



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

November 20, 2024

Via Regular Mail & Email

Kenneth M. Bell, Sr. – dennisbell2345@yahoo.com
P.O. Box 7351
Baltimore, MD 21227-0351

RE: Petitions for Special Hearing & Variance
Case No. 2024-0079-SPHA
2802 Delaware Ave., 21227
Hearing: 5/9/2024

Dear Mr. Bell:

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, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

c: Terry Curtis, Jr., DPWT – tcurtis@baltimorecountymd.gov

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(2802 Delaware Avenue)	*	OFFICE OF
13 ^h Election District		
1st Council District	*	ADMINISTRATIVE HEARINGS
Kenneth Bell Sr.		
Legal Owner	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2024-0079-SPHA
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by Kenneth Bell, Sr., legal owner (“Petitioner”) for the property located at 2802 Delaware Ave., Halethorpe (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to permit an accessory building (detached garage) (1400 sf) which has a building footprint larger than the principal use dwelling (1008 sf). In addition, the Petition for Variance relief was also requested from BCZR, §400.1 and §400.3 to approve an accessory building (detached garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street, and to approve an accessory building (detached garage) in the left side yard at a height of 20 ft, in lieu of the maximum height of 15 ft.

An in-person/virtual public WebEx hearing was conducted on May 9, 2024. The Petition was properly advertised and posted. Petitioner appeared *pro se* at the hearing. There were no Protestants or interested citizens that appeared at the hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) which agency did not oppose the relief. A ZAC comment was also received from the Bureau of Development Plans Review (“DPR”)/Department of Public Works &

Transportation (“DPWT”), dated April 8, 2024, indicating the following:

“DPW-T:

A) The property is located within non-tidal (riverine), Special Flood Hazard Area, Current B4/9/24 Baltimore County Code 32-4-414 and 32-8 prohibits development within a non-tidal special flood hazard area. The 2015 Baltimore County Code Part 125.1 states ‘No new Buildings or Additions shall be constructed in any riverine floodplain.’

B) A riverine flood plain that meets the qualifications of a Baltimore County flows overland on the property. Based on Baltimore County Code 32-4-414, development in a riverine flood plain is prohibited. A riverine flood plain 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.”

On the day of the in-person hearing (May 9, 2024), the undersigned provided the Petitioner 30 days to write/email a letter as to whether he would provide a floodplain study, or whether he would withdraw the Petition.

On May 14, 2024, Mr. Bell delivered to OAH a Location Drawing/Topographical Survey, dated March 20, 1999, which yellow highlighted indicated that the Property does not lie within the boundaries of any Flood Zone as designated on the Flood Insurance Rate Map Community Panel no. 240010 (indecipherable) dated 3-2-1981. On the same day, a representative from OAH spoke to Petitioner via telephone and he indicated that he would call OAH to pick up his Location Drawing/Topographical Survey in the next day or so. OAH printed out the contact information for DPWT which included their hours, phone number, email address, etc., and Petitioner was made aware that he should speak to DPWT about the required floodplain study. OAH advised Petitioner that the file would be held for 30 days and that he needed to provide OAH with updates and a request for an extension, if needed.

On June 7, 2024, a representative from OAH spoke to Petitioner and discussed that OAH had not heard from him. Later that day, Petitioner left a voice mail that he had met with Terry Curtis of DPWT and needed a 1-week extension to provide DPWT with the required information. On June 10, 2024, a representative from OAH left a voice mail message for Petitioner that the undersigned granted him the 1-week extension, and to provide OAH with a status update.

On July 17, 2024, a representative from OAH left a voice mail message for Petitioner indicating that he had been given him a 1-week extension beginning June 10, 2024, and OAH needs a status update in writing. It was also reiterated that OAH cannot hold this Case indefinitely and that an Order will need to be issued shortly.

On July 21, 2024, OAH received an email from Petitioner wherein he wrote that he was waiting for a response from DPR, Vishnu Desai, but that Terry Curtis, DPWT was assisting him. As of July 19, 2024, Petitioner had contacted a civil engineering company to perform a topographical survey on the Property for the newly implemented FEMA flood plan. Petitioner indicated he would schedule the survey, and that he would send it to OAH and to Terry Curtis.

On August 7, 2024, OAH received a telephone call from Petitioner who stated that the survey work was being completed next week, and that Terry Curtis would receive a copy. In response, OAH requested that he keep our office up-to-date.

On August 16, 2024, Petitioner forwarded to OAH a copy of an email to Terry Curtis attaching the Location Drawing/Topographical Survey wherein Petitioner requested to let him know if there is any additional documentation needed to proceed.

On August 19, 2024, Terry Curtis responded to Petitioner's email and copied OAH and confirmed that a floodplain study was still required. Mr. Curtis attached a map showing the effective Flood Insurance Rate Maps indicating that the Special Flood Hazard Area is on the

Property. Mr. Curtis's email explained that Baltimore County Design Standards are more conservative than FEMA's. The email, as contained in the Case file, further requested that if a floodplain study has been provided and accepted for filing by the Department of Permits, Approvals and Inspections ("PAI"), Bureau of Development Plans Review ("DPR"), that Petitioner should indicate the delineation on the plan provided. If a study has not been accepted for filing, Petitioner should submit a study to DPR for review.

On August 23, 2024, OAH sent an email to Petitioner and copied Terry Curtis inquiring about the required flood plain study. On August 30, 2024, a representative of OAH spoke to Petitioner to confirmed his email address as Petitioner did not appear to be aware of OAH's most recent email to him of August 23, 2024. In response, Petitioner stated that he would need to contact Terry Curtis as Petitioner was unsure what would be involved with a floodplain study. During that communication, OAH requested that Petitioner keep OAH apprised of the status.

On September 27, 2024, correspondence OAH was forwarded to Petitioner (via US and electronic mail) (with a copy to Terry Curtis) reiterating that OAH had not heard from him, and asking whether he intends to do a flood plain study based on the latest comment from DPWT. In addition, OAH requested that Petitioner contact OAH within 30 days (in writing) as to his intention, and that if no response was received within that time frame, an Order to Dismiss the Petition would be filed.

On October 30, 2024, a representative of OAH spoke to Petitioner who asked if he still needed to do a flood plain study which was answered in the affirmative. Petitioner responded that he would send an email to OAH. In addition, an email was sent to Petitioner same day confirming the verbal communication and providing Petitioner with an additional seven (7) days in which to provide OAH with the status of the flood plain study.

Given the length of time between the in-person hearing on May 9, 2024 and the date of this Order, after numerous extensions have been granted, and after not having received any response to the latest (October 30, 2024) email, along with the assistance from DPWT, OAH is left without any option but to dismiss this Case, without prejudice.

THEREFORE, IT IS ORDERED this 20th day of **November, 2024** by this Administrative Law Judge, that Petition for Special Hearing under BCZR, §500.7, to permit an accessory building (detached garage) (1400 sf) which has a building footprint larger than the principal use dwelling (1008 sf), be and is hereby, **DISMISSED, without prejudice**; and

IT IS FURTHER ORDERED that the Petition for Variance relief from BCZR, §400.1 and §400.3 to approve an accessory building (detached garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street, and to approve an accessory building (detached garage) in the left side yard at a height of 20 ft, in lieu of the maximum height of 15 ft, be, and it is hereby, **DISMISSED, without prejudice**.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw



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 2802 DELAWARE AVE. HALETHORPE MD, 21227 Currently Zoned BL
Deed Reference 13712 / 00385 10 Digit Tax Account # 1303470090
Owner(s) Printed Name(s) BELL KENNETH M SR

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

See Attached

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

3. X 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):

BELL KENNETH M SR

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P O BOX 7351

BALTIMORE

MD

Mailing Address

City

State

21227-0351

410-935-8859

Zip Code

Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Case Number 2024-0019-SPNA Filing Date 3 12 2024 Do Not Schedule Dates Reviewer CF

2802 Delaware Ave

Special Hearing

To permit an accessory building (detached garage) (1400 sq. ft.) which has a building footprint larger than the principle use dwelling (1008 sq. ft.)

Variance

BCZR 230.1.A.1, 302.1, 400.1 and 400.3 To approve an accessory building (detached garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street and to approve an accessory building (detached garage) in the left side yard at a height of 20 ft in lieu of the maximum height of 15 ft

And, any further relief as deemed required by the Administrative Law Judge

2024-0079-SPAA

ZONING PROPERTY DESCRIPTION FOR 2802 DELAWARE AVENUE
BALTIMORE COUNTY, MD

Beginning at the point on the South-West corner of the property with 20ft of right away between the start of the pavement and the beginning of the property. And approximately 50ft from the center of the intersection of Delaware Avenue and Annapolis Road.

Part B Option 2:

Being Lot numbers 1,2 and, 3 on Block K, in the subdivision of Baltimore Highlands as recorded in Baltimore County Plat Book number 3 Folio number 50, containing 7,362 square feet of property. Located in the 13th Election District and 1st Council District.

2024-0079-SPHA

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: 2024-0079-SPHA
Property Address: 2802 Delaware Ave
HaieThORpe MD 21227
Legal Owners (Petitioners): Kenneth Bell SR
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Kenneth Bell SR
Address: 2802 Delaware Ave
HaieThORpe MD 21227
Telephone Number: 410-935-8859

*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.

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

No. **229821**

Date: **3-25-2024**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	006	0000		6150				75.00
001	806	0000		6150				75.00

Total: **~~150.00~~ 150.00**

Rec From: **Kenneth Bell**

For: **2802 Delaware Ave Zoning Variance**

2024-0079-SPHA

BL

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CF 24-0160

KENNETH BELL 08-19
 2802 DELAWARE AVE
 PO BOX 7351
 BALTIMORE, MD 21227

7-11 520 6320 No. 166

DATE **3-21-24** SECURED BY EZSHIELD

Pay to the order of **Baltimore County** \$ **75.00**

Seventy Five

M&T Bank MyChoice Plus

MEMO **Special Homers** **[Signature]** MP

⑆052000113⑆ 9876828535⑆0166

KENNETH BELL 08-19
 2802 DELAWARE AVE
 PO BOX 7351
 BALTIMORE, MD 21227

7-11 520 6320 No. 164

DATE **2-26-24** SECURED BY EZSHIELD

Pay to the order of **Baltimore County** \$ **75.00**

Seventy Five

M&T Bank MyChoice Plus

MEMO **2802 VAR. APP.** **[Signature]** MP

⑆052000113⑆ 9876828535⑆0164

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/18/2024

Case Number: 2024-0079-SPHA

Petitioner / Developer: KENNETH BELL, SR.

Date of Hearing: MAY 9, 2024

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:
2802 DELAWARE AVENUE

The sign(s) were posted on: APRIL 18, 2024

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hybrid hearing (see below) for the Property identified herein as follows:

CASE # 2024-0079-SPHA
2802 DELAWARE AVENUE
S/W corner at the Intersection of Delaware Avenue and Annapolis Road
Council District 1, Election District 13
Legal Owners: Kenneth Bell, Sr.

PETITION REQUEST: SPECIAL HEARING: to permit an accessory building (detached garage, 1400 sq. ft.) which has a building footprint larger than the principal use dwelling (1008 sq. ft.) Variance BCZR, 230.1.A.1, 302.1, 400.1 and Section 400.3 to approve an accessory building (detached garage) located in the 1/3 area

Hearing Date: Thursday, May 9, 2024 – 11:00 A.M.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext.0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/12/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0079-SPHA

INFORMATION:

Property Address: 2802 Delaware Avenue
Petitioner: Kenneth M. Bell Sr.
Zoning: BL
Requested Action: Special Hearing/Variance

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

Special Hearing -

1. To permit an accessory building (detached garage) (1400sf.) which has a building footprint larger than the principal structure use dwelling (1008sf.)

Variance -

1. Relief from BCZR Sections 230.1.A.1, 302.1, 400.1 and 400.3 to approve an accessory building (detached garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street and to approved an accessory building (detached garage) in the left side yard at a height of 20ft in lieu of the maximum height of 13 feet.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 0.18-acre property zoned BL. It is surrounded by mostly residential with small business uses to the south. The proposed site has a previous zoning case (R-1946-0711) and is not in any historic district. There are also two code complaints. One is a constituent complaint (CC- 23-00193) for a trailer in the alley way blocking the entrance to 4427 Annapolis Road and the other comes from a community sweep (CS-23-01220) with a civil penalty-imposed fee.

The existing land use is currently residential. The petition indicates that the applicant would like to construct an accessory structure (garage) with the requested relief for the square footage larger than the principal structure, the height of the garage, and its location. It is understood that there is a hardship existing to locate the garage in the 1/3 of the lot furthest removed from the side street due to the narrow and awkward nature of the site and it being a corner lot with the house sitting back off of Annapolis Road away from the public right-of-way. It was indicated that the petitioner will require the requested height and square footage of the garage to house an R-V. There will also be an access drive installed for the newly proposed garage. The garage's distance from Annapolis Road, coupled with the other proposed

setbacks, do not appear to adversely impact the public right-of-way and the surrounding residences. Prospective architectural renderings were submitted by the petitioner. Ideally, the Department of Planning does not approve of the design. The Department recommends that the proposed materials of the garage match the principal dwelling in materials and color to reenforce it's compatibility.

The Department has no objections in granting the relief conditioned upon the following:

- 1) There is overgrown vegetation on the corner of Annapolis Road and Delaware Avenue that affects vehicular site distance when attempting to make a left hand turn off of Delaware Avenue on to Annapolis Road. The vegetation should be maintained to reduce these impacts. The applicant should also coordinate with the Baltimore County Landscape Architect to ensure compliance with any additional landscaping requirements.
- 2) Revise the architecture providing materials and color pallet that is more compatible with the principal structure. The final design should be submitted to the Department of Planning for review and approval prior to permit approval.
- 3) The plan conforms to all other regulations set forth in the Baltimore County Zoning Regulations for BL zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

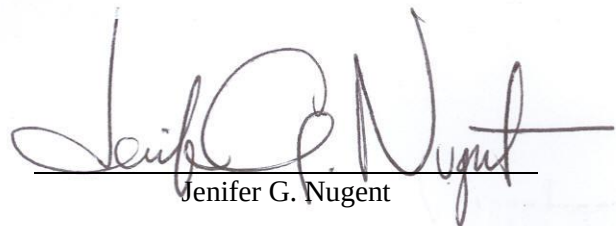
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

Kenneth M. Bell Sr.
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 28, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0079-A

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

BPR: No comment

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: April 9, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0079-SPHA
Address: 2802 DELAWARE AVE
Legal Owner: Kenneth Bell, Sr.

Zoning Advisory Committee Meeting of April 9, 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: April 8, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0079-SPHA

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

DPR: No comment.

DPW-T: A.) The property is located within non-tidal (riverine), Special Flood Hazard Area. Current B4/9/24 Baltimore County Code 32-4-414 and 32-8 prohibits development within a non-tidal special flood hazard area. The 2015 Baltimore County Building Code Part 125.1 states "No new Buildings or Additions shall be constructed in any riverine floodplain."

B.) A riverine flood plain that meets the qualifications of a Baltimore County flows overland on 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.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

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 - 1303470090

Owner Information

Owner Name: BELL KENNETH M SR Use: COMMERCIAL/RESIDENTIAL
Principal Residence: NO

Mailing Address: P O BOX 7351 Deed Reference: /13712/ 00385
BALTIMORE MD 21227-0351

Location & Structure Information

Premises Address: 2802 DELAWARE AVE Legal Description: LT 1,2,3
0-0000 2802 DELAWARE AVE
BALTIMORE HIGHLANDS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0109 0011 0385 20000.04 0000 K 1 2023 Plat Ref: 0003/ 0050

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1938 1,548 SF 500 SF 7,632 SF 23

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 1/2 YES STANDARD UNIT SIDING/3 1 full/ 2 half

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	55,200	55,200		
Improvements	88,500	126,800		
Total:	143,700	182,000	156,467	169,233
Preferential Land:	0	0		

Transfer Information

Seller: STEINER WILLIAM	Date: 04/30/1999	Price: \$50,000
Type: ARMS LENGTH IMPROVED	Deed1: /13712/ 00385	Deed2:
Seller: COCKERILL RICHARD C	Date: 01/27/1999	Price: \$25,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13481/ 00556	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:

2024-0079-SHA

R-1953-2452

ANNAPOLIS RD

Lot # 4

R-1947-0867

1311570080

Lot # 2 1318000280

Pt. Bk./Folio # 003034

Lot # 2

Lot # 1 1323000771

BL

Lot # 4 1302650240

4427

Lot # 4

109B2

R-1946-0711

1303470090

Lot # 1

SW 6-B

PAI # 130056

Lot # 1

2802

Lot # 1

Pt. Bk./Folio # 000050

2807

Lot # 6

Pt. Bk. 0000003, Folio 0034

1900010729

Lot # 6

1900010728

Lot # 8

2809

Lot # 8

1 CD
13 ED

PAI # 130056

DR 5.5

1302190140

Lot # 6

1323500790

Lot # 7

Lot # 7

2804

Lot # 7

1306570110

DELAWARE AVE

BLAS

Lot # 136 1311670371 4501

R-1957-4220-X
R-1956-3864

Lot # 136

4505

Lot # 138 1311670370

4507

Lot # 138

2024-0070-SPHA

Lot # 136
1303470090

Lot # 136

Lot # 136

Lot # 132
1311670441

1302190151

DR 10.5

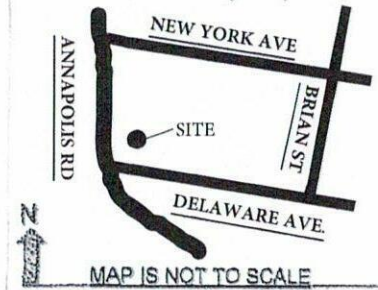
PAI # 130021

PAI # 130021

Pt. Bk./Folio # 022021

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
Address 2802 DELAWARE AVE. HALETHORPE MD, 21227 Owners(s) Name(s) BELL KENNETH M SR
Subdivision Name 0000 Lot # 1,2,3 Block # K Section # _____
Plat Book # 3 Folio # 50 10 Digit Tax # 1 3 0 3 4 7 0 0 9 0 Deed Reference# 1 3 7 1 2 / 0 0 3 8 5

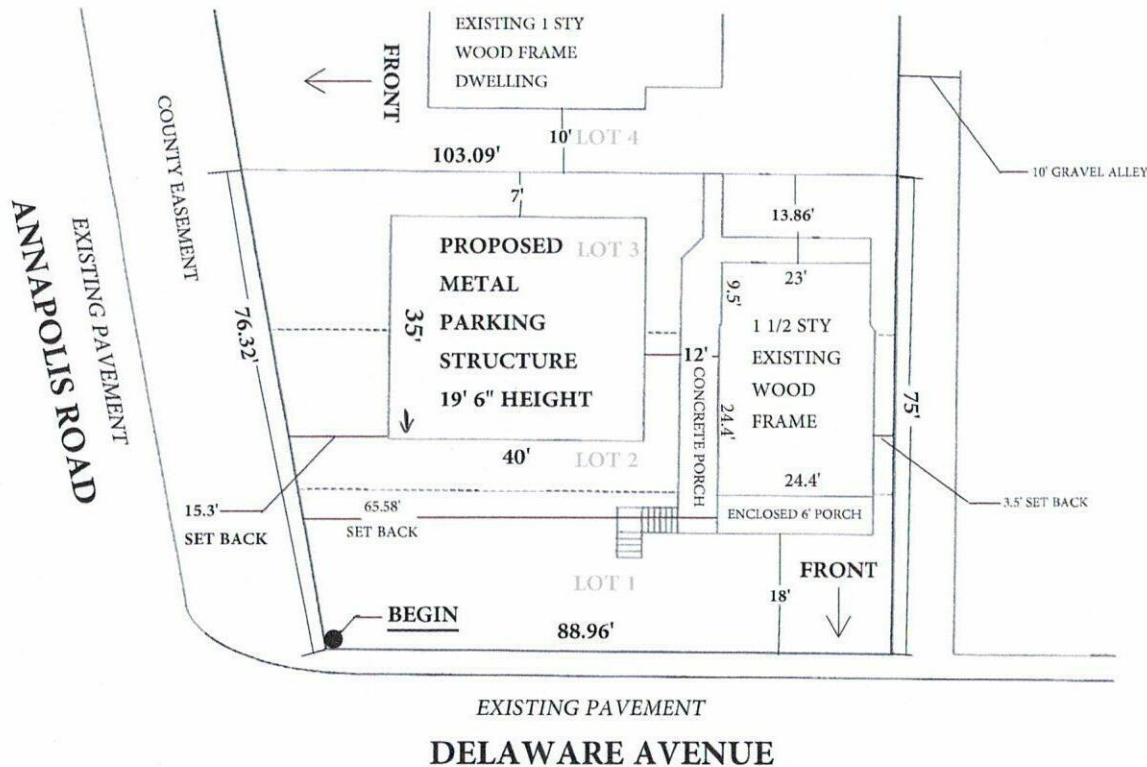
Site Vicinity Map



Zoning Map # 109 R 2
Zoning BL
Election District 13
Council District 1
Lot Area Acreage 0.18
Lot Square Footage 7,632SF
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) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

CS-23-01226



EXISTING PAVEMENT
DELAWARE AVENUE



Plan Drawn By COREY ZIENTARSKY

Date 02/11/2024

Scale: 1 inch = 30 Feet

2024-0079-SPHA