

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Bayside Road, 120'E of the c/l
Beachwood Avenue
(1205 Bayside Road)
15th Election District
6th Council District

William G. Zablocki, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-295-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William G. Zablocki, and his wife, Zanada J. Zablocki. The Petitioners request variance relief from Sections 1A04.3.A, 1A04.3.B.2.b and 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling (Isabel damage) with a street centerline setback of 39 feet in lieu of the required 75 feet; side lot line setbacks of 9 feet each in lieu of the required 50 feet each; building coverage of 21% in lieu of the maximum allowed 15%; and a building height of 40 feet in lieu of the maximum allowed 35 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.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the adjacent property owner, Olin Ryder, requested a public hearing on the matter and thus, the matter was scheduled for a hearing before the undersigned on February 14, 2005.

ORDER RECEIVED FOR FILING
Date 3/3/15
By [Signature]

Appearing at that hearing in support of the request were William and Zanada Zablocki, property owners, and Jeremy Clancy, zoning consultant. Several residents from the surrounding community appeared in opposition to the request, including Olin and Ethel Ryder, adjacent property owners to the west, and their son, Richard Tysor, Alfred E. Clasing, Jr., past President of the Back River Neck Community Association, and his son, Alfred E. Clasing, III.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront parcel located with frontage on Back River and the south side of Bayside Road, just east of Beachwood Avenue in eastern Baltimore County. The property is also known as Lot 14 of Evergreen Park, an older subdivision that was recorded in the Land Records in 1924, prior to the adoption of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots do not meet current area and width requirements. The subject lot is approximately 50 feet wide and 172 feet deep, and contains a gross area of 8,400 sq.ft., zoned R.C.5. The R.C.5 zoning regulations require a minimum setback of 50 feet to any side property line and a minimum lot area of 10,000 sq.ft. Thus, it is clear that the subject lot is undersized by today's standards.

In any event, the Petitioners have owned the property for the past 15 years. The property was previously improved with a one-story dwelling, which was built in 1934 and used over the years as a summer home. This home and seven other houses on Bayside Road were destroyed as a result of Hurricane Isabel in September 2003. Of the seven homes destroyed, only two have been rebuilt (Clasing and Ryder). The Petitioners are desirous of constructing a new single-family dwelling in essentially the same footprint. It was indicated that the new house would be 5 feet wider and 6 feet deeper than the previous home and provide year-round use. Mr. & Mrs. Zablocki testified that they could not comfortably utilize the previous home year-round and that the new home will become their permanent residence. As shown on the site plan, the house will be a two-story structure, 30' x 46' in dimension and feature an open deck off the rear of the dwelling. The house will be located 75 feet from the water's edge, and maintain similar rear and side property line setbacks consistent with the homes on neighboring properties. Relief is

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Date

By

necessitated given the narrow width and small size of the lot. Moreover, the proposed improvements will exceed the maximum allowed 15% total square footage of the lot (21%). In addition, the Petitioners anticipate a height of the structure greater than the maximum allowed 35 feet since the new home must be built at a higher elevation to meet Federal Flood Insurance requirements. Aside from meeting these requirements, the Petitioners indicated their need for a height variance was driven by two additional factors. Testimony indicated that the family needs storage space and will use the attic for this purpose. Moreover, in their efforts to abide by the B.C.Z.R., they are precluded from replacing their previously existing shed and have substantially reduced their proposed deck projections. They testified and produced substantial evidence (photographs collectively marked as Petitioner's Exhibit 2), which show that most of the existing homes in the neighborhood exceed the maximum allowed building coverage of 15%. Mr. Clancy testified that the proposal would be commensurate with the characteristics of many of the other houses in the neighborhood and pointed to many of the examples contained in Petitioner's Exhibit 2. It is also to be noted that Joy and John Hofferberg, adjacent property owners to the east, their neighbor Ann Chaney, and Janet Rehan, who resides across Bayside Road from the subject site, submitted affidavits in support of the Petitioners' proposal.

As noted above, there is significant opposition to the proposal by other neighboring property owners, including Messrs. Clasing and Ryder, whose homes were also destroyed by Isabel and recently rebuilt. The other lot owners whose homes were destroyed and whose lots remain vacant expressed concern that the granting of the requested relief would set a precedent, encouraging others to seek similar area and height variances. In this regard, testimony indicated that although many of the homes in the adjacent Millers Island community have exceeded the height limitations, all of the houses in this community maintain the height limit of 35 feet. Another issue of concern relates to ongoing flooding in the area, caused in part by storm surges as the bulkhead is built slightly higher than the existing flood elevation and mitigates against water runoff to the Back River. Photographs submitted into evidence as Protestants' Exhibit 1 denote standing water on the Petitioners' property and the Protestants are concerned that the proposed

development will further exacerbate the problem. In rebuttal, Mr. Zablocki testified that in 14 years, his lot never accumulated standing water as suggested in the photographs until after the Ryders filled in their property and rebuilt their home after Isabel.

The junior Mr. Clasing testified that he gave approval so that his immediate neighbor could improve and expand his home similar to that proposed in the instant case; however, he is now coping with increased storm water runoff problems. Therefore, he is opposed to the Petitioners' request. Moreover, he does not believe anyone should have to live in the shadow of the Petitioners' home if they exceed the maximum height allowed. Similarly, Mr. Tysor, who is Mr. Ryder's stepson, testified that he spent most of his youthful years growing up in Evergreen Park. He is opposed to the granting of any variance relief that would decrease impervious surfaces and sees no reason for any structure to exceed the maximum height of 35 feet.

The senior Mr. Clasing, who now resides 5 miles away, testified that he spent most of his life doing volunteer work benefiting the neighborhood and community. He was the first President of the Back River Neck Peninsula Community Association, Inc., and has worked on many projects contributing to the protection of the Chesapeake Bay and bringing water and sewerage to the area. Besides raising 6 children on the Back River Neck Peninsula, he served on the Baltimore County Planning Board and participated in the Lower Back River Neck Community Action Plan, which was adopted by the Baltimore County Council in 1993. He testified that County officials should caution their decisions, which allow continued expansion and over-development in this ecologically challenged environment.

After due consideration of the testimony and evidence presented, I find that the Petitioners have met the requirements of Section 307 for relief to be granted. Given the narrow width of the property (50 feet) and the fact that a dwelling has existed in essentially the same footprint on the property for many years, it is clear that a practical difficulty and unreasonable hardship would result if variance relief were denied. Neighbors contend that a grant of the variance will adversely affect the neighborhood and the value of their properties. In my judgment, the Petitioners' request is not inconsistent with the character and nature of current

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Date 3/3/15
By [Signature]

development in the community. Concerns expressed regarding drainage problems, while persuasive, do not justify a denial of the request to allow construction of a new single family dwelling. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency; however, the Office of Planning has requested certain conditions be imposed to insure compliance with the R.C.5 zoning regulations. Therefore, as a condition to the relief granted, the Petitioners shall be required to comply with those recommendations. Additionally, in view of the Protestants concerns over the height variance requested, I am persuaded to grant modified relief so as to limit the height of the proposed structure to 37 feet. Moreover, due to the property's waterfront location and its location within a floodplain, the Petitioners shall comply with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management.

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 3rd day of March 2005 that the Petition for Administrative Variance seeking relief from Sections 1A04.3.A, 1A04.3.B.2.b and 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling (Isabel damage) with a street centerline setback of 39 feet in lieu of the required 75 feet; side lot line setbacks of 9 feet each in lieu of the required 50 feet each; and building coverage of 21% in lieu of the maximum allowed 15%, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

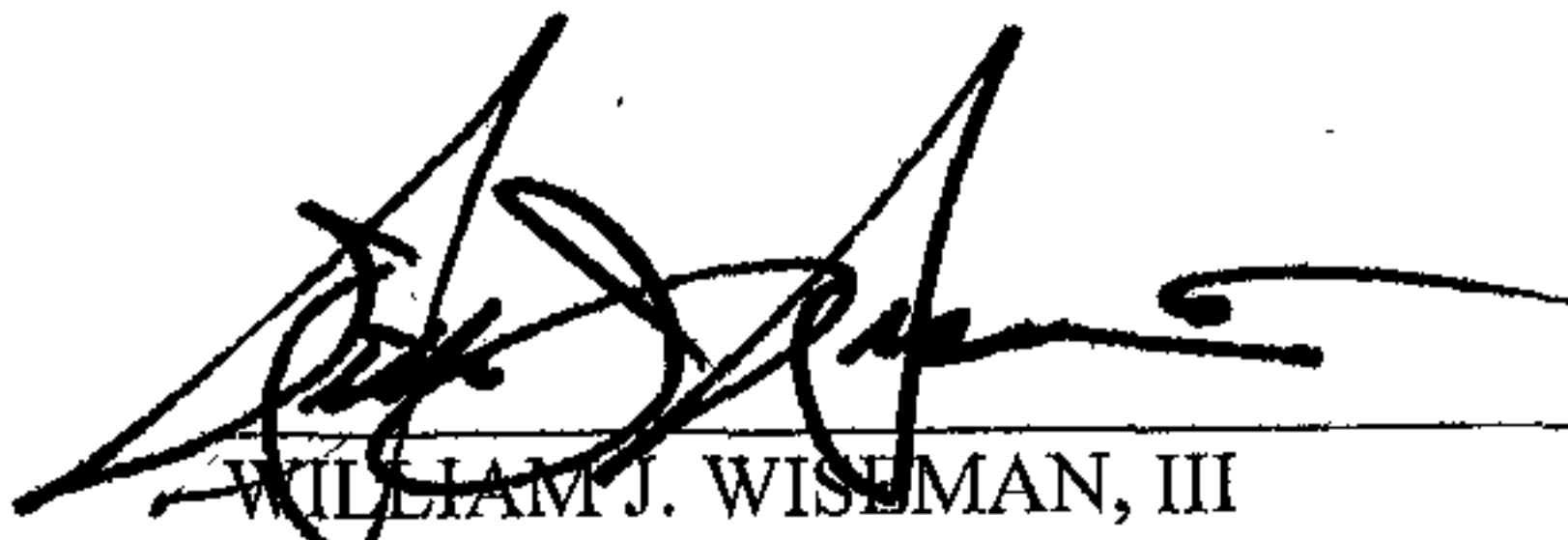
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

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DATE 3/3/15
BY [Signature]

- 2) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) The Petitioners shall comply with the recommendations made by the Office of Planning within its ZAC comment dated February 3, 2005, a copy of which is attached hereto and made a part hereof. Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval to insure compatibility in terms of size, exterior, building materials, color and architectural details with existing dwellings in the area.
- 4) The building elevation drawings submitted to the Office of Planning shall reflect the reduction in height of the proposed structure to 37 feet in lieu of the requested 40 feet.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.A of the B.C.Z.R. to permit a height of 40 feet in lieu of the maximum allowed 35 feet be and is hereby DENIED.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/3/05
By [Signature]

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

March 3, 2005

Mr. & Mrs. William G. Zablocki
590 Owings Court
Westminster, Maryland 21157

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Bayside Road, 120' E of the c/l Beachwood Avenue
(1205 Bayside Road)
15th Election District – 6th Council District
William G. Zablocki - Petitioners
Case No. 05-295-A

Dear Mr. & Mrs. Zablocki:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has 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 truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Jeremy Clancy, 7051 Macbeth Way, Eldersburg, Md. 21784
Mr. Alfred E. Clasing, III, 1221 Bayside Road, Baltimore, Md. 21221
Mr. & Mrs. Olin M. Ryder, 1203 Bayside Road, Baltimore, Md. 21221
Mr. Alfred E. Clasing, Jr., 2025 Holly Neck Road, Baltimore, Md. 21221
Mr. Richard Tysor, 504 Winslow Drive, Belair, Md. 21015
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning
People's Counsel; Case File

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1205 Bayside Rd Baltimore 21221
which is presently zoned RC-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) 1A04.3.A; 1A04.3.B.2.b; 1A04.3.B.3, BC2R,

to permit a replacement dwelling (Isabel damage) with a setback of 39 feet from the centerline of street in lieu of the minimum required 75 feet, a setback of 9 feet each from side lot lines in lieu of the minimum required 50 feet for each, building coverage of 21% in lieu of the maximum allowed 15%, and a building height of 40 feet in lieu of the maximum allowed 35 feet.

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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

* William G. Zablocki
Signature _____
* William G. Zablocki
Signature _____
* ZANADA J. ZABLOCKI
Name - Type or Print _____
* Zanada J. Zablocki
Signature _____
1205 Bayside Rd. 410-840-8869
Address Telephone No.
Baltimore Md. 21221
City State Zip Code

Representative to be Contacted:

Jeremy Clancy
Name _____
7051 Macbeth Way 410-795-8754
Address Telephone No.
Eldersburg Md. 21784
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 _____ day of _____ 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. 05-295-A

Reviewed By JNP

Date 12/10/04

Estimated Posting Date 12/19/04

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 12/3/05
By [Signature]

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 1205 Bayside Rd.
Address
Baltimore md. 21221
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):

SEE ATTACHED.

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.

* William G. Zablocki * Zanada J. Zablocki
Signature Signature
William G. Zablocki ZANADA J. ZABLOCKI
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William and Zanada Zablocki
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/3/04
Date

[Signature]
Notary Public

My Commission Expires JON TREVOR ELLIOTT

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 17, 2007

Reasoning for Petition

1. RC-5 Zoning requires a 50' setback to property lines. The lot in question is only 48' wide total. Mr. Zablocki wishes to very slightly improve upon the previously existing footprint by 5' in width and 6' in depth. He could not previously comfortably utilize the dwelling year round having two older children, and granting the petition will allow him to actually fully use the house with his family year round. He proposes to split the increase in width as to only move 2 ½' closer to both neighbors. Every effort will be made to maintain uniformity with the surrounding properties. Refusal of said petition creates the hardship of just not being able to truly use the dwelling for the growing family and may necessitate them selling the property.
2. All of the existing houses are over the 15% lot coverage requirement, just as all are closer than the required 50'. If increases size is granted, a variance for the new coverage is required. Also, the four other adjacent properties average a lot size of 10, 331 square feet. The lot in question is 8,400 square feet. Moreover, as a concession, Mr. Zablocki proposes to NOT replace the previously existing shed and to reduce the previous deck from a 16' projection to a 12' projection in order to assist with the lot coverage problem.
3. Due to the flood plain requirements, all new houses must build their first floor 10' above sea level. The proposed two-story house with attic that is not just useable at the peak will just slightly increased the required 35' height to 40' in height. Again, with the growing family, and with the new notion of having all members of the family live here year round, the attic space is necessary storage area.

ZONING DESCRIPTION FOR 1205 BAYSIDE RD., BALTIMORE MD. 21221

BEGINNING AT A POINT ON THE SOUTH SIDE OF BAYSIDE RD. WHICH IS 30' WIDE AT THE DISTANCE OF 120' EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET BEACHWOOD AVE. WHICH IS 30' WIDE. BEING LOT # 14 IN THE SUBDIVISION OF EVERGREEN PARK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 7, FOLIO # 174 CONTAINING 8,400 SQUARE FEET. ALSO KNOWN AS 1205 BAYSIDE RD. AND LOCATED IN THE 15TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

05-295-A

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441051

DATE 12/12/84 ACCOUNT A 000-000-6450

AMOUNT \$ 6.00

RECEIVED FROM Barney Clary

FOR Adam One (05-055-A)

1205 Bayside Drive (20446)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID BY

DATE 12/12/84

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CASHIER'S VALIDATION

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: #06-205-A

1205 Bayside Road

S/side of Bayside Road, 120 feet east of Beechwood Avenue

15th Election District -- 6th Councilmanic District

Legal Owner(s): William G. and Zanada J. Zablocki

Variance: to permit a replacement dwelling (Isabel damage) with a setback of 39 feet from the centerline of street in lieu of the minimum required 75 feet, a setback of 9 feet each from the side lot lines in lieu of the minimum required 50 feet for each, building coverage of 21% in lieu of the maximum allowed 15%, and a building height of 40 feet in lieu of the maximum allowed 35 feet.

Hearing: Monday, February 14, 2005 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 accommodations, please contact the Zoning Commissioner's Office at (410) 887-4388.

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

1/387 Jan. 27

37217

CERTIFICATE OF PUBLICATION

1/27/, 2005

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 1/27/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: 05-295-A

Address: 1205 Bayside Rd.

Petitioner(s): ~~1203~~ William Zablocki

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Olin Ryder
Name - Type or Print

() Legal Owner OR (☒) Resident of

1203 Bayside Rd.
Address

Baltimore MD. 21221
City State Zip Code

410-574-5359
Telephone Number

which is located approximately 0 - Adjacent feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter.

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Olin Ryder 12/29/04
Signature Date

12/29/04
Signature Date
Revised 9/18/98 - wcr/scj

SCCELLANEOUS RECEIPT

No. 461210

DATE 10/22/77 ACCOUNT _____

ACCOUNT

AMOUNT

RECEIVED
FROM: _____

FOR:

TRIBUTION

TE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-295-A

Petitioner/Developer: WILLIAM G.

AND ZANADA J. ZABLOCKI

Date of Hearing/Closing: 2/14/05

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

ATTN: Kristen Matthews ((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: _____

1205 BAYSIDE RD

The sign(s) were posted on _____

1/29/05
(Month, Day, Year)

Sincerely,

Robert Black 1/31/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

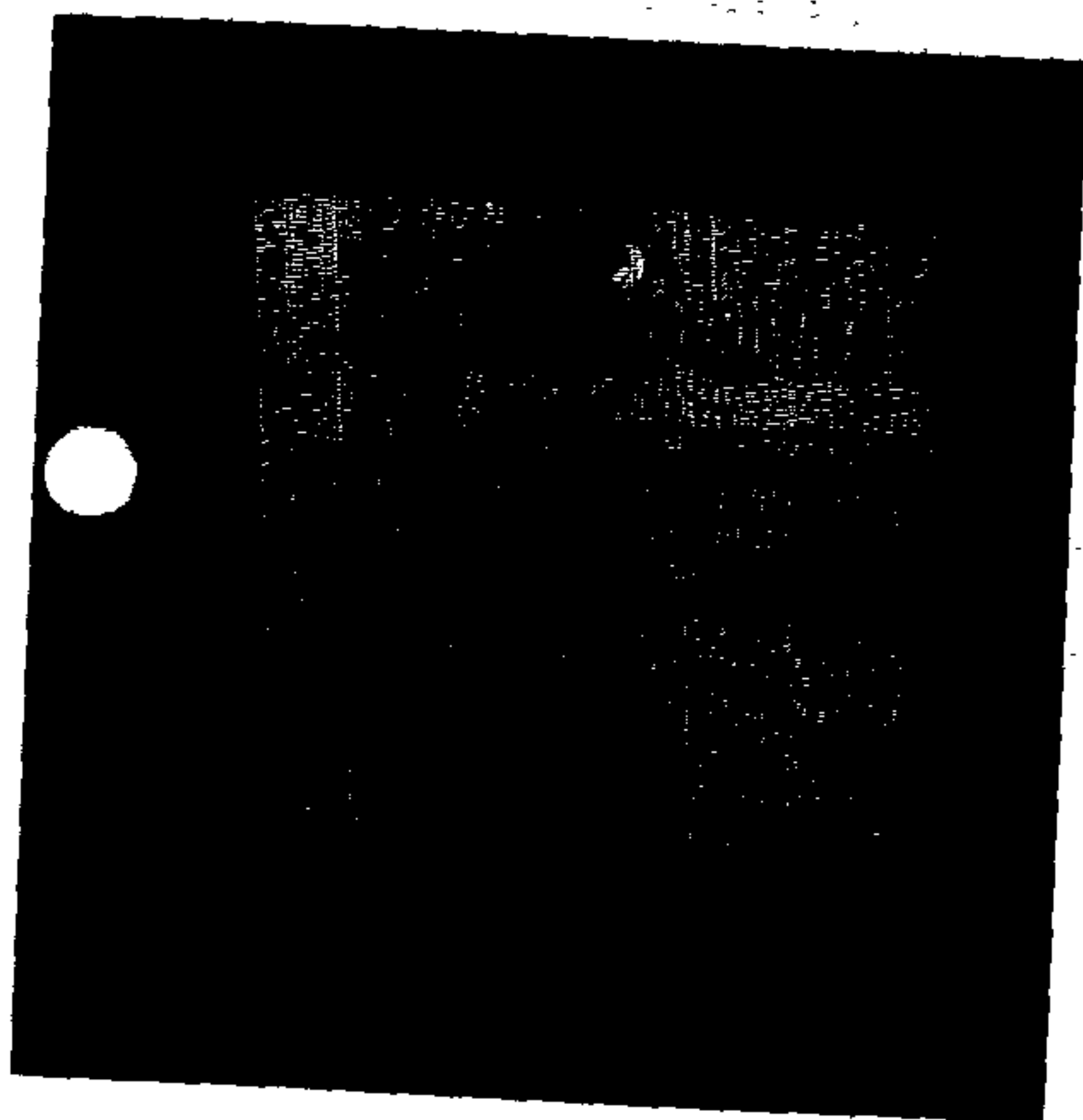
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No. 05-295-A

Petitioner/Developer: ZABLOCKI

Date of Hearing/Closing: 1/3/05

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

ATTN: Kristen Matthews {(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:

1205 BAYSIDE DR.

The sign(s) were posted on 12/19/04
(Month, Day, Year)

Sincerely,

Robert Black 12/20/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

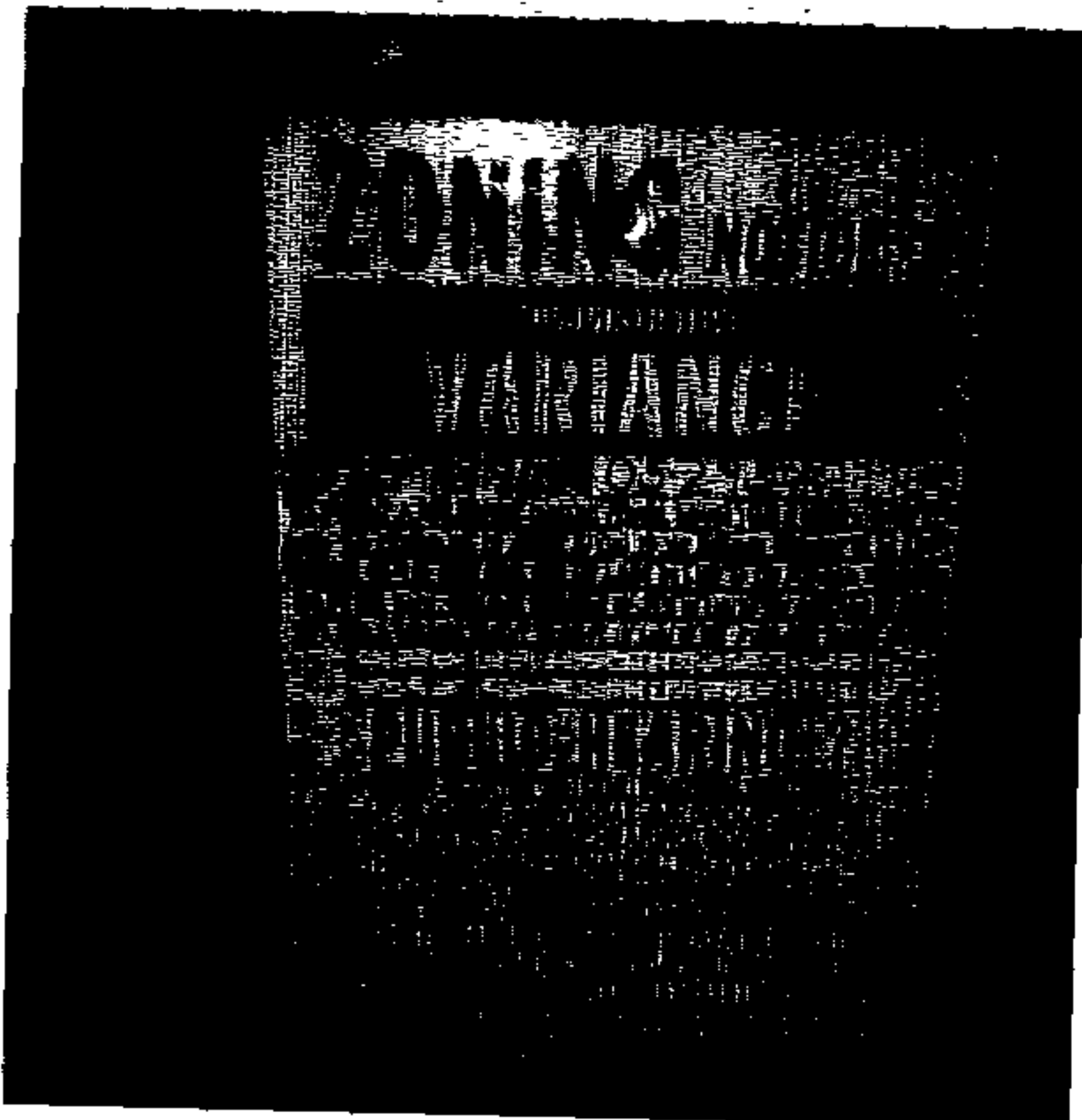
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 27, 2005 Issue - Jeffersonian

Please forward billing to:

William & Zanada Zablocki
1205 Bayside Road
Baltimore, MD 21221

410-840-8869

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: 05-295-A

1205 Bayside Road
S/side of Bayside Road, 120 feet east of Beachwood Avenue
15th Election District – 6th Councilmanic District
Legal Owners: William G. and Zanada J. Zablocki

Variance to permit a replacement dwelling (Isabel damage) with a setback of 39 feet from the centerline of street in lieu of the minimum required 75 feet, a setback of 9 feet each from the side lot lines in lieu of the minimum required 50 feet for each, building coverage of 21% in lieu of the maximum allowed 15%, and a building height of 40 feet in lieu of the maximum allowed 35 feet.

Hearing: Monday, February 14, 2005 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.



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

January 18, 2005

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: 05-295-A

1205 Bayside Road
S/side of Bayside Road, 120 feet east of Beachwood Avenue
15th Election District – 6th Councilmanic District
Legal Owners: William G. and Zanada J. Zablocki

Variance to permit a replacement dwelling (Isabel damage) with a setback of 39 feet from the centerline of street in lieu of the minimum required 75 feet, a setback of 9 feet each from the side lot lines in lieu of the minimum required 50 feet for each, building coverage of 21% in lieu of the maximum allowed 15%, and a building height of 40 feet in lieu of the maximum allowed 35 feet.

Hearing: Monday, February 14, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Zablocki, 1205 Bayside Road, Baltimore 21221
Jeremy Clancy, 7051 Macbeth Way, Eldersbury 21784
Olin Ryder, 1203 Bayside Rd., Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 29, 2005.**
- (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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441210

DATE

12/29/04

ACCOUNT

001-5660-6156

AMOUNT

\$ 50.00

RECEIVED
FROM

Olivia Ryder

FOR

Format Demand - Case No.

05-295-A

1205 Bayside Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS: 1205 BAYSIDE RD. BALTIMORE, MD 21204

DATE: 12/29/04

AMOUNT: \$50.00

RECEIVED BY: [Signature]

DATE: 12/29/04

AMOUNT: \$50.00

RECEIVED BY: [Signature]

DATE: 12/29/04

AMOUNT: \$50.00

RECEIVED BY: [Signature]

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 295 -A

Address 1205 Bayside Drive

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/10/04

Posting Date: 12/19/04

Closing Date: 1/3/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 295 -A

Address 1205 Bayside Drive

Petitioner's Name Zablocki

Telephone 410-840-8869

Posting Date: 12/19/05

Closing Date: 1/3/05

Wording for Sign: To Permit a replacement dwelling (Isabel damage) with a setback of 39 feet from the centerline of street in lieu of the minimum required 75 feet, a setbacks of 9 feet each from side lot lines in lieu of the minimum required 50 feet for each, building coverage of 21% in lieu of the maximum allowed 15%, and a building height of 40 feet in lieu of the maximum allowed 35 feet.

WCR - Revised 6/25/04

**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

February 14, 2005

William G. Zablocki
Zanada J. Zablocki
1205 Bayside Road
Baltimore, Maryland 21221

Dear Mr. and Mrs. Zablocki:

RE: Case Number: 05-295-A , 1205 Bayside Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 10, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

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



Fire Department

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



Baltimore County

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

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

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item No. 295

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

A minimum 40-foot road right-of-way for Bayside Road shall be shown. The requested variances shall be modified accordingly.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JPO
DEPRM

DATE: January 24, 2005

SUBJECT: Zoning Item # 05-295
Address 1205 Bayside Road (Zablocki Property)

Zoning Advisory Committee Meeting of December 20, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Redevelopment of this property must comply with Buffer Management Area requirements. Note that mitigation may be required and that impervious surfaces may total up to 25% of the site.

The Groundwater Management section of this Department cannot approve a building permit until public sewer is available to the property.

Reviewer: Sue Farinetti, Michael Kulis

Date: January 24, 2005

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

SUBJECT: 1205 Bayside Road

INFORMATION:

Item Number: 5-295

Petitioner: Donald J. Hansen

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, the subject property is an existing lot of record that is not a subdivision. As such, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of the existing dwelling.
2. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
3. Orient the front of the proposed dwelling towards Bayside Road and incorporate prominent entries and porches or stoops in the front building façade.
4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

1/3AV Source of Demand
Hearing
Granted
3/3/05
DATE: February 3, 2005
RECEIVED

FEB - 4 2005

ZONING COMMISSIONER

Pull
OS-318

(LES)

for motion for
reconsideration.
Burger King
Z

5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Ensure that exterior of all buildings use the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
7. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact David Pinning in the Office of Planning at 410-887-3480.

Prepared By: Mae A Cunningham

Division Chief: [Signature]

MAC/LL

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



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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 295 JHP

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

**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

January 18, 2005

William Zablocki
Zanada Zablocki
1205 Bayside Road
Baltimore, MD 21221

Dear Mr. & Mrs. Zablocki:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-295-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Olin Ryder concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jeffrey Perlow at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Jeremy Clancy, 7051 Macbeth Way, Eldersburg 21784
Olin Ryder, 1203 Bayside Rd., Baltimore 21221

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



DATE 2/14/25

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME ZASLOCH
CASE NUMBER 05-295-A
DATE 2/14/05

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
ALFRED E. CLASING, JR	1021 Bayshore Rd	BALTO, MD 21221	AL@EssexLaw.com
Erin M Rydman	1203 Bayshore Rd	BALTO, MD 21221	
ALFRED E. CLASING, JR	1203 Bayshore Rd	BALTO, MD 21221	
Richard Tysor	504 Winston Dr	BALTO, MD 21218	RTysor@msn.com

Case No.:

05-295-A

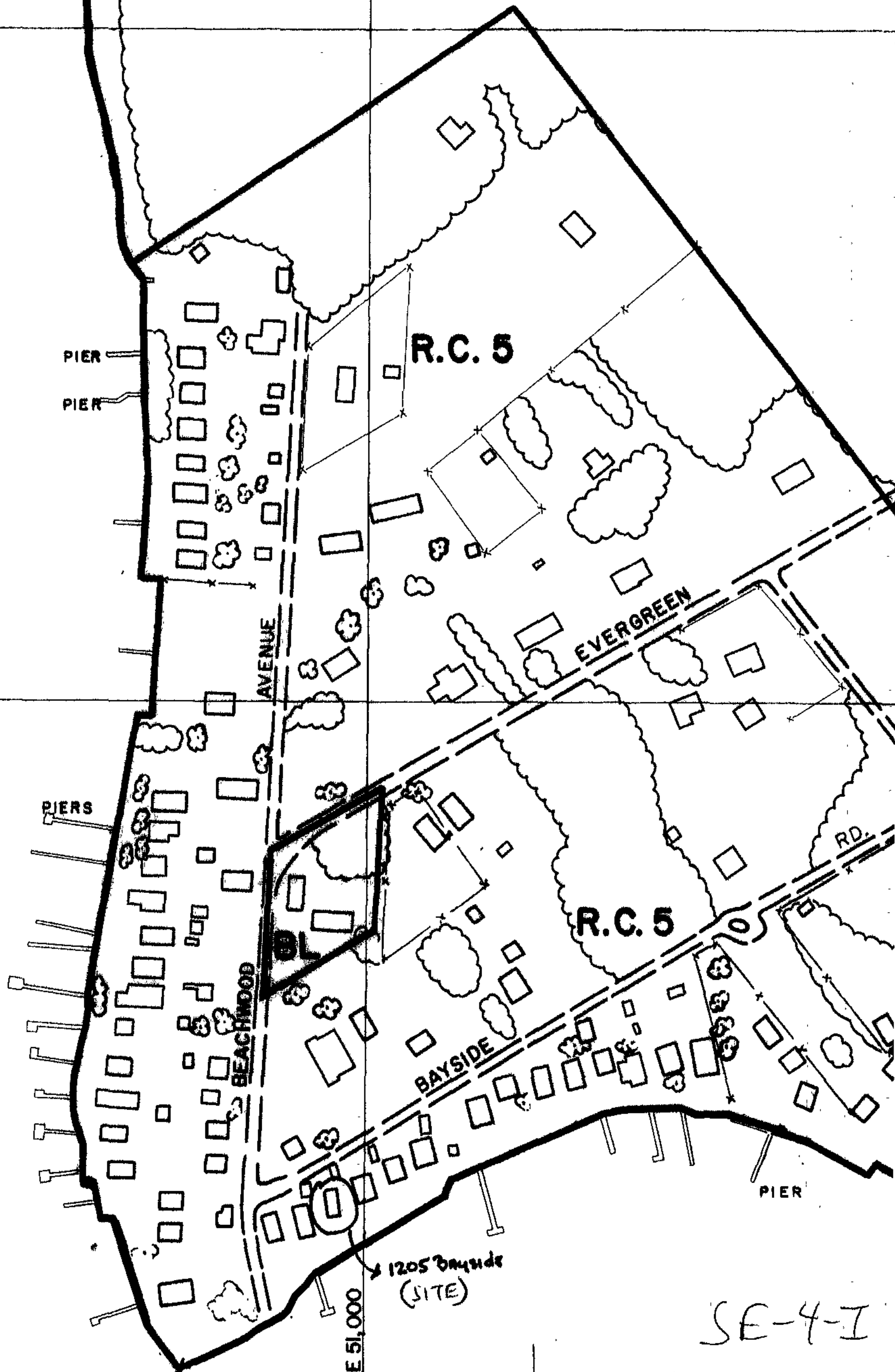
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	4 Photos - depicting water on Roberts Lot
No. 2	RED BINDER photographs 6-7 Evergreen subdr 8-End Miller Island	
No. 3	Letters from Neighbors (Can match to Assessment Notices)	
No. 4	VIEW MAP PORTER POINT	
No. 5	Plot of Evergreen Park	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

R.C. 20



05-245-A

SE-4-I

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1205 Bayside Rd.

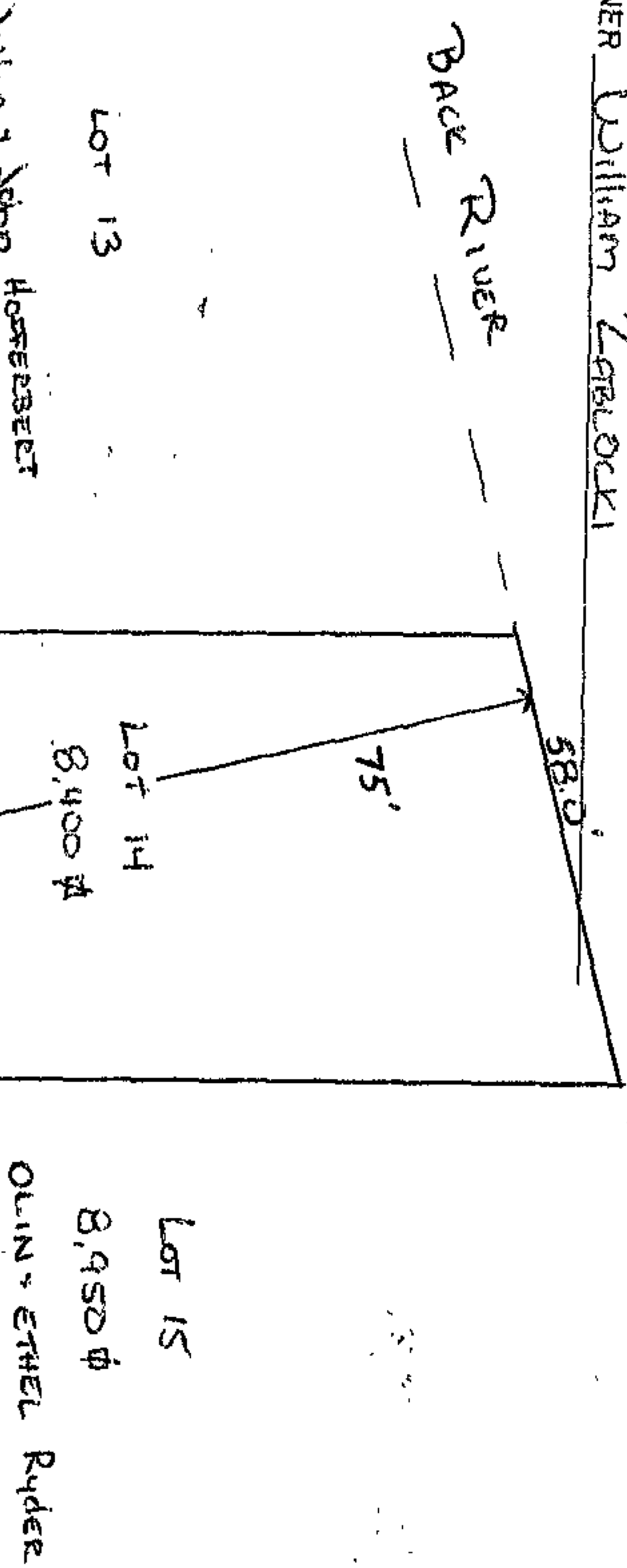
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME EVERGREEN PARK

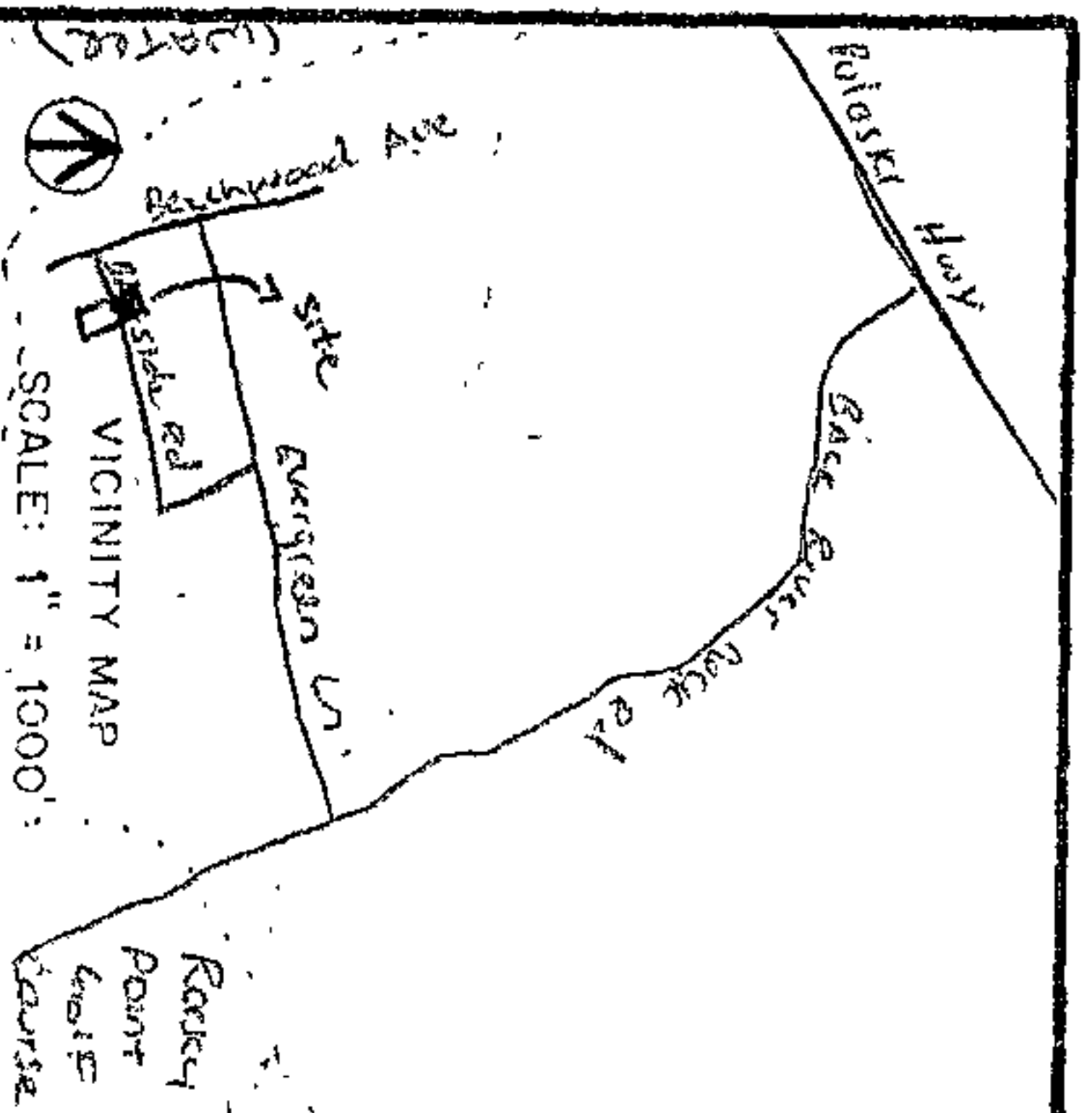
PLAT BOOK # 7 FOLIO # 174 LOT # 14 SECTION # NA

OWNER William Zablacki

Back River



OLIN + ETHEL Ryder



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # SE-4-I

ZONING RC-5

LOT SIZE 0.19 Acres 8,400 SQUARE FEET

ACREAGE

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY CRITICAL AREA

☒

☐

100 YEAR FLOOD PLAIN

☒

☐

HISTORIC PROPERTY / BUILDING

☐

☒

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY

CASE #

PREPARED BY

ITEM #

295 05-295-A



NORTH

PREPARED BY Jeremy Clancy

LOT 83

LOT 51

RECEIVED

NO CONTEST ANNOUNCEMENT

I, Julie Hofferbert, residing at 1207 Bayside Rd
Essex MD 21221 am a neighbor of William & Zanada Zablocki

and have seen the attached drawing showing the proposed location of his new single family dwelling. I have no objections to this proposed location.

Sincerely,

Julie Hofferbert 2/10/05

PETITIONER'S
EXHIBIT 3

NO CONTEST ANNOUNCEMENT

I, George Hofferbert, residing at 1207 Bayside Rd
Essex Md 21221 am a neighbor of William & Zanada Zablocki

and have seen the attached drawing showing the proposed location of his new single family dwelling. I have no objections to this proposed location.

Sincerely,

George Hofferbert 2/10/05

NO CONTEST ANNOUNCEMENT

I, M. Janet Rehan, residing at 1811 Beachwood Rd.

Essex am a neighbor of William & Zanada Zablocki

and have seen the attached drawing showing the proposed location of his new single family dwelling. I have no objections to this proposed location.

Sincerely,

M. Janet Rehan

NO CONTEST ANNOUNCEMENT

I, Ann Choung, residing at 1209 Fairside Rd.
Balto, Md 21221 am a neighbor of William & Zanada Zablocki
and have seen the attached drawing showing the proposed location of his new single
family dwelling. I have no objections to this proposed location.

Sincerely,

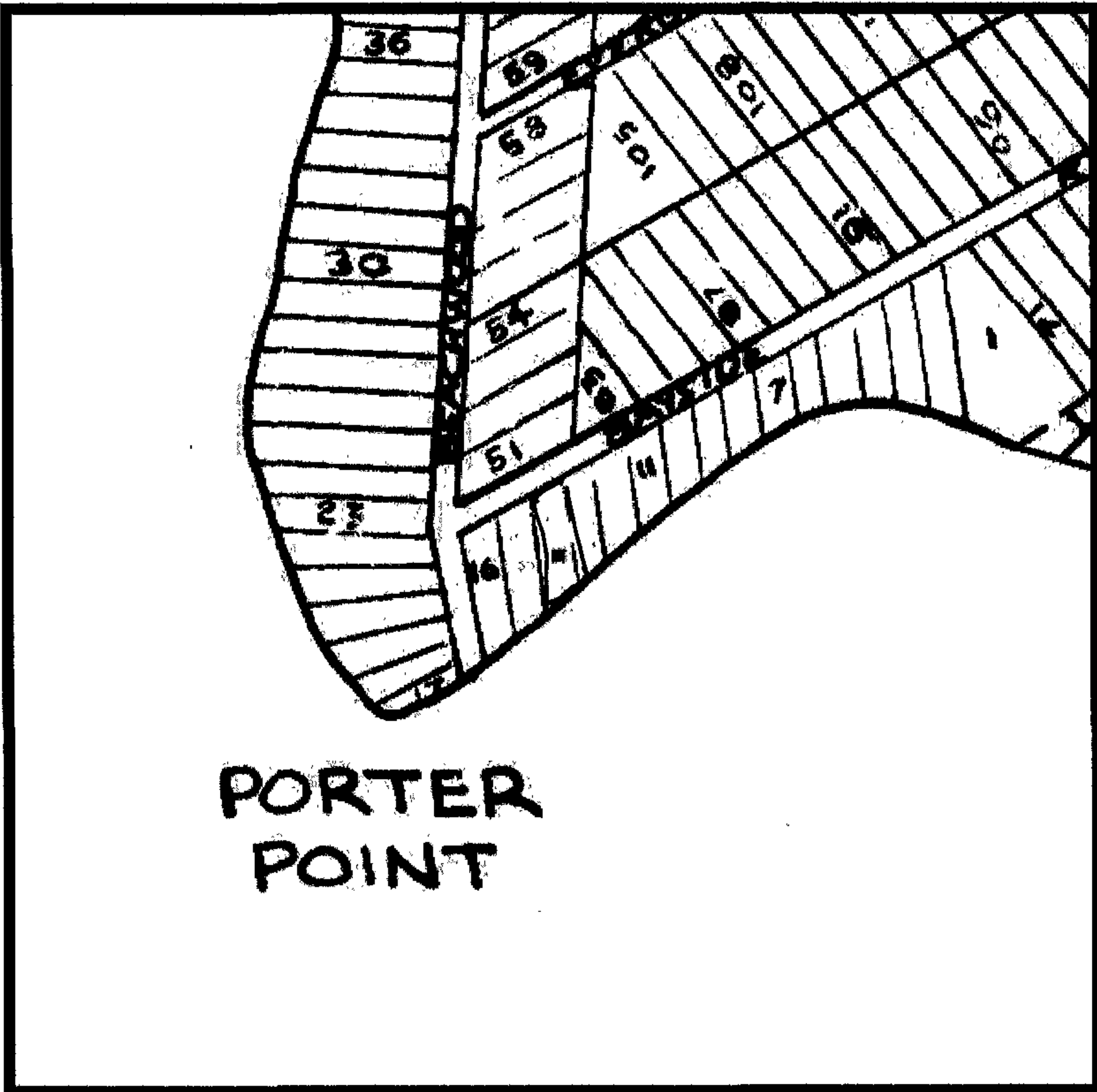
Ann Choung 2/10/05



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

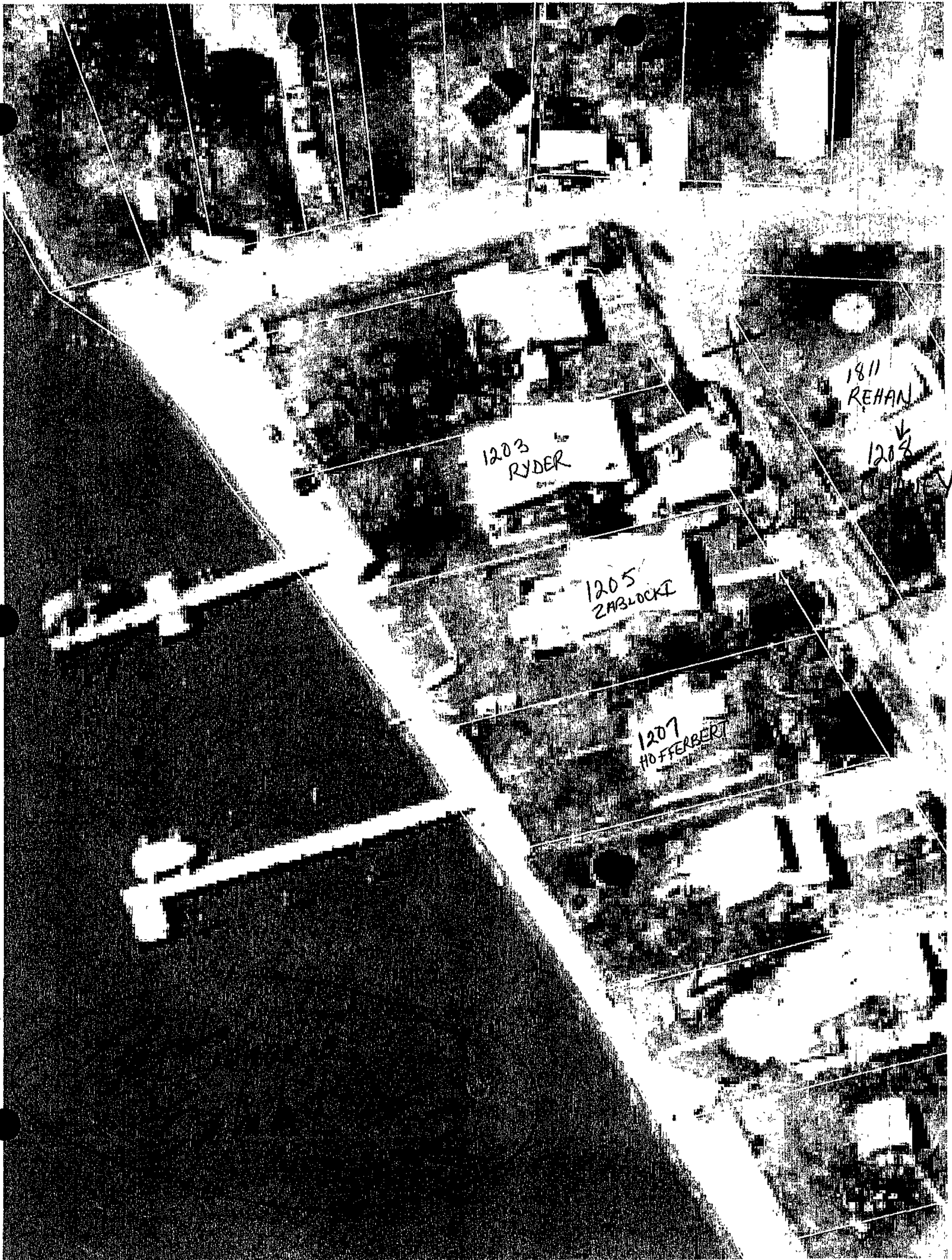
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District - 15 **Account Number - 1513208700**



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 www.mdp.state.md.us/webcom/index.html

PETITIONER'S
EXHIBIT 4



1203
RYDER

1205
ZABLOCKI

1207
HOFFERBERT

1811
REHAN

1208
CHANEY

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--

Account Identifier: District - 15 Account Number - 1508651030

Owner Information

Owner Name:	HOFFERBERT JULIA M/JOHN L HOFFERBERT JULIE M/STEPHANIE ETAL	Use:	RESIDENTIAL
Mailing Address:	6626 HARTWAIT ST BALTIMORE MD 21224-6233	Principal Residence:	NO
		Deed Reference:	1) /14939/ 606 2)

Location & Structure Information

Premises Address
1207 BAYSIDE RD

Legal Description

				WATERFRONT		EVERGREEN PARK			
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					13	82	Plat Ref: 7/ 174

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	572 SF	8,150.00 SF	34
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of	Phase-In Assessments	
		01/01/2003	07/01/2004	07/01/2005
Land:	81,500	96,150		
Improvements:	10	10		
Total:	81,510	96,160	91,276	96,160
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOFFERBERT JULIA M	Date: 01/25/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14939/ 606	Deed2:
Seller: HOFFERBERT LOUIS T,JR	Date: 06/24/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12245/ 229	Deed2:
Seller: HOFFERBERTH GEORGE	Date: 11/14/1978	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5956/ 706	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
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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	Maryland Department of Assessments and Taxation	Go Back
	BALTIMORE COUNTY	View Map
	Real Property Data Search	New Search
		Ground Rent

Account Identifier: District - 15 Account Number - 1508653490

Owner Information

Owner Name:	REHAN M JANET	Use:	RESIDENTIAL
Mailing Address:	1811 BEECHWOOD AVE BALTIMORE MD 21221-6506	Principal Residence:	YES
		Deed Reference:	1) / 6326/ 469 2)

Location & Structure Information

Premises Address	Legal Description
1811 BEECHWOOD AVE	PT LTS51-52 17,284SQ NW COR BAYSIDE RD EVERGREEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
104	24	268					51	82		7/ 174

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1929	Enclosed Area 1,762 SF
Stories 1 1/2	Property Land Area 17,284.00 SF
Basement NO	County Use 04
Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	28,570	28,570		
Improvements:	79,670	93,820		
Total:	108,240	122,390	117,672	122,390
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOFFERBERT THOMAS L	Date: 09/14/1981	Price: \$10,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6326/ 469	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
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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BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 15 Account Number - 1506000760

Owner Information

Owner Name: RYDER OLIN M
RYDER ETHEL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1203 BAYSIDE RD
BALTIMORE MD 21221-6502
Deed Reference: 1) / 5445/ 350
2)

Location & Structure Information

Premises Address
1203 BAYSIDE RD

Legal Description

50 E BEECHWOOD AVE
EVERGREEN PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268		WATERFRONT			15	82	Plat Ref: 7/ 174

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1931	1,440 SF	8,950.00 SF	34
Stories 1 1/2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	89,500	89,500		
Improvements:	10	10		
Total:	89,510	89,510	89,510	89,510
Preferential Land:	0	0	0	0

Transfer Information

Seller: FAFUL MICHAEL	Date: 05/14/1974	Price: \$28,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5445/ 350	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
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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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1506000760

Owner Information

Owner Name:	RYDER OLIN M RYDER ETHEL	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1203 BAYSIDE RD BALTIMORE MD 21221-6502	Deed Reference:	1) / 5445/ 350 2)

Location & Structure Information

Premises Address					Legal Description				
1203 BAYSIDE RD					50 E BEECHWOOD AVE EVERGREEN PARK				
WATERFRONT									
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					15	82	Plat Ref: 7/ 174
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
2004			1,752 SF		8,950.00 SF			34	
Stories		Basement		Type			Exterior		
1 1/2		YES		STANDARD UNIT			SIDING		

Value Information

	Base Value	Value As Of	Phase-In Assessments	
			As Of	As Of
			01/01/2003	07/01/2004
				07/01/2005
Land:	89,500	89,500		
Improvements:	111,780	124,760		
Total:	201,280	214,260	209,932	214,260
Preferential Land:	0	0	0	0

Transfer Information

Seller:	FAFAUL MICHAEL	Date:	05/14/1974	Price:	\$28,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5445/ 350	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

**Partial Exempt
Assessments**

County

State

Municipal

Class

000

000

000

07/01/2004

0

0

0

07/01/2005

0

0

0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#2

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

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1507290412

Owner Information

Owner Name: GRONCKI THEODORE J
 GRONCKI COLLEEN M
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 400 E JARRETTSVILLE RD
 FOREST HILL MD 21050-1606
Deed Reference: 1) /18720/ 219
 2)

Location & Structure Information

Premises Address

1219 BAYSIDE RD

Legal Description

1219 BAYSIDE RD
 EVERGREEN PARK

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					7	82	Plat Ref: 7/ 174

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	2,106 SF	8,250.00 SF	34
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	82,500	96,250		
Improvements:	149,880	167,280		
Total:	232,380	263,530	91,676	263,530
Preferential Land:	0	0	0	0

Transfer Information

Seller: KIRTZ WILLIAM	Date: 09/05/2003	Price: \$171,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /18720/ 219	Deed2:
Seller: GILL JOHN C	Date: 06/09/1994	Price: \$1
Type: NOT ARMS-LENGTH	Deed1: /10576/ 359	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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**Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1518721290

Owner Information

Owner Name: CLASING ALFRED E,3RD **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1221 BAYSIDE RD
BALTIMORE MD 21221-6502 **Deed Reference:** 1) /19150/ 297
2) /19150/ 291

Location & Structure Information

Premises Address

1221 BAYSIDE RD

Legal Description

WATERFRONT

EVERGREEN PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					6	82	Plat Ref: 7/ 174

Special Tax Areas

**Town
Ad Valorem
Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	1,764 SF	8,400.00 SF	34
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	84,000	96,400		
Improvements:	176,600	197,100		
Total:	260,600	293,500	282,532	293,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: CLASING ALFRED E,3RD	Date: 11/14/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19150/ 297	Deed2: /19150/ 291
Seller: RUTKOWSKI ELEANOR	Date: 06/23/1988	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7897/ 357	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0



b4

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Account Identifier: District - 15 Account Number - 1513204121

Owner Information

Owner Name: SHIVELY JAMES R
 SHIVELY KATHLEEN A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1824 BEECHWOOD AVE
 BALTIMORE MD 21221-6505
Deed Reference: 1) / 6680/ 569
 2)

Location & Structure Information

Premises Address
 1824 BEECHWOOD AVE

Legal Description

WATERFRONT

EVERGREEN PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					23	82	Plat Ref: 7/ 174

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	2,000 SF	11,600.00 SF	34
Stories 2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	79,200	88,800		
Improvements:	91,390	107,180		
Total:	170,590	195,980	187,516	195,980
Preferential Land:	0	0	0	0

Transfer Information

Seller: MACCREHAN WILLIAM A, JR	Date: 03/15/1984	Price: \$53,200
Type: IMPROVED ARMS-LENGTH	Deed1: / 6680/ 569	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005



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Account Identifier: District - 15 Account Number - 1502650370

Owner Information

Owner Name: BRONUSHAS JOHN W
 BRONUSHAS DAWN R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1734 BEECHWOOD AVE
 BALTIMORE MD 21221-6503
Deed Reference: 1) /11994/ 671
 2)

Location & Structure Information

Premises Address
 1734 BEECHWOOD AVE

Legal Description

1734 BEECHWOOD RD
 EVERGREEN PARK

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					34	82	Plat Ref: 7/ 174

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	2,862 SF	10,000.00 SF	34
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	98,000	98,000		
Improvements:	185,290	209,470		
Total:	283,290	307,470	299,410	307,470
Preferential Land:	0	0	0	0

Transfer Information

Seller: BRONUSHAS JOHN W Type: NOT ARMS-LENGTH	Date: 01/17/1997 Deed1: /11994/ 671	Price: \$0 Deed2:
Seller: BRONUSHAS JOSEPH B Type: NOT ARMS-LENGTH	Date: 10/06/1995 Deed1: /11246/ 551	Price: \$0 Deed2:
Seller: BRONUSHAS JOSEPH B, JR Type: NOT ARMS-LENGTH	Date: 10/26/1988 Deed1: / 8009/ 448	Price: \$0 Deed2:

Exemption Information



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Account Identifier: District - 15 Account Number - 1508301010

Owner Information

Owner Name: NERF RONALD L
 NERF BEVERLY MARY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1710 BEECHWOOD AVE
 BALTIMORE MD 21221-6503
Deed Reference: 1) /14597/ 336
 2) /14597/ 333

Location & Structure Information

Premises Address
 1710 BEECHWOOD AVE

Legal Description

1710 BEECHWOOD AV
 EVERGREEN PARK

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
104	24	268					46	82	Plat Ref: 7/ 174

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	1,920 SF	9,250.00 SF	34
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	97,250	97,250		
Improvements:	142,440	178,790		
Total:	239,690	276,040	263,922	276,040
Preferential Land:	0	0	0	0

Transfer Information

Seller: HEINLEIN ALMA M	Date: 07/26/2000	Price: \$70,000
Type: NOT ARMS-LENGTH	Deed1: /14597/ 336	Deed2: /14597/ 333
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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Account Identifier: District - 15 Account Number - 2300002275

Owner Information

Owner Name: COX GREGORY D
COX JULIE M

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 9101 MILLERS ISLAND BLVD
BALTIMORE MD 21219-1646

Deed Reference: 1) /14848/ 24
2)

Location & Structure Information

Premises Address
9101 MILLERS ISLAND BLVD

Legal Description
.193 AC
9049 MLRS ISLND BLVD SS
HORLACHER PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					2	82	Plat Ref: 70/ 34

Special Tax Areas

Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	2,888 SF	8,400.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	41,100	53,900		
Improvements:	173,730	193,200		
Total:	214,830	247,100	236,342	247,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: PLAKOTORIS NICK E	Date: 12/06/2000	Price: \$105,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /14848/ 24	Deed2:
Seller: HORLACHER ROBERT	Date: 01/07/1998	Price: \$362,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12590/ 48	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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Account Identifier: District - 15 Account Number - 2300002278

Owner Information

Owner Name:	PROVENZANO JOHN F,JR PROVENZANO DONNA L	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	9103 MILLERS ISLAND BLVD BALTIMORE MD 21219-1646	Deed Reference:	1) /12917/ 153 2)

Location & Structure Information

Premises Address	Legal Description
9103 MILLERS ISLAND BLVD	.238 AC 9103 MLRS ISLND BLVD SSR HORLACHER PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					5	82	Plat Ref: 70/ 34
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built 2000			Enclosed Area 2,288 SF		Property Land Area 10,361.00 SF			County Use 04	
Stories 2		Basement YES		Type STANDARD UNIT			Exterior SIDING		

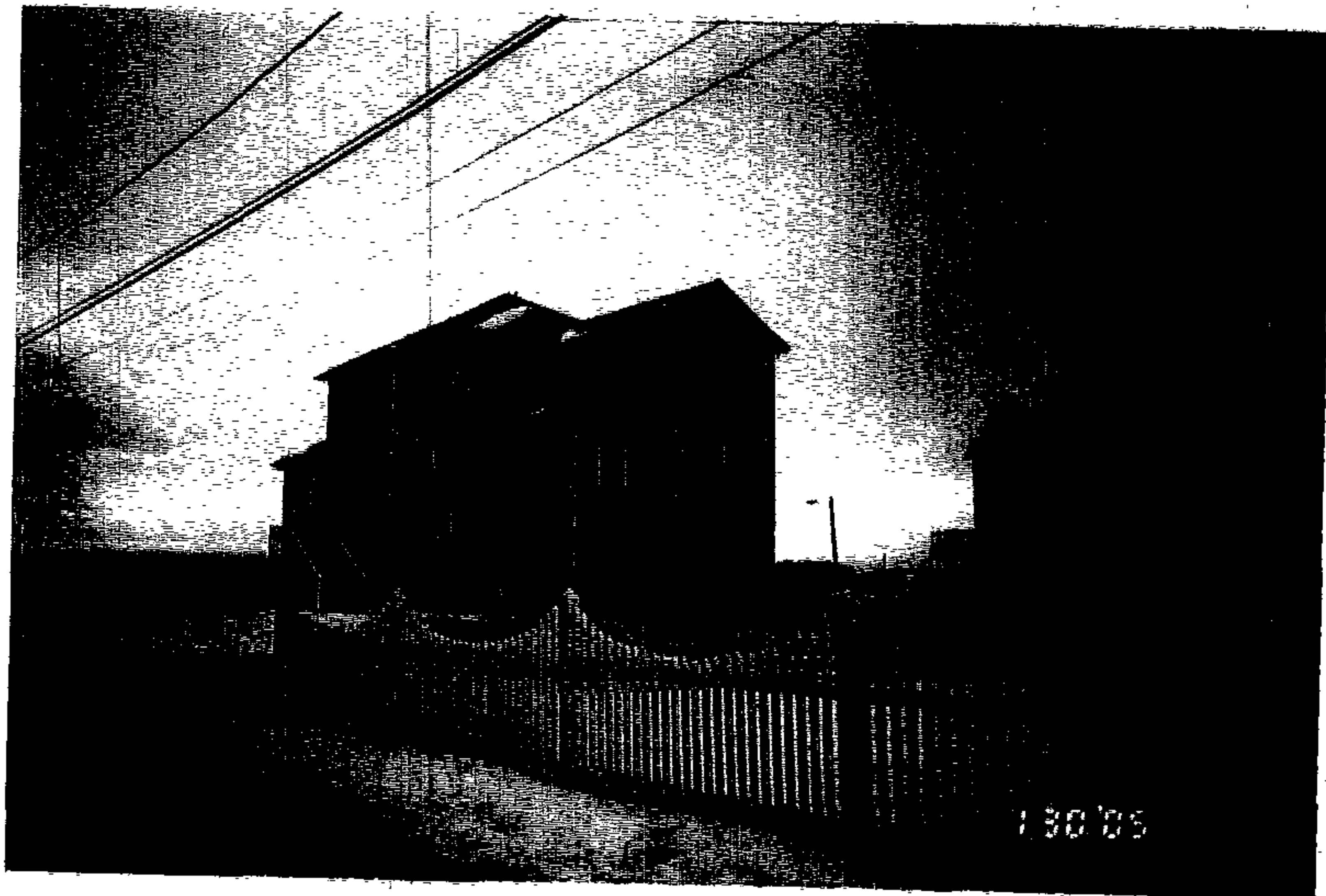
Value Information

	Base Value	Value As Of 01/01/2003	Phase-In As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	98,090	135,340		
Improvements:	188,310	207,120		
Total:	286,400	342,460	323,772	342,460
Preferential Land:	0	0	0	0

Transfer Information

Seller: PLAKOTORIS NICK E	Date: 06/08/1998	Price: \$132,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12917/ 153	Deed2:
Seller: HORLACHER ROBERT	Date: 01/07/1998	Price: \$362,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /12590/ 48	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1514000440

Owner Information

Owner Name: HAAS ROBERT A
 HAAS DENISE L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2703 BAY DR
 BALTIMORE MD 21219-1650
Deed Reference: 1) /12701/ 143
 2)

Location & Structure Information

Premises Address
 2703 BAY DR

Legal Description

2703 BAY DR
 SWAN POINT

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					572	82	Plat Ref: 9/ 4

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	1,976 SF	7,500.00 SF	34

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

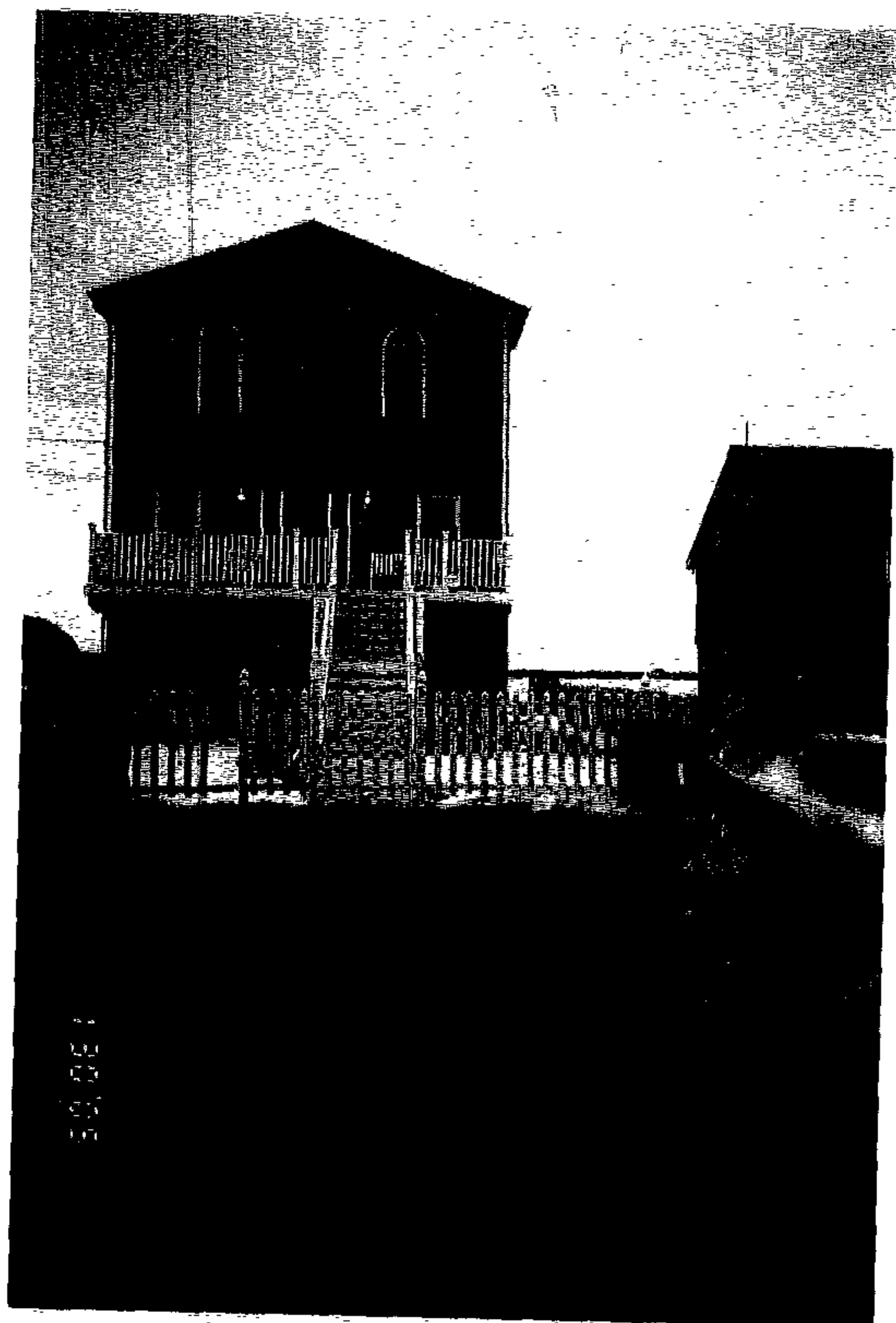
Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	90,000	133,500		
Improvements:	186,810	208,500		
Total:	276,810	342,000	320,270	342,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: MOURED DENNIS S,SR	Date: 03/05/1998	Price: \$190,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12701/ 143	Deed2:
Seller: MACMILLAN JOHN W	Date: 02/03/1986	Price: \$65,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7092/ 276	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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Account Identifier: District - 15 Account Number - 2300000031

Owner Information

Owner Name:	MOORE DAVID S MOORE MARY K	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	2806 BAY DR BALTIMORE MD 21219-1638	Deed Reference:	1) /12329/ 1 2)

Location & Structure Information

Premises Address					Legal Description				
2804 BAY DR					2804 BAY DR SWS SWAN POINT				
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					541	82	Plat Ref: 9/ 5
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
0000					6,900.00 SF			04	
Stories		Basement		Type			Exterior		

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
		01/01/2003	07/01/2004	07/01/2005
Land:	30,150	52,000		
Improvements:	14,610	19,830		
Total:	44,760	71,830	62,806	71,830
Preferential Land:	0	0	0	0

Transfer Information

Seller:	POPIOLEK FRANCES A	Date:	08/14/1997	Price:	\$45,000
Type:	UNIMPROVED ARMS-LENGTH	Deed1:	/12329/ 1	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
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BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1900009678

Owner Information

Owner Name: WHEELER ROBERT J
WHEELER SHARON U
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8905 CHESAPEAKE AVE
BALTIMORE MD 21219-1627
Deed Reference: 1) / 6512/ 246
2)

Location & Structure Information

Premises Address
8905 CHESAPEAKE AVE

Legal Description
0.223 AC
SS CHESAPEAKE AVE
BAYLIGHT BEACH

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
112	15	5					9	82		7/ 26

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	1,860 SF	9,713.00 SF	34
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	97,710	135,170		
Improvements:	177,520	198,130		
Total:	275,230	333,300	313,942	333,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: BETHLEHEM STEEL CORP	Date: 04/14/1983	Price: \$37,400
Type: IMPROVED ARMS-LENGTH	Deed1: / 6512/ 246	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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Account Identifier: District - 15 Account Number - 1516750420

Owner Information

Owner Name: GILLEY DAVID W
 GILLEY ALISA J
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9003 CHESAPEAKE AVE
 BALTIMORE MD 21219-1629
Deed Reference: 1) /15773/ 11
 2) /15773/ 8

Location & Structure Information

Premises Address
 9003 CHESAPEAKE AVE

Legal Description
 PT LT 17
 9003 CHESAPEAKE AVE
 BAYLIGHT BEACH

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	5					17	82	Plat Ref: 7/ 26

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	2,928 SF	5,600.00 SF	34
Stories 3	Basement YES	Type STANDARD UNIT	Exterior FRAME

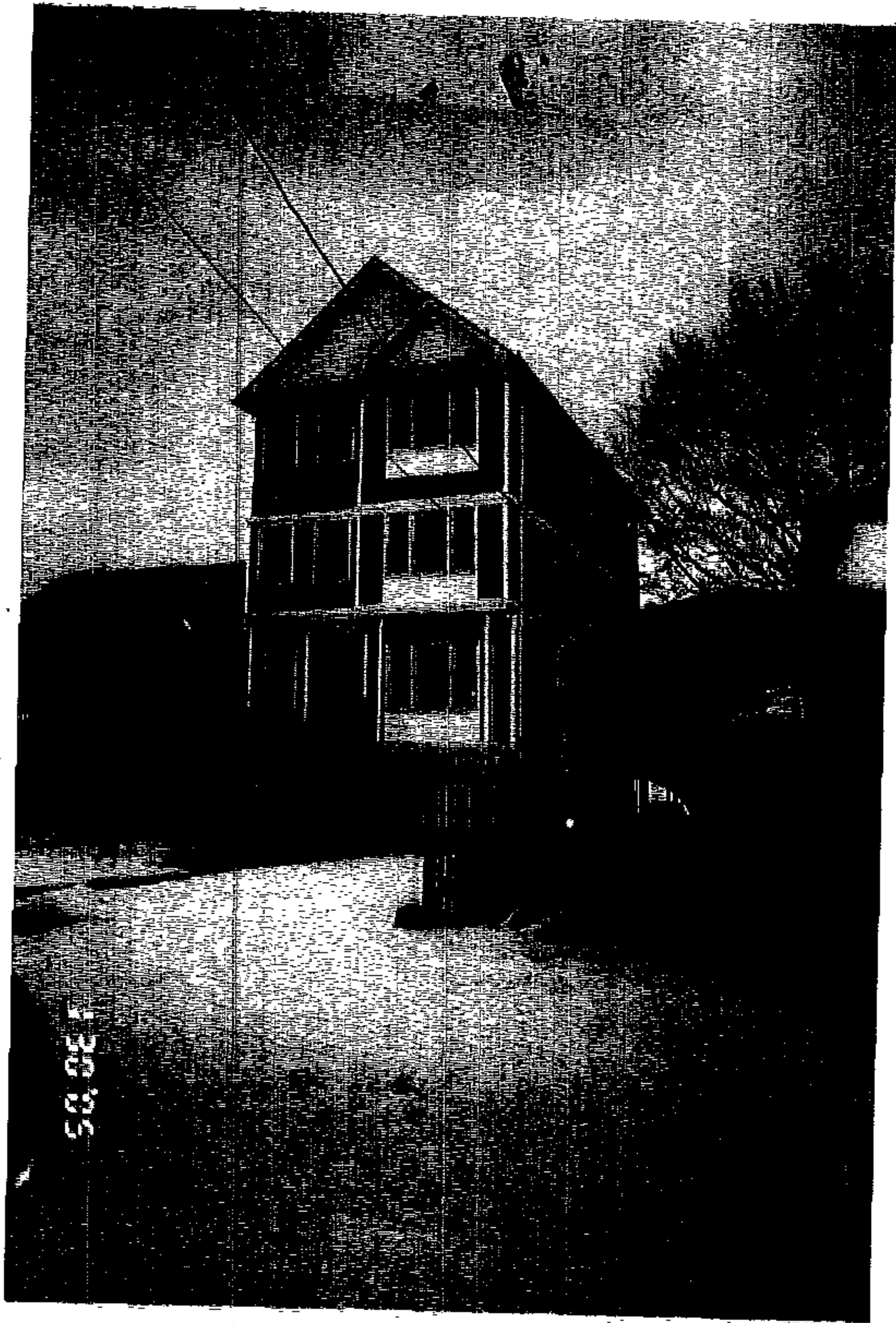
Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	85,500	132,500		
Improvements:	185,330	206,850		
Total:	270,830	339,350	316,510	339,350
Preferential Land:	0	0	0	0

Transfer Information

Seller: BOSSALINA VIRGINIA R	Date: 11/19/2001	Price: \$225,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15773/ 11	Deed2: /15773/ 8
Seller: PROVENZANO JOHN F, JR	Date: 10/01/1996	Price: \$105,000
Type: NOT ARMS-LENGTH	Deed1: /11823/ 347	Deed2: /11823/ 343
Seller: PROVENZANO JOHN F	Date: 10/20/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10083/ 37	Deed2:

Exemption Information



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Account Identifier: District - 15 **Account Number -** 1900009293

Owner Information

Owner Name: SPERLING EDWARD J/DIANE C
 BROWN DOUGLAS M/DENINE E
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9024 CHESAPEAKE AVE
 BALTIMORE MD 21219-1611
Deed Reference: 1) /13789/ 747
 2)

Location & Structure Information

Premises Address
 9024 CHESAPEAKE AVE

Legal Description
 LTS 33-34 0.337 AC
 MILLERS ISLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
112	15	5					33	82		7/ 26

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1999	2,688 SF	14,679.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	33,660	55,910		
Improvements:	161,140	239,620		
Total:	194,800	295,530	261,952	295,530
Preferential Land:	0	0	0	0

Transfer Information

Seller: PATTERSON THEODORE C	Date: 06/02/1999	Price: \$74,500
Type: UNIMPROVED ARMS-LENGTH	Deed1: /13789/ 747	Deed2:
Seller: PATTERSON THEODORE C	Date: 05/28/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9192/ 272	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005



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Account Identifier: District - 15 Account Number - 1900009672

Owner Information

Owner Name: MELLIS NICHOLAS
MELLIS NICOLE D
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 65 MONTVIEW CT
COCKEYSVILLE MD 21030-2648
Deed Reference: 1) /18850/ 712
2)

Location & Structure Information

Premises Address
9114 CHESAPEAKE AVE

Legal Description
0.206 AC
9114 CHESAPEAKE AVE
BAYLIGHT BEACH

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	5					30	82	Plat Ref: 7/ 26

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	1,652 SF	8,973.00 SF	34

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

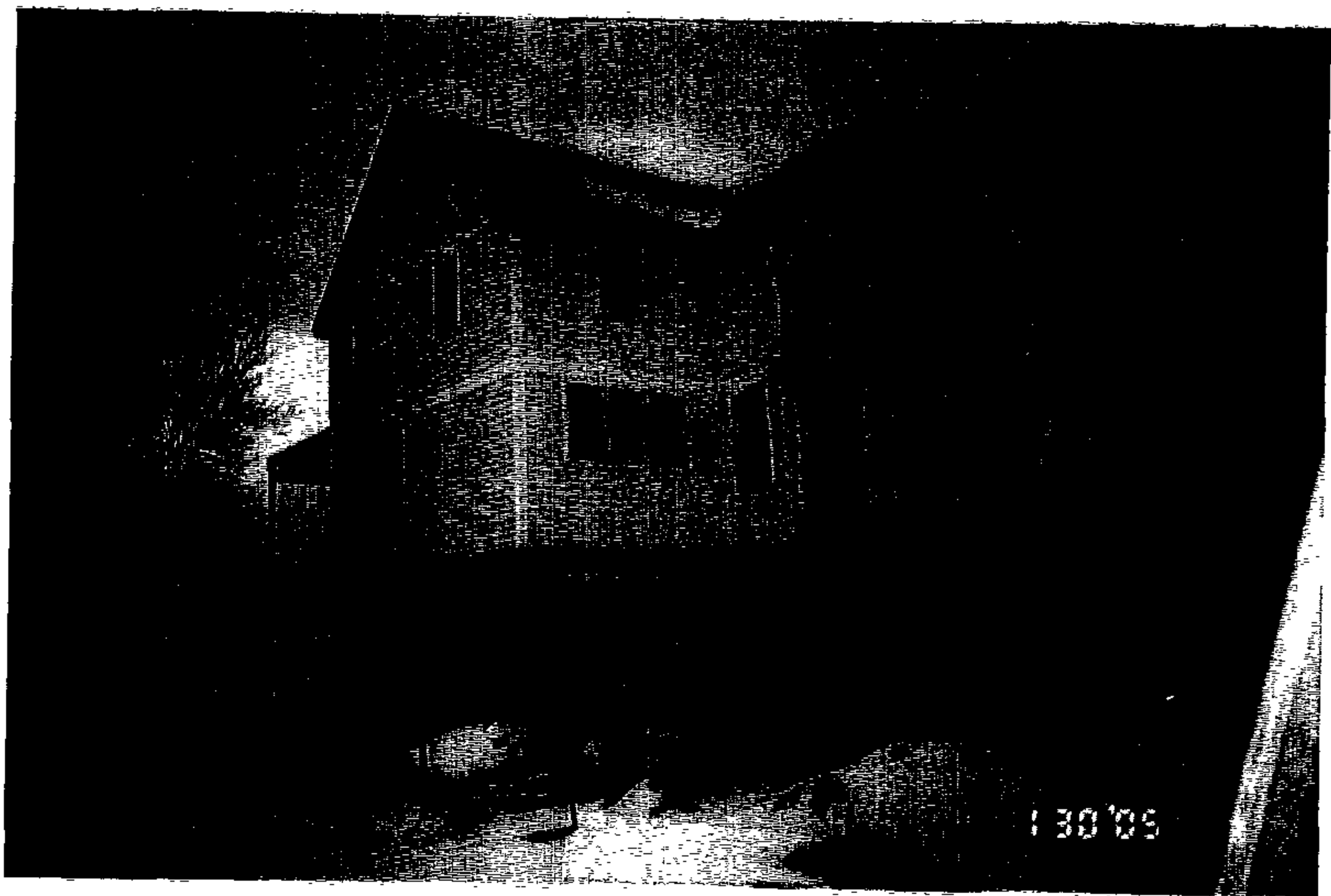
Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	96,970	134,970		
Improvements:	128,110	103,930		
Total:	225,080	238,900	234,292	238,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: STRICKLIN MICHAEL C	Date: 09/25/2003	Price: \$400,000
Type: IMPROVED ARMS-LENGTH	Deed1: /18850/ 712	Deed2:
Seller: SCHARPF GORDON, JR	Date: 06/18/1991	Price: \$280,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8826/ 79	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



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Account Identifier: District - 15 Account Number - 1523001872

Owner Information

Owner Name: POLESKI AGNES C
 POLESKI MICHAEL J/ ROBERT P
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 9033 CUCKOLD POINT RD
 BALTIMORE MD 21219-1635
Deed Reference: 1) /11492/ 319
 2)

Location & Structure Information

Premises Address
 9033 CUCKOLD POINT RD

Legal Description

SE COR FIFTH STREET
 SWAN PT

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
112	15	4					506	82		9/ 4

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		17,160.00 SF	34
Stories	Basement	Type	Exterior

Value Information

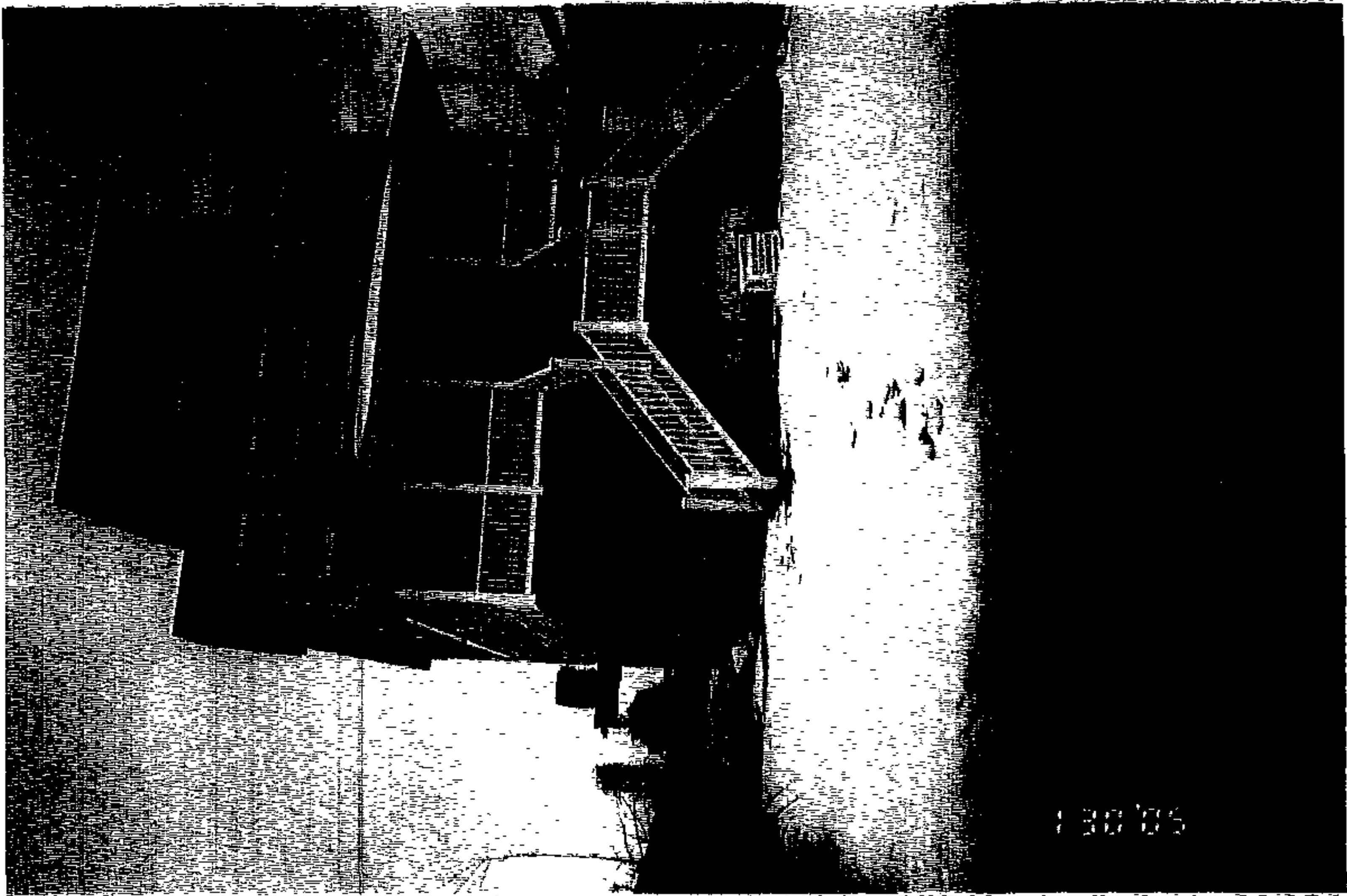
	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	75,790	103,790		
Improvements:	2,160	1,870		
Total:	77,950	105,660	96,422	105,660
Preferential Land:	0	0	0	0

Transfer Information

Seller: POLESKI WILLIAM	Date: 03/22/1996	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11492/ 319	Deed2:
Seller: WALDMAN PAUL E,JR	Date: 07/30/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6756/ 122	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005



#16

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BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1511470341

Owner Information

Owner Name: PETRLIK CHRISTINA KATHERINE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9103 CUCKOLD POINT RD
 BALTIMORE MD 21219-1637
Deed Reference: 1) /14380/ 72
 2)

Location & Structure Information

Premises Address
 9103 CUCKOLD POINT RD

Legal Description

9103 CUCKOLD PT RD SS
 SWAN POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					513	82	Plat Ref: 9/ 4

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	2,520 SF	7,500.00 SF	34

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	90,000	133,500		
Improvements:	181,000	196,020		
Total:	271,000	329,520	310,012	329,520
Preferential Land:	0	0	0	0

Transfer Information

Seller: MINNICK CHRISTINA K	Date: 03/29/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14380/ 72	Deed2:
Seller: MINNICK CHRISTINA K	Date: 06/16/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10592/ 582	Deed2:
Seller: SULLIVAN MARJORIE T	Date: 08/05/1993	Price: \$89,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 9934/ 534	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005



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Maryland Department of Assessments and Taxation
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Account Identifier: District - 15 Account Number - 1508004231

Owner Information

Owner Name:	WARD ROBERT P,JR WARD DALE L	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	9107 CUCKOLD POINT RD BALTIMORE MD 21219-1637	Deed Reference:	1) /14787/ 572 2)

Location & Structure Information

Premises Address					Legal Description				
9107 CUCKOLD POINT RD					9107 CUCKOLD POINT RD SWAN POINT				
WATERFRONT									
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					515	82	Plat Ref: 9/ 4
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
0000					7,500.00 SF			29	
Stories		Basement		Type			Exterior		

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2003	07/01/2004	07/01/2005
Land:	75,000	133,500		
Improvements:	100	100		
Total:	75,100	133,600	114,100	133,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHALMERS KARL A,JR	Date: 11/01/2000	Price: \$225,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14787/ 572	Deed2:
Seller: CHALMERS KARL A,JR	Date: 11/06/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8964/ 534	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
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#18

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Account Identifier: District - 15 Account Number - 1507470782

Owner Information

Owner Name: KLINE TERRY W
 KLINE SHARON L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9121 CUCKOLD POINT RD
 BALTIMORE MD 21219-1637
Deed Reference: 1) /12964/ 278
 2)

Location & Structure Information

Premises Address
 9121 CUCKOLD POINT RD

Legal Description

9121 CUCKOLD POINT RD
 SWAN POINT

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					520	82	Plat Ref: 9/ 4

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	3,120 SF	7,500.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior 1/2 BRICK FRAME

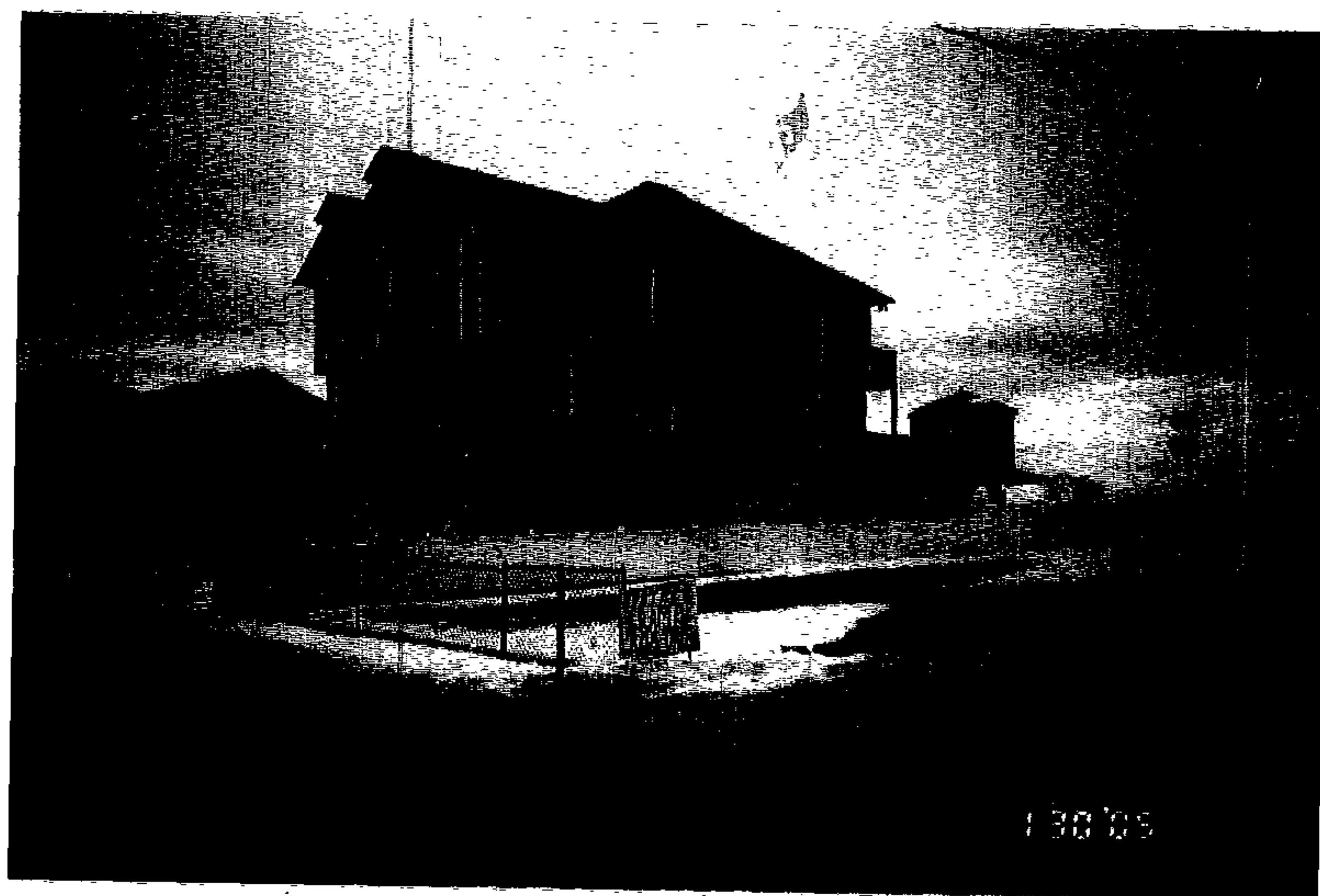
Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	90,000	133,500		
Improvements:	251,990	274,840		
Total:	341,990	408,340	386,222	408,340
Preferential Land:	0	0	0	0

Transfer Information

Seller: KLINE TERRY	Date: 06/24/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12964/ 278	Deed2:
Seller: GOLABOSKI PETER P	Date: 08/12/1996	Price: \$100,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11742/ 355	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information



#19

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BALTIMORE COUNTY
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Account Identifier: District - 15 **Account Number -** 1523001330

Owner Information

Owner Name: EAGAN LEROY E
 EAGAN KAREN L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8930 HINTON AVE
 BALTIMORE MD 21219-1659
Deed Reference: 1) / 9640/ 611
 2)

Location & Structure Information

Premises Address
 8930 HINTON AVE

Legal Description

WATERFRONT

SWAN POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					116	82	Plat Ref: 9/ 4

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1999	2,580 SF	8,050.00 SF	34
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	71,050	134,050		
Improvements:	152,810	221,390		
Total:	223,860	355,440	311,580	355,440
Preferential Land:	0	0	0	0

Transfer Information

Seller: EAGAN LEROY E	Date: 03/04/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9640/ 611	Deed2:
Seller: EAGAN LEROY E	Date: 06/18/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6936/ 461	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005



13075

#20

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Account Identifier: District - 15 Account Number - 1520301070

Owner Information

Owner Name: CHALMERS KARL A
 CHALMERS HELEN M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9036 HINTON AVE
 BALTIMORE MD 21219-1656
Deed Reference: 1) /18036/ 568
 2)

Location & Structure Information

Premises Address
 9036 HINTON AVE

Legal Description

9036 HINTON AVE
 SWAN POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4		WATERFRONT			61	82	Plat Ref: 7/ 163

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7,300.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	133,300	133,300		
Improvements:	164,210	183,270		
Total:	297,510	316,570	310,216	316,570
Preferential Land:	0	0	0	0

Transfer Information

Seller: SARS PROPERTIES LP Type: IMPROVED ARMS-LENGTH	Date: 05/21/2003 Deed1: /18036/ 568	Price: \$175,000 Deed2:
Seller: ANDERSON NORMAN T Type: MULTI ACCTS ARMS LENGTH	Date: 09/10/1999 Deed1: /14019/ 46	Price: \$510,000 Deed2:
Seller: ANDERSON HOWARD E, JR Type: NOT ARMS-LENGTH	Date: 06/30/1997 Deed1: /12262/ 113	Price: \$42,090 Deed2:

Exemption Information



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BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1523501720

Owner Information

Owner Name: ROTHMAN THOMAS A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9110 HINTON AVE
 BALTIMORE MD 21219-1655
Deed Reference: 1) /13794/ 36
 2) /13794/ 33

Location & Structure Information

Premises Address
 9110 HINTON AVE

Legal Description

9110 HINTON AVE
 SWAN POINT

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
112	15	4					43	82	Plat Ref: 9/ 4

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	2,104 SF	7,250.00 SF	34
Stories 2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in As Of 07/01/2004	Assessments As Of 07/01/2005
Land:	87,000	133,250		
Improvements:	179,450	172,480		
Total:	266,450	305,730	292,636	305,730
Preferential Land:	0	0	0	0

Transfer Information

Seller: ZELLER MARK G,JR	Date: 06/03/1999	Price: \$291,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13794/ 36	Deed2: /13794/ 33
Seller: WILLIAMSON PENEL OPE	Date: 11/22/1988	Price: \$75,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8032/ 264	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005



#22

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BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1520800780

Owner Information

Owner Name: BRADUNAS JURGIS
 BRADUNAS LORETA B
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9114 HINTON AVE
 BALTIMORE MD 21219-1654
Deed Reference: 1) / 6389/ 677
 2)

Location & Structure Information

Premises Address
 9114 HINTON RD

Legal Description
 LT 29,30
 NE COR 3RD ST
 SWAN POINT

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
112	15	4					29	82		7/ 162

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	2,544 SF	17,300.00 SF	34

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

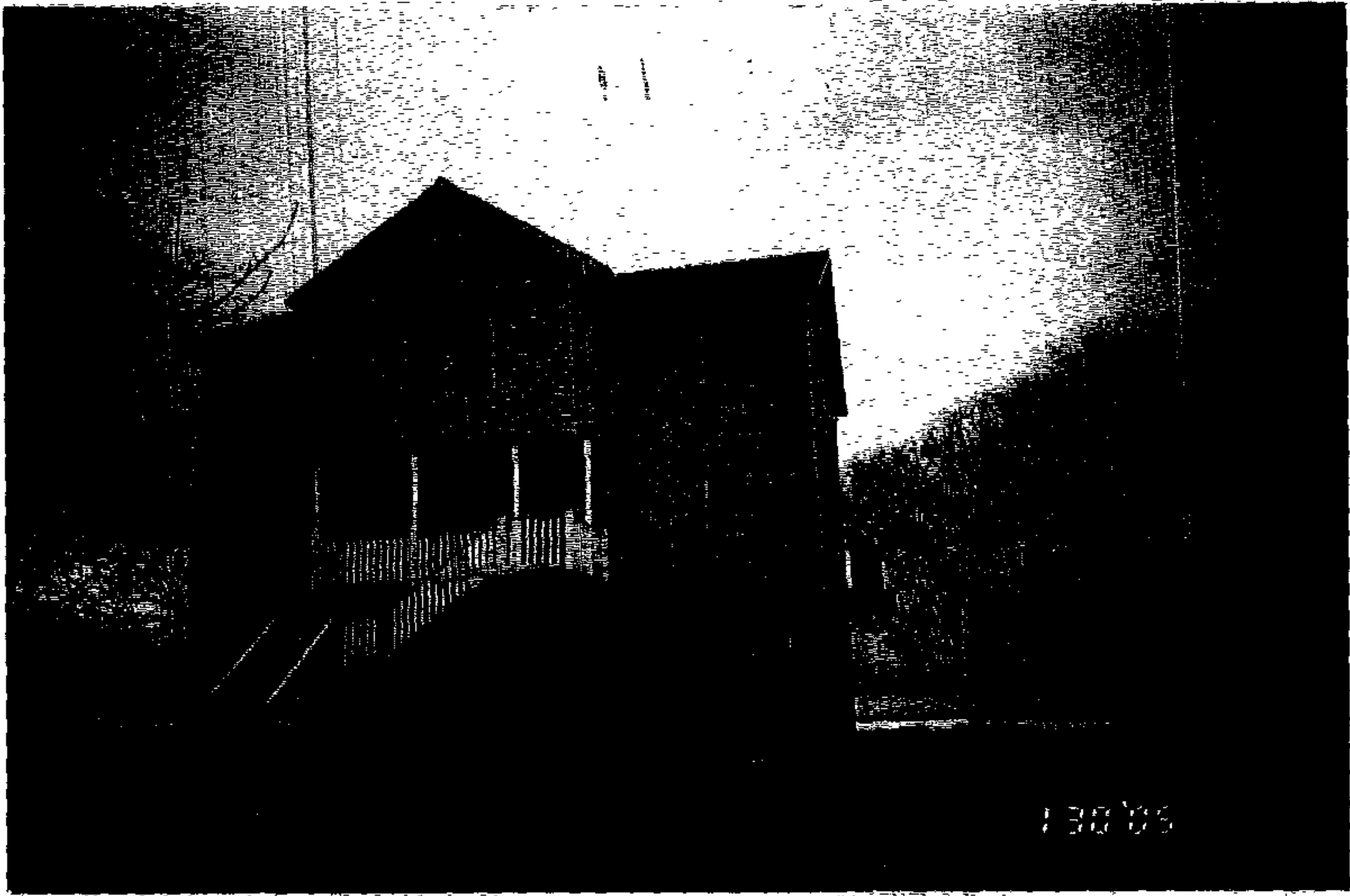
Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	99,820	137,070		
Improvements:	158,210	186,090		
Total:	258,030	323,160	301,450	323,160
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
BRADUNAS JURGIS	04/29/1982	\$0
Type: NOT ARMS-LENGTH	Deed1: / 6389/ 677	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information









Standing at ● property line between 1205 (lot ● question) and
1207 (also a proposed dwelling) Facing street. Pier behind us.

#3

05 295
10/29/2004 10:10:10

05-295-A







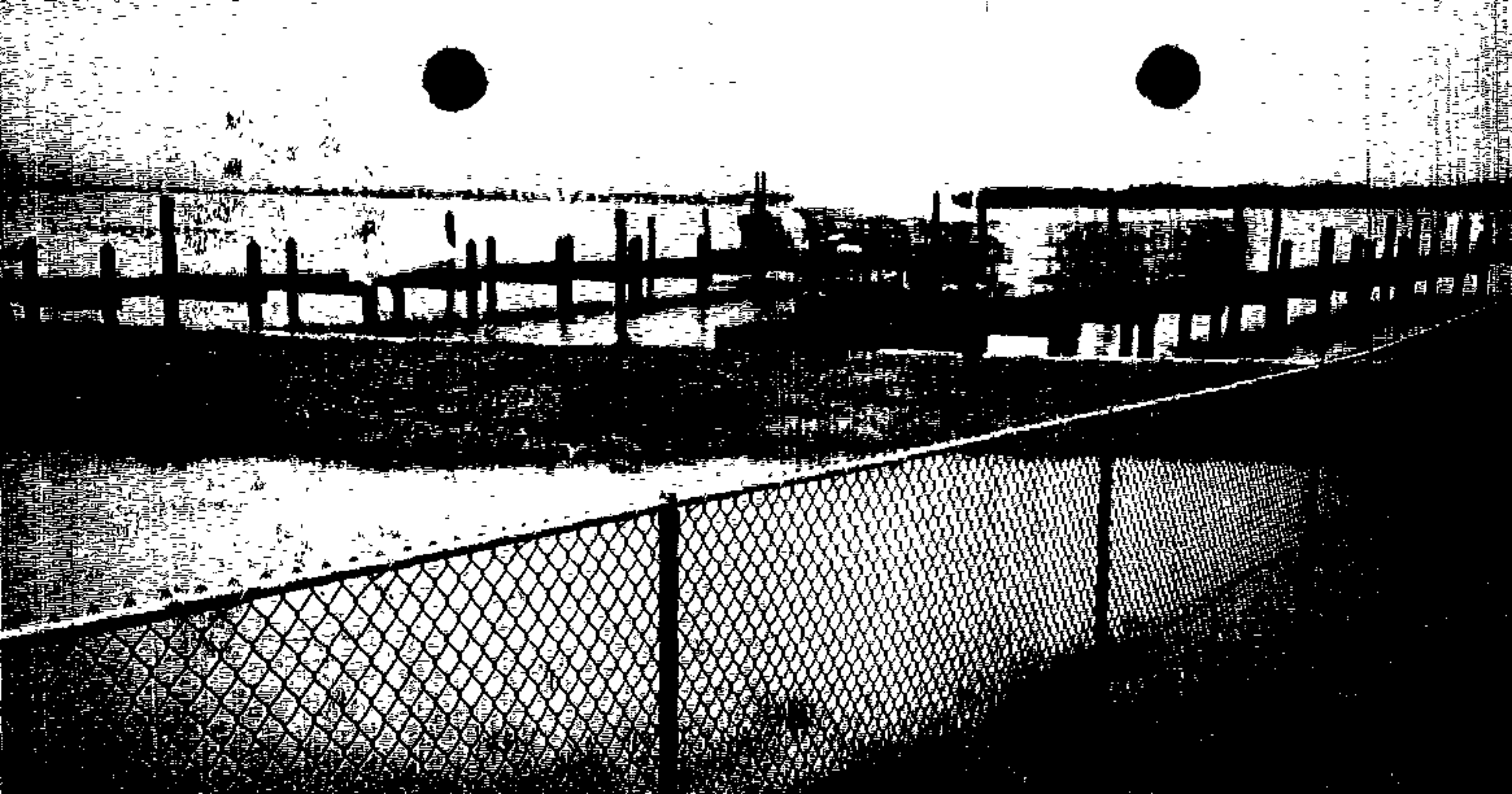
EXHIBIT NO. 1A
EXHIBIT NO. 1A



2003/09/20

SECRET

NO. 13



**TESTS
NOT NO. 1**



2003/09/20

SECRET
NO. 7D

WILLIAM PUGH COMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 517 OVERBROOK RD.

OWNER: WILLIAM PUGH & SUSAN TANURY (PUGH)

LOT # 17 & 18 SECTION # N/A

APPLICANT: WILLIAM PUGH & SUSAN TANURY (PUGH)

APPLICANT ADDRESS: 517 OVERBROOK RD.

APPLICANT PHONE: 0918354000

APPLICANT EMAIL: PUGH@PUGH.COM

APPLICANT PHONE: 0918354000

APPLICANT PHONE: 0918354000

APPLICANT PHONE: 0918354000

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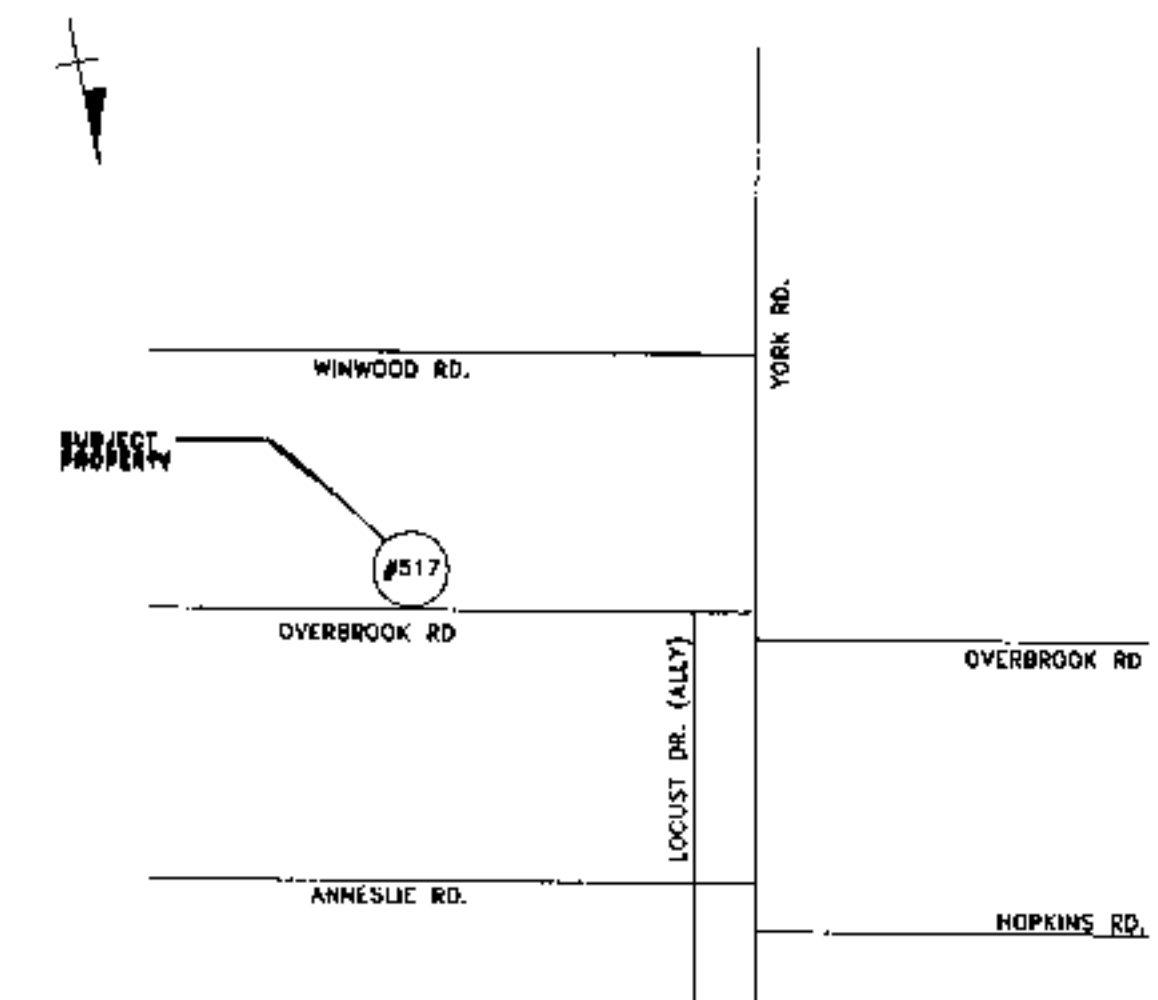
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APPLICANT PHONE: 0918354000

APPLICANT PHONE: 0918354000



VICINITY MAP
SCALE: APPROX. 1" = 1000'

LOCATION INFORMATION

EDUCATION DISTRICT: 9

COMMUNITY DISTRICT: 5

2007 SCALE MAP #NE 8-A

ZONING DB5.5

LOT SIZE	.24	6,250
ACREAGE		SQ. FT.

SEWER: PUBLIC

WATER: PUBLIC

CHLOROPHASE I/II CRITICAL AREA: NO

100 YEAR FLOOD PLAIN: NO

HISTORIC PROPERTY/BUILDING: NO

PRIOR ZONING HEARING: NONE

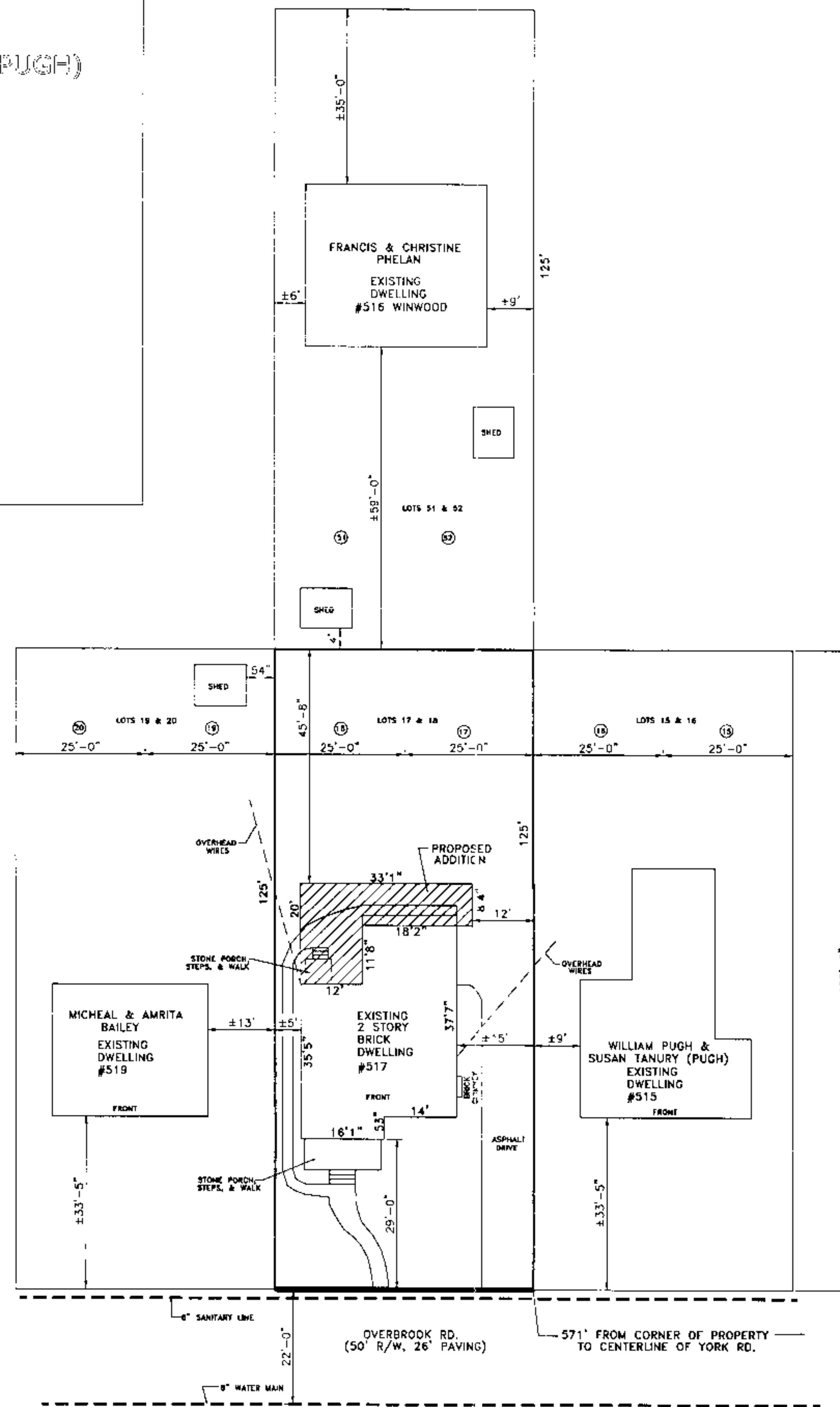
ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE #

11/1/11
11/1/11



SCALE OF DRAWING: 1" = 20'