

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NW corner Solway and *
Girdwood Roads * ZONING COMMISSIONER
8th Election District *
4th Councilmanic District * OF BALTIMORE COUNTY
(220 Solway Road) *
Donna H. Szper * CASE NO. 03-256-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Donna H. Szper. The variance request is for property located at 220 Solway Road in the Timonium area of Baltimore County. The variance request is from Section 1B02.3.B & C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 20 ft. in lieu of the required 40 ft. for a proposed addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

12/3/02
R. J. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

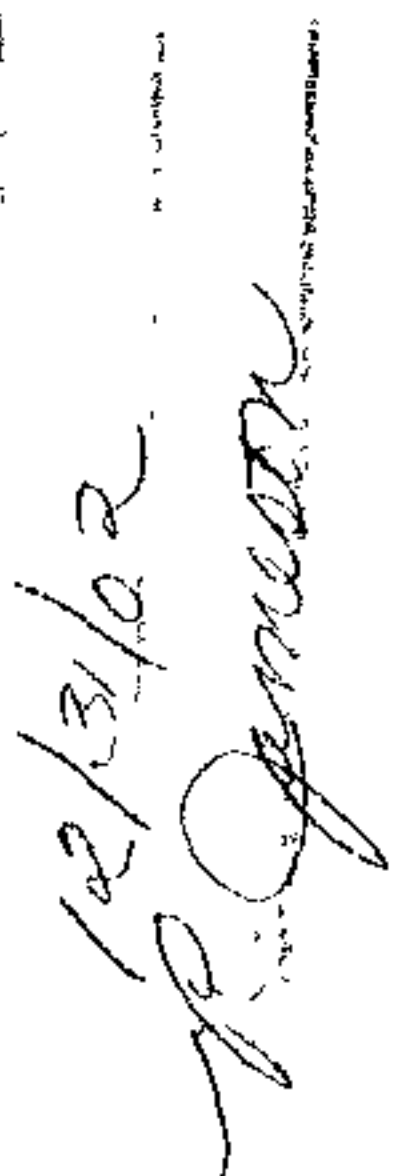
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 3rd day of December, 2002, that a variance from Sections 1B02.3.B & C of the B.C.Z.R., to permit a rear yard setback of 20 ft. in lieu of the required 40 ft. for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

12/31/02




Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 31, 2002

D. Gregory Howard, Esquire
10055 Red Run Boulevard, Suite 110
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 03-256-A
Property: 220 Solway Road

Dear Mr. Howard:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Donna H. Szper
220 Solway Road
Timonium, MD 21093

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 220 Solway Road, Balto. MD

which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate 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(s) 1B02, 3.B & C, BC22,

TO PERMIT A REARYARD SETBACK OF 120ft. for
AN ADDITION IN LIEU OF THE REQUIRED 40ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

D. Gregory Howard, Esquire
Name - Type or Print

Signature

D. Gregory Howard, P.A.
Company

10055 Red Run Blvd., Ste 110/410-902-9455
Address Telephone No.

Swings Mills MD 21117
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of November, 2011, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Donna H. Szper (formerly Hardman)
Name - Type or Print

Signature

Name - Type or Print

Signature

220 Solway Road 410-252-1499
Address Telephone No.

Baltimore MD 21093
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-256A

REV 10/25/01

Reviewed By JAM Date 11-22-02

Estimated Posting Date 12-2-02

Affidavit in Support of Administrative Variance

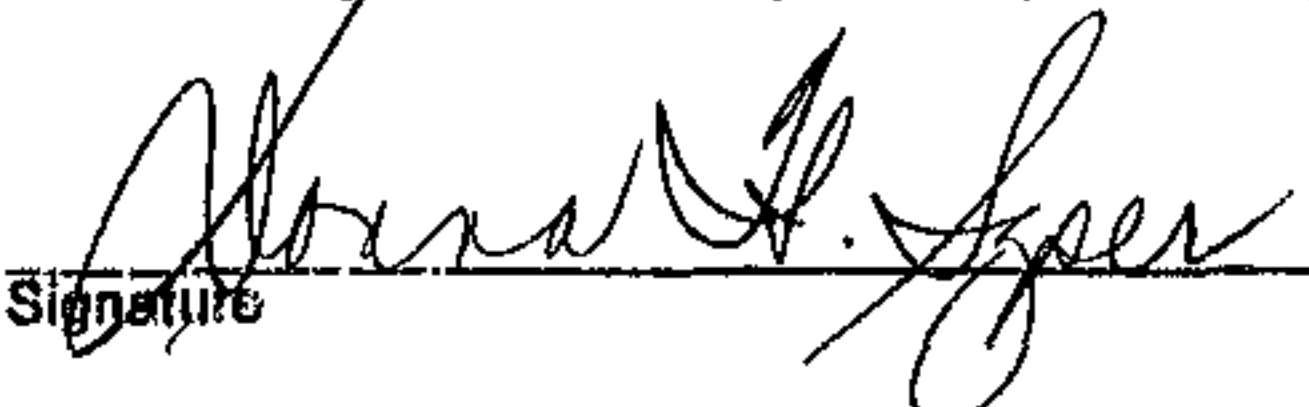
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 220 Solway Road
Address
Baltimore, Maryland 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Please see attached supplemented Affidavit in Support of Administrative Variance, consents of all contiguous Property owners and Community Association Approval.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Donna H. Szper
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donna H. Szper (formerly Donna Lynn Hardman)
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 3-1-2005



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address
Baltimore, Maryland 21093
City State Zip Code

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owners and Community Association Approval.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Donna H. Szper
Signature

Donna H. Szper
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donna H. Szper (formerly Donna Lynn Hardman)
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

D. Gregory Howard
Notary Public
My Commission Expires 3-1-2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 220 Solway Road, Balto. MD
which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate 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(s) 1802.3.B & C; BC2R,

TO PERMIT A REAR YARD SETBACK OF 20ft.
FOR AN ADDITION IN LIEU OF THE REQUIRED
40ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

D. Gregory Howard, Esquire
Name - Type or Print

Signature

D. Gregory Howard, P.A.
Company

10055 Red Run Blvd., Ste 110/410-902-9455
Address Telephone No.

Owings Mills MD 21117
City State Zip Code

Legal Owner(s):

Donna H. Szper (formerly Hardman)
Name - Type or Print

Signature

Name - Type or Print

Signature

220 Solway Road 410-252-1499
Address Telephone No.

Baltimore MD 21093
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of November that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-256A

REV 10/25/01

Reviewed By JCM Date 11.22.02

Estimated Posting Date 12.12.02

Supplemental Affidavit in Support of Administrative Variance

Donna H. Szper (formerly Donna Lynn Hardman),
220 Solway Road, Timonium, MD 21093

This variance request is made in order to modify our home in order to continue its use by one of the home's residents, Ms. Vera Hardman. Ms. Hardman is the elderly mother of Petitioner, Donna H. Szper.

The use of our lot, which is bordered on two sides by streets, is very limited both by setback and aesthetic considerations. A corner lot is uniquely impacted by setback requirements because, for the sake of the neighborhood and aesthetic considerations, only additions to the back of the building can be considered. In addition, activity on this part of the building is more in keeping with the nature of the neighborhood. The proposed plan is simply to replace an existing sunroom with living quarters and full bath, which will only slightly alter the existing footprint of the sunroom. The proposed addition is the least obtrusive and most aesthetically pleasing option for creating the needed bathroom and living quarters.

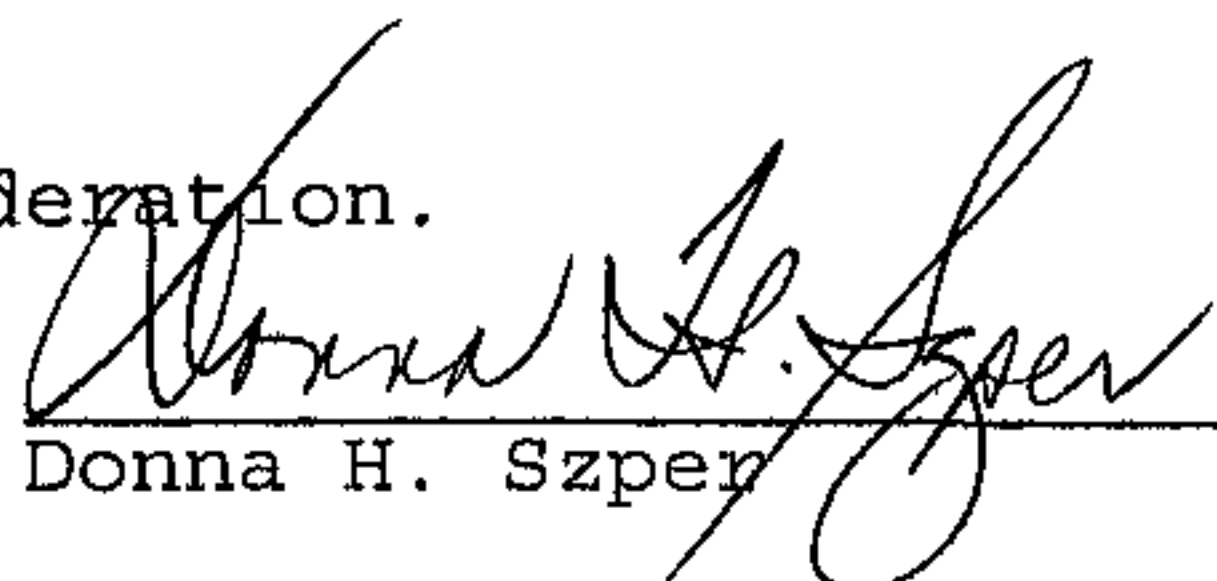
The neighbors on the bordering properties have been consulted and have shown their consent by the attached documentation. (please see attached EX. 1 and Ex. 2). In addition, the Community Association has approved the proposed addition plan. (please see attached Ex. 3).

In light of Ms. Hardman's age and physical condition, the denial of the variance will effectively deny her continued residential use of our home. Ms. Hardman is an integral part of our family unit. A denial of the variance will cause undue hardship to our family, forcing us to abandon the reasonable use of our home or to abandon the care of Ms. Hardman to a nursing home or similar facility. (No one really thinks that the quality of one's life is not adversely impacted by removal to such places.) Two-story homes become uninhabitable when advanced age and deterioration of health renders us less mobile (especially when the full bathroom facilities are on the second floor-as is present in our situation).

Nothing less than an area variance will solve our dilemma.

Our need for the addition was not precipitated by our action, it is the result of wanting to continue to live as a family in our home, and the natural aging process. The addition will be constructed in a responsible manner and be no more noticeable than the current sunroom. The addition will not interfere with safety and welfare considerations and will not otherwise detrimentally impact our neighbors or the area in general.

Thank you for your consideration.

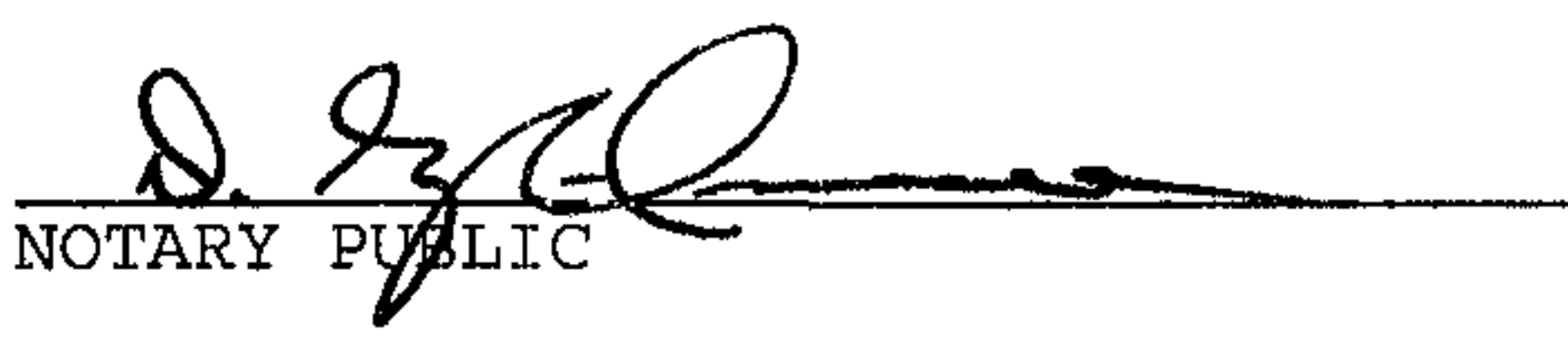

Donna H. Szper

STATE OF MARYLAND

Baltimore COUNTY

SS:

I HEREBY CERTIFY, that on this 22ND day of November, 2002, before me the subscribed, a Notary Public of the State of Maryland, personally appeared DONNA H. SZPER (formerly Donna Lynn Hardman) who is known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be her free act and deed.


NOTARY PUBLIC

My Comm. Expires: 3-1-2005



C/SPPA

Consent to Variance and Construction

We the undersigned own property which is contiguous to 220 Solway Road, Timonium, Maryland (which is owned by Joseph C. and Donna H. Szper). Our property is known as Lot 14 in the subdivision (with an address of 2502 Girdwood Road), and is located on the Northerly side of the Szpers' property.

After reviewing the proposed plans of the Szpers to convert and slightly enlarge their sunroom into an additional living area for Mrs. Hardman, we have no objection to the project. We further have no objection to any variance of any setback that is necessary to accommodate the addition.

Witness:

Regina Moore
Leslie Baernhorster

Michael Moore
Mr. Michael Moore
Frances S. Moore
Mrs. Michael Moore

254

Legal Description For Administrative Variance

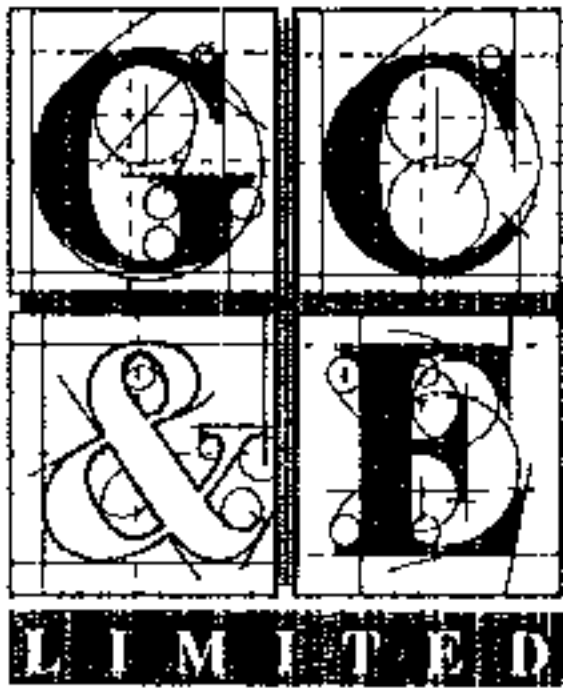
Donna H. Szper (formerly Donna Lynn Hardman),
220 Solway Road, Timonium, MD 21093

All that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 13, Block P, as shown on a Plat entitled "Springlake, Section 3 - Plat 5," which Plat is recorded among the Land Records of Baltimore County in Plat Book WJR No. 28, page 75. The improvements thereon being known as 220 Solway Road.

Being the same lot or parcel of ground which by Deed dated April 29, 1996, and recorded among the Land Records of Baltimore County in Liber 0011592, folio 372, et seq., was granted and conveyed by Charles F. Hoesch and Marcella C. Hoesch, his wife, unto Donna Lynn Hardman.

250



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-256-A
PETITIONER/DEVELOPER:
Donna Szper
DATE OF HEARING:
December 17, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

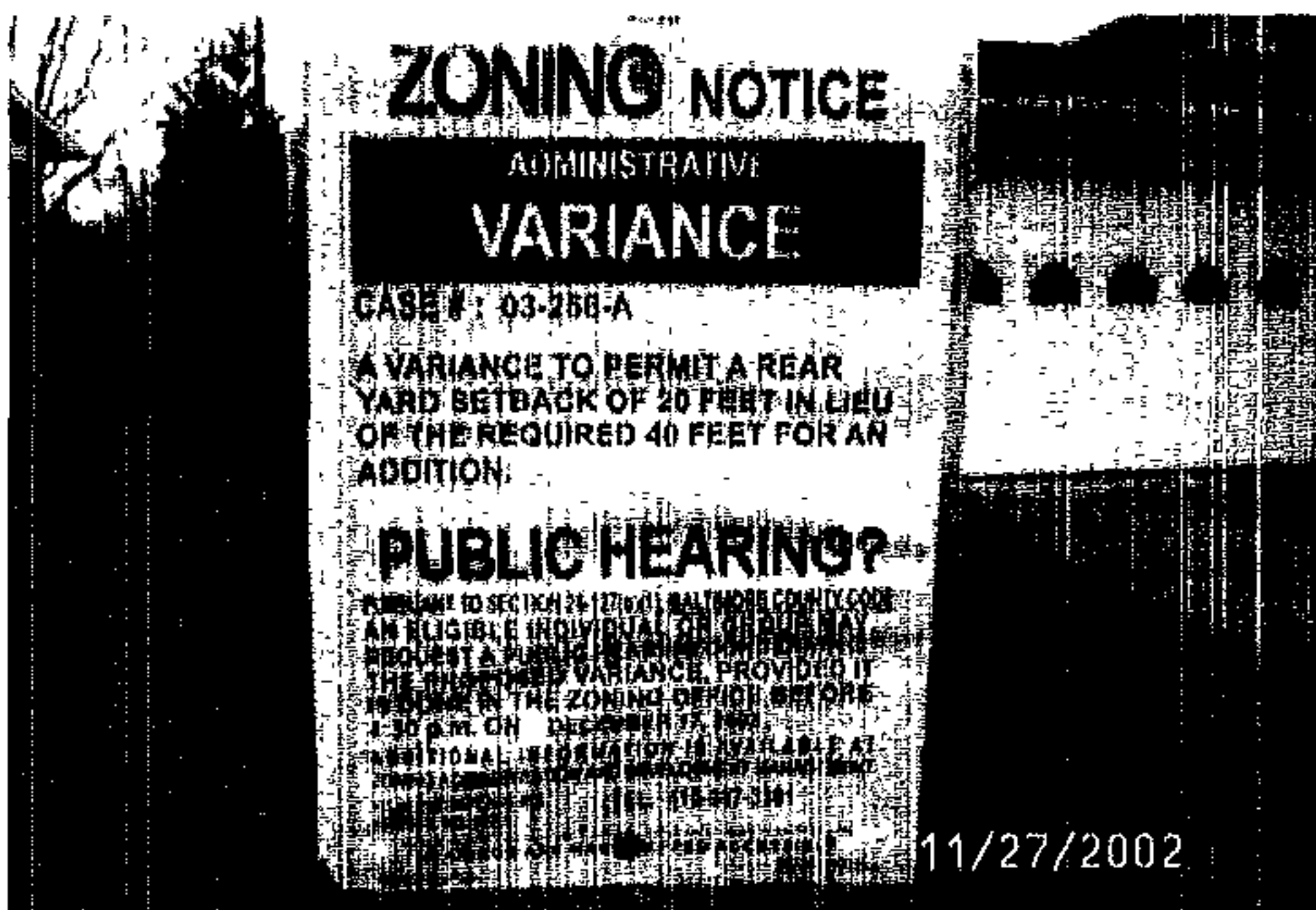
LOCATION:
220 Solway Road

DATE:
December 3, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON : November 27, 2002



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 16, 2002

Donna H. Szper
220 Solway Road
Lutherville, MD 21093

RE: Case Number: 03-256-A, 220 Solway Road

Dear Ms. Szper:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

C: People's Counsel

Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.17.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 256

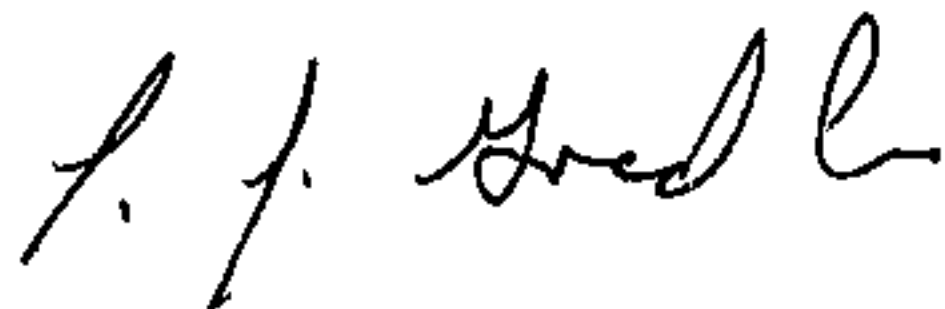
JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 16, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

241-248, 251, 252, 256, 259

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 30, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-256, 03-257 & 03-261**
ADMINISTRATIVE VARIANCE

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: January 17, 2003

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 23, 2002
Item Nos. 241, 243, 244, 245, 246, 248,
249, 250, 251, 252, 253, 254, 255, 256,
and 269

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

D. GREGORY HOWARD, P.A.
10055 RED RUN BOULEVARD
SUITE 110
OWINGS MILLS, MARYLAND 21117
TELEPHONE 410-902-9455
TELEFAX 410-902-9458
ANNAPOLIS AREA 1-800-382-4488

ADMITTED IN MARYLAND, D.C.,
FEDERAL AND U.S. SUPREME COURT BARS

706 Giddings Avenue
Suite 2C
ANNAPOLIS, MARYLAND 21401
1-800-382-4488

CONFIDENTIALITY NOTICE

The information contained in the following pages is or may be **privileged and confidential** and belongs to D. Gregory Howard, P.A. The information is intended solely for the use of the addressee named below. All privileges and immunities applicable to this transmission are expressly preserved. The review, use or duplication of this information is prohibited by anyone other than the intended addressee.

If you are not the addressee, please read only this cover sheet and then immediately contact D. Gregory Howard, P.A. (call collect if it is a toll call) and explain that the material was sent to you in error. Thank you very much for your assistance.

TO: **JOE MERREY**
RE: Szper
TELEFAX NUMBER: 410-887-2824
FROM: D. Gregory Howard, Esq.
DATE: December 16, 2002
PAGES: 3 including this cover page

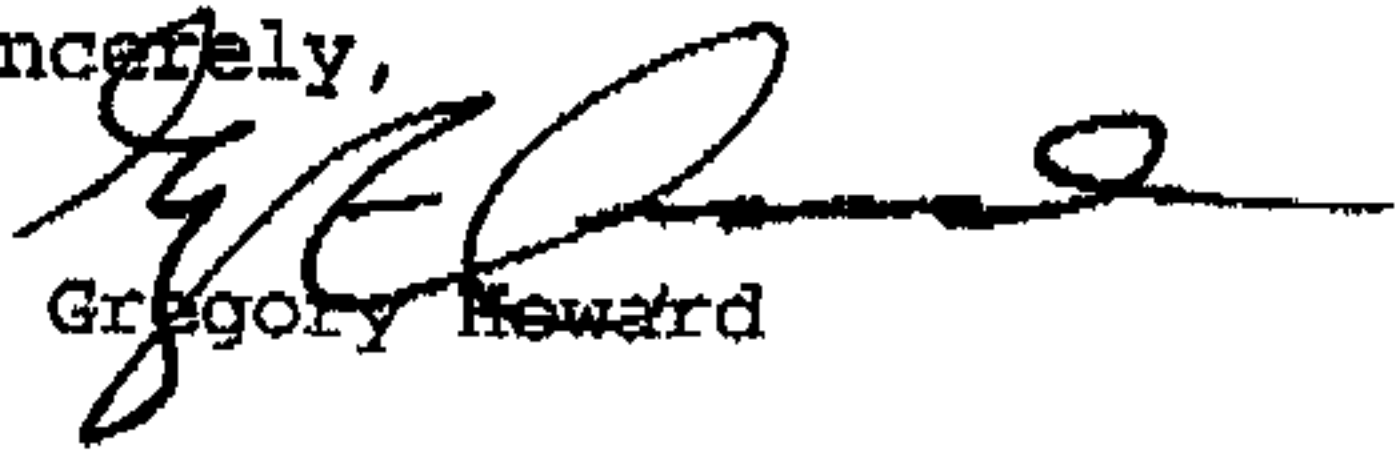
MESSAGE: Joe -- Here is the "Certificate of Posting." Notwithstanding the reference to the "hearing," it is my understanding that there is no hearing taking place unless there are complaints.

Please let me know if there is an actual hearing we should be attending on the 17th.

The client advises the date of posting was November 27th, 2002. The "closing" date is December 17th.

Thank you for all your help in this matter.

Sincerely,


D. Gregory Howard

Attachment - Certificate of Posting

cc: Donna Szper

147/TFJM



Maryland Department of Planning

*Granted
12/31/02*

*Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor*

*Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary*

December 20, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

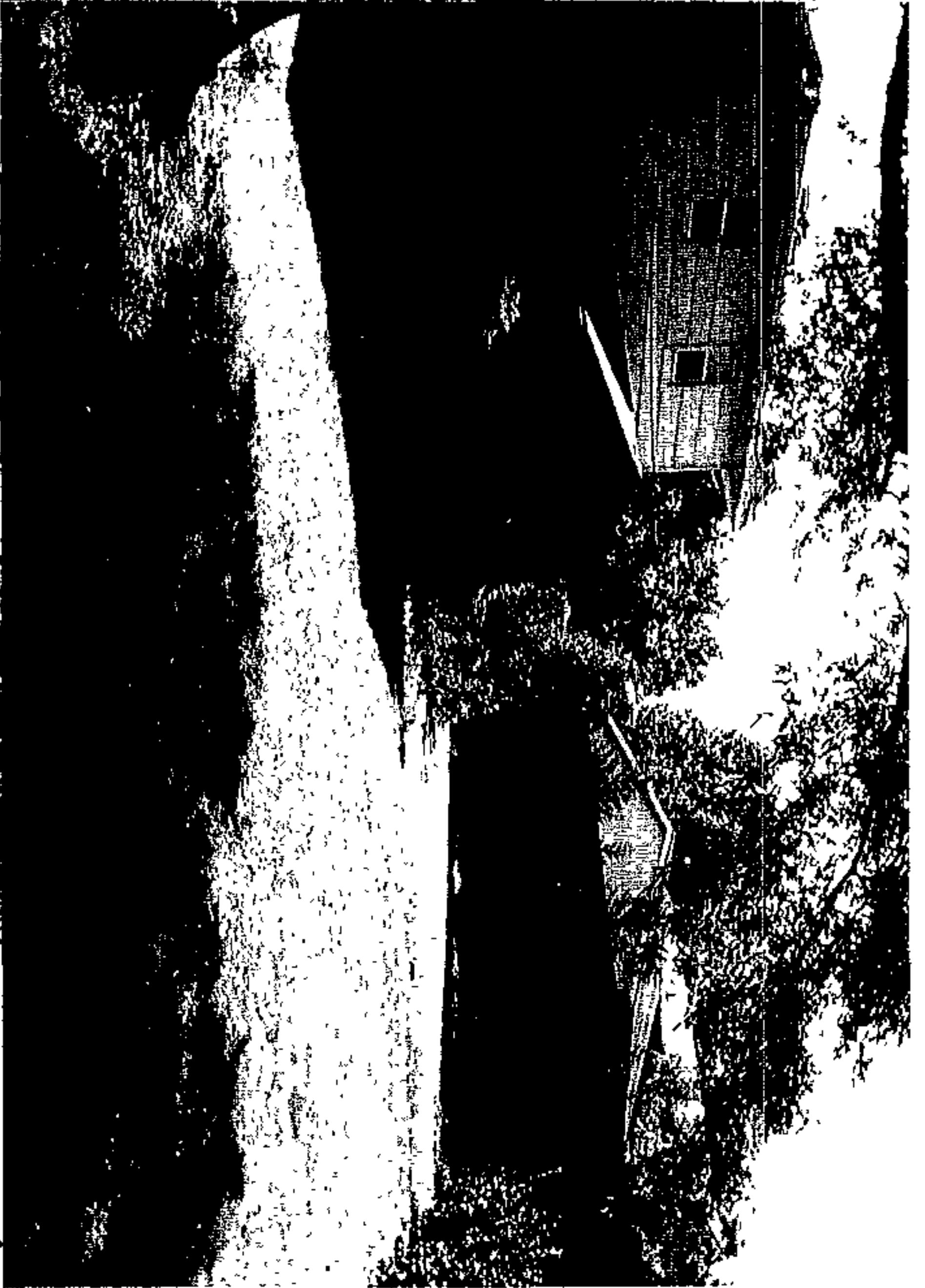
The Maryland Department of Planning has received the above-referenced information on 12/19/02. The information has been submitted to Mr. Mike Nortrup.

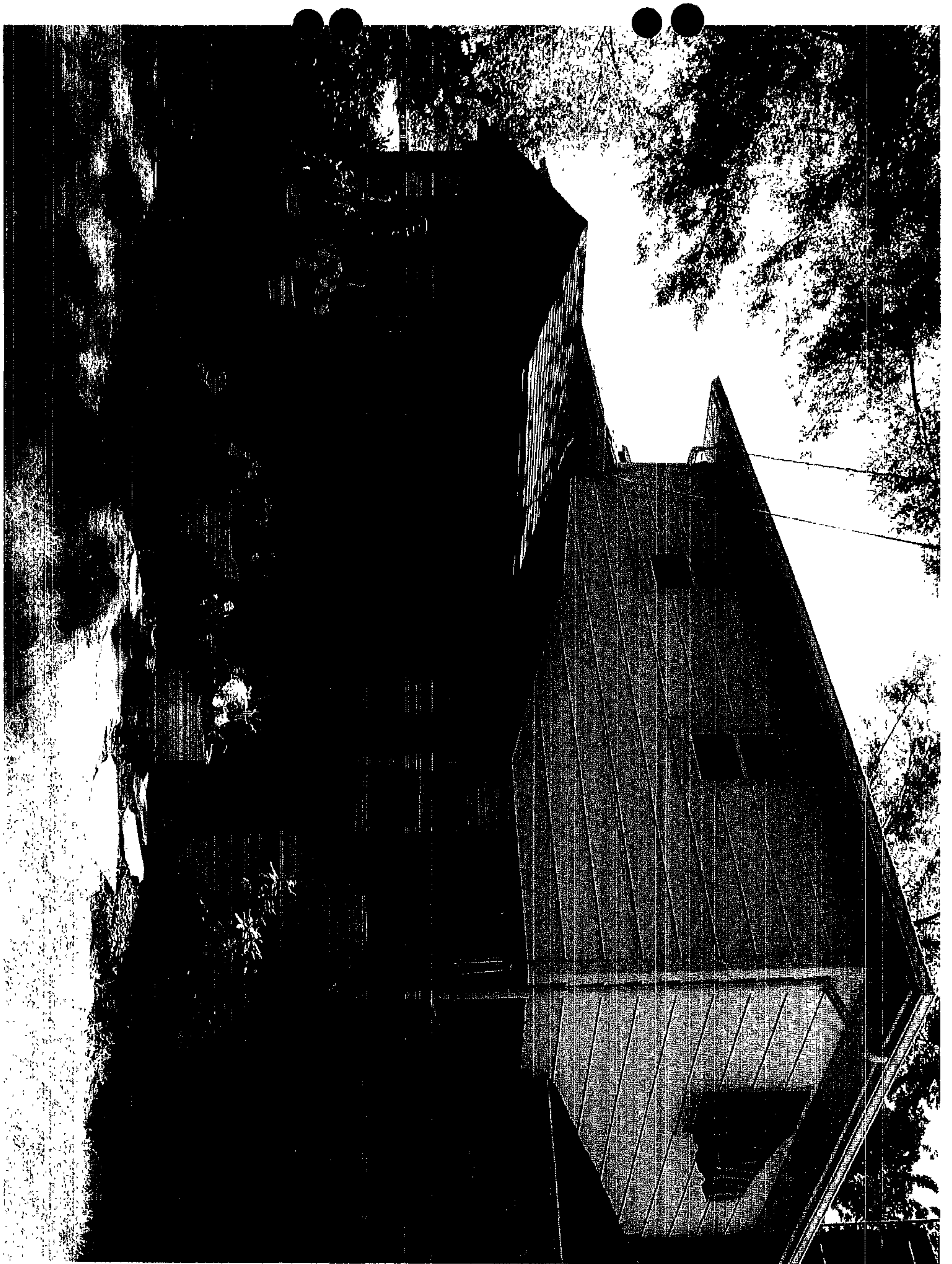
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

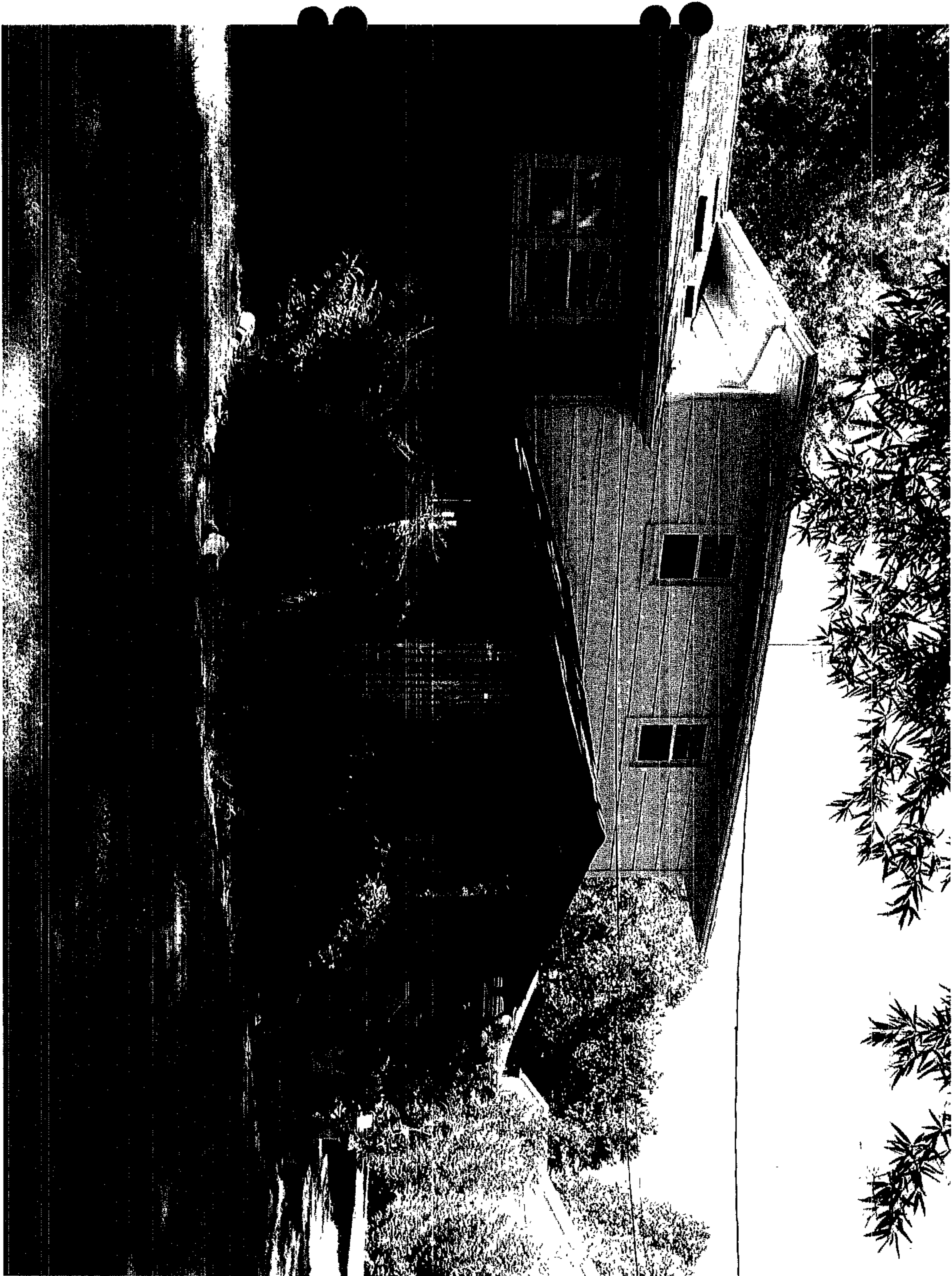
Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

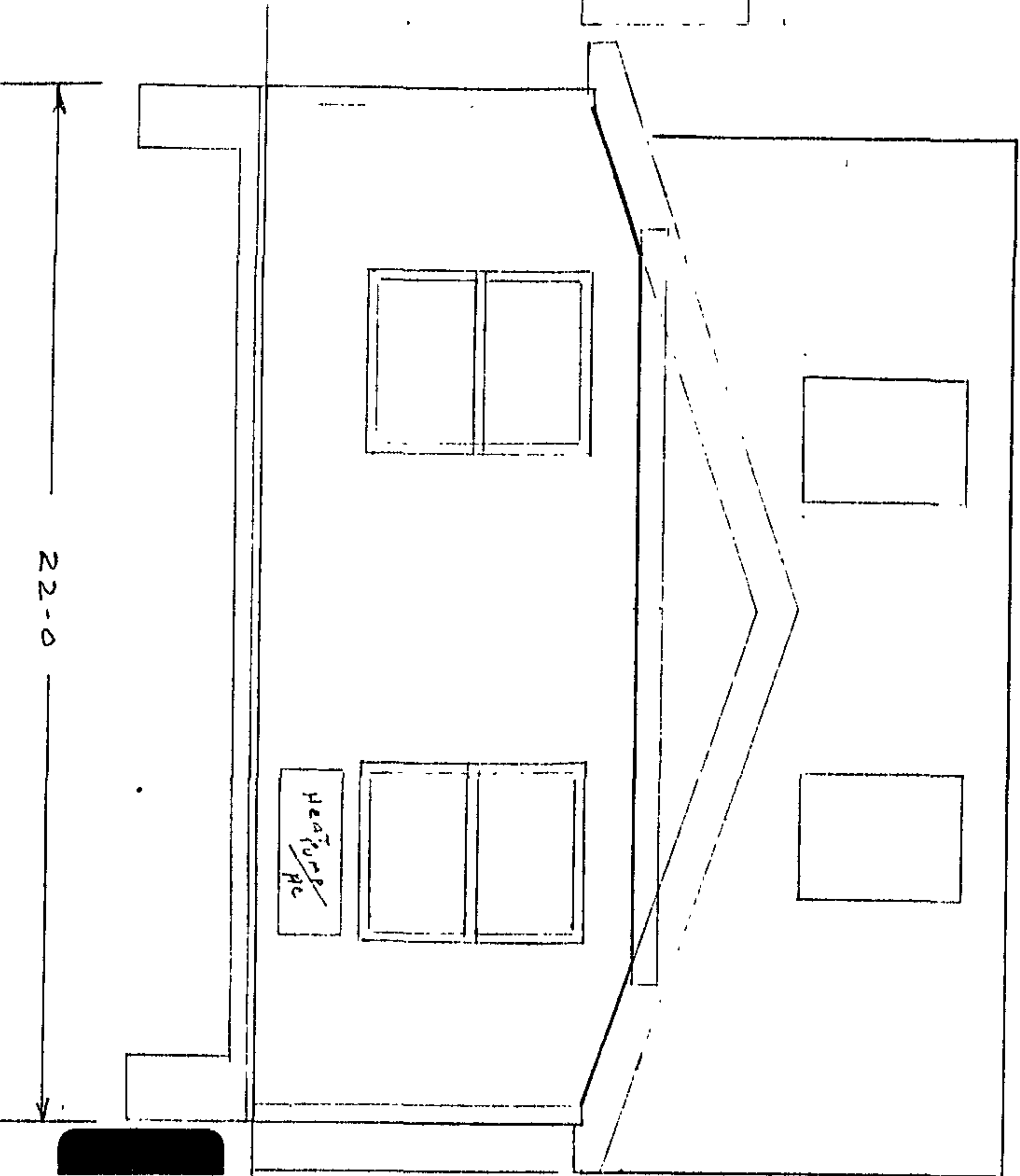
cc: Mike Nortrup





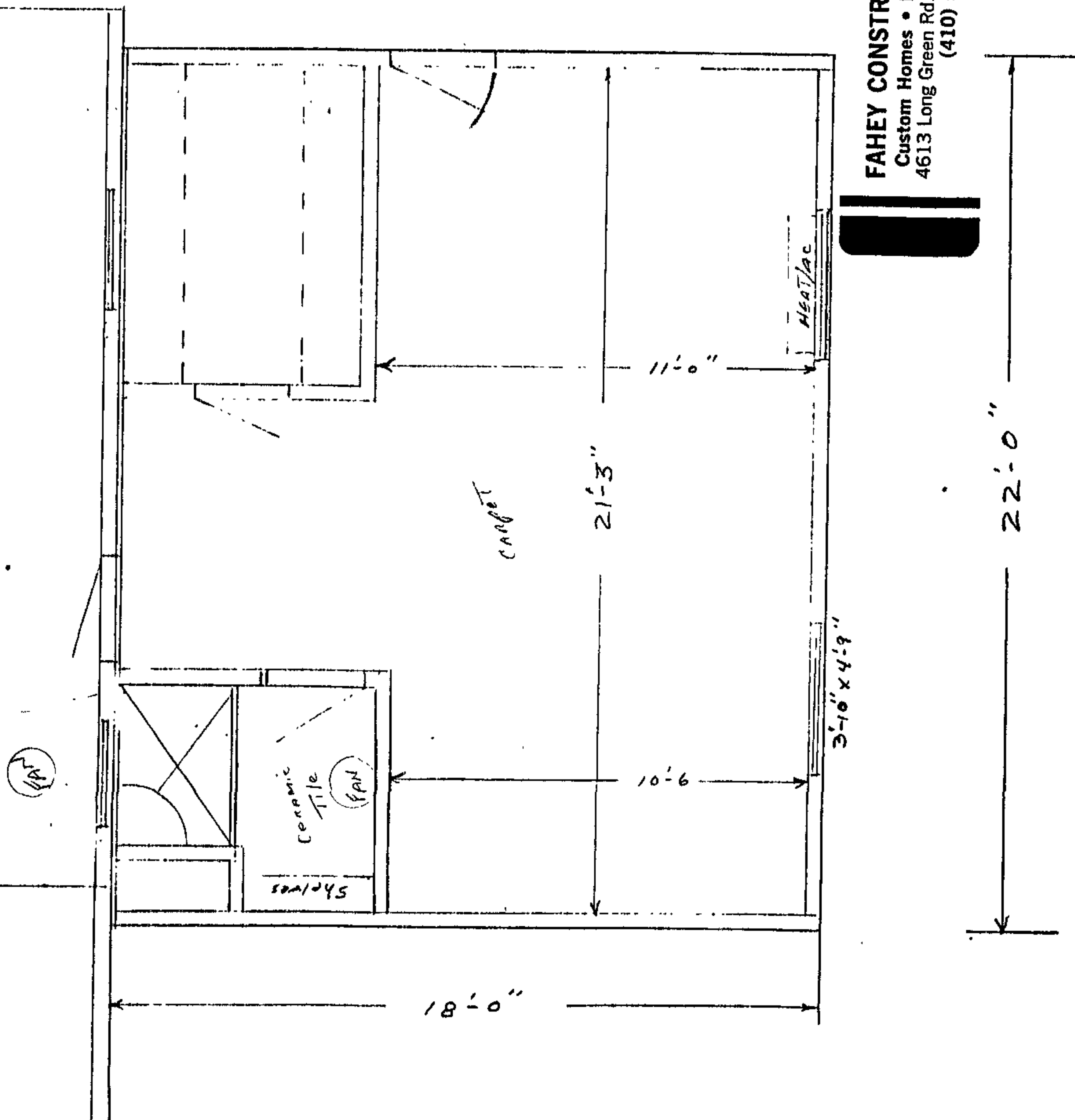






25

FAHEY CONSTRUCTION CO., INC.
Custom Homes • Remodeling • Repairs
4613 Long Green Rd. Glen Arm, MD 21057
(410) 592-2322

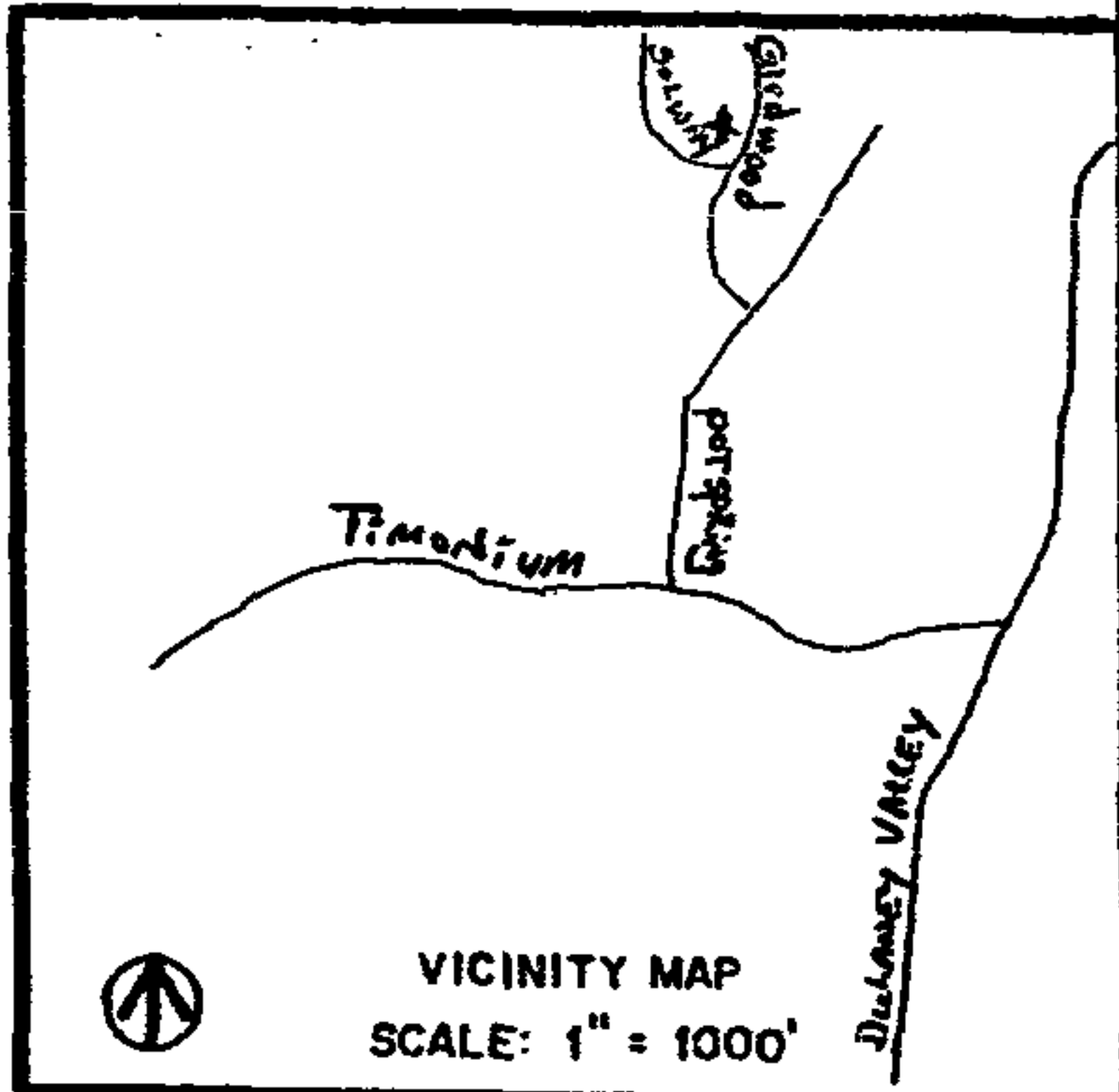
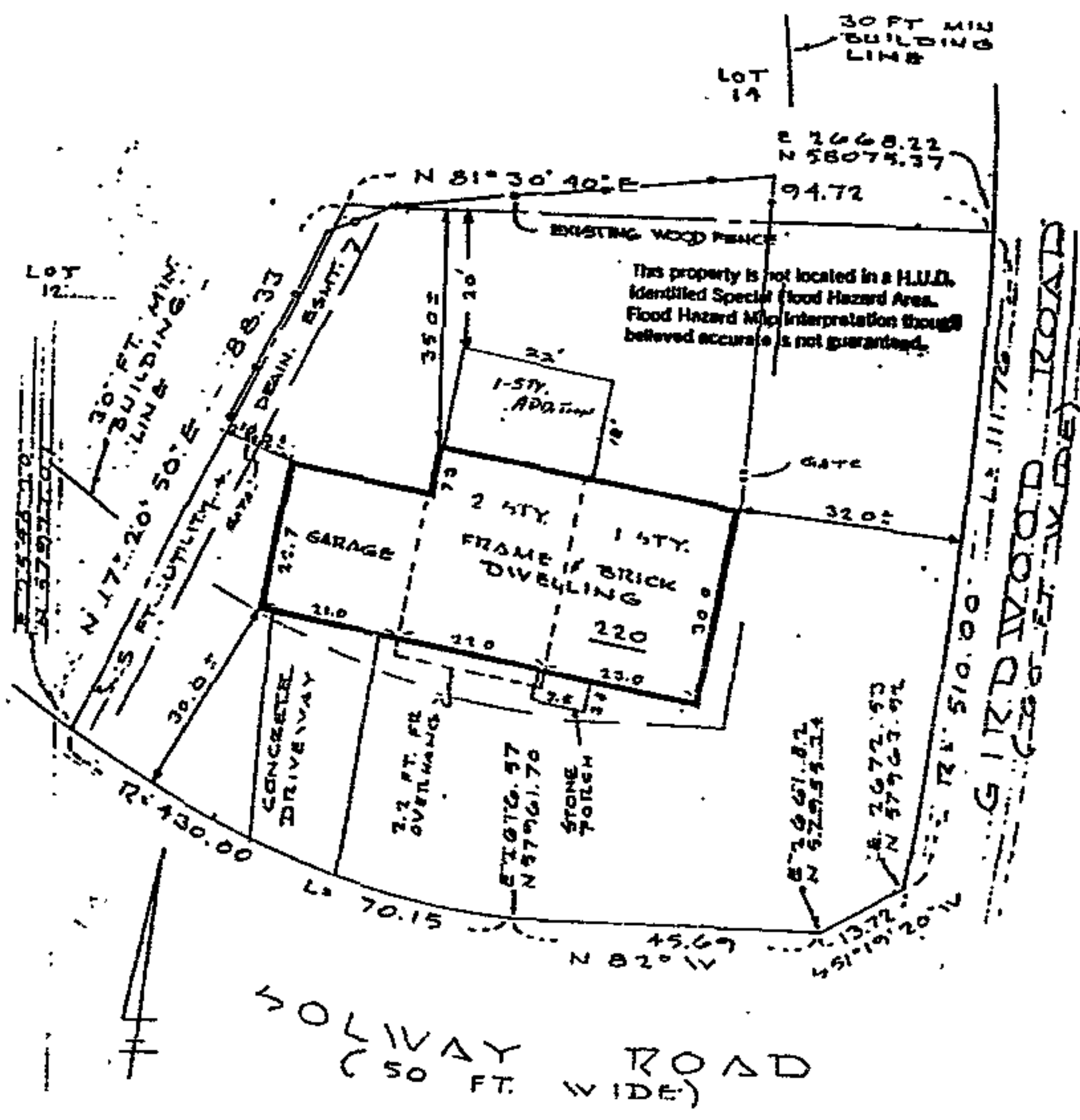


FAHEY CONSTRUCTION CO., INC.
Custom Homes • Remodeling • Repairs
4613 Long Green Rd. Glen Arm, MD 21057
(410) 592-2322

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 202 Solway Road
 SUBDIVISION NAME Springlake, Section 3, Plat 5
 PLAT BOOK # 28 FOLIO # 75 LOT # 13 SECTION # 3
 OWNER Donna H. Szper (formerly Hardman)

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT **8**
 COUNCILMANIC DISTRICT **4**
 1" = 200' SCALE MAP # **NE 15A**
 ZONING **DR 2 (R-20)**
 LOT SIZE **-33** **14,374.8**
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING



PREPARED BY D. Susan Howard, Esq. SCALE OF DRAWING: 1" = **40'**

ZONING OFFICE USE ONLY

REVIEWED BY JWM ITEM # 250 CASE #

Rel. Co. #1

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 0803068461

Owner Information

Owner Name: DEFUSCO ANDREW J
DEFUSCO CAROLINE M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 218 SOLWAY RD
LUTH-TIMONIUM MD 21093-2610
Deed Reference: 1) /13225/ 433
2)

Location & Structure Information

Premises Address
218 SOLWAY RD

Zoning

Legal Description

218 SOLWAY RD
SPRINGLAKE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	
52	13	72			3	P	12	81	Plat Ref:	4 28/ 74

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built
1964

Enclosed Area
2,568 SF

Property Land Area
9,209.00 SF

County Use
04

Stories
2

Basement
NO

Type
SPLIT LEVEL

Exterior
1/2 BRICK FRAME

Value Information

	Base Value	Value As Of 01/01/2002	Phase-In Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	57,200	61,200		
Improvements:	129,660	135,280		
Total:	186,860	196,480	190,066	193,272
Preferential Land:	0	0	0	0

Transfer Information

Seller: CREGG JAMES M	Date: 10/19/1998	Price: \$186,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13225/ 433	Deed2:
Seller: WALTER S STEFANO WICZ & SONS INC	Date: 04/08/1965	Price: \$33,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 4442/ 134	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Account Identifier: District - 08 Account Number - 0819010960

Owner Information

Owner Name:	MOORE MICHAEL R MOORE FRANCES S	Use:	RESIDENTIAL
Mailing Address:	2502 GIRDWOOD RD LUTH-TIMONIUM MD 21093-2601	Principal Residence:	YES
		Deed Reference:	1) / 8694/ 420 2)

Location & Structure Information

Premises Address 2502 GIRDWOOD RD	Zoning	Legal Description 676 SE LONDONDERRY RD SPRINGLAKE
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Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	4
52	13	72			3	P	14	81	Plat Ref:	28/ 74

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built 1964	Enclosed Area 1,395 SF	Property Land Area 9,130.00 SF	County Use 04
Stories SPFOY	Basement	Type SPLIT FOYER	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments	
			As Of 07/01/2002	As Of 07/01/2003
Land:	57,130	61,130		
Improvements:	108,170	113,750		
Total:	165,300	174,880	168,493	171,686
Preferential Land:	0	0	0	0

Transfer Information

Seller: DAKE RICHARD E	Date: 01/17/1991	Price: \$150,880
Type: IMPROVED ARMS-LENGTH	Deed1: / 8694/ 420	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

D.R. 2

NE 16A

1"=200'

D.R. 3.5

256

D.R. 2

SITE

SOLWAY

COURT

HARTHAM
COURT

DRIVE

SPRIN.

