

IN THE MATTER OF
THE APPLICATION OF
MICHAEL AND DEBORAH HEISE –
PETITIONERS FOR ZONING VARIANCE
ON PROPERTY LOCATED ON THE N/S
BRIGHTSIDE AVENUE, 180' W OF C/L
OF ROSEDALE HEIGHTS AVENUE
(7422 BRIGHTSIDE AVENUE)

FOR ZONING VARIANCE ON PROPERTY
LOCATED ON THE N/S BRIGHTSIDE AVENUE
(7424 BRIGHTSIDE AVENUE)
14TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 06-534-A
and
* CASE NO. 06-535-A
*

* * * * *

OPINION

This matter comes before the Board on an appeal by the Petitioners, Michael and Deborah Heise, legal owners of 7422 Brightside Avenue and 7424 Brightside Avenue, from a decision of the Deputy Zoning Commissioner in which requested variance relief for 7422 and 7424 Brightside Avenue was denied. A hearing was held before the Board on November 29, 2007. Michael and Deborah Heise represented themselves *pro se*. People's Counsel participated and was represented by Deputy People's Counsel, Carole S. Demilio. A public deliberation was held on January 8, 2008.

Facts

The Petitioners herein, Michael and Deborah Heise, requested variances for the property located at 7422 and 7424 Brightside Avenue in the Rosedale Heights subdivision area of Baltimore County. The request for variances in both cases is from § 1B02.3.C1 of the *Baltimore County Zoning Regulations* (BCZR). In Case No. 06-534-A for 7422 Brightside Avenue, the request is to permit a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback in lieu of the required 10 feet. The variance request for 7424 Brightside Avenue in Case

No. 06-535-A is to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling.

Both Michael and Deborah Heise testified in the hearing on their own behalf. The testimony reveals that the subject properties are Lots 13, 14, 15 and 16 of the Rosedale Heights Subdivision that was recorded among the Land Records of Baltimore County in 1924. The lots are 25 feet wide by approximately 195 feet long, and they are zoned D.R. 5.5. Lots 15 and 16 are improved with a single-family dwelling centered on the two lots. The home conforms to the D.R. 5.5 regulations except for lot width, which is 50 feet while 55 feet is required, where there is a need for a variance for the existing home.

Petitioners would like to construct a single-family dwelling on Lots 13 and 14. They would then move into this home and give the existing home on Lots 15 and 16 to their elderly parents. Petitioners would like to build a four-bedroom house on the lots to accommodate their family needs. This would require a 32-foot wide home. If the home was centered on these lots, the side yard setback from the side property lines would be 9 feet on each side and require a variance for side yard setback. The D.R. 5.5 regulations require 10-foot side yard setbacks.

The Petitioners propose to construct the second home on Lots 13 and 14 and shift it closer to the existing home on Lots 15 and 16. This would allow a common driveway to be created on the boundary line of Lot 12 owned by Mr. Rocco Gabrielle and Petitioners' Lot 13. A driveway would serve both the Gabrielle home and the proposed home. This would require the proposed home to be moved closer to the existing home and result in a 7-foot side yard setback in lieu of the required 10-foot setback.

Petitioners testified that the four lots, 13 through 16, were fenced in and the Petitioner cut the grass on all of the lots. The fencing kept the family dog from wandering and also protected the children of the family when they went out to play. The lots were recorded together in one deed but were listed individually as Lots 13, 14, 15, and 16. They were assessed with one assessment bill for all four lots. The legal description on the assessment is Lots 13 through 16.

The Zoning Commissioner denied the variance based on the fact that he felt that the four lots had been merged into one lot under the doctrine as set forth by Court of Appeals decision in *Remes v. Montgomery County*, 387 Md. 52 (2005).

Issues

1. Whether or not doctrine of merger applies in this matter.
2. Whether or not the lots qualified for variance under the decision of *Cromwell v. Ward* 102 Md. App. 691 (1995).

Decision

The Board considers that this matter does not meet the requirements for a merger under the doctrine of *Remes v. Montgomery County*. The lots were conveyed by one deed; however, the lots were listed individually as Lots 13, 14, 15, and 16. Although there is one assessment bill for all four lots, the legal description on the assessment is Lots 13 through 16. While all four lots were fenced in, the Petitioners did not build any accessory structures on Lots 13 and 14, which would indicate constant use, except for the use by their children and the family dog. Therefore, the Board would reverse the decision of the Zoning Commissioner with respect to the merger of the lots.

However, the Board feels that the lots do not meet the requirements for uniqueness under *Cromwell v. Ward, supra*. The Court of Special Appeals stated in *Cromwell*:

...The Baltimore County ordinance requires "conditions ...peculiar to the land...and...practical difficulty...." Both must exist. ...However, as is clear from the language of the ...ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of that piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist. It is only when the uniqueness is first established that we then concern ourselves with the practical difficulties...." *Id.* at 698.

...In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. "Uniqueness" of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions.... *Id.* at 710.

The lots in question are all part of the Rosedale Heights Subdivision, which was recorded in the Baltimore County Land Records on September 26, 1924. The lots are very similar to all of the other lots in the Rosedale Heights Development, being 25 feet wide and approximately 190 feet +/- long. The Board recognizes the fact, as testified to by the Petitioners, that possibly 60 percent of the homes were built on 50-foot lots. Petitioner testified that 36 homes of the homes have lots with less than 10-foot setbacks. The exhibits produced by Petitioner support this testimony.

This case is like many other cases that come before the Board where homes have been constructed on substandard lots prior to the advent of Baltimore County Zoning Regulations, or on some other basis. Unfortunately, this does not give the Board the authority to grant variances. The Board finds that the properties are not unique within the meaning of *Cromwell v. Ward*; therefore,

the Board does not have to reach the questions of practical difficulty. The Board will deny the requested variances.

ORDER

THEREFORE, IT IS THIS 23rd day of July, 2008 by the County Board of Appeals of Baltimore County

ORDERED that the variance request in Case No. 06-534-A for 7422 Brightside Avenue from § 1B02.3.C1 of the *Baltimore County Zoning Regulations* (BCZR) to permit a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback; and the variance request for Case No. 06-535-A for 7424 Brightside Avenue from § 1B02.3.C1 of the BCZR to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling be and are hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

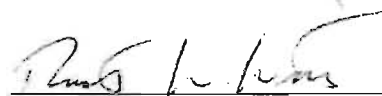
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Lawrence M. Stahl, Panel Chairman



Wendell H. Grier



Robert W. Witt



County Board of Appeals of Baltimore County

RECEIVED
COUNTY BOARD OF APPEALS
300 WEST BRIGHTSIDE AVENUE
BALTIMORE, MD 21237
JUL 23 2008

July 23, 2008

Mr. and Mrs. Michael Heise
7424 Brightside Avenue
Baltimore, MD 21237

RE: *In the Matter of: Michael & Deborah Heise - Petitioners*
Case No. 06-534-A and Case No. 06-535-A

Dear Mr. and Mrs. Heise:

Enclosed please find a copy of the Majority Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matters. Also enclosed is a copy of the Dissenting Opinion of Mr. Stahl.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all subsequent Petitions for Judicial Review filed from this decision should be noted under the same civil action number as the first Petition. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Kathleen Bianco/SC
Kathleen C. Bianco
Administrator

Enclosure

c: Rocco Gabrielle
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

IN RE: PETITION FOR VARIANCE
N/S of Brightside Avenue, 130 feet W
of Rosedale Heights Avenue
14th Election District
7th Councilmanic District
(7422 Brightside Avenue and
7424 Brightside Avenue)

Michael Heise and Debora Heise
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NOS. 06-534-A and 06-535-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Michael Heise and Debora Heise, Petitioners. The variance requests are for property located at 7422 and 7424 Brightside Avenue in the Rosedale Heights subdivision area of Baltimore County.

The variance request for Case No. 06-534 for 7422 Brightside Avenue is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback.

The variance request for Case No. 06-535 for 7424 Brightside Avenue is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling.

The properties was posted with a notice of the public hearing date and time on May 29, 2006 and notice was given to the general public by publication in the "Jeffersonian" Newspaper on May 30, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request was Michael Heise and Deborah Heise, Petitioners. Rocco Gabrielle, who lives next door, attended the hearing with certain concerns. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

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Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office Of Planning dated May 22, 2006, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

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

Testimony and Evidence

The subject properties are lots 13, 14, 15 and 16 of the Rosedale Heights subdivision which was recorded among the land records in 1924 as shown on exhibit 2. These lots are 25 feet wide by approximately 195 feet long zoned DR 5.5. Lots 15 and 16 are improved with a single family dwelling centered on the two lots as shown on exhibit 1. This home conforms to the DR 5.5 regulations except for lot width which is 50 feet while 55 feet are required. Thus the need for a variance for the existing home.

The Petitioners would like to construct a single family dwelling on lots 13 and 14 as shown on exhibit 1. They would then moved into this home and give the existing home on lots

6-29-06
RJ

15 and 16 to their elderly parents. The Petitioners indicated that they would like to build a four bedroom house on these lots, to accommodate their family needs. This requires a 32 foot wide house. If such a home were centered on these lots, the side yard setback from the side property lines would be 9 feet on each side and require a variance for side yard setback. The DR 5.5 regulations require 10 feet side yard setbacks.

Mr. Gabrielle, who lives next to the proposed home expressed his concern regarding the driveway serving his house which is located to some extent on lot 13 owned by the Petitioners. He opined that he had squatters rights to keep the driveway in its present location having used it at that location for the past 66 years. He suggested that the width of lot 13 be decreased by 3 feet in order to guarantee he could continue to use his driveway.

The Petitioner had another solution. While they disputed Mr. Gabrielle's claim to their property, they agreed to create a common driveway on the boundary line of lots 12 (Mr. Gabrielle's lot) and the Petitioner's lot 13. This driveway would serve both the Gabrielle home and the proposed home. A similar common driveway exists on the other side of the Petitioner's existing home on the boundary between lots 16 (the Petitioner's lot) and lot 17 owed by the Hagans.

The Petitioners further proposed to shift the proposed house away from the Gabrielle property such that there would be an 11 foot side yard setback on the Gabrielle side. In turn this results in a 7 foot setback on the other side of the home as shown. The Petitioner's reasoned that it was important to keep the required distance between homes on this side to 20 feet. Again the existing house is 13 feet from the property line as shown.

Given the above, Mr. Gabrielle had no objections to the proposed house.

In regard to zoning merger the Petitioners indicated that the only use made of lots 13 and 14 by their family was as a play area for the Petitioner's children. There are no structures on

these lots. The Petitioners also cut the grass on these lots. On the other hand they indicated that all four lots were fenced in order to keep the family dog from wandering, the four lots were assessed and taxed as one property, and the four lots were conveyed in a common deed. They explained that when they went to record their deed in the land records they asked the intake person if the lots should be assessed together or separately and were told that it would be most convenient if assessed together.

In regard to pattern of development of the neighborhood they presented extensive photographs and SDAT documents in exhibits 3 and 4 which showed that the great majority of homes in the area were located on 50 foot lots and many had side yard setbacks of less than 10 feet.

Findings of Fact and Conclusions of Law

If this case had been heard in the spring of 2005, I would have easily granted the requested variances. I would have held that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This subdivision and the subject lots were created much before the zoning was imposed on the area. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. I would have further found that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioners need four bedrooms for their growing family which requires a 32 foot wide home. I also would have found that there would be no increase in residential density beyond that otherwise allowable by the Zoning Regulations as the new house would have 9500 square feet of lot whereas the DR 5.5 regulations only require 6,000 square feet. Finally, I would have found the requested variances could have been granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety

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and general welfare. The pattern of development shown by the Petitioner is similar to this plan so there will be no change to the character of the neighborhood. Mr. Gabrielle is happy that he will be able to continue to use his driveway as a common driveway with the new home. The Petitioners made an excellent presentation.

However we now are aware of and are charged to implement the Zoning Merger Doctrine as the result of the Court of Appeals decision in *Remes v Montgomery County*. In implementing this decision in Baltimore County, this Commission has stated in prior cases that simply owning adjoining lots does not automatically merge adjacent lots. This must be shown by overt acts of owners of the property in a public forum. Consequently simply cutting the grass on adjacent lots does not show an intent to merge the lots. I would certainly find that simply using the lots as a play area for children does not show an intent to merge the lots.

However the evidence is overwhelming in this case that the lots were merged. The lots are not separately assessed. This is a choice owners get to make. It is a statement in a public forum that they want the State to treat the four lots as one. There is good reason to do this. As one lot and one house it is likely the tax assessment will be lower and therefore property taxes paid lower if the four lots are treated as one. Tax assessments on two lots (combined lots 13 and 14) could be regarded by the Assessment Office as a separate buildable lot. If so very likely the assessment and overall taxes will increase significantly.

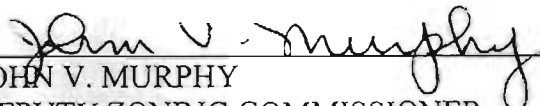
Similarly the four lots in this case were conveyed as one. Again this is a choice owners make when conveying property. There could have been one deed for lots 13 and 14 and a separate deed for lots 15 and 16. But this would be more expensive to draft and record. Also the fence encloses the four lots. This is for very practical reasons to keep the dog from roaming. But it shows an intent to treat the four lots as one in a very public way.

Consequently I must deny the requested variances. The Remes Court directs that once the lots have merged that there are no internal lot lines between the lots which can be varied. The only solution is to resubdivide the now merged lots again as directed by the Remes case. Once that is complete it is possible the Petitioner may again request variances which the Remes Court seems to allow.

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 denied

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29th day of June, 2006, that the variance request for Case No. 06-534 for 7422 Brightside Avenue is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback; and that the variance request for Case No. 06-535 for 7424 Brightside Avenue is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling be and are hereby DENIED.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

62506
JVM:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 29, 2006

MICHAEL HEISE AND DEBORAH L. HEISE
7424 BRIGHTSIDE AVENUE
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 06-534-A and 06-535-A
Property: 7422 and 7424 Brightside Avenue

Dear Mr. and Mrs. Heise:

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

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

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

C: Rocci Gabrielle, 7420 Brightside Avenue, Baltimore MD 21237



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 7422 Brightside Ave
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)

1 B02.3.C.1 ^{a proposed dwelling with} to permit [↑] a lot width of 50' ^{in Lieu of the required 55'}
AND A 7 FT. SIDE YARD ^{set back} [↓] LIEU OF 10 FT.

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

Home To be built For in-Laws
AND OTHER REASONS To be ~~presented~~ ^{presented} AT HEARING

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):

SCOTT
Michael ~~Heise~~ Heise
Name - Type or Print _____
Michael S. Heise
Signature _____
Deborah L. Heise
Name - Type or Print _____
Deborah L Heise
Signature _____

7424 Brightside Ave 410866-2933
Address _____ Telephone No. _____
Balto md 21237
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Date 4/24/06

Case No. 06-534-A

REV 9/15/98

Reviewed By [Signature] Date 4/24/06

ZONING DESCRIPTION

Zoning description for 7422 BRIGHTSIDE AVE. BALTIMORE MARYLAND 21237

Beginning at the point on the NORTH side of BRIGHTSIDE AVE. which is 30' wide at the distance of 186 WEST of the centerline of the nearest improved intersecting street ROSEDALE HEIGHTS which is 30' wide. Being Lot # 13,14 ~~33,34~~ ~~35,36~~ , in the subdivision of ROSEDALE HEIGHTS as recorded in Baltimore County Plat Book # 7 , Folio # 160 , containing .219 ACRES . Also known as 7422 BRIGHTSIDE AVE. and located in the 14 Election District , 7 Councilmanic District .

06-534-A

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: # 06-534-A

7422 Brightside Avenue

Northside of Brightside Avenue, 180 feet west of Rose-
dale Heights Avenue

14th Election District — 7th Councilmanic District

Legal Owner(s): Michael S. & Deborah L. Heise

Variance: to permit a proposed dwelling with a lot width
of 50 feet in lieu of the required 55 feet and a 7-foot side
yard setback in lieu of 10 feet.

Hearing: Thursday, June 15, 2006 at 10:00 a.m. in
Room 407, County Courts Building, 401 Bosley Ave-
nue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Com-
missioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.

JT 5/770 May 30

96937

CERTIFICATE OF PUBLICATION

6/11, 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 5/30/2006.

☒ 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.: 06-534-A

Petitioner/Developer: MICHAEL S

+ DEBORAH HEISE

Date of Hearing/Closing: 6-15-06

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: _____

7424 BRIGHTSIDE AVE

The sign(s) were posted on 5-29-06
(Month, Day, Year)

Sincerely,

Robert Black 5-30-06
(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)



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **5998**

DATE 4/24/06 ACCOUNT R 006-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Michael Heise

FOR: Variance - 7432 Brightside Ave

06-534-A (Heise)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DN
4/25/2006	4/24/2006	14:59:56	4
REG MOD	WALKBY	KNOW	KNOW
RECEIPT # 449905		4/24/2006	OFFM
Dept 5 529 ZONING VERIFICATION			
CR NO. 005998			
Receipt Tot		\$65.00	
\$130.00		CR	\$100.00 CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

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: 06-534-A
Petitioner: Michael Scott Heise & Deborah Heise
Address or Location: 7422 Brightside Ave Balto, Md 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael S. Heise
Address: 7424 Brightside Ave
Balto Md 21237

Telephone Number: 410 866-2933 cell 443 324 9396

Revised 7/11/05 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2006 Issue - Jeffersonian

Please forward billing to:
Michael S. Heise
7424 Brightside Avenue
Baltimore, MD 21237

410-866-2933

NOTICE OF ZONING HEARING

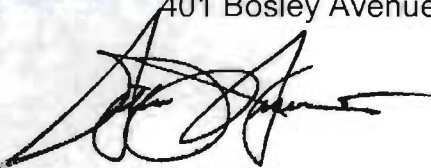
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-534-A

7422 Brightside Avenue
Northside of Brightside Avenue, 180 feet west of Rosedale Heights Avenue
14th Election District – 7th Councilmanic District
Legal Owners: Michael S. & Deborah L. Heise

Variance to permit a proposed dwelling with a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback in lieu of 10 feet.

Hearing: Thursday, June 15, 2006 at 10:00 a.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**



Baltimore County

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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

May 3, 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: 06-534-A

7422 Brightside Avenue
Northside of Brightside Avenue, 180 feet west of Rosedale Heights Avenue
14th Election District – 7th Councilmanic District
Legal Owners: Michael S. & Deborah L. Heise

Variance to permit a proposed dwelling with a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback in lieu of 10 feet.

Hearing: Thursday, June 15, 2006 at 10:00 a.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: Mr. & Mrs. Heise, 7424 Brightside Avenue, Baltimore 21237

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 31, 2006.**
- (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.

APPEAL SIGN POSTING REQUEST

CASE NO. 06-534-A

7422 BRIGHTSIDE AVENUE

14TH ELECTION DISTRICT

APPEALED: 7/24/2006

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 06-534-A

LEGAL OWNER: MICHAEL & DEBORAH HEISE

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

7422 BRIGHTSIDE AVENUE

The sign was posted on

1/23/07

~~2006~~

By:

(Signature of Sign Poster)

Jeff Radcliffe

(Print Name)



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

*PP'd at Reg
of D.P.C.
90 11/29/07*

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

May 7, 2007

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 06-534-A

IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners
7422 Brightside Avenue 14th Election District; 7th Councilmanic

and

CASE #: 06-535-A

IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners
7424 Brightside Avenue 14th Election District; 7th Councilmanic

6/29/2006– D.Z.C.'s Decision in which requested variance relief for 7422 and
7424 Brightside Avenue was DENIED.

which had been assigned for hearing on 6/20/07 has been POSTPONED at the request of Petitioners due to
scheduling conflict that preceded the scheduling of the instant hearing; and has been

REASSIGNED FOR:

WEDNESDAY, OCTOBER 3, 2007 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be
in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted
within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to
hearing date.

Kathleen C. Bianco
Administrator

c: Appellants

: Michael and Deborah Heise

Rocco Gabrielle

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

*PP'd to
10/03/07 @
Mtg. of Petitioners*

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

April 25, 2007

NOTICE OF ASSIGNMENT

CASE #: 06-534-A

IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners
7422 Brightside Avenue 14th Election District; 7th Councilmanic

and

CASE #: 06-535-A

IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners
7424 Brightside Avenue 14th Election District; 7th Councilmanic

6/29/2006– D.Z.C.'s Decision in which requested variance relief for 7422 and
7424 Brightside Avenue was DENIED.

ASSIGNED FOR:

WEDNESDAY, JUNE 20, 2007 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be
in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted
within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to
hearing date.

Kathleen C. Bianco
Administrator

c: Appellants

: Michael and Deborah Heise

Rocco Gabrielle

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 12, 2007

Kathleen Bianco, Administrator
County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

RECEIVED
SEP 12 2007
BALTIMORE COUNTY
BOARD OF APPEALS

Re: Michael & Deborah Heise
Case No.: 06-534-A/06-535-A

Dear Ms. Bianco:

I am writing to request a postponement of the hearing set for October 3, 2007 at 10:00 a.m. . I am currently scheduled to be in the Circuit Court for Howard County in the matter of Hardman-Myers Associates, Inc v. Rite Aid of Maryland on October 2nd and 3rd. This matter has been scheduled since the spring, however, the opposing attorney just yesterday informed me that he expects this case to carry over through the second day, October 3rd. I originally assumed it would be a one day case.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Carole S. Demilio".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

CSD\rmw

cc: Michael & Deborah Heise



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

September 12, 2007

SECOND NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 06-534-A

IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners
7422 Brightside Avenue 14th Election District; 7th Councilmanic

and

CASE #: 06-535-A

IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners
7424 Brightside Avenue 14th Election District; 7th Councilmanic

6/29/2006– D.Z.C.'s Decision in which requested variance relief for 7422 and
7424 Brightside Avenue was DENIED.

which had been reassigned for hearing to 10/03/07 has been **POSTPONED** at the request of People's Counsel due
to Circuit Court trial conflict; and has been

REASSIGNED FOR:

THURSDAY, NOVEMBER 29, 2007 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be
in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted
within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to
hearing date.

Kathleen C. Bianco
Administrator

c: Appellants

: Michael and Deborah Heise

Rocco Gabrielle

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

November 27, 2007

SENT VIA FACSIMILE 410-760-0630

Hunt Reporting Company
12 Crain Highway NW
Glen Burnie, MD 21061



ATTN: Louise

RE: *In the Matter of: Robert Poleski, et al -Legal Owners*
Case No. M.C. 07-03 and *Michael Heise, et ux - Legal*
Owners /Petitioners /Cases No 06-534-A and No. 06-535-A
Court Reporter Services /Contract # 43148
Thursday, November 29, 2007

Dear Louise:

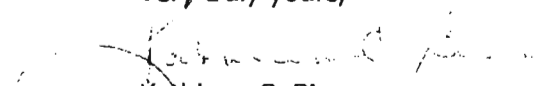
Per our conversation this morning, this will confirm that your agency will provide court reporter services for the subject hearings scheduled before the Board of Appeals on Thursday, November 29, 2007 beginning at 9:00 a.m. at the rate of \$50.00 per hour. As indicated to you this morning, our hearings usually end no later than 4:00 p.m.

I've also enclosed a copy of the Notice of Assignment for the subject hearings. **The Board's hearing room is located in Room 48, Old Courthouse (basement level), 400 Washington Avenue, Towson, MD 21204.**

Services are to be billed to Baltimore County's Office of Budget and Finance -Disbursements, 400 Washington Avenue, Room 148, Towson, MD 21204, in accordance with Contract # 43148.

Should you have any questions, I can be reached at **410-887-3180**. In addition, it is my understanding that you will contact our legal secretary, Linda Fliegel, at the above number to confirm that a court reporter will be in attendance on the date of November 29, 2007 as indicated above, and that your court reporter will check in with Linda in Room 49 (next door to hearing room) prior to the scheduled hearings on November 29th.

Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

November 30, 2007

NOTICE OF DELIBERATION

IN THE MATTER OF:

MICHAEL AND DEBORAH HEISE – Petitioners /Legal Owners
Case No. 06-534-A and 06-535-A

Having heard this matter on 11/29/07, public deliberation has been scheduled for the following date /time:

DATE AND TIME : **TUESDAY, JANUARY 8, 2008 at 9:00 a.m.**

LOCATION : **Hearing Room 48, Basement, Old Courthouse**

NOTE: ALL PUBLIC DELIBERATIONS ARE OPEN SESSIONS; HOWEVER, ATTENDANCE IS NOT REQUIRED. A WRITTEN OPINION /ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

Kathleen C. Bianco
Administrator

c: Appellants /Petitioners : Michael and Deborah Heise

Rocco Gabrielle

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

FYI 2-4-6



**Department of Permits
Development Management**



Baltimore County

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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

June 9, 2006

Michael Scott Heise
Deboreah L. Heise
7424 Brightside Ave.
Baltimore, MD, 21237

Dear: Mr. Heise and Mrs. Heise

RE: Case Number: 06-534-A; 7422 Brightside Ave

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:sma

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: May 22, 2006

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

MAY 2 2006

SUBJECT: 7422- 7424 Brightside Avenue

INFORMATION:

Item Numbers: 6-534 and 6-535

Petitioner: Michael and Deborah Heise

Zoning: DR 5.5

Requested Action:

ZAC 06-534: 7422 Brightside Avenue, variance from Section 1B02.3.C.1 of the BCZR to permit a lot width of 50 feet in lieu of the required 55 feet and a 7-foot side yard setback.

ZAC 06-535: 7424 Brightside Avenue, variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following condition shall apply to the proposed dwelling at 7422 Brightside Avenue:

Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.

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

Prepared by:

A handwritten signature in blue ink, appearing to read "Amy Mantay", written over a horizontal line.

Division Chief:

AFK/LL: CM

A handwritten signature in blue ink, appearing to read "Amy Mantay", written over a horizontal line.

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



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

Maryland Department of Transportation

Date: 4.28.06

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

RE: Baltimore County
Item No. 534 JHP

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

May 2, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: May 1, 2006

Item No.: 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530,
531, 532, 533, 534, 535, 536.

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 Don W. Muddiman
Fire Marshal's Office
Phone (O) 410-887-4881
Mail Stop - 1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 5, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2006
Item No. 519, 520, 521, 523, 524, 525,
526, 527, 529, 530, 531, 532, 533, 534,
535, and 05-558 SPH XA

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-05032006.doc

RE: PETITION FOR VARIANCE * BEFORE THE
7422 Brightside Avenue; N/S Brightside *
Avenue, 180' E. Rosedale Heights Avenue * ZONING COMMISSIONER
14th Election & 7th Councilmanic Districts *
Legal Owner(s): Michael & Deborah Heise * FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-534-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

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 3rd day of May, 2006, a copy of the foregoing Entry of Appearance was mailed to, Michael & Deborah Heise, 7424 Brightside Avenue, Baltimore, MD 21237, Petitioner(s).

RECEIVED

MAY 03 2006

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**Department of Permits &
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

September 13, 2006

Michael Heise
Deborah Heise
7424 Brightside Avenue
Baltimore, MD 21237

Dear Mr. & Mrs. Heise:

RE: Case: 06-534-A, 7422 Brightside Avenue

Please be advised that this office received your appeal of the above-referenced case on July 24, 2006. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco". The signature is fluid and cursive.

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Rocci Gabrielle, 7420 Brightside Avenue, Baltimore 21237



APPEAL

Petition for Variance
7422 Brightside Avenue
N/S Brightside Avenue, 130 ft. W of Rosedale Heights Avenue
14th Election District – 7th Councilmanic District
Legal Owners: Michael & Deborah Heise

Case No.: 06-534-A

Petition for Variance (April 24, 2006)

Zoning Description of Property

Notice of Zoning Hearing (May 3, 2006)

Certification of Publication (The Jeffersonian – May 30, 2006)

Certificate of Posting (May 29, 2006) by SSG Robert Black

Entry of Appearance by People's Counsel (May 3, 2006)

Petitioner(s) Sign-In Sheet – None

Protestant(s) Sign-In Sheet – None

Citizen(s) Sign-In Sheet – None

Zoning Advisory Committee Comments

Petitioners' Exhibit

None

Protestants' Exhibits:

None

Miscellaneous (Not Marked as Exhibit)

None

Deputy Zoning Commissioner's Order (DENIED – June 29, 2006)

Notice of Appeal received on July 24, 2006 from Michael & Deborah Heise

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Michael & Deborah Heise
Rocci Gabrielle

date sent September 13, 2006, klm

APPEAL

Petition for Variance
7422 Brightside Avenue
N/S Brightside Avenue, 130 ft. W of Rosedale Heights Avenue
14th Election District – 7th Councilmanic District
Legal Owners: Michael & Deborah Heise

Case No.: 06-534-A

- ✓ Petition for Variance (April 24, 2006)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (May 3, 2006)
- ✓ Certification of Publication (The Jeffersonian – May 30, 2006)
- ✓ Certificate of Posting (May 29, 2006) by SSG Robert Black
- ✓ Entry of Appearance by People's Counsel (May 3, 2006)
- Petitioner(s) Sign-In Sheet – None
- Protestant(s) Sign-In Sheet – None
- Citizen(s) Sign-In Sheet – None
- ✓ Zoning Advisory Committee Comments
- Petitioners' Exhibit
None
- Protestants' Exhibits:
None
- Miscellaneous (Not Marked as Exhibit)
None
- ✓ Deputy Zoning Commissioner's Order (DENIED – June 29, 2006)
- ✓ Notice of Appeal received on July 24, 2006 from Michael & Deborah Heise



c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Michael & Deborah Heise
Rocci Gabrielle

date sent September 13, 2006, klm

10/5/06 Called K. Mathews for map/plot.
Plot should be in companion file.

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Michael & Deborah Heise
7422 Brightside Ave.
14th E; 7th C
Case Nos.: 06-534-A
and 06-535-A

DATE: January 8, 2008

BOARD/PANEL: Lawrence M. Stahl
Wendell H. Grier
Robert Witt

RECORDED BY: Linda B. Fliegel/Legal Secretary

PURPOSE: To request relief denied below as follows:

7422 Brightside Avenue - 06-534-A -Var – To permit a lot width of 50' in lieu of the required 55' and a 7' side yard setback for proposed dwelling.

7424 Brightside Avenue - 06-535-A -Var – To permit a lot width of 50' in lieu of the required 55' for existing dwelling.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

- 1) Are the properties merged?
- 2) Does their request for variance meet the criteria?
- 3) If someone bought a piece of property under the old zoning, would the old zoning regulations apply?
- 4) Various other documents, lower ruling, etc.

STANDING

Are these properties merged?

- The properties consist of lots 13, 14, 15 & 16.
- The Petitioners live in a dwelling on lots 15 & 16 and would like to build on lots 13 and 14.
- The Petitioners would like to retain the common driveway and to accommodate this request they would have to take a small section from the area of lots 15 & 16 where their dwelling already exists in order to build the new proposed dwellings.
- The Board felt that this case was a classic variance case and not a merger case as proposed below wherein the Deputy Zoning Commissioner denied their requested on the basis of being a merger.
- The Board mentioned a similar 2005 case Reems v. Montgomery Co.
- The lots were conveyed by one Deed, however, the lots were listed individually as lots 13, 14, 15 & 16.
- Although there is one assessment bill for all four lots, the legal description on the assessment is lots 13 thru 16.
- The Board concluded that they properties are not merged.

Michael & Deborah Heise
7422 Brightside Ave.
Case No.: 06-534-A and 06-535-A

Do the properties meet the criteria for the Board to grant variances?

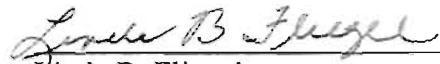
- The Board could not find that the Petitioners was in any way unique and therefore they did not move forward to discuss practical difficulty.

DECISION BY BOARD MEMBERS: The Board concluded that the properties were not merged however, the case for property uniqueness to meet the first criteria for granting a variance was not met by the Petitioners.

FINAL DECISION: After a thorough review of the facts, testimony, and law in the matter, the Board unanimously decided to *DENY* Petitioners request for variance relief.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place that date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted



Linda B. Fliegel

County Board of Appeals

July 24, 2006

Department of Permits and Development Management:

Please be advised that we would like to file an appeal to the decision that was rendered in the following case:

Michael Heise and Deborah Heise
7424 Brightside Avenue
Baltimore, MD 21237

Petition for Administrative Variance
Case No: 06-534-A and 06-535-A
Property: 7422 and 7424 Brightside Ave

Kind Regards,

Michael & Deborah Heise
Tel: 410-866-2933

check #741 \$400.00
Add to previous check in the amount of \$400.00

\$800.00 total

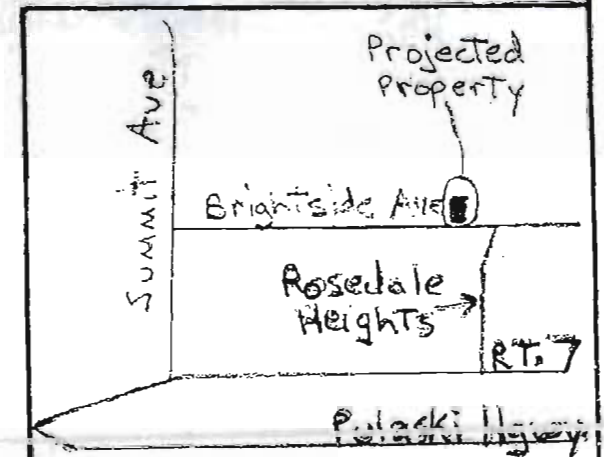
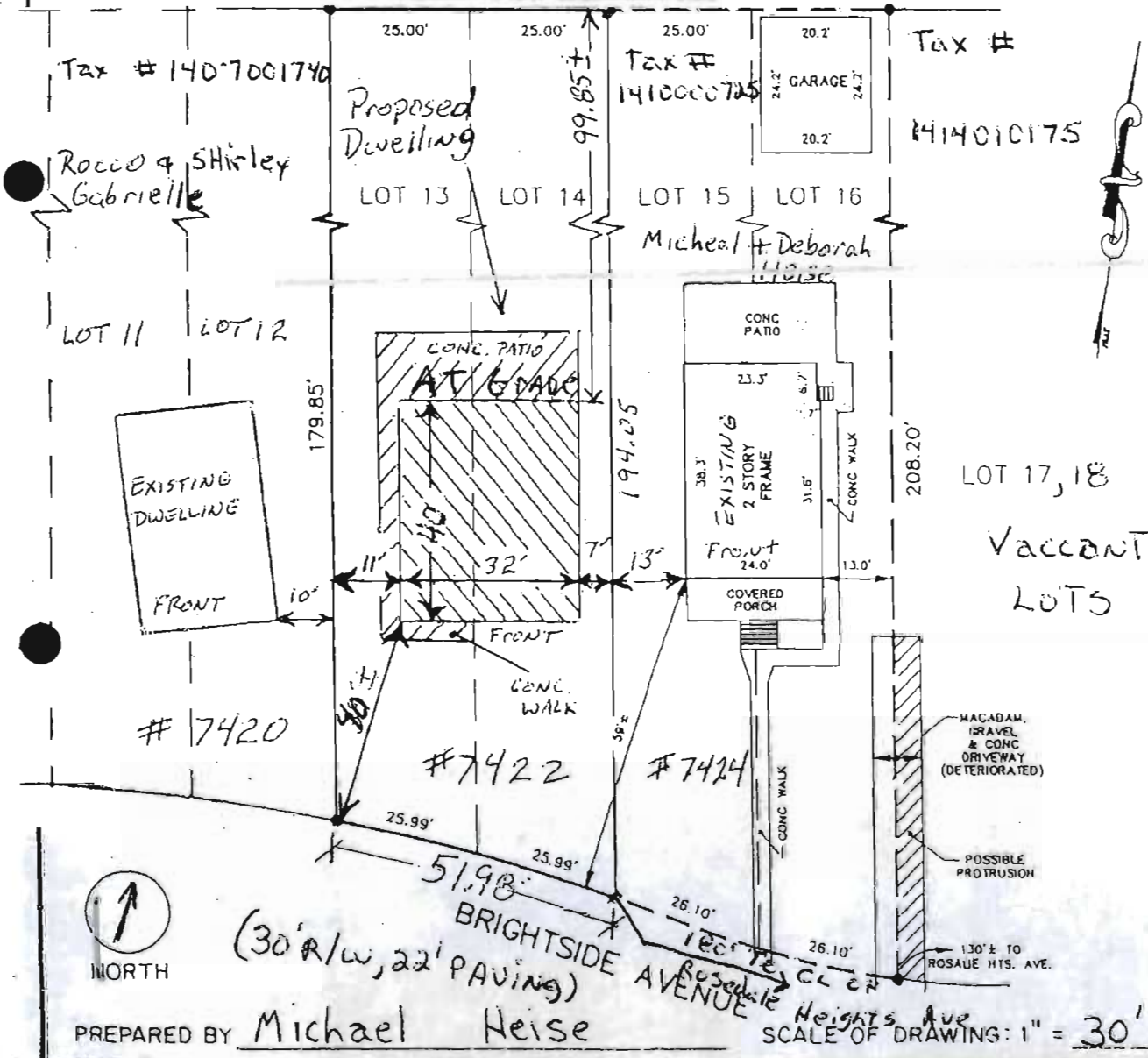
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7422 Brightside Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Rosedale Heights

PLAT BOOK # 7 FOLIO # 160 LOT # 13, 14 SECTION #

OWNER Michael S. Heise Deborah L. Heise



VICINITY MAP
SCALE: 1" = 1000'

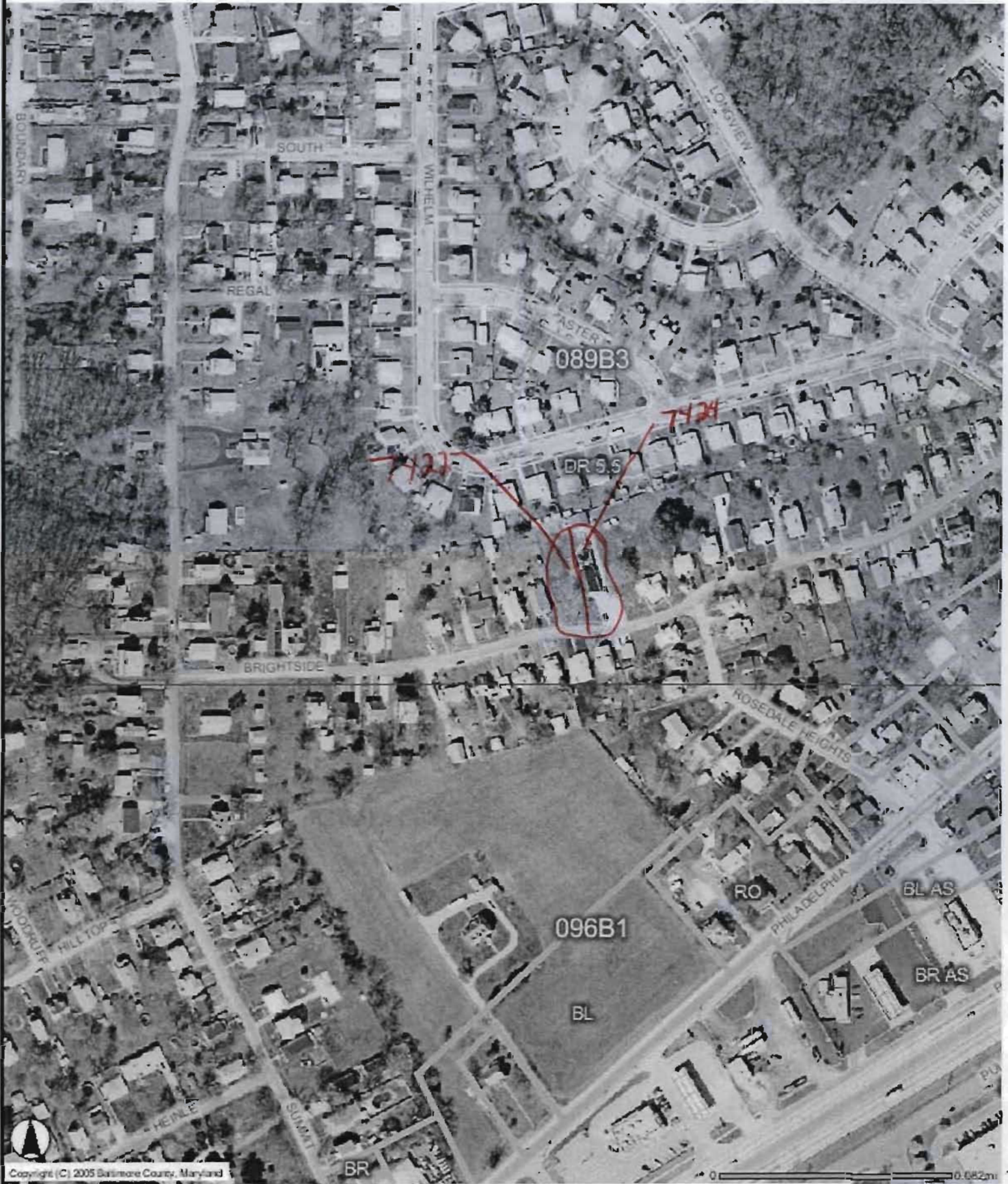
LOCATION INFORMATION

ELECTION DISTRICT 14
COUNCILMANIC DISTRICT 7
1" = 200' SCALE MAP # 089B3
ZONING DR. S. 5
LOT SIZE .219 9534.45
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☐	☒
WATER	☒	☐	☐	☒
CHESAPEAKE BAY CRITICAL AREA			☐	☒
100 YEAR FLOOD PLAIN			☐	☒
HISTORIC PROPERTY / BUILDING			☐	☒
PRIOR ZONING HEARING	None		<u>29</u>	

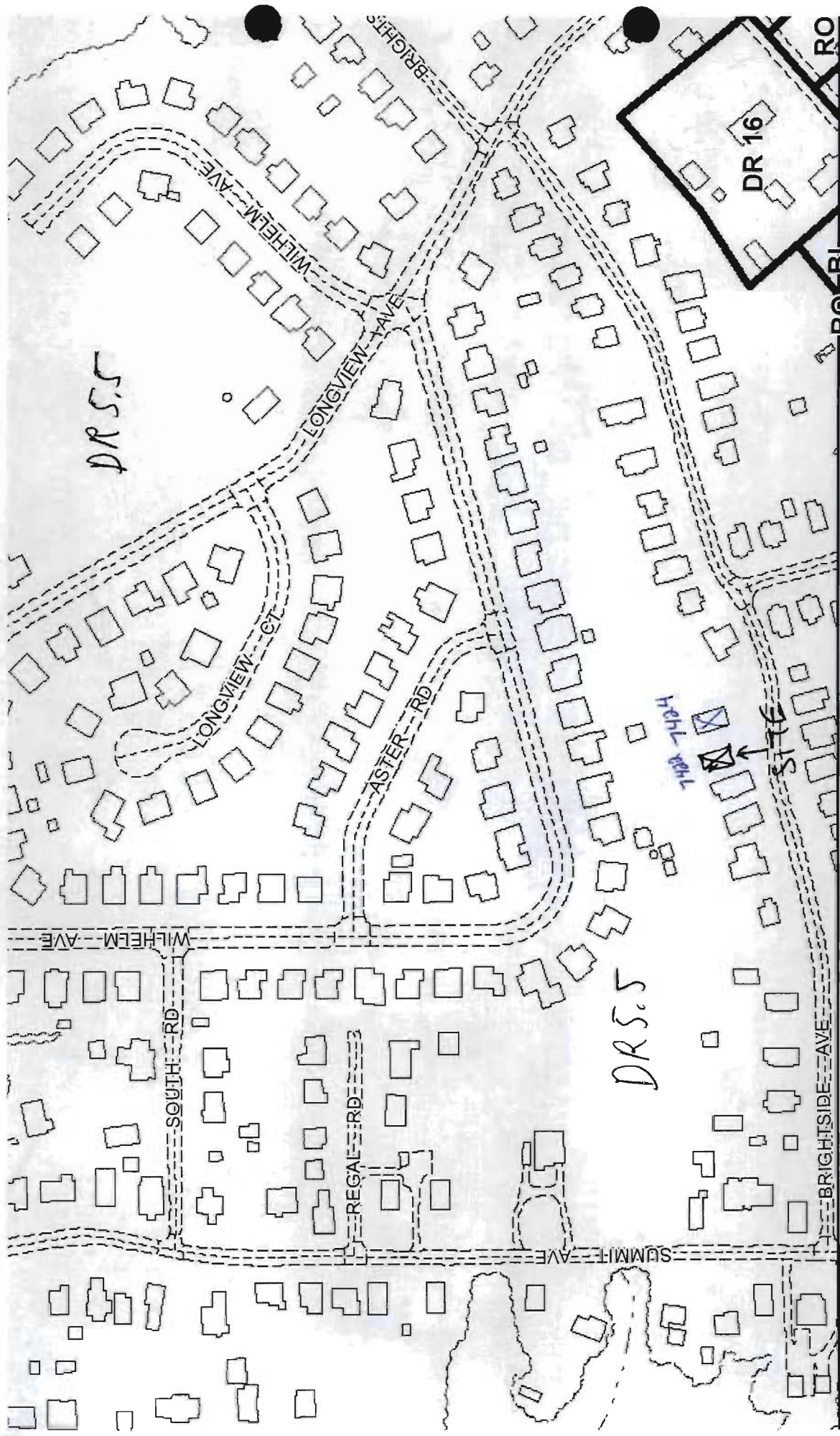
ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 534 CASE # 106-534-A

Baltimore County - My Neighborhood



06-534-A

089-B-3
1" = 200 Ft
DR S.S.



06-534-A

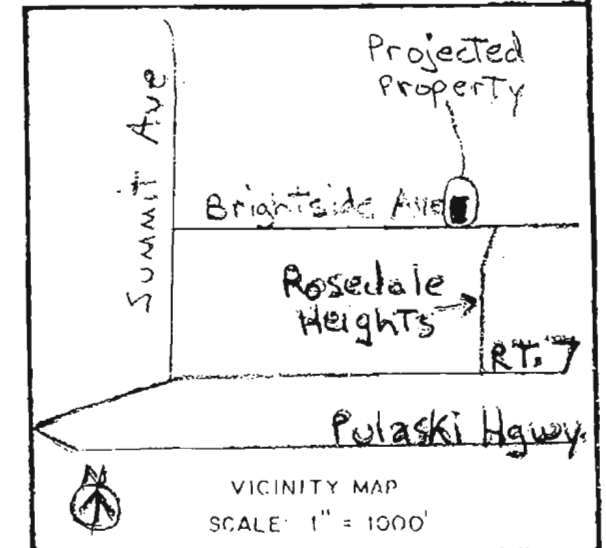
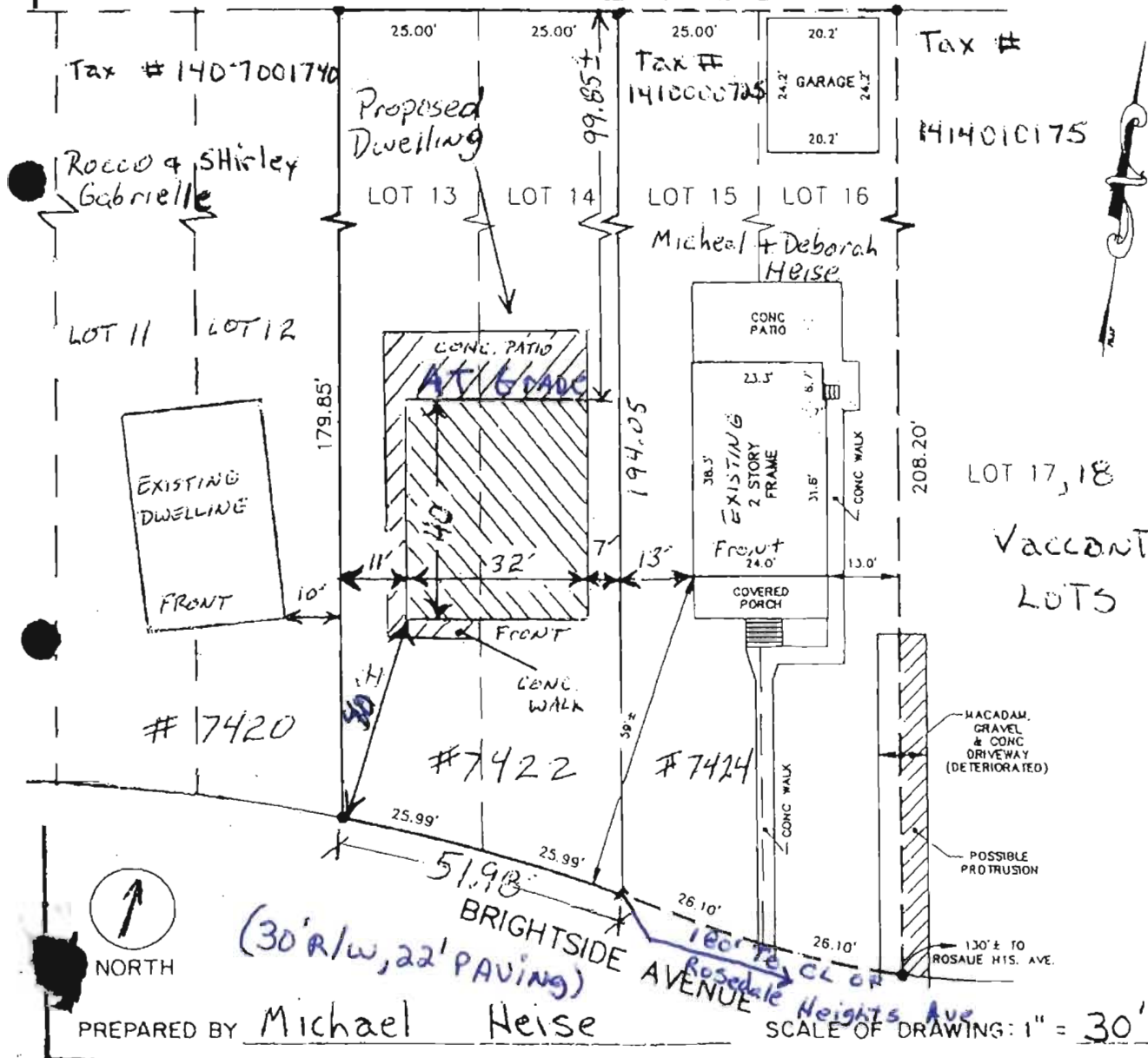
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7422 Brightside Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Rosedale Heights

PLAT BOOK # 7 FOLIO # 160 LOT # 13, 14 SECTION #

OWNER Michael S. Heise Deborah L. Heise



LOCATION INFORMATION			
ELECTION DISTRICT	14		
COUNCILMANIC DISTRICT	7		
1" = 200' SCALE MAP #	089B3		
ZONING	DR. S. 5		
LOT SIZE	.219	9534.45	
	ACREAGE	SQUARE FEET	
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒ PUBLIC	☐ PRIVATE	
CHESAPEAKE BAY CRITICAL AREA	☐ YES	☒ NO	
100 YEAR FLOOD PLAIN	☐ YES	☒ NO	
HISTORIC PROPERTY/ BUILDING	☐ YES	☒ NO	
PRIOR ZONING HEARING	None		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JNP	534	106-534-A

50 foot wide



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Account Identifier: District - 14 Account Number - 1418053590

Owner Information

Owner Name:	ROPPELT NORMAN ROPPELT DOROTHY	Use:	RESIDENTIAL
Mailing Address:	7518 BRIGHTSIDE AVE BALTIMORE MD 21237-1305	Principal Residence:	YES
		Deed Reference:	1) / 2165/ 294 2)

Location & Structure Information

Premises Address	Legal Description
18 BRIGHTSIDE AVE	LT 42 PT 43 ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	21	640					42	3	Plat Ref: 7/ 160

Special Tax Areas	Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,288 SF	6,144.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior WOOD 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:	27,500	69,390		
Improvements:	75,220	105,590		
Total:	102,720	174,980	102,720	126,806
Preferential Land:	0	0	0	0

Transfer Information

Transfer:	Date:	Price:
Deed:	Deed1:	Deed2:
Transfer:	Date:	Price:
Deed:	Deed1:	Deed2:
Transfer:	Date:	Price:
Deed:	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

Exempt: NO
Exempt Class: # 7518 is a 50 foot lot
Special Tax Recapture: * NONE *



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Account Identifier: District - 14 Account Number - 1420032200

Owner Information

Owner Name: GIFFORD KAREN Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7514 BRIGHTSIDE AVE Deed Reference: 1) /21270/ 298
BALTIMORE MD 21237-1305 2)

Location & Structure Information

Remises Address
7514 BRIGHTSIDE AVE

Legal Description

LTS 38,39
7514 BRIGHTSIDE AVE
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plot No:	Plot Ref:
89	21	640					38	3		7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	1,288 SF	7,956.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	28,950	70,860		
Improvements:	69,490	96,100		
Total:	98,440	166,960	98,440	121,280
Preferential Land:	0	0	0	0

Transfer Information

Owner:	Date:	Price:
THOMAS GEORGE H, 3RD	01/13/2005	\$0
NOT ARMS-LENGTH	Deed1: /21270/ 298	Deed2:
THOMAS GEORGE H, 3RD	Date: 07/01/1996	Price: \$0
NOT ARMS-LENGTH	Deed1: /11681/ 129	Deed2:
Owner:	Date:	Price:
NOT ARMS-LENGTH	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

7514 is a 50 foot lot



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Account Identifier: District - 14 Account Number - 1416060325

Owner Information

Owner Name: POTTS WILLIAM MICHAEL Use: RESIDENTIAL
POTTS EVELYN M
Principal Residence: YES
Mailing Address: 7512 BRIGHTSIDE AVE Deed Reference: 1) /16026/ 702
BALTIMORE MD 21237-1305 2)

Location & Structure Information

Premises Address							Legal Description		
512 BRIGHTSIDE AVE							LT 36,37 ROSEDALE HEIGHTS		
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					36	3	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area		Property Land Area		County Use	
1951				1,352 SF		8,619.00 SF		04	
Stories		Basement		Type				Exterior	
2		YES		STANDARD UNIT				BRICK	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2005	07/01/2006
Land:	29,610	71,020		
Improvements:	73,600	103,550		
Total:	103,210	174,570	103,210	126,996
Preferential Land:	0	0	0	0

Transfer Information

Owner: POTTS BARBARA P Date: 01/28/2002 Price: \$0
Deed: NOT ARMS-LENGTH Deed1: /16026/ 702 Deed2:
Owner: Date: Price:
Deed: Deed1: Deed2:
Owner: Date: Price:
Deed: 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

Exempt: NO
Exempt Class:

7512 is a 50 foot lot

Special Tax Recapture:

* NONE *



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Account Identifier: District - 14 Account Number - 1403024630

Owner Information

Owner Name:	CATLIN JOSEPH A	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	2127 E BOUNDARY AVE BALTIMORE MD 21237-1317	Deed Reference:	1) /23434/ 495 2)

Location & Structure Information

Remises Address	Legal Description
07 BRIGHTSIDE AVE	LTS 68,69 7507 BRIGHTSIDE AVE ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					68	3	Plat Ref: 7/ 160

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1931	Enclosed Area 1,344 SF
Stories 2	Basement YES
	Type STANDARD UNIT
	Exterior SIDING
	Property Land Area 8,700.00 SF
	County Use 04

Value Information

	Base Value	Value As Of	Phase-in Assessments As Of	Phase-in Assessments As Of
		01/01/2006	07/01/2005	07/01/2006
Land:	29,700	71,050		
Improvements:	59,190	91,840		
Total:	88,890	162,890	88,890	113,556
Preferential Land:	0	0	0	0

Transfer Information

Owner:	WITKUS ANGELINE H	Date:	02/23/2006	Price:	\$127,660
Deed:	IMPROVED ARMS-LENGTH	Deed1:	/23434/ 495	Deed2:	
Owner:	SECRETARY OF HOUSING AND	Date:	12/16/1998	Price:	\$102,500
Deed:	NOT ARMS-LENGTH	Deed1:	/13378/ 106	Deed2:	
Owner:	KRAUSE KARL F	Date:	09/30/1998	Price:	\$96,000
Deed:	NOT ARMS-LENGTH	Deed1:	/13182/ 744	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

Exempt Class: NO Special Tax Recapture: * NONE *

7507 is a 50 foot lot



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Account Identifier: District - 14 Account Number - 1416075425

Owner Information

Owner Name: ELKHORN PROPERTIES LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: SUITE H Deed Reference: 1) /21226/ 625
5970 WILCOX PLACE 2)
DUBLIN OH 43016-6808

Location & Structure Information

Remises Address
107 BRIGHTSIDE AVE

Legal Description

7407 BRIGHTSIDE AVE
SUMMIT FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	21	637					49	3		7/ 48

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1923

Enclosed Area
1,055 SF

Property Land Area
8,910.00 SF

County Use
04

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

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2005
Land:	29,220	71,100		
Improvements:	52,490	139,800		
Total:	81,710	210,900	81,710	124,773
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
KARES CHARLES T	01/05/2005	\$209,900
IMPROVED ARMS-LENGTH	Deed1: /21226/ 625	Deed2:
PROFFITT WM J, ER ETAL	06/24/2004	\$25,000
NOT ARMS-LENGTH	Deed1: /20303/ 649	Deed2:
	Date:	Price:
	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

7407 is a 50 foot lot



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Account Identifier: District - 14 Account Number - 2000014319

Owner Information

Owner Name: DIEHL MICHAEL C, SR
DIEHL LORENE Use: RESIDENTIAL

Mailing Address: 7502 BRIGHTSIDE AVE
BALTIMORE MD 21237-1305 Principal Residence: YES

Deed Reference: 1) /14370/ 490
2)

Location & Structure Information

Premises Address				Legal Description			
7502 BRIGHTSIDE AVE				.199 AC LTS 24-25 7502 BRIGHTSIDE AVE ROSEDALE HEIGHTS			

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					24	3	Plat Ref: 7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,092 SF	8,650.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,650	71,030		
Improvements:	112,460	136,080		
Total:	142,110	207,110	142,110	163,776
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
Owner: DIEHL MICHAEL C, SR Type: NOT ARMS-LENGTH	Date: 03/23/2000 Deed1: /14370/ 490	Price: \$0 Deed2:
Owner: MCLHINNEY DONALD JONUS Type: IMPROVED ARMS-LENGTH	Date: 04/11/1996 Deed1: /11528/ 362	Price: \$106,000 Deed2:
Owner: JOCKEL GEORGE J Type: IMPROVED ARMS-LENGTH	Date: 02/09/1987 Deed1: / 7572/ 13	Price: \$5,000 Deed2:

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

7502 is a 50 foot lot



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ount Identifier: District - 14 Account Number - 1410046500

Owner Information

Owner Name: WILLIAMSON RICHARD J WILLIAMSON LINDA S Billing Address: 7500 BRIGHTSIDE AVE BALTIMORE MD 21237-1305	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) / 9662/ 563 2)
--	---

Location & Structure Information

Address: 7500 BRIGHTSIDE AVE	Legal Description: .200 AC LTS 22-23 7500 BRIGHTSIDE AV NS ROSEDALE HEIGHTS
--	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
19	21	640					22	3	Plat Ref: 7/ 160

Social Tax Areas		Town Ad Valorem Tax Class
Primary Structure Built 1928	Enclosed Area 1,080 SF	Property Land Area 8,700.00 SF
County Use 04	Stories J	Basement YES
Type STANDARD UNIT	Exterior SIDING	

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	29,700	71,050		
Improvements:	61,830	75,130		
Total:	91,530	146,180	91,530	109,746
Preferential Land:	0	0	0	0

Transfer Information

Transferor	Grantee	Date	Price
JOCKEL ALMIRA E	IMPROVED ARMS-LENGTH	03/19/1993	\$73,000
JOCKEL GEORGE J	NOT ARMS-LENGTH	08/19/1988	\$0

Exemption Information

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

Exempt: NO
Exempt Class: # 7500 is a 50 foot lot
Special Tax Recapture: * NONE *



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Account Identifier: District - 14 Account Number - 1418073710

Owner Information

Owner Name: BROWN HILARY S/ DAWN L
ORMROD SHARON L
Use: RESIDENTIAL
Principal Residence: YES
Billing Address: 7423 BRIGHTSIDE AVE
BALTIMORE MD 21237-1302
Deed Reference: 1) /13514/ 199
2)

Location & Structure Information

Previous Address: 23 BRIGHTSIDE AVE
Legal Description: LT 85-86
7423 BRIGHTSIDE AVE
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	21	640					85	3	Plat Ref: 7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	1,664 SF	7,701.00 SF	04
Stories: 2	Basement: YES	Type: STANDARD UNIT	Exterior: SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	28,700	70,800		
Improvements:	70,960	111,180		
Total:	99,660	181,980	99,660	127,100
Preferential Land:	0	0	0	0

Transfer Information

Transferor	Grantee	Date	Price
SCHIAFFINO GEORGE	IMPROVED ARMS-LENGTH	02/09/1999	\$89,900
BENTLEY HARRISON, JR	NOT ARMS-LENGTH	12/10/1998	\$58,000
RUPP JAMES E	IMPROVED ARMS-LENGTH	12/05/1988	\$32,900

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#7423 is a 50 foot lot
(directly across street from
#7424)



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Account Identifier: District - 14 Account Number - 1407001740

Owner Information

Owner Name: GABRIELE ROCCO J GABRIELE SHIRLEY C Mailing Address: 7420 BRIGHTSIDE AVE BALTIMORE MD 21237-1303	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) / 5671/ 596 2)
---	---

Location & Structure Information

Remises Address 20 BRIGHTSIDE AVE	Legal Description LT 11-12 ROSEDALE HEIGHTS
---	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	21	640					11	3		7/ 160

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,188 SF	8,850.00 SF	04

Stories 1	Basement YES	Type STANDARD UNIT	Exterior SIDING
---------------------	------------------------	------------------------------	---------------------------

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,850	71,080		
Improvements:	67,240	84,300		
Total:	97,090	155,380	97,090	116,520
Preferential Land:	0	0	0	0

Transfer Information

Owner: GABRIELE ROCCO J Property: NOT ARMS-LENGTH	Date: 09/01/1976 Deed1: / 5671/ 596 Price: \$0
--	---

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

#7420 is a 50 foot lot

* NONE *



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Account Identifier: District - 14 Account Number - 1423075400

Owner Information

Owner Name:	PEREZ ANGEL D,SR	Use:	RESIDENTIAL
		Principal Residence:	YES
Billing Address:	7418 BRIGHTSIDE AVE BALTIMORE MD 21237-1303	Deed Reference:	1) /20823/ 350 2)

Location & Structure Information

Address:	18 BRIGHTSIDE AVE	Legal Description:	.1997 AC LTS 9-10 7418 BRIGHTSIDE AVE ROSEDALE HEIGHTS
----------	-------------------	--------------------	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
39	21	640					9	3		7/ 150

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,110 SF	8,700.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,700	71,050		
Improvements:	60,730	76,070		
Total:	90,430	147,120	90,430	109,326
Preferential Land:	0	0	0	0

Transfer Information

Owner:	Date:	Price:
PEREZ ANGEL D,SR	10/13/2004	\$0
NOT ARMS-LENGTH	Deed1: /20823/ 350	Deed2:
SEABREESE RICHARD E,SRD	Date: 02/08/2000	Price: \$92,000
IMPROVED ARMS-LENGTH	Deed1: /14299/ 337	Deed2:
WOLF META M	Date: 08/20/1991	Price: \$60,000
IMPROVED ARMS-LENGTH	Deed1: / 8889/ 216	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

7418 is a 50 foot lot

* NONE *



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Account Identifier: District - 14 Account Number - 1411078150

Owner Information

Owner Name:	TAMBERINO GRACE L	Use:	RESIDENTIAL
		Principal Residence:	YES
Billing Address:	7403 BRIGHTSIDE AVE BALTIMORE MD 21237-1302	Deed Reference:	1) /21444/ 352 2)

Location & Structure Information

Remises Address 03 BRIGHTSIDE AVE	Legal Description LT 45,46 7403 BRIGHTSIDE AVE SUMMIT FARMS
--------------------------------------	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	21	637					45	3		7/ 48

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built 1949	Enclosed Area 1,344 SF	Property Land Area 9,435.00 SF	County Use 04
Stories 2	Basement YES			Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	Phase-in Assessments As Of 07/01/2006
Land:	29,350	71,230		
Improvements:	61,540	98,750		
Total:	90,890	169,980	90,890	117,253
Preferential Land:	0	0	0	0

Transfer Information

Seller: KRIZEK RAYMOND J	Date: 02/17/2005	Price: \$0
Deed: NOT ARMS-LENGTH	Deed1: /21444/ 352	Deed2:
Seller: KRIZEK LOUISE	Date: 03/15/1985	Price: \$0
Deed: NOT ARMS-LENGTH	Deed1: / 6884/ 445	Deed2:
Seller:	Date:	Price:
Deed:	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

This is a 50 foot wide lot
7403 Brightside Ave

- all less 10 feet
set back

- some 50 ft lot

Pet #3



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Account Identifier: District - 14 Account Number - 1423051950

Owner Information

Owner Name:	KOVIAK MARIE CECELIA KOVIAK THOMAS A	Use:	RESIDENTIAL
Principal Address:	7519 BRIGHTSIDE AVE BALTIMORE MD 21237-1304	Principal Residence:	YES
		Deed Reference:	1) /11771/ 353 2)

Location & Structure Information

Remises Address	Legal Description
7519 BRIGHTSIDE AVE	LT 55,56 7519 BRIGHTSIDE AVE ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
39	21	640					55	3	Plat Ref: 7/ 160

Special Tax Areas		Town Ad Valorem Tax Class
Primary Structure Built	Enclosed Area	Property Land Area
1951	1,298 SF	7,315.00 SF
County Use		04
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
		Exterior
		STUCCO

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2005	07/01/2006
Land:	28,310	70,560		
Improvements:	71,720	99,280		
Total:	100,030	169,840	100,030	123,300
Preferential Land:	0	0	0	0

Transfer Information

Transferor:	COUSENS E FAWN KOVIAK MARIE C	Date:	08/29/1996	Price:	\$45,000
Grantee:	NOT ARMS-LENGTH	Deed1:	/11771/ 353	Deed2:	
Transferor:	WILSON ROBERT L	Date:	11/23/1993	Price:	\$0
Grantee:	NOT ARMS-LENGTH	Deed1:	/10162/ 407	Deed2:	
Transferor:		Date:		Price:	
Grantee:		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

Exempt: NO
Exempt Class: Special Tax Recapture: * NONE *

- # 7519 is a 50 foot lot
- # 7519 is 7 feet from
neighbor (# 7517) property line



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Account Identifier: District - 14 Account Number - 1404051450

Owner Information

Owner Name: SPARWASSER, GEORGE M, 2ND Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7516 BRIGHTSIDE AVE Deed Reference: 1) /12765/ 255
BALTIMORE MD 21237-1305 2)

Location & Structure Information

Remises Address Legal Description
7516 BRIGHTSIDE AVE LT 40, 41
7516 BRIGHTSIDE AVE
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					40	3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1948

Enclosed Area
1,268 SF

Property Land Area
8,321.00 SF

County Use
04

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

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,320	70,950		
Improvements:	94,990	132,540		
Total:	124,310	203,490	124,310	150,703
Preferential Land:	0	0	0	0

Transfer Information

Owner	Property	Date	Price
MOORE JOHN R	IMPROVED ARMS-LENGTH	04/03/1998	\$115,900
DODSON ROY C	IMPROVED ARMS-LENGTH	05/16/1990	\$181,600

Exemption Information

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

x Exempt: NO
Exempt Class:

Special Tax Recapture:

- #7516 is a 50 foot lot
- #7516 is 8 feet from neighbor (#7518) property line

* NONE *



↑
7515

7513 ↑

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Account Identifier: District - 14 Account Number - 1426040910

Owner Information

Owner Name: LOVO, ALEJANDRO Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7515 BRIGHTSIDE AVE Deed Reference: 1) /20187/ 36
BALTIMORE MD 21237-1304 2)

Location & Structure Information

Location Address								Legal Description	
15 BRIGHTSIDE AVE								LT 60,61 7515 BRIGHTSIDE AVE ROSEDALE HEIGHTS	
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
89	21	640					60	3	7/ 160

Special Tax Areas

Primary Structure Built		Enclosed Area	Property Land Area	County Use
1955		1,243 SF	9,020.00 SF	04
Stories	Basement	Type	Exterior	
1	YES	STANDARD UNIT	SIDING	

Value Information

	Base Value	Value			Phase-in Assessments		
		As Of	As Of	As Of	As Of	As Of	As Of
		01/01/2005	07/01/2005	07/01/2005	07/01/2005	07/01/2005	07/01/2005
Land:	30,000	71,130					
Improvements:	72,760	127,280					
Total:	102,760	198,410	102,760		134,643		
Preferential Land:	0	0	0		0		

Transfer Information

Owner:	ZIEGELHEAFER KATHERINE	Date:	06/07/2004	Price:	\$170,000
Legal:	NOT ARMS-LENGTH	Deed1:	/20187/ 36	Deed2:	
Owner:	ZIEGELHEAFER FRANCIS	Date:	06/14/1994	Price:	\$0
Legal:	NOT ARMS-LENGTH	Deed1:	/ 6728/ 648	Deed2:	
Owner:		Date:		Price:	
Legal:		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

Exempt: NO Special Tax Recapture: NONE *

7515 is a 50 foot lot
7515 is 3 feet from neighbors (#7513) property line
7515 is 8 feet from neighbor (#7517) property line



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Account Identifier: District - 14 Account Number - 1406001200

Owner Information

Owner Name: FAIRLEY LILLIAN C Use: RESIDENTIAL
Principal Residence: YES
Billing Address: 7513 BRIGHTSIDE AVE Deed Reference: 1) /21270/ 301
BALTIMORE MD 21237-1304 2)

Location & Structure Information

Premises Address				Legal Description			
7513 BRIGHTSIDE AVE				LTS 62,63 7513 BRIGHTSIDE AVE ROSEDALE HEIGHTS			

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
9	21	640					62	3		7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1957

Enclosed Area
1,486 SF

Property Land Area
8,944.00 SF

County Use
04

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

Value Information

	Base Value	Value As Of 07/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,940	71,110		
Improvements:	79,670	110,400		
Total:	109,610	181,510	109,610	133,576
Preferential Land:	0	0	0	0

Transfer Information

Transferor:	Date:	Price:
FAIRLEY GEORGE J, JR	01/13/2005	\$0
NOT ARMS-LENGTH	Deed1: /21270/ 301	Deed2:
	Date:	Price:
	Deed1:	Deed2:
	Date:	Price:
	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

7513 is a 50 foot lot
7513 is 8 foot from neighbors (#7515) property line



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count Identifier: District - 14 Account Number - 1407030410

Owner Information

Owner Name: AKINPINADE PAULINE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7511 BRIGHTSIDE AVE Deed Reference: 1) /20156/ 166
BALTIMORE MD 21237-1304 2)

Location & Structure Information

Mailing Address					Legal Description				
11 BRIGHTSIDE AVE					LT 64,65 7511 BRIGHTSIDE AVE ROSEDALE HEIGHTS				

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
39	21	640					64	3	7/ 160

Special Tax Areas

Primary Structure Built	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
1965		968 SF	8,700.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,700	71,050		
Improvements:	74,790	90,060		
Total:	104,490	161,110	104,490	123,365
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
GILBERT IRMA L	06/02/2004	\$155,000
IMPROVED ARMS-LENGTH	Deed1: /20156/ 166	Deed2:
GILBERT WILLIAM A	07/10/1981	Price: \$0
NOT ARMS-LENGTH	Deed1: / 4517/ 352	Deed2:
	Date:	Price:
	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#7511 is a 50 foot lot
#7511 is 4 feet from side porch to
neighbor (#7513) property line



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Account Identifier: District - 14 Account Number - 1405029070

Owner Information

Owner Name: RILEY GRAHAM, JR.
RILEY LINDA A Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7509 BRIGHTSIDE AVE
BALTIMORE MD 21237-1304 Deed Reference: 1) /10530/ 133
2)

Location & Structure Information

Remises Address							Legal Description		
7509 BRIGHTSIDE AVE							LT 66,67 7509 BRIGHTSIDE AVE ROSEDALE HEIGHTS		

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	21	640					66	3		7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	968 SF	8,700.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	29,700	71,050	07/01/2005	07/01/2006
Improvements:	73,200	88,150		
Total:	102,900	159,200	102,900	121,666
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
EGBERT ALBERT E	05/16/1994	\$90,000
IMPROVED ARMS-LENGTH	Deed1: /10530/ 133	Deed2:
EGBERT PARK F, ET AL	06/26/1987	\$0
NOT ARMS-LENGTH	Deed1: / 7589/ 67	Deed2:
	Date:	Price:
	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

- #7509 is a 50 foot lot
- #7509 is 6 feet from side porch
to neighbor (#7507) property line



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Account Identifier: District - 14 Account Number - 1418051940

Owner Information

Owner Name:	MOLER PRESTON J	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7505 BRIGHTSIDE AVE BALTIMORE MD 21237-1304	Deed Reference:	1) /20538/ 603 2)

Location & Structure Information

Remises Address		Legal Description	
7505 BRIGHTSIDE AVE		LT 70,71 7505 BRIGHTSIDE AVE ROSEDALE HEIGHTS	

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					70	3	7/ 160

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,188 SF	8,700.00 SF	04

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

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,700	71,050		
Improvements:	63,120	97,330		
Total:	92,820	168,380	92,820	118,006
Preferential Land:	0	0	0	0

Transfer Information

Owner:	MOLER PRESTON J	Date:	08/13/2004	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/20538/ 603	Deed2:	
Owner:	MOLER PRESTON J	Date:	11/21/2002	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/19197/ 56	Deed2:	
Owner:	ROBB FREDERICK J	Date:	03/23/2000	Price:	\$92,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/14369/ 611	Deed2:	

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

#7505 is a 50 foot lot
#7505 is 8 feet from neighbor (#7507) property line
* NONE *

#7505 is 6 feet from property line of neighbor on other side



7502

↑
7504

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Account Identifier: District - 14 Account Number - 1418001400

Owner Information

Owner Name: RADOSEVICH RUDOLPH
RADOSEVICH INEZ
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7504 BRIGHTSIDE AVE
BALTIMORE MD 21237-1305
Deed Reference: 1)
2)

Location & Structure Information

Legal Address					Legal Description				
7504 BRIGHTSIDE AVE					LT 26,27 ROSEDALE HEIGHTS				
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
89	21	640					26	3	
Special Tax Areas					Town Ad Valorem Tax Class				
Primary Structure Built					Enclosed Area		Property Land Area		County Use
1955					1,188 SF		8,650.00 SF		04
Stories		Basement		Type		Exterior			
1 1/2		YES		STANDARD UNIT		SIDING			

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	29,650	71,030		
Improvements:	66,970	92,760		
Total:	96,620	163,790	96,620	119,010
Preferential Land:	0	0	0	0

Transfer Information

Transferor:	Date:	Price:
Deed1:	Deed1:	Deed2:
Transferor:	Date:	Price:
Deed1:	Deed1:	Deed2:
Transferor:	Date:	Price:
Deed1:	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

-# 7504 is a 50 foot lot
-# 7504 is 4 feet from
neighbor (# 7502) property line



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Account Identifier: District - 14 Account Number - 1401089075

Owner Information

Owner Name: BYRD RODNEY L
BYRD KENYA C
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /14638/ 352
2)

Mailing Address: 7430 BRIGHTSIDE AVE
BALTIMORE MD 21237-1303

Location & Structure Information

Address: 7430 BRIGHTSIDE AVE
Legal Description: L1 20,21
7430 BRIGHTSIDE AVE
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					20	3	Plat Ref:

Special Tax Areas		Town	Ad Valorem	Tax Class
Primary Structure Built		Enclosed Area		Property Land Area
1952		864 SF		9,000.00 SF
Stories	Basement	Type		Exterior
1	YES	STANDARD UNIT		ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	07/01/2005	07/01/2006
Land:	30,000	71,120		
Improvements:	54,940	66,960		
Total:	84,940	138,080	84,940	102,653
Preferential Land:	0	0	0	0

Transfer Information

Transferor	Grantee	Date	Price
MULLANEY DAVID K	IMPROVED ARMS-LENGTH	08/15/2000	\$97,400
Deed1:	/14638/ 352	Deed2:	
ALTLAND CHARLES W	IMPROVED ARMS-LENGTH	11/29/1990	\$67,000
Deed1:	/ 8659/ 716	Deed2:	

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

- #7430 is 50 foot lot
- 7430 is 5 feet from neighbor (#7500)
property line



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Account Identifier: District - 14 Account Number - 1419075300

Owner Information

Owner Name: CREED LAURENCE H CREED MARY R	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) / 5909/ 232 2)
Mailing Address: 7421 BRIGHTSIDE AVE BALTIMORE MD 21237-1302	

Location & Structure Information

Address: 21 BRIGHTSIDE AVE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Map</th> <th>Grid</th> <th>Parcel</th> <th>Sub District</th> <th>Subdivision</th> <th>Section</th> <th>Block</th> <th>Lot</th> <th>Assessment Area</th> <th>Plat No:</th> <th>Plat Ref:</th> </tr> <tr> <td>89</td> <td>21</td> <td>640</td> <td></td> <td></td> <td></td> <td></td> <td>87</td> <td>3</td> <td></td> <td>7/ 160</td> </tr> </table>	Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:	89	21	640					87	3		7/ 160	Legal Description: LTS 87-88 ROSEDALE HEIGHTS
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:													
89	21	640					87	3		7/ 160													

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1959	1,116 SF	8,364.00 SF	04
Stories	Basement			Type	Exterior Siding
1	YES			STANDARD UNIT	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,360	70,960		
Improvements:	86,830	107,750		
Total:	116,190	178,710	116,190	137,030
Preferential Land:	0	0	0	0

Transfer Information

Owner: STEWART RICHARD G Deed: IMPROVED ARMS-LENGTH	Date: 07/12/1978 Deed1: / 5909/ 232	Price: \$47,000 Deed2:
Owner: Deed:	Date: Deed1:	Price: Deed2:
Owner: Deed:	Date: Deed1:	Price: Deed2:

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

* 7421 is a 50 foot lot
 * 7421 is 5 feet from neighbors (#7423) property line



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Account Identifier: District - 14 Account Number - 1420067480

Owner Information

Owner Name: CROWL CYNTHIA G
CROWL MINA B
Use: RESIDENTIAL
Principal Residence: YES
Billing Address: 7419 BRIGHTSIDE AVE
BALTIMORE MD 21237-1302
Deed Reference: 1) /14598/ 125
2)

Location & Structure Information

Remises Address: 7419 BRIGHTSIDE AVE
Legal Description: LT 89,90
ROSEDALE HEIGHTS
Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: Plat Ref: 7/ 160
89 21 640
Special Tax Areas: Town Ad Valorem Tax Class
Primary Structure Built: 1942 Enclosed Area: 1,418 SF Property Land Area: 8,600.00 SF County Use: .04
Stories: 1 1/2 Basement: YES Type: STANDARD UNIT Exterior: STONE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,600	71,020		
Improvements:	84,870	120,460		
Total:	114,470	191,480	114,470	140,140
Preferential Land:	0	0	0	0

Transfer Information

Transferor	Grantee	Date	Price
TRUDELL IRVING W	IMPROVED ARMS-LENGTH	07/26/2000	\$116,200
		Deed1: /14598/ 125	Deed2:
		Date:	Price:
		Deed1:	Deed2:
		Date:	Price:
		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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#7419 is a 50 foot lot
#7419 is 7 feet from
neighbor (#7421) property line



↑
7417

↑
7413



7413



7417

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Account Identifier: District - 14 Account Number - 1412060920

Owner Information

Owner Name: LAROQUE WALTER DUNN
NEWTON JAMIE MARIE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7417 BRIGHTSIDE AVE
BALTIMORE MD 21237-1302
Deed Reference: 1) /21255/ 565
2)

Location & Structure Information

Remises Address
17 BRIGHTSIDE AVE

Legal Description
LT 91,92
314 W ROSEDALE AVE
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plot No:	Plot Ref:
89	21	640					91	3		7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1951

Enclosed Area
1,296 SF

Property Land Area
8,700.00 SF

County Use
04

Stories	Basement	Type	Exterior
1.1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
			07/01/2005	07/01/2006
Land:	29,700	71,050		
Improvements:	73,830	112,720		
Total:	103,530	183,770	103,530	130,276
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
MENSER PATRICIA A	01/11/2005	\$180,000
pe: IMPROVED ARMS-LENGTH	Deed1: /21255/ 565	Deed2:
SEABREASE PATRICIA A	06/04/1976	\$0
pe: NOT ARMS-LENGTH	Deed1: / 5639/ 971	Deed2:
Owner	Date	Price
pe:	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

x Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

* 7417 is 50 foot lot

* attached garage on 7413 is 3 feet from #7417 property line



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Account Identifier: District - 14 Account Number - 1419007500

Owner Information

Owner Name: HEWITT PHILIP A Use: RESIDENTIAL
HEWITT CONRADINE A
Principal Residence: YES
Mailing Address: 7414 BRIGHTSIDE AVE Deed Reference: 1) / 5331/ 753
BALTIMORE MD 21237-1303 2)

Location & Structure Information

Remises Address: 7414 BRIGHTSIDE AVE Legal Description: LT 6,7,8
625 W ROSEDALE HEIGHTS
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					6	3	7/ 160

Special Tax Areas	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
Primary Structure Built 1975		1,308 SF	12,975.00 SF	04
Stories 1	Basement YES		Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	30,990	72,110		
Improvements:	107,110	133,250		
Total:	138,100	205,370	138,100	160,523
Preferential Land:	0	0	0	0

Transfer Information

Owner:	Date:	Price:
SCARDAPANE NICHOLAS	01/24/1973	\$6,500
IMPROVED ARMS-LENGTH	Deed1: / 5331/ 753	Deed2:
	Date:	Price:
	Deed1:	Deed2:
	Date:	Price:
	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

#7414 is 6 feet from
neighbor (#7418) property line



↑
7413



↑
7409

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Account Identifier: District - 14 Account Number - 1412003390

Owner Information

Owner Name: LANGENFELDER JOHN F Use: RESIDENTIAL
LANGENFELDER RUTH M
Principal Residence: YES
Mailing Address: 7413 BRIGHTSIDE AVE Deed Reference: 1)
BALTIMORE MD 21237-1302 2)

Location & Structure Information

Remises Address				Legal Description					
13 BRIGHTSIDE AVE				LT 93, 94, 95 ROSEDALE HEIGHTS					
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	640					93	3	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area		Property Land Area		County Use	
1947				2,313 SF		13,050.00 SF		04	
Stories		Basement		Type		Exterior			
1 1/2		YES		STANDARD UNIT		BRICK			

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	31,010	01/01/2006	72,130	07/01/2006
Improvements:	127,050	01/01/2006	179,830	07/01/2006
Total:	158,060	01/01/2006	251,960	07/01/2006
Preferential Land:	0	01/01/2006	0	07/01/2006

Transfer Information

Owner:	Date:	Price:
Deed1:	Deed1:	Deed2:
Owner:	Date:	Price:
Deed1:	Deed1:	Deed2:
Owner:	Date:	Price:
Deed1:	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

7413 is approx. 3 feet
from neighbor (7409) property
line

* about 11 feet between 2 houses



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Account Identifier: District - 14 Account Number - 1423052625

Owner Information

Owner Name: CLASS MELVIN E
CLASS BARBARA A Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7409 BRIGHTSIDE AVE
BALTIMORE MD 21237-1302 Deed Reference: 1) / 5434/ 118
2)

Location & Structure Information

Remises Address: 7409 BRIGHTSIDE AVE
Legal Description: LT 96, 97, 98
257 W ROSEDALE HEIGHTS
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	21	640					96	3		7 / 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1978

Enclosed Area
1,192 SF

Property Land Area
13,050.00 SF

County Use
04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	31,010	72,130		
Improvements:	101,700	127,660		
Total:	132,710	199,790	132,710	155,070
Preferential Land:	0	0	0	0

Transfer Information

Owner:	Date:	Price:
GARY DEVELOPMENT COMPANY	03/27/1974	\$39,900
IMPROVED ARMS-LENGTH	Deed1: / 5434/ 118	Deed2:
Owner:	Date:	Price:
IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Owner:	Date:	Price:
IMPROVED ARMS-LENGTH	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

This house is 8 feet off
neighbors property line
(neighbor on left side of photo)



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Account Identifier: District - 14 Account Number - 1411048340

Owner Information

Owner Name: ATWELL DESALES G Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7405 BRIGHTSIDE AVE Deed Reference: 1) /20660/ 131
BALTIMORE MD 21237-1302 2)

Location & Structure Information

Remises Address					Legal Description				
7405 BRIGHTSIDE AVE					LT 47,48 7405 BRIGHTSIDE AVE SUMMIT FARMS				

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
89	21	637					47	3	Plat Ref: 7/ 48

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	1,134 SF	6,619.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	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:	29,150	71,020		
Improvements:	64,750	117,910		
Total:	93,900	188,930	93,900	125,576
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
WOLF RONALD A, JR	09/08/2004	\$177,000
Improvements: IMPROVED ARMS-LENGTH	Deed1: /20660/ 131	Deed2:
WOLF KATHLEEN M	05/01/2000	\$101,000
Improvements: IMPROVED ARMS-LENGTH	Deed1: /14497/ 553	Deed2:
SCHREIBER HARRY D	04/14/1993	\$85,000
Improvements: IMPROVED ARMS-LENGTH	Deed1: / 9708/ 318	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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

This house is 6 1/2 feet from
neighbors property line











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Account Identifier: District - 14 Account Number - 1410000725

Owner Information

Owner Name: HEISE MICHAEL S
HEISE DEBORAH L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7424 BRIGHTSIDE AVE
BALTIMORE MD 21237-1303
Deed Reference: 1) /12079/ 137
2) /12079/ 134

Location & Structure Information

Remises Address: 7424 BRIGHTSIDE AVE
Legal Description: LT 13-16
7424 BRIGHTSIDE AVE MS
ROSEDALE HEIGHTS
Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No:
89 21 640 13 3 Plat Ref: 7/ 160

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1935	1,307 SF	19,788.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,690	73,820		
Improvements:	39,570	70,480		
Total:	72,260	144,300	72,260	96,273
Preferential Land:	0	0	0	0

Transfer Information

Owner	Date	Price
HEISE MICHAEL S	03/13/1997	\$0
NOT ARMS-LENGTH	Deed1: /12079/ 137	Deed2: /12079/ 134
JACKSON MARY AGNES	10/15/1993	Price: \$62,500
IMPROVED ARMS-LENGTH	Deed1: /10072/ 254	Deed2:
JACKSON MARY A	12/21/1971	Price: \$0
NOT ARMS-LENGTH	Deed1: / 5238/ 933	Deed2:

Exemption Information

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

Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Handwritten: 12/21/97



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Account Identifier: District - 14 Account Number - 1414010175

Owner Information

Owner Name: HAGAN WILLIAM J, JR. HAGAN CAROL J
HAGAN WILLIAM J, 3RD Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7428 BRIGHTSIDE AVE
BALTIMORE MD 21237-1303 Deed Reference: 1) /20649/ 603
2)

Location & Structure Information

Remises Address: 28 BRIGHTSIDE AVE Legal Description: LTS 17,18,19
7428 BRIGHTSIDE AVE
ROSEDALE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
89	21	640					17	3		7/ 160

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1853	1,744 SF	25,019.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	34,000	75,120		
Improvements:	62,640	95,260		
Total:	96,640	170,380	96,640	121,220
Preferential Land:	0	0	0	0

Transfer Information

Her:	Date:	Price:
HAGAN WILLIAM J, JR/CAROL J	09/07/2004	\$0
pe: NOT ARMS-LENGTH	Deed1: /20649/ 603	Deed2:
Her: JANICKI GEORGIA LEE/MELVIN JOHN	Date: 05/13/1999	Price: \$84,900
pe: IMPROVED ARMS-LENGTH	Deed1: /13743/ 430	Deed2:
Her: STEINACKER CATHERINE E	Date: 03/17/1998	Price: \$0
pe: NOT ARMS-LENGTH	Deed1: /12729/ 482	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

x Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

house next to 7424

