FRIDAY, SEPTEMBER 29, 2023
AT 11:00 A.M.

VARIANCE IN THE ALTERNATIVE, SHOULD SPECIAL HEARING RELIEF NOT BE GRANTED, BCZR 1B02.3.C (AND ZCPM S-4) TO PERMIT A NET LOT AREA OF 7,500 SF. IN LIEU OF THE 20,000 SQ. FT., A LOT WIDTH OF 60 FT. IN LIEU OF 100 FT., A SIDE STREET SETBACK OF 25 FT. IN LIEU OF 40 FT. AND A SUM OF SIDE YARD WIDTHS OF 40 FT. IN LIEU OF 55 FT.; AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. 2015 JEANNE AVENUE

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

2ND SIGN

Posted @ 2015 Jeanne Ave. 9/9/2023

CASE # 2023-0168-SPH

CORRECTED CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/9/2023

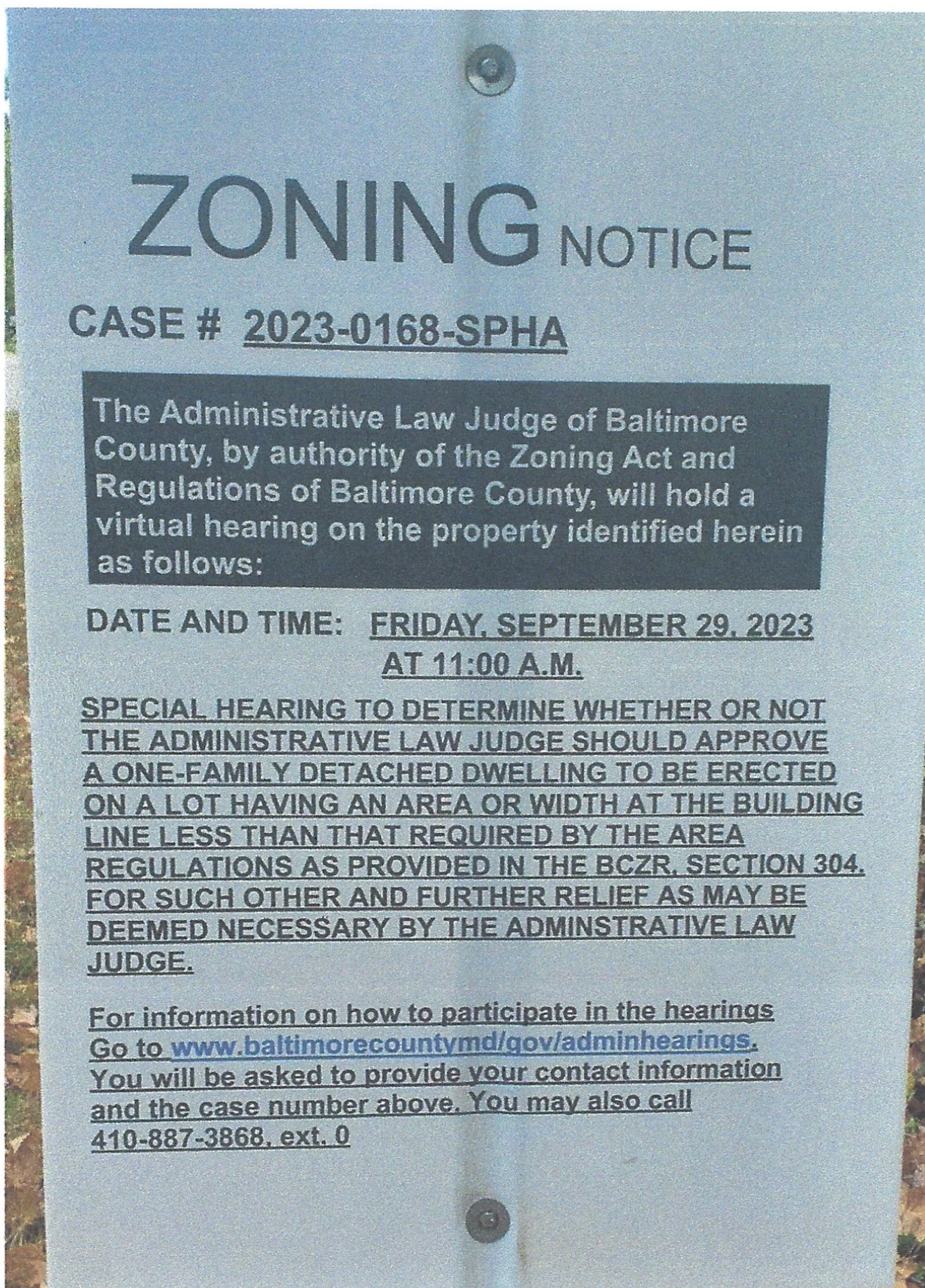
Case Number: 2023-0168-SPHA

Petitioner / Developer: JASON VETTORI, ESQ. ~ THOMAS RUSSELL ~ WILLIAM WEEMS

Date of Hearing: SEPTEMBER 29, 2023

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:
2015 JEANNE AVENUE

The sign(s) were posted on: SEPTEMBER 9, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 1308550120

Owner Information

Owner Name: WEEMS WILLIAM H Use: RESIDENTIAL
WEEMS ALMA Principal Residence:NO
Mailing Address: 2045 NORTHEAST AVE Deed Reference: /05359/ 00107
HALETHORPE MD 21227-4524

Location & Structure Information

Premises Address: JEANNE AVE Legal Description: LT 26,27
HALETHORPE 21227- SE COR ARLINE AVE
HALETHORPE TERRACE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0108 0012 0144 13020028.04 0000 D 26 2022 Plat Ref: 0007/ 0072
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
5,000 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	5,000	5,000		
Improvements	0	0		
Total:	5,000	5,000	5,000	5,000
Preferential Land:	0	0		

Transfer Information

Seller: HINDERER CARL	Date: 05/17/1973	Price: \$900
Type: ARMS LENGTH IMPROVED	Deed1: /05359/ 00107	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:Class	07/01/2023	07/01/2024
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:

2023-0168-SPHA

Baltimore County - My Neighborhood



Legend *2023-0168-SPHA*

- House Numbers
- Zoning History Cases
- Zoning
- Property
- SWM Easements since 2008
- County Boundary



1:1,128

0 45 90 180 Feet

August 14, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P., NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), Swisstopo, Mapbox, (c) OpenStreetMap contributors, and the GIS User Community



SITE DATA

- 1. SITE ADDRESS: 2555 BEAUNE AVENUE, HALETHORPE, MARYLAND 21227
- 2. TEL: AREA 1, 504 981 174-40
- 3. FAX: MAP, INC. PARCEL: LHA, LDC: 20-07
- 4. DISTINGUISHING FEATURES: 1. 150' X 100' LOT 2. 150' X 100' LOT 3. 25-77
- 5. PLAT/REFERENCE: (UNLAWFUL) PAR 01 OF 1539-1997 (LOT 3-25-77)
- 6. TAX: COUNTY, 150-01-00-01-0226 & 1538-0001
- 7. DISTINGUISHING USE: 1. 150' X 100' LOT 2. 150' X 100' LOT 3. 25-77
- 8. PROPOSED USE: 1. STORY SINGLE FAMILY DWELLING
- 9. EXISTING ZONING: DR 2
- 10. ELECTION DISTRICT: 13
- 11. LOCAL/STATE DISTRICT: 1
- 12. DISCUSSION: NAME: HALETHORPE TERRACE
- 13. EXISTING MAP: 20-SCALE: PARAGRAM MAP: 108C2
- 14. EXISTING HISTORY: NONE
- 15. EXISTING HISTORY: PARAGRAM MAP: 108C2
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- 99. EXISTING HISTORY: PARAGRAM MAP: 108C2
- 100. EXISTING HISTORY: PARAGRAM MAP: 108C2

Petitioner's
Exhibit 1

Project Name and Address:
**No. 2015 JEANNE AVENUE
 HALETHORPE, MARYLAND 21227**

**LOTS 25-27
 "HALETHORPE TERRACE"
 PLAT W.P.C. T, FOLIO 072**

TAX ACCOUNT NO - 21-00091-323S & 1-0505-0120



Design and Drawing created by:
 Maryland Conformity Section (MCS)
 Baltimore 10421991 Versus NAVD83

Owner:
**WILLIAM H & ALMA WEEMS
 2045 NORTHEAST AVE
 HALETHORPE, MARYLAND 21227**

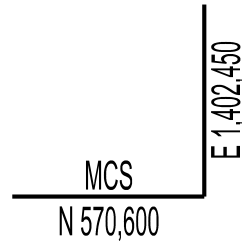
Conrad Purchaser:
**EVERGREEN HOMES, INC.
 P.O. BOX 21235
 CATONSVILLE, MARYLAND 21228
 410.562.7144**

Between County, Maryland Election District:
 Tax Map: 10B Parcel: 1A1 Lot 25/27 Councilman's District: C

**PLAN TO ACCOMPANY
 PETITION FOR ZONING HEARING**

Date: 7/6/2017 Sheet Number: 01 OF 01 **Z-01**

I HEREBY CERTIFY THAT
THESE DOCUMENTS WERE
PREPARED OR APPROVED
BY ME, AND THAT I AM A
DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF MARYLAND
LICENSE NO 28834
EXPIRATION DATE
01/12/2024



1. SITE ADDRESS: 2515 JEANNE AVENUE, HALETHORPE, MARYLAND 21227
2. SITE AREA: 7,500 SF OR 0.172 AC +/-
3. TAX MAP: 108 PARCEL: 144, LOT: 25-27
4. DEED REFERENCE: 8229/0054 (LOT 25) & 8359/107 (LOTS 26-27)
5. PLAT REFERENCE: WFO LIBER 7, FOLIO 72 OF MAP OF HALETHORPE TERRACE, BLOCK D
6. TAX ACCOUNT NUMBER: 21-00019235 & 13-08-550120
7. EXISTING USE: VACANT
8. PROPOSED USE: 2-STORY SINGLE FAMILY DWELLING
9. EXISTING ZONING: DR 2
10. ELECTION DISTRICT: 13
11. COUNCILMANIC DISTRICT: 1
12. SUBDIVISION NAME: HALETHORPE TERRACE
13. ZONING MAP: 200-SCALE GRID/GIS MAP: 108C2
14. ZONING HISTORY - NONE
15. WATERSHED: PATAPSCO RIVER
16. PER FEMA FIRM MAP NUMBER 24001400510G DATED 05/05/2014, SITE LIES WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
17. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402 OF THE BCZR.
18. THIS PROJECT IS LOCATED WITHIN THE T-3 SUBURBAN TRANSECT WITHIN THE URBAN RURAL DEMARCATION LINE (URDL).
19. THIS PROJECT IS LOCATED IN GROWTH TIER I - SERVED BY PUBLIC SEWER INSIDE THE URDL.
20. THIS PROPERTY IS LOCATED WITHIN WATER AND SEWER DESIGNATION IS W-1 AND S-1 PER MASTER WATER AND SEWER PLAN AND IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
21. THIS PROPERTY IS NOT A HISTORIC SITE.
22. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

