



KATHERINE A. KLAUSMEIER  
*County Executive*

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

February 13, 2025

Lisa Staggenborg & Frederick Yaeger – [lstaggenborg@gmail.com](mailto:lstaggenborg@gmail.com)  
2034 Edmondson Avenue  
Catonsville, MD 21228

RE: Petition for Administrative Variance  
Case No. 2025-0007-A  
Property: 2034 Edmondson 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, appearing to be "DJB", is written over a faint circular stamp or watermark.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw  
Enclosure

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(2034 Edmondson Avenue)</b>		
1 <sup>st</sup> Election District	*	OFFICE OF ADMINISTRATIVE
1 <sup>st</sup> Council District		
Lisa Staggenborg & Frederick Yaeger	*	HEARINGS FOR
	*	BALTIMORE COUNTY
<b>Petitioners</b>	*	<b>CASE NO. 2025-0007-A</b>

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Lisa Staggenborg and Frederick Yaeger (“Petitioners”) for the property located at 2034 Edmondson Avenue, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a proposed garage (accessory structure) to be located in the side yard in lieu of the required rear yard. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1A & 1B. Street view photographs of the Property were provided. (Pet. Exs. 2A-2B).

There were no Zoning Advisory Committee (“ZAC”) comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on January 25, 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 affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

Although the Department of Planning did not make any recommendations related to the proposed garage (accessory structure), I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **13th** day of **February, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit a proposed garage (accessory structure) to be located in the side yard in lieu of the required rear yard, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.

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

A handwritten signature in black ink, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw

24-1162 JF



# 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 2034 Edmondson Ave, Catonsville MD 21228 Currently Zoned Residential  
Deed Reference 49475 / 00309 10 Digit Tax Account # 0113751720  
Owner(s) Printed Name(s) Lisa Staggenborg and Frederick Yaeger

(SELECT THE HEARING(S) BY MARKING  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)

*See attachment*

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):

<u>Lisa Staggenborg</u> Name #1 – Type or Print	/	<u>Frederick Yaeger</u> Name # 2 – Type or Print
<i>Lisa Staggenborg</i> Signature #1	/	<i>Frederick Yaeger</i> Signature # 2
<u>2034 Edmondson Ave</u> Mailing Address		<u>Catonsville Maryland</u> City State
<u>21228</u> Zip Code	/	<u>614-436-9931 (Lisa) 614-406-3581 (Fred)</u> Telephone #'s (Cell and Home)
		<u>lstaggenborg@gmail.com</u> Email Address

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

n/a  
Name - Type or Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing Address                      City                      State

\_\_\_\_\_  
Zip Code                      Telephone #                      Email Address

### Representative to be Contacted:

n/a  
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 2025-0007-A Filing Date 1/14/25 Estimated Posting Date 1/26/25 Reviewer JK

*Closing 2/10/25*

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: 2034 Edmondson Ave Catonsville MD 21228  
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)**

We would like to replace the existing shed with a garage in the same location, at the end of the existing driveway.

We do not want to have to extend the asphalt driveway by 12 feet to the foundation line of the addition to the house.

We are asking for a variance from the requirement that a detached garage "Must be located in the rear yard behind the rear foundation wall line, unless a zoning variance is obtained".

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

Lisa Stagggenborg  
Signature of Owner (Affiant)

Lisa Stagggenborg  
Name - Print or Type

Frederick Yaeger  
Signature of Owner (Affiant)

Frederick Yaeger  
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 16<sup>th</sup> day of December, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

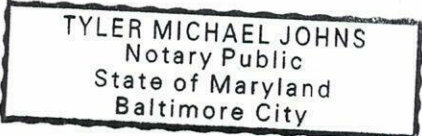
Print name(s) here: Lisa Stagggenborg / Frederick Yaeger

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

**AS WITNESS** my hand and Notaries Seal

[Signature]  
Notary Public

April 28<sup>th</sup>, 2027  
My Commission Expires



## Attachment

To permit a proposed garage (accessory structure) to be located in the side yard in lieu of the required rear yard per BCZR, section 400.1.

## Zoning Petition Property Description

2034 Edmondson Ave, Catonsville MD 21228

Property is located at the far west end of the service road north of Edmondson Ave. Heading west on Edmondson Ave from Rolling Road turn right (north) on Waveland Rd then immediately left (west) on the Edmondson Ave service road. We are the last house at the end of the service road. The closest intersection is Galan Rd and the Edmondson Ave service road.

Location as specified in our deed is:

“BEGINNING FOR THE SAME thereof at an iron pipe set in the northeasterly boundary at the right of way of the Ellicott City Branch of the Baltimore Transit Company, distant Northeasterly 30 feet from the center line between tracks of said branch line, also distant Southeasterly 122 feet 6 inches from the Southeasterly corner of the Grine resident lot, said point of beginning being at the end of the Third line of the deed from August Stolting and wife to Richard C. Crutchfield and wife, dated April 26, 1950 and recorded among the Land Records of Baltimore County in Liber TBS No. 1834, folio 477, thence running along said line N. 16 degrees 30' E 353.11 feet, more or less, to a point in range with the Northerly side line of said Grine lot and 117 feet southeasterly from an angle iron at the end thereof, thence by adivision line S72 degrees 15' E87 feet to an iron pipe set in the Southeasterly outline of the Van Lill tract, being the last-line of the deed from Stephen .J Van Lill, Jr., trustee, to Katherine A. Kloosterhuls, dated May 21, 1945 and recorded among the Land Records of Baltimore County in Liber JRS No. 1387, folio 260, thence along said outline S 15 degrees 58' W 353.27 feet to an iron pipe set in the Northeasterly boundary of said right of way, thence along said boundary line and the first line in the above last mentioned deed, N. 72 degrees 15' W 92 feet, 6 inches to the point of beginning, and Containing .728 acres of land, more or less, as shown on plat entitled, Richard C. Crutchfield and wife dated May 14, 1960 by Charles W. Hemier, Land Surveyor.”

24-1162 JF



# 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 2034 Edmondson Ave, Catonsville MD 21228 Currently Zoned Residential DR 3.5  
Deed Reference 49475 / 00309 10 Digit Tax Account # 0113751720  
Owner(s) Printed Name(s) Lisa Staggenborg and Frederick Yaeger

(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)

*See attachment*

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):

<u>Lisa Staggenborg</u> Name #1 – Type or Print	/	<u>Frederick Yaeger</u> Name # 2 – Type or Print
 Signature #1	/	 Signature # 2
<u>2034 Edmondson Ave</u> Mailing Address		<u>Catonsville Maryland</u> City State
<u>21228</u> Zip Code	/	<u>614-436-9931 (Lisa) 614-406-3581 (Fred)</u> Telephone #'s (Cell and Home)
	/	<u>lstaggenborg@gmail.com</u> Email Address

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

n/a  
Name - Type or Print

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing Address                      City                      State

\_\_\_\_\_  
Zip Code                      Telephone #                      Email Address

### Representative to be Contacted:

n/a  
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 2025-0007-A Filing Date 1/14/25 Estimated Posting Date 1/26/25 Reviewer JK

*Closing 2/10/25*

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.

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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)**

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We are asking for a variance from the requirement that a detached garage "Must be located in the rear yard behind the rear foundation wall line, unless a zoning variance is obtained".

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

Lisa Stagggenborg  
Signature of Owner (Affiant)

Lisa Stagggenborg  
Name - Print or Type

Frederick Jaeger  
Signature of Owner (Affiant)

Frederick Jaeger  
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 16<sup>th</sup> day of December, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

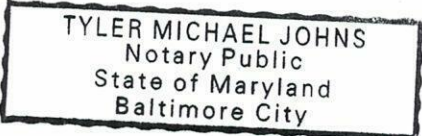
Print name(s) here: Lisa Stagggenborg / Frederick Jaeger

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

**AS WITNESS** my hand and Notaries Seal

[Signature]  
Notary Public

April 28<sup>th</sup>, 2027  
My Commission Expires



## Attachment

To permit a proposed garage (accessory structure) to be located in the side yard in lieu of the required rear yard per BCZR, section 400.1.

## Zoning Petition Property Description

2034 Edmondson Ave, Catonsville MD 21228

Property is located at the far west end of the service road north of Edmondson Ave. Heading west on Edmondson Ave from Rolling Road turn right (north) on Waveland Rd then immediately left (west) on the Edmondson Ave service road. We are the last house at the end of the service road. The closest intersection is Galan Rd and the Edmondson Ave service road.

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“BEGINNING FOR THE SAME thereof at an iron pipe set in the northeasterly boundary at the right of way of the Ellicott City Branch of the Baltimore Transit Company, distant Northeasterly 30 feet from the center line between tracks of said branch line, also distant Southeasterly 122 feet 6 inches from the Southeasterly corner of the Grine resident lot, said point of beginning being at the end of the Third line of the deed from August Stolting and wife to Richard C. Crutchfield and wife, dated April 26, 1950 and recorded among the Land Records of Baltimore County in Liber TBS No. 1834, folio 477, thence running along said line N. 16 degrees 30' E 353.11 feet, more or less, to a point in range with the Northerly side line of said Grine lot and 117 feet southeasterly from an angle iron at the end thereof, thence by a division line S72 degrees 15' E 87 feet to an iron pipe set in the Southeasterly outline of the Van Lill tract, being the last-line of the deed from Stephen .J Van Lill, Jr., trustee, to Katherine A. Kloosterhuls, dated May 21, 1945 and recorded among the Land Records of Baltimore County in Liber JRS No. 1387, folio 260, thence along said outline S 15 degrees 58' W 353.27 feet to an iron pipe set in the Northeasterly boundary of said right of way, thence along said boundary line and the first line in the above last mentioned deed, N. 72 degrees 15' W 92 feet, 6 inches to the point of beginning, and Containing .728 acres of land, more or less, as shown on plat entitled, Richard C. Crutchfield and wife dated May 14, 1960 by Charles W. Hemier, Land Surveyor.”

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2025 - 0007 -A Address 2034 Edmondson Ave

Contact Person: Jesse Krout Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/14/25 Posting Date: 1/26/25 Closing Date: 2/10/25

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: 2025 - 0007 -A Address 2034 Edmondson Ave

Petitioner's Name: Lisa Staggenborg Telephone (Cell) 614-436-9931

Posting Date: 1/26/25 Closing Date: 2/10/25

Wording for Sign: To Permit a proposed garage (accessory structure) with a side yard location in lieu of the required rear yard location (BCZR, Section 400.1)

**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 31, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0007-A  
Address: 2034 EDMONDSON AVENUE  
Legal Owner: Lisa Staggenborg, Frederick Yaeger

Zoning Advisory Committee Meeting of January 31, 2025.

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:** January 27, 2025

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2025-0007-A

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

**DPR:** No Comment.

**DPW-T:** No Exception taken.

**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 - 01 Account Number - 0113751720

**Owner Information**

Owner Name: STAGGENBORG LISA Use: RESIDENTIAL  
 YAEGER FREDERICK Principal Residence: YES  
 Mailing Address: 2034 EDMONDSON AVE Deed Reference: /49475/ 00309  
 CATONSVILLE MD 21228-4235

**Location & Structure Information**

Premises Address: 2034 EDMONDSON AVE Legal Description: .728 AC  
 CATONSVILLE 21228-4235 2034 EDMONDSON AVE NS  
 NE S OF N EDMONDSON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0100 0005 0501 1080149.04 0000 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1962 1,782 SF 600 SF 31,593 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements  
 1 YES STANDARD UNIT BRICK/ 4 1 full  
 SIDING

**Value Information**

	Base Value	Value As of 01/01/2025	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	108,300	203,000		
Improvements	247,900	244,500		
Total:	356,200	447,500	356,200	386,633
Preferential Land:	0	0		

**Transfer Information**

Seller: KINGSBURY MARK W Date: 10/07/2024 Price: \$600,000  
 Type: ARMS LENGTH IMPROVED Deed1: /49475/ 00309 Deed2:  
 Seller: KINGSBURY MARK W Date: 08/20/2008 Price: \$0  
 Type: NON-ARMS LENGTH OTHER Deed1: /27267/ 00557 Deed2:  
 Seller: MORRIS STEPHEN A Date: 03/16/1998 Price: \$154,000  
 Type: NON-ARMS LENGTH OTHER Deed1: /12724/ 00152 Deed2:

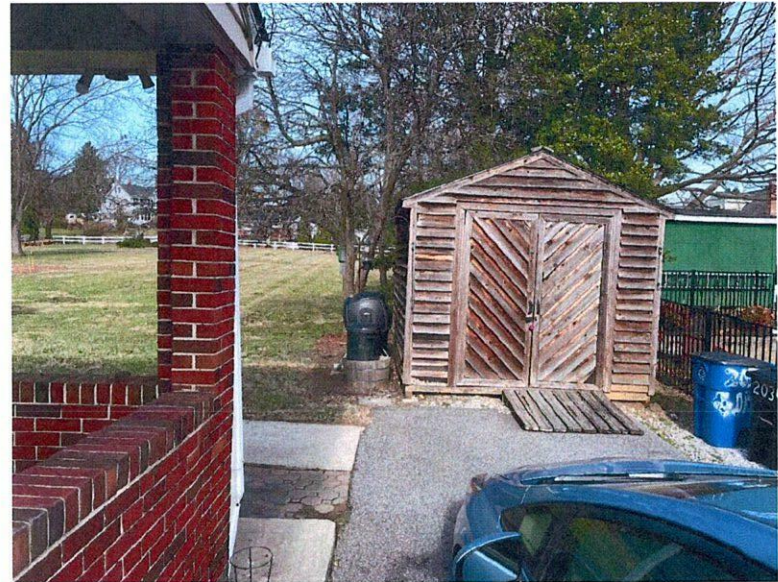
**Exemption Information**

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

2034 Edmondson Ave, Catonsville MD 21228



Front of house



Existing shed at end of driveway



Front of house, neighbor on left (west)



Front of house, neighbor on right (east)  
Note: green shed is on property behind neighbor on right

2034 Edmondson Ave, Catonsville MD 21228, page 2



Back of house, addition on right (west), driveway on left (east)



Back of house, shed on left (east) at end of driveway



Back of house, neighbors along left (east) side

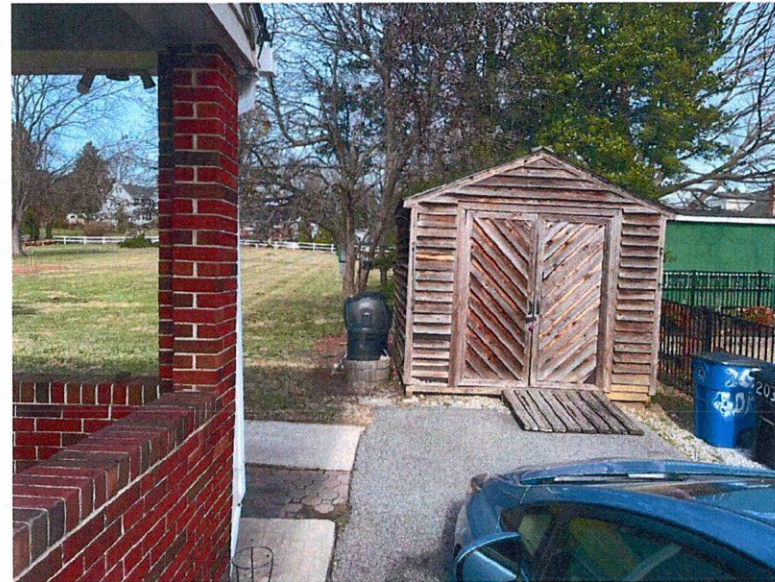


Back of house, neighbor along right side

2034 Edmondson Ave, Catonsville MD 21228



Front of house



Existing shed at end of driveway



Front of house, neighbor on left (west)



Front of house, neighbor on right (east)  
Note: green shed is on property behind neighbor on right

2034 Edmondson Ave, Catonsville MD 21228, page 2



Back of house, addition on right (west), driveway on left (east)



Back of house, shed on left (east) at end of driveway



Back of house, neighbors along left (east) side

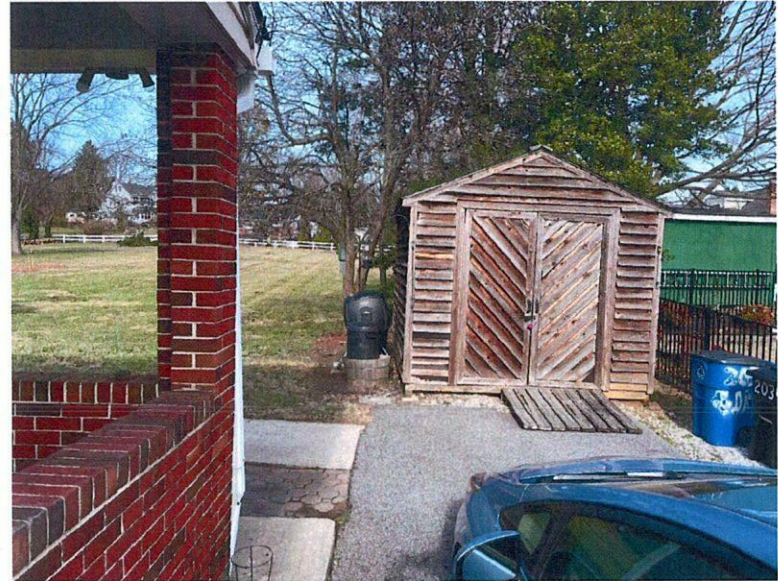


Back of house, neighbor along right side

2034 Edmondson Ave, Catonsville MD 21228



Front of house



Existing shed at end of driveway



Front of house, neighbor on left (west)



Front of house, neighbor on right (east)  
Note: green shed is on property behind neighbor on right

2034 Edmondson Ave, Catonsville MD 21228, page 2



Back of house, addition on right (west), driveway on left (east)



Back of house, shed on left (east) at end of driveway

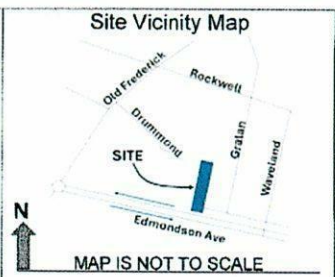


Back of house, neighbors along left (east) side

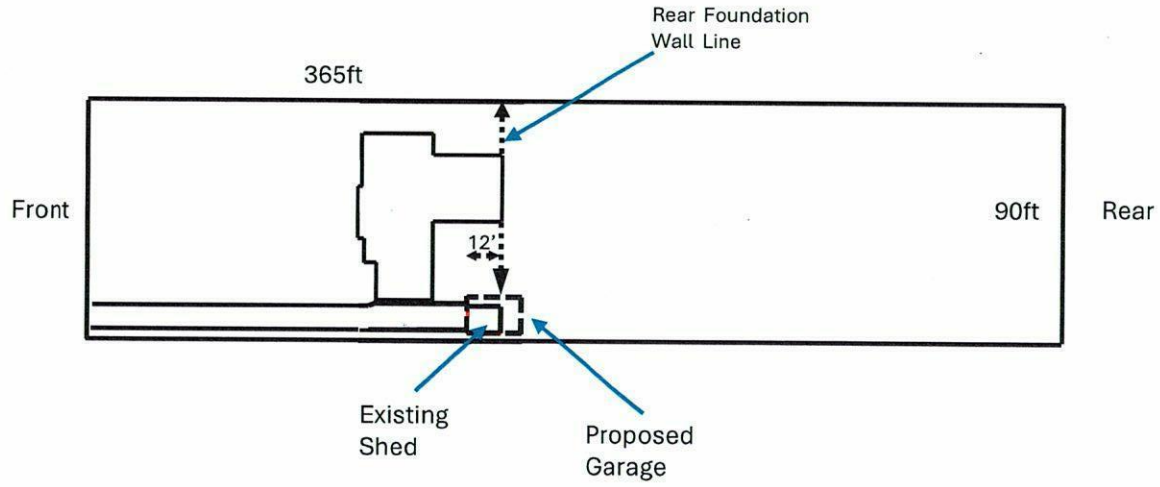


Back of house, neighbor along right side

Zoning Hearing Plan for Variance  for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
 Address 2034 Edmondson Ave, Catonsville MD 21228 Owners(s) Name(s) Lisa Staggenborg and Frederick Yaeger  
 Subdivision Name None Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Section # \_\_\_\_\_  
 Plat Book # \_\_\_\_\_ Folio # \_\_\_\_\_ 10 Digit Tax # 0113751720 Deed Reference# 49475 / 00309

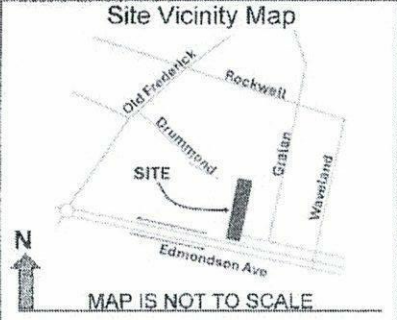


Zoning Map # 0100  
 Zoning DR 3.5  
 Election District 7  
 Council District 1  
 Lot Area Acreage .728  
 Lot Square Footage 31,593  
 Historic (Yes or No) no  
 CBCA (Yes or No) no  
 Flood Plain (Yes or No) no  
 Utilities – Mark with ( X )  
 Water is:  
 Public  Private \_\_\_\_\_  
 Sewer is:  
 Public  Private \_\_\_\_\_  
 Prior Hearing (Yes or No) no  
 If (Yes) list Case Number(s)  
 and order result(s) below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Violation Case Number(s)  
 \_\_\_\_\_  
 \_\_\_\_\_



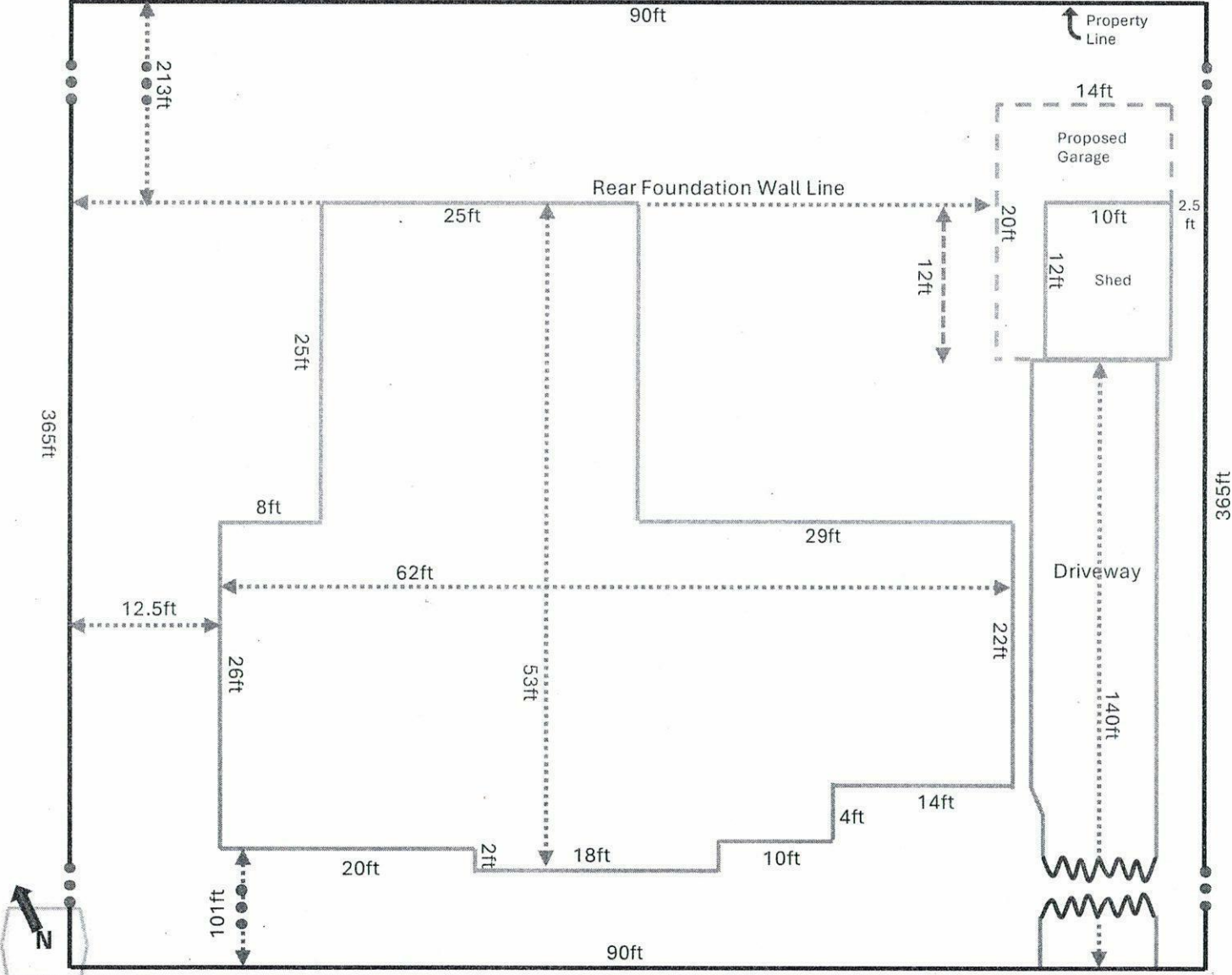
Plan Drawn By Fred Yaeger Date 12/16/2024 Scale: 1 inch = 60 ft Feet

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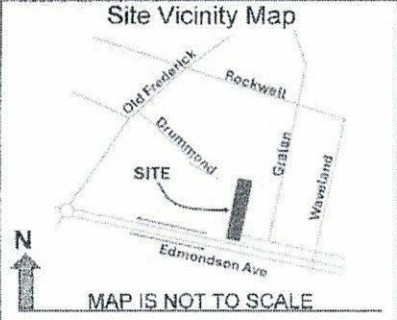
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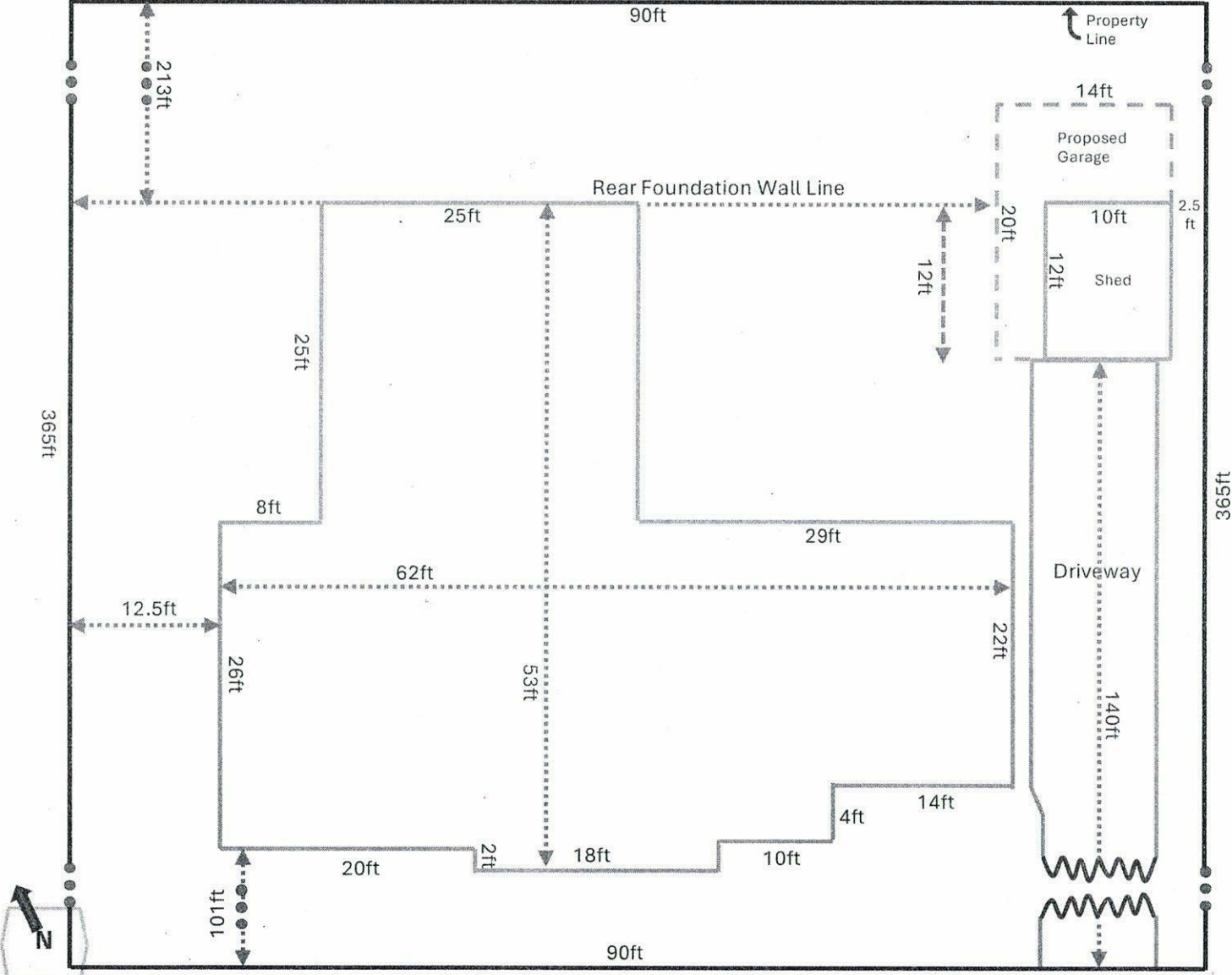
Plan Drawn By Fred Yaeger Date 12-16-2024 Scale: 1 inch = 12.8 Feet

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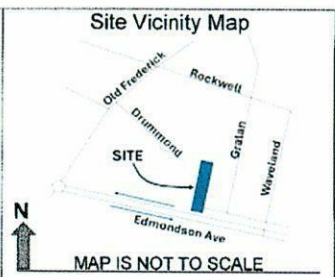
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Violation Case Number(s)  
 \_\_\_\_\_  
 \_\_\_\_\_

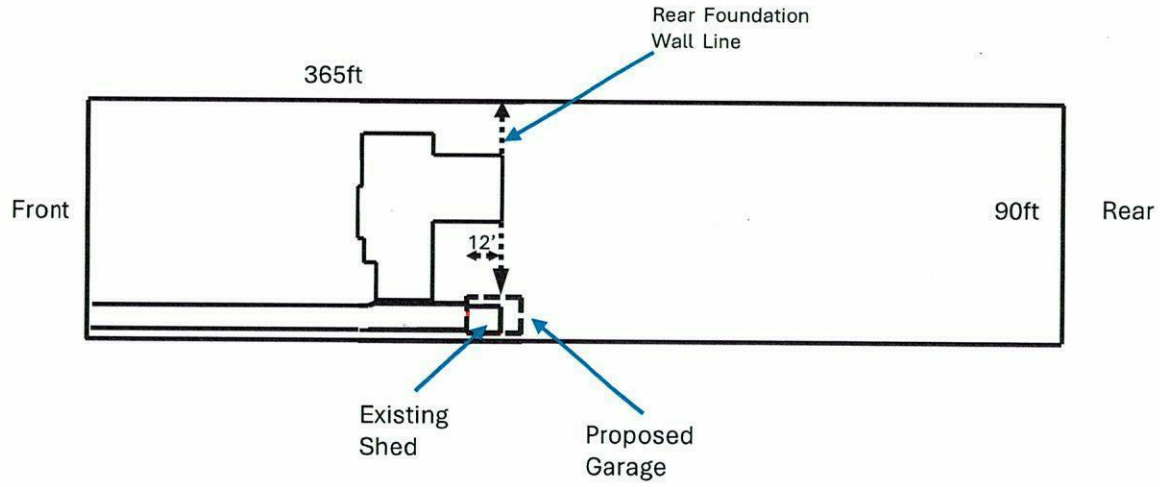


Plan Drawn By Fred Yaeger Date 12-16-2024 Scale: 1 inch = 12.8 Feet

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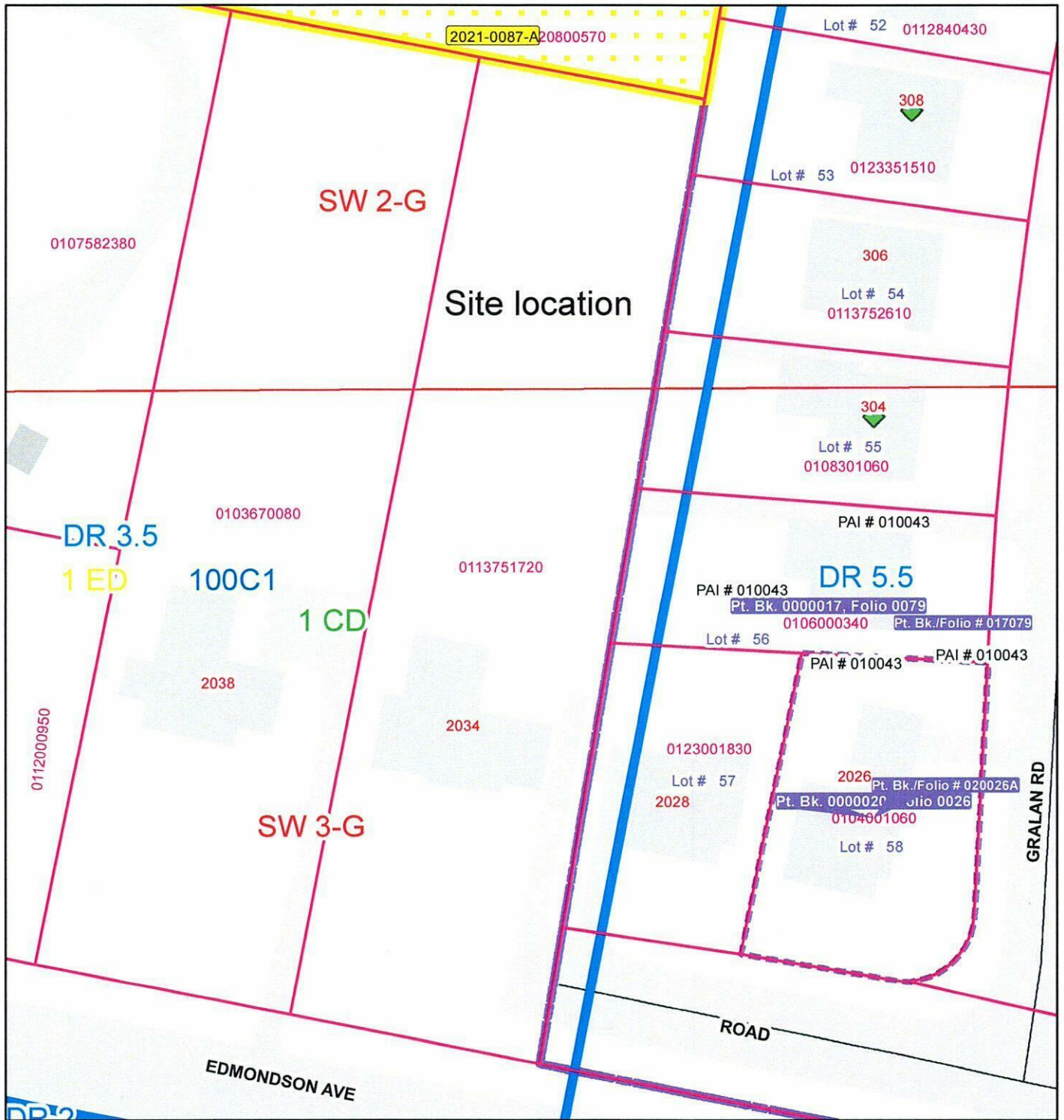


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 Violation Case Number(s)  
 \_\_\_\_\_  
 \_\_\_\_\_



Plan Drawn By Fred Yaeger Date 12/16/2024 Scale: 1 inch = 60 ft Feet

# 2034 Edmondson Ave



Publication Date: 1/13/2025



Publication Agency: Permits, Approvals & Inspections  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50.178509 feet