



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 16, 2024

Arturo Alfaro – geparamountcorp@yahoo.com
15910 Emory Lane
Rockville, MD 20853

RE: Petition for Variance
Case No. 2024-0044-A
Property: 1911 Synder Avenue

Dear Petitioner:

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,


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

c: Gina Campbell – gina@nw2engine.com
Tierney Andrew – tierney@nw2engineers.com

IN RE: PETITION FOR VARIANCE
(1911 Snyder Avenue)
12th Election District
7th Council District
Arturo Alfaro
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2024-0044-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owners, Arturo Alfaro, (“Petitioner”) for property located at 1911 Snyder Avenue, Dundalk (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.B to approve an existing dwelling with a 5 ft. setback in side (*sic* rear) yard in lieu of the required 10 ft side setback and to approve a 7 ft. setback in the rear yard in lieu of the 30 ft required.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared *pro se* along with Tierney Andrew, architectural designer with NW2 Engineers, the civil engineering firm who prepared and sealed a site plan (the ‘Site Plan’). (Pet. Ex. 1). There were no interested parties or Protestants at the hearing.

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

The Property was created as Lots 27, 28 and 29 on the Plat of Fairlawn as recorded in the Land Records of Baltimore County (Plat Book 00006, 0100). The Property measures 0.215 acres

(9,375 sf) and is rectangularly shaped. It was previously improved with a single-family dwelling constructed in 1921. The dwelling had been vacant for some time and was recently removed by the Petitioner, with the original foundation including the basement remaining. Street view photographs of the home and Property were provided. (Pet. Ex. 2). Unlike adjoining homes along Snyder Ave, this home was constructed toward the rear of the Property. The Property is zoned Density Residential (DR 5.5). A detached garage, which sits 2-3 ft., off the side Property line and is less than 15 ft. in height, will remain.

Petitioner proposes to use the existing foundation and basement and construct a 2-story replacement dwelling. Because the foundation was constructed prior to the enactment of the BCZR, it does not meet the side or rear yard setbacks. In order to meet the bulk regulations for DR zoned Property, a new basement/foundation would need to be dug out and the replacement home moved toward the front yard. The Site Plan shows an alley adjoining the rear yard. However, it is a paper alley which is not paved or drivable, and used as a utility easement. Proposed architectural elevations were provided. (Pet. Ex. 4).

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 Property is unique in that, unlike the other homes in the neighborhood, the 1921 home was placed off-center and to the rear of the Property, as there were no bulk regulations in effect at the time of construction. Due to the unique positioning of the original home and Petitioner's request to use the original foundation, if the side and rear yard setbacks were not granted, Petitioner

would suffer practical difficulty and hardship because a new foundation/basement would have to be dug out when the original one is still usable. I further find that the Variance relief here is within the spirit and intent of the zoning regulations and that they will not harm the public health, safety or welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 16th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §1B02.3.B to approve an existing dwelling with a 5 ft. setback in side (*sic* rear) yard in lieu of the required 10 ft. side setback, and to approve a 7 ft. setback in the rear yard in lieu of the 30 ft. required, be, they are each hereby, **GRANTED.**

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 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, Petitioner would be required to return the subject property to its original condition.
2. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

1911 SNYDER AVENUE

DUNDALK, MD 21222

LOT INFORMATION:

BUILDING CLASSIFICATION - RESIDENTIAL

USE TYPE - SINGLE FAMILY DWELLING

LOT AREA - 9,375 SQFT (215 ACRES)

EXISTING BUILDING FOOTPRINT - VARIES (695.69 SQFT)

PROPOSED BUILDING FOOTPRINT - VARIES (1,000 +/- SQFT)

EXISTING ENCLOSED AREA - 688 SQFT

PROPOSED ENCLOSED AREA - 800 +/- SQFT

IMPERVIOUS LAND AREA - 2,500 +/- SQFT

ZONING MAP: 103B1

SUBDIVISION: 0000

PARCEL: 0513

SECTION: N/A

BLOCK: O

LOT: 27

ZONING: DR 5.5

GRID: 0003

HISTORIC: NO

CBCA: NO

FLOOD PLAIN: NO

TAX#: 1225070660

DEED REF#: 45342/00424

LIBER: 47739 FOLIO: 00169

ELECTION DISTRICT: 12

COUNCIL DISTRICT: 2

STRUCTURE BUILT: 1921

WATER: PUBLIC

SEWER: PUBLIC

PRIOR HEARING: NO

VIOLATIONS: NONE

SCOPE OF WORK:

REBUILD EXISTING 1ST FLOOR EXTERIOR WALLS ON TOP OF EXISTING FOUNDATION (SAME LOCATION); FINISH EXISTING BASEMENT
-CONSTRUCT A NEW 1-STORY FRONT ADDITION (24'-2" x 20') (483 SQFT)
-CONSTRUCT A NEW 1ST FLOOR REAR DECK (11'-8" x 6') w/ STEPS TO EXISTING GRADE.
-CONSTRUCT A NEW 1ST FLOOR FRONT PORCH (24'-2" x 5') x (6' x 15') w/ STEPS TO EXISTING GRADE
-CONSTRUCT NEW 2ND FLOOR ADDITION (24'-2" x 25'-2" 5") (606 SF) AS PER PLANS AND CONSTRUCTION CODES

OWNER INFORMATION:

ALFARO ARTURO
1911 SNYDER AVE
DUNDALK, MD 21222



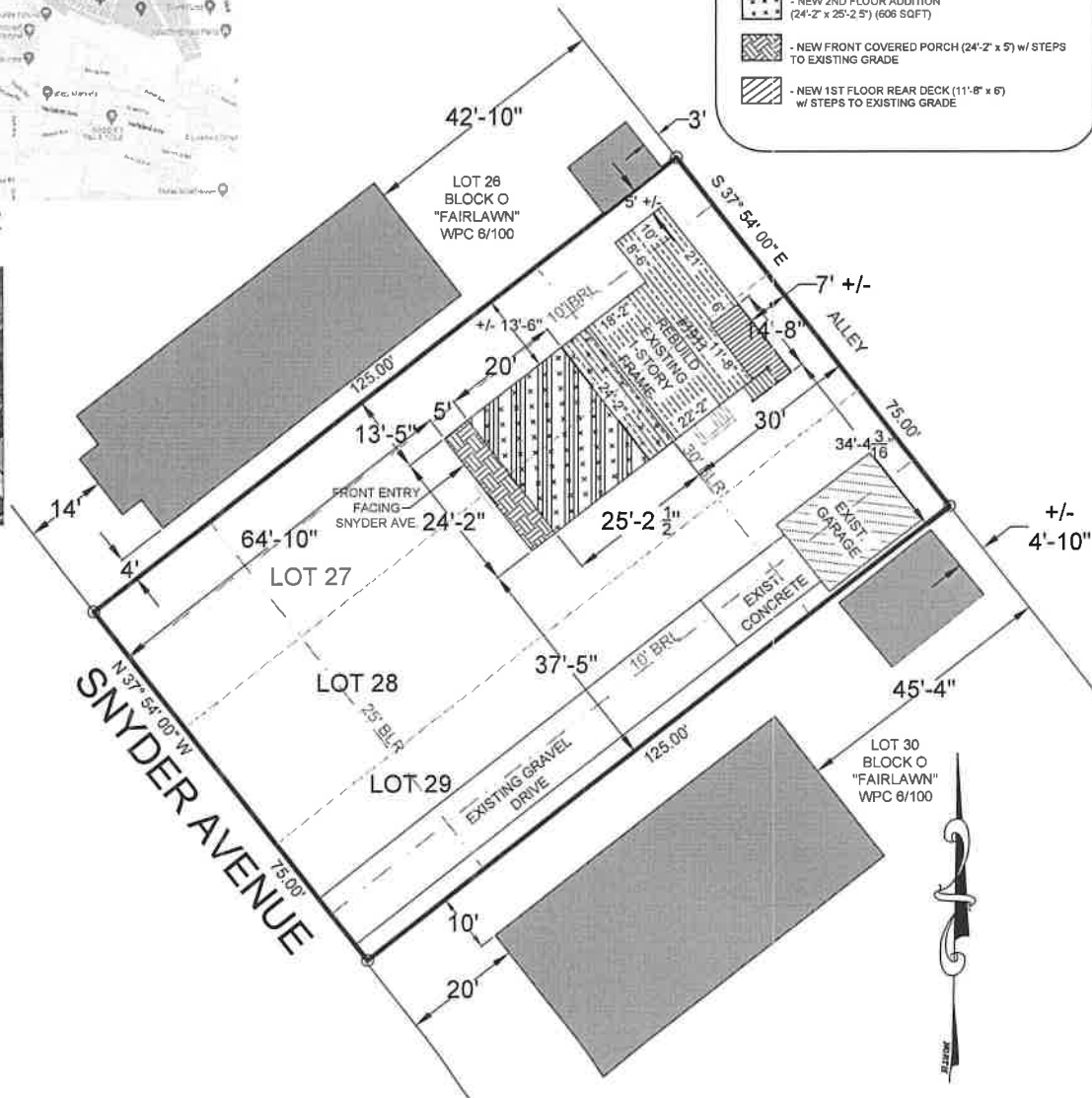
VICINITY MAP



AERIAL VIEW

LEGEND

- REBUILD EXISTING 1-STORY & BASEMENT SINGLE FAMILY DWELLING (EXISTING BUILDING WAS RAZED, EXISTING FOUNDATION REMAINS)
- NEW 1ST FLOOR FRONT ADDITION (24'-2" x 20') (483 SQFT)
- NEW 2ND FLOOR ADDITION (24'-2" x 25'-2" 5") (606 SQFT)
- NEW FRONT COVERED PORCH (24'-2" x 5') w/ STEPS TO EXISTING GRADE
- NEW 1ST FLOOR REAR DECK (11'-8" x 6') w/ STEPS TO EXISTING GRADE



AW2 ENGINEERS
11449 1st Ave, Suite 100
Baltimore, MD 21222
(410) 521-1234
www.aw2engineers.com

NO.	DATE	REVISION
1	10/20/2024	ISSUED FOR PERMIT

DESIGNED BY	CD
DRAWN BY	CD
CHECKED BY	IN
DATE	10/20/2024
SCALE	1" = 20'

CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 32999
EXP. DATE 5/1/2024



PROJECT ADDRESS
1911 SNYDER AVE
DUNDALK, MD 21222
SHEET NUMBER
A-1



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 1911 Snyder Ave Currently Zoned _____
Deed Reference 45342 / 00424 10 Digit Tax Account # 1225070660
Owner(s) Printed Name(s) Arturo Alfaro

(SELECT THE HEARING(S) BY MARKING X 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)

1A02.3.B to approve an existing dwelling with a 5' setback in the rear yard in lieu of the required 10.0' side setback. 1A02.3.B to approve an existing dwelling with a 7' setback in the rear yard in lieu of the required 30'

additional space, you may add an attachment to this petition) ns: (Indicate If you need

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):

Arturo Alfaro _____
Name #1 - Type or Print Name #2 - Type or Print
Arturo Alfaro _____
Signature #1 Signature #2
15910 Emory lane Rockville, MD
Mailing Address City State
20853 / 240 876-1133 geparamountcorp@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Gina Campbell _____
Name - Type or Print
Gina Campbell _____
Signature
819 11th St Balt, MD 21230
Mailing Address City State
21230 / 410-491-3246 gina@nw2engine.com
Zip Code Telephone # Email Address

Case Number 2024-0044-A Filing Date 2 / 12 / 24 Do Not Schedule Dates _____ Reviewer TL

Property Descriptions

Part A

Beginning on the Northeast side of Snyder Ave which is 28 feet wide at a distance of 225 feet Southeast of the centerline of the nearest improved intersecting street Brentwood Ave which is 28 feet wide.

Part B

Being lots # 27, 28, 29, and block 0 in the subdivision of Fairlawn as recorded in Baltimore County plat book #6, Folio# 100, containing 9,375 square feet. Located in the 12th election district, and the 7th council district.

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: 2024-0044-A

Property Address: 1911 Snyder Ave

Legal Owners (Petitioners): Arturo Alfaro

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Reg

Address: _____

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.

2024-0044-A

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

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: 2024-0044-A

Property Address: 1911 Snyder Ave

Legal Owners (Petitioners): Arturo Alfaro

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Rez

Address: _____

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.

2024-0044-A

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

Certification of Posting

Case Number: 2024-0044-A

Sign Posting Date: 3/26/24



1911 Snyder Avenue-NWS of property looking SE (1 of 4)

Richard E. Hoffman (signed) 3/26/24

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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 - 1225070660

Owner Information

Owner Name:	ALFARO ARTURO	Use:	RESIDENTIAL
Mailing Address:	15910 EMORY LN ROCKVILLE MD 20853-	Principal Residence:	NO
		Deed Reference:	/47739/ 00169

Location & Structure Information

Premises Address:	1911 SNYDER AVE DUNDALK 21222-1713	Legal Description:	LT 27,28,29 FAIRLAWN
--------------------------	---------------------------------------	---------------------------	-------------------------

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0003	0513	12010013.04	0000		O	27	2024	
Town: None									Plat Ref: 0006/ 0100

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1921	686 SF		9,375 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNITAS	BESTOS SHINGLE/3	1 full	1 Detached		

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	54,800	74,600		
Improvements	6,300	8,500		
Total:	61,100	83,100	107,900	68,433
Preferential Land:	0	0		

Transfer Information

Seller: GONZALEZ CASIMIRO PEREZ	Date: 01/27/2023	Price: \$90,000
Type: ARMS LENGTH IMPROVED	Deed1: /47739/ 00169	Deed2:
Seller: MSM INVESTMENTS LLC	Date: 08/17/2021	Price: \$90,000
Type: ARMS LENGTH IMPROVED	Deed1: /45342/ 00424	Deed2:
Seller: HILL SHARON KAY	Date: 06/27/2019	Price: \$41,000
Type: NON-ARMS LENGTH OTHER	Deed1: /41603/ 00328	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:**

2024-0044-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 23, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0044-A
Address: 1911 SNYDER AVE
Legal Owner: Arturo Alfaro

Zoning Advisory Committee Meeting of February 23, 2024.

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

Additional Comments:

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0044-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: A non-tidal flood plain may be on the property flowing overland and through a storm drain system. An ultimate land use conditions riverine flood study meeting the Baltimore County Department of Public Works and Transportation (DPWT) Design Manual and the Baltimore County Department of Permits, Approvals and Inspections (PAI) Bureau of Development Plans Review Policy Manual is required and must be submitted to PAI to be "Accepted for Filing". The flood study must include the analysis of the existing storm drain system and what happens if the storm drain system surcharges because the storm drain system is designed for less than a 1% annual chance storm event (100-year). The applicant may be required to apply for a Zoning Hearing with the Administrative Law Judge to obtain a waiver to Baltimore County Code 32-4-414 and 32-8. The proposed structure must also meet DPWT Design Manual Plate DF-1.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

CERTIFICATION OF POSTING

RE: Case No. 2024-0044-A

Petitioner: Arturo Alfaro

Hearing Date: 4/16/24

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

1911 Snyder Ave.-NWS of property-looking NW (1 of 4)

1911 Snyder Ave.-NWS of property-looking SE (2 of 4)

1911 Snyder Ave.-SES of property-looking NW (3 of 5)

1911 Snyder Ave.-SES of property-looking SE (4 of 5)

on 3/26/24

Sincerely,

Richard E. Hoffman (signed) 3/26/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/23/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0044-A

INFORMATION:

Property Address: 1911 Snyder Avenue
Petitioner: Arturo Alfaro
Zoning: DR 5.5
Requested Action: Variance

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

Variance(s) -

1. From Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to approve an existing dwelling with a 5' setback in the side yard in lieu of the required 10';
2. From Section 1B02.3.B of the BCZR to approve an existing dwelling with a 7' setback in the rear yard in lieu of the required 30'.

The subject site is an approximately 9,375 square foot parcel in the Dundalk area. It was previously improved with a single family detached dwelling; however, the dwelling was razed following the issuance of Razing Permit R23-02115 in September 2023. Per both the razing permit and the site plan submitted with the Zoning Petition, the foundation of the previously existing dwelling remains on the property. A garage and a gravel/concrete driveway also currently exist on the site.

The subject site is surrounded with single family detached dwellings, almost all of which are on approximately 50-foot-wide lots. The dwellings appear to range from one- to two-stories in height.

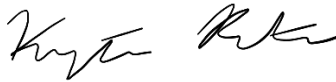
Per the Petition and site plan, the Petitioner wishes to construct a new, replacement dwelling on the property. The replacement dwelling will utilize the existing foundation and be expanded towards the front of the lot. The construction of the dwelling is the subject of Building Permit R23-08222, which is on hold following a resubmittal request from Zoning Review due to rear and side yard setbacks not being met. The elevations submitted with the Building Permit appear consistent with the surrounding dwellings in the neighborhood.

The subject site is within the boundary of the Greater Dundalk-Edgemere Community Conservation Plan, adopted March 20th, 2000. The plan encourages increasing homeownership rates, promoting healthy neighborhoods, and strengthening Code Enforcement. The plan also promotes healthy neighborhoods as a means to promote homeownership throughout the Greater Dundalk-Edgemere area (page 35).

The replacement dwelling will utilize the existing foundation, and the rear of the dwelling will be approximately aligned with the rear of the existing garage. As such, the Department of Planning has no objections to the requested relief.

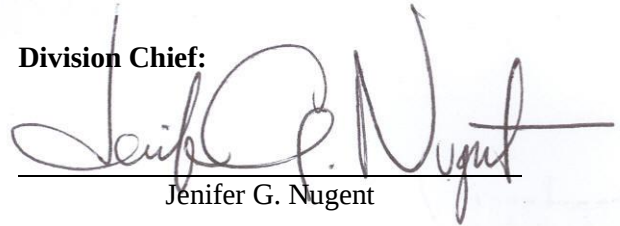
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

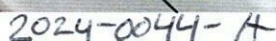
Division Chief:

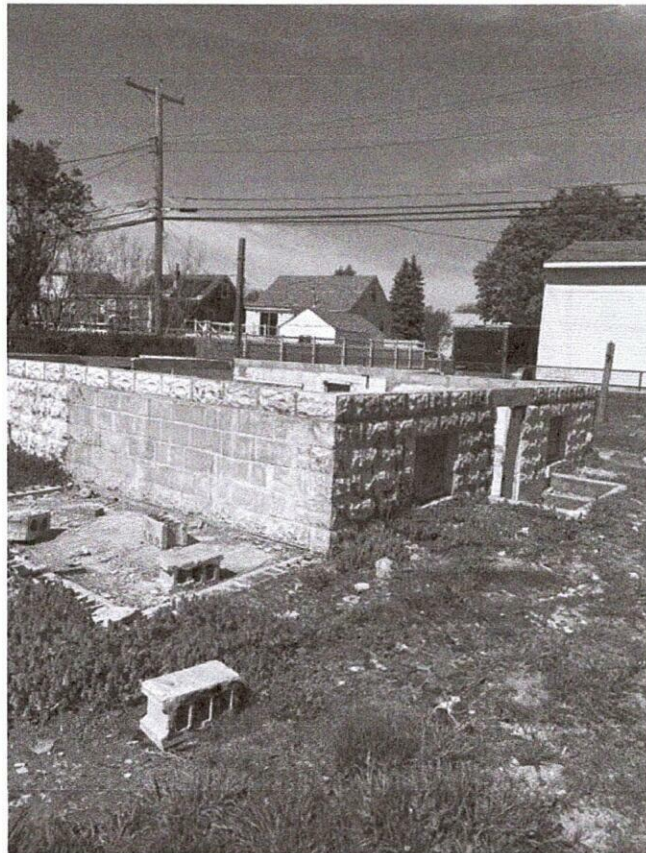
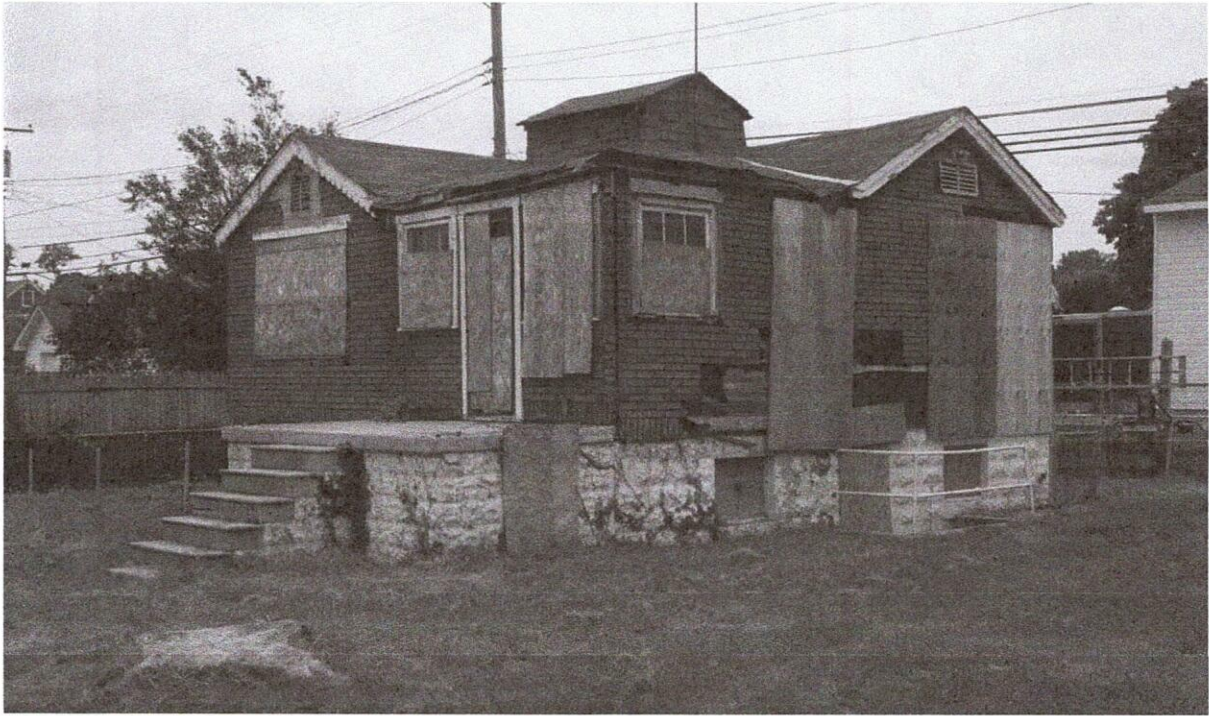


Jenifer G. Nugent

SL/JGN/KP

c: Gina Campbell
Maria Mougridis, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



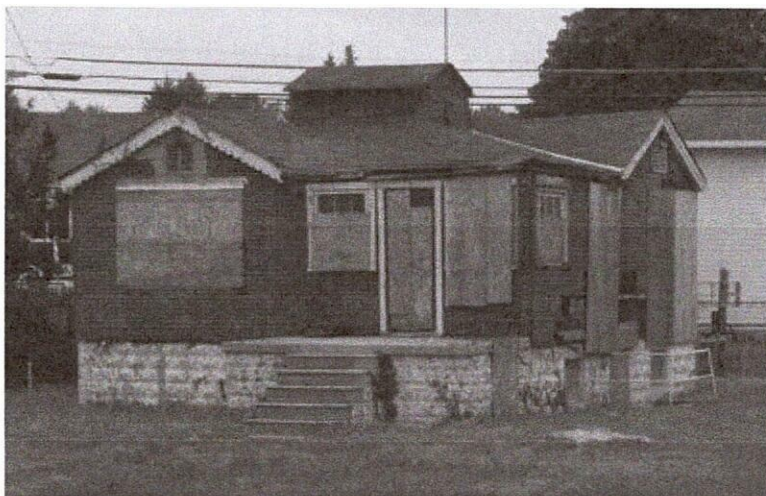


SIDE ELEVATION

2024-0044-A

1911 SNYDER AVE

DUNDALK, MD



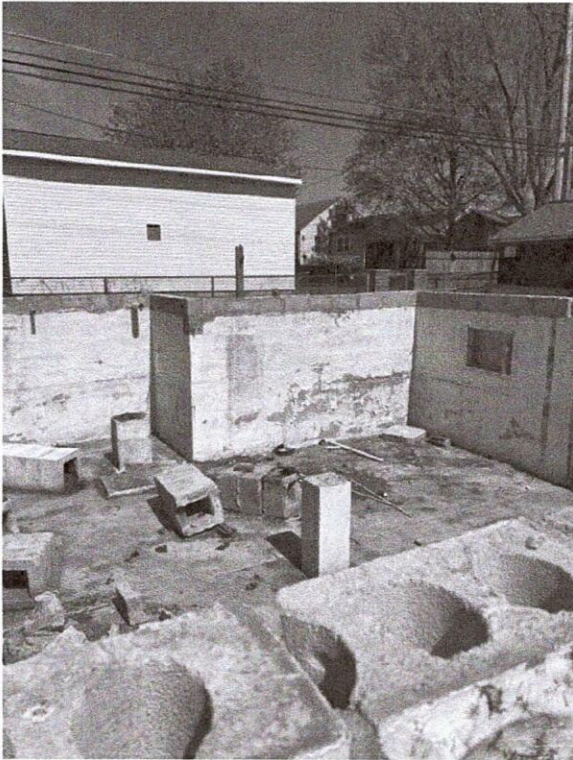
FRONT



FRONT

2024-0044-A

ADDITIONAL PHOTOS



2024-0044-A

