

IN RE: PETITION FOR VARIANCE
W/S Oak Avenue, 260' N
Middleborough Road
15th Election District
6th Councilmanic District
(216 Oak Avenue)

Thomas Casey
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-411-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Thomas Casey. The Petitioner is requesting variance relief for property he owns at 216 Oak Avenue located in the Middleborough area of Baltimore County. The variance request is to permit the construction of a single-family residential dwelling on a lot with a width of 50 ft. and a total square foot area of 8,200 sq. ft. in lieu of the required 70 ft. and 10,000 sq. ft. In addition, variance relief is requested to allow a sum of the side yard setbacks of 22 ft. in lieu of the required 25 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request was T. Lewis, the property owner's representative. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.1889 acres, zoned D.R.3.5. The property is located on the west side of Oak Avenue in Middleborough. It is an unimproved residential lot, the dimensions of which are 50 ft. x 167 ft. The lot in question is similar to all other lots located within this area of Middleborough.

Mr. Casey is interested in constructing a single-family residential dwelling on the property for himself. In order to proceed with the construction of this dwelling, the variance relief is necessary.

5/19/03
T. J. Jernston

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

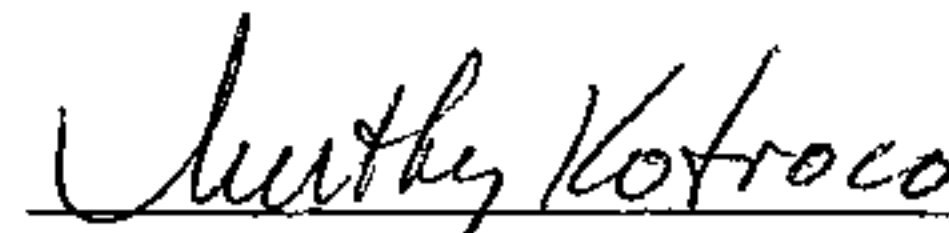
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 19th day of May, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit the construction of a single-family residential dwelling on a lot with a width of 50 ft. and a total square foot area of 8,200 sq. ft. in lieu of the required 70 ft. and 10,000 sq. ft. and to allow a sum of the side yard setbacks of 22 ft. in lieu of

the required 25 ft. and to approve an undersized lot, 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 his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/19/03





Baltimore County
Zoning Commissioner

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

May 19, 2003

Thomas Casey
2610 Greenspring Avenue
Joppa, MD 21085

Re: Petition for Variance
Case No. 03-411-A
Property: 216 Oak Avenue

Dear Mr. Casey:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. T. Lewis
8807 Chesapeake Avenue
Millers Island, MD 21219

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 216 Oak Ave.
which is presently zoned DR 3.5.

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)

1 B02-3.C.1 to permit a lot with a 50 ft. width and a 8,200 sq ft area in lieu of a 70 ft. width and a 16,000 sq ft. area, also to allow sum of side setbacks of 22 ft. in lieu of 25 feet and to approve an undersize lot,

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

UNDERSIZE BUILDING LOT, 50' WITH SIDEYARD SETBACKS OF 11' FEET ON EACH SIDE & LESS THAN A OVERALL SQUARE FOOTAGE OF LOT REQUIRED OF 16,000 SQ FT. LOT IS EXISTING 8231 SQ FT

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No.

03 411 A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By

SL

Date

3/07/03

BEGINNING DESCRIPTION

216 OAK AVE

BEGINNING AT A POINT ON THE WEST SIDE OF OAK AVE
(A 30 FT. R/W) AT A DISTANCE OF 260 FT. NORTH OF THE C/L
OF MIDDLEBROUGH RD. (A 20 FT R/W) THENCE ALONG
THE RIGHT OF WAY LINE OF OAK AVENUE NORTHERLY 52 FT,
THEN WESTERLY 162 FT., THEN SOUTHERLY 50 FT., THEN EASTERLY
BACK TO THE POINT OF BEGINNING 167 FT.

BEING LOT # 33 IN RECREATION GROVE. (NO PLAT OF RECORD #)
15TH ED., 6TH CD, 8, 231 SQ FT AREA

I AM RESPONSIBLE FOR THE
ACCURACY OF ALL INFO,
ON THE PETITION FILING
INFORMATION PLANS, DESCRIPTIONS
AND PETITIONS AS DRAWN &
WRITTEN BY BALTO, CO.



TODD P LEWIS

3/7/003

411

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #03-411-A

216 Oak Avenue

W/side Oak Avenue, 260 feet north of Middleborough Road.

15th Election District - 6th Councilmanic District

Legal Owner(s). Thomas Casey

Variance: to permit a lot width of 50 foot width and 8,200 square feet area in lieu of a 70 foot width and a 10,000 square foot area. Also, to permit a sum of side yard setbacks of 22 feet in lieu of the required 25 feet and to approve an undersize lot. To approve any other relief determined necessary by the hearing officer.

Hearing: Wednesday, May 14, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/804 Apr. 29

C600976

CERTIFICATE OF PUBLICATION

5/1/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22336

DATE 3/1/03 ACCOUNT 001-006 6150
AMOUNT \$ 130.00

RECEIVED
FROM:

T. LEWIS

FOR:

RES VAR - UNDERCISE

216 EAK AVE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

03-411-A

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEW
3/07/2003	3/07/2003	10:36:32	4
REG NO. 06	WALKIN	KMCM KXM	
>> RECEIPT #	139123	3/07/2003	OFLN
Dep	5	529 ZONING VERIFICATION	
CR NO.	022336		
Recpt Tot		\$130.00	
260.00	CK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-411-A

Petitioner/Developer: THOMAS
CASEY

Date of Hearing/Closing: 5/14/03

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

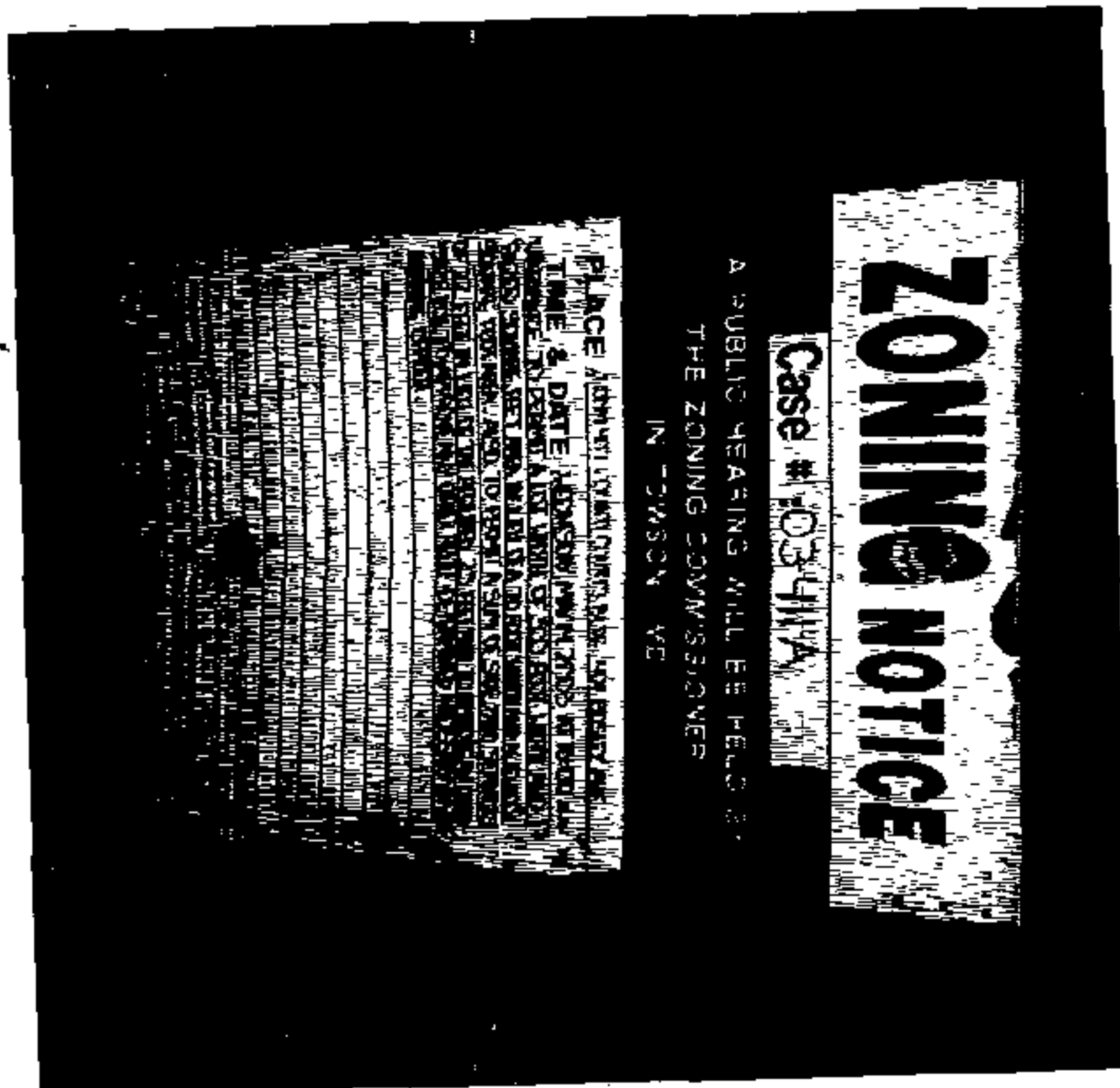
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

216 OAK AVE

The sign(s) were posted on _____

4/29/03
(Month, Day, Year)

cerely,



[Signature]
(Signature of Sign Poster)

4/29/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 26, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-411-A

216 Oak Avenue

W/side Oak Avenue, 260 feet north of Middleborough Road

15th Election District – 6th Councilmanic District

Legal Owner: Thomas Casey

Variance to permit a lot width of 50 foot width and 8,200 square feet area in lieu of a 70 foot width and a 10,000 square foot area. Also, to permit a sum of side yard setbacks of 22 feet in lieu of the required 25 feet and to approve an undersize lot. To approve any other relief determined necessary by the hearing officer.

Hearings: Wednesday, May 14, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Thomas Casey, 2610 Greenspring Avenue, Joppa 21085

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 29, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 29, 2003 Issue - Jeffersonian

Please forward billing to:
Thomas Casey
2610 Greenspring Avenue
Baltimore, MD 21285

410-477-4520

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-411-A

216 Oak Avenue

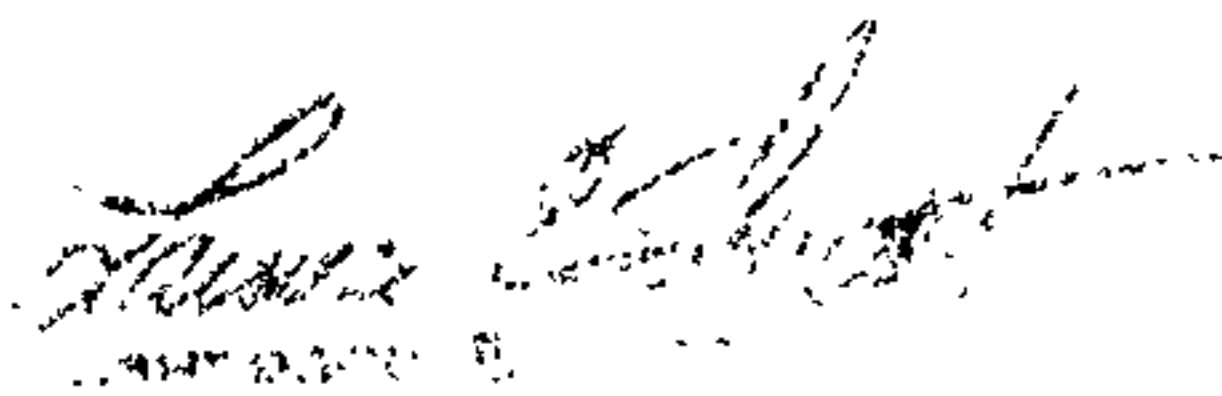
W/side Oak Avenue, 260 feet north of Middleborough Road

15th Election District – 6th Councilmanic District

Legal Owner: Thomas Casey

Variance to permit a lot width of 50 foot width and 8,200 square feet area in lieu of a 70 foot width and a 10,000 square foot area. Also, to permit a sum of side yard setbacks of 22 feet in lieu of the required 25 feet and to approve an undersize lot. To approve any other relief determined necessary by the hearing officer.

Hearings: Wednesday, May 14, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03 411 A
Petitioner: CASEY
Address or Location: 216 OAK AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: TOM CASEY
Address: 2610 GREENSPRING AVE
BALTO. MD. 21285
Telephone Number: 410 ~~477~~ 477 4520



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

May 9, 2003

Thomas Casey
2610 Greenspring Avenue
Joppa MD 21085

Dear Mr. Casey:

RE: Case Number: 03-411-A, 216 Oak Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
T. Lewis, 8807 Chesapeake Avenue, Millers Island 21219

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



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

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

RE: Baltimore County
Item No. 411 JL

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/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: ⁴¹¹407-418, 420-430

Dear Ms. Hart:

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

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

AP
5/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-404, 03-411, and 03-412

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:

Mark A. Cunningham

Section Chief:

Lynn Johnson

AFK/LL:MAC

RECEIVED
APR 9 2003
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

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

RWB:CEN:jrb

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM3/26/03 FILE WITH
03 411-A

TO: Director, Office of Planning & Community Conservation
Attention: ~~Jeffrey Long~~
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No.

Residential Processing Fee Paid
(\$50.00)

Accepted by

Date

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

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant TOM CASEY Address 2610 GREENSPRING AVE Telephone Number 910-679-6809

Lot Address 214 OAK AVE Election District 15 Councilmanic District 6 Square Feet 8231

Lot Location: N E S W side/corner of 260' feet from N E S W corner of MIDDLEBOROUGH RD
(street) (street)

Land Owner: TOM CASEY Tax Account Number 2400002057

Address: 2610 GREENSPRING AVE JUPPA MD Telephone Number (410) 679-6809

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

1. This Recommendation Form (3 copies)

YES ☒NO ☐

2. Permit Application

YES ☐NO ☒

3. Site Plan

Property (3 copies)

YES ☒NO ☐

Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly)

YES ☒NO ☒

4. Building Elevation Drawings

YES ☒NO ☐

5. Photographs (please label all photos clearly)

Adjoining Buildings

YES ☒NO ☐

Surrounding Neighborhood

YES ☒NO ☐

6. Current Zoning Classification:

DR 3.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



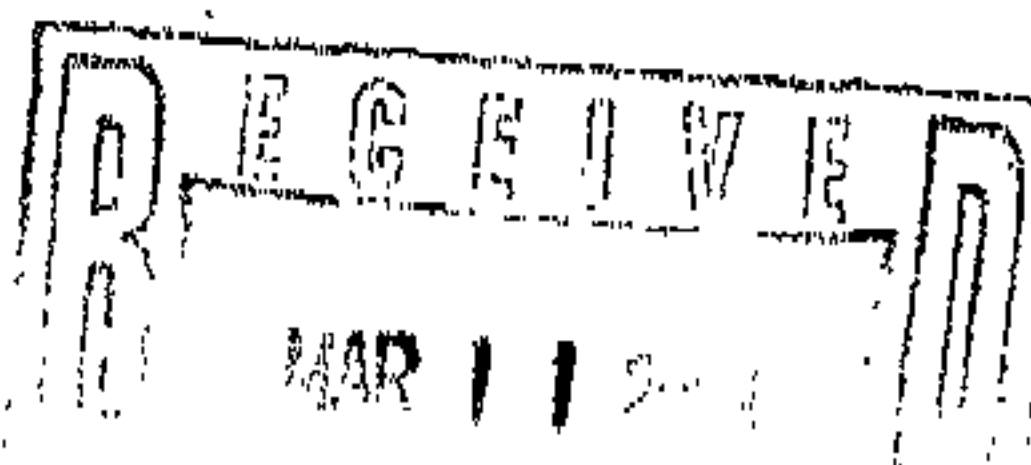
Disapproval



Approval conditioned on required modifications of the application to conform with the following:

Signed by

Arnold Jablon
for the Director, Office of Planning and Community Conservation



Date:

3/18/03

Post-It® Fax Note	Date	From	Co.	Phone #	Fax #
	3/18	Arnold Jablon		910-679-6809	2824

RE: PETITION FOR VARIANCE
216 Oak Avenue; W/side Oak Avenue, 250'
N Middleborough Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Tom Casey
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-411-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, T. Lewis ,8807 Chesapeake Avenue, Millers Island, MD 21219, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

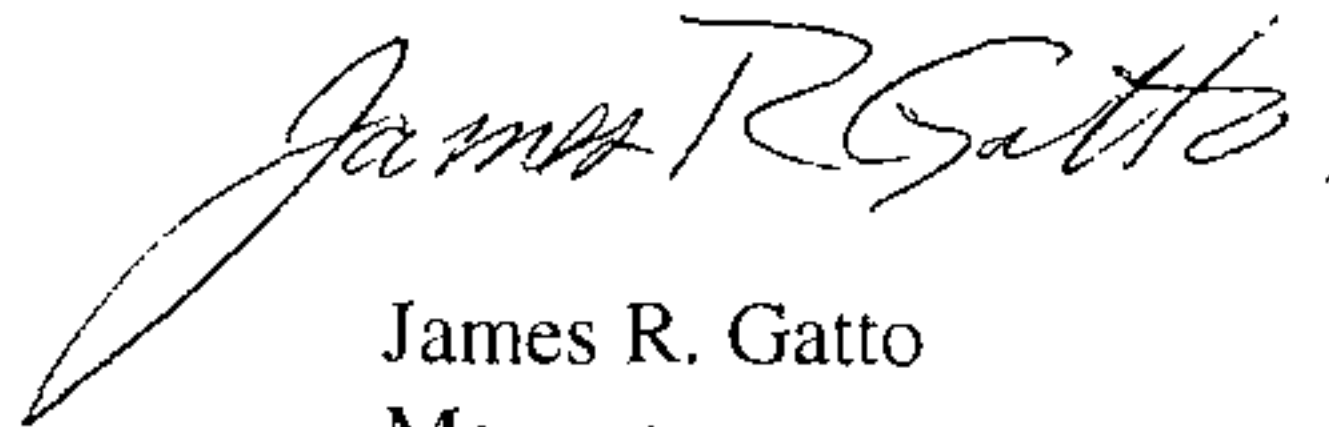
Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

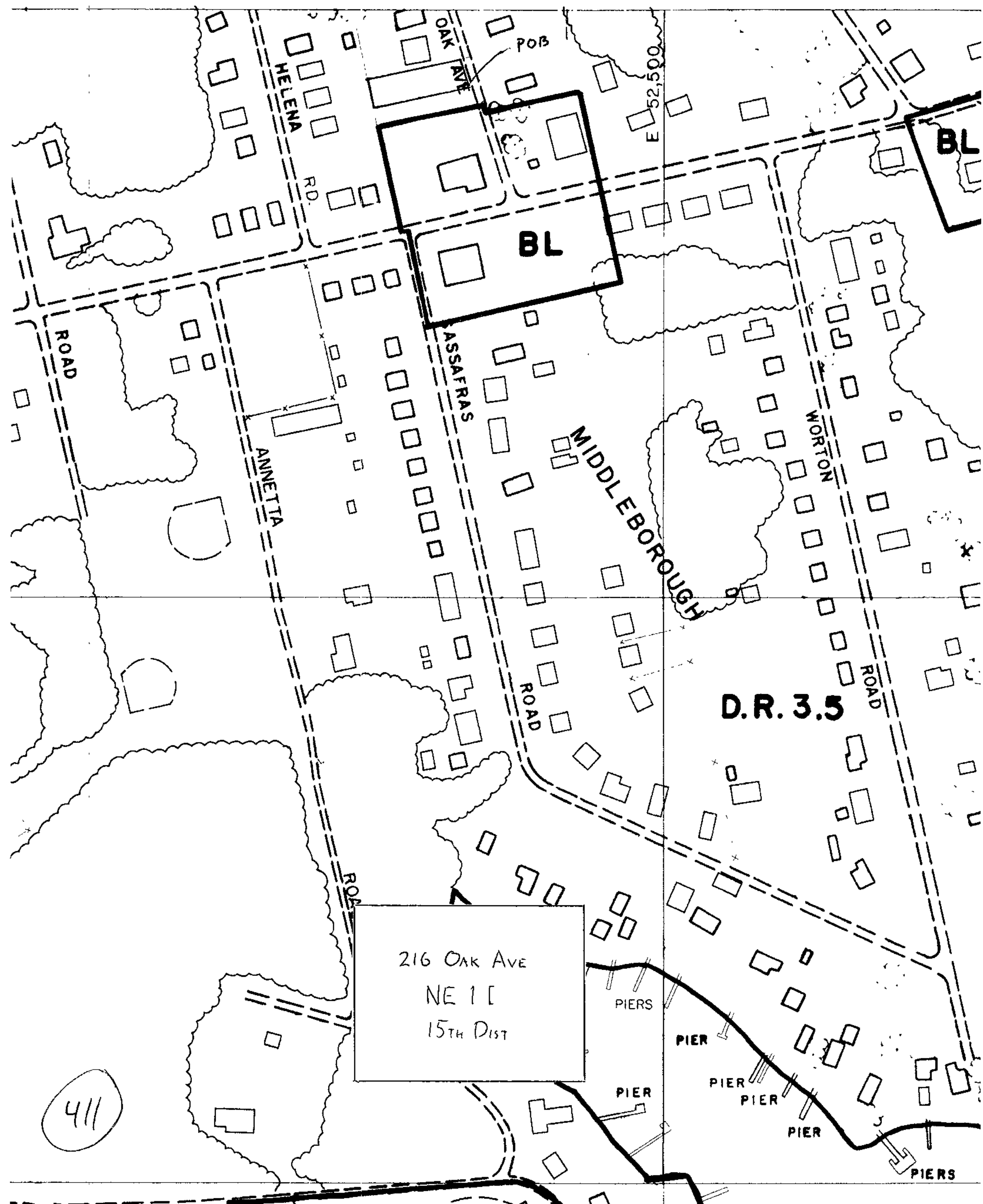
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



BL

BL

D.R. 3.5

216 OAK AVE
NE 1
15TH DIST

PIERS

PIER

PIER

PIER

PIER

PIER

PIERS

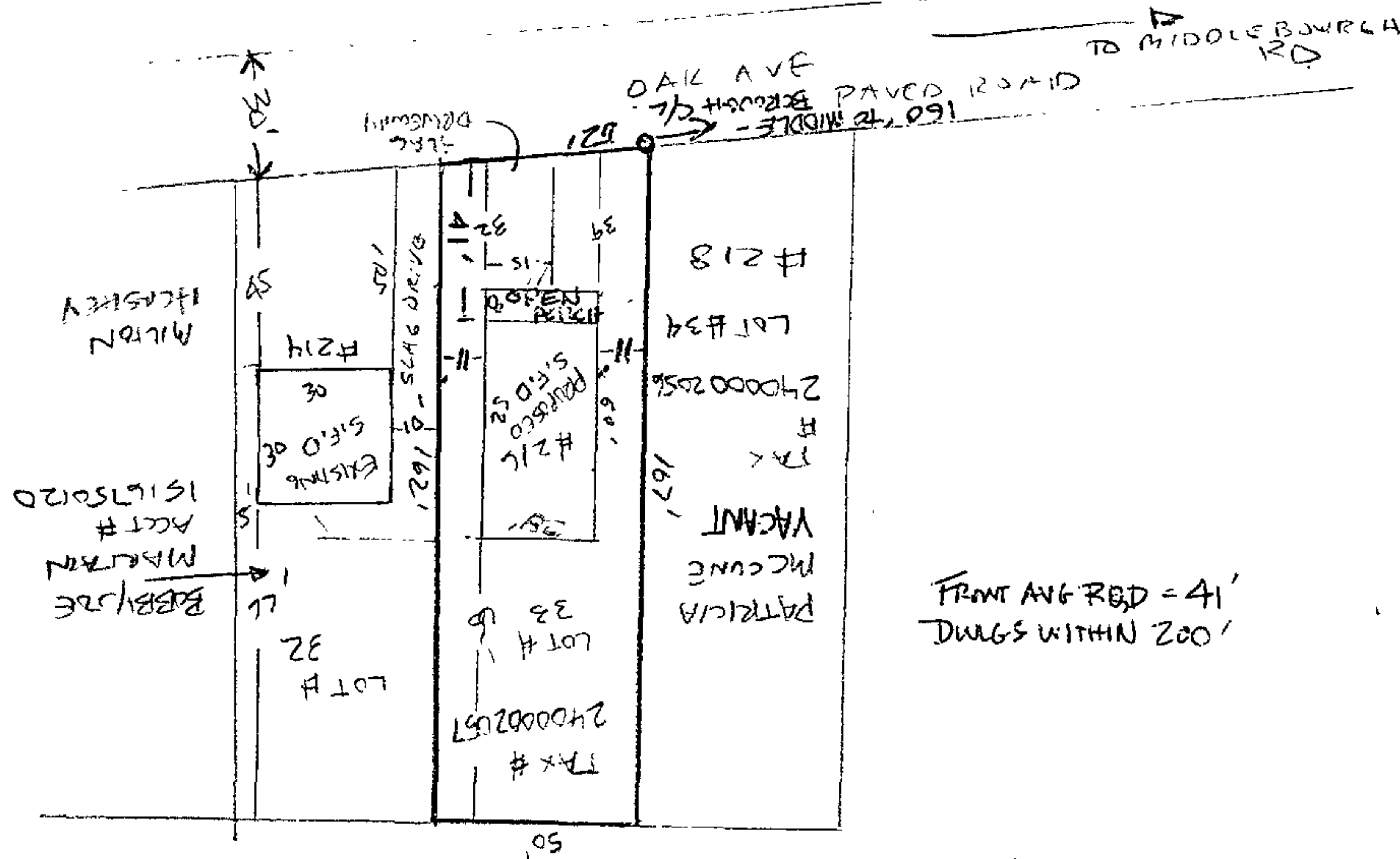
411

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

OWNER TOM CASEY

2610 GREENSPRING AVE
JEFFERSON MD 21065

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

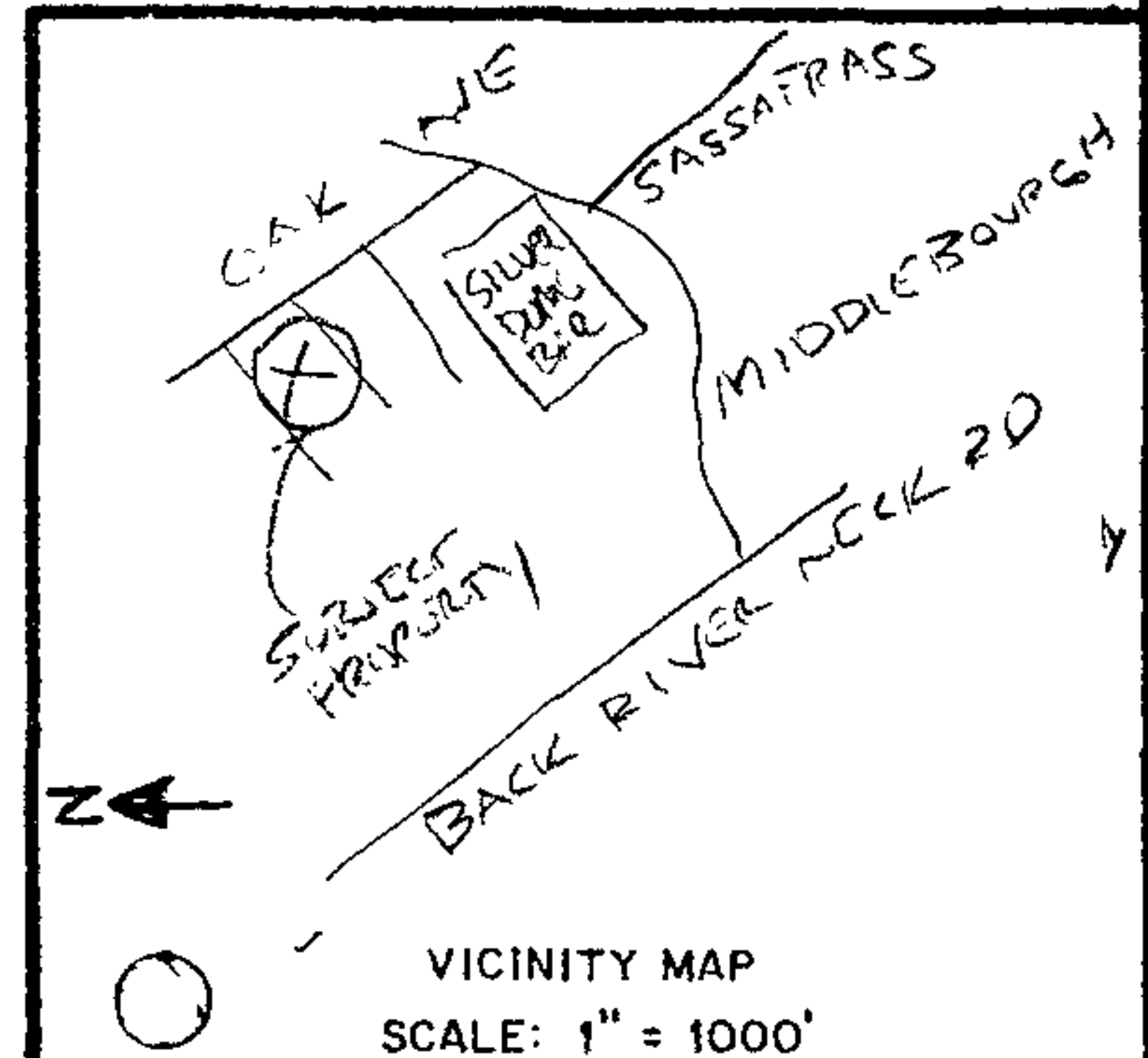


FRONT AVG REQ = 41'
DUALS WITHIN 200'



PREPARED BY T. Lewis

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP #1E11

ZONING DR, 3, 5.

LOT SIZE 1889 8,231'
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *None*

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Let by #2

DEED

THIS DEED, Made this 29th day of November, in the year two thousand and two, by and between **JOHN FRANKLIN DECKELMAN** and **STASIA DECKELMAN**, Grantors, parties of the first part; and **THOMAS L. CASEY**, Grantee, party of the second part.

WITNESSETH, that in and for consideration in the sum of Thirty Thousand Dollars (\$30,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part, do grant and convey unto the said party of the second part, his personal representatives and assigns, in fee simple, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

Lot numbered Thirty-Three (33) in the subdivision known as "Plat of Recreation Grove" as per plat thereof recorded in Plat Book WPC 7 at page 42, among the Land Records for Baltimore County, Maryland.

BEING one of the lots of ground which by Deed dated June 26, 1946 and recorded among the Land Records of Baltimore County in Liber No. 1478, folio 224 was granted and conveyed by **ANNA M. HASS** unto **JOHN FRANKLIN DECKELMAN** and **STASIA DECKELMAN**, the within Grantors.

Same Book

Lot #33

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said party of the second part, his personal representatives, heirs and assigns, in fee simple.

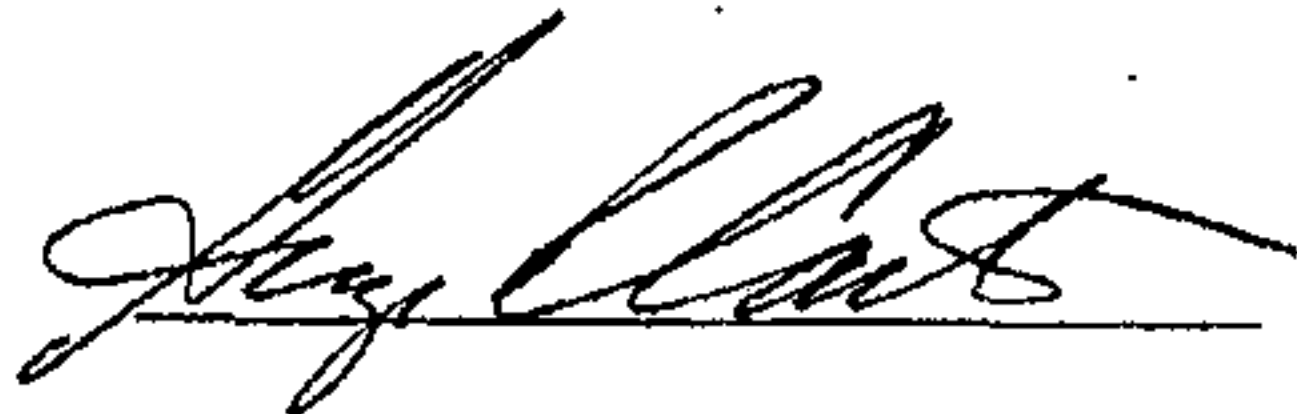
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantors.

ATTEST:



John Franklin Deckelman (SEAL)
JOHN FRANKLIN DECKELMAN



Stasia Deckelman (SEAL)
STASIA DECKELMAN

REVIEWED SDAT
BY TS DATE 12/2/02

1

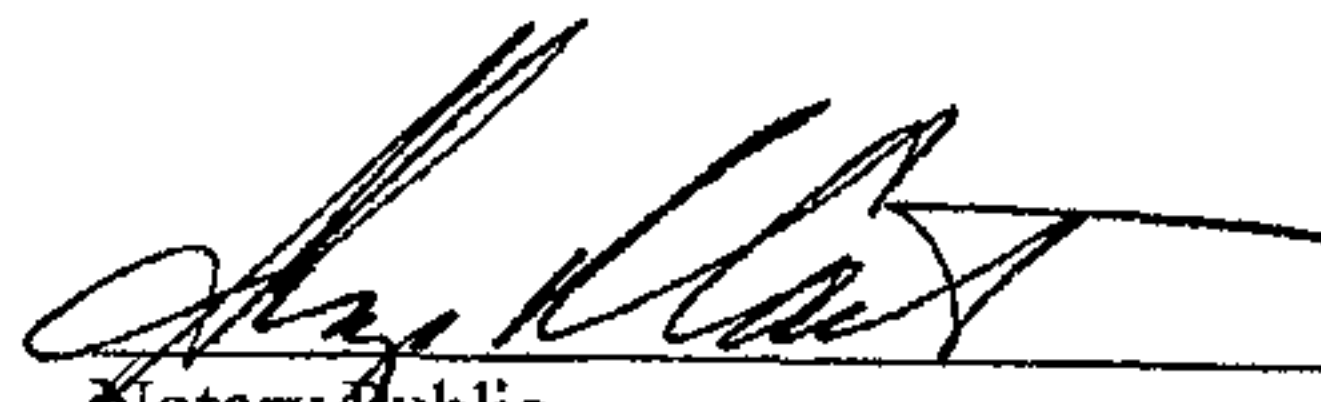
When Recorded
Return To:
MLSS Title
7200 North Pt. Rd
Edgemere MD 21219

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 29th day of November, in the year two thousand and two before me, the subscriber, a Notary Public of the State of Maryland, in and for the Baltimore County, personally appeared **JOHN FRANKLIN DECKELMAN and STASIA DECKELMAN**, the Grantors named in the above Deed, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.




 Notary Public
 COMM. EXP. 8-1-06

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


 Raymond S. Rudacille, Esquire

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTO

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached			
	☒ Deed	☐ Mortgage	☐ Other	☐ Other	
	☐ Deed of Trust	☐ Lease			
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale [9]
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	
3	Tax Exemptions (if Applicable)	☐ Recordation ☐ State Transfer ☐ County Transfer			
	Cite or Explain Authority				
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ <u>30,000.00</u> Any New Mortgage \$ Balance of Existing Mortgage \$ Other \$ Other: ☒ Full Cash Value \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ <u>450.00</u> Recordation Tax Consideration \$ X () per \$500 = \$ <u>150.00</u> TOTAL DUE \$	
5	Fees	Amount of Fees Recording Charge \$ <u>20.00</u> Surcharge \$ <u>5.00</u> State Recordation Tax \$ <u>150.00</u> State Transfer Tax \$ <u>150.00</u> County Transfer Tax \$ <u>450.00</u> Other \$ Other \$		Doc. 1 Doc. 2 Agent: <u>PL</u> Tax Bill: <u>PL</u> C.B. Credit: Ag. Tax/Other: <u>PL</u>	
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District <u>15</u> Property Tax ID No. (1) <u>15-04-202890</u> Grantor Liber/Folio <u>1478/224</u> Map Subdivision Name <u>RECREATION GROVE</u> Lot (3a) <u>33</u> Block (3b) Sect/AR (3c) <u>0142</u> Plat Ref. SqFt/Acreage (4) Location/Address of Property Being Conveyed (2) <u>LOT 33 OAK AVE BALTO MD 21221</u> Other Property Identifiers (if applicable) Water Meter Account No.			
7	Transferred From	Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☒ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:			
8	Transferred To	Doc. 1 - Grantor(s) Name(s) <u>JOHN FRANKLIN DECKELMAN</u> <u>STASIA DECKELMAN</u> Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Grantor(s) Name(s) Doc. 2 - Grantee(s) Name(s) <u>THOMAS L. CASEY</u> New Owner's (Grantee) Mailing Address <u>2610 GREENSPRING AVE JOPPA MD 21085</u>			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>P. ROSENDALE</u> Firm: <u>MSS TITLE CO</u> Address: <u>7200 NORTH PT RD BALTO MD 21219</u> Phone: <u>(410) 477-6400</u> ☐ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided			
	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes ☒ No Will the property being conveyed be the grantee's principal residence? Yes ☒ No Does transfer include personal property? If yes, identify: Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
	Assessment Use Only - Do Not Write Below This Line	Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification Transfer Number Date Received: Deed Reference: Assigned Property No: Year 20 20 Geo. Map Sub Block Land Zoning Grid Plat Lot Use Parcel Section Qtrs Cd Town Cd Ex St Ex Cd			

Circuit Court Clerk Recording Validation

IMP FD SURE \$ 5.00
 RECORDING FEE 20.00
 TAX STATE 150.00
 TOTAL 175.00
 Ref # BA02 Rpt # 13202
 SM TO Blk # 2572

01/25/2007

Distribution:
 White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 AOC-CC-300 (6/95)