

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.1 to permit a minimum side yard setback of 14.7 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 33.9 feet in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

a. to make it legal to rent the attached apartment (the real estate contract is contingent on the issuance of a rental permit)

b. to allow contract buyers to obtain an affordable mortgage rate before their commitment date passes

c. a building permit was approved and issued in 1961 to allow construction of the second dwelling unit.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do 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 petition.

Contract Purchaser:	Legal Owner(s):	MAP
Paul E. Giles, Jr. and Marianne L. Giles	Nora Ruth Dell	23
(Type or Print Name)	(Type or Print Name)	E.D.
<i>Paul E. Giles, Jr.</i>	<i>Nora Ruth Dell</i>	2
Signature	Signature	DATE
<i>Paul E. Giles, Jr.</i>	<i>Nora Ruth Dell</i>	6/26/87
Address	Address	200
10806 Liberty Rd.	602 Beverly Road	1000
City and State	City and State	MD
21136	Reisterstown	
Attorney for Petitioner:	Address	Phone No.
(Type or Print Name)	602 Beverly Road, Reisterstown (301) 833-7252	21136
Signature	City and State	
<i>Paul E. Giles, Jr.</i>	Reisterstown	
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
City and State	Nancy Elaine Huffman	
Attorney's Telephone No.:	Name	
	602 Beverly Road, Reisterstown (301) 833-7252	
	Address	Phone No.
	21136	

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of June, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1987, at 10:00 o'clock a.m.

ESTIMATED LENGTH OF HEARING: 1/2 HR. + 1 HR.
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS
OTHER: EARLY HEARING REQUEST
REVIEWED BY: CRR DATE: 6/11/87

DESCRIPTION FOR VARIANCE

3636 HILMAR ROAD
2ND ELECTION DISTRICT

Beginning on the northwest side of Hilmar Road at a distance of 437 feet northeast of The Sisters Lane and being known as Lot Nos. 50 and 51 as shown on the Plat of Hilmar, which is recorded in the Land Records of Baltimore County in Plat Book 10, Folio 28.

IN RE: PETITION FOR ZONING VARIANCE
NW/S Hilmar Road, 437' NE of The Sisters Lane (3636 Hilmar Road)
2nd Election District
2nd Councilmanic District
Margaret Ann Cook, et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-511-A

The Petitioners herein request a variance to permit a minimum side yard setback of 14.7 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 33.9 feet in lieu of the required 35 feet.

Testimony by one of the Petitioners indicated that the subject property is improved with a single family dwelling and attached garage with an apartment, which they wish to legalize. She and her siblings recently inherited the property from their parents and are in the process of selling the home. The Contract Purchasers wish to be allowed to rent the apartment. The house was constructed in approximately 1952 or '53 and a garage with a flat roof was added several years later. Between 1961 and 1969, her father obtained a building permit, a copy of which is included in the file, and constructed an addition on top of the garage for use as an apartment. The apartment was rented to strangers or family members continuously from 1969 to approximately 1985. Rental units are located down one side of the street as well as in a house across the street. The driveway provides parking spaces for four vehicles in addition to the two spaces in the garage. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

ORDER RECEIVED FOR FILING
Date 6/26/87
By *John J. Sullivan*

ORDER RECEIVED FOR FILING
Date 6/26/87
By *John J. Sullivan*

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of June, 1987 that a minimum side yard setback of 14.7 feet, and a sum of the side yard setbacks of 33.9 feet, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED from and after the date of this Order.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

June 25, 1987

Ms. Nancy Elaine Huffman
602 Beverly Road
Reisterstown, Maryland 21136

Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
NW/S Hilmar Road, 437' NE of The Sisters Lane (3636 Hilmar Road)
2nd Election District
2nd Councilmanic District
Case No. 87-511-A

Dear Ms. Huffman:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbj

Enclosures

cc: Mr. & Mrs. Paul E. Giles, Jr.
10806 Liberty Road
Randallstown, Maryland 21136

People's Counsel

PETITION FOR ZONING VARIANCE

2nd Election District - 2nd Councilmanic District
Case No. 87-511-A

LOCATION: Northwest Side Hilmar Road, 437 feet Northeast of The Sisters Lane (3636 Hilmar Road)

DATE AND TIME: Tuesday, June 23, 1987, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a minimum side yard setback of 14.7 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 33.9 feet in lieu of the required 35 feet

Being the property of Margaret Ann Cook, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
NW/S Hilmar Rd., 437' NE of The Sisters La. (3636 Hilmar Rd.)
2nd District
MARGARET ANN COOK, et al.,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-511-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Margaret Ann Cook, Nora Ruth Dell, Nancy Elaine Huffman & James Henry Roberts, Jr., Petitioners, 602 Beverly Rd., Reisterstown, MD 21136; and Paul E. Giles, Jr. & Marianne L. Giles, 10806 Liberty Rd., Randallstown, MD 21133, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 17, 1987

Ms. Margaret Ann Cook
602 Beverly Road
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
NW/S Hilmar Rd., 437' NE of The Sisters La. (3636 Hilmar Rd.)
2nd Election District - 2nd Councilmanic District
Margaret Ann Cook, et al - Petitioners
Case No. 87-511-A

Dear Ms. Cook:

This is to advise you that \$72.77 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353	
6/23/87	35942
2-01-615-000	
7227	
Margaret Cook, et al	
Advertising & Posting 87-511-A	
0 8716*****227715 8728F	

87-511-A

ing June 6, 1987.

TOWSON, MD., June 4, 1987.

THE JEFFERSONIAN.

Publisher

LOCATION: Northwest Side of Lincoln, NW-1st Southwest of The Station Lane (3636 N. 1st) corner

DISTRICT: TWENTY-THIRD, Zone 1, 1967, at 1962-1

PUBLIC HEARING: Room 106, 114 N. Dearborn, 10:00 a.m., Tuesday, June 4, 1968, 111 W. Chesapeake Avenue, Townon, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

"Petition for Zoning Variance to permit a minimum side yard setback of 14 feet for the proposed 15,000 sq. ft. of a new detached garage and a man and a woman of the side yard setbacks of 33 feet in favor of the respondent."

"Being the property of respondent, Ann Cook, et al, at 3636 N. 1st Street, Baltimore County, Maryland."

"In the event that this Petition is granted, the proposed 15,000 sq. ft. of a new detached garage will be in the Twenty-Third Zone of Baltimore County, Maryland."

"The Zoning Commissioner requests for a stay of the minimum side yard setback of 33 feet for the proposed 15,000 sq. ft. of a new detached garage until the public hearing is held. The public hearing must be received in writing by the date of the hearing set above and before the public hearing is held."

By Order of
ARNOLD JARLON
Zoning Commissioner
of Baltimore County

3623 June 4

89861

Pikesville, Md., June 1 1987

Phyllis Holbeck
Manager

Advertisement \$25.60

May 1981

RE: PETITION FOR ZONING VARIANCE

NW/4 Section 36, T20N, R10E, S12E, 2nd
NW/4 Hilmar Rd., 437' NE of The Sisters La.
(3636 Hilmar Rd.)
2nd Election District - 2nd Councilmanic Dis.
Margaret Ann Cook, et al - Petitioners
Case No. 87-511-A

10:00 a.m.

Tuesday, June 23, 1987

~~Arvonia~~ Towson, Maryland

[Signature]

No. 32568

ACCOUNT 01-615

AMOUNT \$ 100.00

FROM THE

B B038*****100001# 4179F

VALIDATION OR SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER

3636 HILMAR ROAD
LIBER 5316, FOLIO 918
LOT 50 & LOT 51
PLAT OF HILMAR
PLAT BOOK 10, PAGE 28
ELECTION DISTRICT 2
BALTIMORE COUNTY MD



5.5

1" = 30'

433

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

My register has been received and regis-

6th day of May, 1927.

Zoning Commissions:

Petitioner's
Attorney

Chairman, Zoning Plan
Advisory Committee

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner _____ Date: May 21, 1987

FROM Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-511-A, 87-513-A, 87-516-A and 87-517-A

on these petitions.

NEG:JGH:sib

Norman E. Gerber, ACP
Director

MAY 24 1981

ZONING OFFICE

CPS-00

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

600

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State & Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial DevelopmentMs. Nancy Elaine Huffman
602 Beverly Road
Reisterstown, Maryland 21136RE: Item No. 433 - Case No. 87-5-1-A
Petitioners: Margaret Anne Cook, et al.
Petition Zoning Variances

Dear Ms. Huffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500Paul H. Reincke
Chief

April 28, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204Dennis F. Rasmussen
County Executive

Re: Property Owner: James H. Roberts, Jr., et al

Location: NW/S Hillmar Road, 437' NE The Sisters Lane

Item No.: 433

Zoning Agenda: Meeting of 4/28/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Capt. John Kelly 4-28-87* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/31

April 21, 1987

Mrs. Nancy Huffman
602 Beverly Road
Reisterstown, Maryland 21136RE: Zoning Approval Dwellings
(2 apartment?), Item #433
3636 Hillmar Road
2nd Election District

Dear Mrs. Huffman:

The present owners of the above referenced property have requested that we approve said premises as a 2 apartment dwelling. The property is presently zoned D.R.5.5 and as such can be approved for a 2 apartment dwelling only if the property and improvements are found to comply with the apartment conversion chart, via Section 402 of the Baltimore County Zoning Regulations. I am enclosing a copy of said chart for your edification. Please note that the R6 zoning classification has been redesignated to D.R.5.5 and that a two family dwelling requires a front lot width of 90 feet; a lot area of 10,000 square feet and a minimum side yard of 15 feet with a total of 35 feet for the sum of both side yards.

Based upon the site plan which accompanied the request, the total sum of the side yards is 1 foot more or less shy of complying with the required 35' sum, otherwise the existing improvements meet all the requirements of the conversion table. In order to bring about full compliance, the owners have petitioned for a public hearing (variance) to permit side yards of 33.9 more or less instead of the required 35 feet.

In view of the fact that the variance requested is slight, it is my opinion that it is reasonable to expect that it will be granted. In fact, a denial of a variance of this type would be very unusual.

If I can be of further assistance, please do not hesitate to call.

Sincerely,

JAMES E. DYER
Zoning Supervisor

JED:kkb

11197
TO SD - *James E. Dyer*
11/197
APR 17 1987
RECEIVED
ZONING OFFICE
Item 433

April 16, 1987

James E. Dyer
Zoning Supervisor

Dear Sir:

We the undersigned are applying for an accelerated procedure for a zoning variance for the property 3636 Hillmar Road - Liber 5316, Folio 918, Lot 50 and 51 - Plat of Hillmar Plat Book 10, page 28 - Election District 2, Baltimore County, Maryland 21207, which consist of a private residence with an apartment attached.

A Residential Alteration Permit was granted August 24, 1961, which listed a complete description of an apartment, consisting of two bedrooms, living room, kitchen and bath, over the existing garage. This permit was granted to our father, James H. Roberts, now deceased.

We rented this apartment for seventeen years, starting in 1969. This has always been a quiet, residential neighborhood. In an area such as this that has rented duplexes across the street and next door, there has never been any complaints from any of the residents.

At the present time, there are four owners who have acquired this property thru inheritance. The owners would like to dispose of this property, and have a contract on the house and the apartment.

Due to our buyers' family obligation, we are emphasizing the need for this variance to be granted as soon as possible, in order that you can issue the appropriate approval to the bank. Our buyers are expecting a child and had hopes to be moved in by the end of this month. None of us had any idea there would be any problems, since we had the original permit. The buyers have a commitment from the bank, which they will lose on April 23, because we were unaware of the county regulation that would not comply with original permit.

Since that time we have had a registered surveyor re-survey the property. We are submitting his papers to you, along with the vicinity maps and petitions.

Enclosed is a copy of the original permit and a copy of the lease agreement between our father and the first tenants. Your attention to this matter would be fully appreciated.

Very truly yours,

Nora Ruth Bell
Nancy E. Huffman
James Henry Roberts Jr.
Margaret Anne Cook

April 2, 1987

Ms. Shirley A. Dorsey
Grempler Realty, Inc.
400 E. Joppa Road
Towson, Maryland 21204RE: Zoning Approval
Two-Apartment Dwelling
3636 Hillmar Road
2nd Election District

Dear Ms. Dorsey:

The subject property is currently zoned Density, Residential (D.R. 5.5), and as such, would be subject to the Density, Residential requirements under Section 402 based on the conversion table of the Baltimore County Zoning Regulations for conversion of dwellings. However, we cannot accept a Plat without a seal from an certified surveyor or engineer.

As I mentioned in my letter to you dated March 14, 1987 your clients still have the option to Petition for a Zoning Variance for side yard setbacks in order to comply with Section 402.

If additional information is needed, please feel free to contact this office at 494-3391.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:kkb

cc: Mrs. Nancy Huffman
602 Beverly Road
Reisterstown, Maryland 21136Mrs. Ruth Bell
c/o Mrs. Nancy Huffman
602 Beverly Road
Reisterstown, Maryland 21136

March 30, 1987

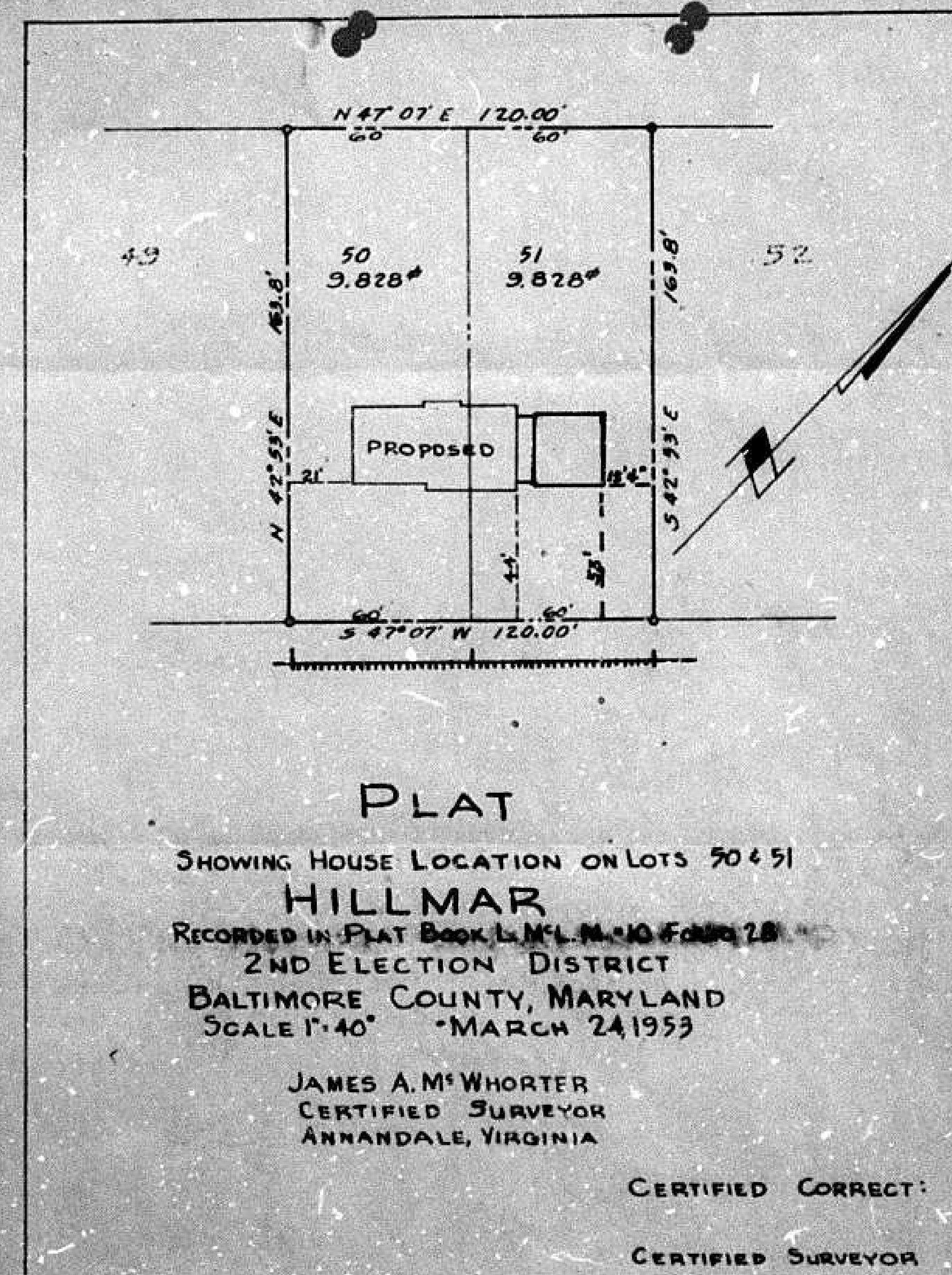
James E. Dyer
Zoning Supervisor
Baltimore County
Office of Planning & ZoningRE: Zoning Approval
3636 Hillmar Road
2nd Election District

Dear Mr. Dyer,

Enclosed please find an updated plat for the subject property showing the original structure, the addition and the side setbacks. As you can see there is a total of 36 feet 4 inches on the sides, 1 foot 4 inches more than required. Also enclosed is a vicinity map for the property.

We were told by your office that this is what is needed to issue a rental permit to our buyers. It is also to our understanding that there is now a 5 day waiting period for a letter to be issued to the lending bank giving approval to rent.

Please send the approval information to the agent below and a copy to the sellers below.

Ms. Shirley Dorsey
Grempler Realty Inc.
400 E. Joppa Rd.
Towson, MD 21204Mrs. Nancy Huffman
602 Beverly Rd
Reisterstown, MD 21136Mrs. Huffman 833-7252 (if unavailable call
Mrs. Ruth Dell 795-3355 Mrs. Dell)4-1-872A
RJM/JED

March 14, 1987

Ms. Shirley A. Dorsey
Grempler Realty, Inc.
400 E. Joppa Road
Towson, Maryland 21204RE: Zoning Approval
Two-Apartment Dwelling
3636 Hillmar Road
2nd Election District

Dear Ms. Dorsey:

The subject property is currently zoned Density, Residential (D.R. 5.5), and as such, would be subject to the Density, Residential requirements under Section 402 based on the conversion table of the Baltimore County Zoning Regulations for conversion of dwellings. Based on the Location Survey submitted with your correspondence, the property does not comply with this Section of the Regulations for a two-apartment dwelling.

However, your clients have the option to Petition for a Zoning Variance for side yard setbacks in order to comply with Section 402. For your convenience, I have enclosed the necessary forms in order to complete the above procedure.

If additional information is needed, please feel free to contact this office at 494-3391.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:kkb



REALTY, INC.

Phone 825-6400
Please reply to Shirley A. Dorsey
400 E. Joppa Road
Towson, Maryland 21204

March 3, 1987

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
Baltimore County Office
Towson, Maryland 21204

Dear Mr. Jablon:

We have contracted to purchase 3636 Hilmar Road, Baltimore, Maryland 21207. We, as well as the Mortgage Company, require written authority, license or permit necessary to rent the attached apartment.

This property includes a house and a attached rental unit, over garage. We will be living in one of the two units and would like to rent the other unit.

It is our understanding from Baltimore County Zoning, Chart 402-Baltimore County Zoning Regulation Conversion of Dwelling, this property meets all the requirements necessary for the house and one rental unit.

Enclosed is a check for \$20.00, Processing Fee, and a copy of the Listings.

Thank you,

Paul & Marianne Giles
Paul and Marianne Giles

DR 25
6H 1W

RECEIVED
MAR 4 1987

ZONING OFFICE

12 offices to serve you

WASHINGTON, DC

Open 9 to 9 7 days a week

MLS #137067-04 GR # CONTRACT PENDING 1-RESIDENTIAL/CONDO
3636 HILMAR ROAD ZIP:21207 MAP:8024J13 LIST: \$93,500
RANDALLSTOWN TAX AREA: 2 SUB AREA: 4
DESCRIPTION: BEDS:5 BATHS:3/0 AGE:UNK
RANCH/RAMBLER 1 LEVEL BRICK EXTERIOR ROOF:ASPH SHINGL
FULL BSMT-UNIMP SHOWER/TUB COMBO LINEN CLOSET(S)
LOT DESCRIP: ACRES:0.44 LOT DIM:120X160 DOUBLE LOT Z ZONING:
INSIDE LOT TREE STUDD LOT LEVEL LOT LANDSCAPED LOT
R O O M S : LR:14X12 DR:10X10 RR: FR: KT:10X08
MB:12X12/1 B2:08X12/1 B3:08X09/1 B4:10X10/9
FLOOR PLAN: FORMAL LIVING RM ENTRY HLL W/CLST FORMAL DINING RM
LR/DR 'L' EAT-IN KITCHEN MODERN KITCHEN LAUNDRY/MUD ROOM
APPLIANCES: ELECTRIC RANGE REFRIGERATOR WASHER GAS DRYER
AMENITIES: DISHWASHER
HARDWOOD FLOORS NO WAX FLOORS W/W CARPET CURTAIN RODS
SOME DRAPES/CRTN
LOWER LEVEL: FULL BATH UTILITY ROOM OUTSIDE ENTRANCE
HEAT / COOL: FUEL:GAS RADIANT WINDOW SCREEN(S) CEILING FAN(S)
1 FIREPLACE STORM WINDOW(S) STORM DOOR(S)
UTILITIES: PUBLIC WATER PUBLIC SEWER PUBLIC GAS
EXTENSION: EXT. LIGHTS/FLDS 2+ CARS ATTACHED GARAGE DRIVEWAY
OFF-STREET PRKNG BREEZEWAY
D E E D : LIBER:5316 FOLIO:918 PAGE: PARCEL:
LOT : BLOCK: SECT: HEAT: APPRSD VAL:
ANNUAL FEES: TAXES:\$1,400 H/C FEE: HEAT: G & E:
DIR: W LIBERTY RD-R ON HILMAR.3636 ON R-SEE MLS#137085/3
RMKS: ZONING ALLOWS CRD APT.GREAT IN-LAW APT.LG 2 CAR
GARAGE.QUALITY BLT.OVERSIZE PRIVATE LOT.POTENTIAL
FOR INCOME PRODUCING PROPERTY.SEE MLS#137085 CLASS 3
NOTE: POSS: IMMEDIATE CALL OFFICE SIGN ON PROPERTY HOME OWNER WRN'TY
IN-LAW APT/GTRS INCL. 1+ ARTS CABLE TV
CMTCT:#1753-MORTGAGE CO., FREESTATE PH:825-6400 TLIER
OFFICE:GRMP01 - OFFICE PH:825-6400 TR:SALE MLS #137067-04
CONTRACT:19/FE/87
** All measurements are approximate. Equipment indicated may not be complete. **
** All other information, though believed accurate, is not guaranteed. **

PERMITS DEPARTMENT 1987

RESIDENTIAL
ALTERATION PERMIT

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
Office of the Building Engineer
COUNTY OFFICE BUILDING, TOWSON 4, MD.

No. 27026
District 2
Date Aug. 24, 1961
SUBDIVISION
Hilmar
Lot No. 50-51
Block
Section
Plot No.

This Alteration Permit Is Hereby Granted To

JAMES H. ROBERTS
(Owner)
3636 Hilmar Road
(Address)
Baltimore 7, Maryland

To make the following Alterations:

Location 3636 Hilmar Road

Use of Building Dwelling (Addition)

Size of existing Building: Front 54' ft. Depth 27' ft. Height 10' ft.

Size of alteration: Front 24' ft. Depth 24' ft. Height 11' ft.

Existing setback Front 15' Side 15' and 12' Alteration setback Front 53' Side 27' and 12'

Complete Description of Alterations Construct 2 bedrooms, living room, kitchen and bath over

existing garage. Garage is underground.

Character of Construction Brick Comp.

Fee Paid \$ 20.00

This Permit shall be kept on the premises open to public inspection during the prosecution of the work and until completion of same. LIMITATION: After a new building permit is issued, if the operation or work authorized and approved thereunder is not commenced within six (6) months after the issue of it, after commencement of the operation or work, the operation or work is suspended or discontinued for a period of one year, then, in either case, the said permit shall be null and void, and no operations or work shall be again commenced unless and until another proper permit shall have been issued for such work.

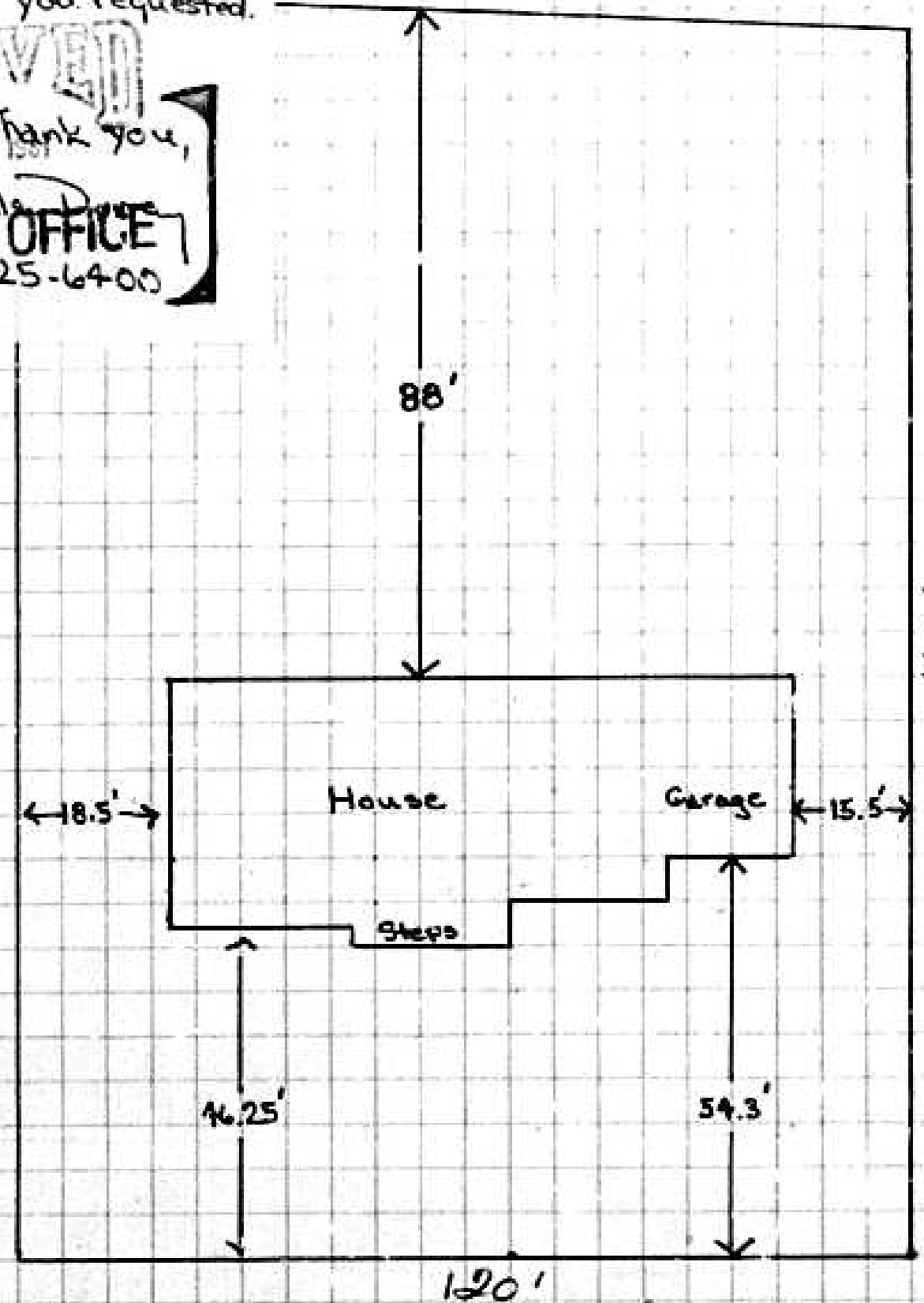
RECEIVED
MAR 13 1987

ZONING OFFICE

MLS #137065-04 GR # ACTIVE MULTI-FAMILY INCOME
3636 HILMAR ROAD ZIP:21207 MAP:8024J13 LIST: \$93,500
RANDALLSTOWN TAX AREA: 2 SUB AREA: 4
DESCRIPTION: TOTAL UNITS:2 AGE:UNK
SEMI-DETACHED 1 STORY BRICK EXTERIOR ROOF:ASPH SHINGL
FULL BSMT-UNIMP
LOT DESCRIP: ACRES:0.44 LOT DIM:120X160 DOUBLE LOT ZONING:DRS.5
NO. OF UNITS: EFF:0 1 BR:0 2 BR:1 3+ BR:1
HEAT / COOL: RADIANT WINDOW SCREEN(S) FUEL:GAS 1 FIREPLACE
STORM DOOR(S)
AMENITIES: PRIVATE ENTRY CARPETING DRAPES/CURTAINS ELECTRIC RANGE
REFRIGERATOR WASHER ELECTRIC DRYER DISHWASHER
PARKING: GARAGE 3 SPACES
RENTAL INFO: TINT:ND FEES
D E E D : LIBER:5316 FOLIO:918 PAGE: PARCEL:
LOT : BLOCK: SECT: HEAT: APPRSD VAL:
ANNUAL FEES: TAXES:\$1,400 H/C FEE: HEAT: G & E:
FINANCING: P&I: RATE: YEARS:00/00
DIR: W LIBERTY RD-R ON HILMAR.3636 ON R-SEE MLS#137067 CLASS 1
RMKS: POSSIBLE 3RD APT IN BASEMENT.GREAT IN-LAW APT.LG 2 CAR
GARAGE IN BASEMENT UNDER IN-LAW APT.QUALITY BLT.TERRIFIC
POTENTIAL FOR INCOME PRODUCING PROPERTY-SEE MLS#137067CLASS1
NOTE: POSS: IMMEDIATE CALL OFFICE KEY IN OFFICE SIGN ON PROPERTY
HOME OWNER WRN'TY
CMTCT:#1753-MORTGAGE CO., FREESTATE PH:825-6400 TLIER
OFFICE:GRMP01 - OFFICE PH:825-6400 TR:SALE MLS #137065-04
** All measurements are approximate. Equipment indicated may not be complete. **
** All other information, though believed accurate, is not guaranteed. **

Attached is the Site
Plan for 3636 Hilmar
Road that you requested.

RECEIVED
MAR 10 1987
Shirley Dorsey
ZONING OFFICE
825-6400



3636 Hilmar Road

19,200 #
Not to scale

HOLD