

IN RE: PETITIONS FOR VARIANCE
E/S Lincoln Avenue, Across and
50'S of the c/l Geise Avenue
(2229 & 2227 Lincoln Avenue)
15th Election District
7th Council District

Gary M. Maynor, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 05-461-A & 05-462-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the owner of the subject adjacent properties, Gary M. Maynor, Jr. Since the properties are owned by the same person and are located adjacent to one another, the two cases were heard contemporaneously. In this regard, it is to be noted that the Petitioner had previously filed for relief under Cases Nos. 05-284-A and 05-285-A and a hearing was scheduled before Deputy Zoning Commissioner John V. Murphy on February 1, 2005. However, as a result of a misunderstanding, neither the Petitioner nor his representative attended the hearing, nor was there any request for postponement. Thus, by Order dated February 8, 2005, Deputy Zoning Commissioner Murphy dismissed the requested variance without prejudice. Subsequently, the Petitioner advised that he was not aware that his presence at the public hearing was required and requested a reconsideration of the matter. Ultimately, the Director of the Department of Permits and Development Management allowed the Petitioner to re-file his requests under the above-captioned Case numbers seeking relief as more particularly described below.

In Case No. 05-461-A, the Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing dwelling, known as 2227 Lincoln Avenue, on a lot with a width of 50 feet in lieu of the required 55 feet. In Case No. 05-462-A, the Petitioners request similar relief from Sections 1B02.3.C.1 and 304.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the minimum required 55 feet and approval of

ORDER RECEIVED FOR FILING

Date

By

the subject property as an undersized lot, for a proposed dwelling, to be known as 2229 Lincoln Avenue. The subject properties and requested relief are more particularly described on the site plans submitted in each case, which were accepted into evidence and marked respectively as Petitioners' Exhibits 1.

Appearing at the requisite public hearing in support of the request was Gary Maynor, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are located on the east side of Lincoln Avenue, across from its intersection with Geise Avenue in Edgemere, not far from Jones Creek and Old Road Bay. The properties are also identified as being part of Lot 1G of the J. W. Hinson property, an older subdivision that was platted and recorded in the Land Records in 1935, well prior to the adoption of the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements for development. In this regard, the subject property is comprised of two parcels, both of which are 50 feet wide and range in depth from 235 to 240 feet deep. As shown on the site plan, the property known as 2227 Lincoln Avenue, contains a gross area of 11,811 sq.ft., zoned D.R.5.5, and is improved with a two-story dwelling in which the Petitioner resides. The property known as 2229 Lincoln Avenue contains a gross area of 11,937 sq.ft., split-zoned B.L. and D.R.5.5, and is unimproved; however, has traditionally been used as the side yard to the improved parcel known as 2227 Lincoln Avenue. In this regard, although the subject property is located in an area predominantly zoned D.R.5.5, a larger area of this parcel is zoned B.L., apparently due to the fact that the immediately adjacent property to the north is zoned B.L. and is improved with an apartment building which contains a convenience store on the first floor. In any event, both properties are served by public water and sewer, and have their own individual tax identification numbers.

The instant Petitions were filed seeking recognition that the subject properties are two separate building lots so as to permit development of the unimproved lot, and to legitimize the existing dwelling. In this regard, both lots are only 50 feet wide; however, contain more than

11,000 sq.ft. in area. The D.R.5.5 zoning regulations require a minimum lot width of 55 feet, and minimum lot area of 6,000 sq.ft. Thus, the only deficiency in both instances is the lot width, which is 5 feet shy of the required 55 feet. The new house will meet all front, side and rear yard setback requirements and will be located a consistent distance from the road as other houses in the vicinity. In that both lots contain well above the minimum required area, that portion of the request seeking approval of the unimproved lot as undersized shall be dismissed as moot.

Turning first to the relief requested in Case No. 05-462-A, I am persuaded that relief should be granted to allow construction of the proposed single-family dwelling on the property known as 2229 Lincoln Avenue. The fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R. is a persuasive factor. Moreover, the proposed dwelling will meet all front, side, and rear yard setback requirements and will be situated on the lot consistent with other homes along Lincoln Avenue. Finally, the neighbors support the proposal. The only deficiency in this instance is the lot width, which is 5 feet shy of the required 55 feet. It is to be noted that given the property's close proximity to the water, the proposed development must be in compliance with Chesapeake Bay Critical Areas Regulations. Moreover, the proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.

Relief will likewise be granted in Case No. 05-461-A to legitimize the existing dwelling on the property known as 2227 Lincoln Avenue. As noted above, these lots were created in 1935 and the dwelling has existed on the subject property since 1947. Thus, it is clear that strict compliance with the zoning regulations would be impractical and result in an unreasonable hardship for the Petitioners. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted.

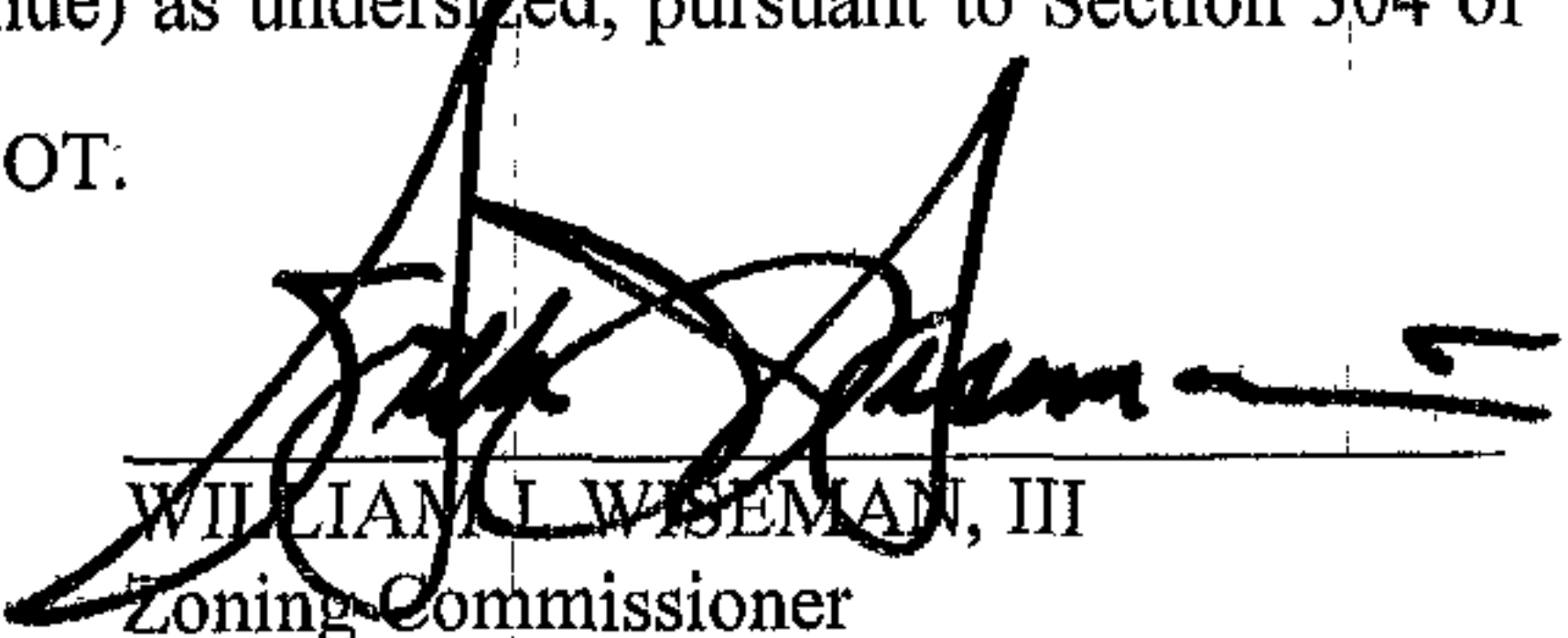
Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of April 2005 that the Petition for Variance filed in Case No. 05-461-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, for the existing dwelling known as 2227 Lincoln Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-462-A, seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, 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 Petitioner is hereby made aware that proceeding at this time is at his 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) Compliance with Chesapeake Bay Critical Areas regulations as set forth in the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated January 24, 2005, a copy of which is attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning. Additionally, the Petitioners shall provide landscaping along the public road for both properties.
- 4) 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 relief requested in Case No. 05-462-A seeking approval of the unimproved lot (2229 Lincoln Avenue) as undersized, pursuant to Section 304 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.


WILLIAM L. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date 5/12/15

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

April 12, 2005

Mr. Gary M. Maynor, Jr.
2227 Lincoln Avenue
Baltimore, Maryland 21219

RE: PETITIONS FOR VARIANCE
E/S Lincoln Avenue, Across and 50' S of the c/l Geise Avenue
(2227 & 2229 Lincoln Avenue)
15th Election District – 7th Council District
Gary M. Maynor, Jr. - Petitioner
Cases Nos. 05-461-A and 05-462-A

Dear Mr. Maynor:

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

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2227 LINCOLN AVE, BALTIMORE
which is presently zoned D.R.5.5.

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) 1B02, 3C.1. (BCZE)

TO PERMIT AN EXISTING DWELLING ON A LOT WITH A WIDTH OF
50-FEET IN LIEU OF THE REQUIRED 55-FEET.

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 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

BALTO.

MD

21219

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date

3/17/05

3/16/05
James A. Lawrence
Comm Exp 9/1/07

ORDER RECEIVED FOR FILING

REV 9/15/98

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

**ZONING DESCRIPTION
2227 LINCOLN AVENUE
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the east side of Lincoln Avenue, a right-of-way (50) feet wide at the distance of 50 feet south of the centerline of the nearest improved intersecting street Geise Avenue, a right-of-way (40) feet wide. Being lot #1G in the subdivision of J W Hinson as recorded in Baltimore County Plat Book #10, Folio #97, containing 11,811 Sq.Ft. or 0.271 Ac.+/- . Also known as 2227 Lincoln Avenue and located in the 15th. Election District, 7th Councilmanic District.

05-461-A

**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: #05-461-A
2227 Lincoln Avenue
East side of Lincoln Avenue
50 feet south of centerline
of Gelse Avenue.
15th Election District
7th Councilmanic District
Legal Owner(s):
Gary Maynor

Variance: to permit an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, March 31, 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) 887-4386.

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

J 3/299 Mar 17 43516

CERTIFICATE OF PUBLICATION

3/17/, 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 3/17/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 17, 2005 Issue - Jeffersonian

Please forward billing to:

Gary Maynor
2227 Lincoln Avenue
Baltimore, Maryland 21219

410-477-1746

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: 05-461-A

2227 Lincoln Avenue

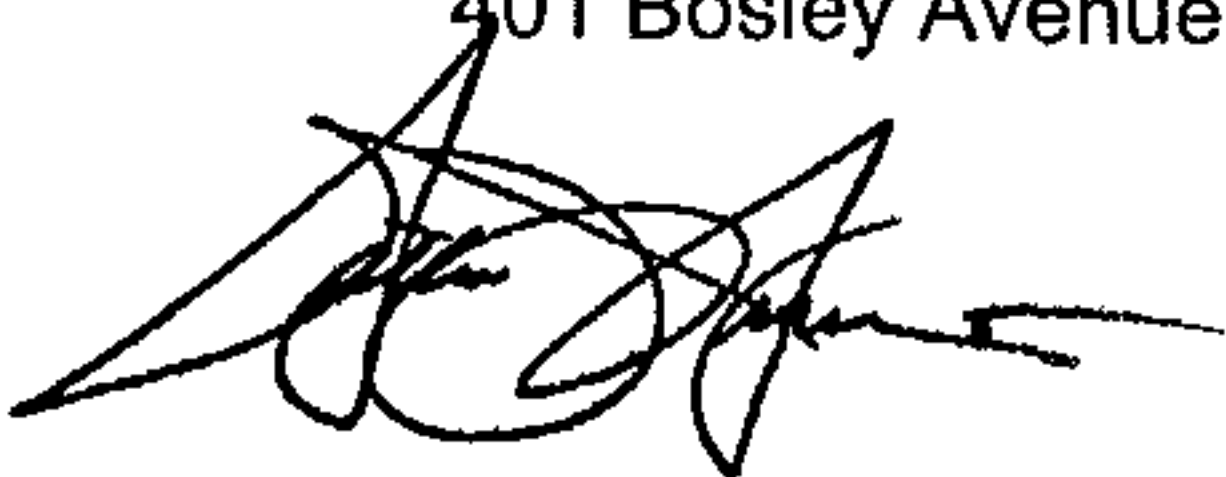
East side of Lincoln Avenue, 50 feet south of centerline of Geise Avenue.

15th Election District—7th Councilmanic District

Legal Owner: Gary Maynor

Variance to permit an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, March 31, 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

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

NEW 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: 05-461-A

2227 Lincoln Avenue

East side of Lincoln Avenue, 50 feet south of centerline of Geise Avenue.

15th Election District—7th Councilmanic District

Legal Owner: Gary Maynor

Variance to permit an existing dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, March 31, 2005 at 11:00 a.m., in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK: klm

C: Gary Maynor, 2227 Lincoln Avenue, Baltimore 21219
Patrick Richardson, 110 Old Padonia Rd., Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 16 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.



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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.

For Newspaper Advertising:

Item Number or Case Number: 461
05-~~584~~-A

Petitioner: MAYNOR

Address or Location: 2227 LINCOLN AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. GARY MAYNOR

Address: 2227 LINCOLN AVE.

BALTO. MD 21219

Telephone Number: 410-477-1746

PLEASE SCHEDULE THESE TWO
HEARINGS FOR THE SAME DATE

05-461-A	2227 LINCOLN AVE.
05-462-A	2229 LINCOLN AVE.

THANKS,

DONNA

**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

March 22, 2005

Gary Mayner
2227 Lincoln Avenue
Baltimore, Maryland 21219

Dear Mr. Mayner:

RE: Case Number: 05-461-A , 2227 Lincoln Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2005.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

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



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

March 23, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 21, 2005

Item No.: 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 457,
461, 462.

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.

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

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 1, 2005
RECEIVED

APR - 6 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-461 and 5-462

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing 50-foot wide lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. 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.
2. Provide landscaping along the public road.

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

Prepared By: Mark A. Cunningham

Division Chief: Amy Mantay

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: 3.18.05

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

RE: Baltimore County
Item No. 05-461-A
2227 LINCOLN AVE

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 8, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2005
Item No. 461

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all roads in Baltimore County is 40-foot. Setback shall be modified accordingly

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 05-461 03282005.doc

RE: PETITION FOR VARIANCE * BEFORE THE
2227 Lincoln Avenue; E/side Lincoln Avenue, * ZONING COMMISSIONER
50' S c/line Geise Avenue *
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Gary Maynor * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-461-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to, Gary Maynor, 2227 Lincoln Avenue, Baltimore, MD 21219, Petitioner(s).

RECEIVED

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Per _____

Interoffice Memorandum

TO: Zoning Advisory Committee Members

Zoning Items 284 & 285 resulted in Case #05-284-A & 05-285-A. Both hearings were held on February 1, 2005, and both cases were dismissed. Due to a misunderstanding the petitioners did not attend the hearings. The Deputy Zoning Commissioner and Director of Permits & Development Management have agreed to reprocess the same requests with new hearing numbers – new case – same requests.

Address	Old Case #	New Case #
2227 Lincoln Avenue	05-284-A	05-461-A
2229 Lincoln Avenue	05-285-A	05-462-A

05-461-A - Lot 272
272



Owner Information

Location & Structure Information					
Location:					
Structure:					
Access:					
Notes:					

Legal Description
PT LT 1G
2227 LINCOLN AVE
J W HINSON

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

	Base Value	Value As Of 01/01/2003	Phase-in Assessments	
			As Of 07/01/2004	As Of 07/01/2005
Land:	29,930	29,930		
Improvements:	63,270	91,530		
Total:	93,200	121,460	112,040	121,460
Preferential Land:	0	0	0	0

Seller: EVANS WILLIAM EDRIS	Date: 12/17/2002	Price: \$138,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /17243/ 496	Deed2:
Seller: EVANS WILLIAM EDRIS	Date: 03/24/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13621/ 228	Deed2:
Seller: EVANS BETTY JEAN	Date: 06/16/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12941/ 630	Deed2:

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

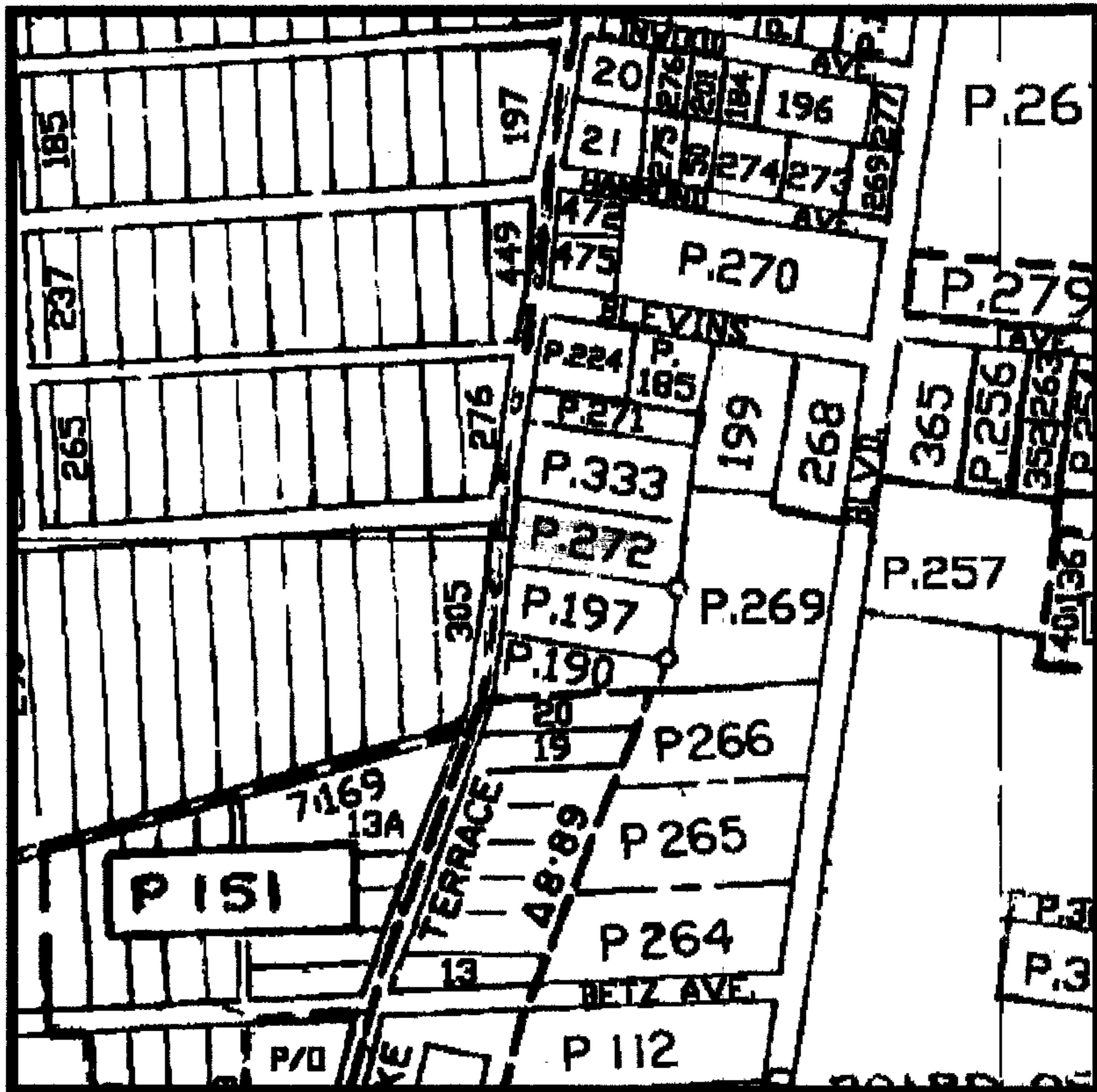
* NONE *



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

[View Map](#)

District - 15 Account Number - 1505880061



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

KE CHECKS
TABLE TO
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

PARCEL NUMBER YEAR

15-05-880060 2005

CYCLE BILL DATE ELECTION DISTRICT

FY 07/01/2004 15

ASSESSMENT

23,220

LEVY PERIOD

JULY 1 2004-JUNE 30 2005

CHARGES

OVER BENEFIT
OVER SERVICE
ATER BENEFIT
ATER DISTRIBUTION
NSTRUCTION LOAN
ER
TAL CHARGES

MAYNOR GARY MICHAEL, JR
2227 LINCOLN AVE
BALTIMORE, MD. 21219

PROPERTY STATUS

NOT A
PRINCIPAL
RESIDENCE

COUNTY TAX

STATE TAX

INTEREST/DISCOUNTS

GROSS BILL BEFORE PYMTS

LESS A/R PAYMENTS

RATE
PER \$100

1.11500

0.13200

TAXES/CHARGES

258.90

30.65

2.59

286.96

286.96

PROPERTY DESCRIPTION
000000 LINCOLN AVE
ET LT 1G

GROSS BILL 286.96

LOT BLOCK SEC PLAT BOOK FOLIO
1G

CONSTANT YIELD 1.085 DIFFERENCE 0.03

INTEREST/
DISCOUNTNET
TOTAL

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO, MD. 21264-4281

PARCEL NUMBER YEAR

CYCLE BILL DATE

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL
PAYMENT CHARGESIF PAID
BY

DISCOUNT

PAY THIS
AMOUNT

SEMIANNUAL PAYMENT ELIGIBILITY :

A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL
PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL
PROPERTY THAT IS DESIGNATED AS THEIR "PRINCIPAL RESIDENCE"

THIS PROPERTY IS IDENTIFIED WITH THE STATE DEPARTMENT OF
ASSESSMENTS AS "NOT A PRINCIPAL RESIDENCE" AND IS NOT
ELIGIBLE FOR THE SEMIANNUAL PAYMENT OPTION.

GROSS 286.96

SECOND SEMIANNUAL PAYMENT

TOTAL SEMIANNUAL PAYMENTS

Jul. and Dec. Payments:
Aug. and Dec. Payments:
Sep. and Dec. Payments:

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO, MD. 21264-4281

PARCEL NUMBER YEAR

15-05-880060 2005

CYCLE BILL DATE

FY 07/01/2004

OWNER'S NAME AND ADDRESS

FULL ANNUAL
PAYMENT CHARGESIF PAID
BYDISCOUNT
OR INTERESTPAY THIS
AMOUNT

COTAX 258.90
STAX 30.65
IN/DS 2.59
PYMTS 286.96

10/31
11/30
12/31
01/31

MAYNOR GARY MICHAEL, JR
2227 LINCOLN AVE
BALTIMORE, MD. 21219

10042004

GROSS 286.96

MAKE CHECKS
PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

PARCEL NUMBER & YEAR

15-05-880061 2005

CYCLE BILL DATE ELECTION DISTRICT

FY 07/01/2004 15

ASSESSMENT

112,040

LEVY PERIOD

JULY 1 2004-JUNE 30 2005

CHARGES

OVER BENEFIT
OVER SERVICE 555.79
ATER BENEFIT
ATER DISTRIBUTION 59.76
NSTRUCTION LOAN
HER
TAL CHARGES 615.55

PROPERTY STATUS

PRINCIPAL
RESIDENCE

COUNTY TAX
STATE TAX
CHARGES

COUNTY HOMESTEAD CR

INTEREST/DISCOUNTS

GROSS BILL BEFORE PYMTS

LESS A/R PAYMENTS

RATE
PER \$100
1.11500
0.13200

TAXES/CHARGES

1,249.25

147.89

615.55

59.27

11.90

1,941.52

1,941.52

MAYNOR GARY MICHAEL, JR
2227 LINCOLN AVE
BALTIMORE, MD. 21219

PROPERTY DESCRIPTION
002227 LINCOLN AVE
IMPSECT LT 1G

GROSS BILL 1,941.52

LOT BLOCK SEC PLAT BOOK FOLIO

CONSTANT YIELD 1.085 DIFFERENCE 0.03

INTEREST/
DISCOUNT
NET
TOTAL

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FIRST SEMI-ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO, MD. 21264-4281

PARCEL NUMBER & YEAR

15-05-880061 2005

CYCLE BILL DATE

SA 07/01/2004

OWNER'S NAME AND ADDRESS

FIRST SEMI-ANNUAL
PAYMENT CHARGESIF PAID
BY

DISCOUNT

PAY THIS
AMOUNT

THE FIRST SEMI-ANNUAL TAX PAYMENT HAS BEEN PAID IN FULL.

SECOND SEMI-ANNUAL PAYMENT

12/31

TOTAL SEMI-ANNUAL PAYMENTS

Jul. and Dec. Payments:
Aug. and Dec. Payments:
Sep. and Dec. Payments:

GROSS 1,941.52

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO, MD. 21264-4281

PARCEL NUMBER & YEAR

15-05-880061 2005

CYCLE BILL DATE

FY 07/01/2004

OWNER'S NAME AND ADDRESS

FULL ANNUAL
PAYMENT CHARGESIF PAID
BYDISCOUNT
OR INTERESTPAY THIS
AMOUNT

COTAX 1,249.25
STTAX 147.89
CHRG 615.55
HSTCR 59.27
IN/DS 11.90
PYMTS 1,941.52

10/31
11/30
12/31
01/31

MAYNOR GARY MICHAEL, JR
2227 LINCOLN AVE
BALTIMORE, MD. 21219

GROSS 1,941.52

10042004

REAL PROPERTY TAX BILLidg
R

Ho

**REAL PROPERTY TAX BILL
IMPORTANT INFORMATION FOR PROPERTY OWNERS**

You may pay this bill at the Office of Budget & Finance, 400 Washington Ave, Court House, Room 150, Towson, Maryland 21204 Monday thru Friday between the hours of 8:00 a.m. and 4:30 p.m.

For tax bills dated July 1, a discount of 1% of the Baltimore County tax will be allowed for July payment or a 1/2% discount for August payment. The gross amount is payable during the month of September. This bill becomes delinquent on October 1 and is subject to interest at the rate of 1% per month, until paid. For Full Year bills dated other than July 1, a discount of 1% of the County tax will be allowed, provided the net bill is paid within 30 days from the billing date. After 30 days, interest at the rate of 1% per month will be added until paid. Discounts, interest and penalties are calculated on the net amount of the bill after all credits have been applied.

A returned check charge of \$35.00 will be assessed on each bill which is paid with a check that is returned by the bank or financial institution on which it is drawn.

If you have a mortgage on your property, it is your responsibility to send or deliver this bill to your bank, building association or other lending institution if that organization pays your taxes.

The failure to receive a bill does not excuse the payment of taxes, interest or penalties. Properties are subject to sale for delinquent taxes if taxes remain unpaid at the time of the annual tax sale held in May or June each year.

This bill is due when rendered. If you have appealed your assessment and the appeal is still pending, you must pay this bill in order to avoid interest and penalties. Should your appeal result in a reduction in the amount of tax due, the overpayment will be refunded to you.

This bill may be eligible for payment in Semiannual Installments. For information regarding eligibility or other questions concerning this bill, please call Taxpayer's Service 410-887-2403.

MAKE CHECKS
PAYABLE TO:
BALTIMORE COUNTY, MD.

**BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES**

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

LEVY PERIOD
JULY 1 2003-JUNE 30 2004

ELECTION DISTRICT
15
BILLING CYCLE
FY

ASSESSMENT
23,220

PARCEL NUMBER YEAR
15-05-880060 2004

BILL DATE
07 01 2003

METROPOLITAN CHARGES

SEWER BENEFIT
SEWER SERVICE 84.21
WATER BENEFIT
WATER DISTRIBUTION 59.76
TOTAL METROPOLITAN 143.97

PROPERTY STATUS
NOT A PRINCIPAL RESIDENCE

COUNTY TAX
STATE TAX
METROPOLITAN CHARGES
FEES
INTEREST/DISCOUNTS
GROSS BILL BEFORE PYMTS
LESS A/R PAYMENTS

RATE PER \$100
1.11500
0.13200
CHARGES
258.90
30.65
143.97
25.00
26.01
484.53
484.53

OWNER'S NAME AND ADDRESS

MAYNOR GARY MICHAEL, JR
2227 LINCOLN AVE
BALTIMORE, MD. 21219

PROPERTY DESCRIPTION

000000 LINCOLN AVE
PT LT 1G

101 BLOCK SEC FLAT
1G

GROSS BILL 1284.53
INTEREST/DISCOUNT
NET
TOTAL

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS
PART WITH YOUR PAYMENT

MAIL TO: OFFICE OF BUDGET AND FINANCE
400 WASHINGTON AVE, ROOM 1
TOWSON, MD. 21204-4665

LEVY PERIOD
JULY 1 2003-JUNE 30 2004

ELECTION DISTRICT
15
BILLING CYCLE
FY

ASSESSMENT
23,220

PARCEL NUMBER YEAR
15-05-880060 2004

BILL DATE
07 01 2003

OWNER'S NAME AND ADDRESS

MAYNOR GARY MICHAEL, JR
2227 LINCOLN AVE
BALTIMORE, MD. 21219

CHARGES

COTAX 258.90
STTAX 30.65
METRO 143.97
FEES 25.00
IN/DS 26.01
PYMTS 484.53

IF PAID BY
10/31
11/30
12/31
01/31

DISCOUNT OR INTEREST

PAY THIS AMOUNT

GROSS BILL 1284.53

10/04/2004

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Lincoln Avenue, 50 ft. S
centerline of Geise Avenue
15th Election District
7th Councilmanic District
(2227 Lincoln Avenue)

Gary M. Maynor, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-392-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Gary M. Maynor, Jr.. The variance request is for property located at 2227 Lincoln Avenue in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. in lieu of the required 10 ft. for an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 7, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioner must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated March 9, 2004, a copy of which is attached hereto and made a part hereof.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning

DEPT. RECORDS FOR FILING

Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of April, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. in lieu of the required 10 ft. for an addition., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by the Office of Planning dated March 9, 2004, a copy of which is attached hereto and made a part hereof; and
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECORDED FOR FILING
APR 16 2004
JVM

File

Attn: Bill Wiseman

Fax: (410)887-3468

From: Gary Maynor

Phone: (410)477-5455

**8 pages including this page...please call when you receive to ensure you
rec'd everything needed...thank you.**

Adresses of neighbors north, south & west are as followed:

Glen Robertson
2233 Lincoln Ave.
Sparrows Point, Md. 21219
Address 2231 is a rental for 2233

Thelma Hardesty
2225 Lincoln Ave.
Sparrows Point, Md. 21219

Kyle Ramage
7359 Geise Ave.
Sparrows Point, Md. 21219

Case No.:

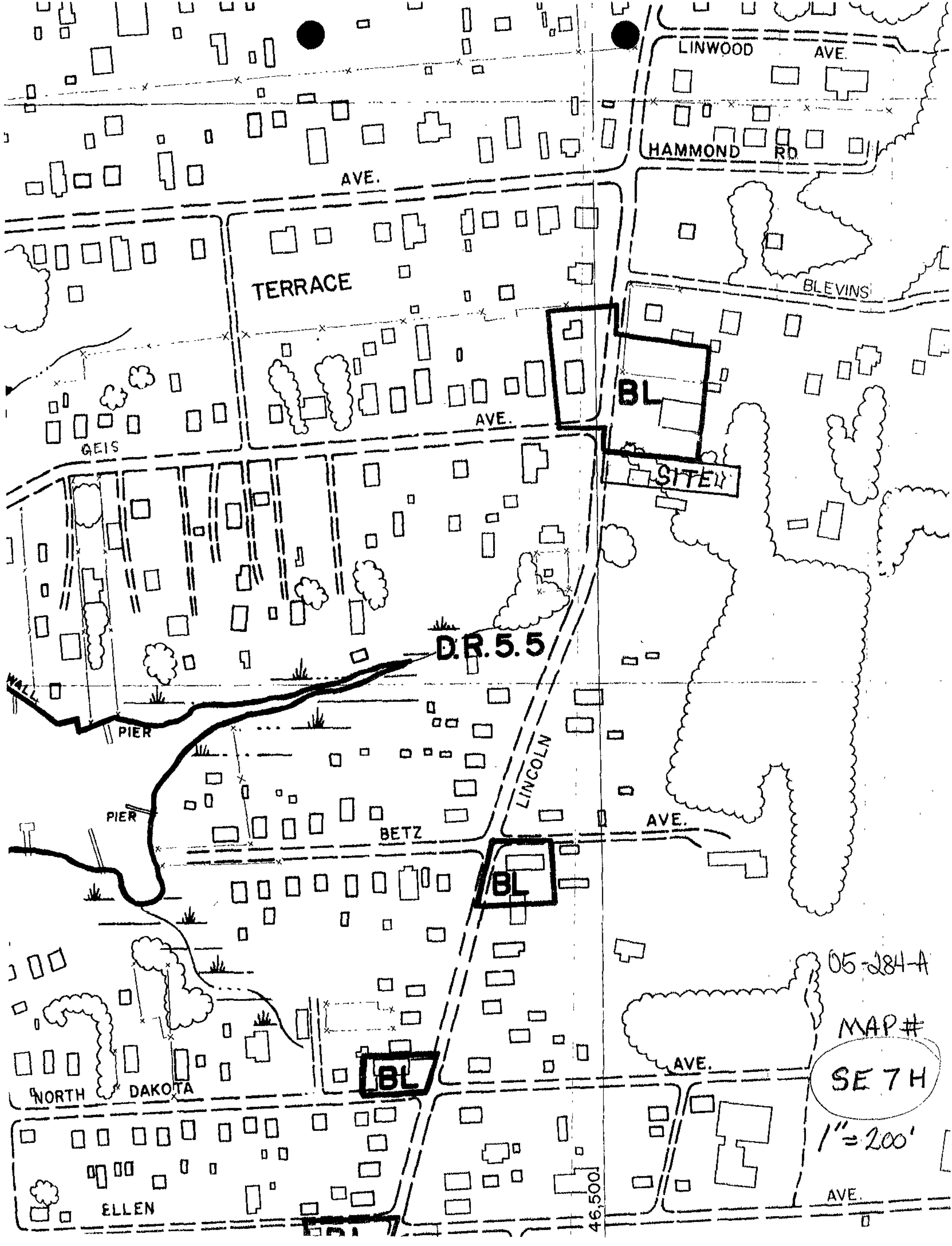
05-461A-2221 Lincoln Lot 272
05-462A-2229 Lincoln Lot 197

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN Site PLAN	
No. 2	SUBDIVISION PLAT - <u>both cases</u>	
No. 3	SEPARATE TAX Bills	
No. 4	Deed	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BALTIMORE COUNTY
SELECTION/SEQUENCE- NAME KEY

PAGE 1 OF 1

SELECT	ACCOUNT	OWN			
ONE	N A M E K E Y NUMBER	OCC MAP	PAR	LOT	
	MAYNOR GARY MICHAEL 15-1505880060	N 111	272	1G	
	MAYNOR GARY MICHAEL 15-1505880061	H 111	272	1G	

~~05-462~~

05-461A

F1 = PAGE FOWARD

F2 = PAGE BACK

F3 = RETURN ENTRY

Exhibit 3

* INTAKE SHEET VERIFICATION *

ACCOUNT NO: 15 1505880061 NAME KEY: MAYNOR GARY MICHAELJR 10/23/1992
 /17243/ 496 MAP PARCEL IMPS PT LT 1G W 50.06
 30017 111 / 272 2227 LINCOLN AVE D .00
 PLAT: 10/ 97 J W HINSON

MAYNOR GARY MICHAEL, JR
 2227 LINCOLN AVE
 BALTIMORE

PREMISE:
 2227 LINCOLN AVE
 00000
 MD 21219 AREA: 11750.000 S FCV BASE CURRENT
 LOT /BLOCK/SEC SUB L: 29930 29930
 1G/ / I: 63270 91530
 T: 93200 121460

GEO : 82 GRID: 16 TX CL: PR: 0 0
 USE : R TOWN: 000 EX ST: 0 CO PROP CD: 04 CB: 93200 121460
 OWNR: H ZONE: EX CL: 000 INC LIEN DT:
 BPRUC: 00000 H OWN TX CRED: N REZN RL PR : PARTIAL EX
 LETTER OF INTENT DT: CC ASMT DT : CO 000 0
 AG TAX DUE UNTIL: EXP DT : ST 000 0
 FCMA: EXT EXP DT : MU 000 0

TRANS FM: EVANS WILLIAM EDRIS 12/17/2002 /13621/ 228

F1 = PRIMARY F4 = TRANSFERS F10= PERMITS
 F2 = VALUES F5 = TAX/NEW CONS F8 = NOTICES F11= APPEALS
 F3 = LOCATION F6 = ENTRY SCREEN F14= HIST

Sub div. Plat
H W. Hinson
improved

(1)

This Deed, MADE THIS 2ND day of December in the year Two Thousand Two by and between William Edris Evans and Carol Joyce Evans, parties of the first part, and Gary Michael Maynor, Jr., party of the second part.

Witnesseth, That in consideration of the sum of One Hundred Thirty Eight Thousand Dollars and NO Cents (\$138,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, as Sole Owner, his/her personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

See Exhibit A attached hereto and made a part hereof

BEING the same parcel of ground which by deed dated March 22, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 13621, folio 228 was granted and conveyed by William Edris Evans unto William Edris Evans and Carol Joyce Evans, the Grantors herein.

**AFFIDAVIT OF INDIVIDUAL(S)
TO QUALIFY FOR TAX EXEMPTION FOR FIRST TIME MARYLAND HOMEBUYER(S)**

Grantee(s) hereby make oath or affirm under penalties of perjury that the following statements are true:

1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland; and
2. the property described in the Deed to which this affidavit is attached is improved by a residence which will be occupied as my/our principal residence; and
3. I/we am/are fully qualified to make this affidavit.
4. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.



F. Michael Grace

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part as Sole Owner, his/her personal representatives, heirs and assigns, in fee simple.

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

Per. 604

EXHIBIT A

Beginning for the first thereof in the center of Lincoln Avenue, as the distance of 315-4/10 feet on the fifty or south 5 degrees 30 minutes west 511-78/100 feet line of Lot "GI" as laid down on a plat filed in the case of Cora A. Hinson vs. Mary Stanley Cremen, et al., running thence binding in the center of said Avenue and on said line South 5 degrees 30 minutes West 50-6/100 feet, running thence for lines of division the three following courses and distances, viz: South 81 degrees 36 minutes East 234-95/100 feet North 8 degrees 24 minutes West 50 feet and North 81 degrees 36 minutes West 237-47/100 feet to the place of beginning. Containing 27/100 of an acre of land, more or less. Being known and designated as No. 2227 Lincoln Avenue; and

Beginning for the second thereof in the center of Lincoln Avenue, at the end of the first or South 5 degrees 30 minutes West 150-2/100 feet line of that lot of ground which by deed dated March 5, 1942 and recorded among the Land Records of Baltimore County in Liber CHK No. 1220, folio 34, was conveyed by Cora A. Dunn and husband to Bruce E. Betts, running thence binding on the center of Lincoln Avenue South 5 degrees 30 minutes West 50-6/100 feet, more or less, to the end of the last or North 81 degrees 36 minutes West 237-47/100 feet line of that lot of ground which by Deed dated February 18, 1946 and recorded among the Land Records of Baltimore County in Liber RJS No. 1342, folio 503 was conveyed by Cora A. Dunn and husband to Donald Stewart and wife, thence binding reversely on the last line of the Stewart Deed and running South 81 degrees 36 minutes East 237-47/100 feet, thence running North 8 degrees 24 minutes East 50 feet to intersect the end of the second line of the aforementioned Deed from Dunn to Betts, and thence binding on the Betts lot and running North 81 degrees 36 minutes West 240 feet to the place of beginning.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test: 7

[Handwritten signatures of William Edris Evans, Carol Joyce Evans, and Gary Michael Maynor, Jr.]

William Edris Evans (SEAL)
WILLIAM EDRIS EVANS

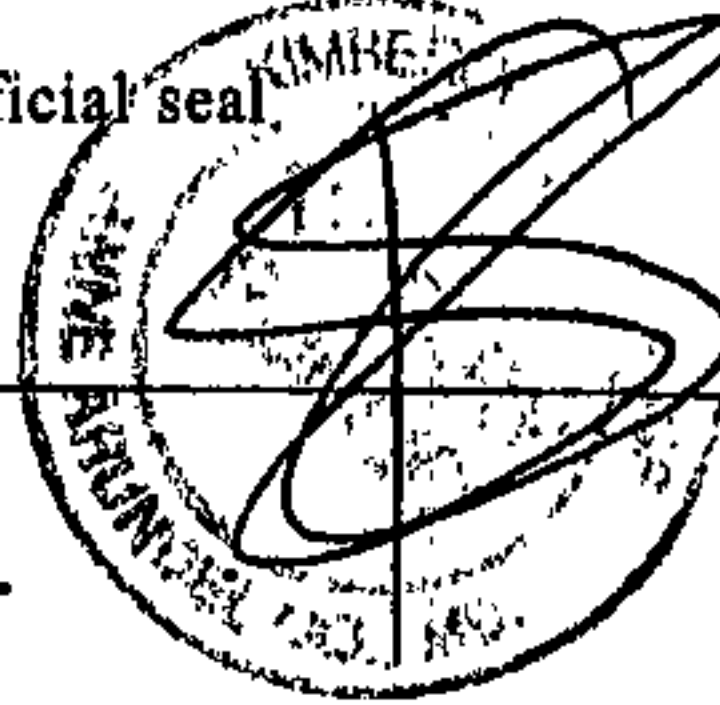
Carol Joyce Evans (SEAL)
CAROL JOYCE EVANS

Gary Michael Maynor, Jr. (SEAL)
GARY MICHAEL MAYNOR, JR.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this 2nd day of December in the year Two Thousand Two, before me, the subscriber, a Notary Public of the State of Maryland, County of A.A. personally appeared William Edris Evans and Carol Joyce Evans and Gary Michael Maynor, Jr. known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



My Commission Expires: 2-1-05

File Number: 10250WM

Return Deed To:

Gary Maynor
2227 Lincoln Avenue
Baltimore, Maryland 21219

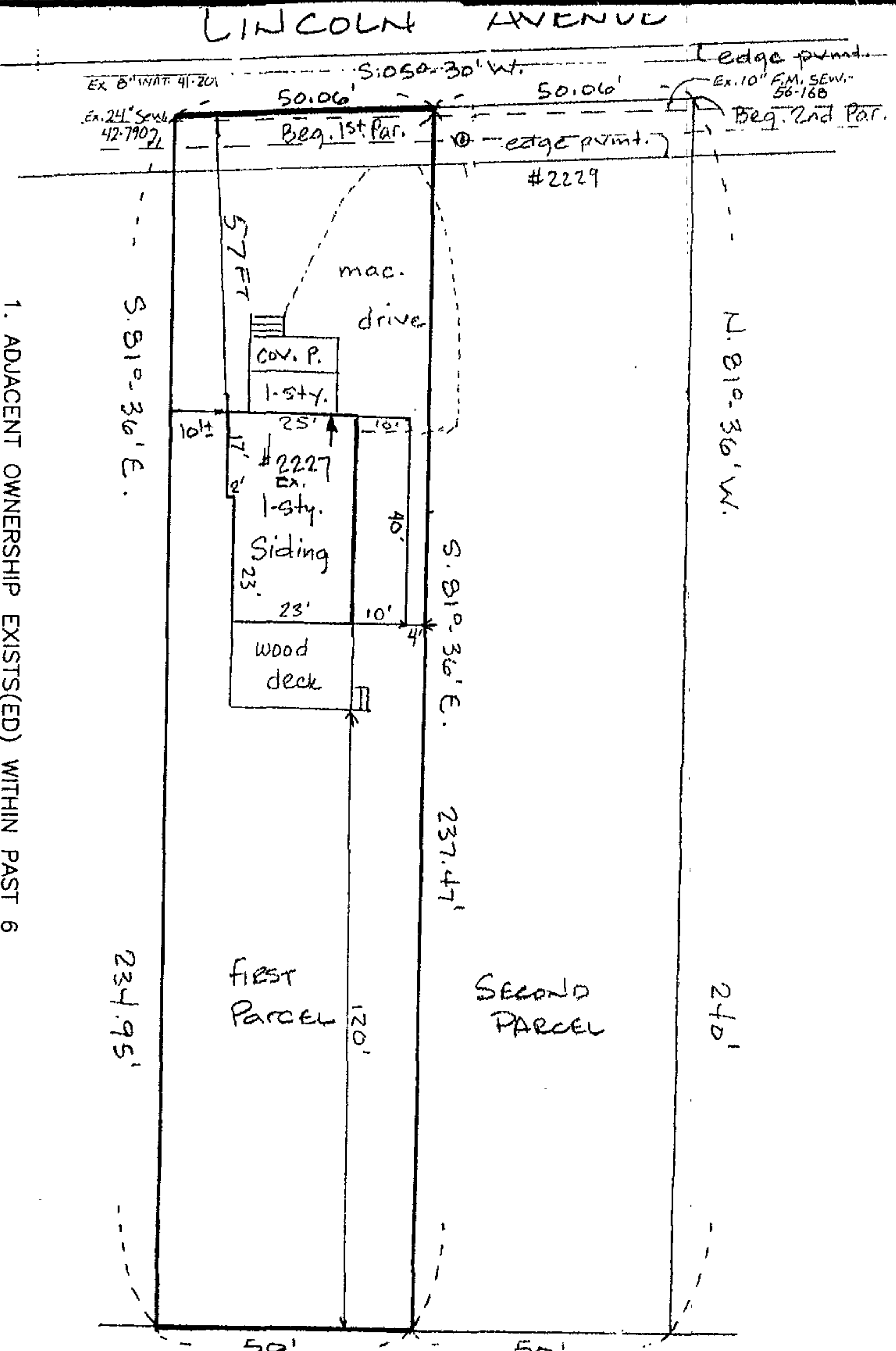
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS #2227 Lincoln Avenue SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

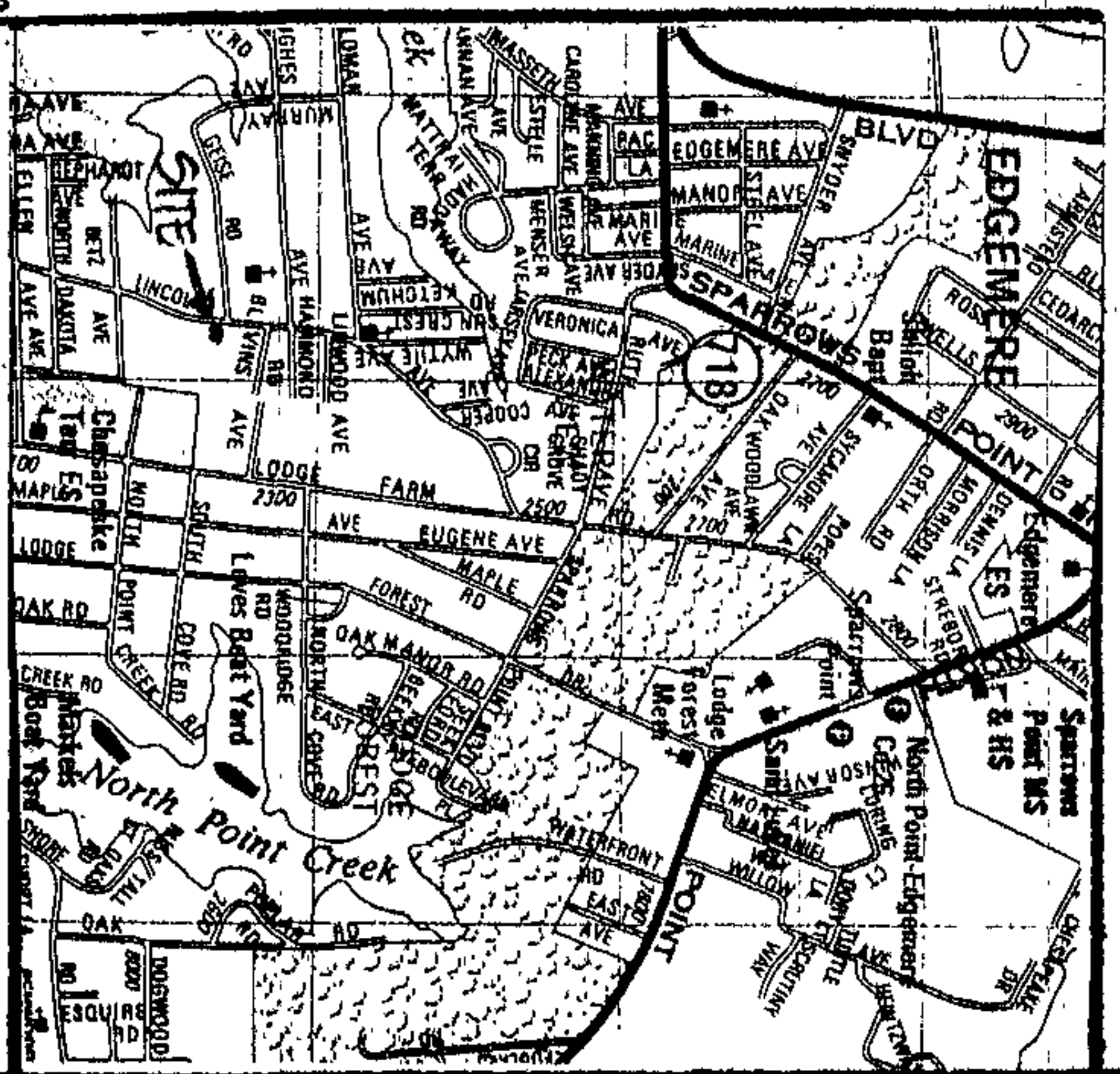
PLAT BOOK # 10 FOLIO # 97 LOT # 16 SECTION # N/A

OWNER GARY M. MAYNOR, JR.



1. ADJACENT OWNERSHIP EXISTS(ED) WITHIN PAST 6 YEARS BETWEEN LOTS 197 AND 198.
2. PRIOR ZONING CASE # 04-392-A FOR A SIDE YARD OF 4' IN LIEU OF THE REQUIRED 15'.

PREPARED BY MARK RUTH SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # Se 7-H

ZONING DR.55

LOT SIZE 0.271 ACRES 11,811 SQ. FT.

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ YES ☐ NO

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

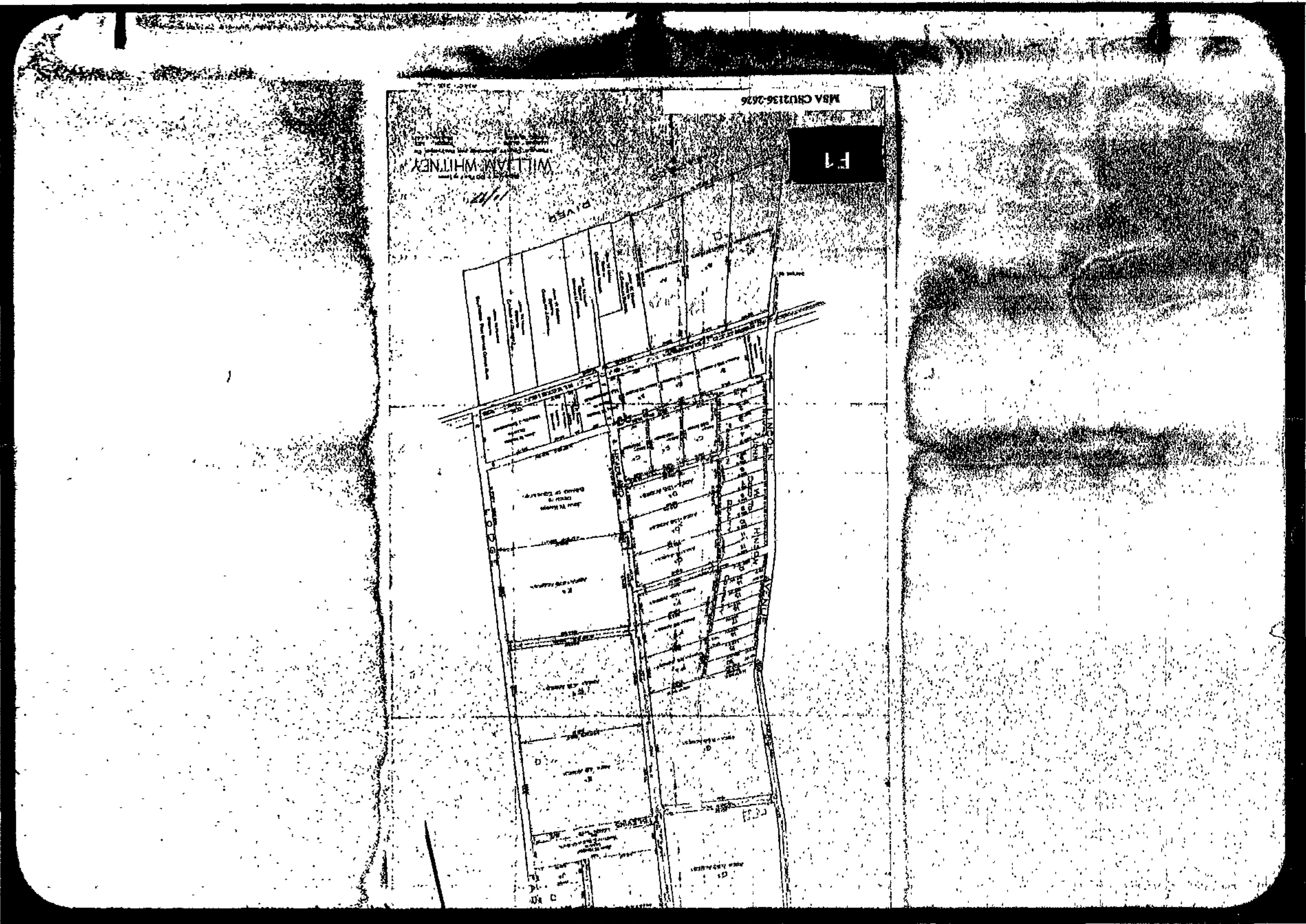
100 YEAR FLOOD PLAIN ☐ YES ☒ NO

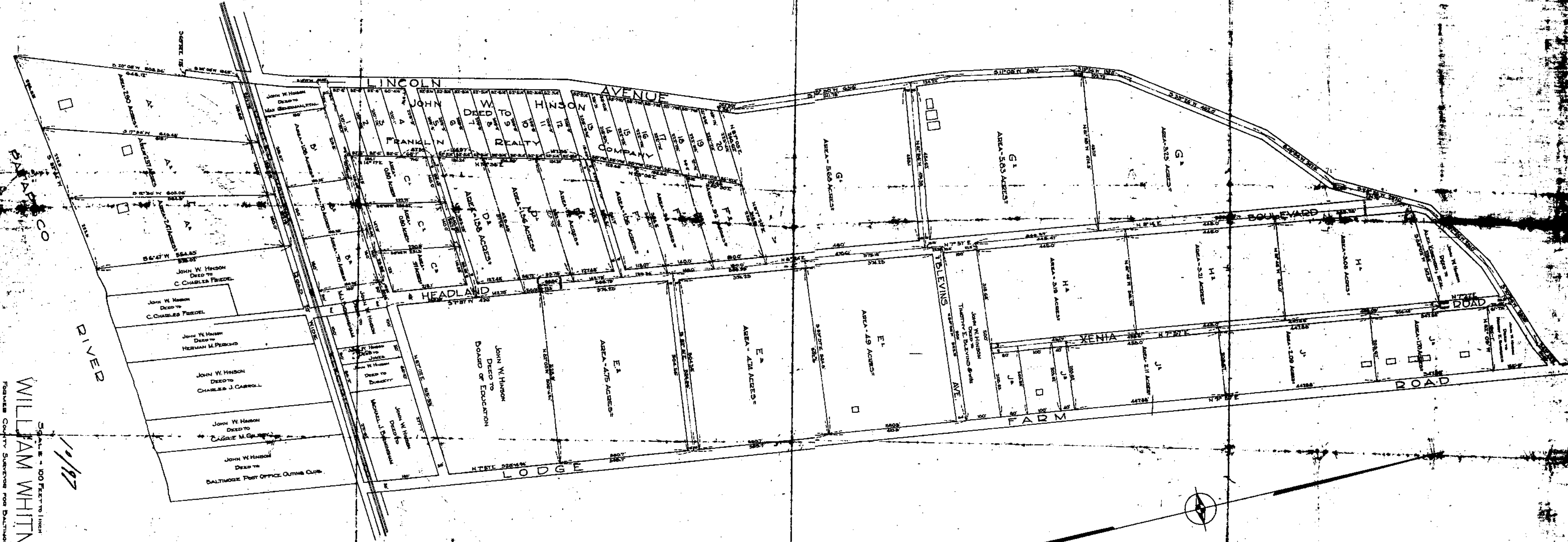
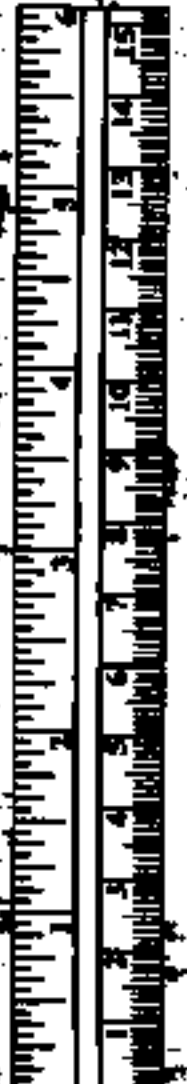
HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING 04-392-A

ZONING OFFICE USE ONLY

REVIEWED BY DT ITEM # 461 CASE # 05-461-A





10/197

SCALE - 100 FEET TO 1 INCH

WILLIAM WHITNEY

FORMER COUNTY SURVEYOR FOR BALTIMORE CO.
MASONIC BLVD
APRIL 10, 1935

TOWSON, MD
FILE NO. 444