

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)  
14<sup>TH</sup> ELECTION DISTRICT  
7<sup>TH</sup> 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** 23<sup>rd</sup> 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*.

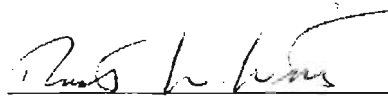
**COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY**



Lawrence M. Stahl, Panel Chairman



Wendell H. Grier



Robert W. Witt



## County Board of Appeals of Baltimore County

JEFFERSON BUILDING  
SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND, 21204  
410-887-3180  
FAX, 410-887-3182

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  
14<sup>th</sup> Election District  
7<sup>th</sup> 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.

6-29-06  
RJ



### 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

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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

6-29-06  
B

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



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.

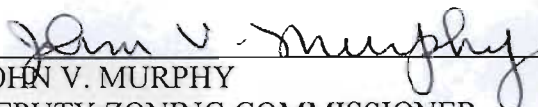


Consequently I must deny the requested variances. The Remes Court directs that once the lots have merged that there are no internal lot lines between the lots which can be varied. The only solution is to resubdivide the now merged lots again as directed by the Remes case. Once that is complete it is 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 29<sup>th</sup> 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

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:pz  
Enclosure

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

90506  
62506  
JVM



# Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 7424 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) an existing dwelling with.

1 BO2.3.C.1

To permit ↑ a lot width of 50'  
IN LIEU OF THE required 55'

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 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):

Michael Scott Heise

Name - Type or Print

Michael S. Heise

Signature

Deborah Heise

Name - Type or Print

Deborah Heise

Signature

7424 Brightside Ave 410 866-2933

Address

Telephone No.

Balto

City

MD

State

21237

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 4/24/06



## ZONING DESCRIPTION

Zoning description for 7424 BRIGHTSIDE AVE. BALTIMORE MARYLAND 21237

Beginning at the point on the NORTH side of BRIGHTSIDE AVE. which is 30' wide at the distance of ~~190~~ WEST of the centerline of the nearest improved intersecting street ROSEDALE HEIGHTS which is 30' wide. Being Lot # 15,16   , in the subdivision of ROSEDALE HEIGHTS as recorded in Baltimore County Plat Book # 7 , Folio # 160 , containing .235 ACRES . Also known as 7424 BRIGHTSIDE AVE. and located in the 14 Election District , 7 Councilmanic District .

06-535-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: # 06-535-A**

7424 Brightside Avenue  
Northside of Brightside Avenue, 130 feet west of  
Rosedale Heights Avenue  
14th Election District — 7th Councilmanic District  
Legal Owner(s): Michael S. & Deborah L. Heise

**Variance:** to permit an existing dwelling with a lot width of 50 feet in lieu of the required 55 feet.

**Hearing:** Thursday, June 15, 2006 at 11:00 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868/4386.

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

JT 5/7/71 May 30

96939

## 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

*S. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 06-535-A

Petitioner/Developer: MICHAEL S

+ DEBORAH L. HEISE

Date of Hearing/Closing: JUNE 15, 2006

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:

742.2 BRIGHTSIDE AVE

The sign(s) were posted on

5-29-06

(Month, Day, Year)

Sincerely,

Robert Black  
(Signature of Sign Poster)

5-30-06  
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

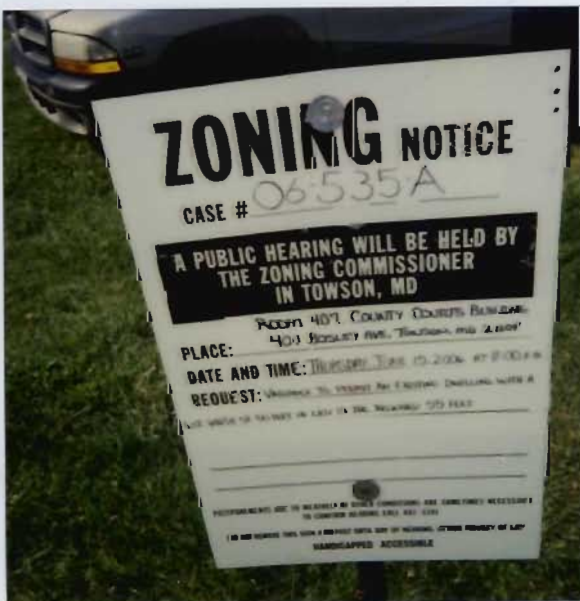
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 5816

DATE 4/25/2006 ACCOUNT 6001-006-600

AMOUNT \$ 65.00

RECEIVED FROM: Michael Heise

FOR: Variance - 7424 Brightside Ave  
06-535-A (Heise)

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DEW  
4/25/2006 4/24/2006 14:59:35 4

REC NO. 005816  
RECEIPT # 467504 4/24/2006 OFLN

Dept 5 528 WORKING VERIFICATION

Receipt Tot 665.00  
\$130.00 CR \$ 0.00 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 06-535-A  
Petitioner: Michael Scott Heise & Deborah Heise  
Address or Location: 7424 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



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: 06-535-A**

7424 Brightside Avenue  
North side of Brightside Avenue, 130 feet west of Rosedale Heights Avenue  
14<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Michael S. & Deborah Heise

Variance to permit an existing dwelling with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, June 15, 2006 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "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.





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: 06-535-A**

7424 Brightside Avenue

North side of Brightside Avenue, 130 feet west of Rosedale Heights Avenue.

14<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Michael S. & Deborah Heise

Variance to permit an existing dwelling with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, June 15, 2006 at 11:00 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.

# APPEAL SIGN POSTING REQUEST

CASE NO. 06-535-A

7424 BRIGHTSIDE AVENUE

14<sup>TH</sup> ELECTION DISTRICT

APPEALED: 7/28/2006

**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.: 06-535-A

LEGAL OWNER: MICHAEL & DEBORAH HEISE

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

7424 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

**Hearing Room – Room 48**  
**Old Courthouse, 400 Washington Avenue**

April 25, 2007

### NOTICE OF ASSIGNMENT

**CASE #: 06-534-A**

and

**IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners**  
7422 Brightside Avenue · 14<sup>th</sup> Election District; 7<sup>th</sup> Councilmanic

**CASE #: 06-535-A**

**IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners**  
7424 Brightside Avenue · 14<sup>th</sup> Election District; 7<sup>th</sup> 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





May 3, 2007

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

Dear Ms. Bianco:

We received a notice of assignment for Case #: 06-534-A & Case #: 06-535-A, scheduled for Wednesday, June 20, 2007 at 10:00 a.m.

We are kindly requesting a postponement for the reason that we will be on vacation during this time. We scheduled our vacation many months ago, and the money we have put towards our vacation is non-refundable. Enclosed you will see a copy of our rental agreement to show that we will, in fact, be away during the time of the scheduled hearing.

Please re-schedule our hearing at your earliest convenience. Please notify us in writing of confirmation that our hearing will be re-scheduled, and notify us of the new hearing date.

Kind Regards,

  
Michael and Deborah Heise  
7424 Brightside Ave  
Baltimore, MD 21237  
Tel: 410-866-2933

RECEIVED  
MAY - 7 2007  
BALTIMORE COUNTY  
BOARD OF APPEALS

# Our vacation reservation confirmation

\*\*\* ARRIVAL CONFIRMATION \*\*\*

VILLAGE REALTY RENTALS  
PO BOX 1807  
NAGS HEAD NC 27959  
(252) 480-2224

April 24, 2007

Reservation #: 350916

Debbie Heise  
7424 Brightside Avenue  
Baltimore MD 21237

Rental Unit # NH-08  
Address: 6909 S. Va. Dare Trl  
Phone #: (252) 449-5141

Thank you for your final payment. We are looking forward to having you stay with us.

The total package below includes your rent, state and county taxes, departure cleaning and the administration of your reservation. Upon arrival, you will find your beds made and one towel set per guest as well as a starter set of paper and soap products. We look forward to hosting your Outer Banks Vacation!

*We made this reservation back in Oct 2006.*

ARRIVAL DATE: Saturday 06/16/07  
DEPARTURE DATE: Saturday 06/23/07

Reservation date: 10/17/06  
Taken by: Samantha Noone

|                              |   |             |
|------------------------------|---|-------------|
| Number of nights:            | 7 |             |
| Accommodations Total         |   | \$ 5336.07  |
| Declined trip ins/POM for sd |   | \$ 0.00     |
| Total                        |   | \$ 5336.07  |
| Payment received 10/28/06    |   | \$ -2840.41 |
| Payment received 04/23/07    |   | \$ -2495.66 |
| Current balance              |   | \$ 0.00     |

Taxes are subject to change in accordance with North Carolina law.

CHECK-IN TIME 4:00 P.M. CHECK-OUT TIME 10:00 A.M.

### \*\*\*Directions for Arrival\*\*\*

Our Corolla Guests should check in at 501 Hunt Club Dr., Corolla NC 27927. All Nags Head or Kill Devil Hills guests please check in at 5301 S. Croatan, Nags Head NC 27959.

If you arrive after office hours, your check-in package will be placed in our late arrival box located just outside the office door.



**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**

April 25, 2007

*PP'd @ reg. of  
Petitioners -  
variance  
conflict.*

**NOTICE OF ASSIGNMENT**

**CASE #: 06-534-A**

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

and

**CASE #: 06-535-A**

**IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners**  
7424 Brightside Avenue 14<sup>th</sup> Election District; 7<sup>th</sup> 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







# 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  
11/29/07  
Mey. of D.P.C.

**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 14<sup>th</sup> Election District; 7<sup>th</sup> Councilmanic

and

CASE #: 06-535-A

**IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners**  
7424 Brightside Avenue 14<sup>th</sup> Election District; 7<sup>th</sup> 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

**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 14<sup>th</sup> Election District; 7<sup>th</sup> Councilmanic

and

**CASE #: 06-535-A**

**IN THE MATTER OF: MICHAEL & DEBORAH HEISE – Legal Owners**  
7424 Brightside Avenue 14<sup>th</sup> Election District; 7<sup>th</sup> 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 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 and  
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*

June 9, 2006

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

Dear: Mr. Heise and Mrs. Heise

RE: Case Number: 06-535-A; 7424 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 black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:sma

Enclosures

c: People's Counsel

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



jm  
6/15

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

RECEIVED

MAY 22 2006

**SUBJECT:** 7422- 7424 Brightside Avenue

**INFORMATION:**

**Item Numbers:** 6-534 and 6-535

**Petitioner:** Michael and Deborah Heise

**Zoning:** DR 5.5

ZONING COMMISSIONER

**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.

6-29-06  
PZ

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

Prepared by:

*[Signature]*

Division Chief:

AFK/LL: CM

*[Signature]*

6-29-06  
*[Signature]*





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

State Highway  
Administration

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. 535 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](http://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](http://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, 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  
7424 Brightside Avenue; N/S Brightside \*  
Avenue, 130' E. Rosedale Heights Avenue \* ZONING COMMISSIONER  
14<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Michael & Deborah Heise \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 06-535-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 3<sup>rd</sup> 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

Rec'd Zoning Office  
7/28/06  
klm

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

**Department of Permits and  
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 14, 2006

Michael Heise  
Deborah Heise  
7424 Brightside Avenue  
Baltimore, MD 21237

Dear Mr. & Mrs. Heise:

RE: Case: 06-535-A, 7424 Brightside Avenue

Please be advised that this office received your appeal on the above-referenced case on July 28, 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, with the first name "Timothy" and last name "Kotroco" clearly visible.

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

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





## APPEAL

Petition for Variance  
7424 Brightside Avenue  
N/S Brightside Avenue, 130 ft. W/of Rosedale Heights Avenue  
14<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Michael & Deborah Heise

Case No.: 06-535-A

Petition for Variance (April 24, 2006)

Zoning Description of Property

Notice of Zoning Hearing (May 3, 2006)

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

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

Entry of Appearance by People's Counsel ( )

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet – None

Citizen(s) Sign-In Sheet – One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibit

1. Plat to accompany petition for variance
2. Plat of Rosedale Heights
3. Photographs and Real Property Searches
4. Photographs and Real Property Search

Protestants' Exhibits

None

Miscellaneous (Not Marked as Exhibit)

1. Real Property Searches & Photos

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

Notice of Appeal received on July 28, 2006 from Mr. & Mrs. Heise

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

*date sent September 14, 2006, klm*

**CASE #: 06-534-A**

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

VAR – To permit a lot width of 50' ilo req'd 55' and a 7' side yard setback for proposed dwelling

and

**CASE #: 06-535-A**

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

VAR – To permit a lot width of 50' ilo req'd 55' for existing dwelling.

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

4/25/07 - Notice of Assignment sent to following; assigned for hearing on Wednesday, June 20, 2007 at 10 a.m.:

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

5/07/07 – Letter requesting postponement filed by Mr. and Mrs. Heise, Petitioners (follow up to t/c of 5/02/07 advising this office of pre-arranged and paid travel plans which pre-dated this assignment), requesting postponement of 6/20/07 hearing due to travel plans; also provided copy of confirmation /rental agreement.  
- Notice of PP and Reassignment sent to parties; case reassigned to Wednesday, October 3, 2007 at 10:00 a.m.

9/12/07 – Letter requesting postponement filed by Carole S. Demilio, Deputy People's Counsel, due to trial schedule conflict in the Circuit Court for Howard County (2-day trial).  
-- Second Notice of PP and Reassignment sent to parties; case reassigned to Thursday, November 29, 2007 at 10:00 a.m.

11/27/07– T/C from C. Peatt, Court Reporter. She will be unable to take the hearing in this matter on November 29<sup>th</sup> due to circuit court appeal workload. Contacted Hunt Reporting Company (Louise) regarding court reporter services for 11/29/07. Letter sent to Louise via FAX this date confirming said services for Thursday, November 29, 2007 starting at 9 a.m. Copy of letter sent to J. Stevenson via e-mail this date. Notified Carolyn that reporter has been engaged for 11/29/07.

11/29/07 – Board convened for hearing (Stahl, Grier, Witt); concluded hearing this date; no memos to be filed; public deliberation to be scheduled and notice sent.

11/30/07 – Notice of Deliberation sent to parties; public deliberation assigned for Tuesday, January 8, 2008 at 9:00 a.m. FYI copy to 2-4-6.

1/08/08 – Board convened for public deliberation (Stahl, Grier, Witt). Unanimous decision that the lots did not merge; however, request was denied since the first prong of uniqueness was not met; did not go on to practical difficulty or unreasonable hardship. Variance request DENIED; written opinion and order to be issued; appellate period to run from date of written Order. (4)



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:

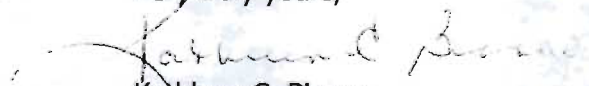
Per our conversation this morning, this will confirm that your agency will provide court reporter services for the subject hearings scheduled before the Board of Appeals on Thursday, November 29, 2007 beginning at 9:00 a.m. at the rate of \$50.00 per hour. As indicated to you this morning, our hearings 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 29<sup>th</sup>.

Very truly yours,

  
Kathleen C. Bianco  
Administrator

Enclosure





**BOARD OF APPEALS OF BALTIMORE COUNTY**  
**MINUTES OF DELIBERATION**

**IN THE MATTER OF:** Michael & Deborah Heise  
7422 Brightside Ave.  
14<sup>th</sup> E; 7<sup>th</sup> 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?

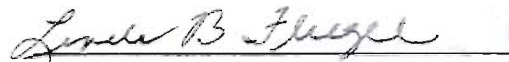
- The Board could not find that the Petitioners was in any way unique and therefore they did not move forward to discuss practical difficulty.

**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

CASE NAME

CASE NUMBER 06-5344

201/06

**CITIZEN'S SIGN-IN SHEET**

[illegible]



CASE NAME \_\_\_\_\_  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

**PETITIONER'S SIGN-IN SHEET**

[illegible]

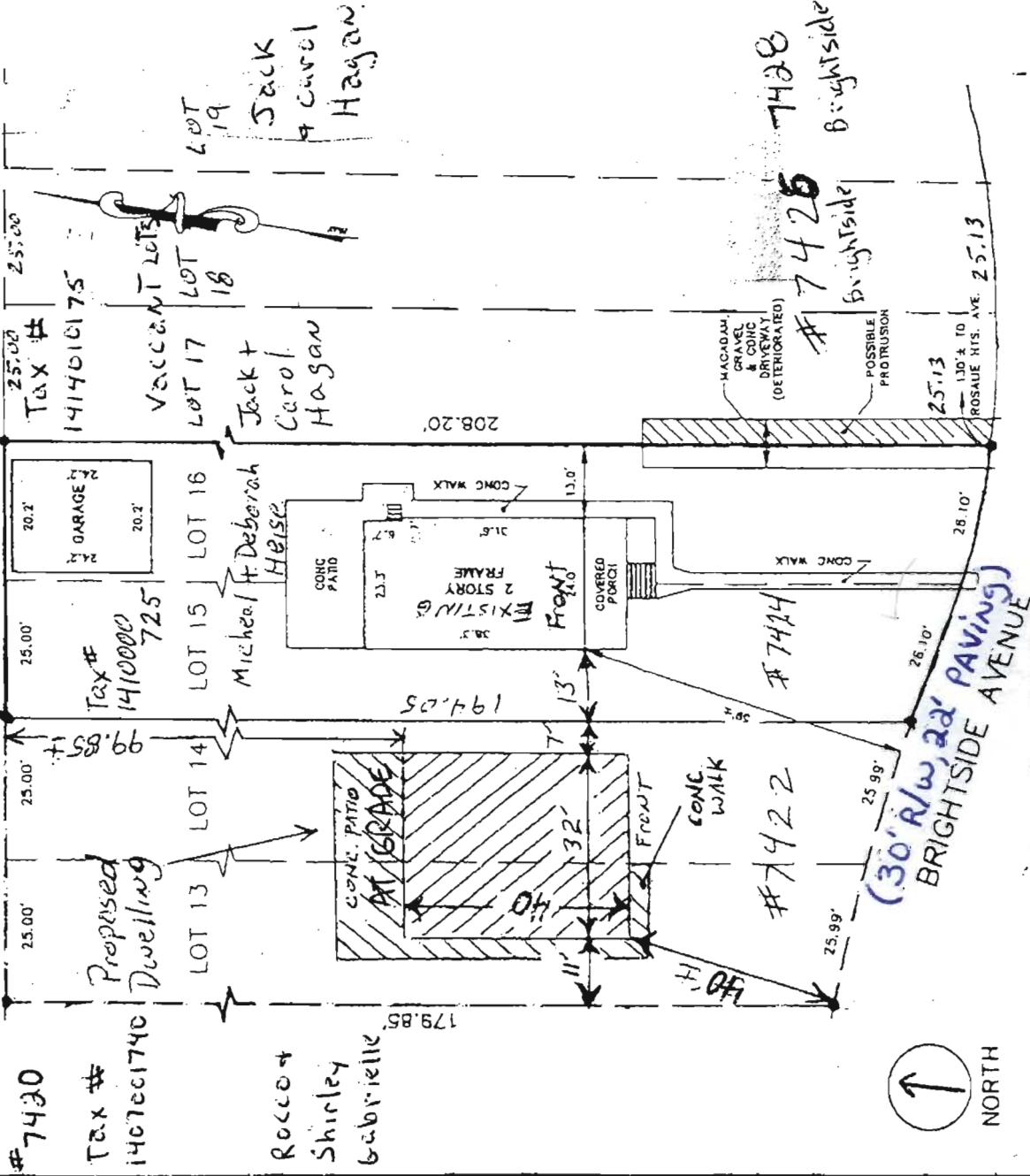
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7424 Brightside Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

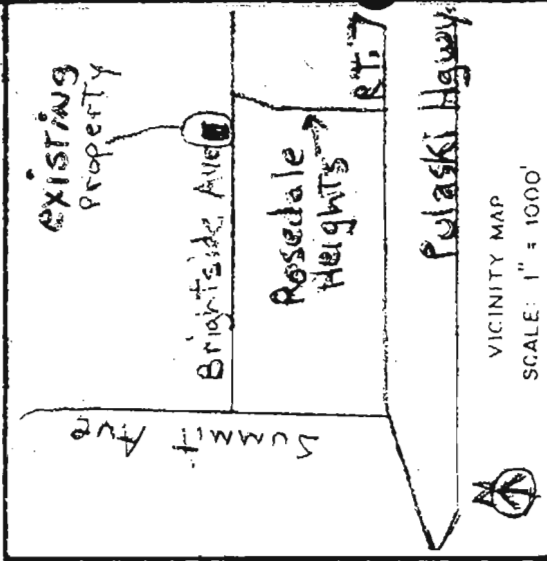
SUBDIVISION NAME Rosedale Heights

PLAT BOOK # 7 FOLIO # 16D LOT # 15 SECTION # 16

OWNER Michael S. Heise Deborah L. Heise



PREPARED BY Michael S. Heise SCALE OF DRAWING: 1" = 30'



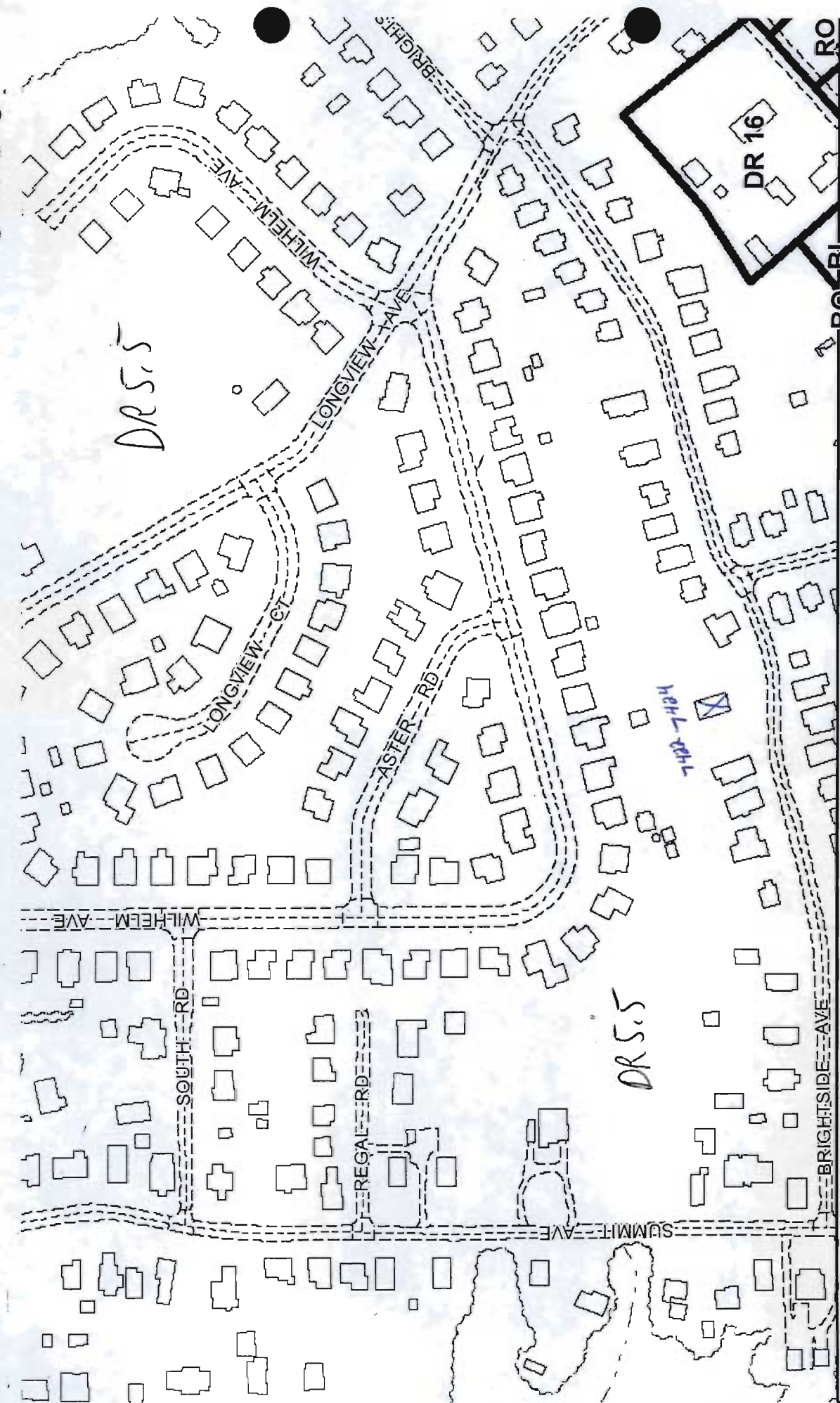
## LOCATION INFORMATION

ELECTION DISTRICT 14  
 COUNCILMANIC DISTRICT 7  
 1" = 200' SCALE MAP # 089B3  
 ZONING DR 5.5  
 LOT SIZE 2.35 ACRES 10257.38 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE  
 WATER ☒ YES ☐ NO  
 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 JNP ITEM # 535 CASE # 106-535-A

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



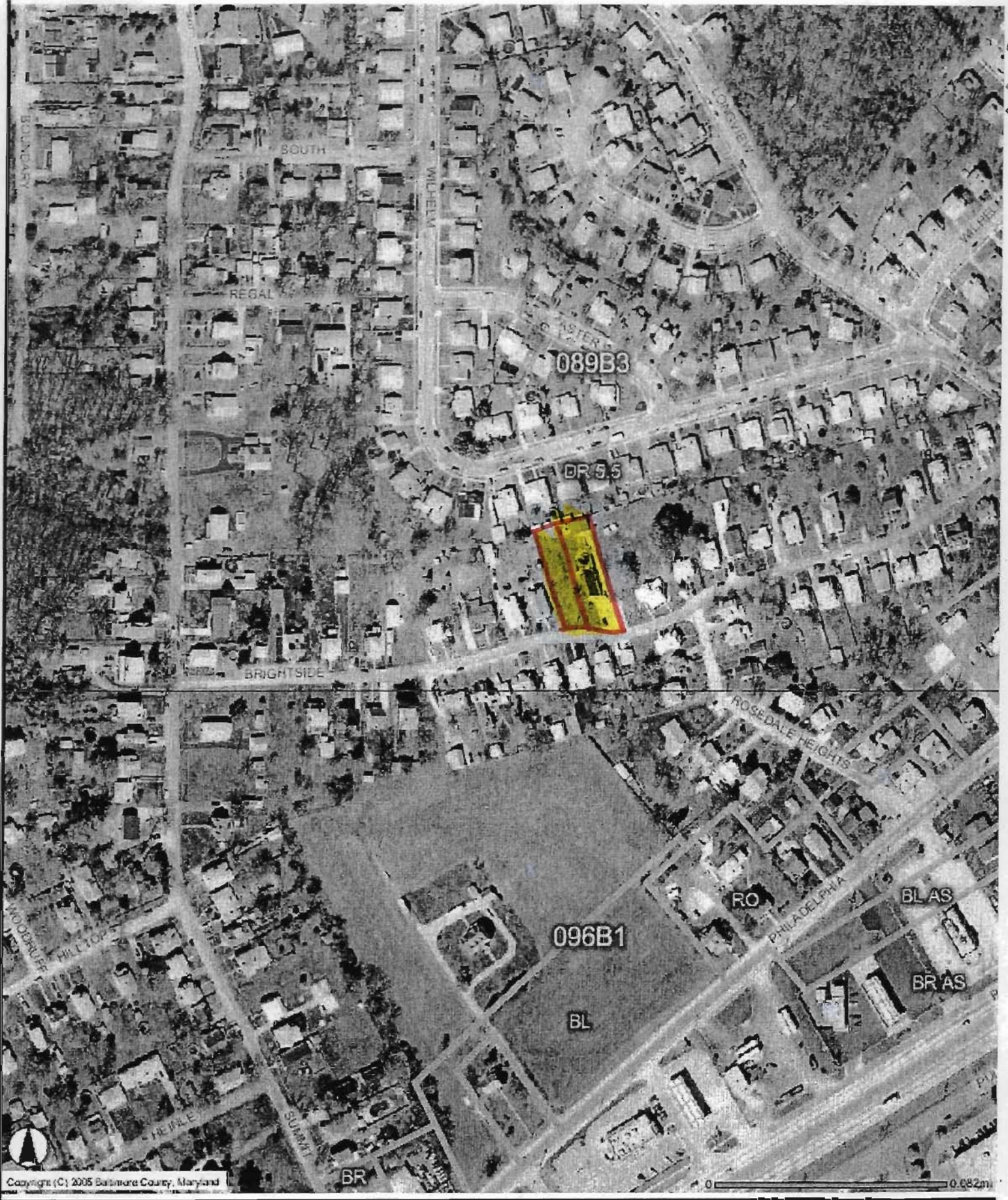
06-535-A

06-535-A



# Baltimore County - My Neighborhood

06-535-A





- all less 10 feet set back

- some 50 foot lots





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Account Identifier: District - 14 Account Number - 1423051950

**Owner Information**

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

**Location & Structure Information**

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

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 89  | 21   | 640    |              |             |         |       | 55  | 3               |          | 7/ 160    |

**Special Tax Areas**

**Town  
Ad Valorem  
Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area  | County Use       |
|-------------------------|---------------|---------------------|------------------|
| 1951                    | 1,289 SF      | 7,315.00 SF         | 04               |
| Stories: 1 1/2          | Basement: YES | Type: STANDARD UNIT | Exterior: STUCCO |

**Value Information**

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

**Transfer Information**

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

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

\* NONE \*

APP.  
 N/A



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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 &amp; Structure Information

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

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

## Special Tax Areas

Town  
Ad Valorem  
Tax Class

Primary Structure Built  
1948

Enclosed Area  
1,288 SF

Property Land Area  
8,321.00 SF

County Use  
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:              | 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:        | Date:              | Price:    |
|---------------|--------------------|-----------|
| MOORE JOHN R  | 04/03/1998         | \$115,900 |
| Improvements: | Deed1: /12765/ 255 | Deed2:    |
| DODSON ROY C  | 05/16/1990         | \$101,000 |
| Improvements: | Deed1: / 8481/ 667 | 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:  
Exempt Class:

NO

Special Tax Recapture:

\* NONE \*

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

APP.  
No. 4B





↑  
7515

↑  
7513

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BALTIMORE COUNTY  
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### Owner Information

**Use:** RESIDENTIAL  
**Principal Residence:** YES

**Deed Reference:** 1) /20187/ 36  
2)

### Location & Structure Information

**Legal Description**  
LT 60,61  
7515 BRIGHTSIDE AVE  
ROSEDALE HEIGHTS

## Special Tax Areas

**Town  
Ad Valorem  
Tax Class**

**Enclosed Area**  
1.243 SF

**Property Land Area**  
9,020.00 SF

**County Use**  
04

## Stories

**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                 | 07/01/2006 |
| 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

**Date:** 06/07/2004  
**Deed1:** /20187/ 36

**Price:** \$170,000  
**Deed2:**

**Date:** 05/14/1994  
**Deed1:** / 6728/ 648

Price: \$0  
Deed2:

after:  
/pe:

**Date:**  
**Deed1:**

**Price:**  
**Deed 2:**

### Exemption Information

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

**ix Exempt:**  
**empt Class:**

140

### Special Tax Recapture:

-#7515 is a 50 foot lot

- # 7515 is 3 feet from neighbor (# 7513) <sup>\* NONE \*</sup>  
property line

-# 7515 is 8 feet from neighbor (# 7517) property line

APP.  
No. 40





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Account Identifier: District - 14 Account Number - 1406001200

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

| Location & Structure Information |      |          |               |                                 |                    |                                                      |          |                 |                       |
|----------------------------------|------|----------|---------------|---------------------------------|--------------------|------------------------------------------------------|----------|-----------------|-----------------------|
| Premises Address                 |      |          |               |                                 |                    | Legal Description                                    |          |                 |                       |
| 7513 BRIGHTSIDE AVE              |      |          |               |                                 |                    | LTS 62,63<br>7513 BRIGHTSIDE AVE<br>ROSEDALE HEIGHTS |          |                 |                       |
| Map                              | Grid | Parcel   | Sub District  | Subdivision                     | Section            | Block                                                | Lot      | Assessment Area | Plat No:<br>Plat Ref: |
| 89                               | 21   | 640      |               |                                 |                    |                                                      | 62       | 3               | 7/ 160                |
| Special Tax Areas                |      |          |               | Town<br>Ad Valorem<br>Tax Class |                    |                                                      |          |                 |                       |
| Primary Structure Built          |      |          | Enclosed Area |                                 | Property Land Area |                                                      |          | County Use      |                       |
| 1957                             |      |          | 1,488 SF      |                                 | 8,944.00 SF        |                                                      |          | 04              |                       |
| Stories                          |      | Basement |               | Type                            |                    |                                                      | Exterior |                 |                       |
| 1 1/2                            |      | YES      |               | STANDARD UNIT                   |                    |                                                      | BLOCK    |                 |                       |

| Value Information  |            |             |                      |            |            |
|--------------------|------------|-------------|----------------------|------------|------------|
|                    | Base Value | Value As Of | Phase-in Assessments |            |            |
|                    |            | 01/01/2006  | 07/01/2005           | As Of      | As Of      |
|                    |            |             |                      | 07/01/2005 | 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 |                      |        |             |
|----------------------|----------------------|--------|-------------|
| Owner:               | FAIRLEY GEORGE J, JR | Date:  | 01/13/2005  |
| Legal Description:   | NOT ARMS-LENGTH      | Deed1: | /21270/ 301 |
| Owner:               |                      | Date:  |             |
| Legal Description:   |                      | Deed1: |             |
| Owner:               |                      | Date:  |             |
| Legal Description:   |                      | Deed1: |             |

| 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: |          |
| Exempt Class:                                         |    |                        | * NONE * |
| # 7513 is a 50 foot lot                               |    |                        |          |
| # 7513 is 8 feet from neighbors (#7515) property line |    |                        |          |

APP.  
NO. 417



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Account Identifier: District - 14 Account Number - 1407030410

## Owner Information

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

## Location &amp; Structure Information

Remises Address: 7511 BRIGHTSIDE AVE Legal Description: LT 64,65  
7511 BRIGHTSIDE AVE  
ROSEDALE HEIGHTS

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 89  | 21   | 640    |              |             |         |       | 64  | 3               |          | 7/ 160    |

## Special Tax Areas

Town  
Ad Valorem  
Tax ClassPrimary Structure Built  
1965Enclosed Area  
968 SFProperty Land Area  
6,700.00 SFCounty Use  
04

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

## Value Information

|                    | Base Value | Value As Of<br>01/01/2006 | Phase-in Assessments As Of<br>07/01/2005 | As Of<br>07/01/2006 |
|--------------------|------------|---------------------------|------------------------------------------|---------------------|
| Land:              | 29,700     | 71,050                    |                                          |                     |
| Improvements:      | 74,790     | 90,060                    |                                          |                     |
| Total:             | 104,490    | 161,110                   | 104,490                                  | 123,363             |
| Preferential Land: | 0          | 0                         | 0                                        | 0                   |

## Transfer Information

| Transferor        | Grantee              | Date       | Price     |
|-------------------|----------------------|------------|-----------|
| GILBERT IRMA L    | IMPROVED ARMS-LENGTH | 06/02/2004 | \$155,000 |
| GILBERT WILLIAM A | NOT ARMS-LENGTH      | 07/10/1991 | \$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:

\* NONE \*

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

APP.  
NO. 4 E





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Account Identifier: District - 14 Account Number - 1405029070

## Owner Information

Owner Name: RILEY GRAHAM, JR.  
RILEY LINDA A Use: RESIDENTIAL

Mailing Address: 7509 BRIGHTSIDE AVE  
BALTIMORE MD 21237-1304 Principal Residence: YES

Deed Reference: 1) /10530/ 133  
2)

## Location &amp; Structure Information

Remises Address  
7509 BRIGHTSIDE AVE

Legal Description  
LT 66,67  
7509 BRIGHTSIDE AVE  
ROSEDALE HEIGHTS

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

## Special Tax Areas

Town  
Ad Valorem  
Tax Class

Primary Structure Built  
1965

Enclosed Area  
968 SF

Property Land Area  
8,700.00 SF

County Use  
04

Stories  
1

Basement  
YES

Type  
STANDARD UNIT

Exterior  
SIDING

## Value Information

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

## Transfer Information

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

## Exemption Information

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

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

APP.  
No. 4 F





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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 Deed Reference: 1) /20538/ 603  
BALTIMORE MD 21237-1304 2)

## Location &amp; Structure Information

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

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 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 | Phase-in Assessments As Of | Value As Of |
|--------------------|------------|-------------|----------------------------|-------------|
| Land:              | 29,700     | 01/01/2006  | 07/01/2005                 | 07/01/2006  |
| Improvements:      | 63,120     |             |                            |             |
| Total:             | 92,820     |             | 92,820                     | 118,006     |
| Preferential Land: | 0          |             | 0                          | 0           |

## Transfer Information

| Owner                | Date               | Price    |
|----------------------|--------------------|----------|
| MOLER PRESTON J      | 08/13/2004         | \$0      |
| NOT ARMS-LENGTH      | Deed1: /20538/ 603 | Deed2:   |
| MOLER PRESTON J      | 11/21/2003         | \$0      |
| NOT ARMS-LENGTH      | Deed1: /19197/ 56  | Deed2:   |
| ROBB FREDERICK J     | 03/23/2000         | \$92,000 |
| 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          |
| Municipal                  | 000   | 0          | 0          |

Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

- 7505 is a 50 foot lot  
- 7505 is 8 feet from neighbor (7507) property line

APR.  
NO. 46

[http://sdatcert3.resiusa.org/rp\\_rewrite/detail.asp?accountnumber=14+1418051940&county=04&intMenu...](http://sdatcert3.resiusa.org/rp_rewrite/detail.asp?accountnumber=14+1418051940&county=04&intMenu...) 6/10/2006

- 7505 is 6 feet from 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

Remises Address: 7504 BRIGHTSIDE AVE  
Legal Description: LT 26,27  
ROSEDALE HEIGHTS

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:<br>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<br>01/01/2006 | Phase-in Assessments<br>As Of<br>07/01/2005 | As Of<br>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: |
|-------------|--------|--------|
| Transferor: | Deed1: | Deed2: |
| Transferor: | Date:  | Price: |
| Transferor: | Deed1: | Deed2: |
| Transferor: | Date:  | Price: |
| Transferor: | 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          |

Max Exempt: NO  
Exempt Class:

Special Tax Recapture:

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

\* NONE \*

APP.  
No. 411





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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  
 Mailing Address: 7430 BRIGHTSIDE AVE  
 BALTIMORE MD 21237-1303 Deed Reference: 1) /14638/ 352  
 2)

### Location & Structure Information

Remises Address  
 7430 BRIGHTSIDE AVE

Legal Description  
 LI 20,21  
 7430 BRIGHTSIDE AVE  
 ROSEDALE HEIGHTS

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

### Special Tax Areas

Town  
 Ad Valorem  
 Tax Class

Primary Structure Built  
 1952

Enclosed Area  
 864 SF

Property Land Area  
 9,000.00 SF

County Use  
 04

| Stories | Basement | Type          | Exterior         |
|---------|----------|---------------|------------------|
| 1       | YES      | STANDARD UNIT | ASBESTOS SHINGLE |

### Value Information

|                    | Base Value | Value As Of 01/01/2006 | Phase-in Assessments As Of 07/01/2005 | As Of 07/01/2006 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land:              | 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

|        |                      |        |             |        |          |
|--------|----------------------|--------|-------------|--------|----------|
| Owner: | MULLANEY DAVID K     | Date:  | 08/15/2000  | Price: | \$87,400 |
| Type:  | IMPROVED ARMS-LENGTH | Deed1: | /14638/ 352 | Deed2: |          |
| Owner: | ALTLAND CHARLES W    | Date:  | 11/29/1990  | Price: | \$67,000 |
| Type:  | IMPROVED ARMS-LENGTH | Deed1: | / 8659/ 716 | Deed2: |          |
| Owner: |                      | Date:  |             | Price: |          |
| Type:  |                      | Deed1: |             | Deed2: |          |

### Exemption Information

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

Exempt: NO  
 Exempt Class:

Special Tax Recapture:

\* NONE \*

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

APP.  
 No. 41





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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  
 Mailing Address: 7423 BRIGHTSIDE AVE  
 BALTIMORE MD 21237-1302  
 Deed Reference: 1) /13514/ 199  
 2)

**Location & Structure Information**

Remises Address: 7423 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: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 89  | 21   | 640    |              |             |         |       | 85  | 3               |          | 3/ 160    |

**Special Tax Areas**

Town  
 Ad Valorem  
 Tax Class

Primary Structure Built  
 1949

Enclosed Area  
 1,664 SF

Property Land Area  
 7,701.00 SF

County Use  
 04

Stories  
 2

Basement  
 YES

Type  
 STANDARD UNIT

Exterior  
 SIDING

**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:              | 28,700     | 70,800      |                      |            |
| Improvements:      | 70,960     | 111,180     |                      |            |
| Total:             | 99,660     | 181,980     | 99,660               | 127,100    |
| Preferential Land: | 0          | 0           | 0                    | 0          |

**Transfer Information**

| Buyer:                      | Seller:              | Date:      | Price:   |
|-----------------------------|----------------------|------------|----------|
| Buyer: IMPROVED ARMS-LENGTH | SCHIAFFINO GEORGE    | 02/09/1999 | \$89,900 |
| Buyer: BENTLEY HARRISON, JR | BENTLEY HARRISON, JR | 12/10/1998 | \$58,000 |
| Buyer: RUPP JAMES E         | RUPP JAMES E         | 12/05/1988 | \$32,900 |

Deed1: /13514/ 199  
 Deed2: /13364/ 217  
 Deed2: / 8044/ 42

**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)

APP.  
 NO. 4



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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  
**Mailing Address:** 7421 BRIGHTSIDE AVE  
 BALTIMORE MD 21237-1302  
**Deed Reference:** 1) / 5909/ 232  
 2)

**Location & Structure Information**

**Remises Address:** 121 BRIGHTSIDE AVE  
**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**  
 1959

**Enclosed Area**  
 1,116 SF

**Property Land Area**  
 8,364.00 SF

**County Use**  
 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 |
|---------------------------|------------|------------------------|---------------------------------------|------------------|
| <b>Land:</b>              | 29,360     | 70,960                 |                                       |                  |
| <b>Improvements:</b>      | 86,830     | 107,750                |                                       |                  |
| <b>Total:</b>             | 116,190    | 178,710                | 116,190                               | 137,030          |
| <b>Preferential Land:</b> | 0          | 0                      | 0                                     | 0                |

**Transfer Information**

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

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2005 | 07/01/2006 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 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

APP.  
 no. 414





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Account Identifier: District - 14 Account Number - 1420067480

## Owner Information

Owner Name: CROWL CYNTHIA G  
CROWL MINA B Use: RESIDENTIAL

Mailing Address: 7419 BRIGHTSIDE AVE  
BALTIMORE MD 21237-1302 Principal Residence: YES

Deed Reference: 1) /14598/ 125  
2)

## Location &amp; Structure Information

Remises Address: 119 BRIGHTSIDE AVE Legal Description: LT 89,90  
ROSEDALE HEIGHTS

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

## 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

| Buyer:               | Trueller:          | Date:     | Price: |
|----------------------|--------------------|-----------|--------|
| TRUDELL IRVING W     | 07/26/2000         | \$116,200 |        |
| IMPROVED ARMS-LENGTH | 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

APP.  
No. 44



↑  
7417

↗  
7413





7413



7417

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Account Identifier: District - 14 Account Number - 1412060920

Owner Information

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

Location & Structure Information

|                         |      |          |               |                                 |         |                                                    |     |                 |                       |
|-------------------------|------|----------|---------------|---------------------------------|---------|----------------------------------------------------|-----|-----------------|-----------------------|
| Remises Address         |      |          |               |                                 |         | Legal Description                                  |     |                 |                       |
| 7417 BRIGHTSIDE AVE     |      |          |               |                                 |         | LT 91,92<br>314 W ROSEDALE AVE<br>ROSEDALE HEIGHTS |     |                 |                       |
| Map                     | Grid | Parcel   | Sub District  | Subdivision                     | Section | Block                                              | Lot | Assessment Area | Plat No:<br>Plat Ref: |
| 89                      | 21   | 640      |               |                                 |         |                                                    | 91  | 3               | 7/ 160                |
| Special Tax Areas       |      |          |               | Town<br>Ad Valorem<br>Tax Class |         |                                                    |     |                 |                       |
| Primary Structure Built |      |          | Enclosed Area |                                 |         | Property Land Area                                 |     |                 | County Use            |
| 1951                    |      |          | 1,296 SF      |                                 |         | 8,700.00 SF                                        |     |                 | 04                    |
| Stories                 |      | Basement |               | Type                            |         | Exterior                                           |     |                 |                       |
| 1.1/2                   |      | YES      |               | STANDARD UNIT                   |         | SIDING                                             |     |                 |                       |

Value Information

|                    | Base Value | Value As Of | Phase-in Assessments As Of |            |
|--------------------|------------|-------------|----------------------------|------------|
|                    |            | 01/01/2006  | 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

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

\* 7417 is 50 foot lot

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

Special Tax Recapture: \* NONE \*

APP. NO. 459





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Account Identifier: District - 14 Account Number - 1419007500

Owner Information

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

Location & Structure Information

|                    |                                                        |
|--------------------|--------------------------------------------------------|
| Remises Address    | Legal Description                                      |
| 114 BRIGHTSIDE AVE | LT 6,7,8<br>625 W ROSEDALE HEIGHTS<br>ROSEDALE HEIGHTS |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:         |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|------------------|
| 09  | 21   | 640    |              |             |         |       | 6   | 3               | Plat Ref: 7/ 160 |

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

Value Information

|                    | Base<br>Value | Value<br>As Of | Phase-in Assessments |            |
|--------------------|---------------|----------------|----------------------|------------|
|                    |               | 01/01/2006     | As Of                | As Of      |
|                    |               |                | 07/01/2005           | 07/01/2006 |
| Land:              | 90,990        | 72,110         |                      |            |
| Improvements:      | 107,110       | 133,260        |                      |            |
| Total:             | 138,100       | 205,370        | 138,100              | 160,523    |
| Preferential Land: | 0             | 0              | 0                    | 0          |

Transfer Information

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

Exemption Information

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

|               |    |                        |          |
|---------------|----|------------------------|----------|
| Max Exempt:   | NO | Special Tax Recapture: |          |
| Exempt Class: |    |                        | * NONE * |

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

APP.  
NOYN



↑  
7413



↑  
7409



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Ground Rent

Account Identifier: District - 14 Account Number - 1412003390

Owner Information

Owner Name: LANGENFELDER JOHN F  
LANGENFELDER RUTH M

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 7413 BRIGHTSIDE AVE  
BALTIMORE MD 21237-1302

Deed Reference: 1)  
2)

Location & Structure Information

Remises Address: 7413 BRIGHTSIDE AVE

Legal Description: 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 01/01/2006 | Phase-in Assessments As Of 07/01/2005 | As Of 07/01/2006 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land:              | 31,010     | 72,130                 |                                       |                  |
| Improvements:      | 127,050    | 179,830                |                                       |                  |
| Total:             | 158,060    | 251,960                | 158,060                               | 189,360          |
| Preferential Land: | 0          | 0                      | 0                                     | 0                |

Transfer Information

| Buyer: | Date:  | Price: |
|--------|--------|--------|
| Type:  | Deed1: | Deed2: |
| Buyer: | Date:  | Price: |
| Type:  | Deed1: | Deed2: |
| Buyer: | Date:  | Price: |
| Type:  | Deed1: | Deed2: |

Exemption Information

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

Is Exempt: NO

Exempt Class:

Special Tax Recapture: \* NONE \*

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

\* about 11 feet between 2 houses

APP no. 40





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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 &amp; Structure Information

Remises Address: 109 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  
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:              | 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

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

Is Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

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

APP.  
NO. 4P





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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  
BALTIMORE MD 21237-1302 Deed Reference: 1) /20660/ 131  
2)

## Location &amp; Structure Information

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

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

## Special Tax Areas

Town  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1949                    | 1,134 SF      | 8,619.00 SF        | 04         |

| Stories | Basement | Type          | Exterior         |
|---------|----------|---------------|------------------|
| 1 1/2   | 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:              | 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

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

APP.  
no. 4 Q

7424





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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 &amp; Structure Information

| Remises Address    |  |  |  |  | Legal Description                                      |  |  |  |  |
|--------------------|--|--|--|--|--------------------------------------------------------|--|--|--|--|
| 124 BRIGHTSIDE AVE |  |  |  |  | LT 13-16<br>7424 BRIGHTSIDE AVE NS<br>ROSEDALE HEIGHTS |  |  |  |  |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plot No: | Plot Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 69  | 21   | 640    |              |             |         |       | 13  | 3               |          | 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 | Basement | Type          | Exterior |
|---------|----------|---------------|----------|
| 1 1/2   | YES      | STANDARD UNIT | SIDJNG   |

## Value Information

|                    | Base Value | Value As Of | Phase-in Assessments |            |
|--------------------|------------|-------------|----------------------|------------|
|                    |            |             | As Of                | As Of      |
| Land:              | 32,690     | 01/01/2006  | 07/01/2005           | 07/01/2006 |
| Improvements:      | 39,570     | 73,820      |                      |            |
| 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         | \$62,500           |
| IMPROVED ARMS-LENGTH | Deed1: /10072/ 254 | Deed2:             |
| JACKSON MARY A       | 12/21/1971         | \$0                |
| NOT ARMS-LENGTH      | Deed1: / 5238/ 933 | 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 \*

APP.  
NO. 5

App.  
No. 60





CASE 06-534-A

CASE 06-535-A

APPELLANTS EXHIBITS

Verified  
11-29-07

✓ 1. PLAT OF ROSEBUD HEIGHTS

✓ 2. PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

✓ 3. PROPERTY SEARCHES AND PICTURES - NEIGHBOR PROPERTIES

A-J LOTS 50' WIDE, 10' SETBACKS

~~A - LOTS 42 & 43~~

~~B~~

✓ 4. PROPERTY SEARCHES AND PICTURES -

LOTS <sup>HAVE</sup> ~~LESS THAN~~ 50' WIDE, LESS THAN 10' SETBACKS

A-G

✓ 5. PROPERTY SEARCH AND PICTURE LOTS 15 & 16 -  
APPELLANTS' PROPERTY.

✓ 6. PICTURE OF LOT 7422 BRIGHTSIDE AVE.



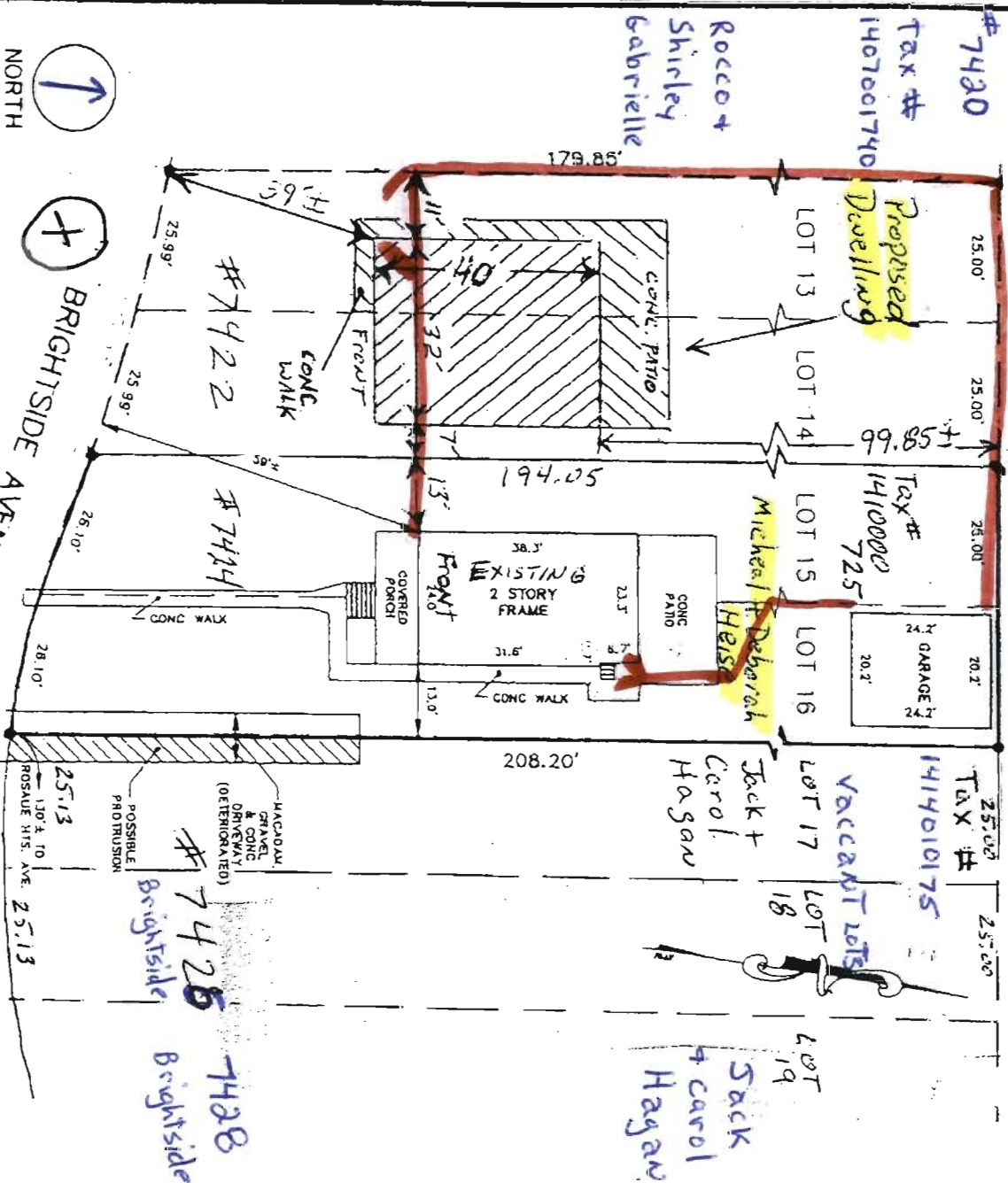
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7424 Brightside Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Rosedale Heights

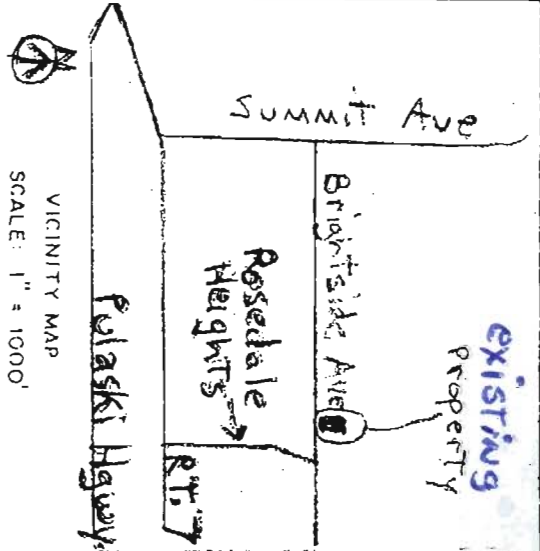
PLAT BOOK # 7 FOLIO # 16D LOT # 15 SECTION # 1

OWNER Michael S. Heise Deborah L. Heise



PREPARED BY Michael S. Heise

SCALE OF DRAWING: 1" = 30'



## LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 7

ZONING OR 5.5 089B3

LOT SIZE 0.235 10257.38  
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE  
WATER ☒

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 #

ORA App. No. 2



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Account Identifier: District - 14 Account Number - 1418053590

## Owner Information

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

## Location &amp; Structure Information

Remises Address: 7518 BRIGHTSIDE AVE  
Legal Description: LT 42 PT 43  
ROSEDALE HEIGHTS  
Map 89 Grid 21 Parcel 640 Sub District Subdivision Section Block Lot Assessment Area Plat No: Plat Ref: 7/ 160  
Special Tax Areas: Town Ad Valorem Tax Class  
Primary Structure Built 1948 Enclosed Area 1,288 SF Property Land Area 6,144.00 SF County Use 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

| Transferor: | Date:  | Price: |
|-------------|--------|--------|
| Transferor: | Deed1: | Deed2: |
| Transferor: | Date:  | Price: |
| Transferor: | Deed1: | Deed2: |
| Transferor: | Date:  | Price: |
| Transferor: | 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 \*

CBA  
APP.  
NO. 3A





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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  
BALTIMORE MD 21237-1305 Deed Reference: 1) /21270/ 298  
2)

## Location &amp; 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 | Plat No: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|
| 89  | 21   | 640    |              |             |         |       | 38  | 3               |          |

Plat Ref: 7/ 160

## Special Tax Areas

Town  
Ad Valorem  
Tax ClassPrimary Structure Built  
1947Enclosed Area  
1,288 SFProperty Land Area  
7,956.00 SFCounty Use  
04Stories  
1 1/2Basement  
YESType  
STANDARD UNITExterior  
SIDING

## Value Information

|                    | Base Value | Value As Of<br>01/01/2006 | Phase-in Assessments As Of<br>07/01/2005 | As Of<br>07/01/2006 |
|--------------------|------------|---------------------------|------------------------------------------|---------------------|
| Land:              | 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:   | THOMAS GEORGE H,3RD | Date:  | 01/13/2005  | Price: | \$0 |
| Acquire: | NOT ARMS-LENGTH     | Deed1: | /21270/ 298 | Deed2: |     |
| Owner:   | THOMAS GEORGE H,3RD | Date:  | 07/01/1995  | Price: | \$0 |
| Acquire: | NOT ARMS-LENGTH     | Deed1: | /11681/ 129 | Deed2: |     |
| Owner:   |                     | Date:  |             | Price: |     |
| Acquire: |                     | 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

CBA  
APP.  
NO. 3 B





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Account Identifier: District - 14 Account Number - 1416060325

## Owner Information

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

## Location &amp; Structure Information

Remises Address: 7512 BRIGHTSIDE AVE Legal Description: 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  
1951

Enclosed Area  
1,352 SF

Property Land Area  
8,619.00 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 | As Of 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

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

## Exemption Information

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

Is Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

# 7512 is a 50 foot lot

CBA  
APP.  
NO. 3



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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<br>BALTIMORE MD 21237-1317 | Deed Reference:      | 1) /23434/ 495<br>2) |

| Location & Structure Information |      |          |               |                                 |                    |                                                      |          |                 |                       |
|----------------------------------|------|----------|---------------|---------------------------------|--------------------|------------------------------------------------------|----------|-----------------|-----------------------|
| Remises Address                  |      |          |               |                                 |                    | Legal Description                                    |          |                 |                       |
| 7507 BRIGHTSIDE AVE              |      |          |               |                                 |                    | LTS 68,69<br>7507 BRIGHTSIDE AVE<br>ROSEDALE HEIGHTS |          |                 |                       |
| Map                              | Grid | Parcel   | Sub District  | Subdivision                     | Section            | Block                                                | Lot      | Assessment Area | Plat No:<br>Plat Ref: |
| 89                               | 21   | 640      |               |                                 |                    |                                                      | 68       | 3               | 7/ 160                |
| Special Tax Areas                |      |          |               | Town<br>Ad Valorem<br>Tax Class |                    |                                                      |          |                 |                       |
| Primary Structure Built          |      |          | Enclosed Area |                                 | Property Land Area |                                                      |          | County Use      |                       |
| 1931                             |      |          | 1,344 SF      |                                 | 8,700.00 SF        |                                                      |          | 04              |                       |
| Stories                          |      | Basement |               | Type                            |                    |                                                      | Exterior |                 |                       |
| 2                                |      | YES      |               | STANDARD UNIT                   |                    |                                                      | SIDING   |                 |                       |

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

| Transfer Information |                          |        |             |
|----------------------|--------------------------|--------|-------------|
| seller:              | WITKUS ANGELINE H        | Date:  | 02/23/2006  |
| type:                | IMPROVED ARMS-LENGTH     | Deed1: | /23434/ 495 |
| seller:              | SECRETARY OF HOUSING AND | Date:  | 12/16/1998  |
| type:                | NOT ARMS-LENGTH          | Deed1: | /13378/ 106 |
| seller:              | KRAUSE KARL F            | Date:  | 09/30/1998  |
| type:                | NOT ARMS-LENGTH          | Deed1: | /13182/ 744 |
|                      |                          | Price: | \$127,660   |
|                      |                          | Deed2: |             |
|                      |                          | Price: | \$102,500   |
|                      |                          | Deed2: |             |
|                      |                          | Price: | \$96,000    |
|                      |                          | 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: |          |
| Exempt Class: | # 7507 is a 50 foot lot |                        | * NONE * |

CBA  
APP.  
NO. 3 D





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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 &amp; Structure Information

| Remises Address    |      |        |              |             |         |       |     | Legal Description                   |                       |
|--------------------|------|--------|--------------|-------------|---------|-------|-----|-------------------------------------|-----------------------|
| 407 BRIGHTSIDE AVE |      |        |              |             |         |       |     | 7407 BRIGHTSIDE AVE<br>SUMMIT FARMS |                       |
| Map                | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area                     | Plat No:<br>Plat Ref: |
| 89                 | 21   | 637    |              |             |         |       | 49  | 3                                   | 7/ 48                 |

## Special Tax Areas

Town  
Ad Valorem  
Tax ClassPrimary Structure Built  
1923Enclosed Area  
1,055 SFProperty Land Area  
8,910.00 SFCounty Use  
04Stories  
1 1/2Basement  
YESType  
STANDARD UNITExterior  
SIDING

## Value Information

|                    | Base Value | Value As Of | Phase-in Assessments |            |
|--------------------|------------|-------------|----------------------|------------|
|                    |            | 01/01/2006  | 07/01/2005           | 07/01/2006 |
| 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: | KARES CHARLES T        | Date:  | 01/05/2005  | Price: | \$209,900 |
| Type:  | IMPROVED ARMS-LENGTH   | Deed1: | /21226/ 625 | Deed2: |           |
| Owner: | PROFFITT WM J, SR ETAL | Date:  | 06/24/2004  | Price: | \$25,000  |
| Type:  | NOT ARMS-LENGTH        | Deed1: | /20303/ 649 | Deed2: |           |
| Owner: |                        | Date:  |             | Price: |           |
| Type:  |                        | Deed1: |             | Deed2: |           |

## Exemption Information

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

Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

- # 7407 is a 50 foot lot

APP.  
NO. 36





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Account Identifier: District - 14 Account Number - 2000014319

## Owner Information

Owner Name: DIEHL MICHAEL C, SR  
DIEHL LORENE Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 7502 BRIGHTSIDE AVE  
BALTIMORE MD 21237-1305 Deed Reference: 1) /14370/ 490  
2)

## Location &amp; Structure Information

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

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 89  | 21   | 640    |              |             |         |       | 24  | 3               |          | 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: 1              | Basement: YES | Type: STANDARD UNIT | Exterior: SJDJNG |

## Value Information

|                    | Base Value | Value As Of | Phase-in Assessments |            |
|--------------------|------------|-------------|----------------------|------------|
|                    |            | 01/01/2006  | 07/01/2005           | 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<br>/pe: NDT ARMS-LENGTH         | Date: 03/23/2000<br>Deed1: /14370/ 490 | Price: \$0<br>Deed2:       |
| Owner: MCLHINNEY DONALD JONUS<br>/pe: IMPROVED ARMS-LENGTH | Date: 04/11/1996<br>Deed1: /11528/ 362 | Price: \$106,000<br>Deed2: |
| Owner: JOCKEL GEORGE J<br>/pe: IMPROVED ARMS-LENGTH        | Date: 02/09/1987<br>Deed1: / 7572/ 13  | Price: \$5,000<br>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          |

Is Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

#7502 is a 50 foot lot

APP.  
No. 3F



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Account Identifier: District - 14 Account Number - 1410046500

#### Owner Information

Owner Name: WILLIAMSON RICHARD J  
WILLIAMSON LINDA S  
Use: RESIDENTIAL  
Principal Residence: YES  
Deed Reference: 1) / 9662/ 563  
2)

Mailing Address: 7500 BRIGHTSIDE AVE  
BALTIMORE MD 21237-1305

#### Location & Structure Information

Remises 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:  
89 21 640 3 22 3 7/ 160  
Plat Ref:

#### Special 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: 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:              | 29,700     | 71,050                 |                                       |                  |
| Improvements:      | 61,830     | 75,130                 |                                       |                  |
| Total:             | 91,530     | 146,180                | 91,530                                | 109,746          |
| Preferential Land: | 0          | 0                      | 0                                     | 0                |

#### Transfer Information

|                            |                    |                 |
|----------------------------|--------------------|-----------------|
| Owner: JOCKEL ALMIRA E     | Date: 03/19/1993   | Price: \$73,000 |
| Deed: IMPROVED ARMS-LENGTH | Deed1: / 9662/ 563 | Deed2:          |
| Owner: JOCKEL GEORGE J     | Date: 08/19/1988   | Price: \$0      |
| Deed: NOT ARMS-LENGTH      | Deed1: / 7947/ 744 | 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          |

Is Exempt: NO  
Exempt Class:

Special Tax Recapture:

\* NONE \*

# 7500 is a 50 foot lot

APP.  
No. 36





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Account Identifier: District - 14 Account Number - 1407001740

## Owner Information

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

## Location &amp; Structure Information

Remises Address: 7420 BRIGHTSIDE AVE Legal Description: LT 11-12  
ROSEDALE HEIGHTS  
Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: Plat Ref: 7/ 160  
89 21 640 11 3

## 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<br>1            | Basement<br>YES | Type<br>STANDARD UNIT | Exterior<br>SIDING |

## Value Information

|                    | Base Value | Value As Of<br>01/01/2006 | Phase-in Assessments<br>As Of<br>07/01/2005 | As Of<br>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

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

# 7420 is a 50 foot lot

APP.  
No. 311





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Account Identifier: District - 14 Account Number - 1423075400

### Owner Information

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

### Location & Structure Information

Remises Address: 7418 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: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|
| 89  | 21   | 640    |              |             |         |       | 9   | 3               |          | 7/ 160    |

### Special Tax Areas

Town  
 Ad Valorem  
 Tax Class

| 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 | Phase-in Assessments |            |
|--------------------|------------|-------------|----------------------|------------|
|                    |            | 01/01/2006  | 07/01/2005           | 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:          |
| SEABREASE RICHARD E,3RD | 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:

\* NONE \*

# 7418 is a 50 foot lot

APP.  
 NO. 31



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Account Identifier: District - 14 Account Number - 1411078150

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

| Location & Structure Information |      |          |                                 |               |                    |                                                 |     |                 |                       |
|----------------------------------|------|----------|---------------------------------|---------------|--------------------|-------------------------------------------------|-----|-----------------|-----------------------|
| Remises Address                  |      |          |                                 |               |                    | Legal Description                               |     |                 |                       |
| 103 BRIGHTSIDE AVE               |      |          |                                 |               |                    | LT 45,46<br>7403 BRIGHTSIDE AVE<br>SUMMIT FARMS |     |                 |                       |
| Map                              | Grid | Parcel   | Sub District                    | Subdivision   | Section            | Block                                           | Lot | Assessment Area | Plat No:<br>Plat Ref: |
| 89                               | 21   | 637      |                                 |               |                    |                                                 | 45  | 3               | 7/ 48                 |
| Special Tax Areas                |      |          | Town<br>Ad Valorem<br>Tax Class |               |                    |                                                 |     |                 |                       |
| Primary Structure Built          |      |          | Enclosed Area                   |               | Property Land Area |                                                 |     | County Use      |                       |
| 1949                             |      |          | 1,344 SF                        |               | 9,435.00 SF        |                                                 |     | 04              |                       |
| Stories                          |      | Basement |                                 | Type          |                    |                                                 |     | Exterior        |                       |
| 2                                |      | YES      |                                 | STANDARD UNIT |                    |                                                 |     | BRICK           |                       |

| Value Information  |            |             |                      |            |            |
|--------------------|------------|-------------|----------------------|------------|------------|
|                    | Base Value | Value As Of | Phase-in Assessments |            |            |
|                    |            | 01/01/2006  | 07/01/2005           | As Of      | As Of      |
|                    |            |             |                      | 07/01/2006 | 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 |                  |        |             |
|----------------------|------------------|--------|-------------|
| Owner:               | KRIZEK RAYMOND J | Date:  | 02/17/2005  |
| Price:               | NOT ARMS-LENGTH  | Deed1: | /21444/ 352 |
| Owner:               | KRIZEK LOUISE    | Date:  | 03/15/1995  |
| Price:               | NOT ARMS-LENGTH  | Deed1: | / 6884/ 445 |
| Owner:               |                  | Date:  |             |
| Price:               |                  | Deed1: |             |

| Exemption Information      |       |            |            |
|----------------------------|-------|------------|------------|
| Partial Exempt Assessments | Class | 07/01/2005 | 07/01/2006 |
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

Is Exempt: NO

Exempt Class:

Special Tax Recapture: \* NONE \*

This is a 50 foot wide lot  
7403 Brightside Ave

APP.  
No. 3



