RFILMG ST. CACHE REG IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - N/S Mt. Carmel Road, 225' W of Masemore Road (1104 Mt. Carmel Road)

7<sup>th</sup> Election District 3<sup>rd</sup> Council District

Gerard A. Yursis, et ux Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 05-228-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Gerard A. Yursis and his wife, Daretta A. Yursis. The Petitioners request a special hearing to approve the area of an accessory structure to exceed the size of the principal structure. In addition, variance relief is requested from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, with a height of 18 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gerard and Daretta Yursis, property owners. There were no Protestants or other interested persons present,

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Mt. Carmel Road, just west of its intersection with Masemore Road in Parkton. The property contains a gross area of 4.86 acres, more or less, zoned R.C.2; however, due to its unusual shape and configuration, the property is roughly horseshoe-shaped, with the larger portions of the tract located at either end. In this regard, the site plan shows and testimony indicated that the previous owner (Anita E. Mentzer) apparently carved out a portion of the center of the property to create a building lot for her son (Alvin Herr, Jr.).

In any event, the Petitioners have owned and resided on the property since 1995. As shown on The site plan, the property is improved with a single-family dwelling, which is located in the easternmost

portion of the tract. The Petitioners are desirous of constructing a detached garage, 30' x 80' in dimension, with a height of 18.' It was indicated that the garage is necessary to provide storage for a horse trailer and the Petitioner's classic car collection, which is currently stored off-site, as well as provide space for the Petitioner's wood working tools. Due to the irregular shape of the property and the location of the existing dwelling, the proposed garage will be located in the front yard, towards the narrow center portion of the property. As shown on the site plan, the building will be located 10 feet from the rear property line; however, will be 135 feet from the Herr home. Testimony indicated that the garage could not be constructed to the rear of the dwelling due to the steep slope of the property towards the house, and that substantial grading and excavation would be necessary in order to accommodate the structure as well as access thereto. Moreover, the garage cannot be placed in the western portion of the site due to the wooded nature and topography of the land. It was indicated that this area of the property was at one time a Christmas tree farm and is very low and that water runs to that area. Further testimony indicated that the Petitioners discussed their plans with Mr. Herr and that he had no objection.

The Petitioners also request approval to allow the proposed garage to be greater in area than the principal dwelling and with a height greater than that allowed. In this regard, testimony indicated that the size of the structure is necessary to accommodate the width of the horse trailer as well as provide sufficient storage space for the Petitioner's cars and wood working tools, and that the pitch of the roof was designed to match the house. Moreover, the existing dwelling, which was built in 1959, is considerably smaller in area (1,118 sq.ft.) than the proposed garage and thus, the requested special hearing and variance relief is necessary.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested special hearing and variance relief. It is clear that strict compliance with the zoning regulations would be unreasonably burdensome and that there will be no detriment to the health, safety or general welfare of the surrounding locale. Moreover, there were no adverse comments submitted by any County reviewing agency, and no one appeared in opposition to the request. Thus, I find that the relief requested is appropriate in this instance and should be granted. However, the Office of Planning has requested that

landscaping be provided to the rear of the proposed garage to buffer its view from the adjacent Herr property. Thus, as a condition of approval, I will require such screening be provided.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of January 2005 that the Petition for Special Hearing to approve the area of a proposed accessory structure (garage) to exceed the size of the principal structure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, with a height of 18 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The new garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) A landscape screen consisting of evergreen trees shall be provided to the rear of the new garage sufficient to buffer its view from the Herr property.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

Zoning Commissioner

for Baltimore County

### Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III., Zoning Commissioner

January 18, 2005

Mr. & Mrs. Gerard A. Yursis 1104 Mount Carmel Road Parkton, Maryland 21120

PETITIONS FOR SPECIAL HEARING & VARIANCE RE: N/S Mount Carmel Road, 225' W of Masemore Road (1104 Mt. Carmel Road) 7<sup>th</sup> Election District – 3<sup>rd</sup> Council District Gerard A. Yursis, et ux - Petitioners Case No. 05-228-SPHA

Dear Mr. & Mrs. Yursis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very trally yours,

AM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bis

cc:

Office of Planning

People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	1104	MT.	CARMEL	PD.
which is	prese	ntly zo	ned <u>R.C</u>	. ئ

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE AREA OF AN ACCESSORY STRUCTURE TO EXCEED THE AREA OF A PRINCIPAL STRUCTURE.

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

I, or we, agree to pay expenses of above Special Hearing, 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:	<u>Legal Owner(s):</u>
	Penns A Yuni
Name - Type or Print	Name, Type or Print
<u> </u>	_ Sundahurs
Signature	Signature DAP 1211A A YURSIS
Address	
	Donitta A. Musis
City State Zip C	
Attorney For Petitioner:	1104 MOUNT CARMEL RICHIO 343-090
	Adoress Telephone No.
Name - Type or Print	City State Zip Code
	Representative to be Contacted:
Signature	
Company	Name
Address Telephone	No. Address Telephone No.
State Zip C	ode City State Zip Code
EGO -	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. 05-228-SPHA	UNAVAILABLE FOR HEARING
2 A 1 5 1 98	Reviewed By Dit. Date 11404
REU 9115198	MATERIAL DA WATER DA WATER TOWNS TO THE PARTY OF THE PART



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 1104 MT. CARMEL RD. which is presently zoned RC 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) 400.1, 400.3 (2000)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 18-FEET TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE PERMITTED 15-FEET AND REAR YARD.

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

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 Purcha	ser/Lessee:		Legal Owner(s):		_
			GERARD ALEX	V110515 1	11 (410)278-6759
Name - Type or Print	··	<del></del>	Name - Type or Print		1611/210 6/09
Signature		······································	Signature Alex	herois	- <del></del>
			DARETTA AN	N YURSIS	
Address		Telephone No.	Name - Type or Print		
City	State	Zlp Code	( Something	in youris	W: (410)316-3727
Attorney For Pet		Zip Code	Signature 1104 MOUNT L	JARMEL RD	Hi(410)343-0901
			Address	MD	Telephone No.
Name Type or Print	<del></del>	<del> </del>	City	State	21120 Zip Code
Ü.			Representative to	he Contacted:	•
Signature		<del></del>			
Company	······································	··	SAME Name	#3- #3-	
Add	'	Telephone No.	Address	<del></del>	Telephone No.
City	State	Zip Code	City	State	Zip Code
			OFF	ICE USE ONLY	
Case No.	05-228-SPHA		ESTIMATED LENGT	TH OF HEARING	······································
REV 9/15/98		Reviewed By	UNAVAILABLE FOR	HEARING	<del></del>

# ZONING DESCRIPTION FOR 1104 MOUNT CARMEL ROAD, PARKTON, MARYLAND 21120

The property is divided into two parcels. Parcel 1 contains the driveway for access to Mount Carmel Road. Parcel 2 is the main property.

### PROPERTY BORDERS ARE AS FOLLOWS:

### PARCEL 1:

S48 34' 15" W 52.28 FEET S21 13' 15" E 275.96 FEET N21 13'15"W 265.28 FEET

### PARCEL 2:

N20 27' W 405.86 FEET N54 05' 45" E 741.2 FEET S16 09' E 220 FEET S18 36' 45" E 97.57 FEET S48 34'15" W 15.13 FEET S 48 34' 15" W 670 FEET

1104 MOUNT CARMEL ROAD is located northwest of Mount Carmel Road west of Masemore Road

The property is 265 feet from Mount Carmel Rd.

The width of Mount Carmel Rd. is 30 feet.

The distance from the property's driveway to the intersection of Mount Carmel Rd. and Masemore Rd. is 225 feet.

The property size of Parcel 1 is 0.32 acres. The property size of Parcel 2 is 4.86 acres.

1104 Mount Carmel Road is located in the 7<sup>th</sup> Election District, 1<sup>st</sup> Councelmanic District.

# 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: #05-228-SPHA

Case: #05-228-SPHA
1104 Mt. Carmel Road
N/west side of Masemore Road, 225 feet north of Mt.
Carmel Road
7th Election District - 1st Councilmanio District
Legal Owner(s): Gerard and Daretta Yursis
Special Hearing: to allow the area of an accessory
structure to exceed the area of a principal structure.
Variance: to permit an accessory structure (garage) with
a height of 18 feet to be located in the front yard in lieu of
the permitted 15 feet and rear yard.
Hearing: Wednesday, December 29, 2004 at 11:00
a.m. in Room 407, County Courts Building, 401 Bosley.
Avenue.

Avenue.

WILLIAM WISEMAN

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/12/845 Dec. 14

# CERTIFICATE OF PUBLICATION

1216,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 12/14,2004.
The Jeffersonian  Arbutus Times  Catonsville Times  Towson Times  Owings Mills Times  NE Booster/Reporter  North County News

LEGAL ADVERTISING

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BALTIMORE COLINGY, MARKLAND OFFICE OF BUSINESS SECOND				WHITE-CASHER
852	ă	2番	2	

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# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS Date December 14, 2004
RE: Case Number 05-228-SPHA

Petitioner/Developer JERRY YURS15

Date of (Hearing) Closing DECEMBER 29, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 104 mT. CARMEL ROAD

The sign(s) were posted on

December 11, 2004

05-228-SPHA CASE #

# A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

ROOM 407 COUNTY COURTS BLDG: 401 BOSLEY AVENUE

1104 MT. CARMEL ROAD

postednedents out to weather on other conditions the sometimes necessary. CO-CONTRIM HEADING CALL 887-3391

DO NOT REMOVE THIS SIGH AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE

(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City, State, Zip Code of Sign Poster)

410-666-5366 (Telephone Number of Sign Poster)

# Department of Permits and Development Management

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



## Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 23, 2004

### **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: 05-228-SPHA

1104 Mt. Carmel Road N/west side of Masemore Road, 225 feet north of Mt. Carmel Road 7<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District Legal Owners: Gerard and Daretta Yursis

Special Hearing to allow the area of an accessory structure to exceed the area of a principal structure. Variance to permit an accessory structure (garage) with a height of 18 feet to be located in the front yard in lieu of the permitted 15 feet and rear yard.

Hearing: Wednesday, December 29, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Gerard and Daretta Yursis, 1104 Mt. Carmel Rd., Parkton 21120

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 14,2004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE GALL 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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 14, 2004 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Gerard A. Yursis 1104 Mt. Carmel Road Parkton, MD 21120 410-343-0901

### **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: 05-228-SPHA

1104 Mt. Carmel Road

N/west side of Masemore Road, 225 feet north of Mt. Carmel Road

7<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Gerard and Daretta Yursis

Special Hearing to allow the area of an accessory structure to exceed the area of a principal structure. Variance to permit an accessory structure (garage) with a height of 18 feet to be located in the front yard in lieu of the permitted 15 feet and rear yard.

Hearing: Wednesday, December 29, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

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 <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by 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.

# Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

December 21, 2004

Gerard A. Yursis Dareita A. Yursis 1104 Mt. Carmel Road Parkton, Maryland 21120

Dear Mr. and Mrs. Yursis:

RE: Case Number:05-228-SPHA, 1104 Mt. Carmel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 4, 2004.

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,

u. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

**Enclosures** 

c: People's Counsel

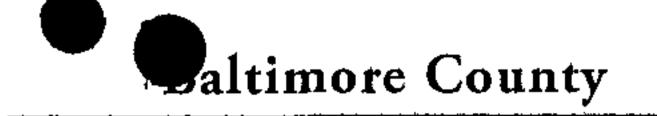


Visit the County's Website at www.baltimorecountyonline.info

## Fire Department

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





James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 November 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 22, 2004

Item No.:

227-241, 243, 245-249

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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



### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

DATE: December 7, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:\\),\

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For November 29, 2004

Item Nos. 227, 228, 229, 230, 231, 232, 233, 234, 237, 238, 239, 240, 241, 242,

243, 244, 246, and 248

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: December 27, 2004

DEC 2 7 2004

OMEDICAL

SUBJECT:1104 Mt. Carmel Road

INFORMATION:

Item Number: 5-228 SPHA

Petitioner: Gerard Yursis

Zoning: RC 2

Requested Action: Special Hearing and Variance

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. The garage shall not be converted into a dwelling unit at any time.
- 2. Provide a landscape screen consisting of evergreen trees to screen the proposed garage from the adjacent parcel 302.

Division Chief:

AFK/LL



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

### Maryland Department of Transportation

Date: // . 22.04

Item No.

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

228

DT

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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,

Steven D. Foster, Chief

Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

\*

1104 Mt. Carmel Road; NW/side

Masemore Road, 225' N of Mt. Carmel Road

7<sup>th</sup> Election & 1<sup>st</sup> Councilmanic Districts

Legal Owner(s): Gerard & Dareita Yursis

RECEIVED

NOV 2 4 2004

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

**FOR** 

BALTIMORE COUNTY

05-228-SPHA

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

People's Counsel for Baltimore County

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 24<sup>th</sup> day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Gerard & Darieta Yursis, 1104 Mount Carmel Road, Parkton, MD 21120, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



3

# Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

**View Map** 

Page 1 of 1

Name		Account	Street	OWN OCC	Map P	arcel
•	, 5/ 1 ,	07 0713040301	1104 MT CARMEL RD	N	21	179
		07 0713040302	1104 MT CARMEL RD	H	21	179



### Maryland Department of Assessments and Taxation BALTIMORE COUNTY **Real Property Data Search**

**Account Identifier:** 

District - 07 Account Number - 0713040302

**Owner Information** 

**Owner Name:** 

YURSIS GERARD A

YURSIS DARETTA A

Use:

Section

RESIDENTIAL

**Principal Residence:** 

YES

Mailing Address:

1104 MT CARMEL RD PARKTON MD 21120-9734 **Deed Reference:** 

1) /20314/ 185

Group

81

Plat No:

Plat Ref:

2)

#### **Location & Structure Information**

**Premises Address** 

1104 MT CARMEL RD

Grid

**Special Tax Areas** 

Parcel

Map

**Legal Description** 

4.684 AC

Block

1104 MT CARMEL RD 250FT W MASEMORE RD

Lot

18 179 Town

**Sub District** 

**Ad Valorem** 

**Tax Class** 

Primary Struct 1959		Enclosed Area 1,118 SF	Property Land Area 4.68 AC	County Use 04
Storles	Basement		Туре	Exterior
1	YES		STANDARD UNIT	SIDING

**Subdivision** 

### **Value Information**

	Base	Value	Phase-in Assessments		
	Value	As Of	As Of	As Of	
		01/01/2002	07/01/2004	07/01/2005	
Land:	54,720	54,720			
Improvements:	87,370	87,370			
Total:	142,090	142,090	142,090	NOT AVAIL	
Preferential Land:	. 0	. 0	. 0	NOT AVAIL	
_					

#### **Transfer Information**

Seller:	YURSIS GERALD A	Date:	06/25/2004	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/20314/ 185	Deed2:	
Seller:	MENTZER ANITA E	Date:	11/09/1995	Price:	\$174,900
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/11297/ 175	Deed2:	
Selier:	MENTZER HARRY W	Date:	03/04/1993	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 9641/ 299	Deed2:	-

### **Exemption Information**

Partial Exempt Assessments County State	<b>Class</b> 000 000	07/01/2004 0 0	07/01/2005 0 0
Municipal	000	0	0

Tax Exempt: **Exempt Class:**  NO

**Special Tax Recapture:** 

\* NONE \*



# Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

**Account Identifier:** 

District - 07 Account Number - 0713040301

**Owner Information** 

**Owner Name:** 

YURSIS GERALD A

**BURCHEY DARETTA A** 

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

1104 MOUNT CARMEL RD PARKTON MD 21120-9734

Deed Reference:

1) /11297/ 175

2)

#### **Location & Structure Information**

**Premises Address** 1104 MT CARMEL RD Legal Description

0.32AC NWS MT CARMEL

HEREFORD RD

250 W MASEMORE RD

Map Grid Parcel Sub District Subdivision Section Block Lot Group Plat No:
21 18 179 81 Plat Ref:
Town

Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built Enclosed Area Property Land Area County Use
0000 .32 AC 04

Stories Basement Type Exterior

#### **Value Information**

	Base	Value	Phase-in Assessments		
	Value	As Of	As Of	As Of	
		01/01/2002	07/01/2004	07/01/2005	
Land:	1,280	1,280			
Improvements:	0	0			
Total:	1,280	1,280	1,280	NOT AVAIL	
Preferential Land:	0	0	0	NOT AVAIL	

### **Transfer Information**

	MENTZER ANITA E MULT ACCTS ARMS-LENGTH		11/09/1995 /11297/ 175	Price: Deed2:	\$174,900
	MENTZER HARRY W NOT ARMS-LENGTH		03/04/1993 / 9641/ 299	Price: Deed2:	\$0
Seller: Type:	STORMS NORMA FOSTER NOT ARMS-LENGTH	Date: Deed1:	09/25/1968 / 4922/ 470	Price: Deed2:	•

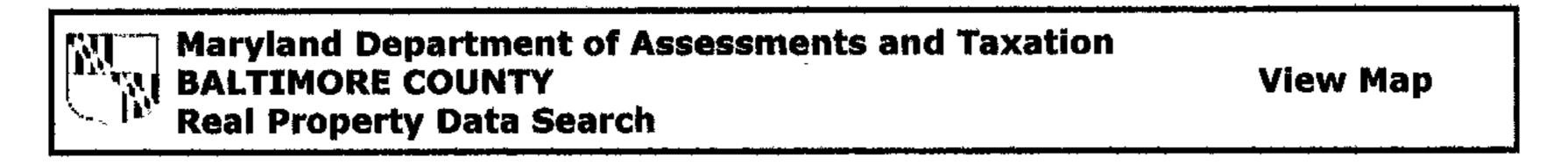
### **Exemption Information**

Partial Exempt Assessments Cla County 000 State 000 Municipal 000	0 0	07/01/2005 0 0 0
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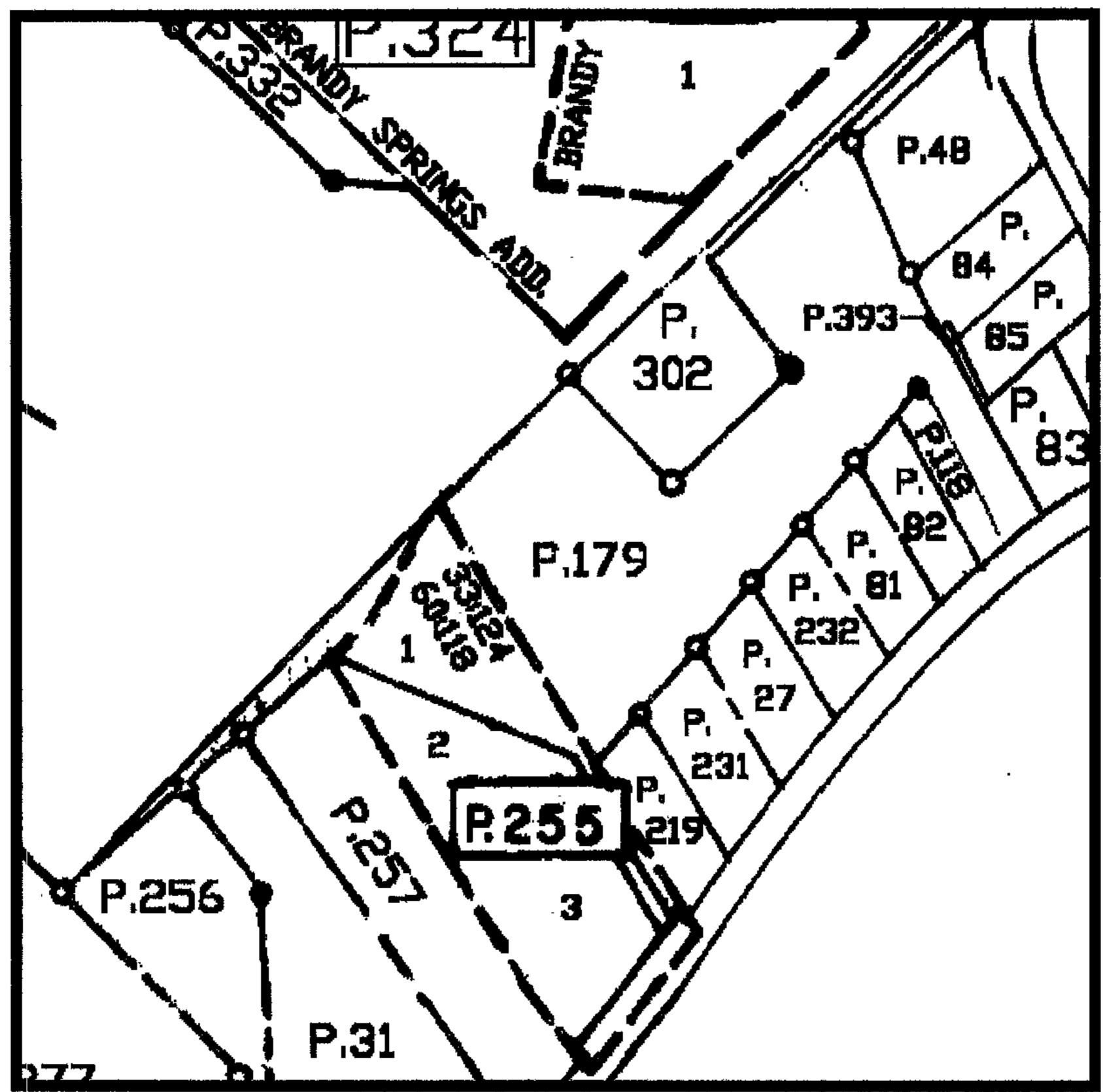
Tax Exempt: Exempt Class: NO

Special Tax Recapture:

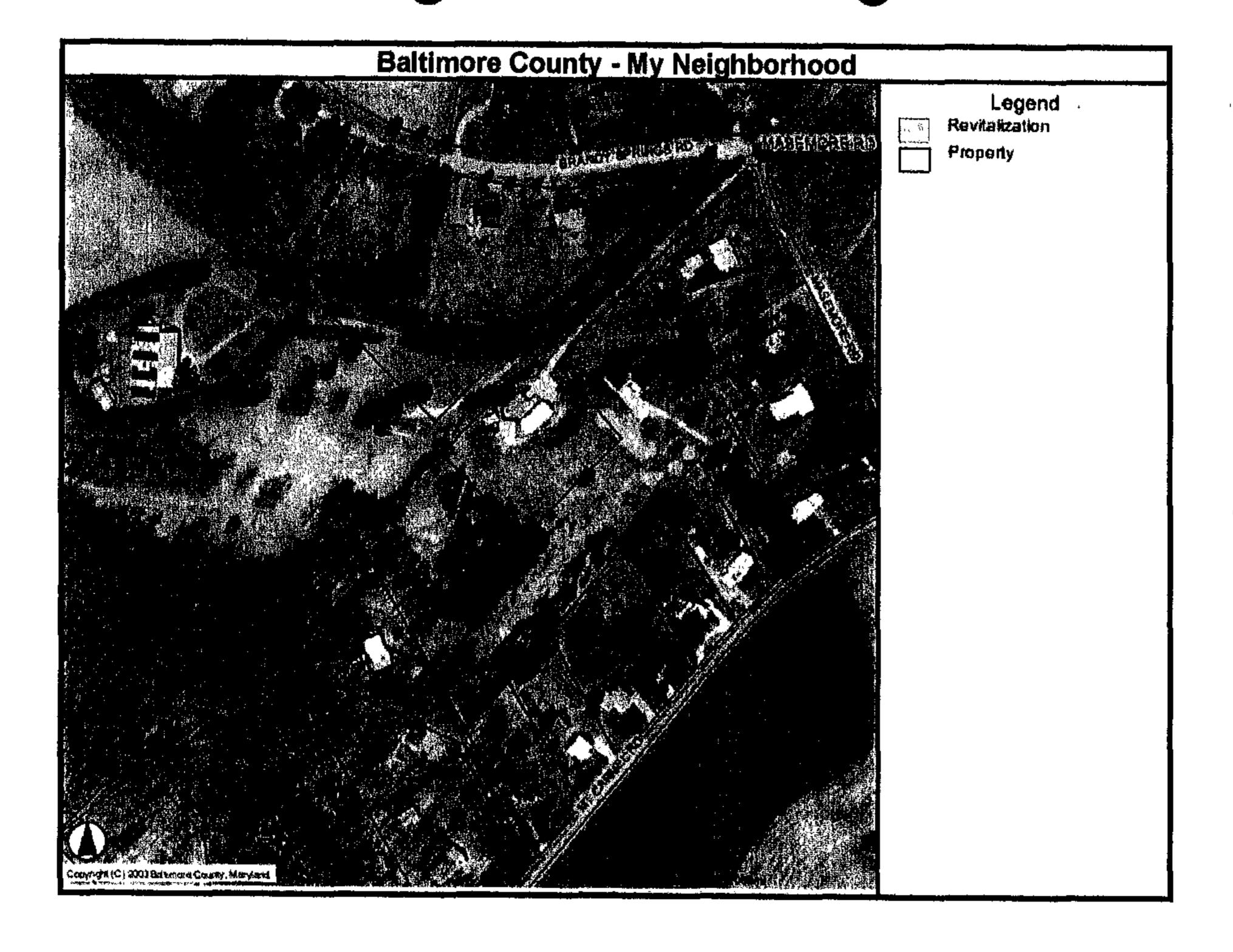
\* NONE \*




District - 07Account Number - 0713040302



Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at



N20'27 1 105.86' PREPARED NORTH PROPERT \$1834 PLAT BOOK 非 SUBDIVISION NAME OWNER GERARD ž ADDRESS ACCOMPANY (1080 50 FT) GARAGE 6 × 80×8 PININ HERRICA 1600005726 PARCEL FOLIO 非 670.00 15405.45  $M_{DUNT}$ Mour (30) (2) CARMEL uR5/s S —<u>|</u> ARME SECTION derox SCALE ZONING O Ti DRAWING: ģ 5/88615 ന OF THE CHECKLIST FOR 51500 x Š 220.00 REVIEWED BY PRIOR HISTORIC PROPERTY/ CHESAPEAKE BAY FOI SIZE ELECTION DISTRICT COUNCILMANIC DISTRICT SNING 1"=200' ADDITIONAL  $\odot$ XSPECIAL YEAR FLOOD WATER SEWER **SNINOZ** LOCATION INFORMATION SCALE MAP # ACREAGE SCALE: SPRING PEQUIRED BRANDY OFFICE 1 HEARING VICINITY MAP येथे8 C.A. Told. PUBLIC <u>ل</u> م, <u>.</u> <u>P</u> O. ¥ CASE. PAFORMATION えとシフロ SOL. VEE 1000 HEARING W NOM M PRIVATE ##6-88-50 TASE NOR E FEET SKI - transmission of the same of



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