IN RE: PETITION FOR ADMIN. VARIANCE Northwest Side of Hannibal Road, 670' NE of Long Green Pike 11th Election District 3rd Councilmanic District **(11506 Hannibal Road)** Timothy J. and Barbara A. Cummons *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-380-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Timothy J. and Barbara A. Cummons. The variance request is for property located at 11506 Hannibal Road in the Glen Arm area of Baltimore County. The variance request is from Section 1A01.3B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side setback of 30 feet in lieu of 35 feet for an attached 2-car garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 11, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence

in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13 day of March, 2006, that a variance from Section 1A01.3B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side setback of 30 feet in lieu of 35 feet for an attached 2-car garage, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 3-13-06
By

JVM:dlw

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 13, 2006

Timothy J. Cummons
Barbara A. Cummons
11506 Hannibal Road
Glen Arm, Maryland 21057

Re: Petition for Administrative Variance
Case No. 06-380-A
Property: 11506 Hannibal Road

Dear Mr. and Mrs. Cummons:

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

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

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11506 Hannibal Road
which is presently zoned RC2

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) 1A 01.3B.3 TO PERMIT A SIDE SETBACK OF 30 FT. IN LIEU OF 35 FT.

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):

Timothy J. Cummons
Name - Type or Print

Timothy J. Cummons
Signature

Barbara A Cummons
Name - Type or Print

Barbara A Cummons
Signature

11506 Hannibal Road — 410 804-6410
Address — Telephone No.

Glen Arm — MD — 21057
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2 day of _____, _____ 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

CASE NO. 06-380-A

Reviewed By SDT **Date** 02-03-06

Estimated Posting Date 02-12-06

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 2-13
By

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 11506 Hannibal Rd.
Address

Glen Arm MD 21057
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):

We wish to add an attached 2 car garage. Based on where the house and driveway sit on the property, there is only one area to add it - to the left of the house on the existing parking pad. The garage would leave 31' to the property line, facing the neighbor's attached garage. An attached garage would provide more security and weather protection than a detached garage.

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.

Timothy J. Cummons
Signature

Timothy J. Cummons
Name - Type or Print

Barbara A Cummons
Signature

Barbara A Cummons
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of January, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Timothy J. Cummons & Barbara A. Cummons the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karleen Y. Schubart
Notary Public

My Commission Expires 9-29-08

REV 10/25/01

KARLEEN Y. SCHUBART
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 29, 2008

Zoning Description for 11506 Hannibal; Road, Glen Arm, Maryland, 21057

Located on the northwest side of Hannibal Road and 670 FT. NORTHEAST OF LONGGREEN PIKE ON the land recorded among the Land Records of Baltimore County in Liber GLB No. 2341, folio 325, etc.

Property is 150 feet along road side and 370.38 feet deep, containing 1.27 acres of land, more or less. It is parcel 423 of map coordinate BC21A12.

06-380-A

06-350-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1065

DATE 02-03-06 ACCOUNT R001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Lawrence Barbera Lumbers

FOR: Res. Var. (Denied)
11500 Hanna Bar Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5077

PAID RECEIPT

BUSINESS ACTUAL TIME DATE
2/03/2006 [illegible] 2

REG. NO. MATL. TRANS. TYPE
RECEIPT # 022194 [illegible] MISC

Dept 3 [illegible]
CS NO. 001063
Recpt Tot $65.00
$65.00 CK $65.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: CHRIS BLACKMAN **DATE:** 2/12/06

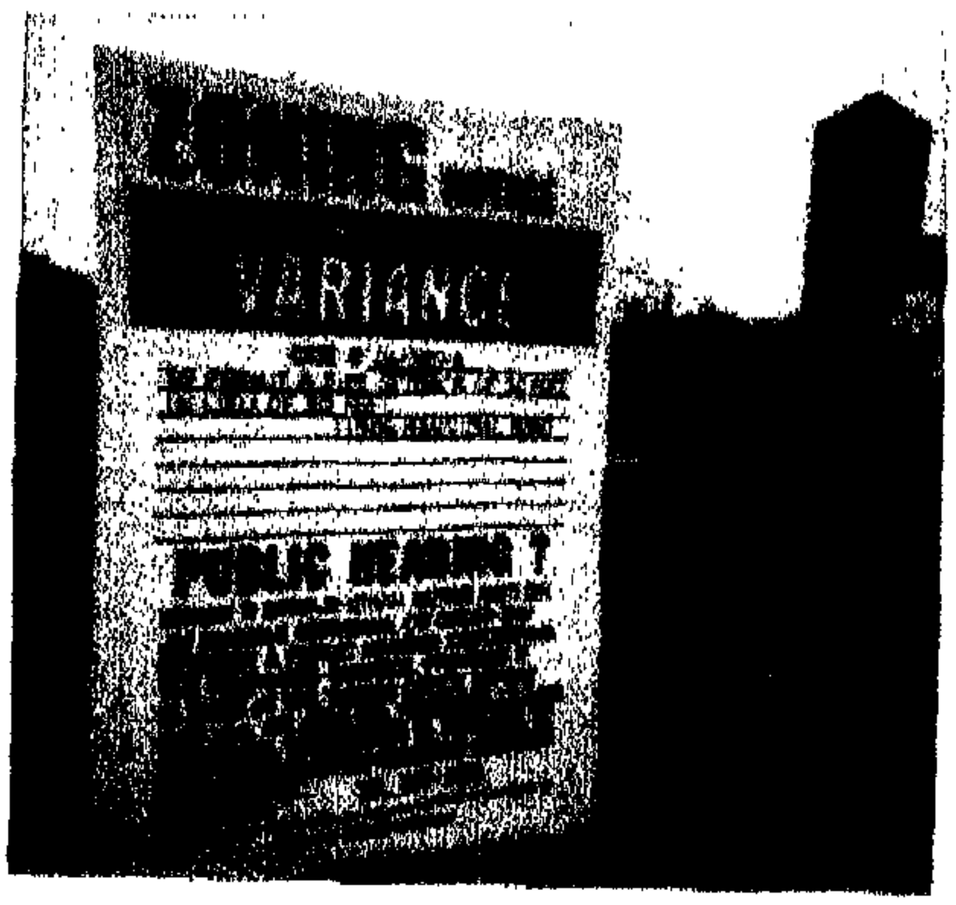
Case Number: 06-380-A

Petitioner/Developer: BARBARA & TIMOTHY CUMMONS

Date of Hearing (Closing): 02/27/06

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: 11506 HANNIBAL ROAD

The sign(s) were posted on: 2/11/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

A facsimile from

Linda O'Keefe
FAX 410-666-0929
Phone: 410-666-5366

To: Debbie

Date: 3/10/06

Regarding: 11506 Hannibal Rd.

Comments: Barbara Simmons called me said I need to fax cert. I turned the original into Andrea a couple of weeks ago. Thank you

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-380 -A Address 11306 HANNIBAL RD.

Contact Person: SOUN R ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 02.03-06. **Posting Date:** 02-17-06 **Closing Date:** 02-27-06

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 06-380 -A Address 11306 HANNIBAL RD.

Petitioner's Name BALDWARD & TIMOTHY SIMMONS Telephone 410-804-6410

Posting Date: 02.17.06. **Closing Date:** 02-27-06

Wording for Sign: *To Permit* A SIDE SETBACK OF 30 FT. IN LIEU OF 35 FT.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT 06-380-A
ZONING REVIEW

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: 06-380-A

Petitioner: Tim & Barbara Cummons

Address or Location: 11506 Hannibal Rd. Glen Arm, MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Cummons

Address: 11506 Hannibal Rd.
Glen Arm, MD 21057

Telephone Number: 443 463 7913

Revised 2/20/98 - SCJ

06-380-A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11506 Hannibal Road
which is presently zoned RC2

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) 1A 01.3B.3. To permit a side setback of 50ft. in lieu of 35ft.

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):

Timothy J. Cummons
Name - Type or Print

Timothy J. Cummons
Signature

Barbara A. Cummons
Name - Type or Print

Barbara A Cummons
Signature

11506 Hannibal Road — 410-804-6410
Address — Telephone No.

Glen Arm — MD — 21057
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ 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

CASE NO. 06-380-A

Reviewed By SDT **Date** 02-03-06

Estimated Posting Date 02-12-06

REV 10/25/01

RECEIVED
02-13-06

Affidavit in Support of Administrative Variance

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Glen Arm MD 21057
City State Zip Code

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Timothy J. Cummons
Signature

Barbara A Cummons
Signature

Timothy J. Cummons
Name - Type or Print

Barbara A Cummons
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of January, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy J. Cummons & Barbara A. Cummons

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

AS WITNESS my hand and Notarial Seal

Karleen Y. Schuhart
Notary Public

My Commission Expires 9-29-08

REV 10/25/01

KARLEEN Y. SCHUHART
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 29, 2008

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 27, 2006

Timothy J. Cummons
Barbara A. Cummons
11506 Hannibal Road
Glen Arm, MD 21057

Dear Mr. and Mrs. Cummons:

RE: Case Number: 06-380-A, 11506 Hannibal Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 3, 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,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Jm 2/27

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

February 24,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 20, 2006

Item No.: Item Numbers ~~378~~ 580 through 386

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.

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

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 27, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
for February 27, 2006
Item Nos. 375, 376, 377, 378, 379, 380, 381, 382, 384, 385, and 386

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-02272006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 28, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-380- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREW\ZAC\6-380.doc

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 2.17.06

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

RE: Baltimore County
Item No. 380 JRA

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

6

January 31, 2006

RE: Variance for Garage at 11506 Hannibal Road

To Whom It May Concern:

Please be advised that we, John and Sandra Kerwin residing at 11504 Hannibal Road, have no issues with the garage that is slated to be built at 11506 Hannibal Road by owners Barbara and Tim Cummons.

Please feel free to contact us directly if there are any questions.

Sincerely,

John and Sandra Kerwin
11504 Hannibal Road
Glen Arm, MD 21057
410-817-9298

Variance for garage at Kerwin's
01-187-A
filed 11-3-2000, posted 11-12-2000
Closed 11-27-2000
Tom Ogle

06-380-A

From: Debra Wiley
To: Livingston, Jeffrey
Date: 2/27/2006 3:09:10 PM
Subject: Comments Needed - Administrative Variances

Hi Jeff,

In reviewing the Administrative Variance files, we are missing the much needed DEPRM comments for the following:

Closing Date 2/14/06

06-349-A (11204 Bird River Grove Rd., 21162) - **CBCA**

06-354-A (6534 Blackhead Rd., 21220) - **CBCA**

Closing Date 2/20/06

06-357-A (12122 Hooper Lane, 21057)

06-358-A (4 Oyster Ct., 21219) - **CBCA**

06-359-A (11 Robinson Ave., 21222)

06-362-A (307 Weatherbee Rd., 21286)

No DEPRM comment

Closing Date 2/27/06

06-369-A (2104 Kennicott Rd., 21244)

06-372-A (1321 Ridge Road, 21228)

06-380-A (11506 Hannibal Road, 21057) ✓ Rec'd 2/28 from Planning + Develop. Plans Rev.

Thanks and have a great day!

From: Debra Wiley
To: Kennedy, Dennis
Date: 2/27/2006 3:20:34 PM
Subject: Comments Needed - Administrative Variances

Hi Dennis,

In reviewing the Administrative Variance files, we are missing comments from your office for the following:

Closing Date 2/27/06

06-369-A (2104 Kennicott Rd., 21244)

06-372-A (1321 Ridge Rd., 21228)

06-380-A (11506 Hannibal Rd., 21057)

Thanks and have a great day!

From: Debra Wiley
To: Murray, Curtis
Date: 2/27/2006 2:31:59 PM
Subject: Comments Needed - Administrative Variances

Hi Curtis,

In reviewing the Administrative Variance files, we are missing Planning comments for the following:

Closing Date 2/20/06

06-357-A (Bailey - 12122 Hooper Lane, 21057) - MD HIST. SITE #BA 1931

06-362-A (Wasiak - 307 Weatherbee Rd., 21286)

Closing Date 2/27/06

06-369-A (Thomas - 2104 Kennicott Rd., 21244)

06-372-A (Regan - 1321 Ridge Rd., 21228)

06-380-A (Cummons - 11506 Hannibal Rd., 21057)

Thanks and have a great day!

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** - 11 **Account Number** - 1106082470

Owner Information

Owner Name:	CUMMONS TIMOTHY J CUMMONS BARBARA A	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	11506 HANNIBAL RD GLEN ARM MD 21057-9206	**Deed Reference:**	1) /22433/ 168 2)

Location & Structure Information

Premises Address
11506 HANNIBAL RD

Legal Description
1.27 AC
11506 HANNIBAL RD NWS
400 N LONG GREEN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
63	1	423						3	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	1,656 SF	1.27 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	61,620	123,240		
Improvements:	103,320	146,910		
Total:	164,940	270,150	164,940	200,010
Preferential Land:	0	0	0	0

Transfer Information

Seller:	FULD STUART P	**Date:**	08/25/2005	**Price:**	$385,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/22433/ 168	**Deed2:**	
Seller:	BURKHARDT JOHN E & MARY A	**Date:**	11/10/1964	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 4386/ 464	**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 *

06-380-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

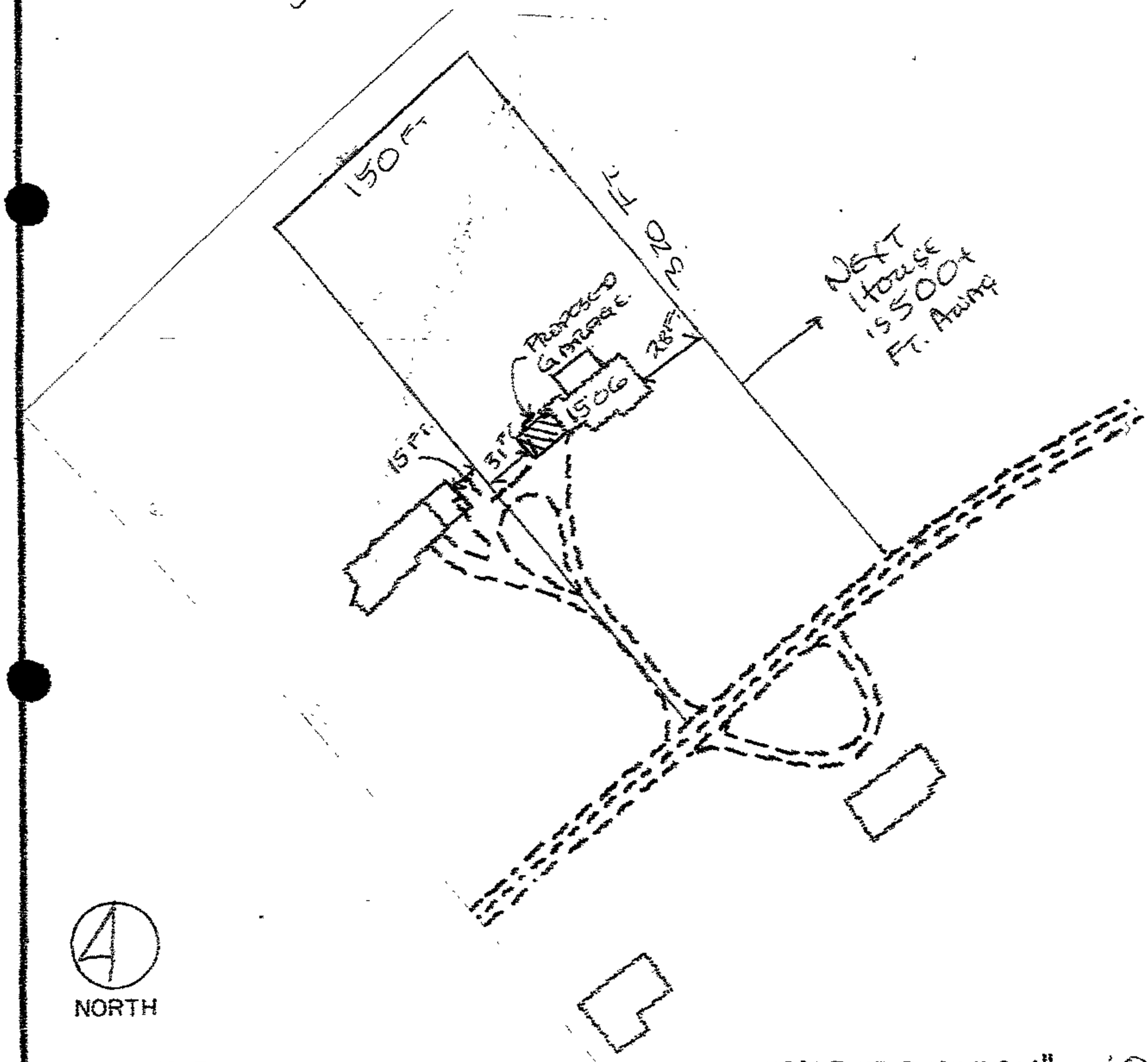
PROPERTY ADDRESS 11506 Hannibal Road

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

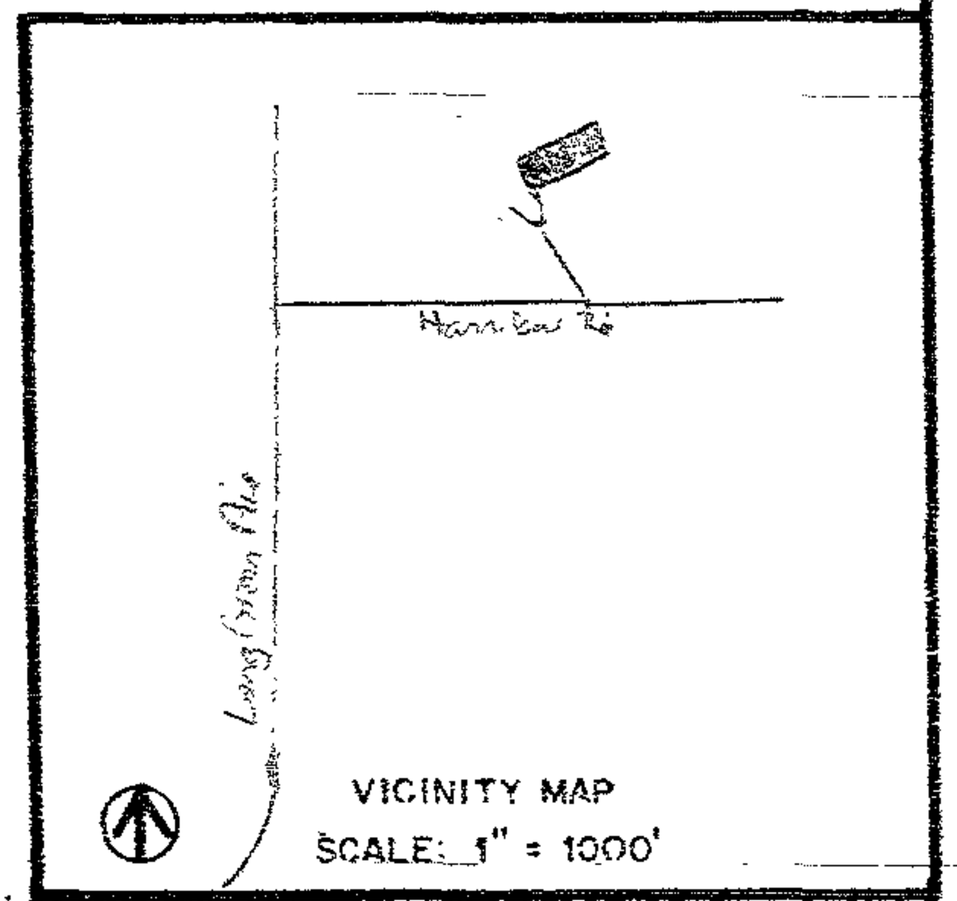
SUBDIVISION NAME N.A.

PLAT BOOK # — FOLIO # — LOT # — SECTION # —

OWNER Timothy & Barbara Cummons



4
NORTH



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 063-A-1

ZONING R.C.-2 062-C-1

LOT SIZE 1.27 AC (ACREAGE) ____ (SQUARE FEET)

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None.

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SDT		06-380-A

PREPARED BY _____

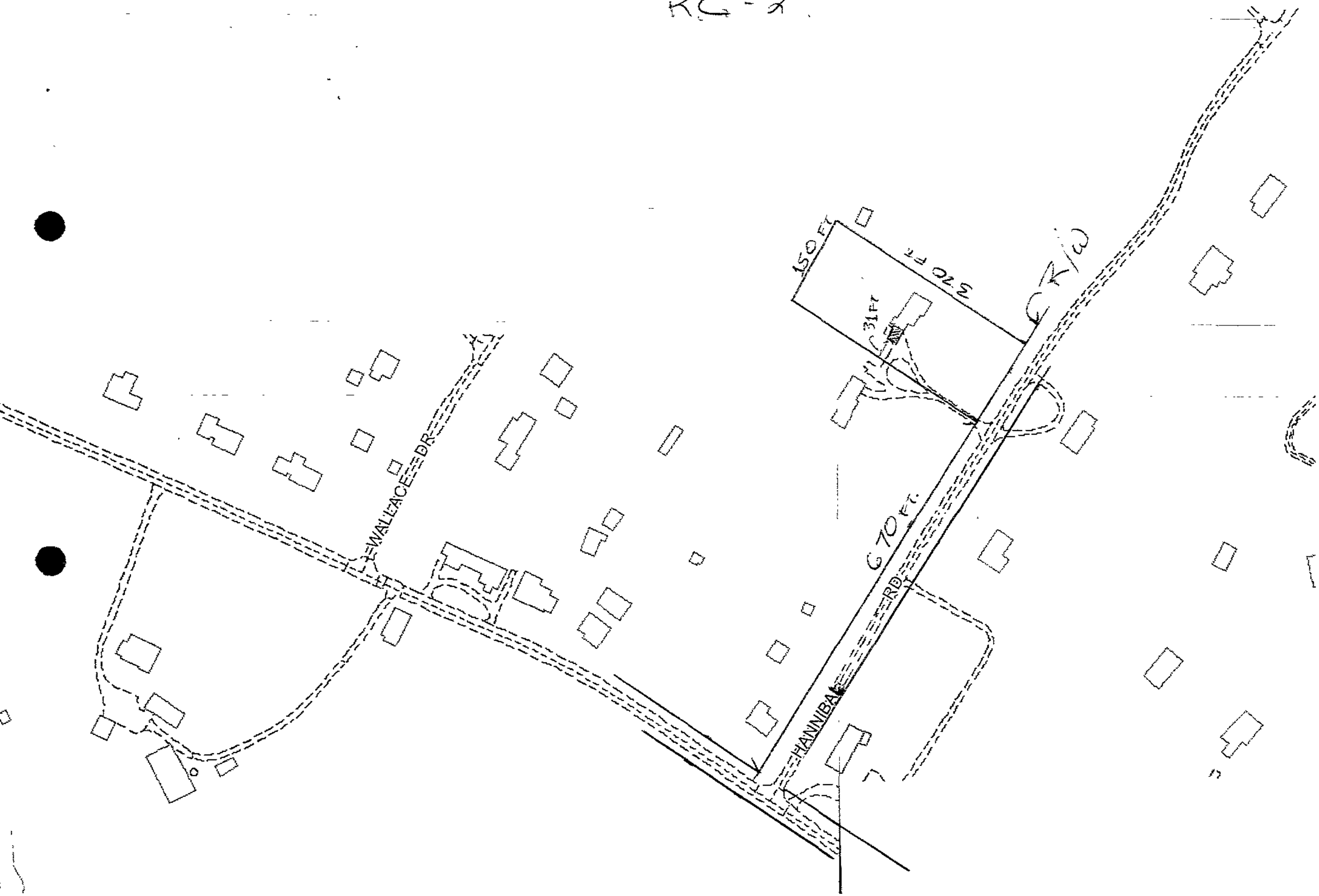
SCALE OF DRAWING: 1" = 100 FT.

-15-

362-C-1

063-A 1

RC-2



OG 380-A

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