TOENTECEIVED FOR FILING

IN RE: PETITION FOR VARIANCE

SW/Corner Glen Park Road and

Belair Road

(4155 Glen Park Road)

11th Election District

5th Council District

BZ Management, LLC Petitioner * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 06-609-A

*

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, BZ Management, LLC, by Bogdan Zelenski, through their attorney, Sebastian A. Cross, Esquire. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.8.A.4 to permit parking spaces with a street right-of-way setback of 1.7 feet in lieu of the required 10 feet; from Section 409.4.A to permit a driveway width of 17.6 feet for two-way traffic movements in lieu of the required 20 feet; from Section 504.1, if required, to allow a 15-foot wide entrance from a County road for two-way traffic in lieu of the required 24 feet; from Section 409.6.A.2 to permit 4 parking spaces in lieu of the required 5; and, for such other and further relief as may be deemed appropriate by the Zoning Commissioner. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Bogdan Zelenski, Managing Member of BZ Management, LLC, property owner, and Lawrence E. Schmidt, Esquire, attorney for the Petitioner. Appearing as interested citizens were William Libercoi and Dennis Eckard, representatives of the Perry Hall Improvement Association. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is located on the southwest corner of the intersection of Glen Park Road and Belair Road in Perry Hall. The property contains a gross area of 0.1744 acres, more or less, zoned R.O., and is improved with a one-story frame building, which was previously used as a dwelling but has apparently been vacant for some time. The bulk of the site is paved in macadam, with a narrow strip of grass and lawn along the property's frontage on Belair Road and along the rear of the property. As shown on the site plan, the property is surrounded by commercial uses, including a medical staffing and supplies service to the rear and general medical offices to the side (i.e. southwest). To the other side (northeast) the property abuts Glen Park Road and a large shopping center immediately across that street. The other side of Belair Road is commercially developed and indeed this stretch of Belair Road is a commercial/office corridor. The Petitioner is desirous of converting the subject dwelling for office use as a Class A Office Building. Testimony indicated that Mr. Zelenski operates an internet based service wherein he coordinates the crewing of commercial cargo ships. It was indicated that his use of the building as his office for this business will be small and that he anticipates possibly renting office space to others; however, there will be no medical offices on the site.

Relief is necessitated to accommodate the proposed conversion of the building formerly used as a dwelling to a Class A Office Building and legitimize existing conditions on the property. As shown on the site plan, although the building is located adjacent to Belair Road, vehicular access to the site is via an existing 15-foot wide driveway leading to the site from Glen Park Road. This driveway entrance leads into the macadam paved travel area that surrounds the building and provides access to parking areas on either side of the structure. Although five parking spaces are provided as required, one of the spaces is designated for handicapped parking and cannot be counted as part of the overall number of spaces required for this site. In addition, as a result of providing the required access ramp to make the building handicapped accessible, relief is requested to allow a two-way traffic aisle width of 17.5 feet in lieu of the required 24 feet.

As noted above, Messrs. Libercci and Eckard appeared on behalf of the Perry Hall Improvement Association. Their organization does not oppose the proposal and believes that the proposed use is appropriate for this site and will not result in detrimental impacts to adjacent properties and uses.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. The uniqueness associated with this lot is its corner location and the location of the existing building thereon. I find that strict compliance with the regulations would cause a practical difficulty and unreasonable hardship for the Petitioner. Moreover, I find that the proposed use is appropriate for this site and is compatible with the character of the surrounding neighborhood. Thus, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, within its Zoning Advisory Committee (ZAC) comments, the Office of Planning requested that landscaping be provided along the rear of the property to screen the proposed use from adjacent properties, and that a detailed landscape plan be submitted for their In response to these comments, the Petitioner noted that the property is review and approval. surrounded by commercial uses and abuts an existing driveway and garage that supports the medical staffing business to the rear (north). The Petitioner indicated a willingness to plant a combination of trees and shrubs along the rear property line, sufficient to buffer the macadam parking area from the neighboring residential property line. Thus, I will not require that a detailed landscape plan be submitted; however, within nine (9) months of the date of this Order, the Petitioner shall install appropriate landscaping in accordance with that set forth above.

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

this _____ day of August 2006 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.8.A.4 to permit parking spaces with a street right-of-way setback of 1.7 feet in lieu of the required 10 feet; from Section 409.4.A to permit a driveway width of 17.6 feet for two-way traffic movements in lieu of the

required 20 feet; from Section 504.1, if required, to allow a 15-foot wide entrance from a County road for two-way traffic in lieu of the required 24 feet; and, from Section 409.6.A.2 to permit 4 parking spaces in lieu of the required 5, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within nine (9) months of the date of this Order, Petitioner shall install a combination of trees and bushes along the rear property line, sufficient to buffer the uses on the subject property from the medical staffing services operation at 4153 Glen Park Drive.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Zoning-Gommissioner

for Baltimore County

WJW:bjs

See See See See



JAMES T. SMITH, JR. County Executive

August 8, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Lawrence E. Schmidt, Esquire Sebastian A. Cross, Esquire Gildea & Schmidt, LLC 300 E. Lombard Street, Suite 1440 Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE

SW/Corner Glen Park Road & Belair Road (4155 Glen Park Road)
11th Election District – 5th Council District
BZ Management, LLC - Petitioners
Case No. 06-609-A

Dear Messrs. Schmidt & Cross:

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

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

WILLIAM I WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw

cc: Mr. Bogdan Zelenski, 4041 Cedarside Drive, Baltimore, Md. 21236

Mr. William Libercci, 19 Shawn Court, Baltimore, Md. 21236

Mr. Dennis Eckhart, 39 Bangert Street, Perry Hall, Md. 21128

Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 4155 Glen Park Road which is presently zoned: RO

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

- 1) From Section 409.8.A.4 of the BCZR, to permit parking spaces with a street right-of-way setback of 1.7 feet in lieu of the required 10 feet.
- 2) From Section 409.4.A of the BCZR, to permit a driveway width of 17.6 feet for two-way movements in lieu of the required 20 feet.
- 3) If required, from Section 504.1 of the BCZR, to allow a 15 foot wide entrance from a County road for two-way traffic in lieu of the required 24 feet.
- 4) From Section 409.6.A.2 of the BCZR, to permit 4 parking spaces in lieu of the required 5 spaces.
- 5) For such other and further relief as the Zoning Commissioner may deem appropriate.

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

Petitioner plans to convert detached building previously used as a dwelling to a Class A office building. Justification for variances to be presented at the public hearing for this matter.

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.

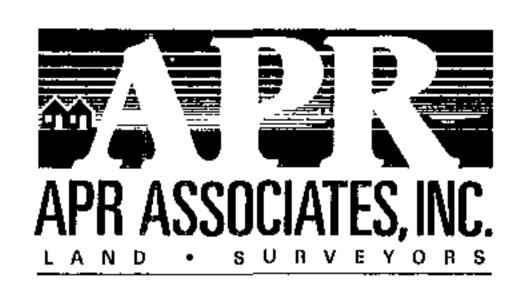
Contract Purchaser/Lessee:

PADE ACTIVED F

Legal Owner(s):

BZ Management LLC

Name - Type o	r Print	N	ame - Type er Print	Zelens	Vi Membe
Signature	······································	· · · · · · · · · · · · · · · · · · ·	- Signature -	1 Zelensl	
Address		Telephone No.	Name - Type or Print	+ <u>~ ~ ((~ ~) </u>	
City	State	Zip Code	Signature		
Attorney I	For Petitioner:		4041 Cedarside Dr	rive	410-529-
			Address	<u></u>	Telephone No.
Schastian A.	. Cross		Baltimore	MD	21236
Name - Type o	rPrint	C	ity	State	Zip Code
Sign at Circ :	2		Representative	to be Contacted	<u>1:</u>
Signature Lawre Gildea & Sci			Alexander P. Ratyo	ch, L.S.	
Company			Name		
300 Lomb	ard Street, Suite 1440	(410) 234-0070	7427 Harford Road	1	(410) 444-4312
Address		Telephone No.	Address		Telephone No.
Balt more	MD	21202	Baltimore	MD	21234
City	State	Zip Code	City	State	Zip Code
			<u>o</u>	FFICE USE ONLY	
Case No.	06-609 A		ESTIMATED LENGTH	OF HEARING	
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REV 1/15/98		Reviewed By		Date <u>4 -1 '6 '</u> 0	
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ZONING DESCRIPTION

BEGINNING at a point formed by the intersection of the Northeasterly side of Belair Road which is 75 feet wide with the Southwesterly side of Glen Park Drive, which if 50 feet wide; thence running along the Northwesterly side of Belair Road South 41 degrees 57 minutes 32 seconds West 97.95 feet; thence leaving Belair Road and running North 53 degrees 07 minutes 34 seconds West 75.30 feet and North 41 degrees 57 seconds 32 seconds East 104.63 feet to intersect the Southwesterly side of Glen Park Drive; thence binding thereon South 48 degrees 02 minutes 28 seconds East 75.00 feet to the place of beginning as recorded in Deed Liber 21720, Folio 615.

DATE ACCOUNT CONTROL OF THE STATE OF THE STA	BALTIMORE COUNTY, OFFICE OF BUDGET & FINA MISCELLANEOUS REC	ANCE		lo.	RESTATES:		
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	FROM:						
WHITE - CASHIER PINK - ABENCY YELLOW - CUSTOMER CASHIER'S VALIDATION							

NOTICE OF ZONING HEARING

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

Case: #08-609-A

4155 Glen Park Road

Southwest corner of Glen Park and Belair Roads

11th Election District - 5th Councilmanic District
Legal Owner(s): BZ Management, Bogdan Zelenskl
Variance: to permit parking spaces with a street right-ofway setback of 1.7 feet in lieu of the required 10 feet and
to permit a driveway width of 17.6 feet for two-way
movements in lieu of the required 20 feet and if required
a waiver. To allow a 15 foot wide entrance from a County
road for two-way traffic in lieu of the required 24 feet and
to permit 4 parking spaces in lieu of the required 5 to permit 4 parking spaces in lieu of the required 5 spaces. For such other and further relief as the Zoning

Commissioner may deem appropriate.

Hearing: Friday, July 28, 2006 at 10:00 a.m. in Room
407, County Courts Building, 401 Bosley Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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. 7/104 July 13 101672

CERTIFICATE OF PUBLICATION

7/13/,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilking.
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: OG-609-A

Petitioner/Developer: BZ MANAGE

MENT BOGDAN ZECENSKI

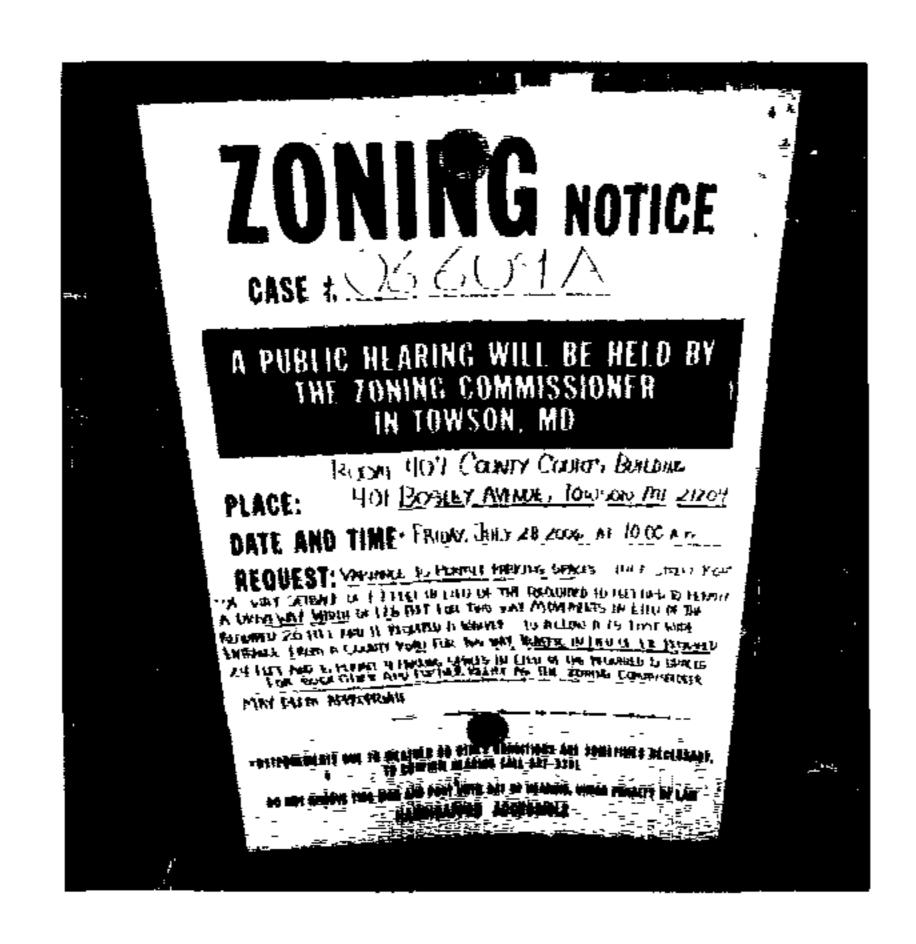
Date of Hearing/Closing: JULY 28, 2006.

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:

Sincerely,



Robert Sleek 7-12-04 (Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

Department of Permits All 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 14, 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: 06-609-A

4155 Glen Park Road Southwest corner of Glen Park and Belair Roads 11th Election District – 5th Councilmanic District Legal Owners: BZ Management, Bogdan Zelenski

<u>Variance</u> to permit parking spaces with a street right-of-way setback of 1.7 feet in lieu of the required 10 feet and to permit a driveway width of 17.6 feet for two-way movements in lieu of the required 20 feet and if required a waiver. To allow a 15 foot wide entrance from a County road for two-way traffic in lieu of the required 24 feet and to permit 4 parking spaces in lieu of the required 5 spaces. For such other and further relief as the Zoning Commissioner may deem appropriate.

Hearing: Friday, July 28, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Sebastian Cross, Gildea & Schmidt, 300 E. Lombard Street, Ste. 1440, Baltimore 21202 Bogdan Zelenski, BZ Management, 4041 Cedarside Drive, Baltimore 21236 Alexander Ratych, 7427 Harford Road, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 13, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Thursday, July 13, 2006 Issue - Jeffersonian

Please forward billing to:

Bogdan Zelenski 4041 Cedarside Drive Baltimore, MD 21236

410-529-3518

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: 06-609-A

4155 Glen Park Road

Southwest corner of Glen Park and Belair Roads 11th Election District – 5th Councilmanic District Legal Owners: BZ Management, Bogdan Zelenski

<u>Variance</u> to permit parking spaces with a street right-of-way setback of 1.7 feet in lieu of the required 10 feet and to permit a driveway width of 17.6 feet for two-way movements in lieu of the required 20 feet and if required a waiver. To allow a 15 foot wide entrance from a County road for two-way traffic in lieu of the required 24 feet and to permit 4 parking spaces in lieu of the required 5 spaces. For such other and further relief as the Zoning Commissioner may deem appropriate.

Hearing: Friday, July 28, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number:	
Petitioner: BZ MANAGEMENT LLC BY: BOGDAN	ZELENSK
Address or Location: 4155 GLEN PARK Rd.	,
PLEASE FORWARD ADVERTISING BILL TO: Name: BOGDAN ZELENSKÜ Address: 4041 CEDARSIDE DR. BALD. Md. 21236	
Telephone Number: $410 - 529 - 3518$,



JAMES T. SMITH, JR. County Executive

July 20, 2006

TIMOTHY M. KOTROCO, Director Department of Permits and Development Management

Sebastian A. Cross Gildea & Schmidt, LLC 300 E. Lombard Street, Suite 1440 Baltimore, MD 21202

Dear Mr. Cross:

RE: Case Number: 06-609-A, 4155 Glen Park Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 1, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
BZ Management LLC Bogdan Zelenski 4041 Cedarside Drive Baltimore 21236
Alexander P. Ratych, L.S. 7427 Harford Road Baltimore 21234

10:00 4307

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 10, 2006

MI CAMPAGAMER

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

4155 Glen Park Road

INFORMATION:

Item Number:

6-609

Petitioner:

BZ Management, LLC

Zoning:

RO

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the change in use from residential to office is not out of character with similar uses along Belair Road. As such, the Office of Planning does not oppose the petitioner's request provided that the following conditions are met:

Full compliance with those guidelines and standards outlined under 'Condition B' of the Baltimore County Landscape Manual.

a. Specifically, 'Condition B Parking Lots – Standard 1,c (p.19)' which states..." Perimeter Screening – Adjacent to residential and institutional properties, "CLASS A" screening is required."

According to the site plan submitted, there is approximately 7 ½ feet of grassy surface area between the macadam parking area and the neighboring residential property line. The petitioner shall submit to the County Landscape Architect a detailed landscaping plan showing the types and quantity of landscape plantings that will be used to sufficiently screen the neighboring residential use from the proposed class-A office parking lot.

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

alrevo.

Prepared by:

Division Chief: AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 6.13-171

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

RE:

Baltimore County

Item No. 609

JCM

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

f. J. Doch

Engineering Access Permits Division

RE: PETITION FOR VARIANCE

4155 Glen Park Road; SW corner Glen Park

& Belair Roads

1.1th Election & 5th Councilmonic Districts

11th Election & 5th Councilmanic Districts

Legal Owner(s): BZ Management, LLC-

Bogdan Zelenski, Member

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

*

¥

BALTIMORE COUNTY

* 06-609-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.

RECEIVED

2006

POT

PETER MAX ZIMMERMAN

People's County Deltimore County

People's Counsel for Baltimore County

anole S. Demil

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 14th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Click here for a plain text ADA compliant screen.



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

Go Back View Map New Search Ground Rent

24/ 71

Account Identifier:

District - 11 Account Number - 1118000868

Owner Information

Owner Name:

Mailing Address:

ECKARD DENNIS E

39 BANGERT ST

PERRY HALL MD 21128-9570

Use:

Principal Residence:

RESIDENTIAL YES

Deed Reference: 1) / 5509/ 180

zί

Location & Structure Information

Premises Address

39 BANGERT AVE

Legal Description

NW COR FORGE HILL RD

FORGE HEIGHTS

Map Grid ParcelSub DistrictSubdivisionSectionBlock LotAssessment AreaPlat No:731337337Plat Ref:

Town

Special Tax Areas Ad Valorem

Tax Class

Primary Structure BuiltEnclosed AreaProperty Land AreaCounty Use19632,970 SF29,064.00 SF04StoriesBasementTypeExterior1NOSTANDARD UNITBRICK

Value Information

Base
ValueValuePhase-in AssessmentsValueAs Of
01/01/2006As Of
07/01/2005As Of
07/01/2005Land:53,760112,010ements:175,110278,220

 Improvements:
 175,110
 278,220

 Total:
 228,870
 390,230
 228,870
 282,656

 Preferential Land:
 0
 0
 0
 0

Transfer Information

ECKARD DENNIS E Seller: 02/18/1975 Date: Price: \$0 NOT ARMS-LENGTH Deed1: / 5509/ 180 Type: Deed2: Seller: Date: Price: Deed1: Type: Deed2: Seller: Date: Price:

Type: Deed1: Deed2:

Exemption Information

 Partial Exempt Assessments
 Class
 07/01/2005
 07/01/2006

 County
 000
 0
 0

 State
 000
 0
 0

 Municipal
 000
 0
 0

Tax Exempt: Exempt Class: NO

Special Tax Recapture:

* NONE *

Case No.: 06-609 4155 GEN PARK RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No 1		<u> </u>				
No. 1	Sit	E PLAN				
No. 2	Collectwily	Saphs			······································	
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PLEASE PRINT CLEARLY

CASE NAME 152 MANA CASE NUMBER 06-06 DATE 1/29/66-06

PETITIONER'S SIGN-IN SHEET

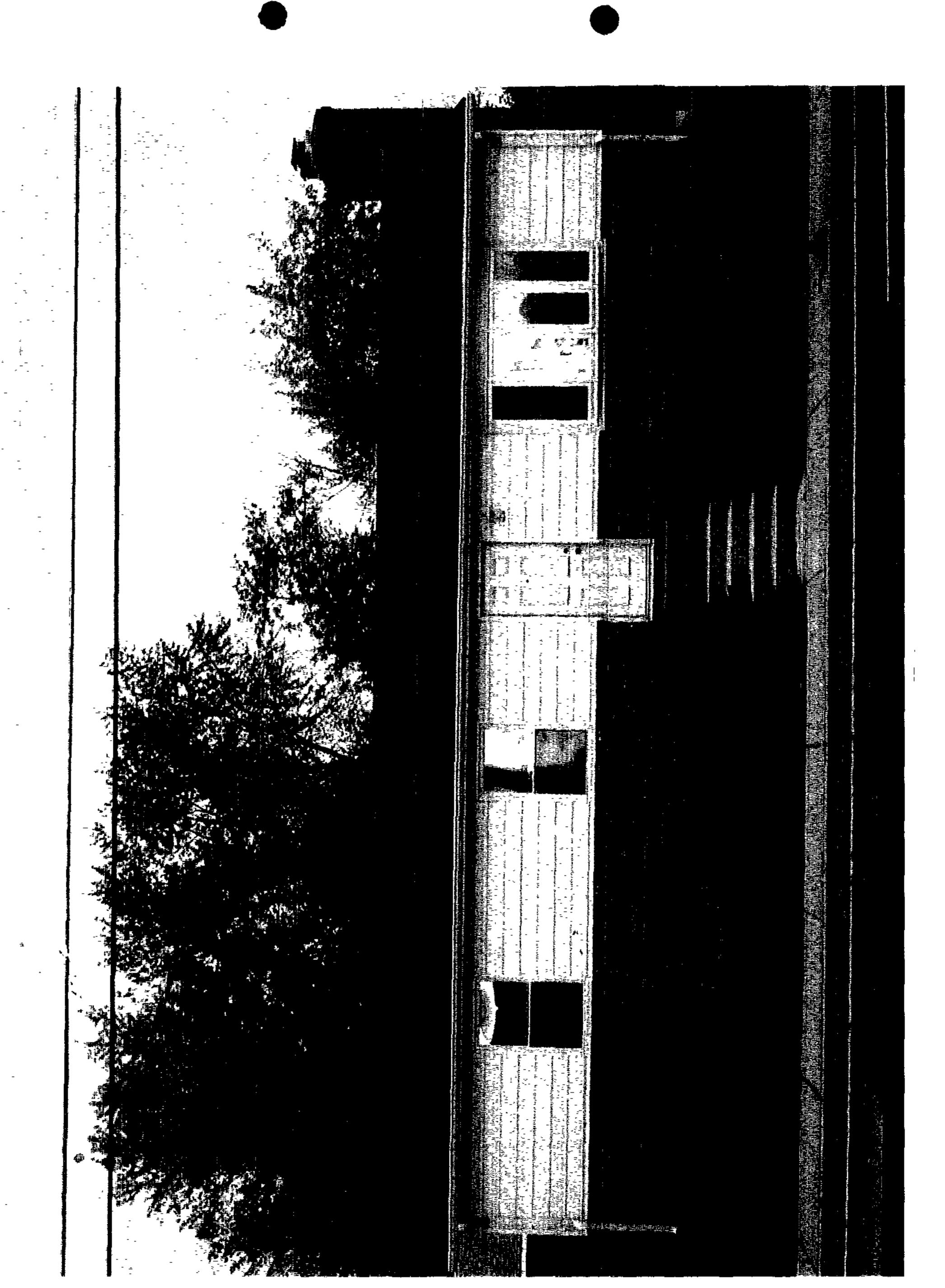
E- MAIL	bzalathec. com								
CITY, STA	Baltimore, MD 21236								
ADDRESS 220 Bosk	DRIL								
AME 12e (2)	Bogdan Lelensky								

Modern	3.	
02		
VAME	VUMBEF	
CASE	CASE	DATE

CITIZEN'S SIGN-IN SHEET

E- MAIL		- L 30 9 - 350					
CITY, STATE, ZIP BANTO Med 2/236	Jane Jano						
ADDRESS 19 SHBWN CT	me form	いんとなった					
WAME Will LIBOUCCI	Dennis Eckert	NI I					







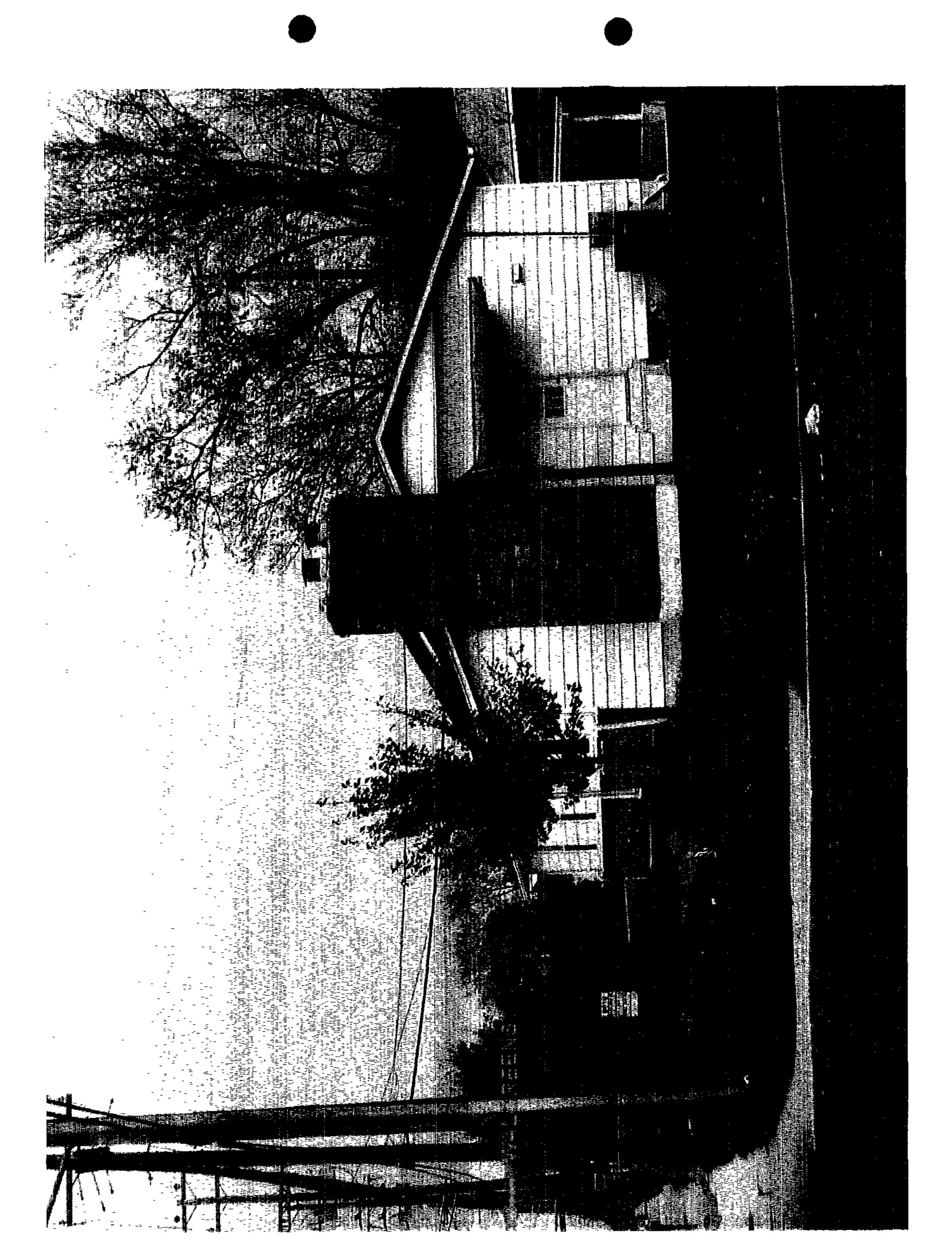
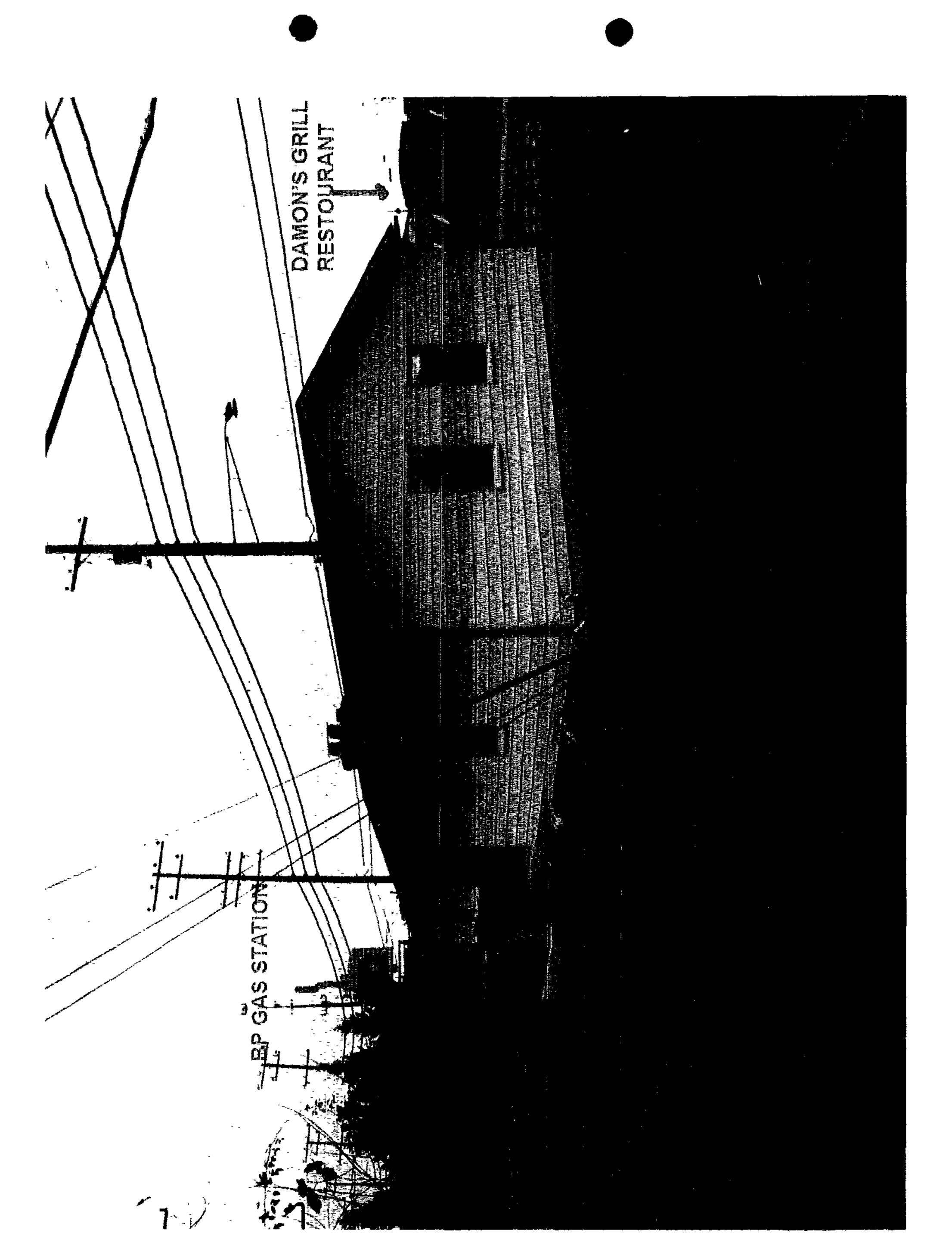
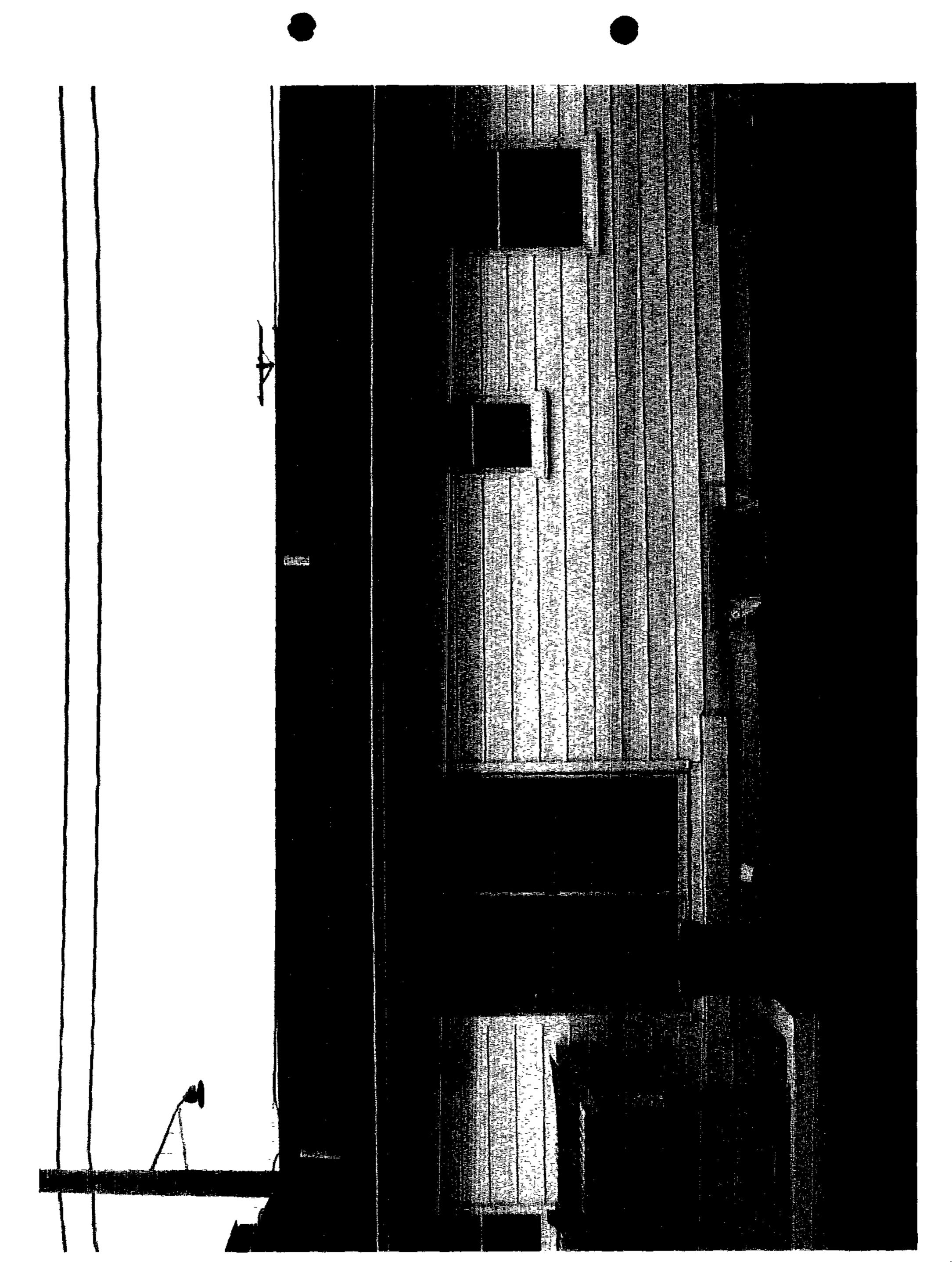
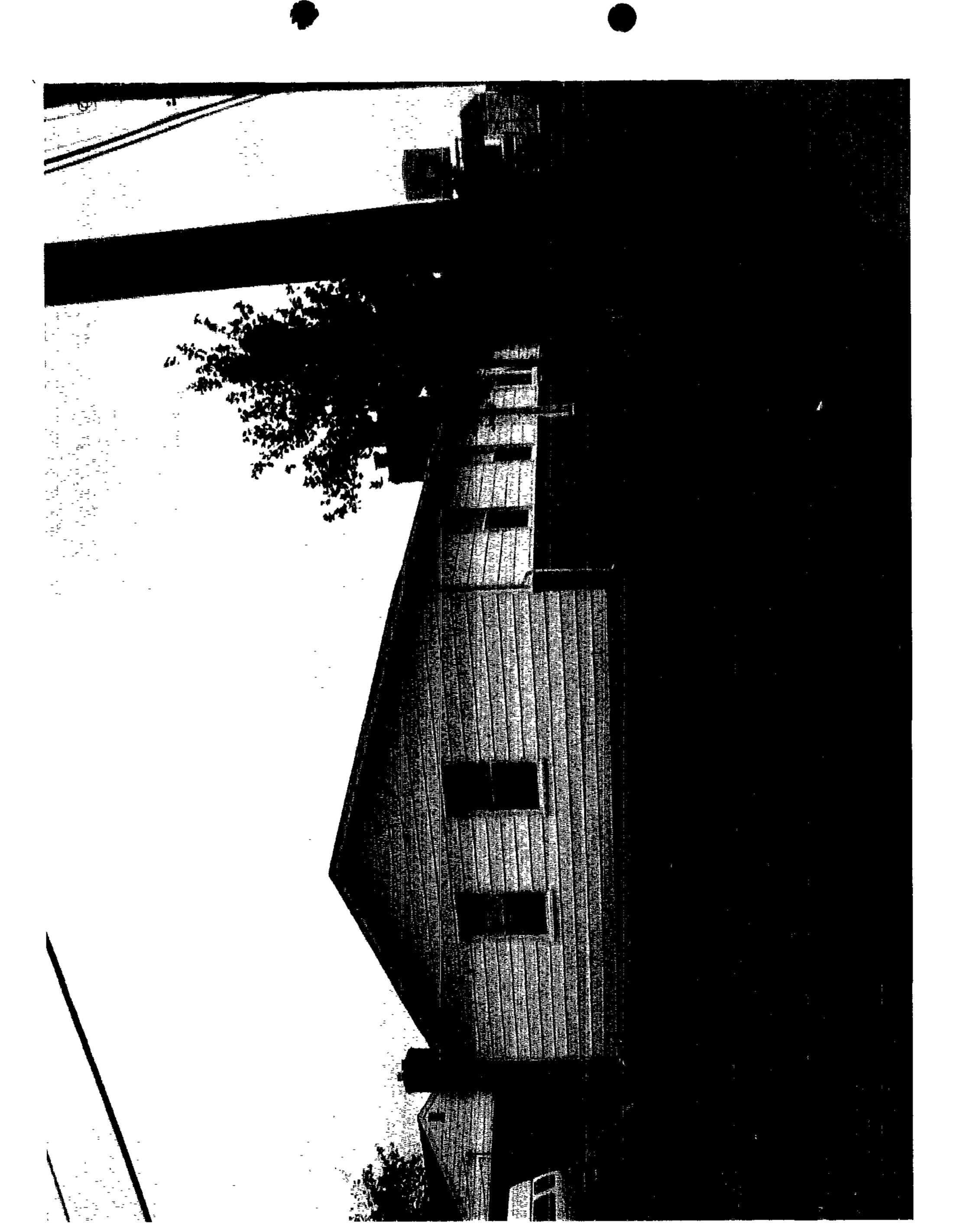


EXHIBIT NO. 2A





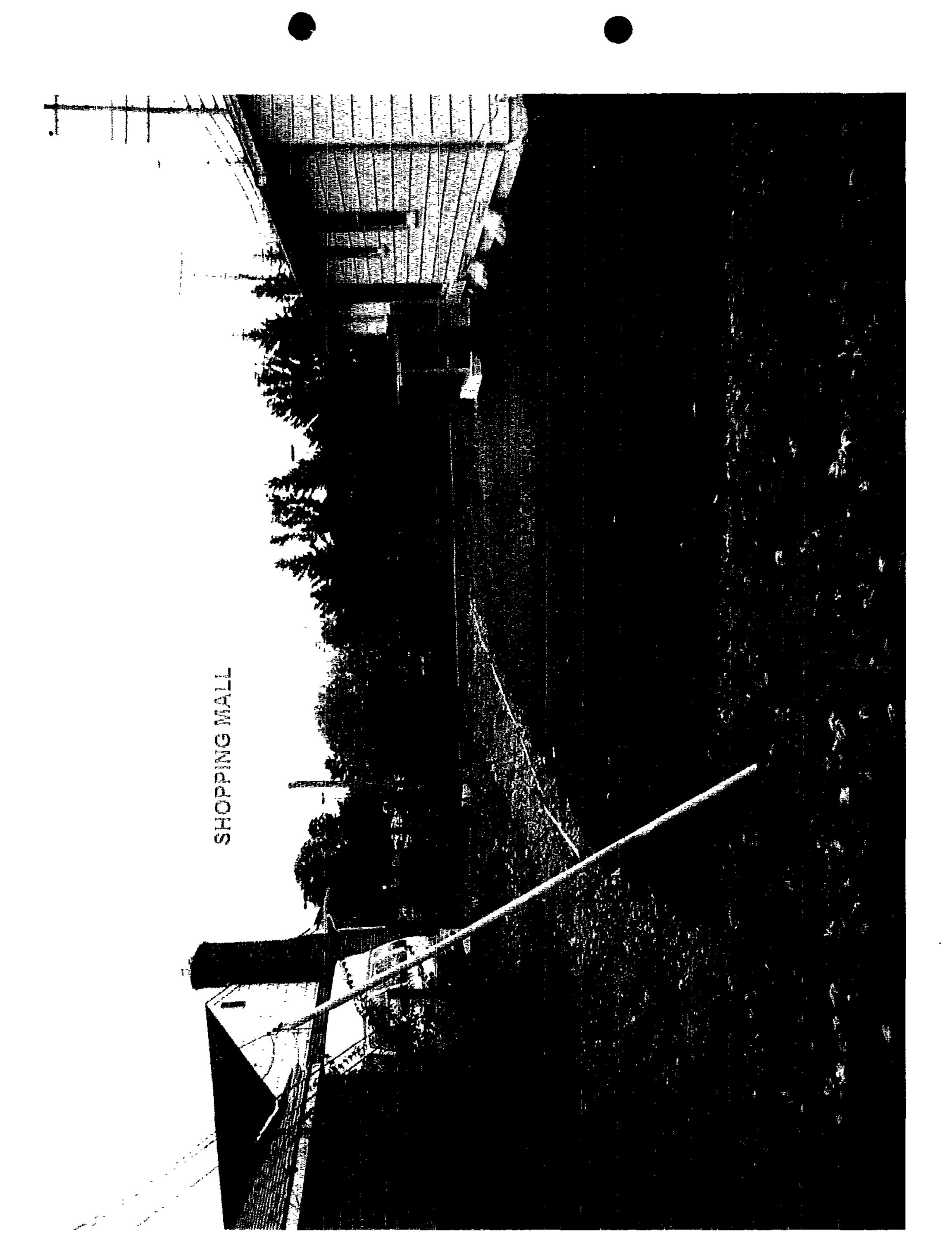




PETTITIONER, S

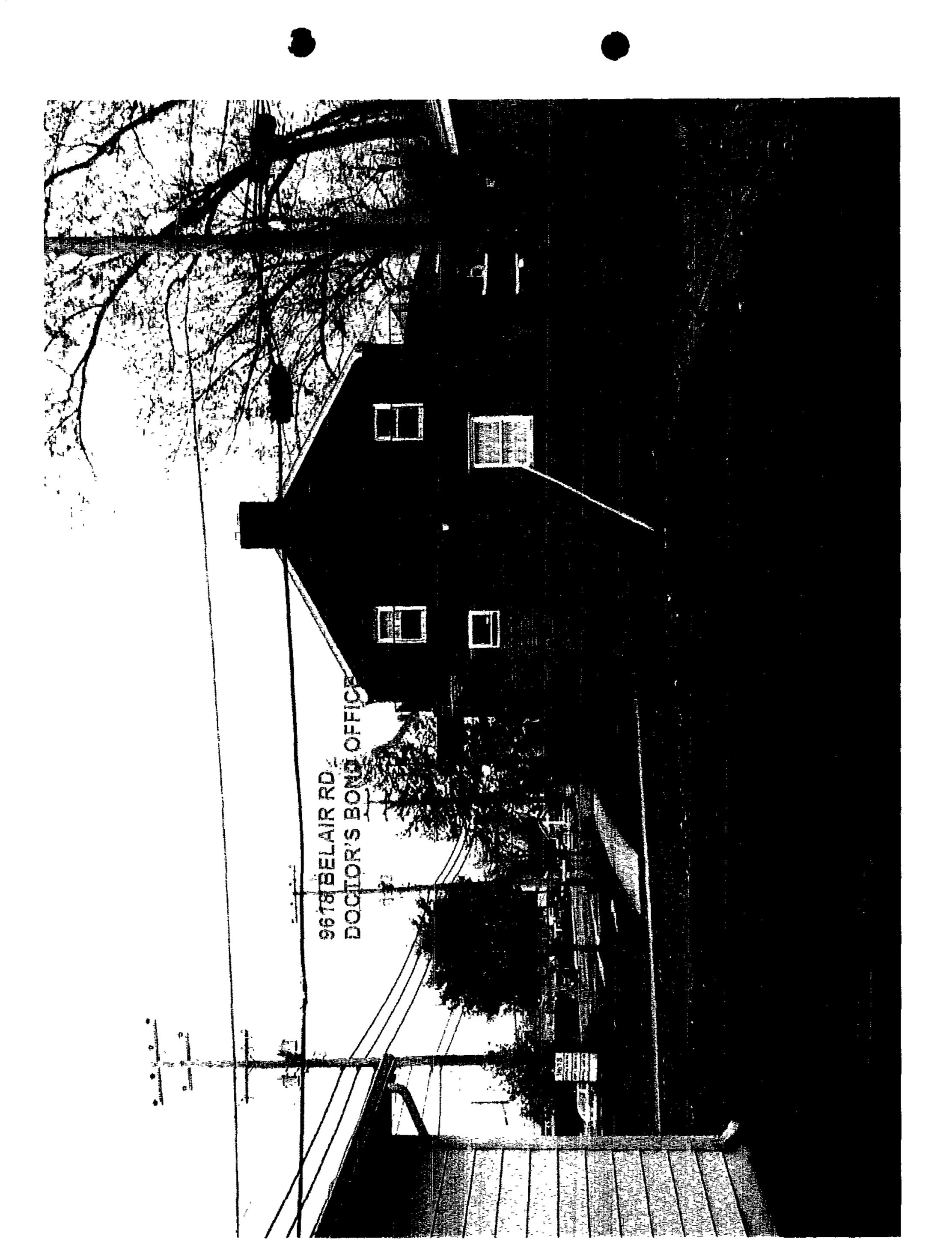


PETITIONER'S
EXHIBIT NO. 2-



PETITIONER'S

EXHIBIT NO.



PETITIONER'S

EXHIBIT NO. 2D

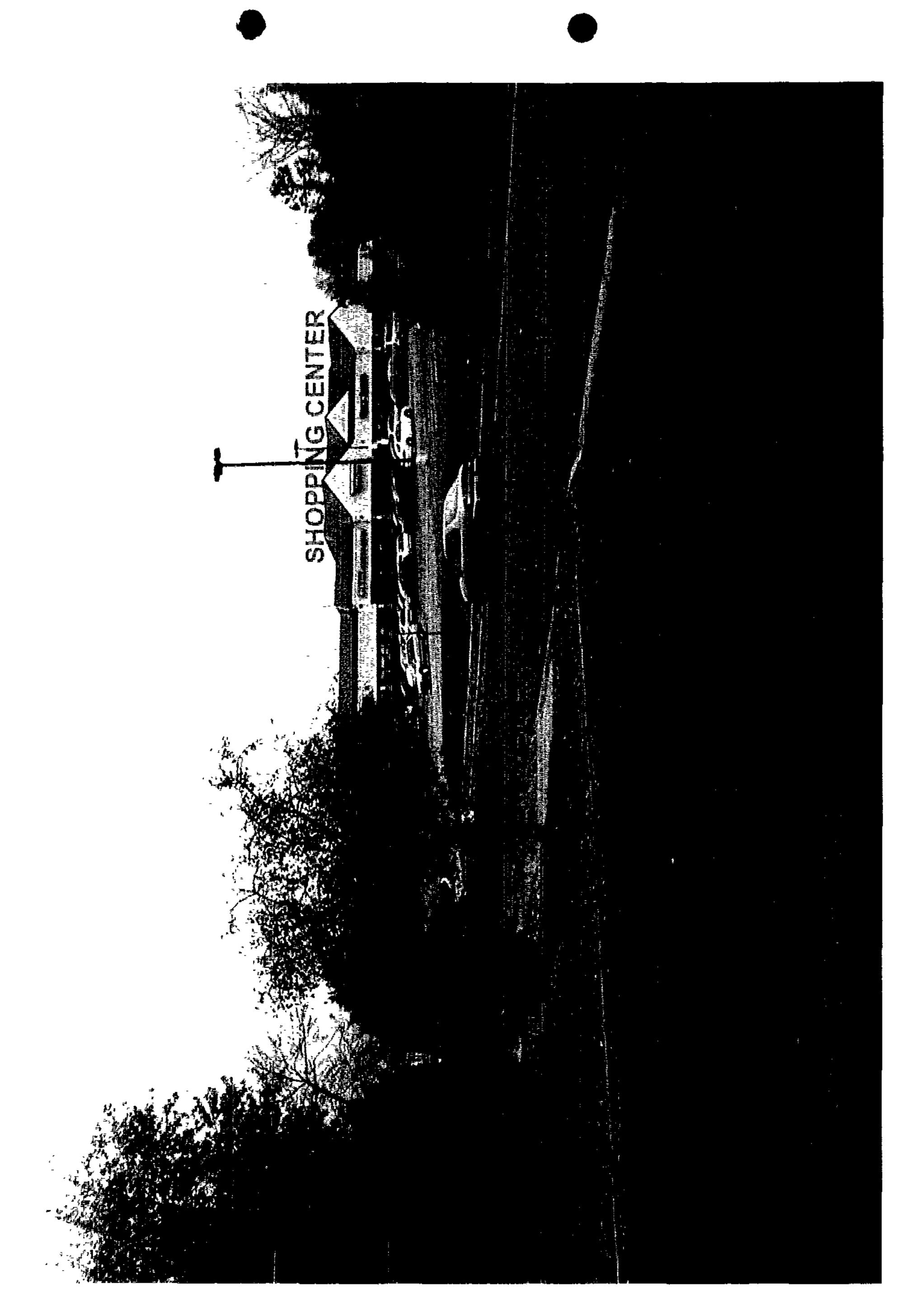


EXHIBIT NO. 2C

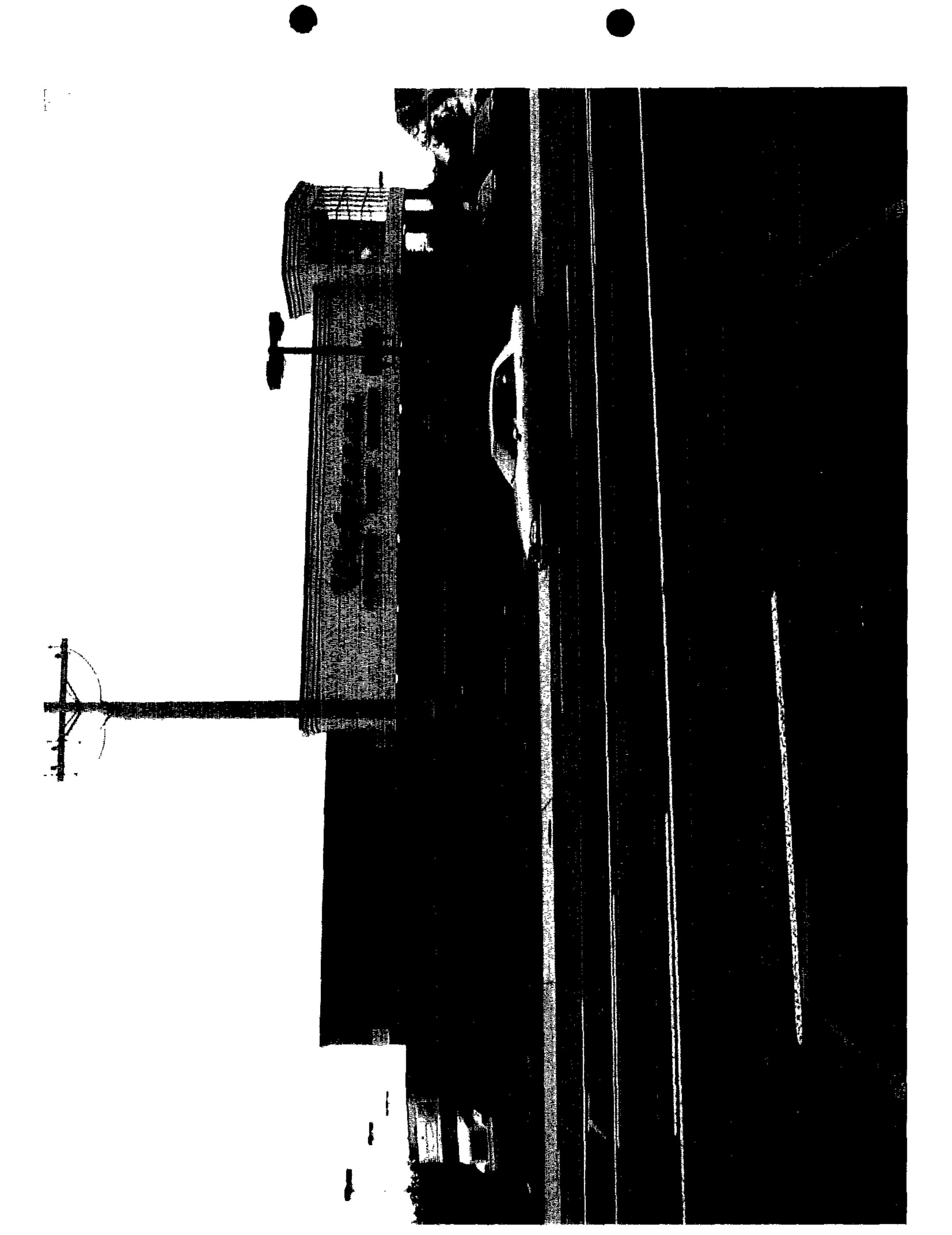
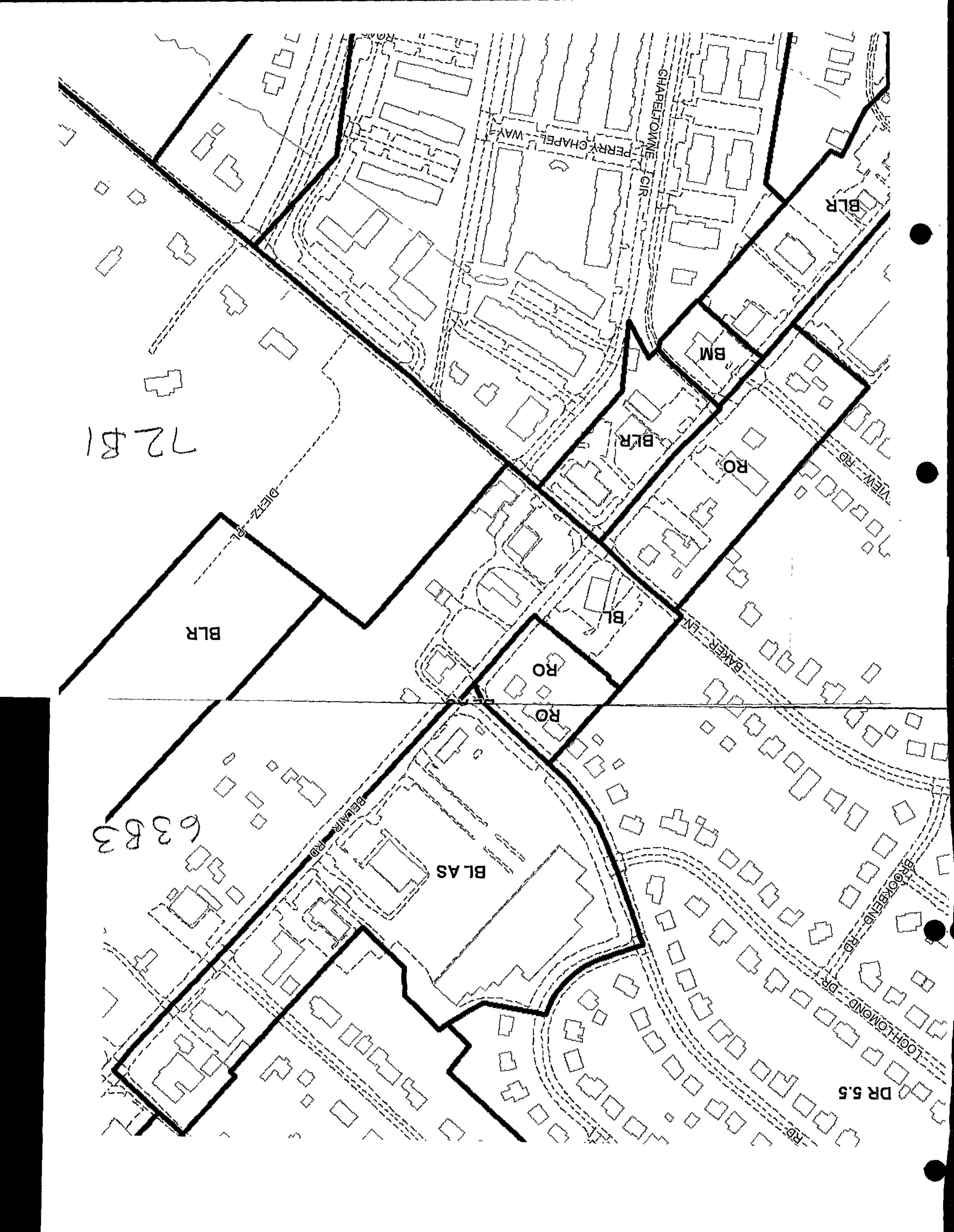
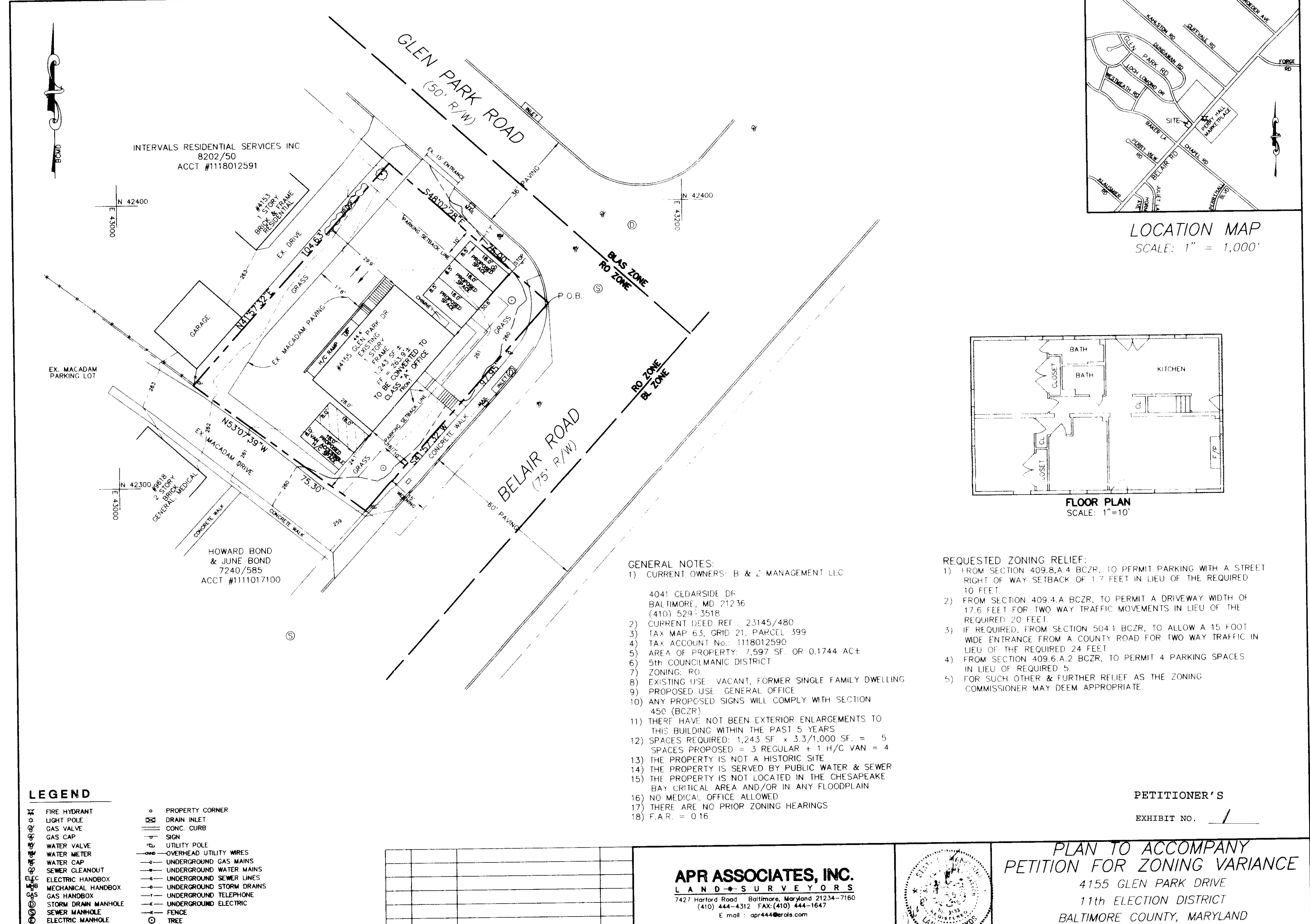


EXHIBIT NO. 25





DESCRIPTION

DATE: JUNE 1, 2006 SCALE: 1"=20' 25046

ELECTRIC MANHOLE

TELEPHONE MANHOLE

WATER MANHOLE

O TREE

CONC. CONCRETE