

IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
NE/S Taylor Avenue, 173' S of the c/l *
Virginia Avenue * ZONING COMMISSIONER
(209 Taylor Avenue) *
15th Election District * OF BALTIMORE COUNTY
7th Council District *
* Case No. 06-298-A
Vivian I. Lewis *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Vivian I. Lewis. The Petitioner requests a variance from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (40' x 30' garage) with a footprint larger than that of the principal structure (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.

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

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested relief. As shown on the site plan, the Petitioner proposes to construct a 30' x 40' pole building in the rear yard. It was indicated that the existing garage is small and in need of repair and that the existing home, which was built

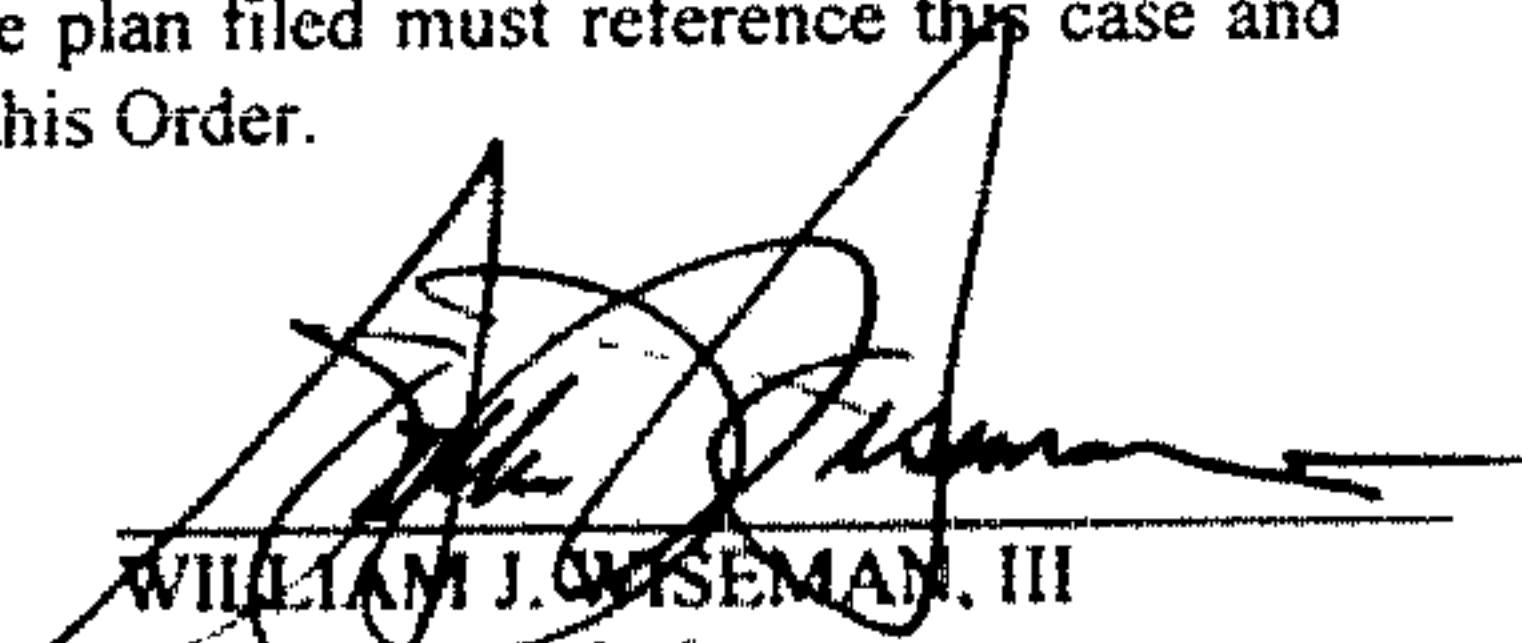
ORDER RECEIVED FOR FILING
Date 1/10/16
By [Signature]

in 1949 and is approximately 38' x 42' in dimension, lacks sufficient storage space. The proposed building will not only provide storage for two vehicles, but will also allow storage of lawn tools and equipment, which are currently stored in the basement of the home. In that the proposed structure will be greater in area than the existing dwelling, the requested variance is necessary. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one voiced any objection. It is also to be noted that all area setback requirements will be met. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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 10th day of January 2006 that the Petition for Administrative Variance seeking relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (40' x 30' garage) with a footprint larger than that of the principal structure (dwelling), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her 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 her 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 shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business 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) The existing garage must be removed from the property within 90 days of the issuance of a building permit for the new garage.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 10, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Ms. Vivian I. Lewis
209 South Taylor Avenue
Baltimore, Maryland 21221

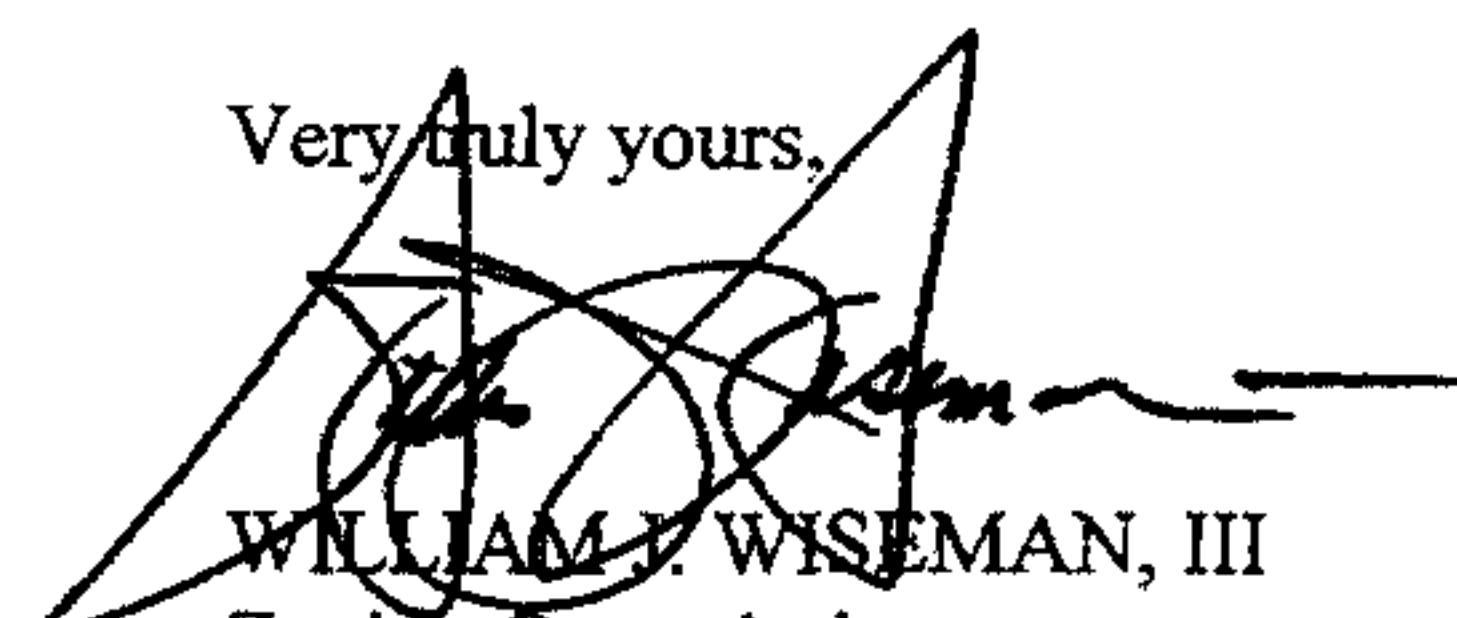
RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Taylor Avenue, 173' S of the c/l Virginia Avenue
(209 Taylor Avenue)
15th Election District – 7th Council District
Vivian I. Lewis - Petitioner
Case No. 06-298-A

Dear Ms. Lewis:

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

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

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 209 Taylor Avenue
which is presently zoned Residential DR-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) 101; BCZR, To permit an
ACCESSORY STRUCTURE (garage) with FOOT PRINT (40x30) LARGER
THAN THAT of DWELLING.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Vivian I Lewis

Name - Type or Print

Signature

Name - Type or Print

Signature

209 South Taylor Avenue 410-574-0127
Address Telephone No.

Baltimore Md. 21221
City State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

At a 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 regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 12-9-05

Estimated Posting Date 12-18-05

ORDER RECEIVED FOR FILING
Date 11/10/05
By [Signature]
CASE NO. 06-2287A
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 209 South Taylor Avenue
Address
Baltimore Maryland 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing garage is in need of repair and very small.

I want to replace it with a larger building that can
house two cars and still have storage area for lawn
equipment and storage for lawn furniture during the winter.
I presently store large tools in my basement. I would like
to move them to an outside building so that I can remodel
the basement.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Vivian I. Lewis
Signature
Vivian I Lewis
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of December, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vivian I Lewis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

Kimberly Hundt
Notary Public
My Commission Expires 9/22/09

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 209 SOUTH TAYLOR AVENUE

Beginning at a point on the Northeast side of South Taylor Avenue which is 30' 2" Wide and a distance of 173 feet of the center line of Virginia Avenue which is 36 feet wide. Being Lot 32 Block/A, Section A in the subdivision of Essex and recorded in Baltimore County Plat Book # W.P.C. #3 Folio 15. Containing 7250 sq feet and known as 209 South Taylor Avenue, located in the 15th election district and the 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

298

No. 1572

DATE 12-4-05

ACCOUNT 2001-206-4150

AMOUNT \$ 65.00

RECEIVED FROM: W. J. AND L. C. W. S. 2.00

FOR: Ad. C. W. L.

White - Cashier
Pink - Agency
Yellow - Customer

PAID RECEIPT

RECEIVED ACTION TIME

12/27/2005 12/27/2005 09:35:17

RECEIVED BY: W. J. AND L. C. W. S.

RECEIVED BY: W. J. AND L. C. W. S.

RECEIVED BY: W. J. AND L. C. W. S.

RECEIVED BY: W. J. AND L. C. W. S.

RECEIVED BY: W. J. AND L. C. W. S.

RECEIVED BY: W. J. AND L. C. W. S.

RECEIVED BY: W. J. AND L. C. W. S.

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 12/18/05

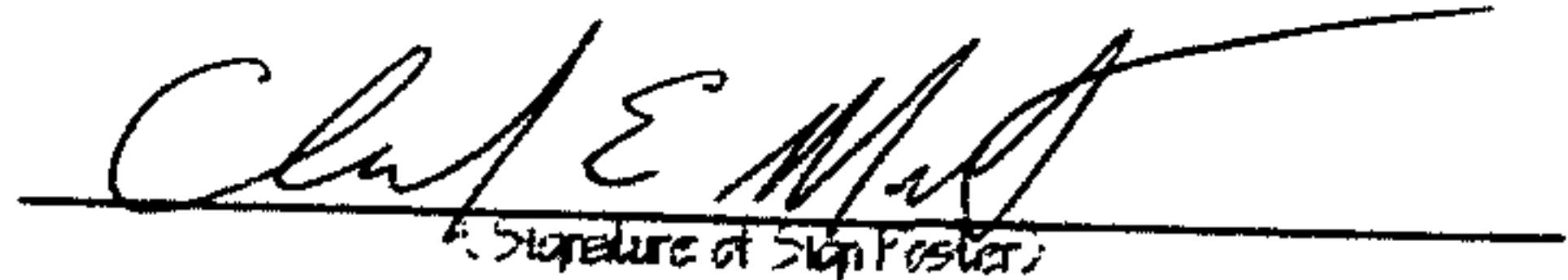
RE: Case Number: 06-298-A

Petitioner/Developer: VIVIAN LEWIS

Date of Hearing/Closing: 1/2/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 209 TAYLOR AVE

The sign(s) were posted on 12/18/05
(Month, Day, Year)


Signature of Sign Poster

Charles E. Merritt
9831 Madgett Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-298-A

VARIANCE TO PERMIT A
GARAGE WITH A FOOTPRINT
(40x30') LARGER THAN THAT
OF THE DWELLING

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 PM ON JAN. 2, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 386-5121

OR BY VISITING THE WEBSITE: www.baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

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 289 298
Petitioner VIVIAN LEWIS
Address or Location 209 Taylor Ave, Balto. Md. 21221

PLEASE FORWARD ADVERTISING BILL TO

Name Same
Address Same

Telephone Number 410-574-0127

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 298 -A Address 209 Taylor Ave.

Contact Person: J. Mervin Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12-9-05 Posting Date: 12-18-05 Closing Date: 1-2-06

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 298 -A Address 209 Taylor Ave.
Petitioner's Name Vivian Lewis Telephone 410-574-0127
Posting Date: 12-18-05 Closing Date: 1-2-06
Wording for Sign: A VARIANCE
To Permit A GARAGE WITH A FOOTPRINT
(40 X 30) LARGER THAN THAT OF THE DWELLING.

WCR - Revised 6/25/04

**Department of Permits
Development Management**

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



Baltimore County

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

January 2, 2006

Vivian I. Lewis
209 South Taylor Avenue
Baltimore, Maryland 21221

Dear Ms. Lewis:

RE: Case Number: 06-298-A, 209 Taylor Avenue

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c People's Counsel

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

December 19, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of

Item No. 267, 286, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304
and 305

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For *December* 19, 2005
Item Nos. 267, 286, 295, 296, 298, 299,
301, 302, 303, 304, and 305

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-12212005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 19, 2005

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

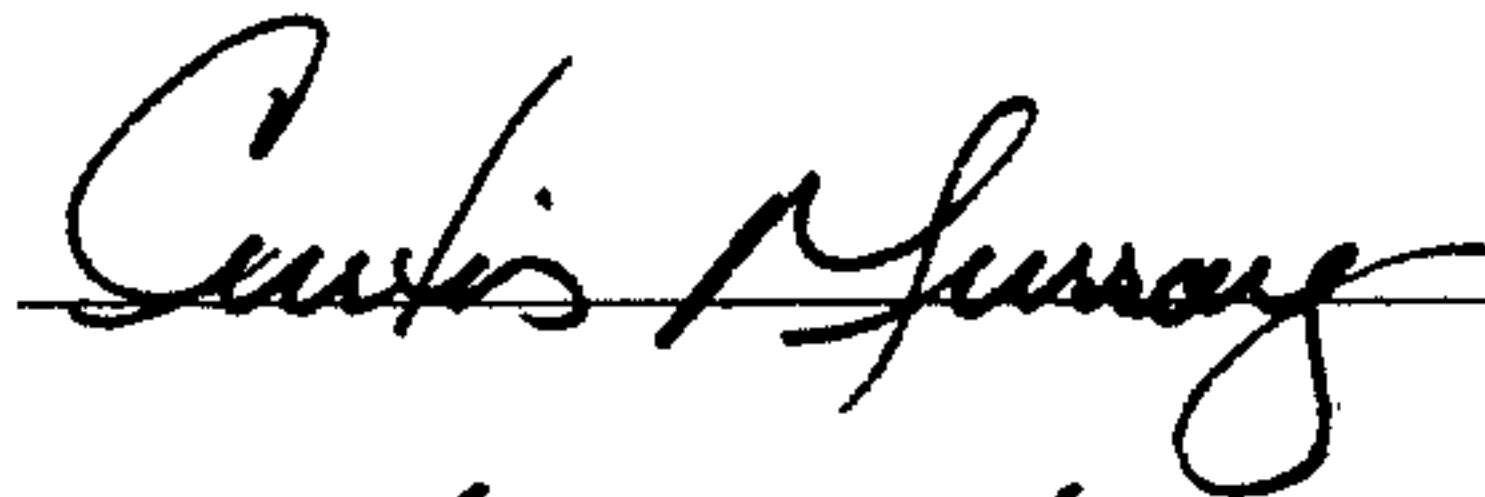
SUBJECT: 6-298 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a footprint larger than that of the principle 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.

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

Prepared by:



Section Chief:



AFK/LL: CM

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



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

Maryland Department of Transportation

Date: 12.16.05

RE: Baltimore County
Item No. 298 JCM

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

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



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

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[New Search](#)

District - 15 Account Number - 2200026658



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

Click here for a plain text ADA compliant screen.



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

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[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1507830960

Owner Information

Owner Name: WILSON NORRIS E
FORD EVELYN K
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 201 S TAYLOR AVE
BALTIMORE MD 21221-6856
Deed Reference: 1) /13906/ 247
2)

Location & Structure Information

Premises Address
201 S TAYLOR AVE

Legal Description

201 S TAYLOR AVE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
97	2	374			A	A	1	3		3/ 15

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1913	1,726 SF	7,250.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,060	32,060		
Improvements:	99,030	99,030		
Total:	131,090	131,090	131,090	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: GRIMES ELIZABETH LOUISE Type: IMPROVED ARMS-LENGTH	Date: 07/20/1999 Deed1: /13906/ 247	Price: \$134,900 Deed2:
Seller: GRIMES TERRY MITCHELL Type: NOT ARMS-LENGTH	Date: 11/05/1998 Deed1: /13268/ 651	Price: \$0 Deed2:
Seller: MACK FRANK, JR Type: IMPROVED ARMS-LENGTH	Date: 02/05/1975 Deed1: / 5506/ 913	Price: \$34,500 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 *

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 - 2200026657

Owner Information

Owner Name: CROUCH STEVEN WAYNE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 203 S TAYLOR AVE Deed Reference: 1) /19474/ 112
BALTIMORE MD 21221-6856 2)

Location & Structure Information

Premises Address
203 TAYLOR AVE

Legal Description

203 TAYLOR AVE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	8	370			A	A	2	3	Plat Ref: 5/ 76

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1982	Enclosed Area 2,064 SF
Stories 2	Property Land Area 7,250.00 SF
Basement NO	County Use 04
Type SPLIT LEVEL	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,060	32,060		
Improvements:	98,980	98,980		
Total:	131,040	131,040	131,040	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SZYMANSKI MICHAEL A	Date: 01/21/2004	Price: \$137,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19474/ 112	Deed2:
Seller: GROMEK VIOLA	Date: 06/19/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11651/ 491	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 *

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
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Account Identifier: District - 15 Account Number - 2200026658

Owner Information

Owner Name:	SZYMANSKI MARY M	Use:	RESIDENTIAL
Mailing Address:	631 S COURT ST OPELOUSAS LA 70570-5003	Principal Residence:	NO
		Deed Reference:	1) /11651/ 496 2)

Location & Structure Information

Premises Address	Legal Description
205 S TAYLOR AVE	205 S TAYLOR AVE ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
97	8	370			A	A	3	3		5/ 76

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	--

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,467 SF	7,250.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BLOCK

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005 07/01/2006	
Land:	32,060	32,060		
Improvements:	78,420	78,420		
Total:	110,480	110,480	110,480	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: GROMEK VIOLA	Date: 06/19/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11651/ 496	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 *

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
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Account Identifier: District - 15 Account Number - 1510250300

Owner Information

Owner Name:	LEWIS VIVIAN I	Use:	RESIDENTIAL
Mailing Address:	209 S TAYLOR AVE BALTIMORE MD 21221-6856	Principal Residence:	YES
		Deed Reference:	1) /18736/ 625 2)

Location & Structure Information

Premises Address
209 S TAYLOR AVE

Legal Description

209 S TAYLOR AVE NE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
97	8	370			A	1A	32	3		5/ 76

Special Tax Areas	Town Ad Valorem Tax Class
-------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,404 SF	7,250.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005 07/01/2006	
Land:	32,060	32,060		
Improvements:	68,730	68,730		
Total:	100,790	100,790	100,790	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: PARKER DARRYL JR	Date: 09/08/2003	Price: \$140,000
Type: IMPROVED ARMS-LENGTH	Deed1: /18736/ 625	Deed2:
Seller: SECRETARY OF HOUSING AND URBAN	Date: 04/11/2000	Price: \$95,000
Type: NOT ARMS-LENGTH	Deed1: /14403/ 433	Deed2:
Seller: MORGAN RICHARD I	Date: 12/10/1999	Price: \$100,000
Type: NOT ARMS-LENGTH	Deed1: /14199/ 649	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 *

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 - 1502204190

Owner Information

Owner Name:	FREY JAMES W FREY REGINA M	Use:	RESIDENTIAL
Mailing Address:	211 S TAYLOR AVE BALTIMORE MD 21221-6856	Principal Residence:	YES
		Deed Reference:	1) /16719/ 122 2)

Location & Structure Information

Premises Address	Legal Description
211 S TAYLOR AVE	211 S TAYLOR AVE ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	8	374			A	1A	31	3	Plat Ref: 5/ 76

Special Tax Areas	Town Ad Valorem Tax Class		
Primary Structure Built	Enclosed Area		
1916	1,136 SF		
Property Land Area	County Use		
7,250.00 SF	04		
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,060	32,060		
Improvements:	63,540	63,540		
Total:	95,600	95,600	95,600	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: PROVIDENT BANK	Date: 08/16/2002	Price: \$105,000
Type: NOT ARMS-LENGTH	Deed1: /16719/ 122	Deed2:
Seller: WEIR JOHN O	Date: 10/19/2001	Price: \$72,000
Type: NOT ARMS-LENGTH	Deed1: /15677/ 105	Deed2:
Seller: NEUSCHAFER TERRY J	Date: 04/03/1997	Price: \$86,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12112/ 247	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 *

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 - 1505190000

Owner Information

Owner Name: CRESTA JOSEPH C
CRESTA LINDA J
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 213 S TAYLOR AVE
BALTIMORE MD 21221-6856
Deed Reference: 1) /11187/ 213
2)

Location & Structure Information

Premises Address
213 S TAYLOR AVE

Legal Description

213 S TAYLOR AV
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	8	370			A	1A	30	3	Plat Ref: 5/ 76

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1916	1,832 SF	7,250.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior STUCCO

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,060	32,060		
Improvements:	57,530	57,530		
Total:	89,590	89,590	89,590	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: HUBER AGATHA M	Date: 08/28/1995	Price: \$85,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11187/ 213	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 *

PLAY TO ACC

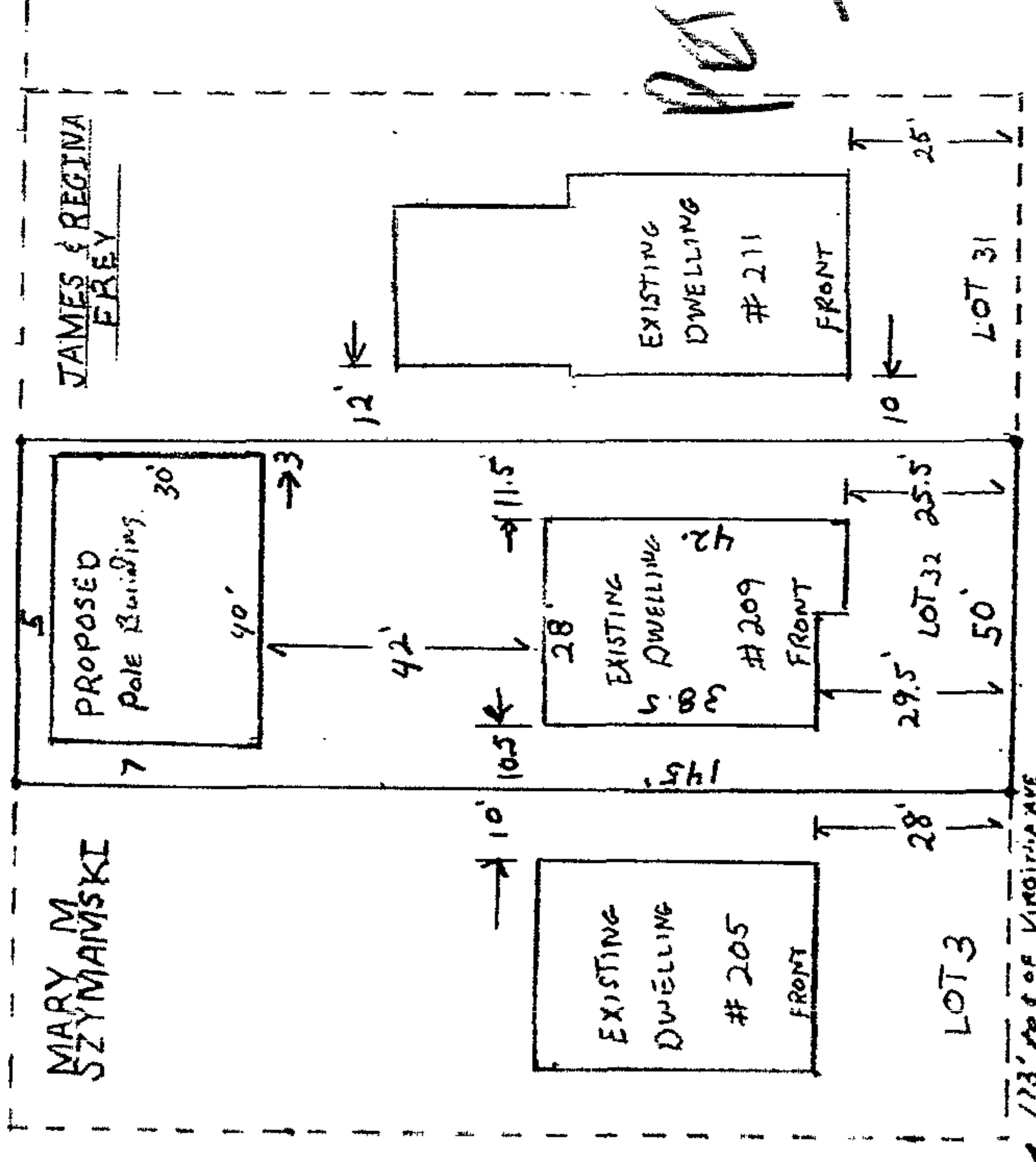
PROPERTY ADDRESS 201 TAYLOR AVE

XESS=

32 SECTION #. A

I LEWIS

JOE EASEMENT

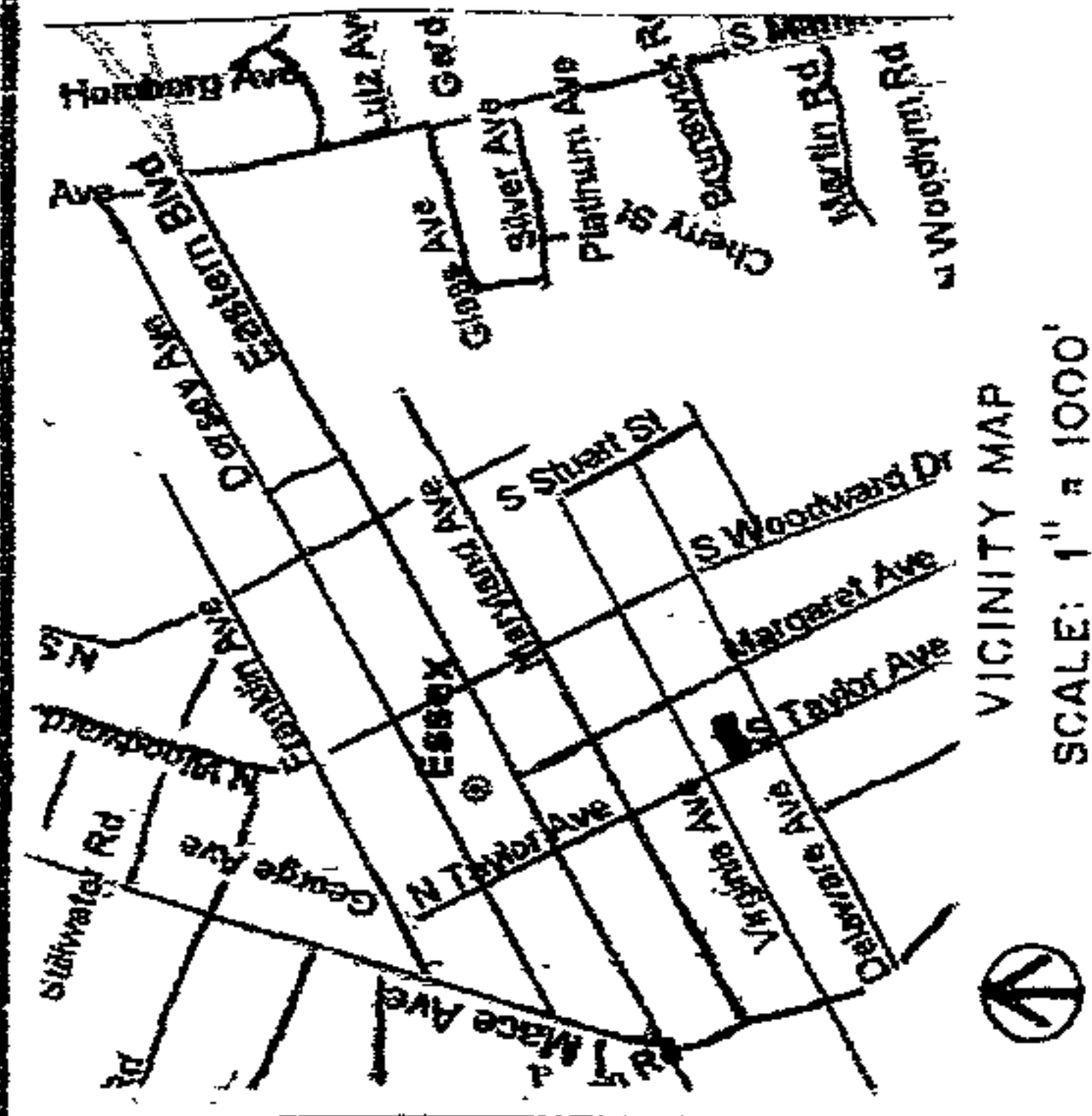


ILDO

S. TAYLOR AVE.

PREPARED BY TRJ

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 097A1

ZONING DR 5.5

LOT SIZE 17 ACRES
7250.00 SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

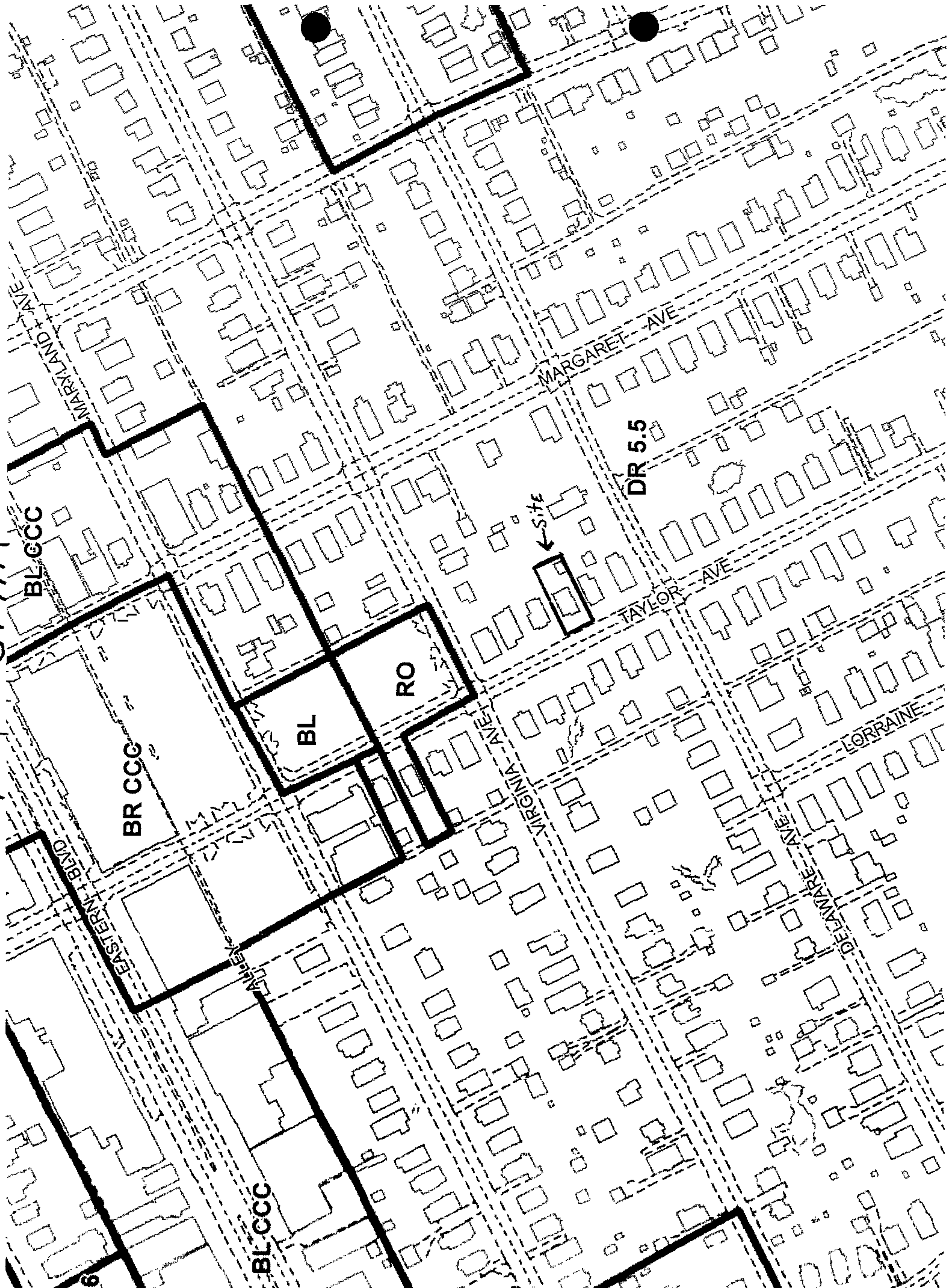
100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Map 097A1



BR CCC

BL CCC

BL

RO

DR 5.5

Site

MARYLAND AVE

MARGARET AVE

TAYLOR AVE

LORRAINE

DELAWARE AVE

VIRGINIA AVE

EASTERN BLVD

BL CCC

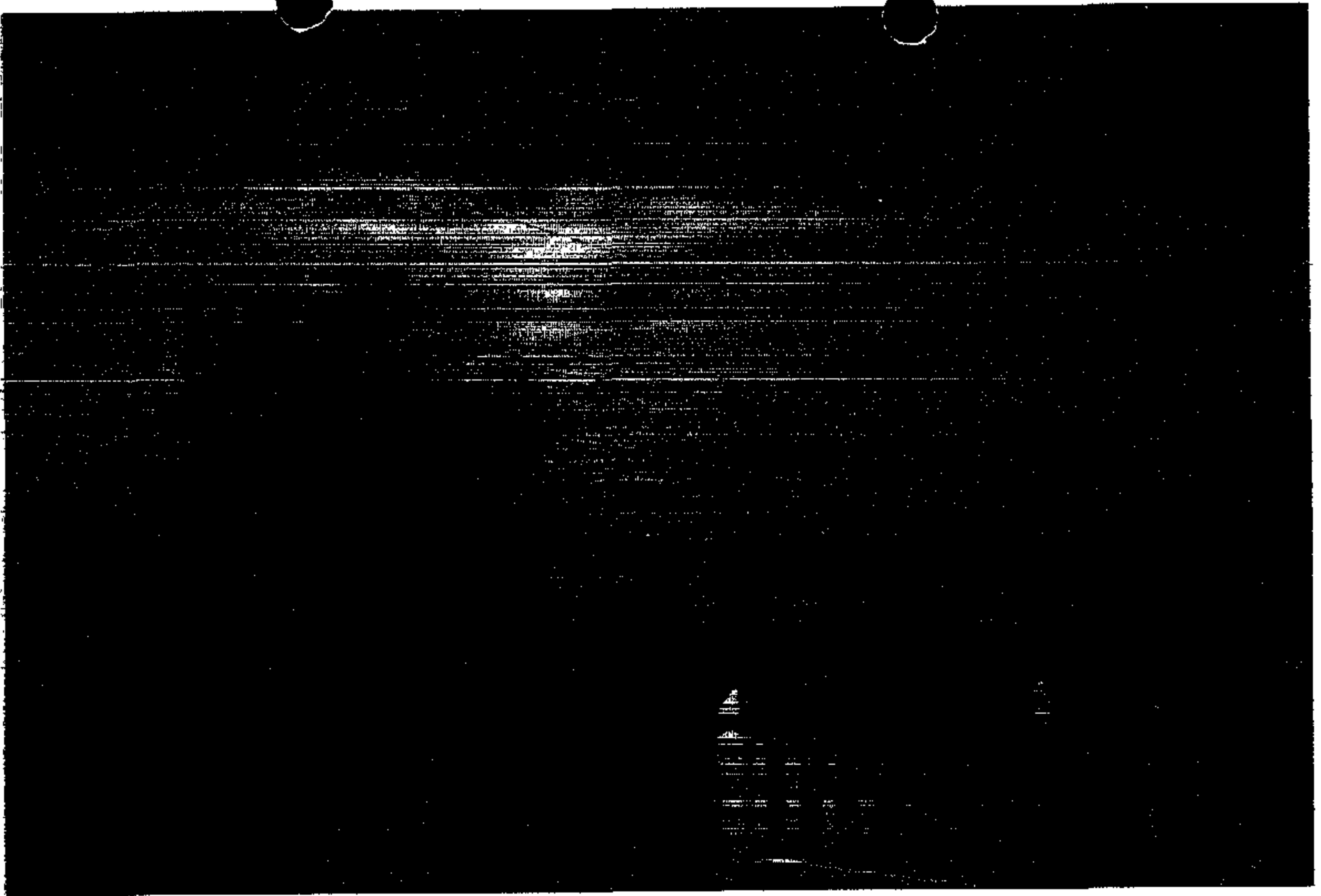
6



FRONT OF 209 S. TAYLOR AVE



209 S. TAYLOR AVE LOOKING UP TO
VIRGINIA AVE



ACROSS STREET OF 209 S. TAYLOR AVE



SIDE OF 211 S. TAYLOR AVE



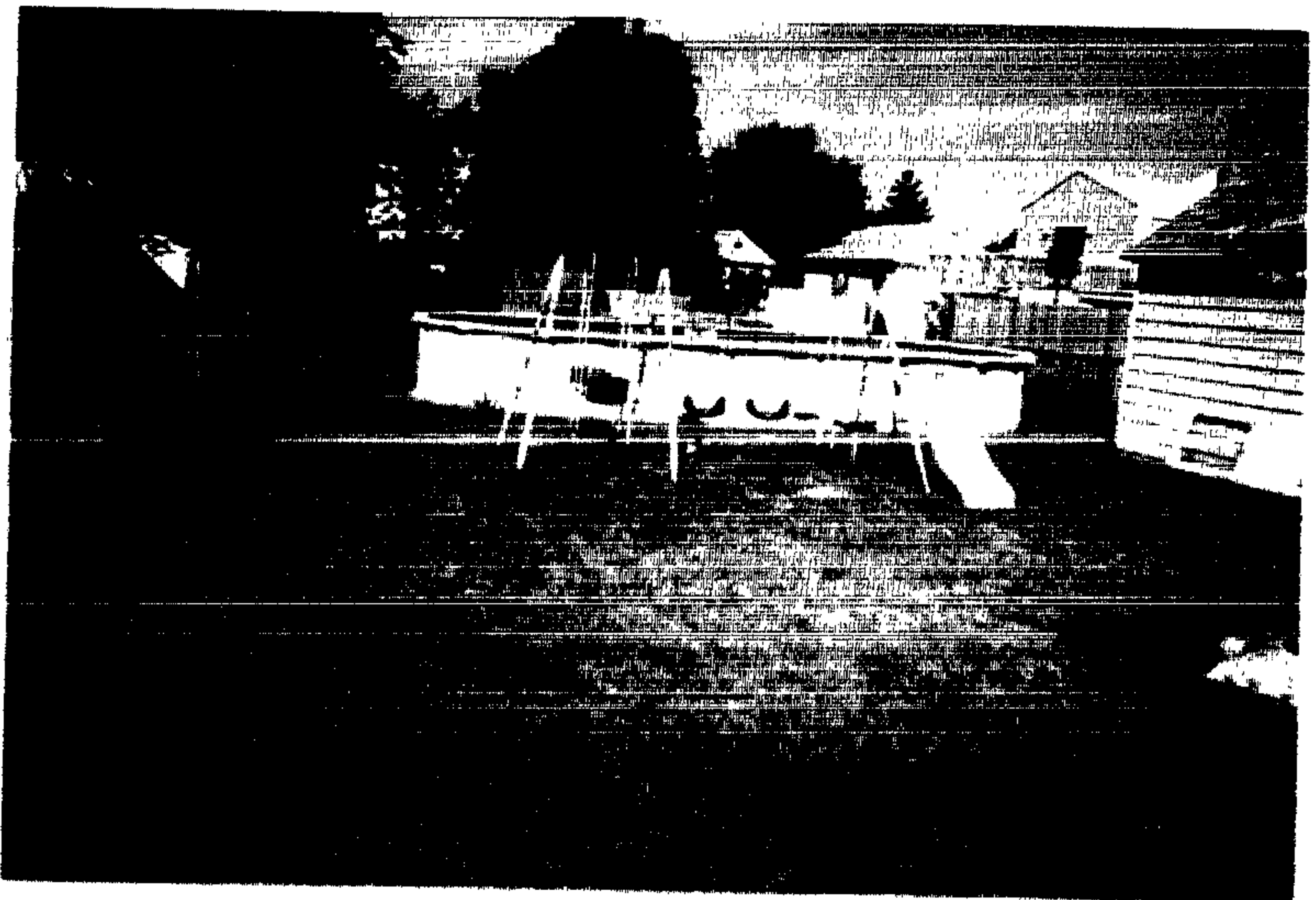
SIDE OF 205 S. TAYLOR AVE



FRONT OF 205 S. TAYLOR AVE



209 S. TAYLOR AVE Looking Down
TO DELAWARE AVE



REAR OF 209 S Taylor Ave
1001 100000



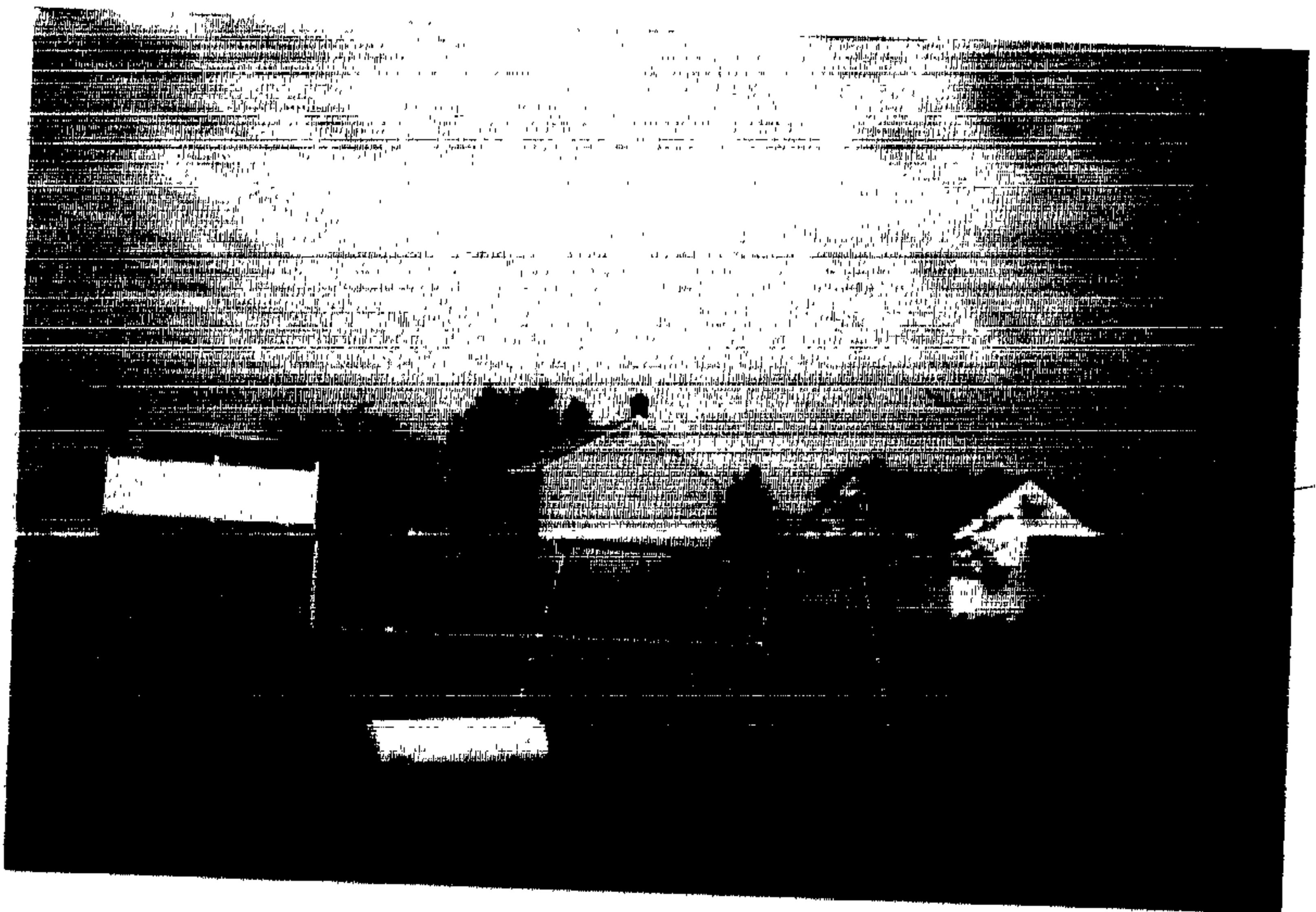
REAR OF 209 S. TAYLOR TODAY
POOL WAS REMOVED



OLD GARAGE TO BE TORN DOWN
DUE TO AGE AND CONDITION



REAR OF 209 S. TAYLOR AVE



REAR YARD OF 205 203 201
S. TAYLOR AVE