



KATHERINE A. KLAUSMEIER
County Executive

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

January 30, 2025

Keith Andrew Vest &
Yildry Gonzales-Class
7 Volz Avenue
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0275-A
Property: 7 Volz Avenue

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Richard Montelius – rmontelius74@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7 Volz Avenue)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Keith Andrew Vest &	*	HEARINGS FOR
Yildry Gonzales-Class		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0275-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owners, Keith Andrew Vest and Yildry Gonzales-Class (“Petitioners”) for the property located at 7 Volz Avenue, Middle River (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit a proposed accessory building (detached carport/garage) to be located in the side yard in lieu of the required rear yard placement.

The Property is more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Street view photographs of the Property were submitted showing the location of proposed detached garage. (Pet. Exs. 2A-2F). Architectural renderings of the proposed structure were provided. (Pet. Ex. 3).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated January 27, 2025, indicating the following:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed garage is outside the 75-foot forest buffer. If the location changes and the proposed garage falls within the 75-foot forest buffer, a forest buffer variance must be submitted and approved by Environmental Impact Review.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on January 12, 2025, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting Affidavit as required by Baltimore County Code ("BCC"), §32-3-303. However, Petitioners have failed to meet the burden of proof required for a Variance. The Affidavit fails to address the required: (1) uniqueness factor; (2) the alleged practical difficulty; (3) the nexus to any uniqueness; and (4) importantly, the failure to provide a reason why the proposed detached garage cannot be located in the rear yard. Additionally, from the street view photographs provided, the proposed garage was already being constructed in the side yard without prior zoning approval. Based upon the information available, the Variance must be denied.

THEREFORE, IT IS ORDERED, this **30th** day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BCZR"), §400.1, to permit a proposed accessory building (detached carport/garage) to be located in the side yard in lieu of the required rear yard placement, be, and it is hereby, **DENIED**.

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:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 7 Volz Avenue Middle River 21220 Currently Zoned BL-AS/DR 10.5
Deed Reference 47994 / 00472 10 Digit Tax Account # 1600003771
Owner(s) Printed Name(s) Keith Andrew Vest Yildry A. Gonzales - Class

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit a proposed accessory building (carport/garage) to be located in the side yard in lieu of the required rear yard placement.

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

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

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Keith Andrew Vest , Yildry A. Gonzales - Class

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

7 Volz Avenue Middle River MD

Mailing Address

City

State

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Richard Montelius

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0275 -A Filing Date 12, 24, 24 Estimated Posting Date 1, 12, 25 Reviewer JS

Closing

1/27/25

Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7 Volz Avenue middle River md 21220
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

R+R Construction and Restoration Services, LLC will install
a detached Carport/Garage with measurements of
35' Long by 22' wide, and Peak height of 15'.
Baltimore County Permits, Approvals, and Inspections
requires sheds and accessory storage structures not
to exceed Eave height of 8 feet. Also, Permits will be
required due to structure being over 120 Sq Ft. on Right
Side yard

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

Keith Andrew Vest
Signature of Owner (Affiant)

Keith Andrew Vest
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Yildry Gonzalez - Class
Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of November, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

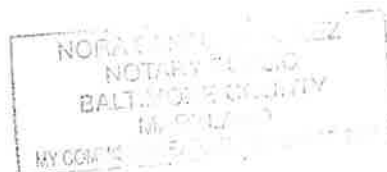
Print name(s) here: Keith Andrew Vest & Yildry Gonzalez - Class

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



Property description

Beginning for the same on the northeasternmost side of Harrison Avenue, as now laid out, at a point distant 175 feet Southeasterly side of Eastern Avenue, and running thence Northeasterly at right angles to Harrison Avenue to the outline of the whole tract, Which by deed dated February 19, 1942, Recorded among the land records of Baltimore county in Liber C.H.K No. 1212, Folio 496, was granted and conveyed by Anna R. Helldorfer to Henry D. Volz and wife, of which this lot of ground is a part, and thence Southerly binding on part of the first line of said whole tract, to a point where the Easternmost outline of said whole tract intersects the Southermost outline of said whole tract and thence Southerly along the Southernmost outline of said whole tract and thence the Northernmost side of Harrison Avenue 81.96 feet to the place of beginning.

Tax ID No. 15-1600003771

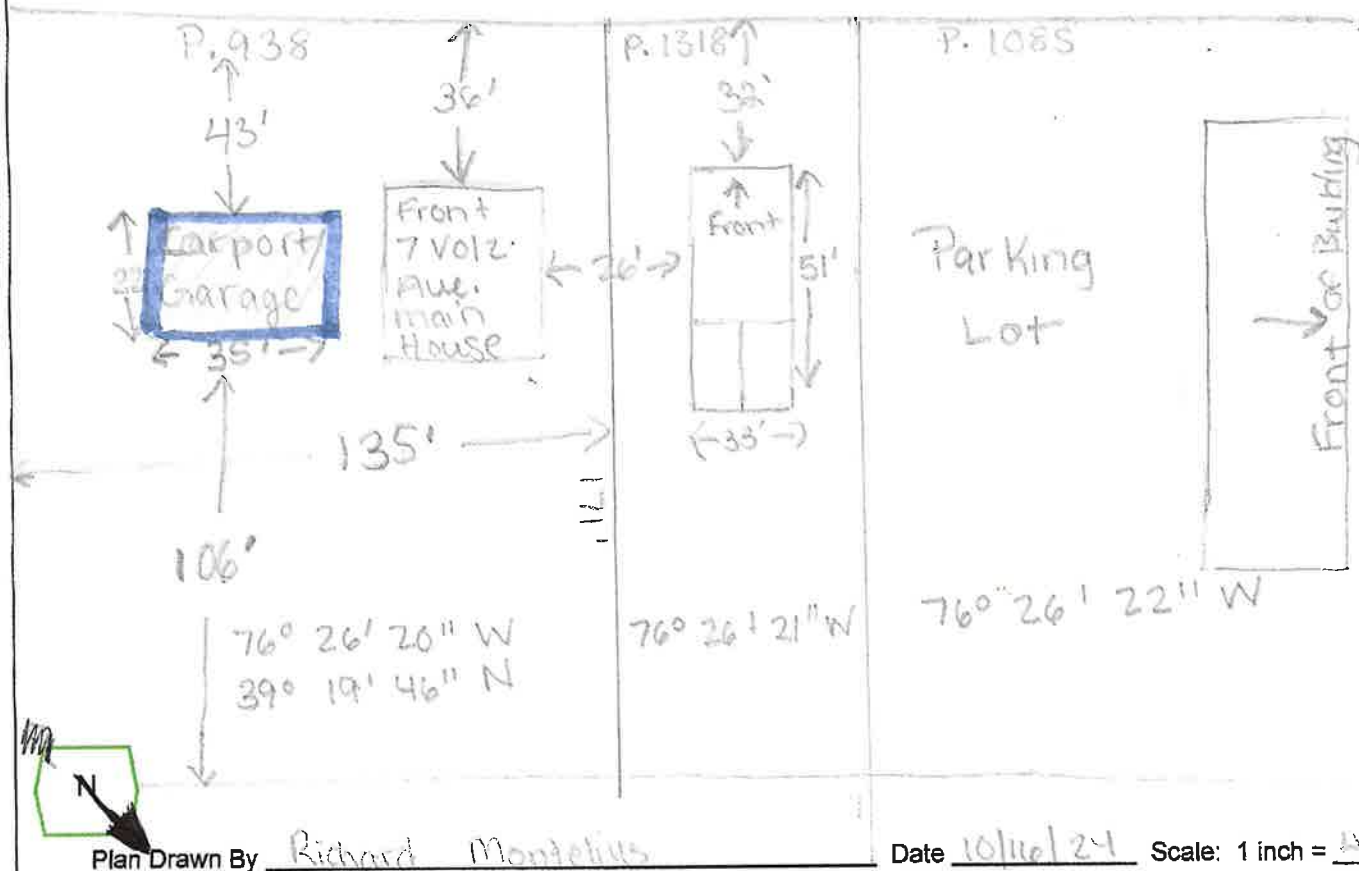
Property address: 7 Volz Avenue, Middle River, MD 21220

2024-0275-A

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 7 Volz Avenue Owners(s) Name(s) Keith Andrew Vest Yildiz
Subdivision Name 0000 Lot # X Block # X Section # X
Plat Book # X Folio # X 10 Digit Tax # 160 00 03 771 Deed Reference# 47994 / 00472

Volz Avenue

2024-0275-A



Plan Drawn By Richard Montelius

Date 10/16/24 Scale: 1 inch = 45 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 090C2

Zoning B1-AS Retail (Commercial)

Election District 15

Council District 7

Lot Area Acreage .47

Lot Square Footage 20,386

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is:

Public ☒ Private _____

Sewer is:

Public ☒ Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

New Construction



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Owner(s) Printed Name(s) Keith Andrew Vest Yildry A. Gonzales - Class

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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BCZR: 400.1 → To permit a proposed accessory building (carport/garage) to be located in the side yard in lieu of the required rear yard placement.

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

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Keith Andrew Vest Yildry A. Gonzales - Class

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7 Volz Avenue Middle River MD

Mailing Address

City

State

21220

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Richard Montelius

Name - Type or Print

Signature

5705 2nd Ave Halethorpe, MD

Mailing Address

City

State

21227 / 443-207-0668 rmontelius74@gmail.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0275-A Filing Date 12/24/24 Estimated Posting Date 1/12/25 Reviewer JS

Closing

1/27/25

Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7 Volz Avenue middle River md 21220
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

R+R Construction and Restoration Services, LLC will install
a detached Carport/Garage with measurements of
35' Long by 22' wide, and Peak height of 15'.
Baltimore County Permits, Approvals and Inspections
requires sheds and Accessory Storage Structures not
to Exceed Eave height of 8 feet. Also, Permits will be
be required due to structure being over 120 Sq Ft. on Right
Side yard

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

Keith Andrew Vest
Signature of Owner (Affiant)

Keith Andrew Vest
Name - Print or Type

[Signature]
Signature of Owner (Affiant)

Yildry Gonzalez - Class
Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of November, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

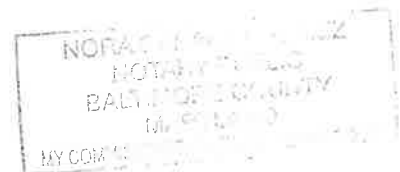
Print name(s) here: Keith Andrew Vest & Yildry Gonzalez - Class

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

AS WITNESS my hand and Notaries Seal

Notary Public

02/05/2026
My Commission Expires



Property description

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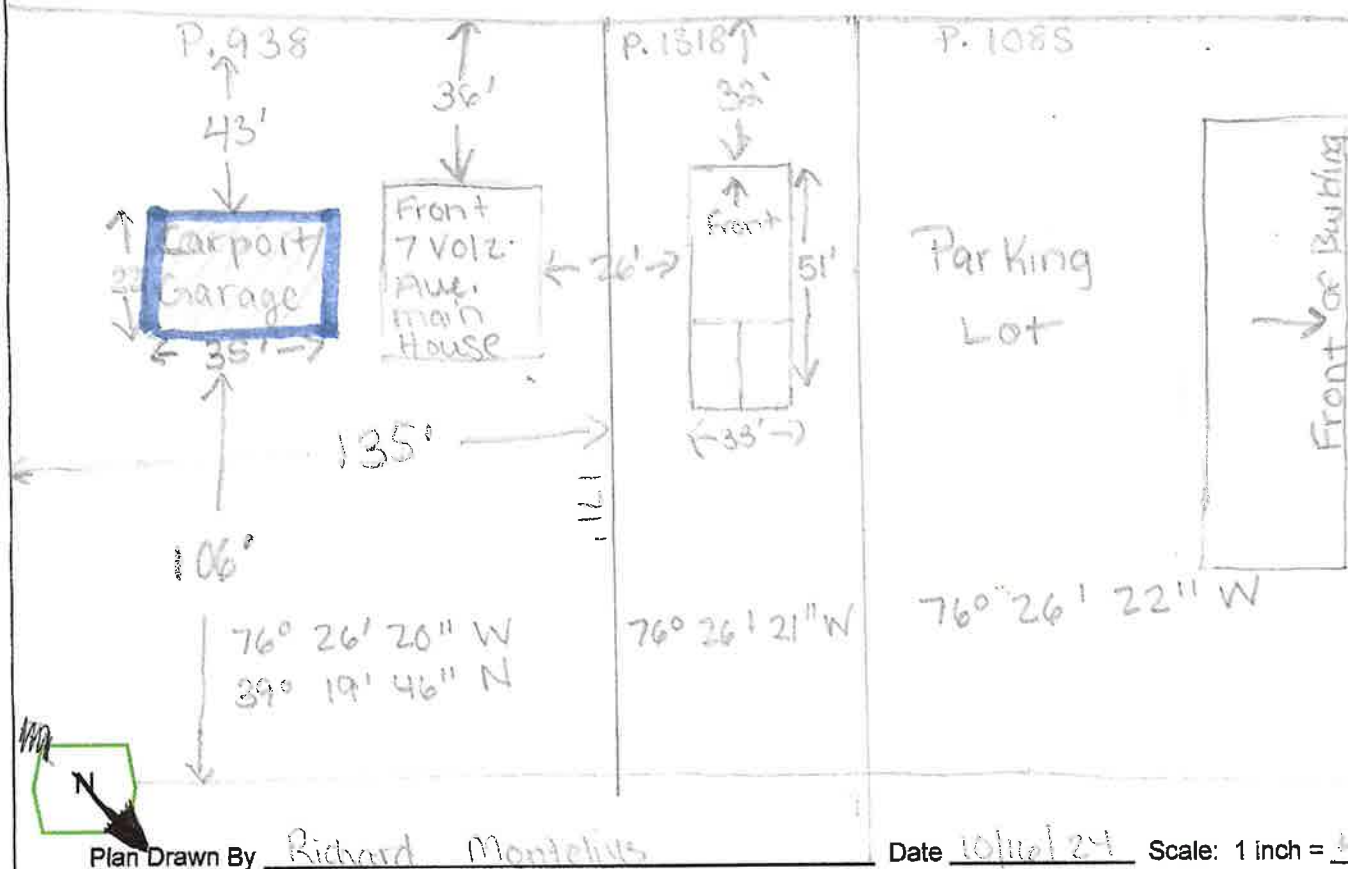
Property address: 7 Volz Avenue, Middle River, MD 21220

2024-0275-A

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 7 Volz Avenue Owners(s) Name(s) Keith Andrew Vest Yildry
Subdivision Name 0000 Lot # X Block # X Section # X
Plat Book # X Folio # X 10 Digit Tax # 160 00 03 771 Deed Reference# 47994 / 00472

Volz Avenue

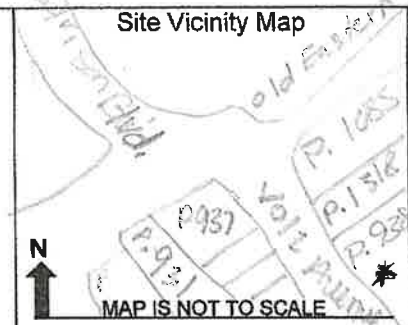
2024-0275-A



Plan Drawn By Richard Montelius

Date 10/16/24 Scale: 1 inch = 45 Feet

New Construction



Site Vicinity Map
Zoning Map # 090C2
Zoning B1-AS Retail (Commercial)
Election District 15
Council District 7
Lot Area Acreage .47
Lot Square Footage 20,386
Historic (Yes or No) No
CBCA (Yes or No) No
Flood Plain (Yes or No) No
Utilities – Mark with (X)
Water is:
Public ☒ Private _____
Sewer is:
Public ☒ Private _____
Prior Hearing (Yes or No) No
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

24-1145 04F JSJ



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
16-Dec-2024 1:52:29P

Transaction **102650**
1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00
MASTERCARD 1876

Retain this copy for statement
validation

Station: Permit Processing - Mini

16-Dec-2024 1:52:48P
\$75.00 | Method: EMV
US Debit XXXXXXXXXXXX1876
RICHARD MONTELIUS
Reference ID: 435100573845
Auth ID: 001977
MID: *****2995
AID: A0000000042203
AthNtwkNm: INTERLINK
RtInd:DEBIT
PIN VERIFIED

Clover ID: K8JX1M5YKJ6D0
Payment 4S4ADS7NFWFN4

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 the posting of two signs 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: 2024-0275-A

Property Address: 7 Volz Avenue Middle River 21220

Property Description: New Construction; proposed detached
Carport/Garage space measuring 35' x 22' x 15'

Legal Owners (Petitioners): Keith Andrew Vest, Yildry A. Gonzalez - Class

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Montelius

Company/Firm (if applicable): R+R Construction and Restoration Services, LLC

Address: 5705 2nd Ave Halethorpe, MD 21227

Telephone Number: 443.207.0610

*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 DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0275 -A Address 7 VOLZ AVENUE, 21220

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/24/24 Posting Date: 1/12/25 Closing Date: 1/27/25

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0275 -A Address 7 VOLZ AVENUE, 21220

Petitioner's Name: VEST + GONZALES Telephone (Cell) RICHARD MONTELIUS
443-207-0610

Posting Date: 1/12/25 Closing Date: 1/27/25

Wording for Sign: To Permit _____

To permit a proposed accessory building (carport/garage) to be located in the side yard in lieu of the required rear yard placement.

Revised 1/2022

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/12/2025

Case Number: 2024-0275-A

Petitioner / Developer: RICHARD MONTELIUS ~ VEST & GONZALES

Date of Closing: JANUARY 27, 2025

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:
7 VOLZ AVENUE

The sign(s) were posted on: JANUARY 12, 2025



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 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: January 27, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0275-A
Address: 7 VOLZ AVENUE
Legal Owner: Keith Andrew Vest, Yildry-Gonzales-Class

Zoning Advisory Committee Meeting of January 21, 2025.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed garage is outside the 75-foot forest buffer. If the location changes and the proposed garage falls within the 75-foot forest buffer, a forest buffer variance must be submitted and approved by Environmental Impact Review.

Reviewer: Gris Batchelder

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 14, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0275-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) The proposed site is North of the coordinates described in County Code 32-8-201(J)(2) so the tidal base flood elevation is 8.5. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is not on the property.

B) In addition, 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 is required and must be submitted to PAI to be "Accepted for Filing".

Landscaping: No comment.

Recreations & Parks: No comment LOS & 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 - 15 Account Number - 1600003771

Owner Information

Owner Name: VEST KEITH ANDREW Use: COMMERCIAL/RESIDENTIAL
GONZALEZ CLASS YILDRY A Principal Residence: YES
Mailing Address: 7 VOLZ AVE Deed Reference: /47994/ 00472
BALTIMORE MD 21220-4214

Location & Structure Information

Premises Address: 7 VOLZ AVE Legal Description: .468 AC
BALTIMORE 21220-4214 7 VOLZ AVE
210FT SE OF EASTERN AV

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0090 0017 0938 31502.04 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1,152 SF 20,386 SF 06

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

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2024 As of 07/01/2025	
Land:	82,800	82,800		
Improvements	68,900	139,800		
Total:	151,700	222,600	175,333	198,967
Preferential Land:	0	0		

Transfer Information

Seller: COLLINS JOSEPH	Date: 04/27/2023	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /47994/ 00472	Deed2:
Seller: THE MOON LLC	Date: 06/03/2016	Price: \$145,000
Type: ARMS LENGTH IMPROVED	Deed1: /37594/ 00166	Deed2:
Seller: NATIONSTAR MORTGAGE LLC	Date: 02/19/2016	Price: \$57,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37190/ 00402	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

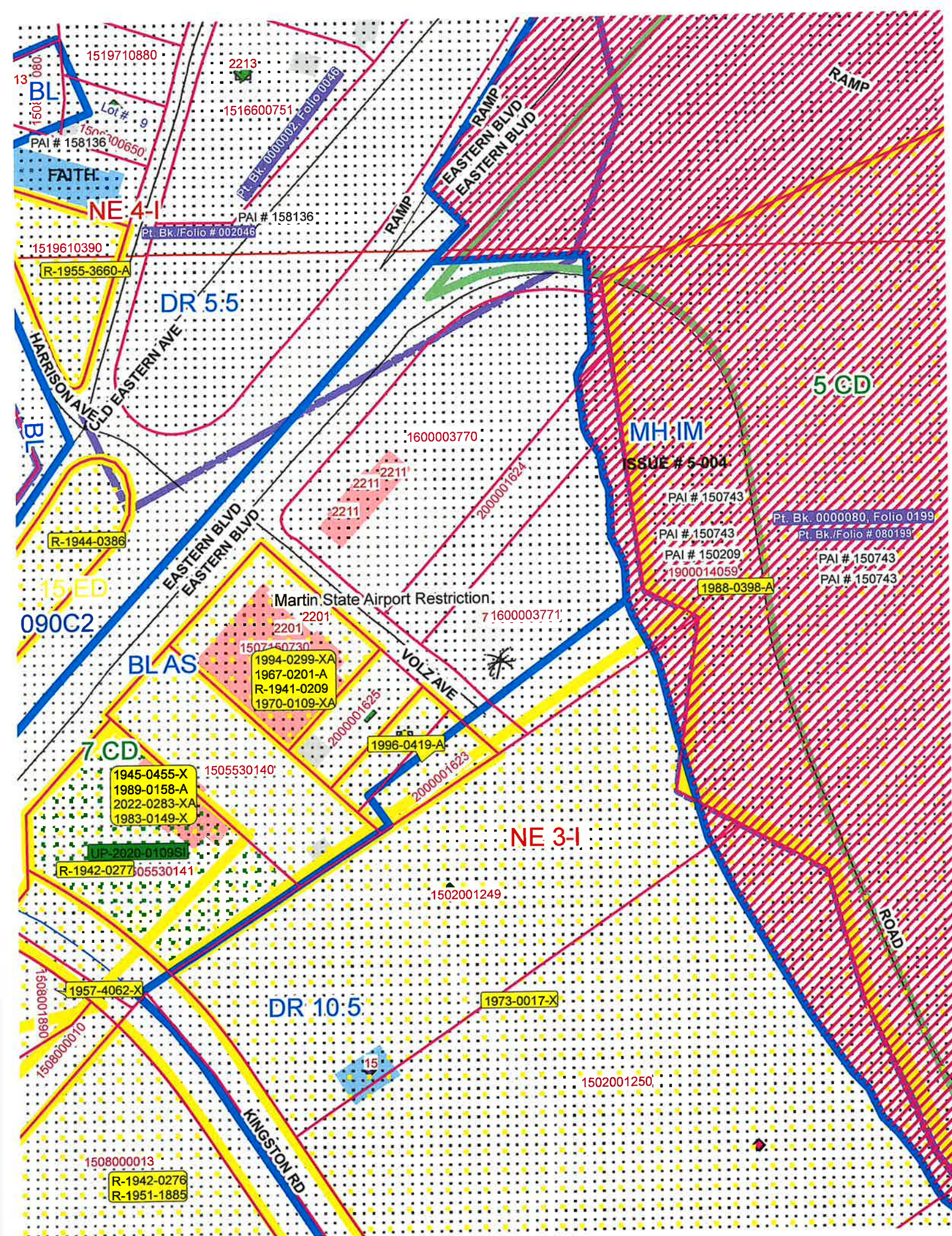
Special Tax Recapture: None

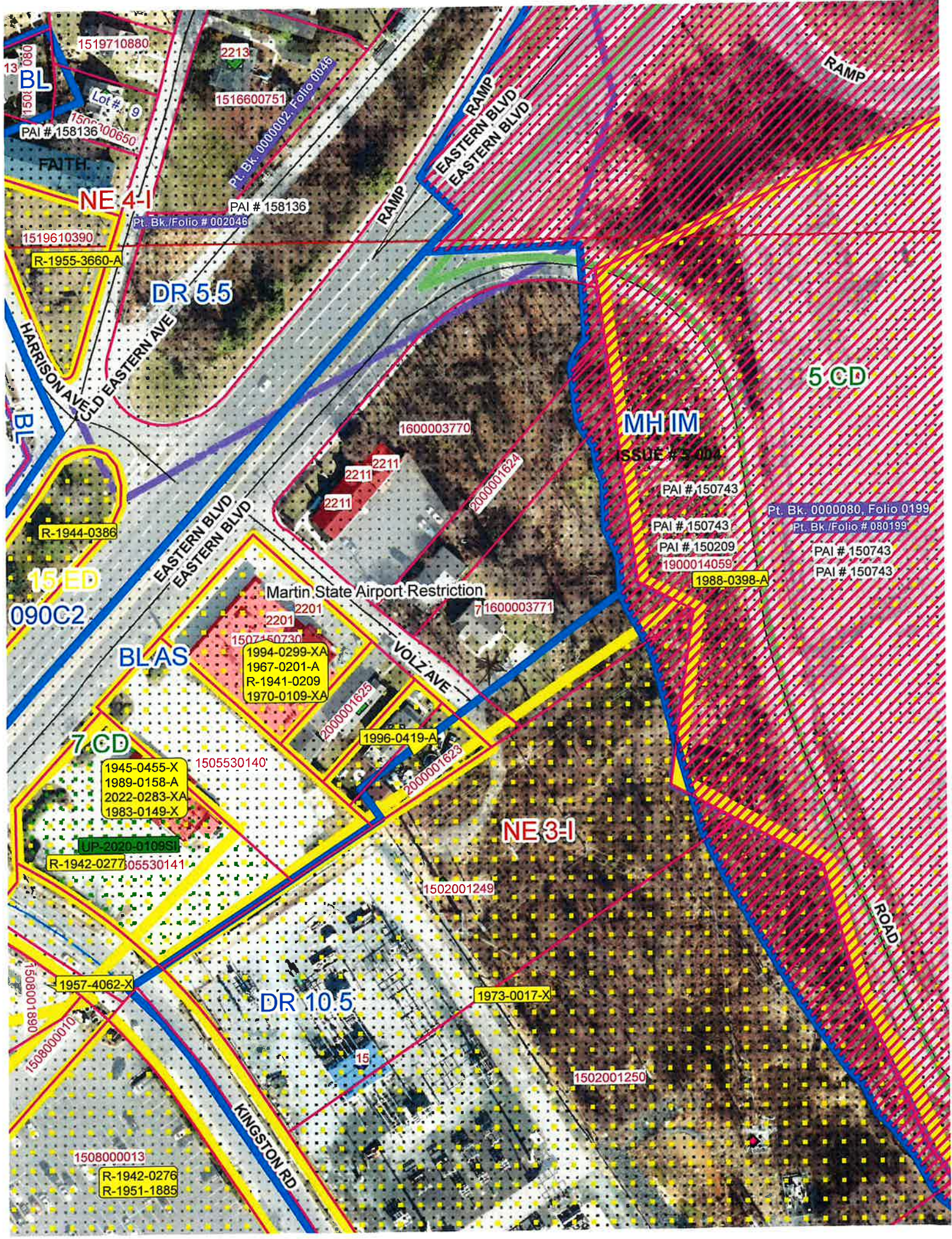
Homestead Application Information

Homestead Application Status: Approved 11/04/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:





1519710880

2213

1516600751

Pt. Bk. 000002, Folio 0046

PAI # 158136

Pt. Bk./Folio # 002046

1519610390

R-1955-3660-A

DR 5.5

RAMP
EASTERN BLVD
EASTERN BLVD

RAMP

5 CD

MH IM

ISSUE # 5-004

PAI # 150743

Pt. Bk. 0000080, Folio 0199

PAI # 150743

Pt. Bk./Folio # 080199

PAI # 150209

PAI # 150743

1900014059

PAI # 150743

1988-0398-A

R-1944-0386

15 ED

090C2

EASTERN BLVD
EASTERN BLVD

Martin State Airport Restriction

2201
2201
1507150730
1994-0299-XA
1967-0201-A
R-1941-0209
1970-0109-XA

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2211

2211

2211

200001624

71600003771

VOLZ AVE

BLAS

7 CD

1945-0455-X
1989-0158-A
2022-0283-XA
1983-0149-X

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UP-2020-0109S

R-1942-027705530141

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1996-0419-A

200001623

NE 3-I

1502001249

1973-0017-X

DR 10.5

1502001250

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1508001890

1508000010

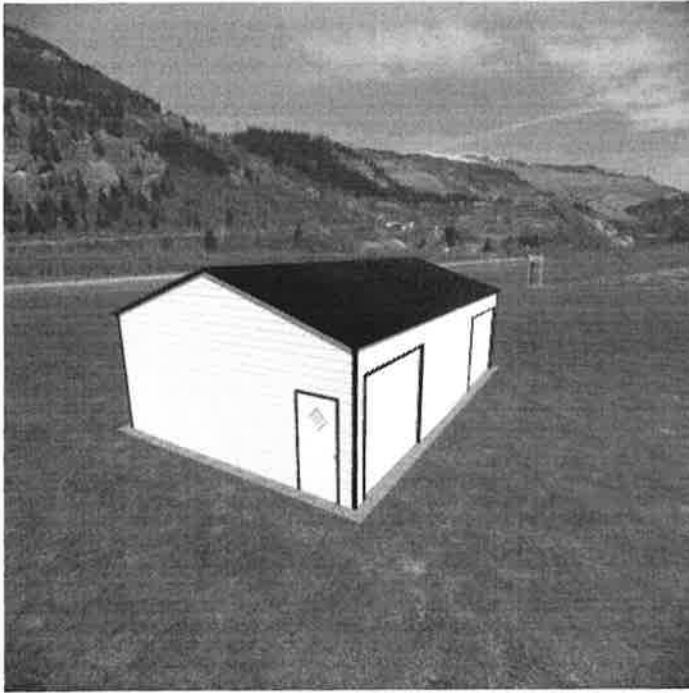
KINGSTON RD



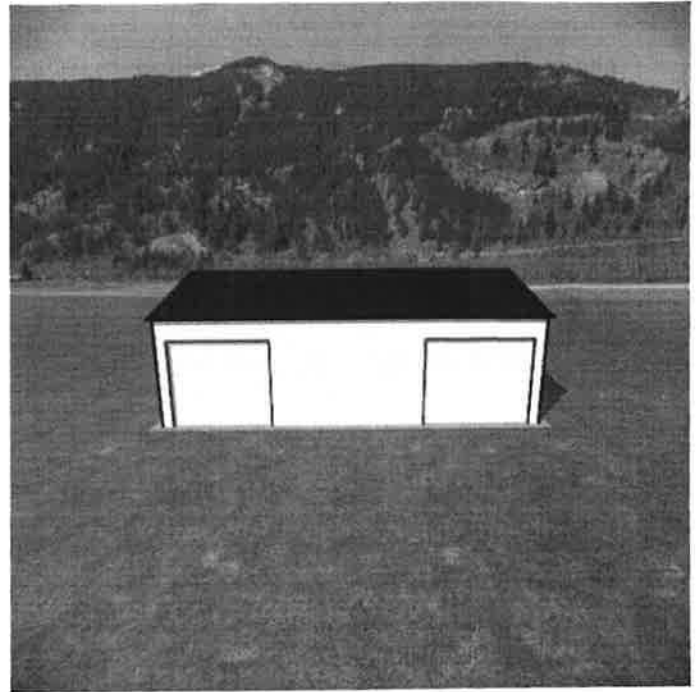
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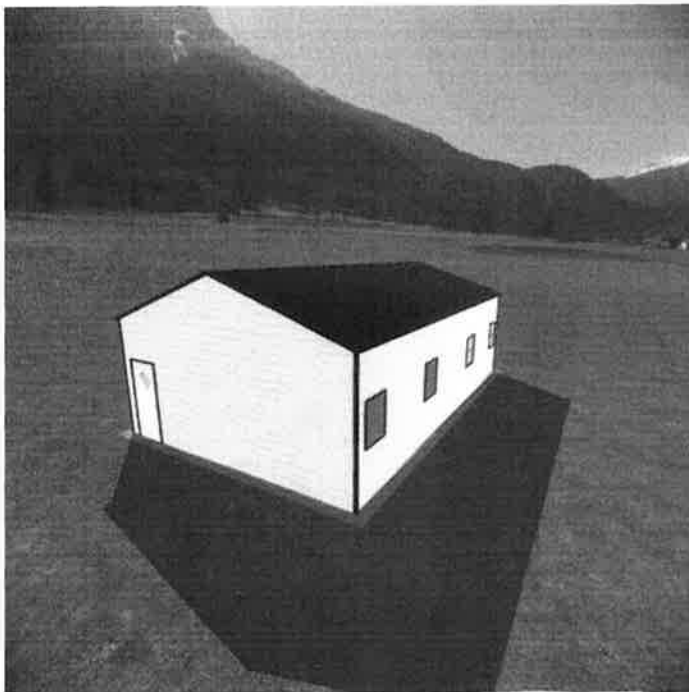
Delivery Zip Code: 21220



Front



Right



Back



Left

