

IN RE: PETITION FOR SPECIAL HEARING
SW/S Old North Point Road, 1400' N of
North Point Boulevard
(4205 Old North Point Road)
15th Election District
7th Council District

Stephen B. Hubbard, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-104-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Stephen B. Hubbard, Jr., and his wife, Kelly A. Hubbard. The Petitioners request a special hearing to approve an accessory structure (detached garage) to be larger than the principal dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Stephen B. Hubbard, Jr., property owner, and his father, Stephen B. Hubbard, Sr. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the east side of Old North Point Road, north of its intersection with North Point Boulevard in eastern Baltimore County. The property contains a gross area of 0.39 acres, more or less, zoned B.R.-I.M., and is improved with a single-family dwelling and detached garage. The Petitioners have owned and resided on the property since August 1992. Mr. Hubbard and his father collect and restore antique cars and have apparently enjoyed the pursuit of this hobby together for many years. Photographs depicting some of the vehicles they have collected and restored over the years were submitted into evidence as Petitioner's Exhibit 2. Presently, these vehicles are either stored within the existing garage or the portable igloo located adjacent to the

ORDER RECEIVED FOR FILING

Date 11/11/05

By [Signature]

garage. In order to provide a more secure storage area for their collection, the Petitioners propose removing the igloo structure and expanding the existing garage. As shown on the site plan, the Petitioners propose constructing a 30' x 28' addition on the north side of the existing garage, which is presently approximately 24' by 28' in dimension. Upon completion of the proposed improvements, however, the existing dwelling will be smaller in area than the garage. Thus, the requested special hearing relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested special hearing relief. There were no adverse comments submitted by any County reviewing agency and the neighbors have no objections to the proposal. However, due to the property's close proximity to Back River and Schoolhouse Cove, the proposed construction must comply with Chesapeake Bay Critical Areas regulations, pursuant to the attached ZAC comment received from the Department of Environmental Protection and Resource Management, which sets forth the requirements for development on this lot. In addition, the Office of Planning has requested that elevation drawings of the proposed garage addition be submitted for their review and approval prior to the issuance of any permits. Moreover, the garage shall be limited to uses accessory to the residential use of the property and no portion thereof shall be converted for use as a second dwelling unit and/or apartments. There shall be no kitchen, bathroom or living quarters provided within the structure.

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

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

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware

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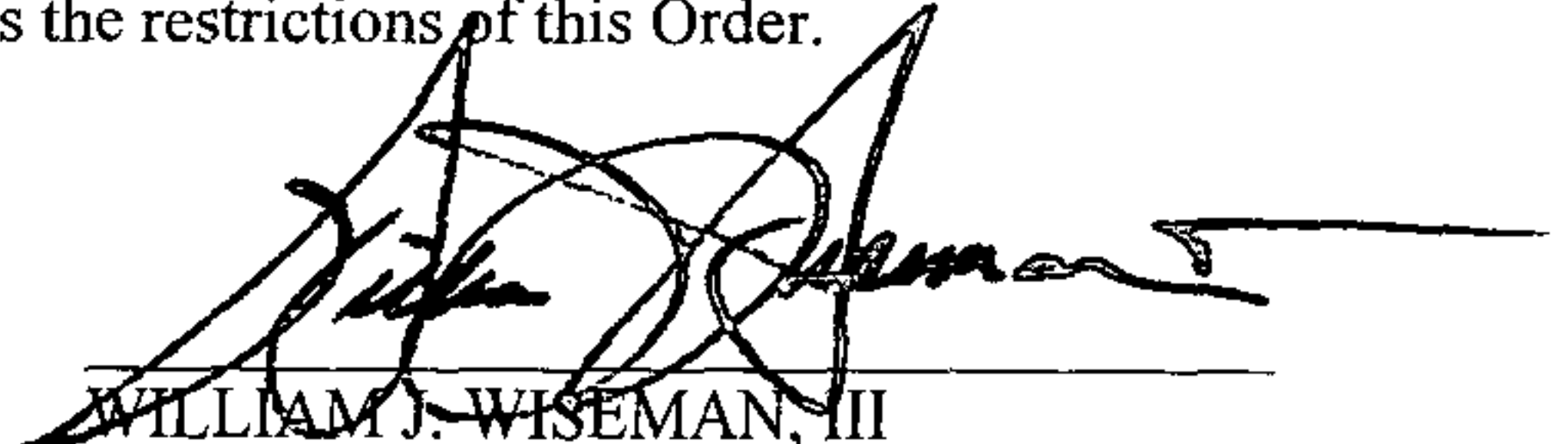
Date 11/1/05

By [Signature]

that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) The garage and proposed addition thereto shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) Compliance with Chesapeake Bay Critical Areas regulations, pursuant to the ZAC comments submitted by DEPRM, dated September 8, 2005, a copy of which is attached hereto and made a part hereof.
- 4) The Petitioners shall submit elevation drawings of the proposed garage addition to the Office of Planning for review and approval prior to the issuance of any permits. Upon completion of the new construction, the igloo-type structure shall be removed.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/1/15
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 1, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Stephen B. Hubbard, Jr.
4205 Old North Point Road
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
E/S Old North Point Road, N of North Point Boulevard
(4205 Old North Point Road)
15th Election District – 7th Council District
Stephen B. Hubbard, Jr., et ux - Petitioners
Case No. 06-104-SPH

Dear Mr. & Mrs. Hubbard:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4205RD NORTH POINT RD
which is presently zoned BR-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve An accessory structure

(detached garage) to be larger than the dwelling

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 8-19-05

ORDER RECEIVED FOR FILING

Date 8/15/05
By [Signature]

Case No. 06-104 SPH

220 9/15/98

Zoning Description

4205 Old North Point Rd.

Beginning at a point on the southwest side of Old North Point Road, 1400 ft + North of North Point Blvd. Thence running S 18° E 100 ft, thence N 72° E 170 ft, thence S 18° W 100 ft, thence S 72° W 170 ft to the point of beginning. Containing 17,000 sq ft and located in the 15th Election District.

~~104~~

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 1169114
06-104524

DATE 8-19-05

ACCOUNT RECEIPTS-2006-61515

AMOUNT \$ 65.00

RECEIVED

FROM: Mrs. Hubbard

FOR:

Resident Social Services Office
at 4205 Old North Road

PAID RECEIPT

DATE 8/19/2005 TIME 11:00 AM

BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #06-104-SPH
4205 North Point Road
W/side of North Point
Road, 1,400 feet n/east of
North Point Boulevard
15th Election District
7th Councilmanic District
Legal Owner(s): Stephen &
Kelly A. Hubbard

Special Hearing: to allow
an accessory structure (de-
tached garage) to be larger
than the dwelling.

**Hearing: Tuesday, October
18, 2005 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bostley Ave-
nue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.
JT/10/607 Oct 4 69661

CERTIFICATE OF PUBLICATION

10/6/, 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 10/4/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 06-104-SPH

Petitioner/Developer: STEPHEN &

KELLY A. HUBBARD

Date of Hearing/Closing: OCT 18, 2005

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: _____

4205 NORTH POINT RD.

The sign(s) were posted on 10-2-05
(Month, Day, Year)

Sincerely,

Robert Black 10-3-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

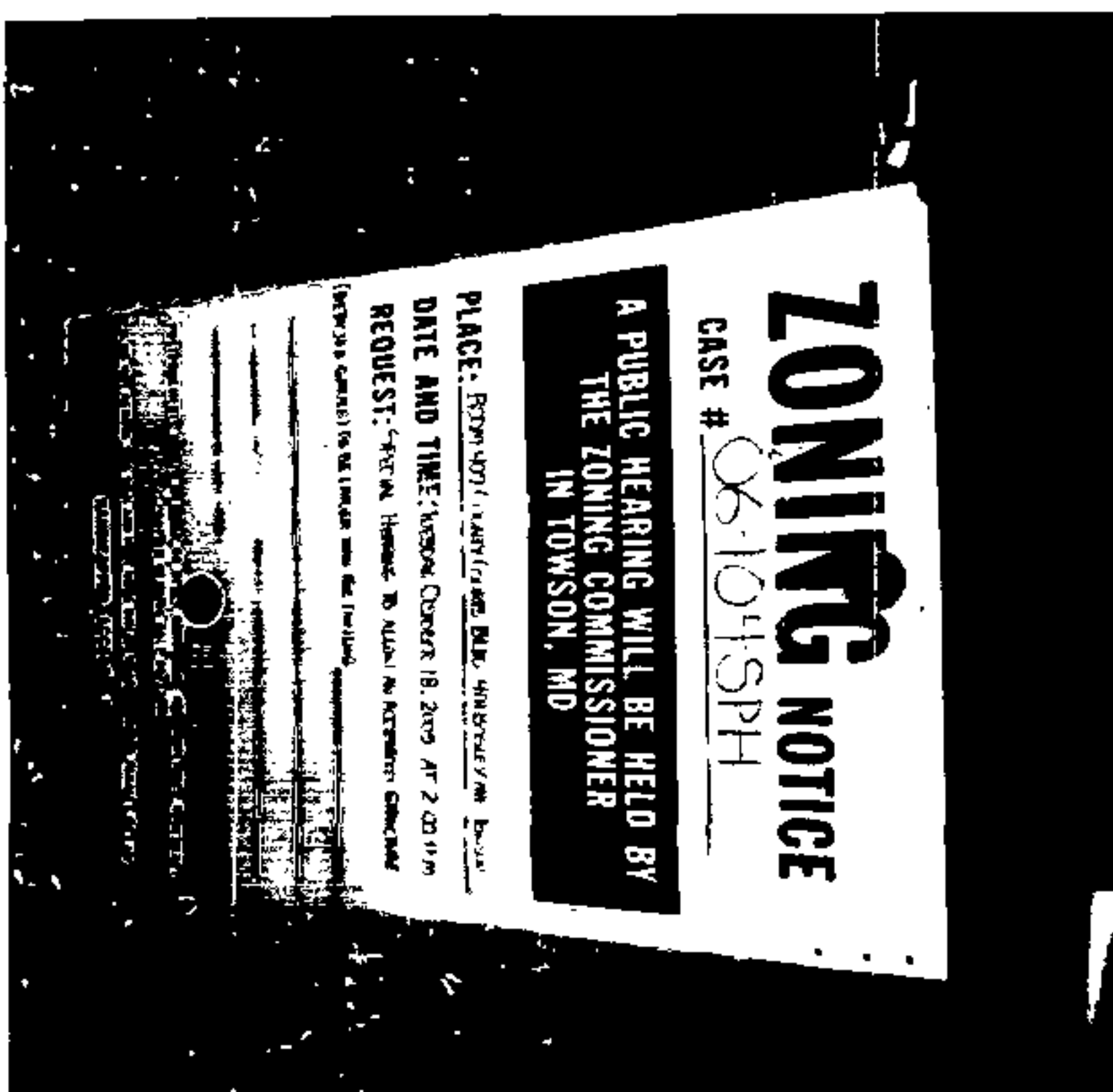
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
4205 North Point Road; W/side North Point
Road, 1,400' NW North Point Blvd
15th Election & 7th Councilmanic Districts
Legal Owner(s): Stephen Hubbard
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-104-SPH

* * * * *

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 26th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to Stephen Hubbard, 4205 Old North Point Road, Baltimore, MD 21222, Attorney for Petitioner(s).

RECEIVED

AUG 27 6 2005

RF

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 06-104 SPH
Petitioner: Stephen & Kelly Hubbard
Address or Location: 4205 Old North Point Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: BALTO, Md, 21222

Telephone Number: 410-566-5878



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

August 29, 2005

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-104-SPH

4205 North Point Road

W/side of North Point Road, 1, 400 feet n/east of North Point Boulevard

15th Election District – 7th Councilmanic District

Legal Owners: Stephen & Kelly A. Hubbard

Special Hearing to allow an accessory structure (detached garage) to be larger than the dwelling.

Hearing: Tuesday, October 18, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Stephen & Kelly Hubbard, 4205 Old North Point Road, Baltimore 21222

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 3, 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.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 4, 2005 Issue - Jeffersonian

Please forward billing to:

Stephen & Kelly Hubbard
4205 Old North Point Road
Baltimore, MD 21222

410-566-5878

NOTICE OF ZONING HEARING

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CASE NUMBER: 06-104-SPH

4205 North Point Road

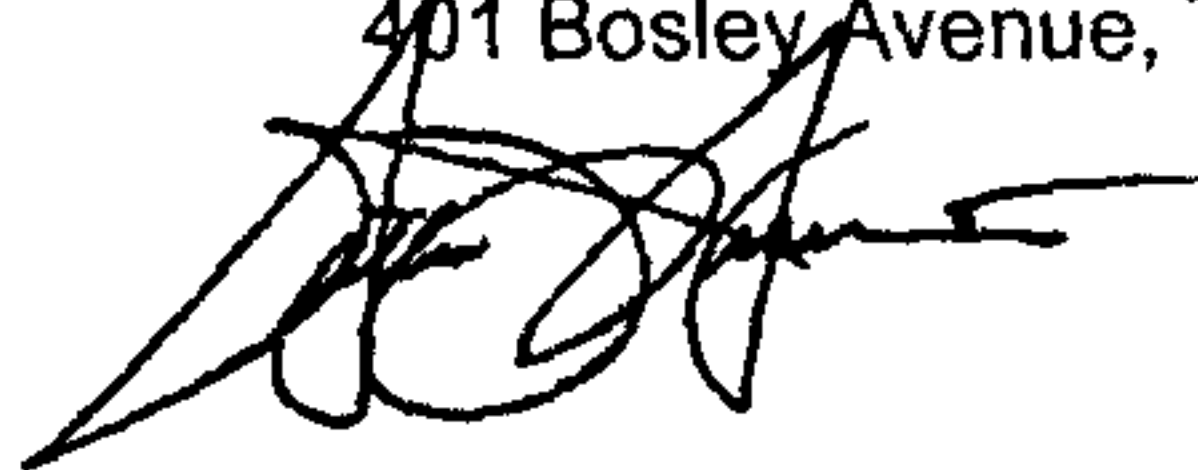
W/side of North Point Road, 1, 400 feet n/east of North Point Boulevard

15th Election District – 7th Councilmanic District

Legal Owners: Stephen & Kelly A. Hubbard

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Hearing: Tuesday, October 18, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**Department of Permits and
Development Management**

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



Baltimore County

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

October 17, 2005

Stephen Hubbard
Kelly Hubbard
4205 North Point Road
Baltimore, Maryland 21222

Dear Mr. and Mrs. Hubbard:

RE: Case Number: 06-104-SPH, 4205 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 19, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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: September 6, 2005
RECEIVED

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

SEP 8 2005

SUBJECT: 6-104 - Special Hearing

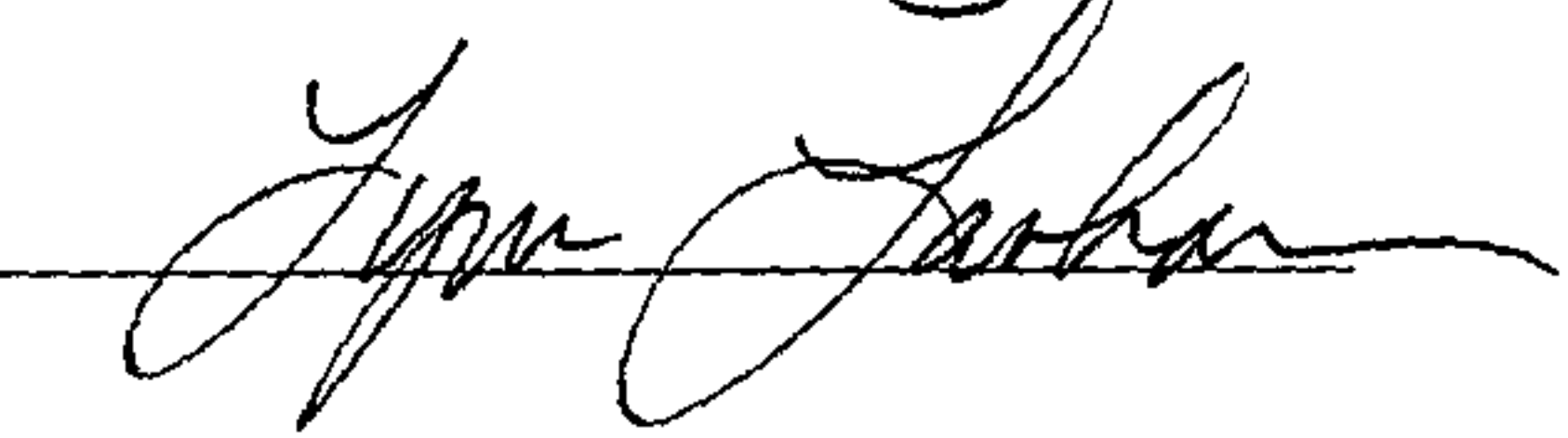
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (detached garage) to be larger than the existing dwelling provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to this office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by: 

Section Chief: 

AFK/LL: CM

ORDER RECEIVED FOR FILING

Date 11/11/05

By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley *RBS*
DATE: September 8, 2005
SUBJECT: Zoning Item # 06-104 SPH
Address 4205 Old North Point Road
Hubbard Property

Zoning Advisory Committee Meeting of August 29, 2005

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-100 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

IDA regulations must be met in developing this lot. A fee-in-lieu of providing the 10% pollutant loading reduction required by IDA regulations may be paid to Baltimore County prior to approval of a building permit.

Reviewer: Glenn Shaffer

Date: September 1, 2005

S:\Devcoord\ZAC06-104.doc

ORDER RECEIVED FOR FILING
Date 11/1/05
By [Signature]

BW
10/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 6, 2005
RECEIVED

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

SEP 8 2005

SUBJECT: 6-104 - Special Hearing

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (detached garage) to be larger than the existing dwelling provided the following conditions are met:

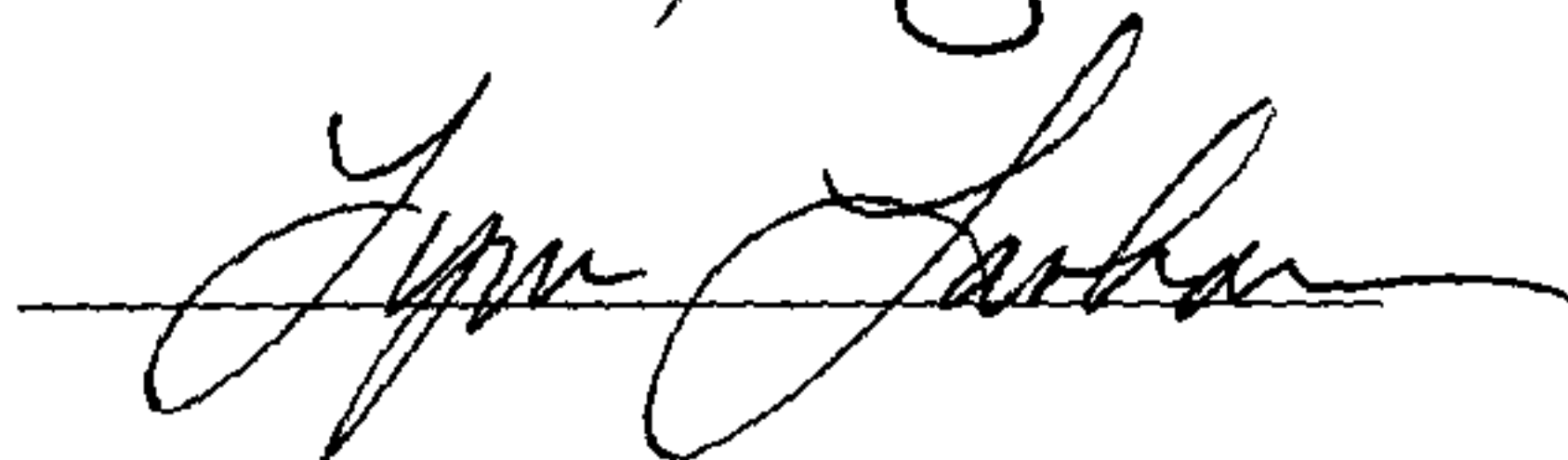
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to this office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 2, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2005
Item Nos. 091, 094, 095, 096, 097, 098,
099, 100, 101, 103, and 104

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-09022005.doc



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

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

Maryland Department of Transportation

Date: 8.30.05

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

RE: Baltimore County
Item No. 164 JJS

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

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

Department of Permits&Development Management
Room 111 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204 (Mail Stop#1105)

August 26, 2005

ATTENTION: Kristen Matthews

Distribution Meeting of: August 29, 2005

Item No.: 091-094, 096-102 & 104

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.

1. The fire marshal's office has no comments at this time.

Lt. Jimmie Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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



Click here for a plain text ADA compliant screen.



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

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

Account Identifier: District - 15 Account Number - 1519321140

Owner Information

Owner Name: ~~HUBBARD STEPHEN B, JR~~
~~HUBBARD, KELLY~~ Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4205 OLD NORTH POINT RD.
BALTIMORE MD 21222-3626 Deed Reference: 1) / 9320/ 68
2)

Location & Structure Information

Premises Address
4205 OLD NORTH POINT RD

Legal Description
WS NORTH POINT RD
1450 N NORTH POINT BLVD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
104	15	516						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	1,862-SF	8,500.00-SF	06

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	42,600	42,600		
Improvements:	77,200	77,200		
Total:	119,800	119,800	119,800	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SHORT LARRY RUSSELL	Date: 08/13/1992	Price: \$125,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9320/ 68	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

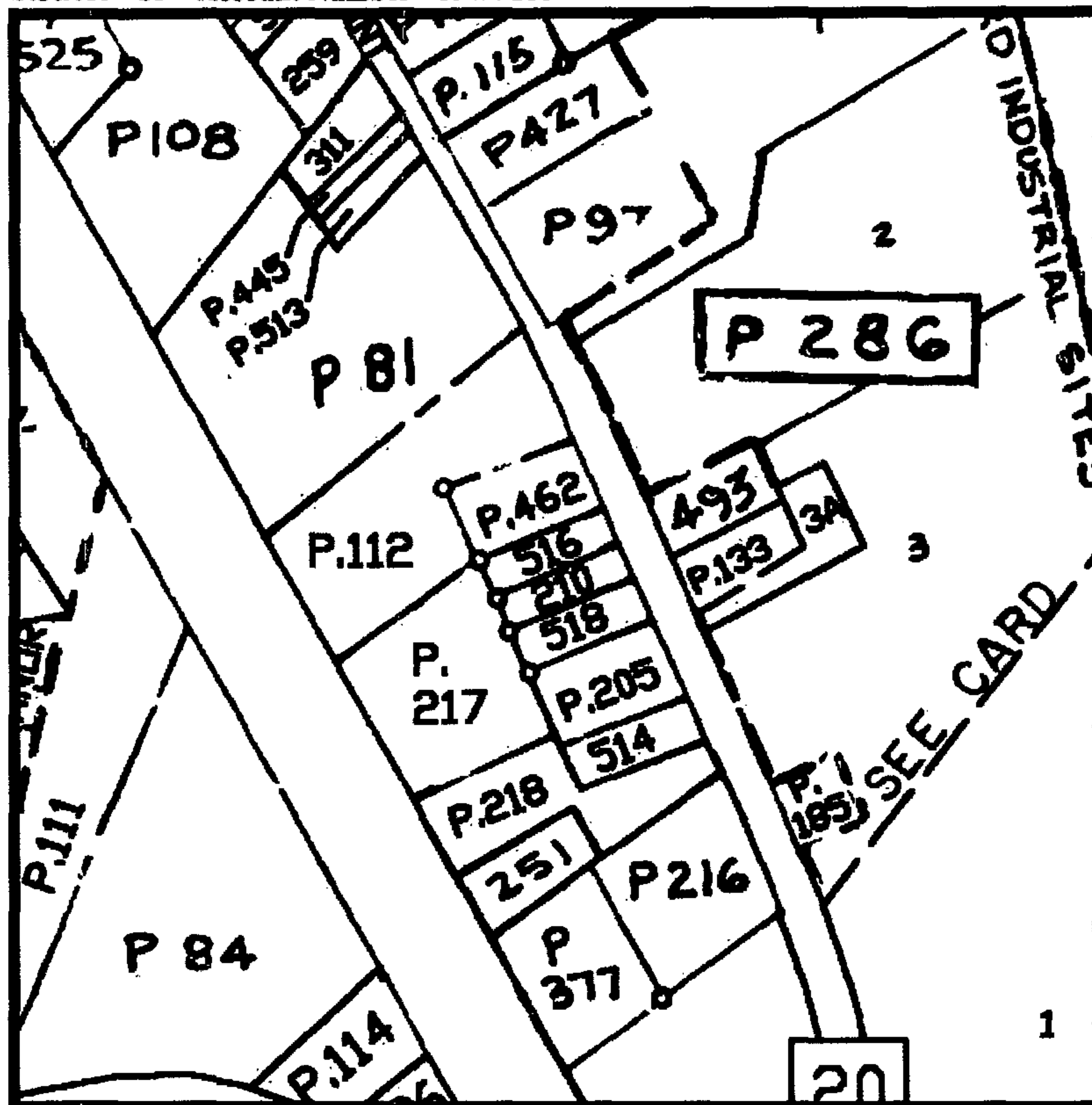
* NONE *



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

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

District - 15 Account Number - 1519321140



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

Case No.:

06-104 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	PHOTOGRAPHS	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

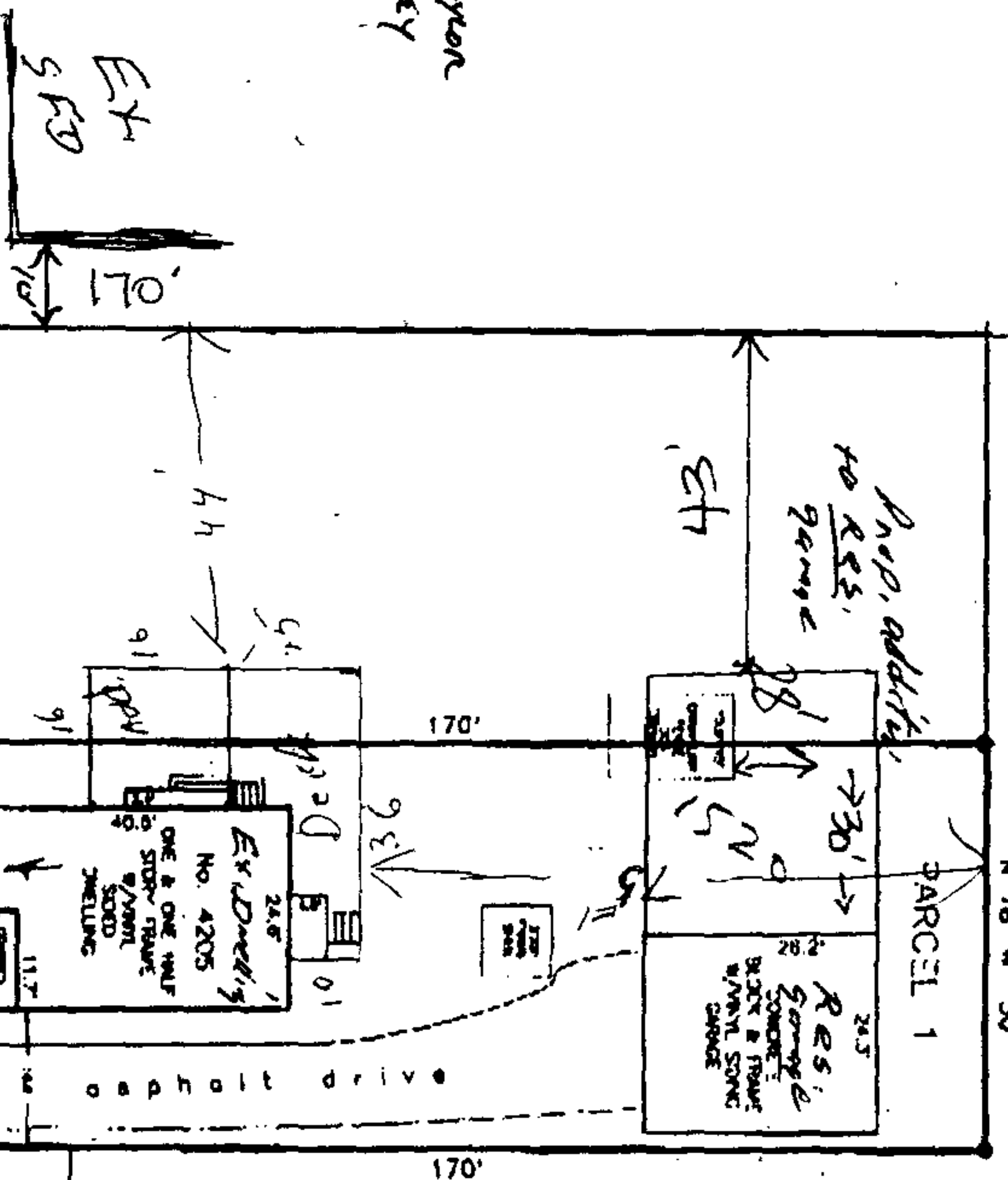
☒ SPECIAL HEARING

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

1111

to find
54 + 28 = 82

Pat Taylor
Starkley



JAY
STRIKLAND

60' + 10
Ex. STD. ✓

STEPHENT
KELLY
HUBBARD

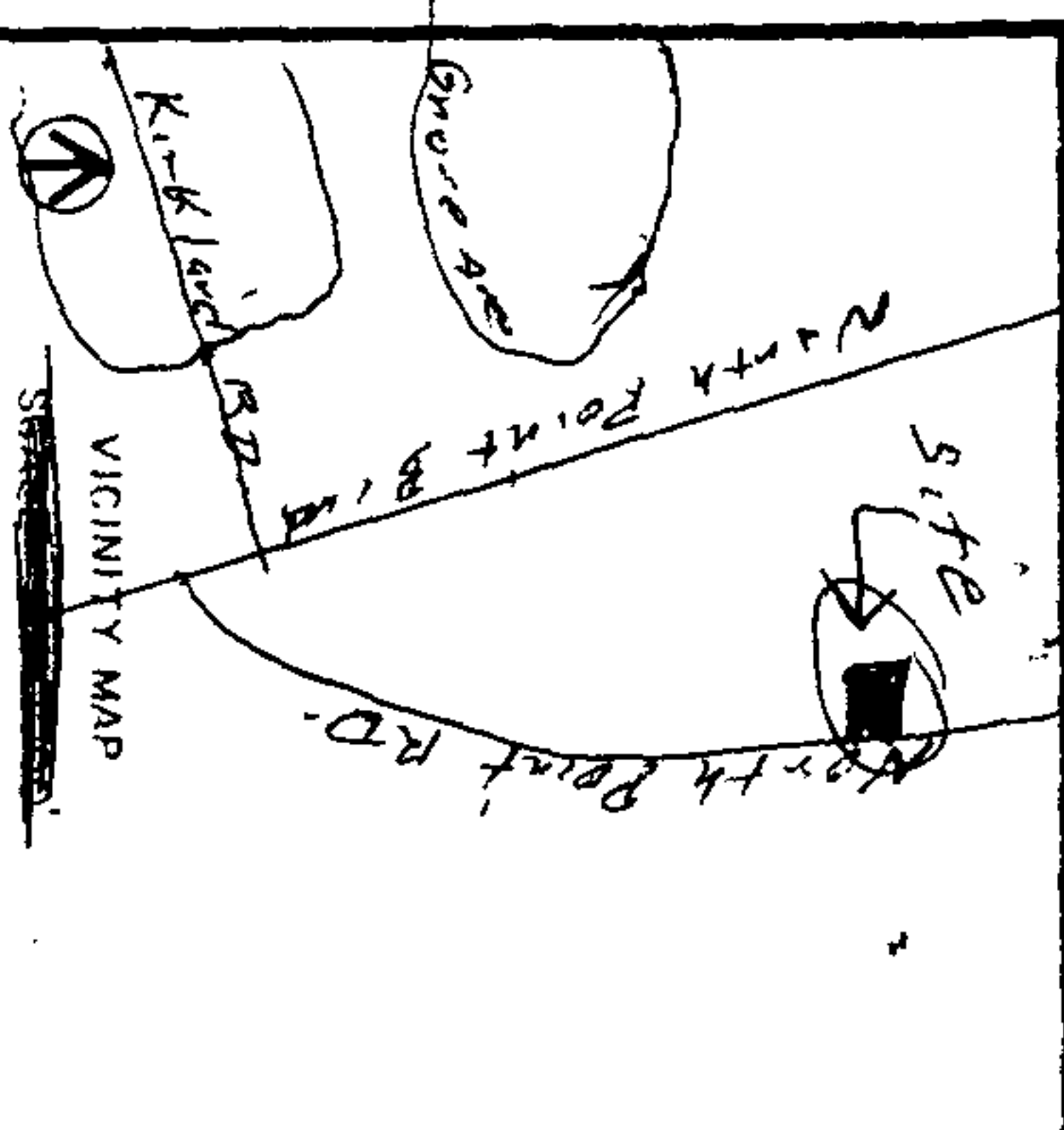
PETITIONER'S

EXHIBIT NO.

PREPARED BY

OLD NORTH POINT ROAD

100



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # SE, 4-A

ZONING
BR-1M

LOT SIZE	0.39	ACREAGE	1.1000
SQUARE FEET		4791	

PUBLIC, PRIVATE

SEWER ☒

WATER	☒	☐
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CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

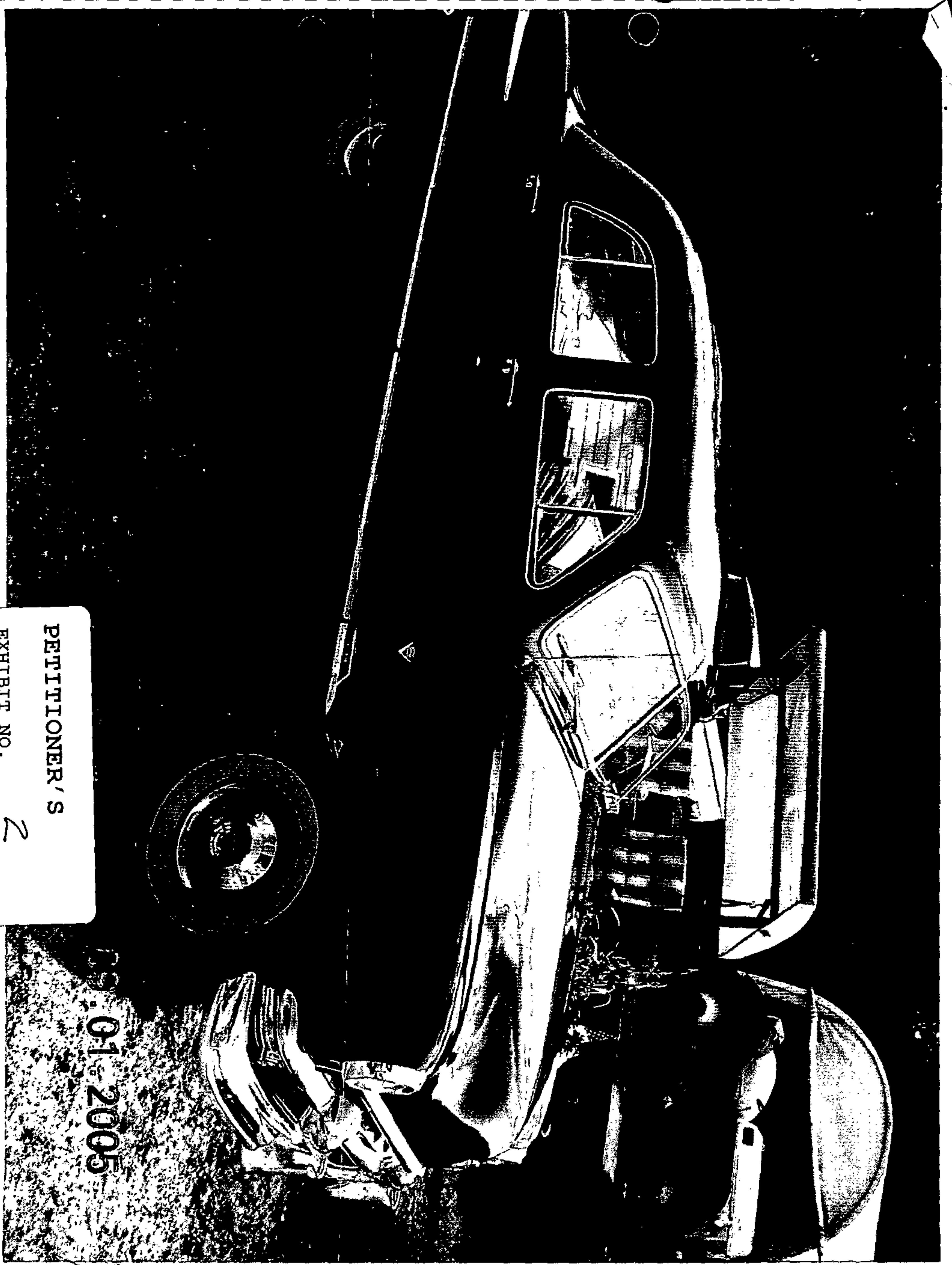
HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING N/A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

[Handwritten signature]

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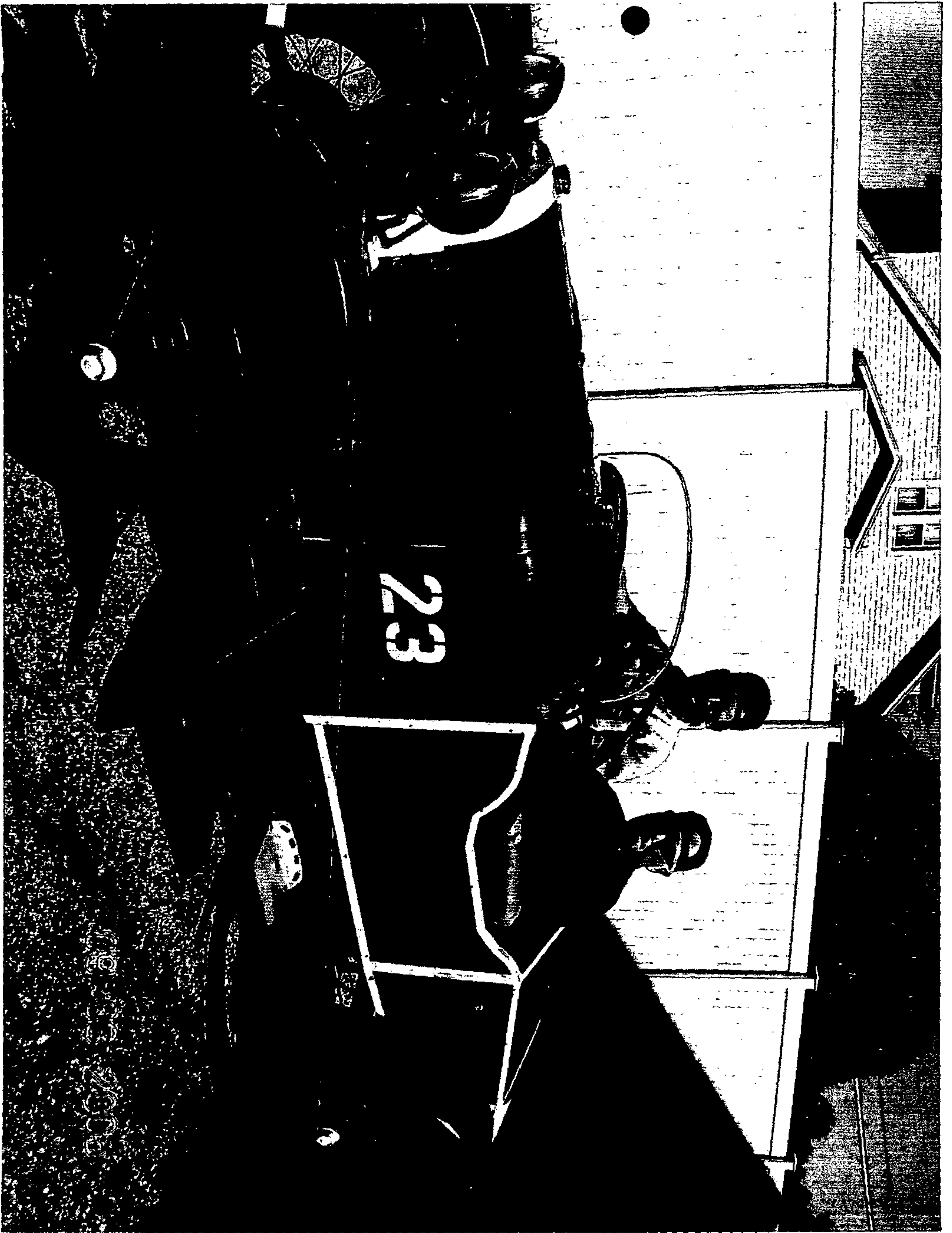


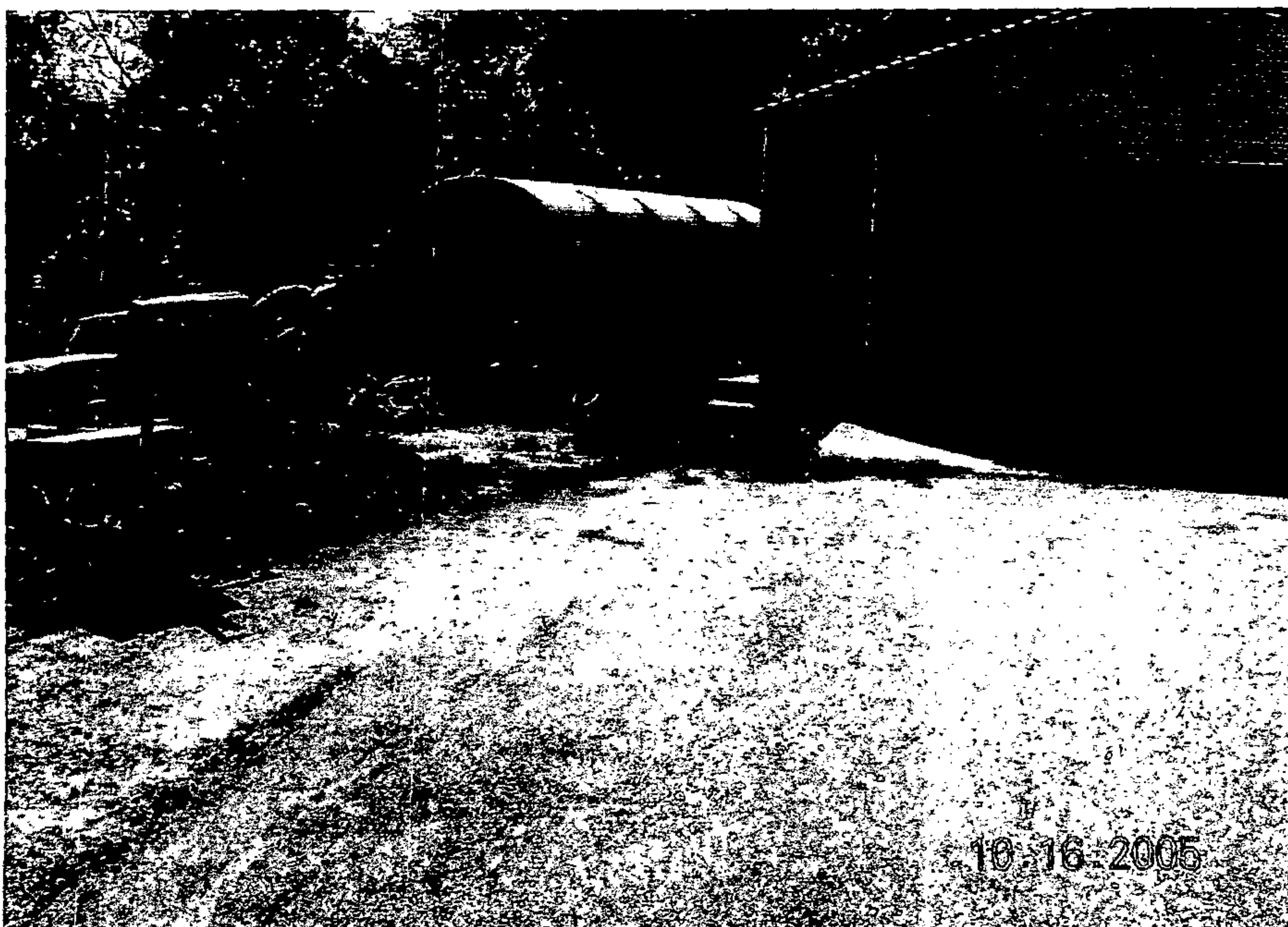
PETITIONER'S

EXHIBIT NO.

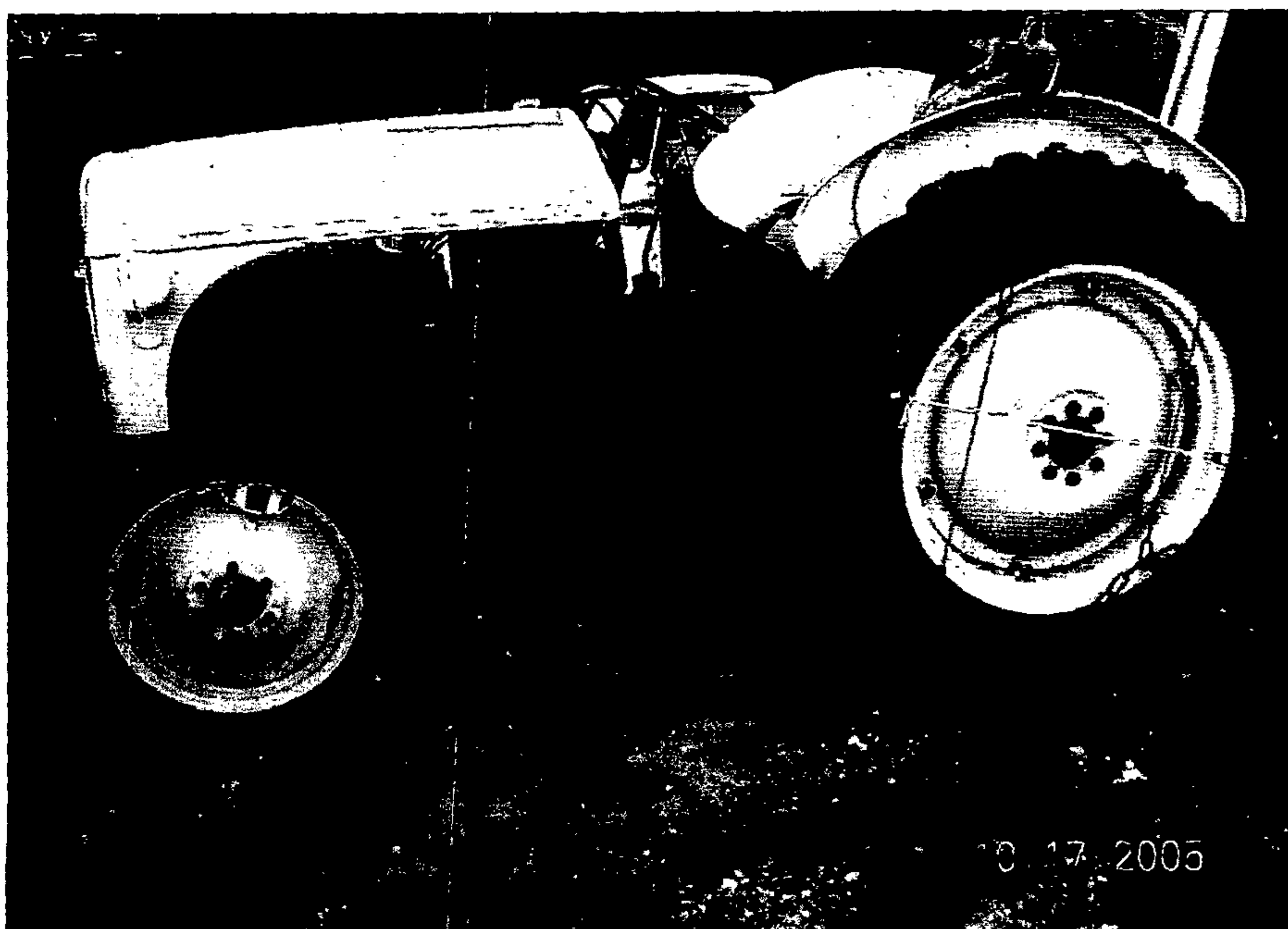
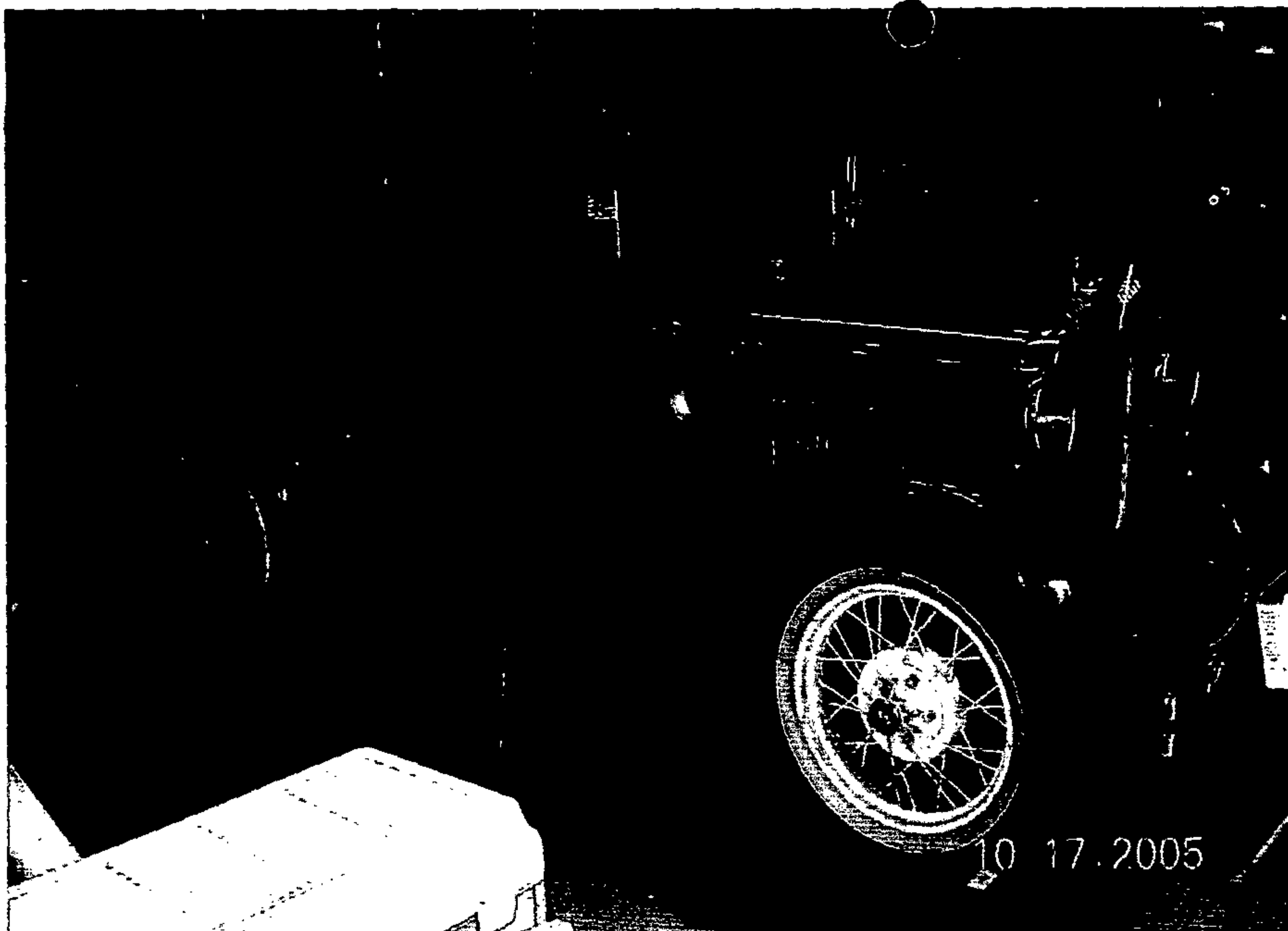
2

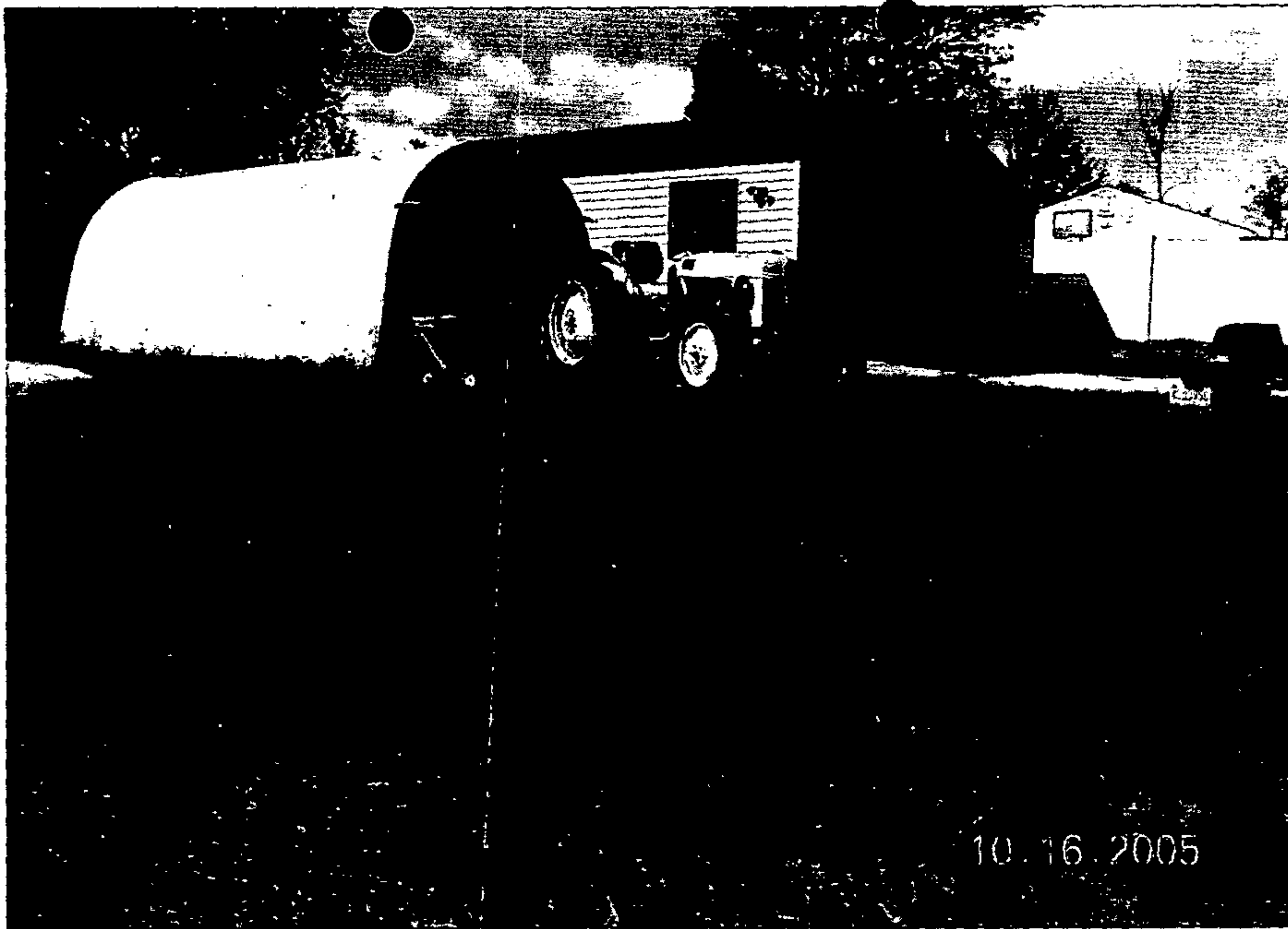
09-01-2005

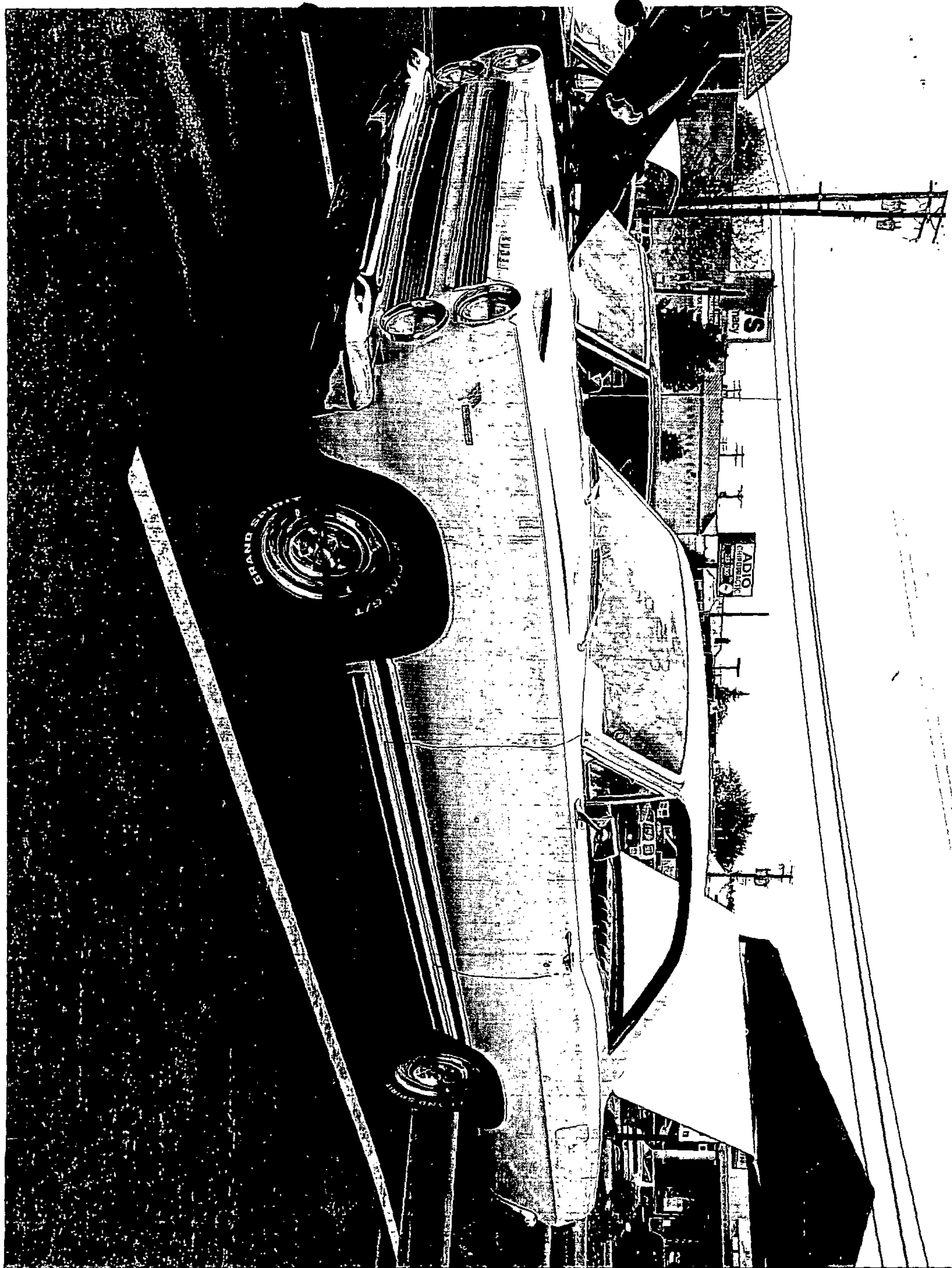






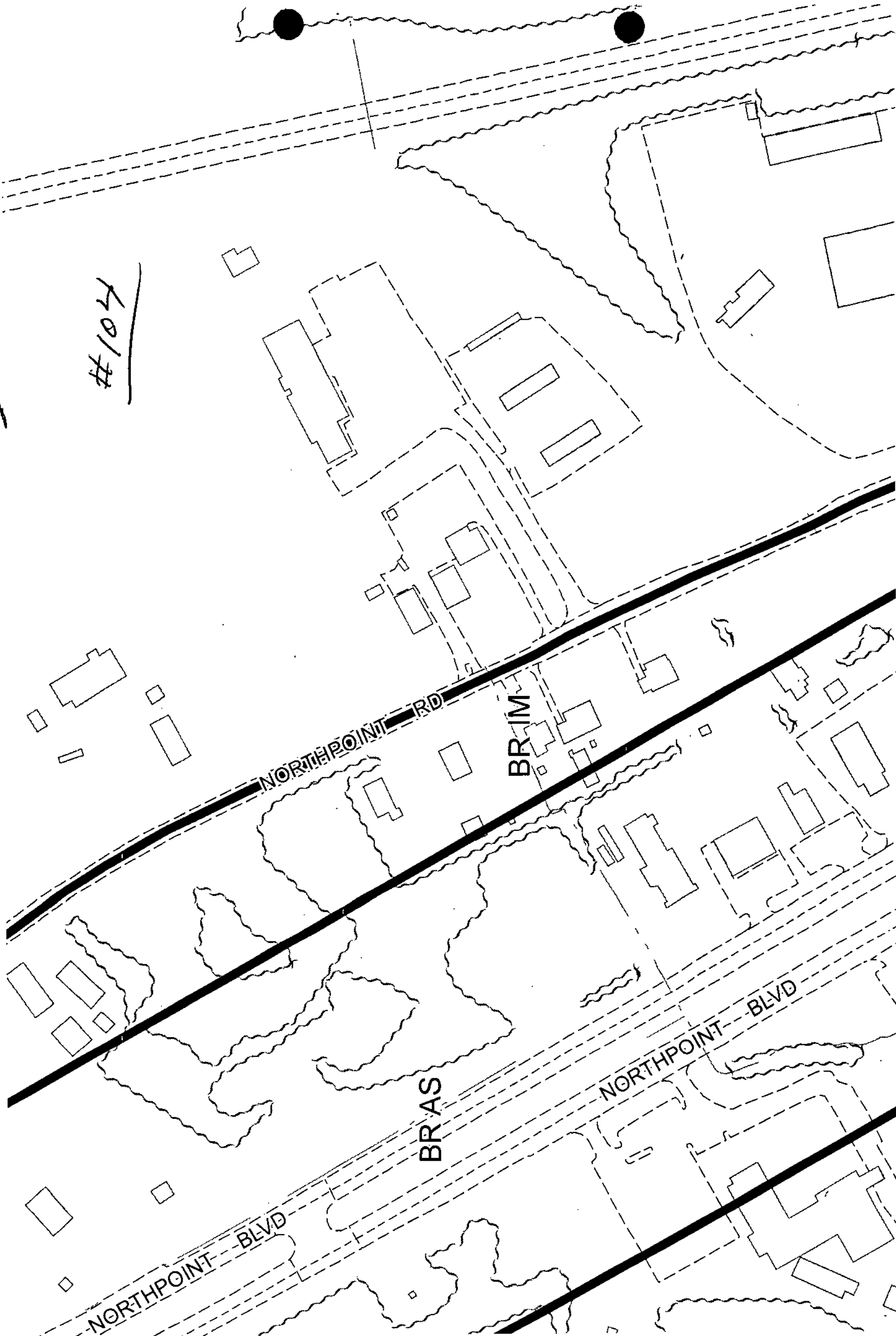






104B2

#104



☐ VARIANCE ☒

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

1130

11

1



LOCATION INFORMATION

SECTION DISTRICT 54

CILMANIC DISTRICT 7 ⁴⁵

100' SCALE MAP # SE, 4-H

BR-14

SIZE	0.39	17000
ADFACE		
COLDFEE		

ACREAGE	SOURCE OF
PUBLIC	PRIVATE
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000
1100	1100
1200	1200
1300	1300
1400	1400
1500	1500
1600	1600
1700	1700
1800	1800
1900	1900
2000	2000
2100	2100
2200	2200
2300	2300
2400	2400
2500	2500
2600	2600
2700	2700
2800	2800
2900	2900
3000	3000
3100	3100
3200	3200
3300	3300
3400	3400
3500	3500
3600	3600
3700	3700
3800	3800
3900	3900
4000	4000
4100	4100
4200	4200
4300	4300
4400	4400
4500	4500
4600	4600
4700	4700
4800	4800
4900	4900
5000	5000
5100	5100
5200	5200
5300	5300
5400	5400
5500	5500
5600	5600
5700	5700
5800	5800
5900	5900
6000	6000
6100	6100
6200	6200
6300	6300
6400	6400
6500	6500
6600	6600
6700	6700
6800	6800
6900	6900
7000	7000
7100	7100
7200	7200
7300	7300
7400	7400
7500	7500
7600	7600
7700	7700
7800	7800
7900	7900
8000	8000
8100	8100
8200	8200
8300	8300
8400	8400
8500	8500
8600	8600
8700	8700
8800	8800
8900	8900
9000	9000
9100	9100
9200	9200
9300	9300
9400	9400
9500	9500
9600	9600
9700	9700
9800	9800
9900	9900
10000	10000

SEWER	☒	☐
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WATER ☒ ☐

YES ☒

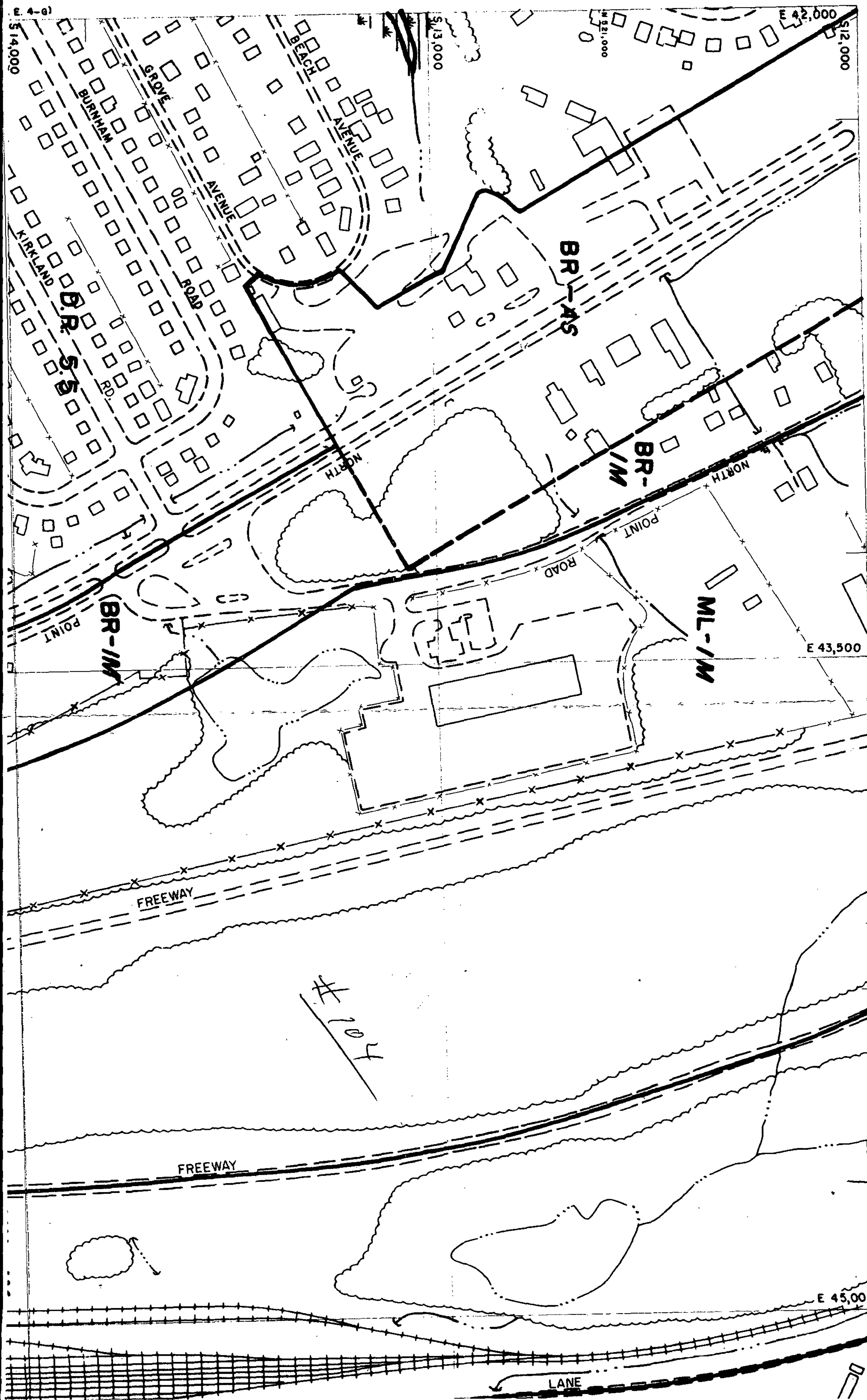
MEASUREMENT AREA

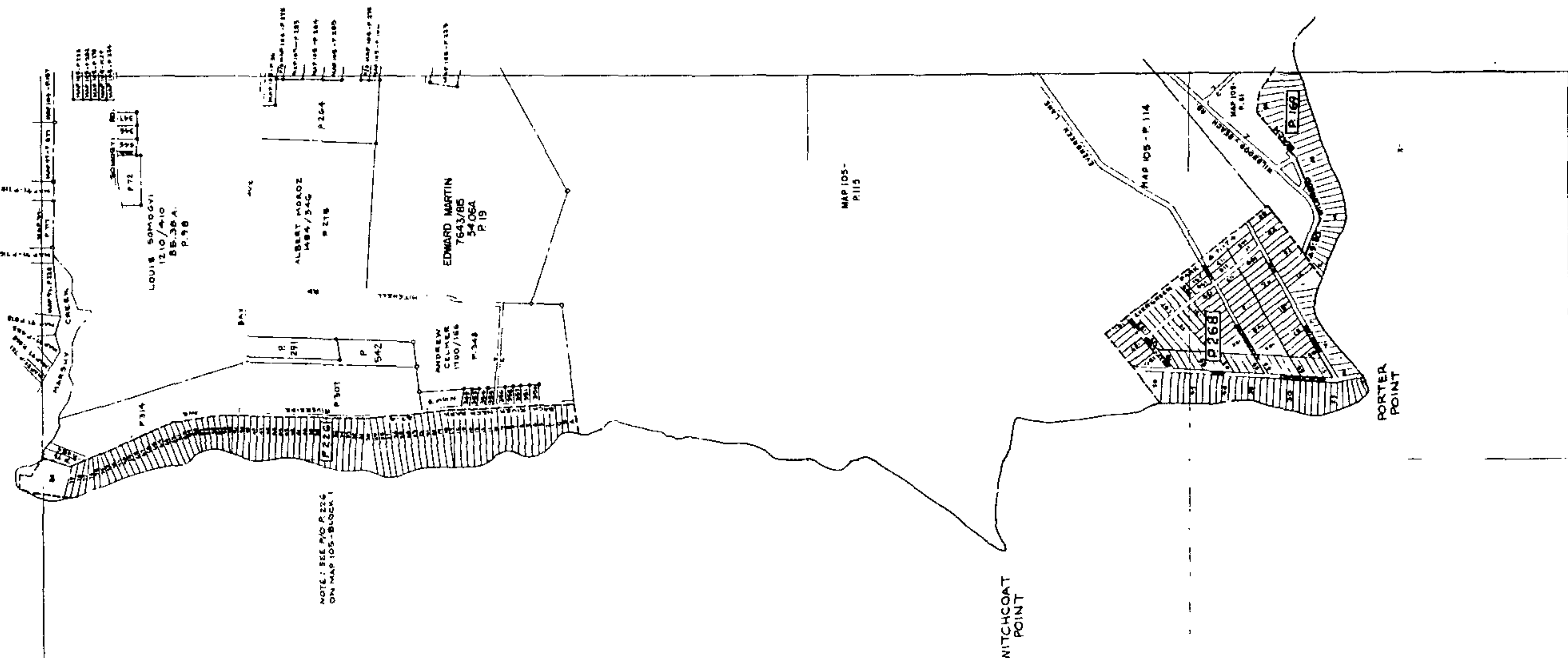
ERIC PROPERTY/

LDING ☐ ZONING HEARING *2/2*

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

2002 | 104 |





RIVER

BACK

#102



