

IN RE: **PETITION FOR VARIANCE**  
N/S Arizona Avenue, 575' SW of  
Balder Avenue  
**(3040 Arizona Avenue)**  
14<sup>th</sup> Election District  
6<sup>th</sup> Council District

James L. Coffman, et ux, Owners;  
Kehl Todjo, Contract Purchaser  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 06-351-A

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, James L. Coffman, and his wife, Karen S. Coffman, and Kehl Todjo, Contract Purchaser. The Petitioners are requesting a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 11.5 feet from the rear property line in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Kehl Todjo, Contract Purchaser. Also appearing were David Billingsley of Central Drafting and Design, Inc., the consultant who prepared the site plan for this property, and Robert Infussi. There were no Protestants or other interested citizens in attendance.

Testimony and evidence proffered by Mr. Billingsley indicated that the subject property is an irregular shaped parcel located on the north side of Arizona Avenue, between Balder Avenue and California Avenue, east of Harford Road in Parkville. The property was originally comprised of five lots, identified as Lots 73 through 77 of the subdivision known as California Grove. However, those lots were subsequently combined and re-subdivided to create two lots, as shown on the "Resubdivision Plat of Lots 73-77 of California Grove", dated 1981, both of which were

ORDER RECEIVED FOR FILING

Date 3/2/16

By [Signature]

improved with single family dwellings. Lot 1 is the subject of the instant case. Testimony indicated that the original home built on the property, as shown on Petitioner's Exhibit 1, predated the DR-5.5 zoning regulations, as it was built only one-foot from the rear property line. The Petitioners have razed that dwelling along with the detached garage; however are desirous of redeveloping the site with a new dwelling in which the Contract Purchaser will reside. Due to the unique shape of the lot, as shown on Petitioner's Exhibit 1, the proposed dwelling can only be moved so far forward without violating the required 55-foot lot width requirement. Thus, the Petitioners propose locating the new dwelling 11.5 feet from the rear property line.

In support of the request, testimony and evidence offered indicated that the property owner to the left rear of Petitioner's property, Ms. Bonnie Fay Thompson, at 3039 Balder Avenue, is not adverse to the proposed new dwelling and the 11.5-foot setback. Baltimore County owns the property to the right rear of Petitioner's property.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the Petitioners have met the requirements of Section 307 for relief to be granted and that there will be no detrimental impacts upon adjacent properties or the surrounding locale. There were no adverse Zoning Advisory Comments submitted by any County reviewing agency and no one voiced any opposition. Moreover, I find that the Petitioners would suffer an undue hardship and practical difficulty if I were to deny the relief, and given the facts presented, would be denied reasonable use of their property.

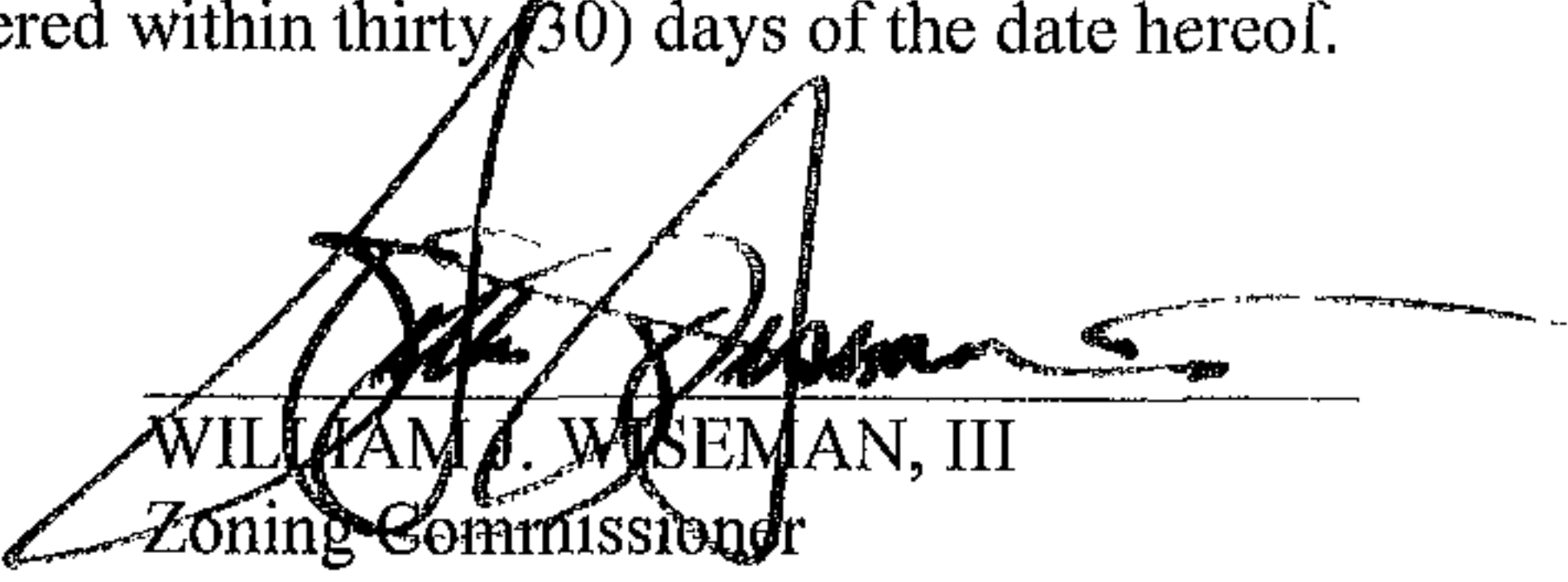
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of March 2006 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 11.5 feet from the rear property line in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING  
Date 3/2/06  
By [Signature]

1. Petitioners may apply for building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30 day-appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Prior to the issuance of any building permits, the Petitioner shall submit elevation drawings of the proposed dwelling to the Office of Planning for review and approval. In addition, Petitioner shall contact Mr. Avery Harden, the County's Landscape Architect, for a determination as to whether landscaping will be required for this project.
3. When applying for a building permit, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

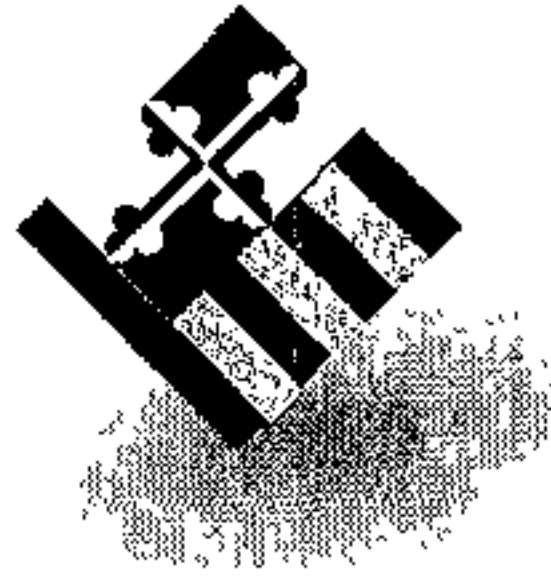
ORDER RECEIVED FOR FILING

Date

3/7/16

By





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

March 7, 2006

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Mr. & Mrs. James L. Coffman  
9300 Luray Drive  
Baltimore, Maryland 21234

**RE: PETITION FOR VARIANCE**

N/S Arizona Avenue, 575' SW of the c/l Balder Avenue  
**(3040 Arizona Avenue)**  
14<sup>th</sup> Election District – 6<sup>th</sup> Council District  
James L. Coffman, et ux, Owners; Kehl Todjo, Contract Purchaser  
Case No. 06-351-A

Dear Mr. & Mrs. Coffman:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

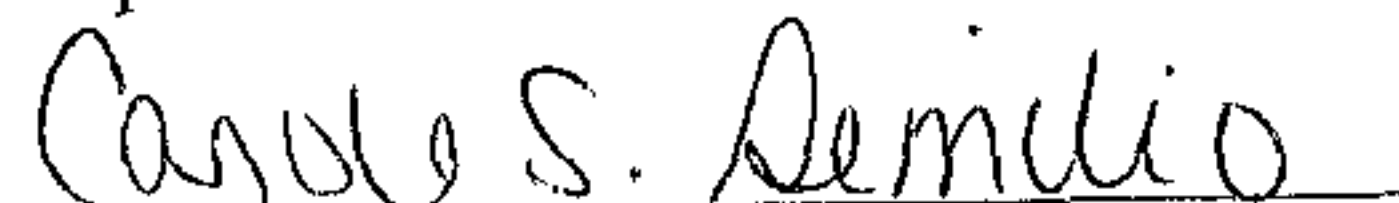
cc: Mr. Kehl Todjo, 8775 Cloudleap Court, Columbia, Md. 21045  
Mr. David Billingsley, 601 Charwood Court, Edgewood, Md. 21040  
Mr. Robert Infussi, P.O. Box 1043, Bel Air, Md. 21014  
Ms. Bonnie Thompson, 3039 Balder Avenue, Baltimore, Md. 21234  
Office of Planning; People's Counsel; Case File

RE: PETITION FOR VARIANCE \* BEFORE THE  
3040 Arizona Avenue; NE/S Arizona Avenue, \*  
575' SE Balder Avenue \* ZONING COMMISSIONER  
14<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): James & Karen Coffman \* FOR  
Contract Purchaser(s): Kehl Todjo \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 06-351-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

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

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

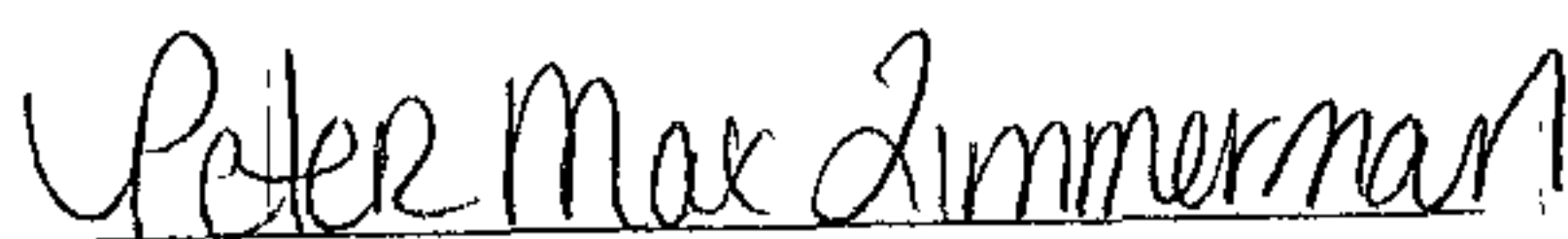
### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

RECEIVED

FEB 06 2006

Per.....

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3040 ARIZONA AVENUE  
which is presently zoned DR 5.5

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

1802.3.C.1 TO PERMIT A REAR YARD SETBACK OF 11.5 FEET IN LIEU OF THE REQUIRED 30 FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(indicate hardship or practical difficulty)

SEE ATTACHED

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:

KEHL TODJO

Name - Type or Print

Signature

8775 CLOUDLEAP CT.

Address

COLUMBIA

City

MO.

State

(410) 789-7100

Telephone No.

21045

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JAMES L. COFFMAN

Name - Type or Print

Signature

KAREN S. COFFMAN

Name - Type or Print

Signature

9300 LURAY DRIVE

Address

BALTO.

MO.

State

Telephone No.

21234

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHERRYWOOD CT. (410) 679-8719

Address

EDGEWOOD

MO.

State

Telephone No.

21040

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date 1/19/06

Case No. 06-351-A

REV 05/98

ORDER RECEIVED FOR FILING  
Date 3/2/06  
By [Signature]

THE CONTRACT PURCHASER WISHES TO RAZE THE EXISTING DWELLING WHICH HAS A REAR YARD OF APPROXIMATELY ONE FOOT AND CONSTRUCT A NEW DWELLING WITH A REAR YARD OF 11.5 FEET. THE CONFIGURATION OF THE LOT AND THE SUBSEQUENT BUILDING ENVELOPE MAKE IT DIFFICULT TO CONSTRUCT A DWELLING WITHOUT THE REQUESTED VARIANCE. VARIOUS LAYOUTS WILL BE PRESENTED AT THE HEARING

06-351-A

**DESCRIPTION TO ACCOMPANY PETITION  
FOR ZONING VARIANCE  
3040 ARIZONA AVENUE**

Beginning for the same at a point on the north side of Arizona Avenue (35 feet wide) distant southeasterly 575 feet from it's intersection with the centerline of Balder Avenue (30 feet wide), thence being all of Lot 1 as shown on the plat entitled Resubdivision of Lots 73, 74, 75, 76, and 77 California Grove recorded among the Baltimore County plat records in Plat Book 48 Folio 78. Containing 6,252 square feet or 0.144 acre of land, more or less.

Being known as 3040 Arizona Avenue. Located in the 14<sup>TH</sup> Election District, 6<sup>TH</sup> Councilmanic District of Baltimore County, Maryland

06-351-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 2063

DATE

11/9/06

ACCOUNT

001006650

AMOUNT

\$ 45.00

RECEIVED  
FROM:

EXCELTE LLC

FOR:

ITEM #251 OK-651-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

EXCELTE LLC

DT

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

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

**Case: #06-351-A**  
3040 Arizona Avenue  
N/S Arizona Avenue, 575  
feet southeast of Balder  
Avenue

14th Election District  
8th Councilmanic District  
Legal Owner(s): James L.  
and Karen S. Coffman  
Contract Purchaser:  
Kohl Todjo

**Variance:** to permit a rear  
yard setback of 11.5 feet in  
lieu of the required 30 feet.

**Hearing: Wednesday, Feb-**  
**ruary 15, 2006 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 accommoda-  
tions Please Contact the  
Zoning Commissioner's Of-  
fice at (410) 887-3868.

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

JT 1/809 Jan.31 82907

## CERTIFICATE OF PUBLICATION

2/2/2006

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 1/31/2006.

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



LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No: 04-351-A

Petitioner/Developer: JAMES L  
KAREN S. COFFMAN / KEHL TODD

Date Of Hearing/Closing: 2/15/06

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

Attention:

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  
at 3040 ARIZONA AVENUE

This sign(s) were posted on January 31, 2006  
(Month, Day, Year)

Sincerely,

Martin Ogle 1/31/06  
(Signature of sign Poster and Date)

Martin Ogle

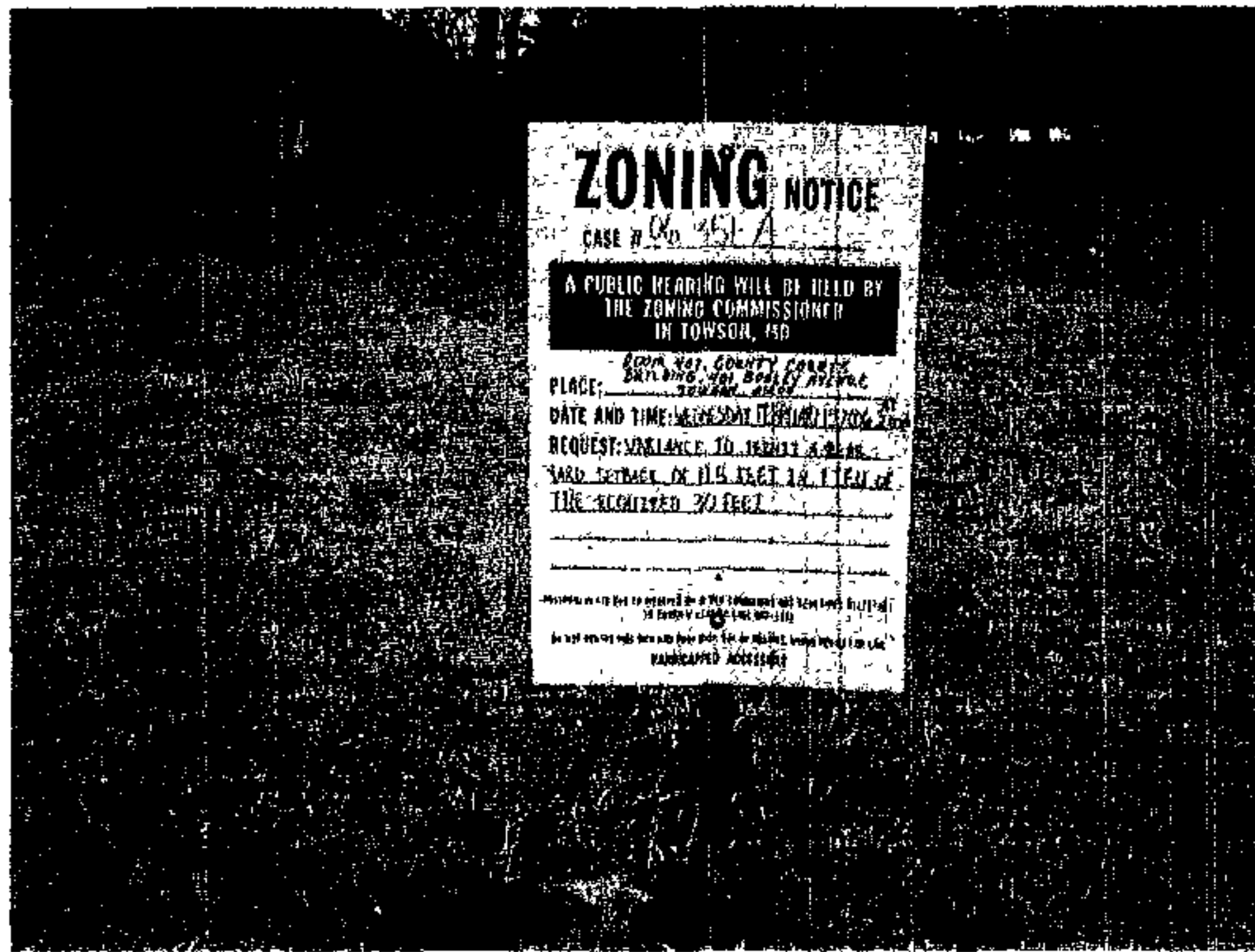
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



*Yakovlev 1/31/06*



January 24, 2006

## **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: 06-351-A**

3040 Arizona Avenue  
N/S Arizona Avenue, 575 feet southeast of Balder Avenue  
14<sup>th</sup> Election District, 6th Councilmanic District  
Legal Owner: James L. and Karen S. Coffman  
Contract Purchaser: Kehl Todjo

Variance to permit a rear yard setback of 11.5 feet in lieu of the required 30 feet.

Hearing: Wednesday, February 15, 2006 @ 2:00 p.m. in Room 407 County Courts Building,  
401 Bosley Avenue, Towson, MD 21204

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

Timothy Kotroco  
Director

TK:raj

C: Karen S. & James L. Coffman, 9300 Luray Drive, Baltimore, MD 21234  
Kehl Todjo, 8775 Cloudleap Ct., Columbia, MD 21045  
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Ct., Edgewood, MD 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 31, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 31, 2006 Issue - Jeffersonian

Please forward billing to:  
Expedite, LLC (410-812-2236)  
P. O. Box 1043-7043  
Belair, MD 21014

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## NOTICE OF ZONING HEARING

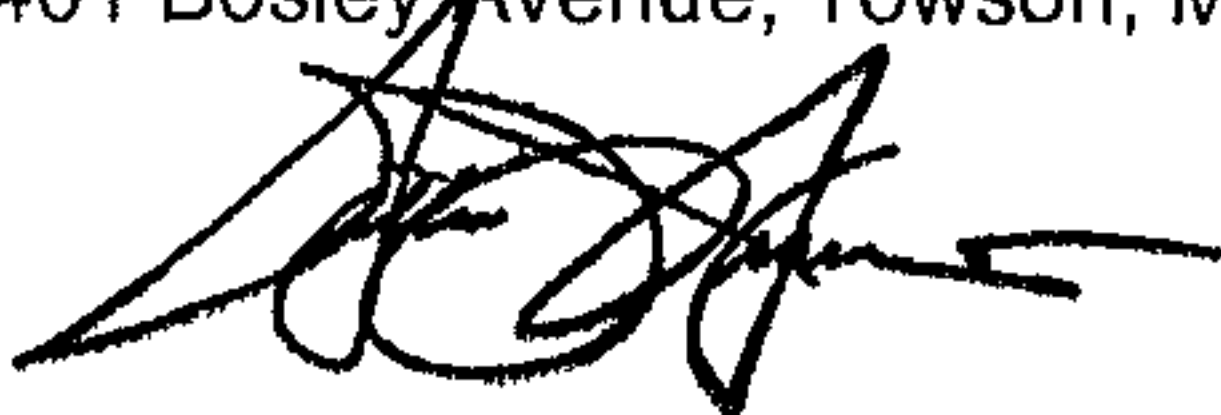
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401 Bosley Avenue, Towson, MD 21204



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 410-887-3868.
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**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 06-351-A  
Petitioner: KEHL TODJO  
Address or Location: 3040 ARIZONA AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: EXPEDITE LLC  
Address: P.O. BOX 1043 - 7043  
BELAIR, MD 21014  
Telephone Number: (410) 812-2236

**Department of Permits and  
Development Management**

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



**Baltimore County**

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

February 9, 2006

James L. Coffman  
Karen S. Coffman  
9300 Luray Drive  
Baltimore, Maryland 21234

Dear Mr. and Mrs. Coffman:

RE: Case Number: 06-351-A, 3040 Arizona Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 2006.

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." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
David Billingsley 601 Charwood Court Edgewood 21040  
Kehl 8775 Cloudleap Court Columbia 21045

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



RW  
2/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 8, 2006

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

**SUBJECT:** 3040 Arizona Avenue

**INFORMATION:**

**Item Number:** 6-351

**Petitioner:** James L. Coffman

**Zoning:** DR 5.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not oppose the petitioner's request provided building elevations and a landscape plan are submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

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

**Prepared by:**

*Sarah Murray*

**Division Chief:**

*John F. Keller*

AFK/LL: CM

BWS  
2/13  
12pm

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** February 13, 2006

**FROM:** Dennis A. Kennedy, <sup>DAK</sup> Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 6, 2006  
Item Nos. 346, 347, 348, 350, 351, 353, and 355

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

RECEIVED

FEB 13 2006

2006

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-02132006.doc



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

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

Maryland Department of Transportation

Date: 1.24.06

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

RE: Baltimore County  
Item No. 351 DT

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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

Steven D. Foster, Chief  
Engineering Access Permits Division



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

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

January 26, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: January 30, 2006

Item No.: 346,647,348,349,350,351,352,353,354

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

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

Acting Lieutenant William F Connolly  
Fire Marshal's Office  
410-887-4880  
MS-1102F

cc: File



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 - 14 Account Number - 1412059375

#### Owner Information

Owner Name: THOMPSON BONNIE FAY Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 3039 BALDER AVENUE Deed Reference: 1) /14318/ 39  
BALTIMORE MD 21234-4103 2)

#### Location & Structure Information

Premises Address  
3039 BALDER AVE

#### Legal Description

PT LTS 203-206  
3039 BALDER AVE  
HARFORD MANOR

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 71  | 21   | 1178   |              |             |         |       | 203 | 3               |          | 7/ 42     |

Special Tax Areas Town  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area   | Property Land Area    | County Use         |
|-------------------------|-----------------|-----------------------|--------------------|
| 1924                    | 1,238 SF        | 8,600.00 SF           | 04                 |
| Stories<br>1 1/2        | Basement<br>YES | Type<br>STANDARD UNIT | Exterior<br>SIDING |

#### Value Information

|                    | Base Value | Value As Of<br>01/01/2006 | Phase-In Assessments |                     |
|--------------------|------------|---------------------------|----------------------|---------------------|
|                    |            |                           | As Of<br>07/01/2005  | As Of<br>07/01/2006 |
| Land:              | 27,150     | 56,150                    |                      |                     |
| Improvements:      | 76,780     | 105,610                   |                      |                     |
| Total:             | 103,930    | 161,760                   | 103,930              | 123,206             |
| Preferential Land: | 0          | 0                         | 0                    | 0                   |

#### Transfer Information

|                            |                    |                 |
|----------------------------|--------------------|-----------------|
| Seller: OCHS BRIAN WILLIAM | Date: 02/22/2000   | Price: \$90,000 |
| Type: IMPROVED ARMS-LENGTH | Deed1: /14318/ 39  | Deed2:          |
| Seller: HALL JAMES R       | Date: 10/30/1991   | Price: \$86,000 |
| Type: IMPROVED ARMS-LENGTH | Deed1: / 8956/ 763 | 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 \*

REAR NEIGHBOR

CASE NAME 3040 ARIZONA AVE  
CASE NUMBER 06-351-A  
DATE 2/15/06

CASE NAME 3040 ARIZONA AVE  
CASE NUMBER 06-351-A  
DATE 2/15/06

[illegible]

Case No.:

06-351 A

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                                    |  |
|--------|----------------------------------------------------|--|
| No. 1  | Site PLAN                                          |  |
| No. 2  | 1981 RESUBDIVISION<br>(4 Lots into 2 lots)         |  |
| No. 3  | GIS - OVERVIEW OF<br>SITE WITH IMPROVEMENT AT REAR |  |
| No. 4  |                                                    |  |
| No. 5  |                                                    |  |
| No. 6  |                                                    |  |
| No. 7  |                                                    |  |
| No. 8  |                                                    |  |
| No. 9  |                                                    |  |
| No. 10 |                                                    |  |
| No. 11 |                                                    |  |
| No. 12 |                                                    |  |



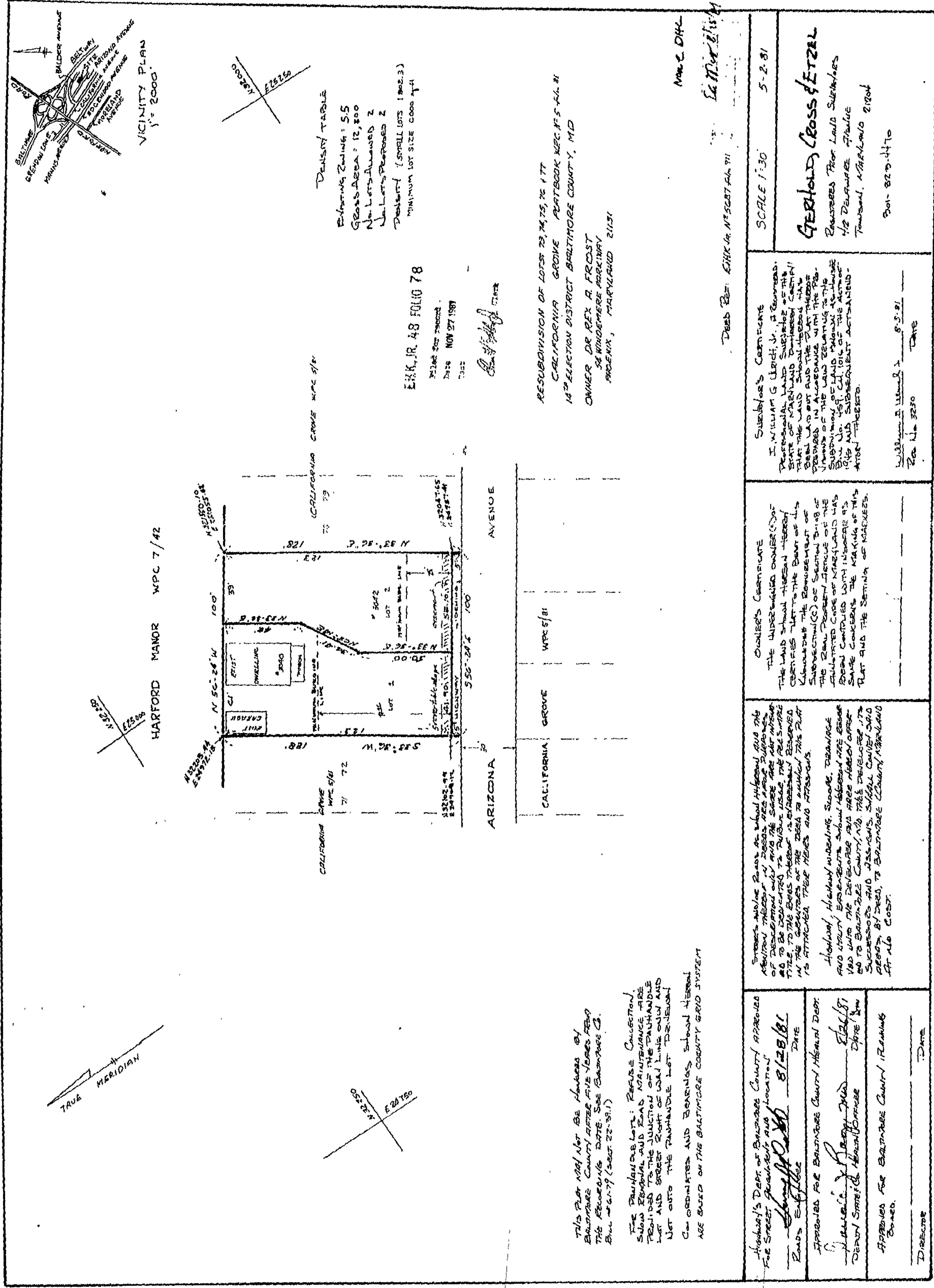
PETITIONER'S

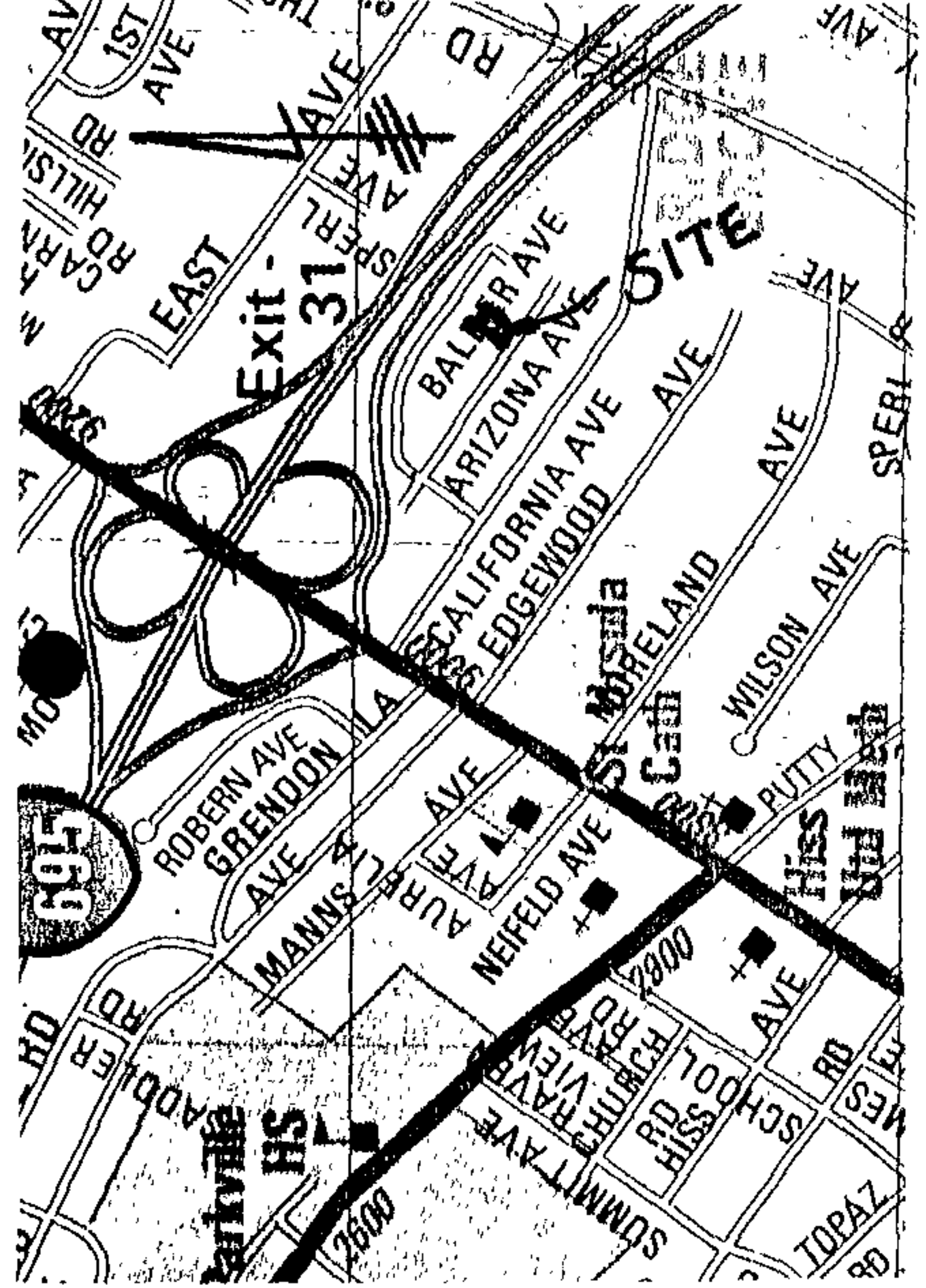
[http://bamaps1.co.ba.md.us/arcims\\_path/bcgims?](http://bamaps1.co.ba.md.us/arcims_path/bcgims?)

EXHIBIT NO.

3

4... 2/14/2006





LOCATION PLAN  
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 071B3)
2. AREA.....6,252 S.F. = 0.144 ACRE +/-
3. SITE IS NOT LOCATED IN A CRITICAL AREA OR 100 YEAR FLOODPLAIN
4. NO PREVIOUS ZONING HISTORY
5. NO HISTORIC STRUCTURES, UNDERGROUND STORAGE TANKS OR ARCHEOLOGICAL SITES ARE KNOWN TO EXIST
6. PUBLIC WATER AND SEWER IS EXISTING

PETITIONER'S

EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

3040 ARIZONA AVENUE  
LOT 1 RESUBDIVISION OF LOTS 73-77  
CALIFORNIA GROVE PB 48 F 78  
ELECTION DISTRICT 14C6  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1 INCH = 30 FEET  
JANUARY 16, 2006

06-351-A

OWNER  
JAMES L. & KAREN COFFMAN  
9300 LURAY DRIVE  
BALTO., MD. 21234  
ACCT. NO. 1900003534

CONTRACT PURCHASER  
KEHL TODJO  
8775 CLOUDLEAP CT  
COLUMBIA, MD. 21045  
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