THE CENTED FOR FLATS

IN RE: PETITION FOR ADMIN. VARIANCE

SE/S of Bangert Street, 1,180 ft. +/-

NE centerline of Randell Avenue

11th Election District

5th Councilmanic District

(5203 Bangert Street)

Lisa M. & Alfred G. Jones

Petitioners

* BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 05-652-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 owners of the subject property, Lisa M. & Alfred G. Jones. The administrative variance is requested for property located at 5203 Bangert Street in the eastern area of Baltimore County. The administrative variance request is from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a front yard setback of 25 ft. in lieu of the required 40 ft. and a side yard setback of 5 ft. and a sum of both side yards of 31 ft. +/- in lieu of the required 15 ft. and 40 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 19, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Blanning dated June 29, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 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 Petitioners.

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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this \(\begin{align*} \text{\psi} \) day of July, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a front yard Setback of 25 ft. in lieu of the required 40 ft. and a side yard setback of 5 ft. and a sum of both side yards of 31 ft. +/- in lieu of the required 15 ft. and 40 ft. respectively, be and is hereby

THEORNO DOFFEE

GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioners shall comply with the ZAC comments submitted by the Office of Planning dated June 29, 2005, a copy of which is attached hereto and made a part hereof;
- 3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

Zoning Commissioner

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





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

j4 July 13, 2005

Mr. & Mrs. Alfred G. Jones 5203 Bangert Street Baltimore, Maryland 21162

> Re: Petition for Administrative Variance Case No. 05-652-A Property: 5203 Bangert Street

Dear Mr. & Mrs. Jones:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Paul LeeCentury Engineering, Inc.32 West RoadTowson, Maryland 21204



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 5203 BANGERT STREET

which is presently zoned DR-2 & DR-1

I/We do solemnly declare and affirm, under the penalties of

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 OF THE BCZR

TO ALLOW AN ADDITION WITH A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 40' AND A SIDE YARD SETBACK OF 5' AND A SUM OF BOTH SIDE YARDS OF 31'± IN LIEU OF THE REQUIRED 15' AND 40' RESPECTIVELY.

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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lossoo: **ENGINEER:** Legal Owner(s): PAUL LEE - CENTURY ENGINEERING, INC. ALFRED G. JONES Name - Type or Rup! Name - Type of Printy Signature Signature 32 WEST ROAD 410-823-8070 LISA M. JONES Address Telephone No. Name - Type, or Print Mannet TOWSON MARYLAND 21204 City State Zip Code Signature Attorney For Petitioner: 5203 BANGERT STREET 410-256-6870 Address Telephone No. BALTIMORE MARYLAND 21162 Name - Type or Print City State Zip Code Representative to be Contacted: nature PAUL LEE - CENTURY ENGINEERING, INC. Company Name 32 WEST ROAD 410-823-8070 Telephone No. Address Telephone No TOWSON MARYLAND 21204 State Zip Code City State Zip Code Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning uistions of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County 05-652-A Reviewed By JF Estimated Posting Date 6 19 - 05 REV 10/25/01

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	5203 BANGE	ERT STREET		
	Address BALTIMORE	MARY	YLAND	21162
	City		tate	Zip Code
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	wing are the factor or practical diff	s upon which I/we iculty):	base the request for	an Administrative
BECAUSE OF HEALTH PROBLEMS, MY MO MY MOTHER-IN-LAW MUST STAY ON ONE IF WE ARE PERMITTED TO CONSTRUCT A NEW BATHROOM, A BEDROOM AND A W PARENTS. THE BATHROOM WOULD BE CROOM FOR THEIR USE. WE DO NOT IN THEY WILL BE UTILIZING OUR EXISTITIES WOULD BE THE IDEAL SOLUTION CONSIDERATION TO OUR REQUEST FOR	FLOOR AND CONTINUATION ASHER AND DRESTED TO TOUR PAREN	AN NO LONGER WE REQUESTED, IT YER THAT WOULD OUR MASTER BET IDE A KITCHEN SINCE OUR HOMESTER WE	VALK UP AND DOWN IS OUR INTENT BE UTILIZED BY OROOM AND OUR PARENTS IE IS A 1-STORY	STEPS. TO INSTALL OUR RENTS SINCE RANCHER,
That the Affiant(s) acknowledge(s) that if a formation advertising fee and may be required to provide advertising fee.	mal demand is Iditional informat	filed, Affiant(s) willion	be required to pay	a reposting and
Signature		Signature		
ALFRED G. JONES		LISA M. JONES		
lame - Type or Print		varne - Type or Print		
TATE OF MARYLAND, COUNTY OF BALTIMO				
HEREBY CERTIFY, this The day of June of Maryland, in and for the County aforesaid, person	onally appeared		efore me, a Notary Po	ublic of the State
Alfred Jones 13	Sa Jone	2 Q		
ne Affiant(s) herein, personally known or satisfacto	orily identified to	me as such Affiant	t(s)	···
S WITNESS my hand and Notanal Seal				
	`\ W	0.00.	- 120	

My Commission Expires

REV 10/25/01

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 Amanda) does do presently reside	at the Affiant(s) does/do presently resi	ide a
---	--	-------

REV 10/25/01

5203 BANGERT STREET

Address
BALTIMORE MARYLAND 21162

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):

BECAUSE OF HEALTH PROBLEMS, MY MOTHER AND FATHER-IN-LAW WILL BE LIVING WITH US.
MY MOTHER-IN-LAW MUST STAY ON ONE FLOOR AND CAN NO LONGER WALK UP AND DOWN STEPS.
IF WE ARE PERMITTED TO CONSTRUCT THE ADDITION REQUESTED, IT IS OUR INTENT TO INSTALL A NEW BATHROOM, A BEDROOM AND A WASHER AND DRYER THAT WOULD BE UTILIZED BY OUR PARENTS. THE BATHROOM WOULD BE CONNECTED TO OUR MASTER BEDROOM AND OUR PARENTS ROOM FOR THEIR USE. WE DO NOT INTEND TO PROVIDE A KITCHEN FOR OUR PARENTS SINCE THEY WILL BE UTILIZING OUR EXISTING KITCHEN. SINCE OUR HOME IS A 1-STORY RANCHER, THIS WOULD BE THE IDEAL SOLUTION TO OUR PARENTS! NEED. WE WOULD APPRECIATE YOUR CONSIDERATION TO OUR REQUEST FOR THE REQUIRED VARIANCES.

advertising fee and may be required to provide additional information.

Signature

ALFRED G. JONES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this The day of June , 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alfred Jones Lisa Jones
the Afflant(s) herein, personally known or satisfactorily identified to me as such Afflant(s).

AS WITNESS my hand and Notarial Seal

My Commission Expires

5 6 2008

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5203 BANGERT STREET

which is presently zoned DR-2 & DR-1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 OF THE BCZR

TO ALLOW AN ADDITION WITH A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 40' AND A SIDE YARD SETBACK OF 5' AND A SUM OF BOTH SIDE YARDS OF 31' IN LIEU OF THE REQUIRED 15' AND 40' RESPECTIVELY.

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.

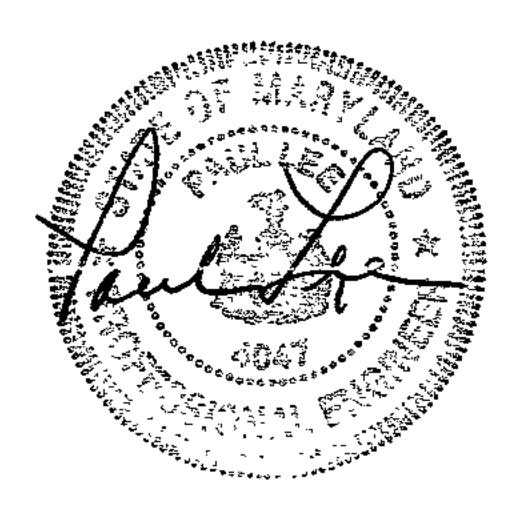
			I/We do solemnly de perjury, that I/we are is the subject of this	clare and affirm, under the the legal owner(s) of the petition.	penalties of roperty which
Contract Parchase	LOSSOON ENGIN	EER:	Legal Owner(s):	•	
PAUL LEE - CENTURY Name Type or Rrint	Y ENGINEERING,	INC.	ALFRED G. JON	ES	
Signature Signature			Name - Type or Print	1. fore	
32 WEST ROAD	<i>4</i> 10	-823-8070	Signature		
Address		Telephone No.	LISA M. JONES Name - Type of Print		
TOWSON	MARYLAND	21204	De bull	ones	
City	State	Zip Code	Signature Signature		
Attorney For Petitio	ner:		5203 BANGERT S	STREET 410	-256-6870
			Address		Telephone No
	<u>. </u>		BALTIMORE	MARYLAND	21162
Name - Type or Print			City	State	Zip Code
Signature			Representative t	o be Contacted:	
			PAUL LEE - CEN	NTURY ENGINEERING,	TNC.
Company	<u> </u>	· <u> </u>	Name		
			32 WEST ROAD	410	-823-8070
Address		Telephone No	Address		Telephone No
<u> </u>			TOWSON	MARYLAND	21204
City	State	Zip Code	City	State	Zip Code
A Public Hearing having be	en formally demanded	and/or found to be	required, it is ordered by th	e Zoning Commissioner of B	altimore County
this day of regulations of Baltimore Coun	that the property b	re subject matter of the reposted	his petition be set for a public	hearing, advertised, as require	ed by the zoning
	ty are the the property o	e reposiçõ			
			Zoning Commi	ssioner of Baltimore County	·
CASE NO. <u>05</u>	-652-A	Rev	riewed By	Date	05
REV 10/25/01		Esti	mated Posting Date	6-19-05	

DESCRIPTION 5203 BANGERT STREET PART OF LOT 6 BLOCK L (19,303 S.F. = 0.443 AC. ±) PROJ. 25153.00 ELECTION DISTRICT 11C5 BALTIMORE COUNTY, MD

BEGINNING FOR THE SAME at a point on the South side of Bangert Street, said point being on the division line between Lot 6L and Lot 5L and also located northeasterly 1180'± from the center of Randell Avenue; thence leaving said South side of Bangert Street and running with and binding on said division line 1) S 16° 59' 00 E, 200' to the division line between Lot 6 and Lot 7, Block "L", thence running with and binding on said division line 2) S 49° 14' 30" W, 96.74' to a point for a new line of division through Lot 6, thence running with and binding on said line of division 3) N 17° 36' 50" W, 199.05' to a point on the South side of Bangert Street, thence running with and binding on said South side 4) N 49° 14' 30" E, 99.13' to the place of beginning.

Containing 19,303 s.f. (0.443 Ac.±) of land and referred to as a part of Lot 6L.

Wfile\Login2\Lard-Dev\LD05\desc\BankertSt -pl-5-26-05



#652

	THE KNOWN WINGS	int which with the child		=-VI	HIER'S VALIDATION
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	DATE COUNT C	RECEIVED A FORT OF THE PROMISE OF TH	FOR THE STATE OF T		DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOWER

CERTIFICATE OF POSTING

RE: Case No.: 05-652-A Petitioner/Developer: ALFRED AND LISA JONES Date of Hearing/Closing: 7/4/05 **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: 5203 BAUGERT STREET The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number) 5203 BANGERT ST.

DEPARTMENT PERMITS AND DEVELOP MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For News	paper Advertising:	
Item Numb	per or Case Number: 05 - 652-A	
Petitioners	ALFRED G. JONES	
	Location: 5203 BANGERT STREET	
PLEASE FO	ORWARD ADVERTISING BILL TO:	
Name:	ALFRED G. JONES	
Adaress:	5203 BANGERT STREET	
	WHITEMARSH, MARYLAND 21162	
Telephone N	Number: 410-256-6870	

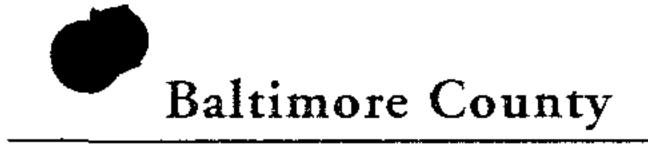
ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

F
Case Number 05- 652 -A Address 5203 BANGERT STREET
Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Filing Date: 6-9-05 Posting Date: 6-19-05 Closing Date: 7-4-0
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
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.
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.
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.
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- 652 -A Address 5203 Banget 5t.
Petitioner's Name Alfred and Lisa Jones Telephone 410-254-6870
Posting Date: 6-19-05 Closing Date: 7-4-05
Vording for Sign: To Permit an addition with a front yard setback of
25' in lieu of the required 40' and a side yard setback of 5' and a sum of both side yards of 31' in lieu of the
required 15 and 40', respectively.

Department of Permits and Development Management

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





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

July 5, 2005

Alfred G. Jones Lisa M. Jones 5203 Bangert Street Baltimore, Maryland 21162

Dear Mr. and Mrs. Jones:

RE: Case Number: 05-652-A, 5203 Bangert Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 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.

W. Calling yours Of the Call Roll of the

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Paul Lee Century Engineering 32 West Road Towson 21204



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

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

June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657, 658,659,660 and 661

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

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt Fire Marshal's Office 410-887-4880 MS-1102F

Cc:file



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

Maryland Department of Transportation

Date: 6-20.05

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

RE:

Baltimore County
Item No.

)RF

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

1. Gradl

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: June 29, 2005

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 5203 Bangert Street

INFORMATION:

Item Number: 5-652

Petitioner: Alfred G. Jones

Zoning: DR 1H

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to allow an addition with a front yard setback of 25 feet in lieu of the minimum 40 feet and a side yard setback of 5 feet and a sum of both side yards of 31 feet \pm in lieu of the required 15 feet and 40 feet respectively, provided the front and side facades of the proposed addition are treated with brick, consistent with that of the existing single-family dwelling.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

richarca py.

Division Chief:

AFK/LL: CM

DEVREV\ZAC\5-652.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: June 28, 2005

TO: Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM: Dennis A. Kennedy, Acting Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For June 27, 2005

Item No. 633, 639, 643, 645, 647, 648, 649, 652, 653, 654, 656, 658, 660, 661

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

DAK:CEN:clw cc: File

ZAC-NO COMMENTS-06282005.doc

PATER TO POLIS 72
Extra info
for zoning communication



Go Back View Map **New Search Ground Rent**

04

Account Identifier:

District - 11 Account Number - 1115064178

Owner Information

Owner Name:

BOROWY STEVEN J

BOROWY MARY M

Use:

RESIDENTIAL

Principal Residence:

NO

Deed Reference:

1) / 7778/ 538

Mailing Address:

В

1705 POPLAR PL

BALTIMORE MD 21222-3227

Location & Structure Information

Premises Address Legal Description

1 BANGERT AVE

FORGE HGTS Map **Sub District** Subdivision Grid Section Block Parcel Assesment Area Lot Plat No: 73 337 Plat Ref: Town

Special Tax Areas

Ad Valorem **Tax Class**

Primary Structure Built Enclosed Area County Use Property Land Area 1955 1,586 SF 1.14 AC

Stories Exterior Basement Type YES STANDARD UNIT **BRICK**

Value Information

Phase-in Assessments **Base** Value **Value** As Of As Of As Of 07/01/2004 01/01/2003 07/01/2005 60,840 Land: 60,840 Improvements: 97,610 123,660 Total: 158,450 184,500 175,816 184,500

Preferential Land:

Transfer Information

Seller: ORMSBY EDWARD T 01/26/1988 Date: Price: \$137,000

Deed1: IMPROVED ARMS-LENGTH / 7778/ 538 Deed2: Type: Seller: Date: Price: Deed1: Deed2: Type:

Seller: Date: Price: Deed1: Deed2: Type:

Exemption Information

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

Tax Exempt: Exempt Class: NO

Special Tax Recapture:

* NONE *

#452



Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1112021890

Owner Information

Owner Name:

Mailing Address:

MAY EDWARD L,JR

MAY ERNESTINE E

Sub District

Use:

Block

RESIDENTIAL

Deed Reference:

Principal Residence:

YES

2 BANGERT AVE WHITE MARSH MD 21162-1028

1) /12143/ 265

Location & Structure Information

Section

Premises Address

2 BANGERT AVE

Map

Legal Description

2 BANGERT AVE

Assesment Area

FORGE HEIGHTS

Plat No:

Plat Ref:

Special Tax Areas

Grid

Parcel

331

Primary Structure Built

1955

Land:

Ad Valorem

Subdivision

Tax Class

Town

Enclosed Area 2,153 SF

39,292.00 SF

Property Land Area

County Use 04

Stories

Basement YES

STANDARD UNIT

Type

Lot

Exterior BRICK

Value Information

Base Value

As Of 01/01/2003 56,320

As Of 07/01/2004

Phase-in Assessments

As Of 07/01/2005

56,320 Improvements: Total:

122,000 178,320

150,230 206,550

Value

197,140

206,550

Transfer Information

Seller: WEBB HARVEY W Type: IMPROVED ARMS-LENGTH

STEGMAN JAMES G

Deed1:

Date:

04/24/1997 /12143/ 265

10/15/1979

/ 6088/ 609

Price: Deed2: \$183,000

Seller: Type: IMPROVED ARMS-LENGTH

Preferential Land:

Date: Deed1:

Date:

\$110,000 Price: Deed2:

Seller: Type:

Deed1:

Deed2:

Price:

Exemption Information

Partial Exempt Assessments County State

07/01/2004

07/01/2005 Û

Tax Exempt: **Exempt Class:**

Municipal

NO

Special Tax Recapture:



Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1109075360

Owner Information

Owner Name:

Mailing Address:

ISENHOUR EARL M

3 BANGERT AVE

ISENHOUR GLADYS M

Use:

RESIDENTIAL

Principal Residence:

YE\$

WHITE MARSH MD 21162-1029

Deed Reference:

1) / 3871/ 172

Location & Structure Information Premises Address Legal Description 3 BANGERT AVE FORGE HEIGHTS Grid Subdivision Assesment Area Map Parcel **Sub District** Section Block Lot Plat No: 73 337 Plat Ref: Town Special Tax Areas Ad Valorem Tax Class **Primary Structure Built Enclosed Area Property Land Area County Use** 1955 2,163 SF 1.08 AC 04 Stories Basement Type Exterior YES STANDARD UNIT **BRICK Value Information Base** Value **Phase-in Assessments**

	Value	As Of	As Of	As Of
		01/01/2003	07/01/2004	07/01/2005
Land:	60,480	57,480		
Improvements:	112,010	135,980		
Total:	172,490	193,460	186,470	193,460
Preferential Land:	0	0	0	0
<u> </u>				

Transfer Information Seller: Date: Price: Type: Deed1: 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 State 000 Municipal 000

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

Ground Rent



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

Go Back View Map **New Search**

Account Identifier:

District - 11 Account Number - 1102002830

Owner Information

Owner Name:

Mailing Address:

BORLEIS FRED L

4 BANGERT AVE

Sub District

BORLEIS DOROTHY F

WHITE MARSH MD 21162-1028

Use:

RESIDENTIAL

Principal Residence:

YE\$

Deed Reference:

Lot

1) / 5919/ 75

Location & Structure Information

Premises Address

Grid

Stories

4 BANGERT AVE.

Map

73

Legal Description

FORGE HEIGHTS

Assesment Area Plat No:

Plat Ref:

20/ 72

Special Tax Areas

Parcel

331

Primary Structure Built

1955

Ad Valorem Tax Class

Town

Enclosed Area

Subdivision

2,383 SF

Section

Α

Property Land Area 39,728.00 SF

County Use 04

Type STANDARD UNIT

Block

BRICK

Exterior

Value Information

Base Value

Basement

YES

Value As Of 01/01/2003

Phase-in Assessments As Of 07/01/2004

As Of 07/01/2005

Land: Improvements:

56,430 121,320

56,430 158,360

Total: Preferential Land: 177,750

214,790

202,442

214,790

Transfer Information

Seller: BACH ROBERT V Type:

IMPROVED ARMS-LENGTH

Date: Deed1:

08/07/1978 / 5919/ 75

Price: Deed2:

\$89,000

Seller: Type:

Seller:

Type:

Municipal

Tax Exempt:

Exempt Class:

NO

Date: Deed1: Price:

Date: Deed1:

Deed2: Price: Deed2:

Exemption Information

Partial Exempt Assessments County State

07/01/2004 0

07/01/2005

Special Tax Recapture:

Click here for a plain text ADA comparant screen.



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

Go Back View Map **New Search** Ground Rent

Account Identifier:

District - 11 Account Number - 1106058570

Owner Information

Owner Name:

Mailing Address:

DIOTTE RICHARD M

5 BANGERT AVE

Sub District

DIOTTE MADELINE A

Use:

RESIDENTIAL

WHITE MARSH MD 21162-1029

YES

Deed Reference:

Principal Residence:

1) /11136/ 580

Location & Structure Information

Section

Premises Address

5 BANGERT AVE

Map

73

Legal Description

5 BANGERT AVE SS

FORGE HEIGHTS

Assesment Area

Plat No: Plat Ref:

Special Tax Areas

Grid

Parcel

331

1955

Land:

Total:

Ad Valorem Tax Class

Subdivision

Primary Structure Built

Enclosed Area 3,008 SF

Property Land Area 1.13 AC

County Use

04

Stories

Basement YES

Town

Value

Type STANDARD UNIT

Lot

Block

Exterior

BRICK

Value Information

Base Value

As Of 01/01/2003 60,780 60,780

Phase-in Assessments As Of 07/01/2004

As Of 07/01/2005

Improvements:

166,210

203,720 226,990 264,500

251,996

264,500

Transfer Information

Seller: DOUGLASS ALLEN W Type:

IMPROVED ARMS-LENGTH

OCHS CLAIR V

FRECHETTE REAL P

Preferential Land:

IMPROVED ARMS-LENGTH

IMPROVED ARMS-LENGTH

Date: Deed1: Date:

07/24/1995 /11136/ 580

05/22/1993

Price: \$205,000

Deed2:

\$213,000 Price:

Deed1: / 9778/ 684 Deed2: 06/21/1974 Date:

Price:

\$61,000

Deed2:

Deed1: / 5455/ 292

Exemption Information

Partial Exempt Assessments County State

Class 000 000 000

07/01/2004

07/01/2005 0

Tax Exempt: **Exempt Class:**

Municipal

Seller:

Type:

Seller:

Type:

NO

Special Tax Recapture:



Go Back **View Map New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1120030725

Owner Information

Owner Name:

Mailing Address:

NORRIS GLEN P

NORRIS JOAN D

Use:

RESIDENTIAL

Principal Residence:

YES

6 BANGERT AVE WHITE MARSH MD 21162-1028 **Deed Reference:**

1) /13912/ 672

Location & Structure Information

Premises Address

6 BANGERT AVE

Legal Description

6 BANGERT AVE FORGE HEIGHTS

Subdivision Map Grid **Sub District** Parcel Section Block Lot 73 331

Town

Assesment Area

Plat No: Plat Ref:

Special Tax Areas

Ad Valorem

Tax Class **Primary Structure Built** 1955

Enclosed Area 2,383 SF

Property Land Area 41,800.00 SF

County Use 04

Stories

-

Basement YE\$

Type STANDARD UNIT

Phase-in Assessments

Exterior

BRICK

Value Information

Base Value

As Of 01/01/2003 56,950

Value

As Of 07/01/2004

As Of 07/01/2005

Land: Improvements: Total:

56,950 152,490 209,440

191,410 248,360

235,386

248,360

Preferential Land:

Transfer Information

Seller: BAGLIN CAROL ANN IMPROVED ARMS-LENGTH Type:

BAGLIN DWIGHT W

NOT ARMS-LENGTH HEWITT WILLIAM J HEWITT SARA F

NOT ARMS-LENGTH

Date: Deed1:

Date:

07/22/1999 /13912/ 672 02/12/1998

Price: \$221,000 Deed2:

\$0

Deed1: /12662/ 159 Date: 06/22/1994 Deed1:

0

Deed2: \$0 Price:

Price:

/10604/ 369 Deed2:

07/01/2005

Exemption Information

0

Partial Exempt Assessments Class 07/01/2004

County 000 State 000 Municipal 000

Tax Exempt: **Exempt Class:**

Seller:

Type:

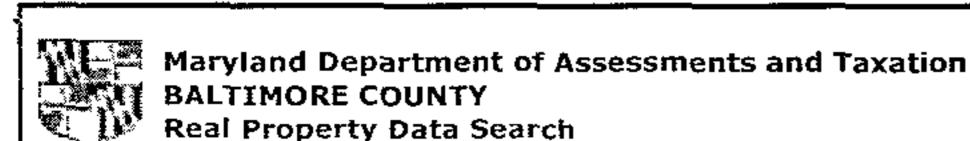
Seller:

Type:

NO

Special Tax Recapture:

Click here for a plain text ADA company that screen.



Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1119011051

Owner Information

Owner Name:

SCHAEFER JEAN A

Use:

RESIDENTIAL

Mailing Address:

7 N BANGERT RD

WHITE MARSH MD 21162

Principal Residence: **Deed Reference:**

1) / 8453/677

YES

Location & Structure Information

Premises Address

7 N BANGERT RD

Grid

Map

Legal Description

FORGE HEIGHTS **Sub District** Parcel Subdivision Section Block Lot

Enclosed Area

Town

Assesment Area

Plat No: Plat Ref: 20/73

Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built 1955

2,329 SF

Property Land Area 39,200.00 SF

County Use

04

Stories

331

Basement YES

Type STANDARD UNIT **Exterior**

BRICK

Value Information

Base Value

As Of 01/01/2003 07/01/2004

Phase-in Assessments As Of

As Of 07/01/2005

Land: Improvements:

56,300 122,400

56,300 158,660

Value

202,872

Total: Preferential Land: 178,700

214,960

214,960

Transfer Information

Seller: SCHAEFER LOUIS M NOT ARMS-LENGTH Type:

Date: Deed1:

04/12/1990 / 8453/ 677

Price:

\$0

Seller: Type:

Date: Deed1: Deed2: Price:

Deed2:

Seller: Type:

Date: Deed1: Price: Deed2:

Exemption Information

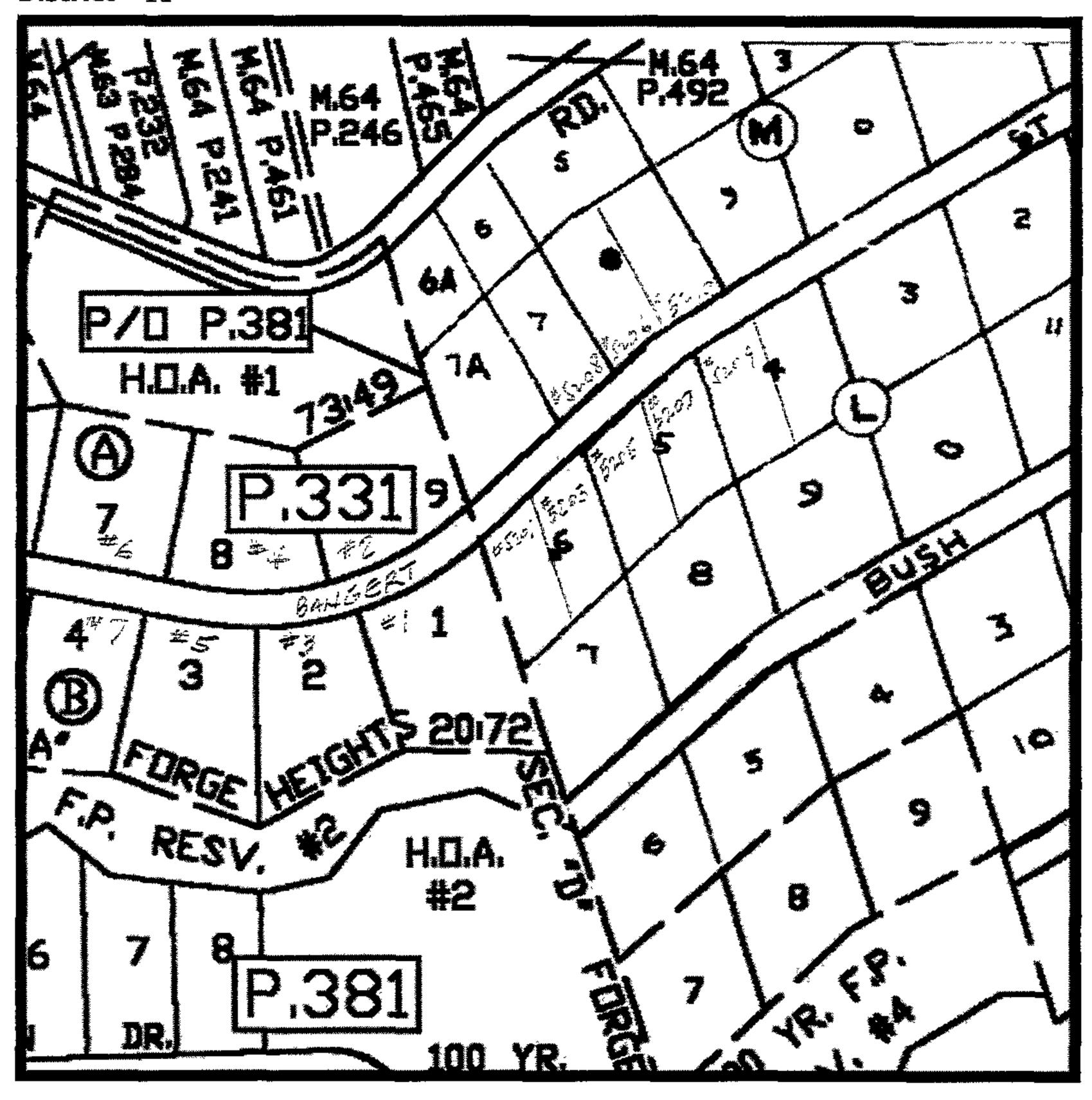
Partial Exempt Assessments Class 07/01/2004 07/01/2005 County 000 0 State 000 Municipal 000

Tax Exempt: **Exempt Class:**

Special Tax Recapture:

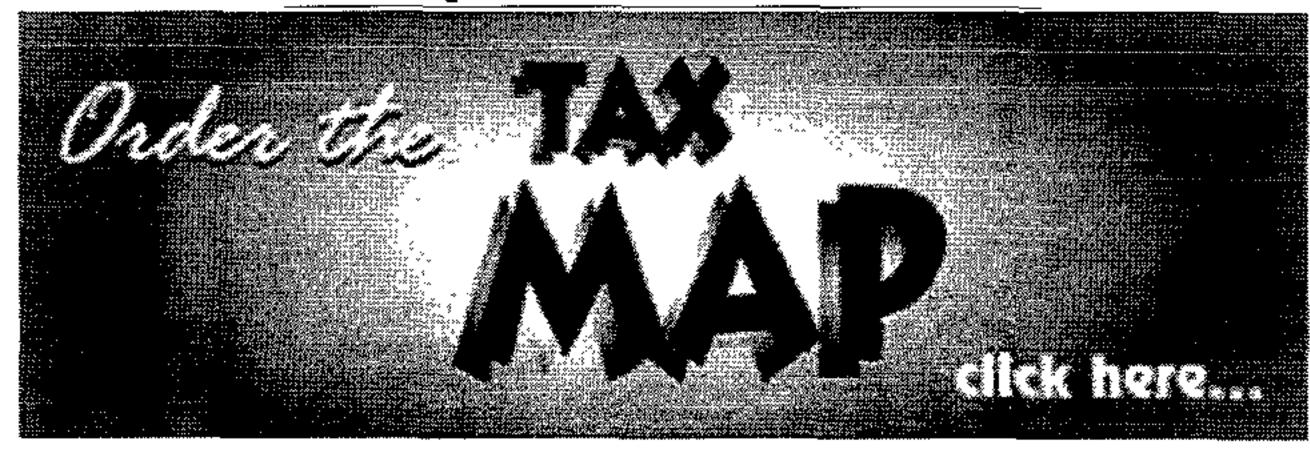
Go Back View Map New Search

District - 11 Account Number - 1118051310



Property maps provided courtesy of the Maryland Department of Planning ©2004.

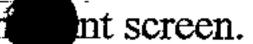
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html



RORGE ACRES

DR-Z

PATER 14 Falods





Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1118051310

Owner Information

Owner Name:

JONES ALFRED G

JONES LISA M

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address: 5203 BANGERT ST

WHITE MARSH MD 21162-1014

Deed Reference:

1) /20482/ 234

Location & Structure Information

Premises Address

5203 BANGERT ST

Grid

Map

Parcel

341

1953

Legal Description

PT LT 6

5203 BANGERT ST FORGE ACRES

Town

Section Block Lot Assesment Area 3

Plat No: Plat Ref:

14/88

Special Tax Areas

Ad Valorem Tax Class

Subdivision

Primary Structure Built

Sub District

Enclosed Area 1,152 SF

Property Land Area 19,303.00 SF

County Use 04

Stories

Basement YES

Type STANDARD UNIT

BRICK

Exterior

Value Information

Base Value

Value As Of 01/01/2003

Phase-in Assessments As Of 07/01/2004

As Of 07/01/2005

Improvements:

Land: Total: 118,800

45,070 45,070 73,730 90,940

130,272

Preferential Land:

136,010

136,010

Transfer Information

Seller: PETERSON MICHAEL P Type:

IMPROVED ARMS-LENGTH

IMPROVED ARMS-LENGTH

PETERSON MICHAEL P NOT ARMS-LENGTH

SETTAN STEPHEN J

Date: 08/03/2004 Deed1: Date: Deed1:

Date:

/20482/ 234 02/01/1999 /13492/ 571

06/18/1998

Price: \$250,000 Deed2: Price:

\$0

Deed2: Price:

\$147,000

Deed1: /12951/31 Deed2:

Exemption Information

Partial Exempt Assessments County State

Class 000 000

000

07/01/2004

07/01/2005 0

Tax Exempt: **Exempt Class:**

Municipal

Seller:

Type:

Seller:

Type:

NO

Special Tax Recapture:

11 18 05 131 0

5 var Rryest Réta d'Ise N'ét zet 14097-211 5200 a Elona l'évrir staice 17623-14 1:0001850

vot) toor Bangert





Go Back **View Map New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1102001850

Owner Information

Owner Name:

Mailing Address:

STAICU ELENA

5200 BANGERT ST

Sub District

WHITE MARSH MD 21162-1031

STAICU SORIN

Use:

RESIDENTIAL

Principal Residence:

Block

YES

Deed Reference:

1) /17623/ 114

Location & Structure Information

Section

Premises Address

5200 BANGERT ST

Map

Legal Description

5200 BANGERT ST NS

FORGE ACRES

Assesment Area

Plat No: Plat Ref:

14/88

Special Tax Areas

Grid

Parce!

341

Primary Structure Built

1953

Ad Valorem

Subdivision

Tax Class

Town

Enclosed Area 1,127 SF

Property Land Area 30,753.00 SF

County Use 04

Stories

Basement NO

STANDARD UNIT

Type

Lot

Exterior

SIDING

Value Information

Base Value

Value As Of 01/01/2003

As Of 07/01/2004

Phase-in Assessments

As Of 07/01/2005

Improvements:

Preferential Land:

Land: 47,930 56,600 Total: 104,530

47,930 59,630 107,560

106,550

107,560

Transfer Information

Seller: PETTY KATHERINE

IMPROVED ARMS-LENGTH

Deed1:

Date:

03/05/2003 /17623/ 114

Price: Deed2: \$178,000

Type: Seller: BARTH RUTH M NOT ARMS-LENGTH

Date: Deed1:

03/31/1993 / 9685/ 453

Price:

Deed2:

\$80,000

Type: Seller:

Type:

Date: Deed1: Price: Deed2:

Exemption Information

Class

Partial Exempt Assessments County State

000 000 000

07/01/2004 0

07/01/2005 0

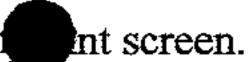
0

Tax Exempt: **Exempt Class:**

Municipal

NO

Special Tax Recapture:





Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1106046670

Owner Information

Owner Name:

Mailing Address:

HICKMAN DONALD R/CAROLEE J

WHITE MARSH MD 21162-1015

GODDARD MICHAEL E

Use:

Block

RESIDENTIAL

5201 BANGERT ST

Sub District

Principal Residence:

YES

Deed Reference:

1) /16317/ 163

Location & Structure Information

Section

Premises Address

Grid

5201 BANGERT ST

Map

Legal Description

Assesment Area

PT LT 6

FORGE ACRES

Plat No:

Plat Ref:

Town Special Tax Areas

Primary Structure Built

1958

Land:

Parcel

341

Ad Valorem

Tax Class

Subdivision

Enclosed Area 1,140 SF

Property Land Area 19,900.00 SF

County Use 04

Stories **Basement** YES

Type STANDARD UNIT

Lot

Exterior SIDING

Value Information

Base **Value** Value 45,220

As Of 01/01/2003 45,220

As Of 07/01/2004

Phase-in Assessments

As Of 07/01/2005

140,220

137,550 Total: 185,440 Preferential Land:

92,330

169,476

185,440

Transfer Information

Seller: GODDARD DELMAS G Type:

NOT ARMS-LENGTH FOX TIMOTHY R

IMPROVED ARMS-LENGTH

Improvements:

Deed1: Date:

Date:

04/15/2002 /16317/ 163 Price: \$230,000 Deed2:

\$46,000

11/19/1976 Deed1:

Price:

Deed2:

/ 5698/ 781

Date: Deed1: Price: Deed2:

Exemption Information

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

Tax Exempt: **Exempt Class:**

Seller:

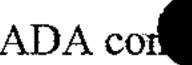
Type:

Type:

Seller:

NO

Special Tax Recapture:





Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1114040520

Owner Information

Owner Name:

NITZEL RITA F

NITZEL GEORGE H, JR TRUSTEES

Use:

RESIDENTIAL

Principal Residence:

YES

Deed Reference:

1) /14097/ 211

Mailing Address:

5205 BANGERT ST

WHITE MARSH MD 21162-1015

Location & Structure Information

Section

Premises Address

5205 BANGERT ST

Legal Description

5205 BANGERT ST

FORGE ACS

Assesment Area Plat No: Plat Ref:

14/88

Special Tax Areas

Stories

Grid

Map

73

Parcel

341

Ad Valorem

Subdivision

Tax Class

Town

Basement

NO

Primary Structure Built 1953

Sub District

Enclosed Area 1,351 SF

Property Land Area 20,000.00 SF

County Use 04

Block

Lot

Type STANDARD UNIT

Phase-in Assessments

Exterior SIDING

Value Information

Base Value Value As Of 01/01/2003 Land:

45,250 45,250 104,130

As Of 07/01/2004

As Of 07/01/2005

93,910 Improvements: Total: 139,160

149,380

145,972

149,380

Transfer Information

NITZEL GEORGE H Seller: NOT ARMS-LENGTH Type:

Preferential Land:

Date: Deed1:

10/19/1999 /14097/ 211 Price: \$0 Deed2:

Date: Deed1: Price: Deed2:

Date: Deed1: Price: Deed2:

Exemption Information

Partial Exempt Assessments County State

07/01/2004

07/01/2005

Tax Exempt: **Exempt Class:**

Municipal

Seller:

Type:

Seller:

Type:

NO

Special Tax Recapture:



Click here for a plain text ADA compliant screen.



Go Back View Map New Search

Ground Rent

Account Identifier:

District - 11 Account Number - 1108081220

Owner Information

Owner Name:

PALASIK MELVIN A

PALASIK DIANA J

Use:

RESIDENTIAL

PACASIK DIANA J

Principal Residence:

Mailing Address:

5206 BANGERT ST

WHITE MARSH MD 21162-1031

Deed Reference:

8

1) /17416/ 452

2)

YEŞ

Location & Structure Information

Premises Address

5206 BANGERT ST

Legal Description

5206 BANGERT ST

FORGE ACRES

Map Grid Parcel Sub District Subdivision Section Block Lot Assesment Area Pla

Assesment Area Plat No:

3 Plat Ref: 14/88

Special Tax Areas

341

73

Ad Valorem

Town

Tax Class

Primary Structure BuiltEnclosed AreaProperty Land AreaCounty Use19591,651 SF19,500.00 SF04StoriesBasementTypeExterior1YESSTANDARD UNITBRICK

Value Information

Base **Phase-in Assessments** Value **Value** As Of As Of As Of 01/01/2003 07/01/2004 07/01/2005 45,120 45,120 Land: 86,870 105,050 Improvements: Total: 131,990 150,170 144,110 150,170 Preferential Land: 0

Transfer Information

HUBERT JOHN T Seller: 01/22/2003 Date: \$200,000 Price: IMPROVED ARMS-LENGTH **Deed1:** /17416/ 452 Deed2: Type: Seller: Date: Price: Deed1: Deed2: Type: Seller: Price: Date: Deed1: Deed2: Type:

Exemption Information

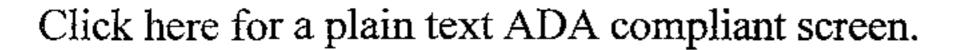
Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt:

Exempt Class:

NO

Special Tax Recapture:





WHITE MARSH MD 21162-1015

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 11 Account Number - 1114011070

Owner Information

Owner Name:

DIOTTE JEFFREY A

Use: Principal Residence: RESIDENTIAL

Mailing Address:

5207 BANGERT ST

Deed Reference:

1) /16126/ 117

YES

Location & Structure Information

Premises Address

5207 BANGERT ST

Legal Description

5207 BANGERT ST

FORGE ACS

Sub District Subdivision Parcel Map Grid Section Block Lot **Assesment Area** Plat No: 341 73 Plat Ref: Town

Special Tax Areas

1957

Ad Valorem

Tax Class **Primary Structure Built**

Enclosed Area 2,416 SF

Property Land Area 20,000.00 SF

County Use 04

14/88

Stories

Basement YES

Type STANDARD UNIT

1/2 BRICK SIDING

Exterior

Value Information

Base Value **Phase-in Assessments** Value As Of As Of As Of 07/01/2004 01/01/2003 07/01/2005 45,250 Land: 45,250

Improvements: Total:

NOT ARMS-LENGTH

111,940 149,230 157,190 194,480

182,050

194,480

Preferential Land:

0

Transfer Information

Seller: CERATO RUTH L NOT ARMS-LENGTH Type: Seller: **NELSON EMMET J**

02/20/2002 Date: Deed1: /16126/ 117 Price: \$155,000 Deed2:

02/18/1976 Date: **Deed1:** / 3332/ 266

Price: \$0 Deed2:

Date: Deed1: Price: Deed2:

Exemption Information

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

Tax Exempt: Exempt Class:

Type:

Seller:

Type:

NO

Special Tax Recapture:



Click here for a plain text ADA compliant screen.



Go Back
View Map
New Search
Ground Rent

Account Identifier:

District - 11 Account Number - 1120037210

Owner Information

Owner Name:

HOPSON CARRICK L

HOPSON MADELINE M

Use:

RESIDENTIAL

Mailing Address:

5208 BANGERT ST

WHITE MARSH MD 21162-1016

Principal Residence:

YEŞ

Deed Reference:

1) /18546/ 716

2)

Location & Structure Information

Premises Address

5208 BANGERT ST

Legal Description

5208 BANGERT ST

FORGE ACRES

Map Grid ParcelSub DistrictSubdivisionSection Block Lot Assesment Area Plat No:731341Town

Special Tax Areas

Ad Valorem

Tax Class

Primary Struc	ture Built	Enclosed Area	Property Land Area	County Use
1957	7	1,092 SF	19,500.00 SF	04
Stories	Basement		Туре	Exterior
1	YES		STANDARD UNIT	BRICK

Value Information

	Base		Phase-in Ass	essments
	Value	As Of	As Of	As Of
		01/01/2003	07/01/2004	07/01/2005
Land:	45,120	45,120		
Improvements:	75,360	92,430		
Total:	120,480	137,550	131,860	137,550
Preferential Land:	0	0	0	0

Transfer Information

Seller:		Date:	08/11/2003	Price:	\$249,900
Type:	IMPROVED ARMS-LENGTH	Deed1:	/18546/ 716	Deed2:	
Seller:	THOMAS GARFIELD P	Date:	01/03/1995	Price:	\$125,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/10890/ 4	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 0	07/01/2005 0 0 0	
--	-----------------------------------	--------------------------------	---------------------------	--

Tax Exempt: Exempt Class:

NO

Special Tax Recapture:



Click here for a plain text ADA compliant screen.



Go Back View Map New Search **Ground Rent**

14/88

Account Identifier:

District - 11 Account Number - 1111002140

Owner Information

Owner Name:

Mailing Address:

KAMMER BERTYLE B

KAMMER MARGARET

Use:

Control of the second s

RESIDENTIAL

5209 BANGERT ST

Principal Residence:

YES

WHITE MARSH MD 21162-1015

Deed Reference:

1) /20096/ 444

Location & Structure Information

Premises Address

5209 BANGERT ST

Legal Description

PT LT 4 FORGE ACRES

Sub District Parcel Subdivision Block Grid Section **Assesment Area** Map Plat No: Lot 73 341 4 Plat Ref:

Town Special Tax Areas **Ad Valorem**

Tax Class **Primary Structure Built**

Enclosed Area Property Land Area County Use 1950 1,128 SF 20,000.00 SF 04 Stories **Basement Type Exterior** YES 1 1/2 STANDARD UNIT **BLOCK**

Value Information

Base Phase-in Assessments Value Value As Of As Of As Of 01/01/2003 07/01/2004 07/01/2005 45,250 45,250 Land: 79,270 Improvements: 87,760 124,520 Total: 130,180 133,010 133,010 Preferential Land: 0 Đ

Transfer Information

Seller: KAMMER BERTYLE B 05/24/2004 Date: Price: \$0 NOT ARMS-LENGTH **Deed1:** /20096/ 444 Type: Deed2: Seller: Date: Price: Deed1: Deed2: Type: Seller: Date: Price: Deed1: Deed2: Type:

Exemption Information

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

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *



Click here for a plain text ADA compliant screen.



Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 11 Account Number - 1119098010

Owner Information

Owner Name:

SYRYLO STEPHEN N,JR

SYRYLO JULIA Z

Use:

RESIDENTIAL

Principal Residence:

STANDARD UNIT

YES

Mailing Address:

5210 BANGERT ST

WHITE MARSH MD 21162-1016

Deed Reference:

1) 2)

Location & Structure Information

Premises Address

5210 BANGERT ST

Stories

1 1/2

Legal Description

FORGE ACRES

Lot Assesment Area **Sub District** Subdivision Map Grid Section Parcel Block Plat No: 73 341 М 8 Plat Ref:

Town **Special Tax Areas Ad Valorem**

Tax Class

Basement

YES

Enclosed Area Primary Structure Built 1953

1,326 SF

Property Land Area 19,500.00 SF

County Use 04

ASBESTOS SHINGLE

Type Exterior

Value Information

	Base	Value	Phase-in Assessments	
	Value	As Of	As Of	As Of
		01/01/2003	07/01/2004	07/01/2005
Land:	45,120	45,120		•
Improvements:	68,580	68,070		
Total:	113,700	113,190	113,190	113,190
Preferential Land:	0	0	0	. 0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price;
Type:	Deed1:	Deed2;
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

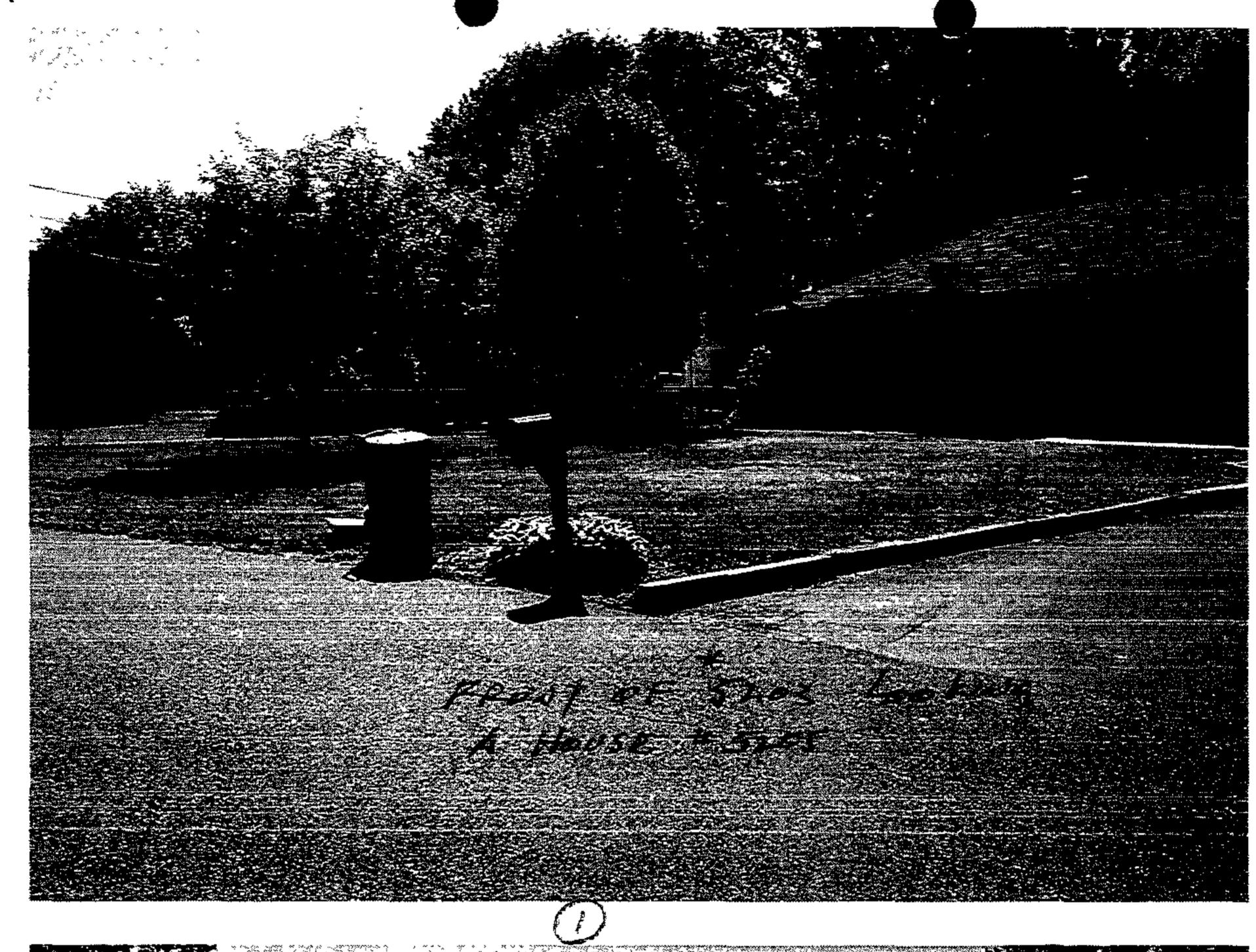
Exemption Information

Partial Exempt Assessments County State Municipal	Class 000 000 000	07/01/2004 0 0 0 0	07/01/2005 0 0 0	
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Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *

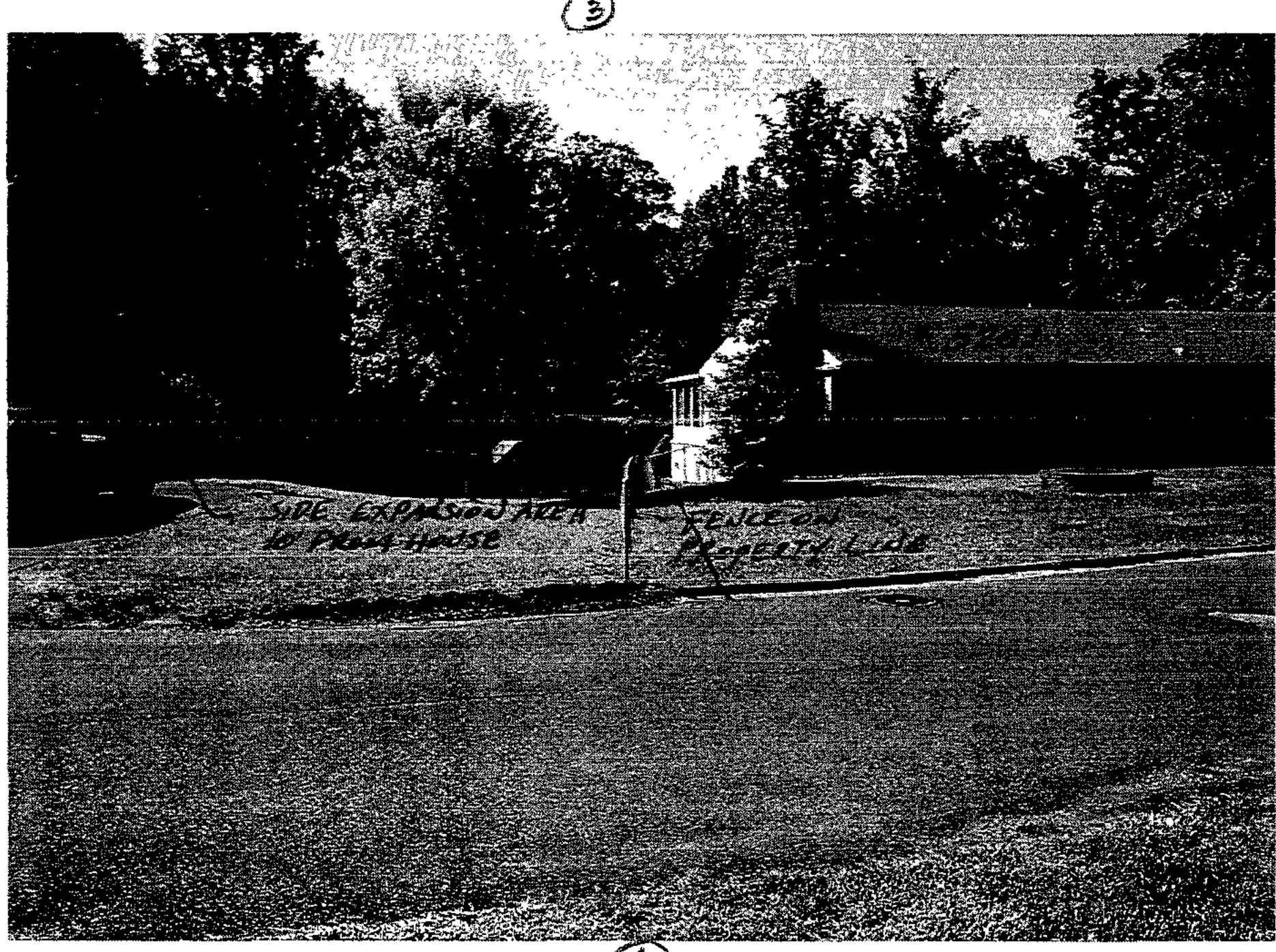


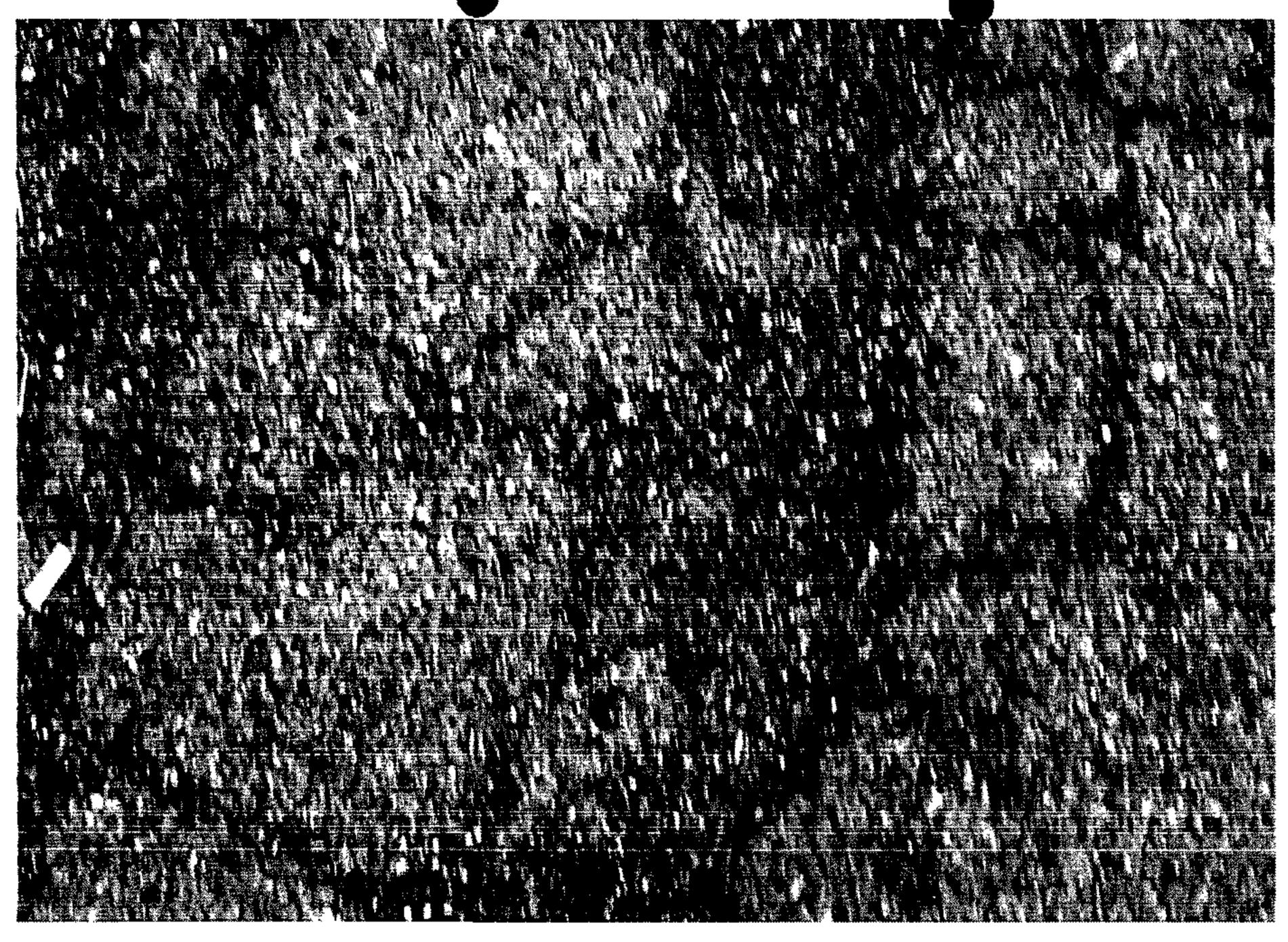


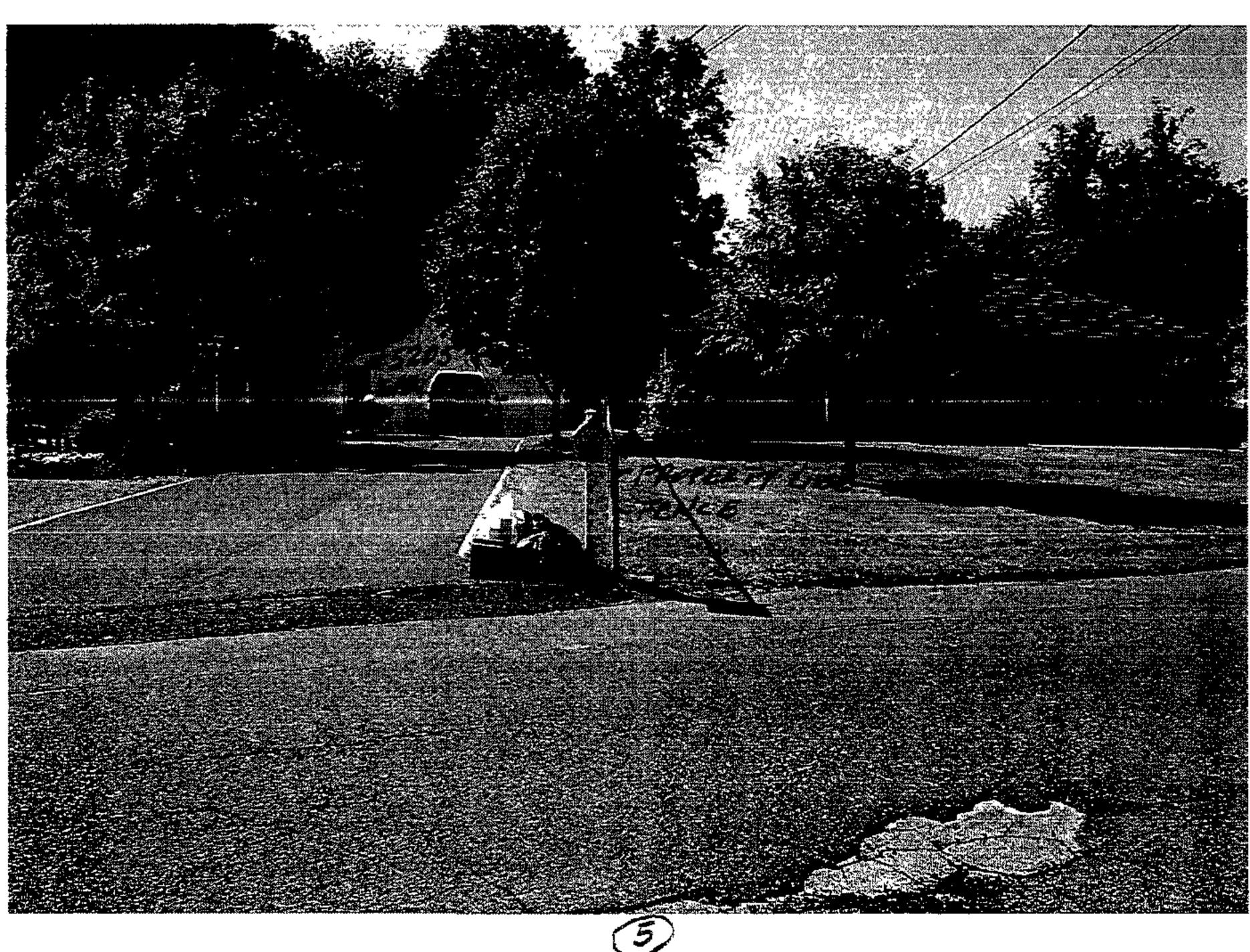
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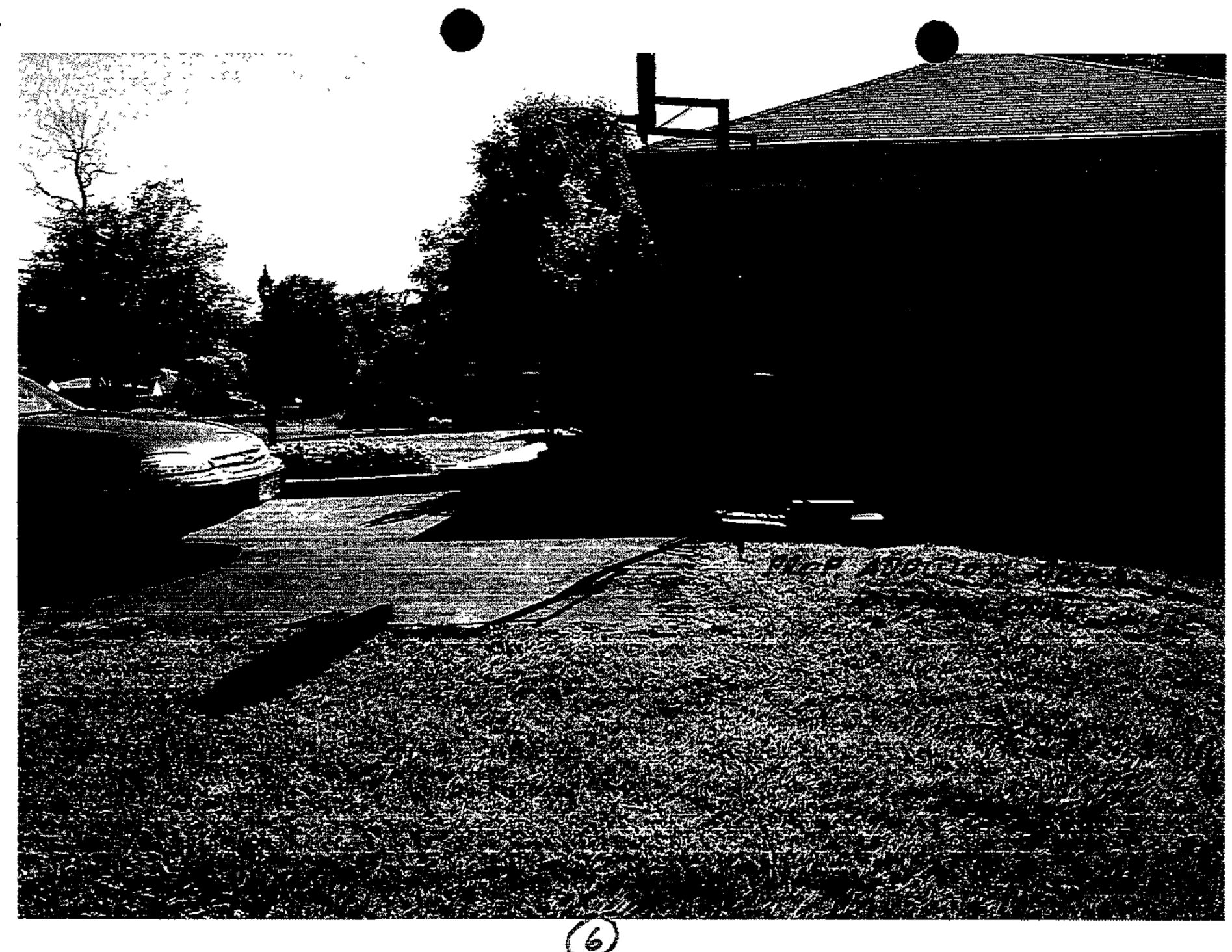
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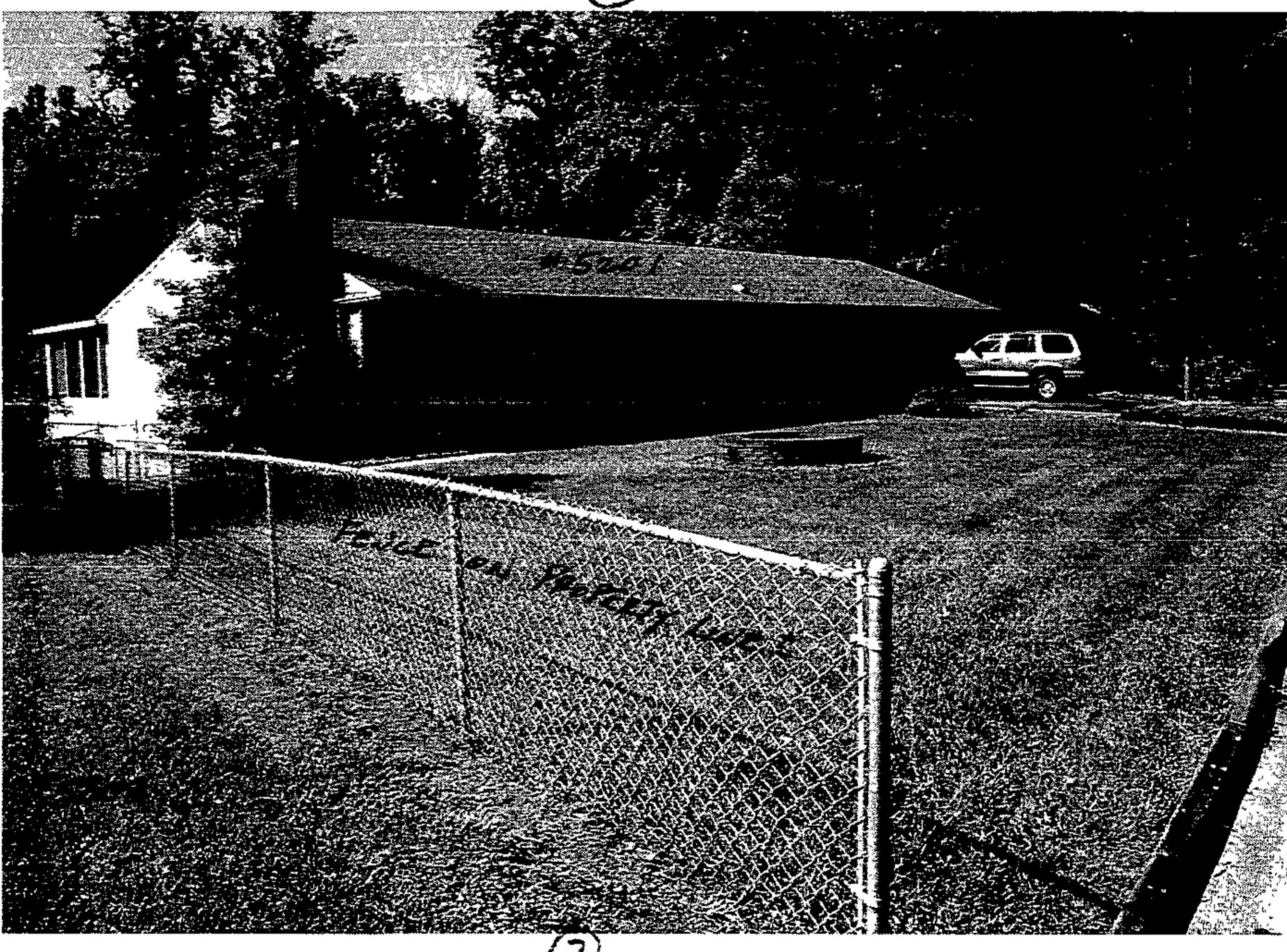






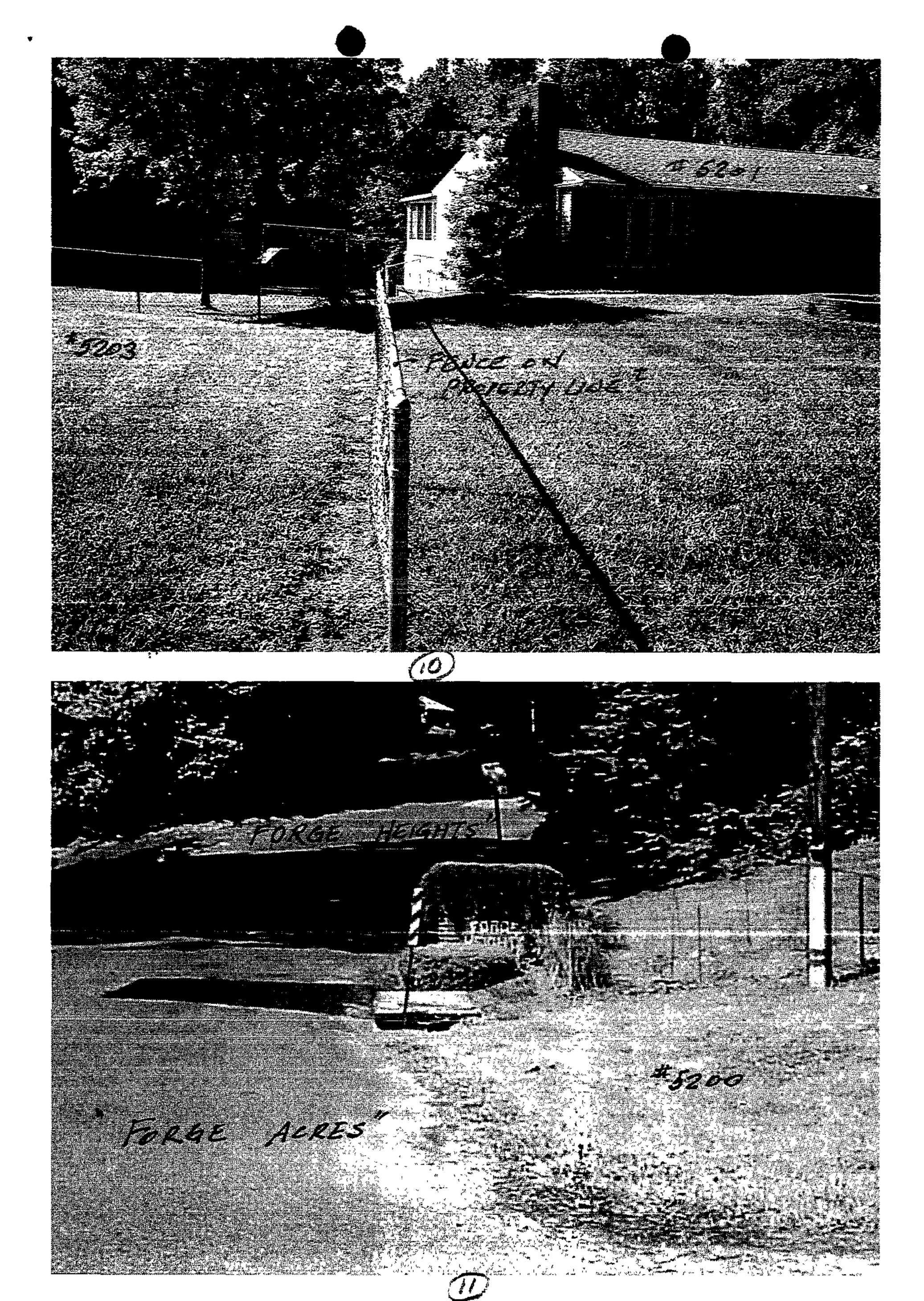


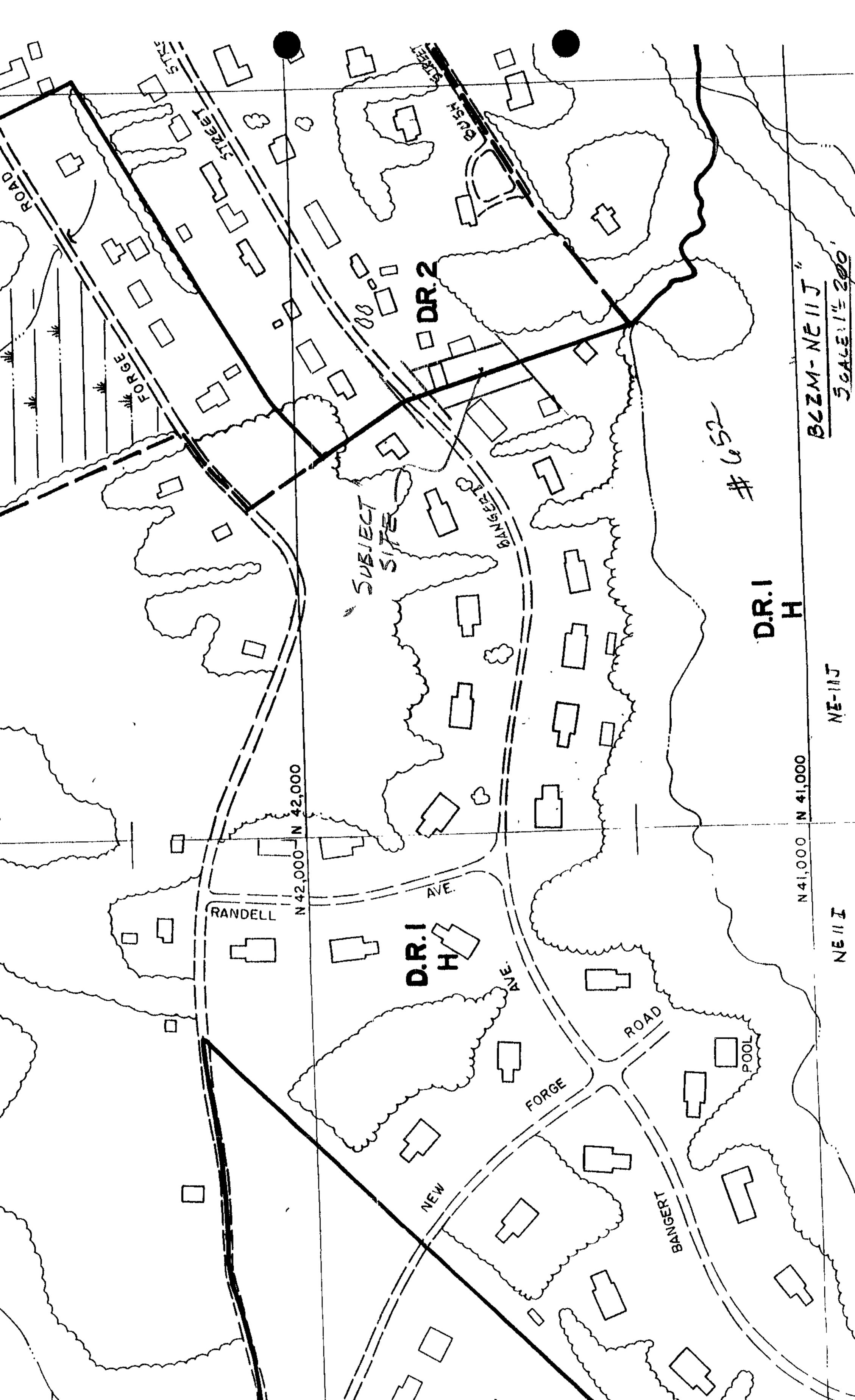


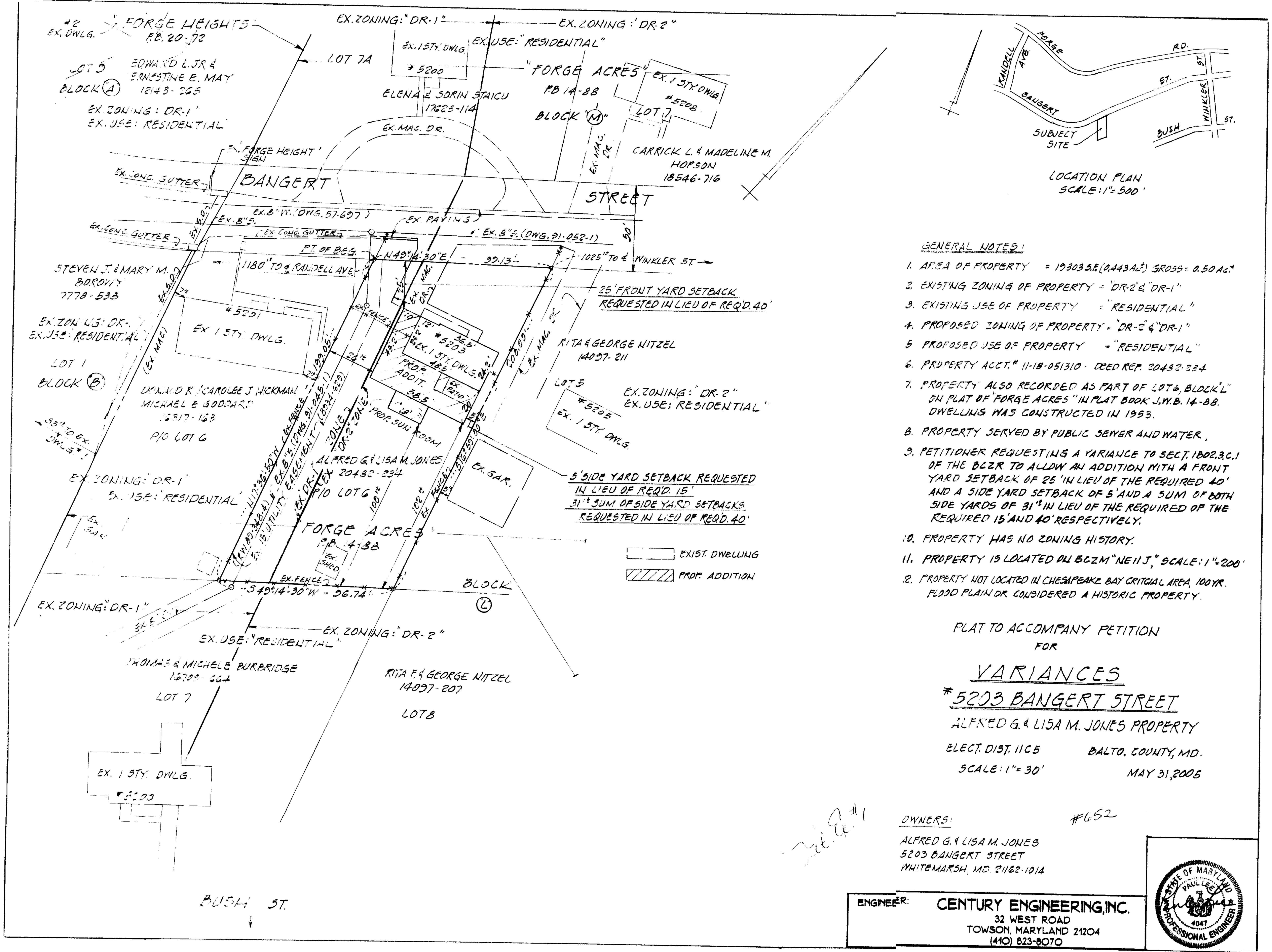


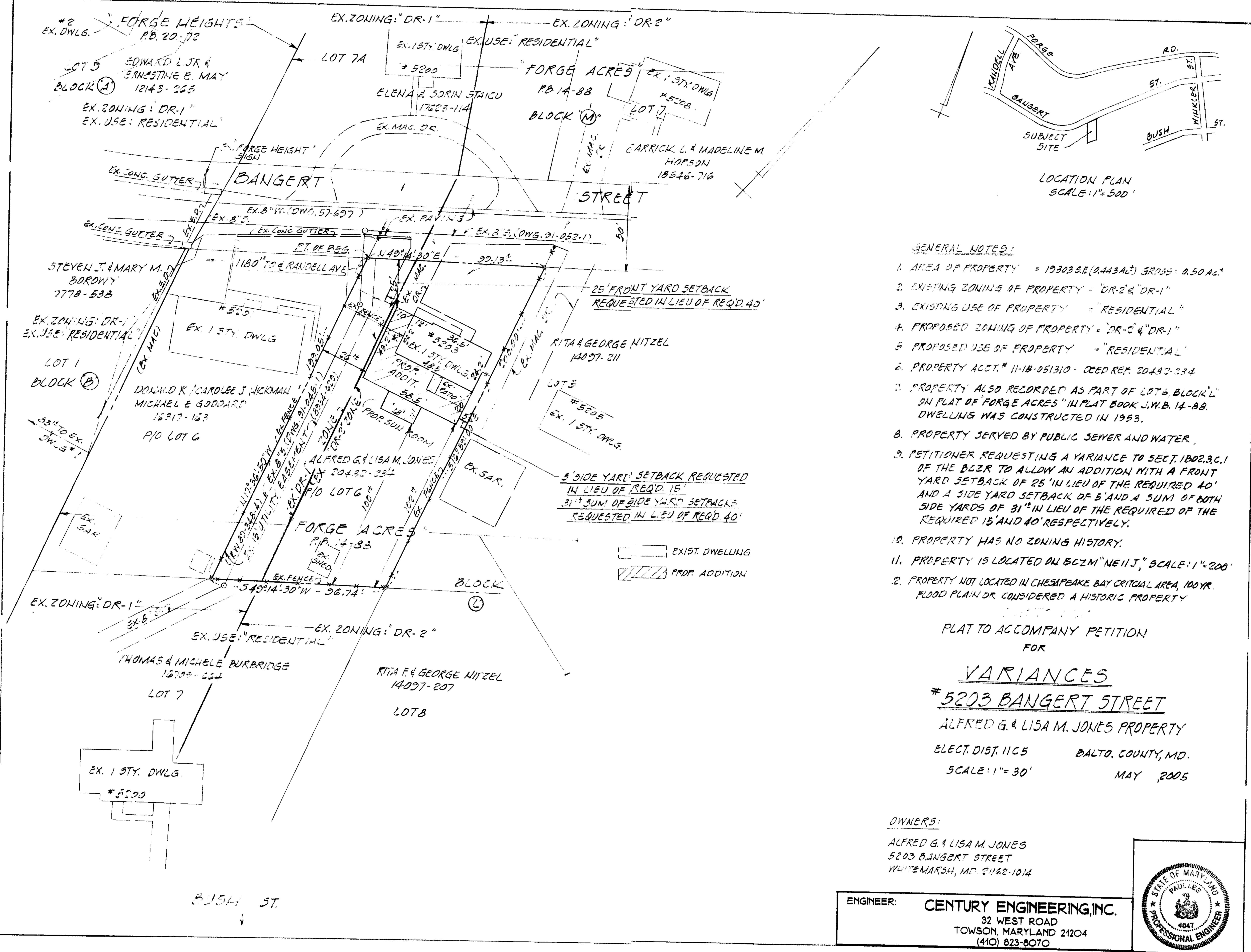












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