

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Bullneck Road, west of c/l of
Bullneck Road
12th Election District
7th Councilmanic District
(8210 Bullneck Road)

Roger Thompson and Donna Thompson
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-075-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Roger Thompson and Donna Thompson. The variance request is for property located at 8210 Bullneck Road. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 3 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the addition is needed for their growing family and will contain children's bedrooms. The proposed second story addition measures 16 feet x 30 feet in size.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comment letter was received from the Office of Planning dated September 14, 2006. That office states the request is consistent with the existing pattern of the neighborhood and they have no objection to the Petitioner's request. A ZAC comment letter was received from the Department of Environmental Protection and Resource Management dated September 13, 2006 which contains restrictions and a copy of which is attached hereto and made a part hereof.

FILED FOR RECORDING

10-306

103

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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 10, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

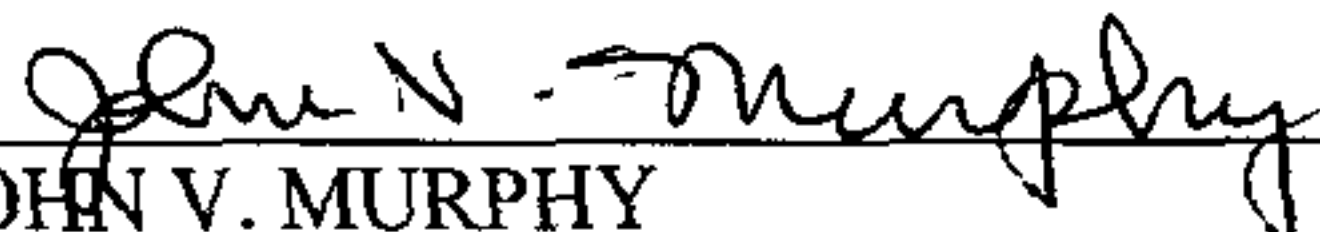
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of October, 2006, that a variance from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 3 feet in lieu of the required 10 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other sections of the Baltimore County Code).
3. This property is within the Intensely Developed Area (IDA) of the CBCA. IDA regulations state that any new impervious surface area will require mitigation approved by the Department of Environmental Protection and Resource Manage.

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

RECEIVED FOR FILERS
10-3-06
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 3, 2006

ROGER THOMPSON AND DONNA THOMPSON
8210 BULLNECK ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 07-075-A
Property: 8210 Bullneck Road

Dear Mr. and Mrs. Thompson:

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

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

RECEIVED FOR FILING
10-3-06
PZ



CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8210 BULLNECK RD.
which is presently zoned D.R.55.

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) 1B02.3A.5., 1B02.3B. (BCZR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF
3-FEET IN LIEU OF THE REQUIRED 10-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

ROGER THOMPSON
Name - Type or Print

Signature

DOWNNA THOMPSON
Name - Type or Print

Signature

8210 BULLNECK RD 410-284-2738
Address Telephone No.

BALTIMORE MD 21222
City State Zip Code

Representative to be Contacted:

ROGER THOMPSON
Name

8210 BULLNECK RD 410-284-2738
Address Telephone No.

BALTIMORE MD 21222
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-075-A

REV 10/25/01

Reviewed By D.T. Date 8/28/06

Estimated Posting Date 9/10/06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

8210 BULLNECK ROAD
Address
BALTIMORE MARYLAND 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

ADDITION IS NEEDED FOR CHILDRENS

BEDROOMS (GROWING FAMILY)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Roger Thompson
Signature
ROGER THOMPSON
Name - Type or Print

Donna Thompson
Signature
DONNA THOMPSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

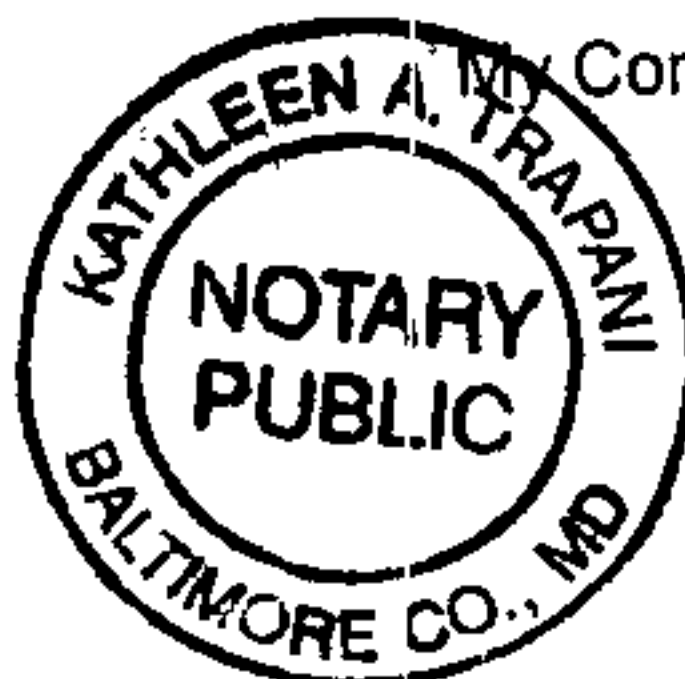
Roger Allen Thompson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kathleen A. Trapani
Notary Public

My Commission Expires August 1, 2010

REV 10/25/01



KATHLEEN A. TRAPANI
NOTARY PUBLIC STATE OF MARYLAND
My commission Expires August 1, 2010

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

8210 BULLWECK ROAD
Address
BALTIMORE MARYLAND 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

ADDITION IS NEEDED FOR CHILDRENS
BED ROOMS (GROWING FAMILY)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Roger Thompson
Signature

ROGER THOMPSON
Name - Type or Print

Donna Thompson
Signature

DONNA THOMPSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Kathleen A. Trapani
Notary Public

My Commission Expires August 1, 2010

REV 10/25/01



KATHLEEN A. TRAPANI
NOTARY PUBLIC STATE OF MARYLAND
My commission Expires August 1, 2010



CBC

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8210 BULLNECK RD.

which is presently zoned D.R.55

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5., 1802.3B. (BCZR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF
3-FEET IN LIEU OF THE REQUIRED 10-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ROGER THOMPSON

Name - Type or Print

Roger Thompson

Signature

DOONA THOMPSON

Name - Type or Print

Donna Thompson

Signature

8210 BULLNECK RD

Address

410-284-2738

Telephone No.

BALTIMORE

City

MD

State

21222

Zip Code

Representative to be Contacted:

ROGER THOMPSON

Name

8210 BULLNECK RD

Address

410-284-2738

Telephone No.

BALTIMORE

City

MD

State

21222

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

07-075-A

Reviewed By D.T.

Date 8/28/06

REV 10/25/01

Estimated Posting Date

9/10/06

10-3-06

m

Zoning Description for **8210 Bullneck Road**

Beginning at a point on the north side of Bullneck Road
having a 50-foot right-of-way 550-feet west of the centerline of
Bullneck Court. Being Lot #14 in the subdivision known as the
“Dundalk” as recorded in Plat Book #13, Folio #19
containing 5,610 square feet. Also known as 8210 Bullneck Road
and located in the 12th Election District and 7th Councilman
District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7375

DATE 8/29/06 ACCOUNT 0010006157

AMOUNT \$ 65.00

RECEIVED FROM: ROGER THOMPSON

FOR: ITEM # 075 07-075-A

8210 BULLNECK RD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAID TO: ROGER THOMPSON
DATE: 8/29/06
AMOUNT: 65.00
BY: [Signature]
FOR: ITEM # 075 07-075-A
8210 BULLNECK RD

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-075-A

Petitioner/Developer: THOMPSON

Date of Hearing/Closing: 9-25-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

8210 BULLNECK RD

The sign(s) were posted on 9-10-06
(Month, Day, Year)

Sincerely,

Robert Black 9-14-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

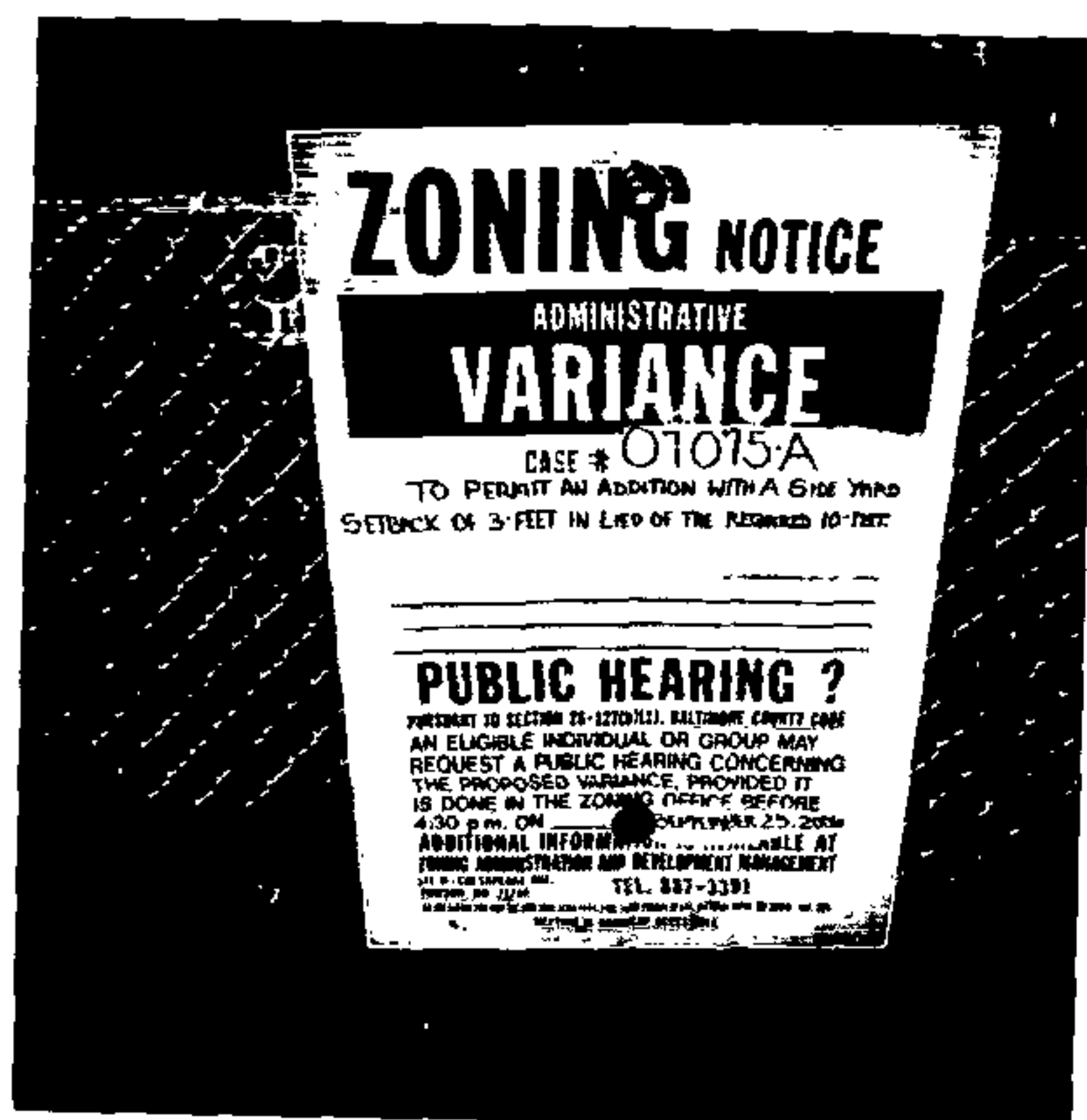
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-⁷ 075 -A Address 8210 BULLNECK RD.

Contact Person: D. THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/28/06 Posting Date: 9/10/06 Closing Date: 9/25/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06-⁷ 075 -A Address 8210 BULLNECK RD.

Petitioner's Name THOMPSON Telephone 410-284-2738

Posting Date: ~~8/28/06~~ 9/10/06 Closing Date: 9/25/06

Wording for Sign: To Permit AN ADDITION WITH A SIDE YARD SETBACK
OF 3- FEET IN LIEU OF THE REQUIRED 10- FEET.

WCR - Revised 6/25/04

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-075-A

Petitioner: THOMPSON

Address or Location: 8210 BULLNECK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ROGER THOMPSON

Address: 8210 BULLNECK RD.

DUNDALK, MD 21222

Telephone Number: 410-284-2738



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

September 26, 2006

Roger Thompson
Donna Thompson
8210 Bullneck Road
Baltimore, MD 21222

Dear Mr. and Mrs. Thompson:

RE: Case Number: 07-075-A, 8210 Bullneck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 28, 2006.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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: 9/7/2006

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

RE: Baltimore County
Item No. 075
BULLNECK RD PROPERTY
VARIANCE # 07-075-A

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 075.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT - 8 2006

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: 9/13/2006

SUBJECT: Zoning Item # 07-075-A
Address 8210 Bullneck Road
Baltimore, MD 21222

Zoning Advisory Committee Meeting of September 4, 2006

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Intensely Developed Area (IDA) of the CBCA. IDA regulations state that any new impervious surface area will require mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 9/13/06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2006

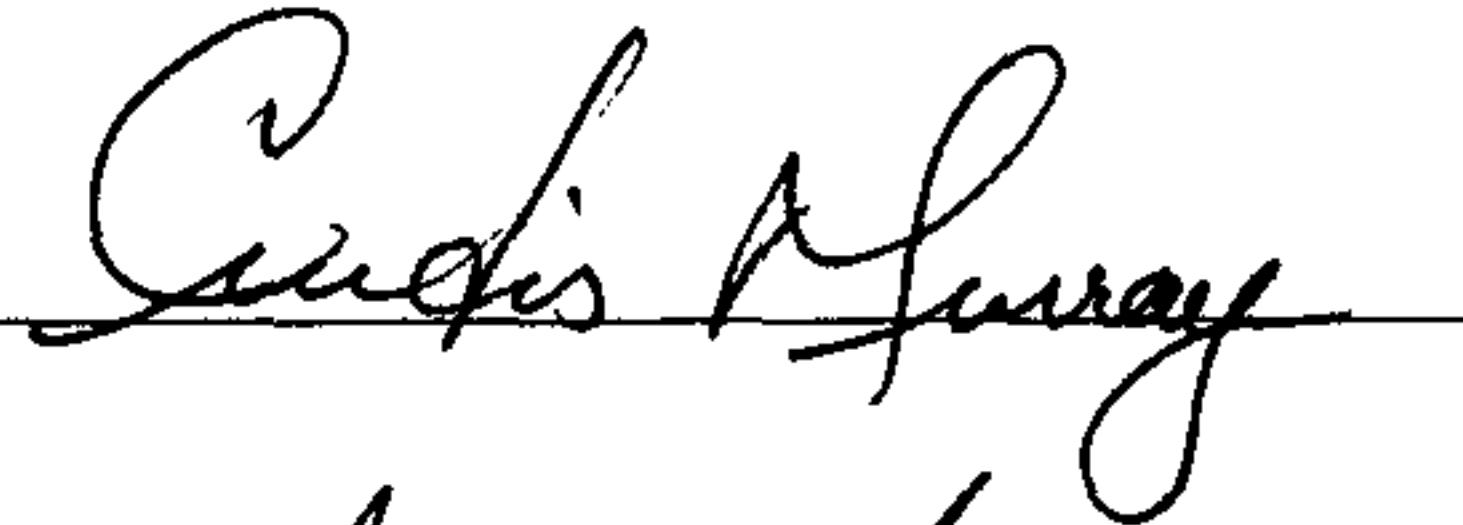
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-075- Administrative Variance

The Office of Planning normally requests 10-foot minimum side yard setbacks. However the petitioner's request is consistent with the existing pattern of the neighborhood, as such the Office of Planning has no objection to the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 25 2006

ZONING COMMISSIONER



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

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 12 Account Number - 1206010140

Owner Information

Owner Name: THOMPSON ROGER A
 THOMPSON DONNA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8210 BULLNECK RD
 BALTIMORE MD 21222-6002
Deed Reference: 1) /13478/ 111
 2)

Location & Structure Information

Premises Address

8210 BULLNECK RD

Legal Description

8210 BULLNECK RD
 MURRAY POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
110	6	32			B	2	14	3		13/ 19
Special Tax Areas			Town Ad Valorem Tax Class							
Primary Structure Built			Enclosed Area			Property Land Area			County Use	
1944			1,125 SF			5,610.00 SF			04	
Stories			Basement			Type			Exterior	
1 1/2			YES			STANDARD UNIT			SIDING	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2006	As Of	As Of
			07/01/2006	07/01/2007
Land:	25,610	49,610		
Improvements:	70,170	100,570		
Total:	95,780	150,180	113,913	132,046
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCDESHEN JOSEPH
Type: IMPROVED ARMS-LENGTH
Date: 01/26/1999
Deed1: /13478/ 111
Price: \$92,500
Deed2:
Seller: FENDLAY JOHN R
Type: IMPROVED ARMS-LENGTH
Date: 06/06/1994
Deed1: /10566/ 325
Price: \$85,000
Deed2:
Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8210 BULLNECK ROAD

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

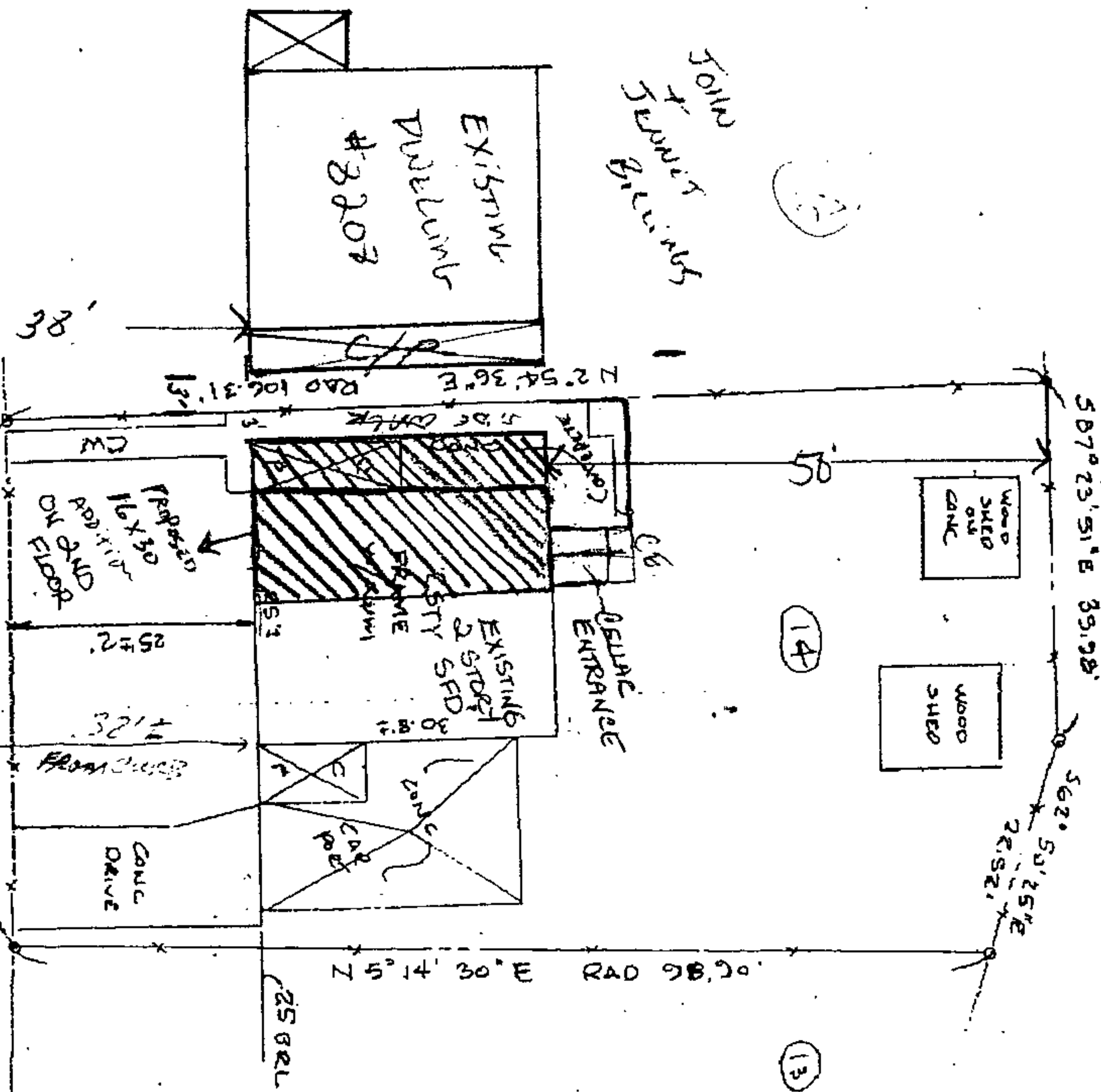
SUBDIVISION NAME DUNDALK

PLAT BOOK # 13 FOLIO # 19 LOT # 14 SECTION # B

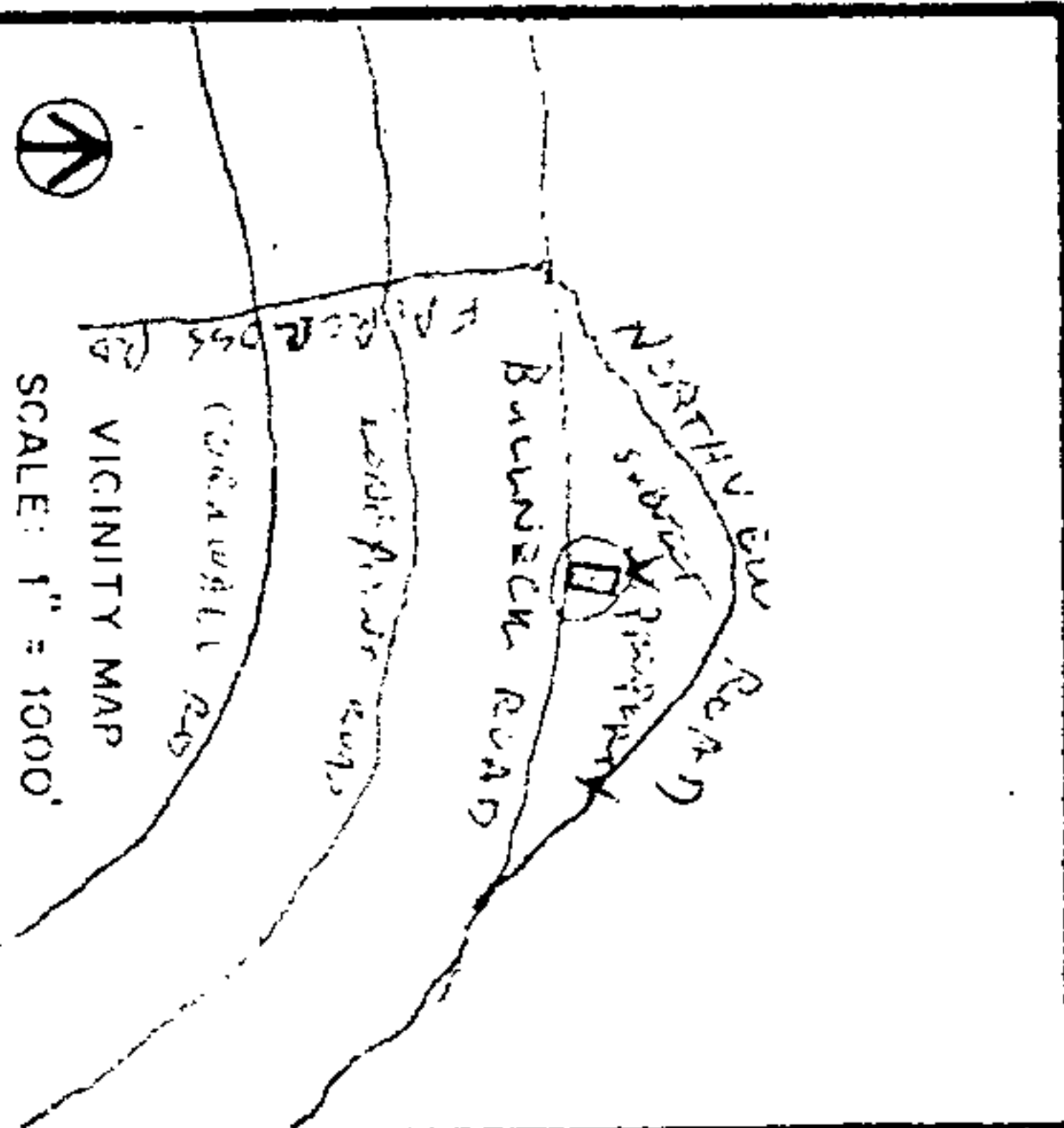
OWNER ROGER A. & DONNA M. THOMPSON



PREPARED BY _____



BULLNECK ROAD 50' R/W
SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 11001

ZONING D.R.5.5

LOT SIZE 5610

ACREAGE 0.128 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

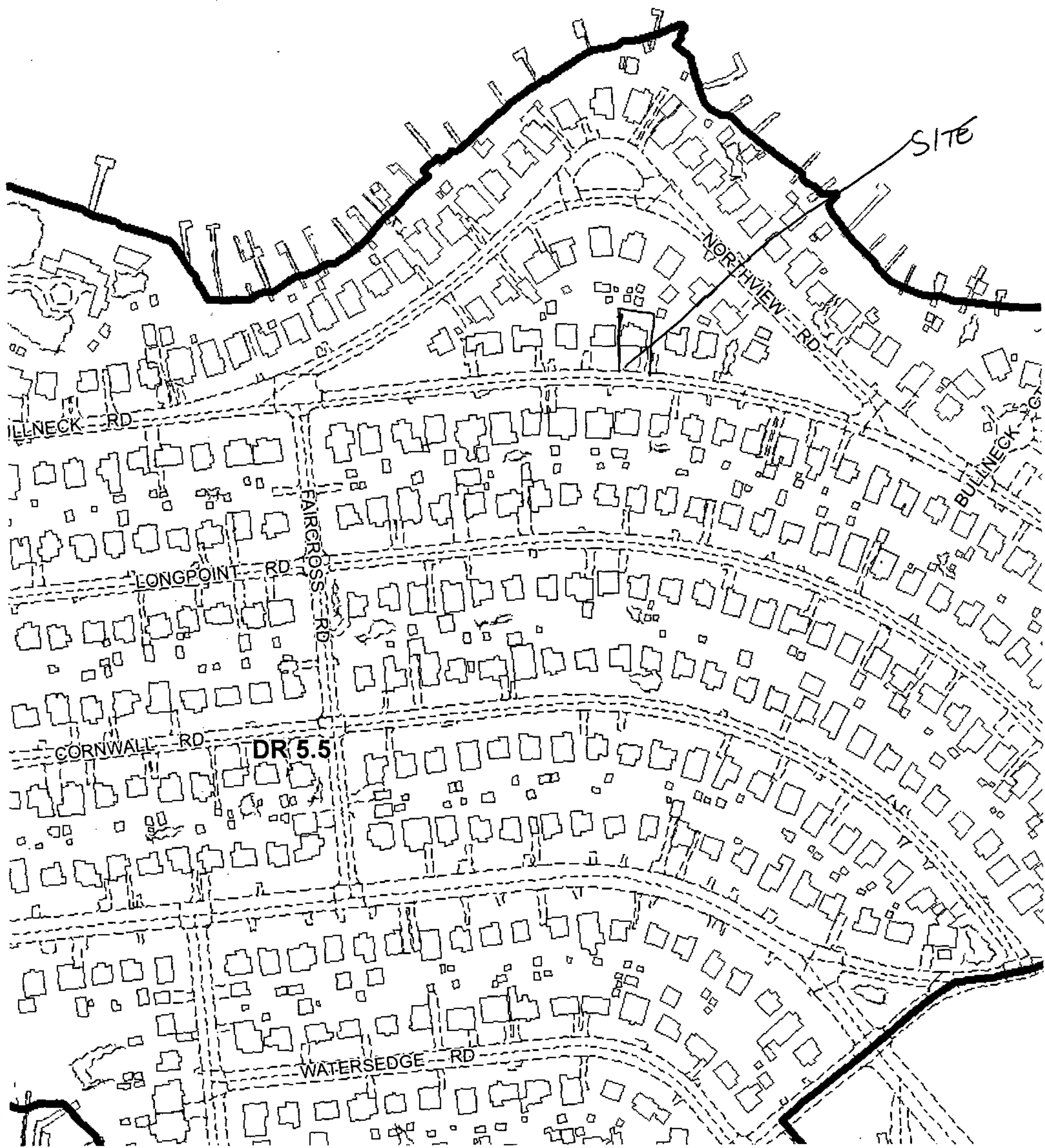
100 YEAR FLOOD PLAIN A-9 ☒ ☐

HISTORIC PROPERTY / BUILDING ☐ ☒

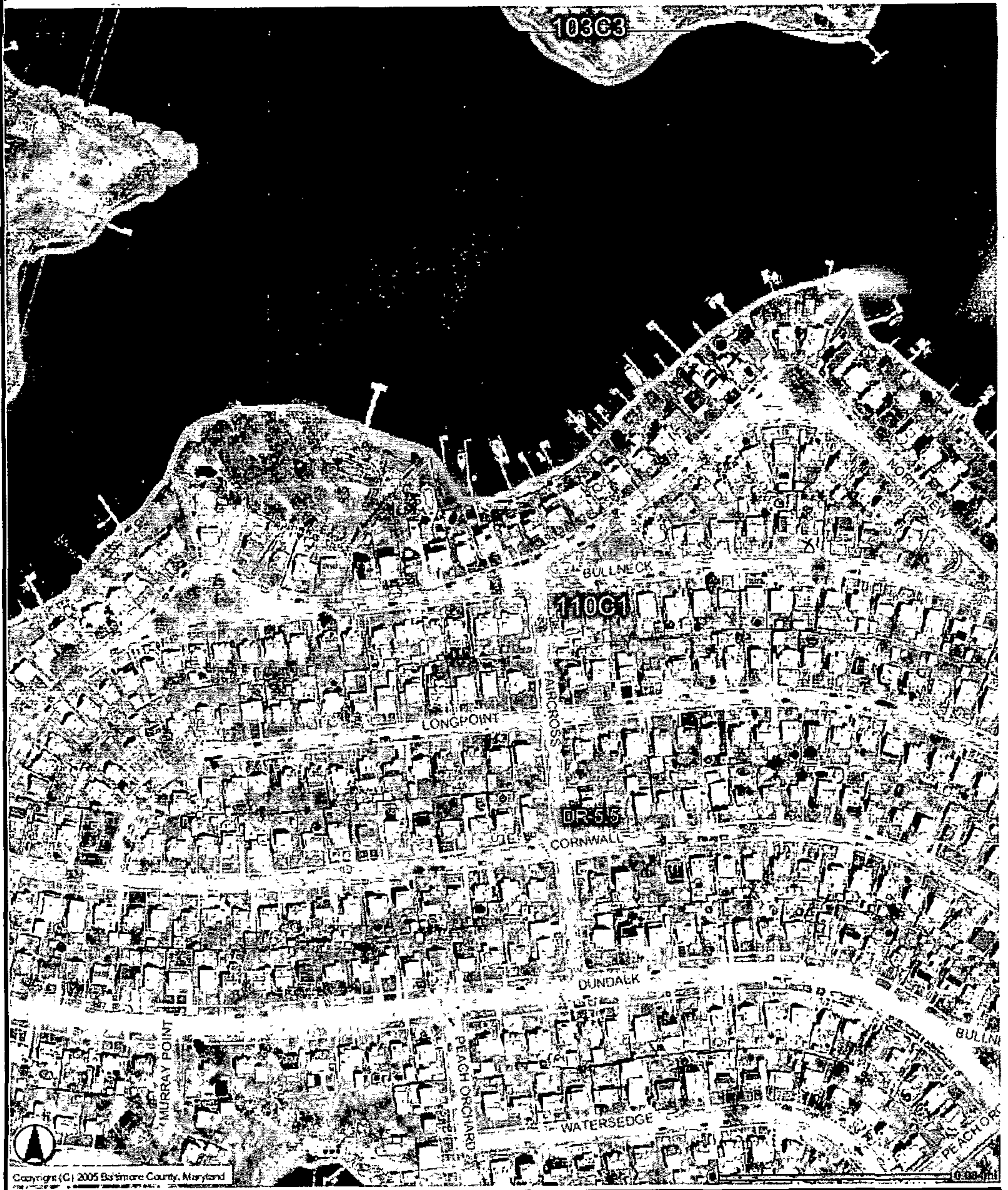
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D.T. 1015 07-075A



110C1





BALTIMORE COUNTY
MARYLAND

Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204

Phactor

07-075-A

Return Service Requested

