

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S of Valley View Avenue, SE of  
Hilton Street  
1<sup>st</sup> Election District  
1<sup>st</sup> Councilmanic District  
(1406 Valley View Avenue)

John S. and Ann R. Tanner  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\*  
\* CASE NO. 07-080-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, John S. and Ann R. Tanner. The variance request is for property located at 1406 Valley View Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 23 foot rear setback in lieu of the required 40 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that their lot measures approximately 135 feet deep x 200 feet wide. The existing house sits to the left and closer to the rear of the property line. The depth of the house leaves a remainder of 39 feet to the rear property line. Petitioner says that because of the configuration of the existing house (garage and driveway on the right and bedrooms on the left) an addition to either side would not be feasible. Their goal is to enlarge the dining room and to open up the galley kitchen to create an adjacent eating area and family room. Petitioners state that reducing the rear setback should not cause any constriction to the adjacent lot behind them because of its size and orientation to their lot. The proposed addition will back up to the empty field behind the residence at 601 Hilton Avenue.

RECEIVED FROM PLANNING

9-13-06

B3

### Zoning Advisory Committee Comments

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

### 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 August 25, 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.

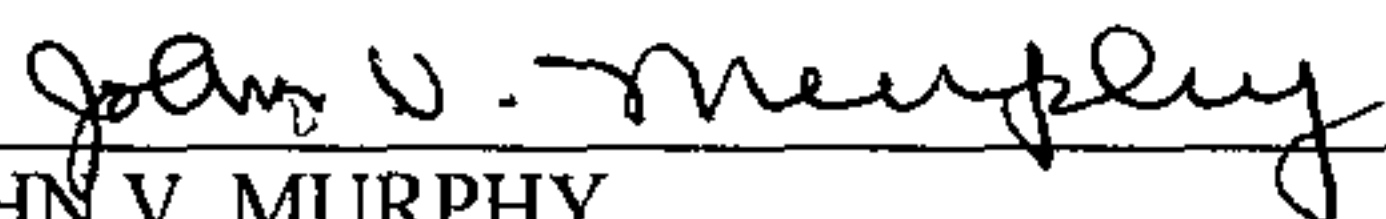
RECEIVED FOR FILES  
9-13-06  
[Signature]

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13<sup>th</sup> day of September, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 23 foot rear setback in lieu of the required 40 feet be and is hereby GRANTED, subject to the following:

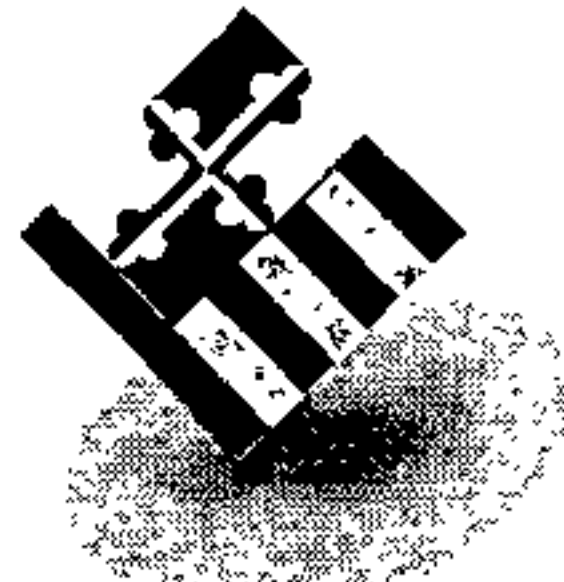
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

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

ORDER RECEIVED FOR PLANS  
9-13-06  
PZ



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

September 13, 2006

JOHN S. AND ANN R. TANNER  
1406 VALLEY VIEW AVENUE  
BALTIMORE MD 21228

Re: Petition for Administrative Variance  
Case No. 07-080-A  
Property: 1406 Valley View Avenue

Dear Mr. and Mrs. Tanner:

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

9-13-06  
B3



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1406 Valley View Ave.  
which is presently zoned DR 2

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) 1302.30.1. (BCZR)

TO PERMIT AN ADDITION WITH A 23-FOOT REAR SETBACK IN LIEU  
OF THE REQUIRED 40-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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-080-A

REV 10/25/01

Reviewed By D.T.

Date 8/18/06

Estimated Posting Date 8/27/06

RECEIVED FOR FILING

9-13-06

jar

13

# 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

Address 1406 Valley View Ave  
City Baltimore State MD Zip Code 21228

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):

*See Attached*

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.

Signature *John S. Tanner*  
Name - Type or Print John S. Tanner

Signature *Ann R. Tanner*  
Name - Type or Print Ann R. Tanner

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18TH day of AUGUST, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN S. TANNER AND ANN R. TANNER  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

*Jerelyn A. Godwin*  
Notary Public

My Commission Expires August 8, 2008

# 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 1406 Valley View Ave.  
Address  
Baltimore MD 21228  
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):

See Attached

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.

John S. Tanner  
Signature  
John S. Tanner  
Name - Type or Print

Ann R. Tanner  
Signature  
Ann R. Tanner  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18TH day of AUGUST, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN S. TANNER AND ANN R. TANNER  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



J. A. Godwin  
Notary Public  
My Commission Expires August 8, 2008



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1406 Valley View Ave.  
which is presently zoned DE-2

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) 1802.3C.1. (BCZR)

TO PERMIT AN ADDITION WITH A 23-FOOT REAR SETBACK IN LIEU  
OF THE REQUIRED 40-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):

John S. Tanner  
Name - Type or Print

Signature

Ann R. Tanner  
Name - Type or Print

Ann R. Tanner  
Signature

1406 Valley View Ave. 410-747-7620  
Address Telephone No.

Baltimore MD 21228  
City State Zip Code

### Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-080-A

REV 10/25/01

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

Estimated Posting Date 8/29/06

RECEIVED FOR FILING  
9-13-06  
m

**Affidavit in Support of Administrative Variance**

For

1406 Valley View Avenue  
Catonsville, MD 21228

1. The lot measures approximately 135 ft. deep x 200 ft. wide. The existing house sits to the left and closer to the rear of the property line. The depth of the house leaves a remainder of 39 ft. to the rear property line.
2. Because of the configuration of the existing house (garage & driveway on right, and bedrooms on left), an addition to either side would not be feasible. Our goal is to enlarge the dining room, and to open up our galley kitchen to create an adjacent eating area and family room.
3. Reducing the rear setback should not cause any undo constriction to the adjacent lot behind us because of its size and orientation to our lot. The proposed addition will back up to the empty field behind the residence at 601 Hilton Ave.

07-080-A

## EXHIBIT A

Beginning for the same at a point in the center line of a thirty foot avenue leading southeasterly from Hilton Avenue through the Charles W. Davis tract, at a distance along said road two hundred and twenty-four and nine-tenths feet from the center of Hilton Avenue; said point of beginning being, also, at the south east corner of the lot of ground described in a deed dated July 9, 1924 and recorded among the Land Records of Baltimore County in Liber WPC 598 folio 73 from Frank A. McCrea and wife to Frederick C. Schweinsberg and wife and running thence along the eastern outline of the lot of ground conveyed as aforesaid to Schweinsberg north twenty-four degrees six minutes east one hundred and thirty-five feet more or less to a point on the north sixty-five degrees fifty-four minutes west one thousand and ninety-eight feet one-half inch line in a deed dated January 12, 1921 and recorded among the Land Records of Baltimore County in Liber WPC 538 folio 18 from Charles W. Segraves et al to Frank A. McCrea and wife, and running thence reversing said line in part south sixty-five degrees fifty-four minutes east two hundred feet more or less to intersect the parcel of land described in a deed dated August 12, 1948, and recorded among the Land Records of Baltimore County in Liber TBS 1692 folio 157 from Charles W. Davis widower to Rudolph Netzer and wife; and thence along Netzer's lot south twenty-four degrees six minutes west one hundred and thirty-six feet six inches more or less to center of the aforesaid thirty foot road, thence along center line of said thirty foot avenue with the use thereof in common with others north sixty-five degrees fifty-four minutes west two hundred feet more or less to the place of beginning.

The improvements thereon being known as 1406 Valley View Avenue.

Tax I.D. #01-19-480190

LOCATED IN 1ST ELECTION DISTRICT AND 1ST  
COUNCILMANIC DISTRICT.

07-080-A

## No.

|      |         |         |           |
|------|---------|---------|-----------|
| DATE | 2/12/06 | ACCOUNT | 001006150 |
|      |         | AMOUNT  | \$ 65.00  |

RECEIVED  
FROM: JOHN TRAINER

**FOR:**

1105 VALLEY VIEW AVE. D.F.

**DISTRIBUTION**  
**WHITE - CASH**

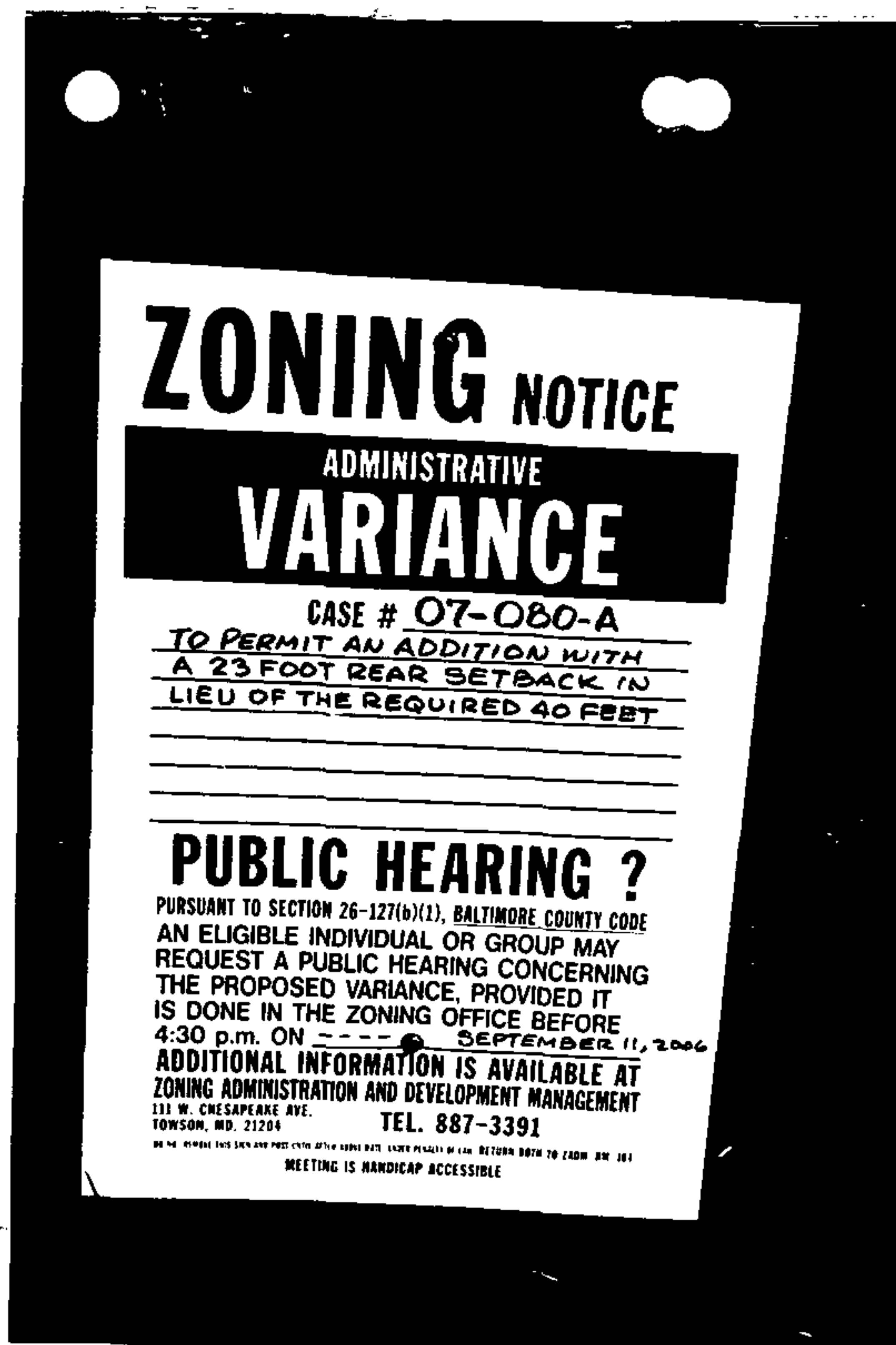
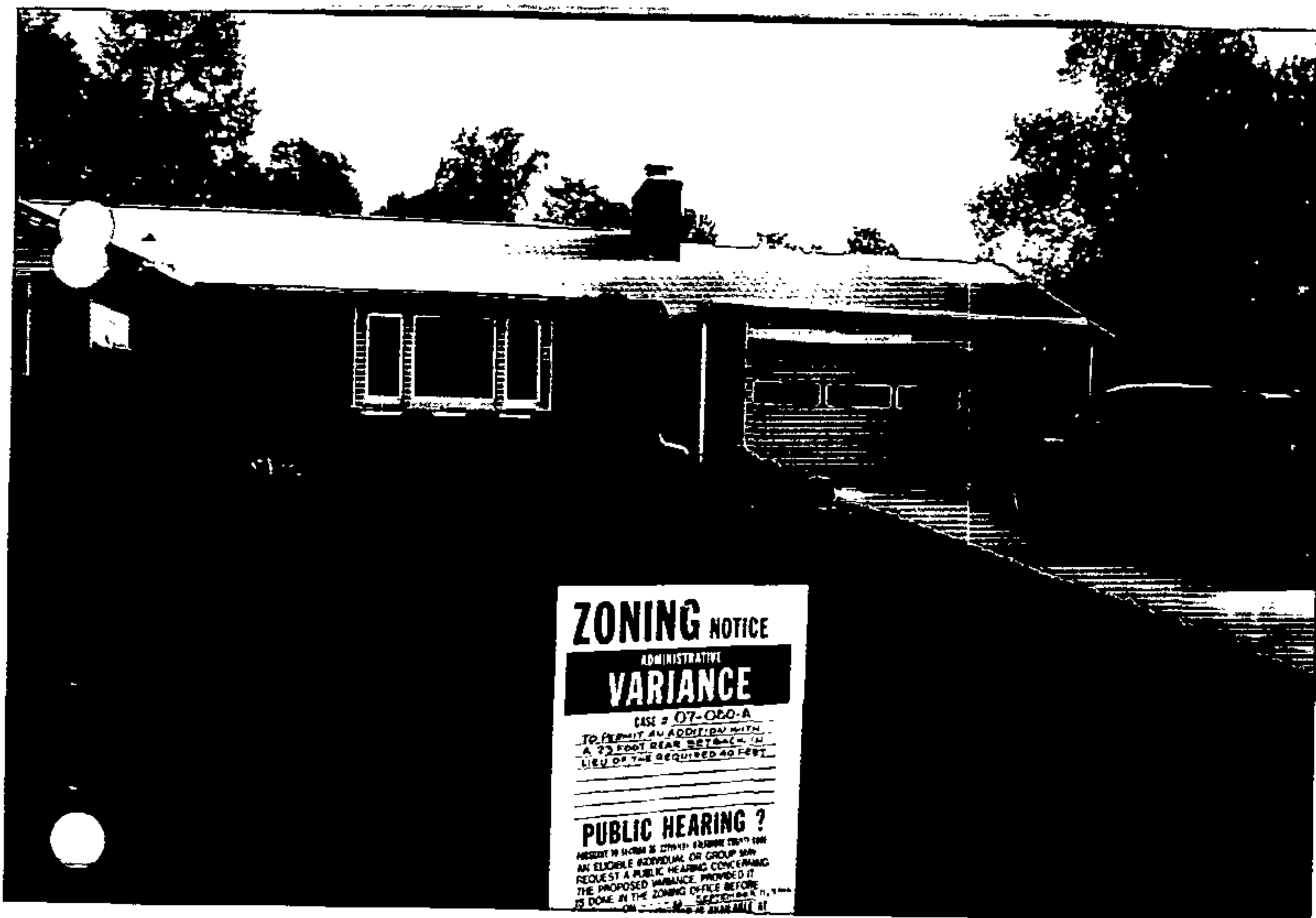
**PINK - AGENCY**

**YELLOW · CUSTOMER**

*[Illegible handwritten notes]*

[illegible]

## CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

RE: Case No.: 07-080-A

Petitioner/Developer: TANNER

Date of Hearing/Closing: SEPT. 11, 2006

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

Attention: **Christen Matthews**

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 \_\_\_\_\_

# 1406 VALLEY VIEW AVE.

The sign(s) were posted on AUG. 25, 2006  
(Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)

10/1/06  
AUG 28 2006

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 07- 080 -A

Address 1406 VALLEY VIEW AVE

Contact Person: DONNA THOMPSON  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/18/06

Posting Date: 8/27/06

Closing Date: 9/11/06

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 07- 080 -A

Address 1406 VALLEY VIEW AVE

Petitioner's Name TANNER

Telephone 410-747-7620

Posting Date: 8/27/06

Closing Date: 9/11/06

Wording for Sign: To Permit AN ADDITION WITH A 23-FOOT REAR SETBACK  
IN LIEU OF THE REQUIRED 40-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/neighbor 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 07-080-A

Petitioner TANNER

Address or Location 1406 VALLEY VIEW AVE.

PLEASE FORWARD ADVERTISING BILL TO

Name MR. & MRS. JOHN TANNER

Address 1406 VALLEY VIEW AVE.

BALTO. MD 21228

Telephone Number 410-747-7620



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
September 12, 2006 *Department of Permits and  
Development Management*

John S. Tanner  
Ann R. Tanner  
1406 Valley View Avenue  
Baltimore, MD 21228

Dear Mr. and Mrs. Tanner:

RE: Case Number: 07-080-A, 1406 Valley View Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 28, 2006

Item Number(s): 067,068,069,079,080,081,083,084

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.

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

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 1, 2006

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 4, 2006  
Item Nos. 07-067, 068, 069, 079, 080,  
081, 082, 083 and 084

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-09042006.doc

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

DATE **RECEIVED**  
August 31, 2006

SEP - 7 2006

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

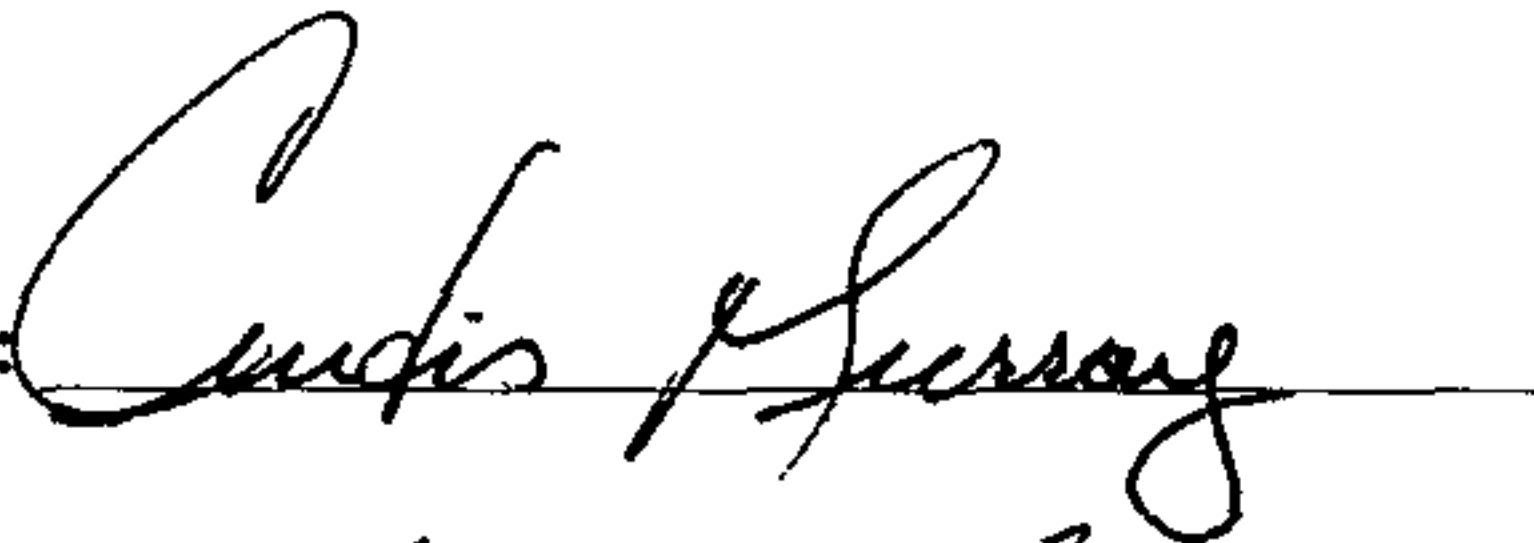
**ZONING COMMISSIONER**

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 7-080- Administrative Variance

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

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

Prepared By:



Division Chief:



CM/LL



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

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

Maryland Department of Transportation

Date: 8.25.06

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

RE: Baltimore County  
Item No. 080 DT

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](mailto: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)



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

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

**Account Identifier:** District - 01 Account Number - 0119480190

**Owner Information**

**Owner Name:** TANNER JOHN S  
TANNER ANN R  
**Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 1406 VALLEY VIEW AVE  
BALTIMORE MD 21228-5848  
**Deed Reference:** 1) /15561/ 387  
2)

**Location & Structure Information**

**Premises Address**  
1406 VALLEY VIEW AVE

**Legal Description**  
LT NES VALLEY VIEW A  
1406 VALLEY VIEW AVE  
224 SE OF HILTON ST.

| Map                     | Grid | Parcel   | Sub District  | Subdivision                     | Section            | Block | Lot | Assessment Area | Plat No:  |
|-------------------------|------|----------|---------------|---------------------------------|--------------------|-------|-----|-----------------|-----------|
| 101                     | 19   | 1689     |               |                                 |                    |       |     | 1               | Plat Ref: |
| Special Tax Areas       |      |          |               | Town<br>Ad Valorem<br>Tax Class |                    |       |     |                 |           |
| Primary Structure Built |      |          | Enclosed Area |                                 | Property Land Area |       |     | County Use      |           |
| 1955                    |      |          | 1,420 SF      |                                 | 27,000.00 SF       |       |     | 04              |           |
| Stories                 |      | Basement |               | Type                            |                    |       |     | Exterior        |           |
| 1                       |      | YES      |               | STANDARD UNIT                   |                    |       |     | BRICK           |           |

**Value Information**

|                           | Base<br>Value | Value<br>As Of<br>01/01/2004 | Phase-in Assessments<br>As Of<br>07/01/2005 | As Of<br>07/01/2006 |
|---------------------------|---------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land:</b>              | 54,750        | 90,750                       |                                             |                     |
| <b>Improvements:</b>      | 121,660       | 130,460                      |                                             |                     |
| <b>Total:</b>             | 176,410       | 221,210                      | 206,276                                     | 221,210             |
| <b>Preferential Land:</b> | 0             | 0                            | 0                                           | 0                   |

**Transfer Information**

**Seller:** SLUTZ LEROY L  
**Type:** IMPROVED ARMS-LENGTH  
**Date:** 09/12/2001  
**Deed1:** /15561/ 387  
**Price:** \$244,900  
**Deed2:**  
**Seller:** DAVIS CHARLES W  
**Type:** IMPROVED ARMS-LENGTH  
**Date:** 01/25/1952  
**Deed1:** / 2067/ 256  
**Price:** \$2,500  
**Deed2:**  
**Seller:**  
**Type:**  
**Date:**  
**Deed1:**  
**Price:**  
**Deed2:**

**Exemption Information**

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

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

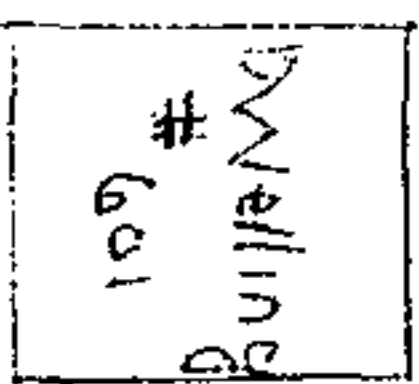
\* NONE \*

PROPERTY ADDRESS - 1406 VACATED VIEW AVE  
SUBDIVISION NAME -  
PLAT BOOK: NA FOLIO # NA LOT # 1609  
OWNER: JOHNN & ANN TAYLOR

7971



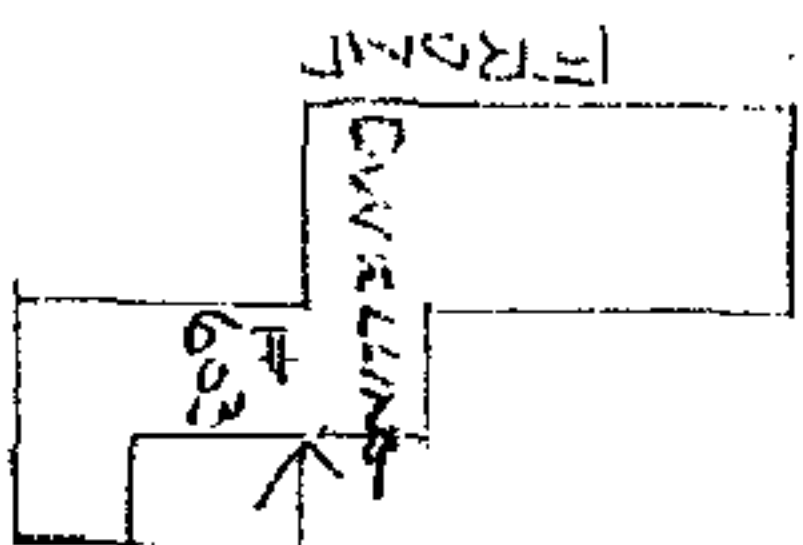
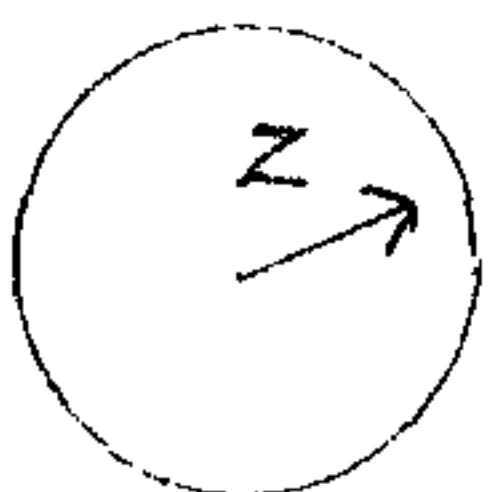
226



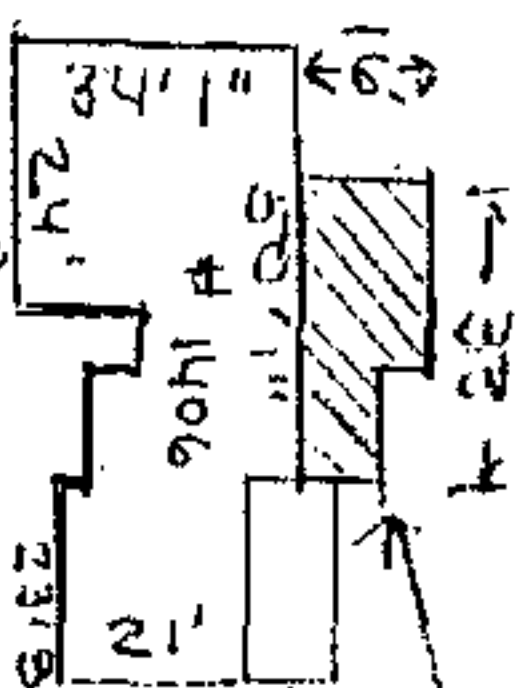
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757

KIND RICK MARTIN



22



Proposition 1.6.1

POST

704

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1800

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DUNCAN  
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→ 11027

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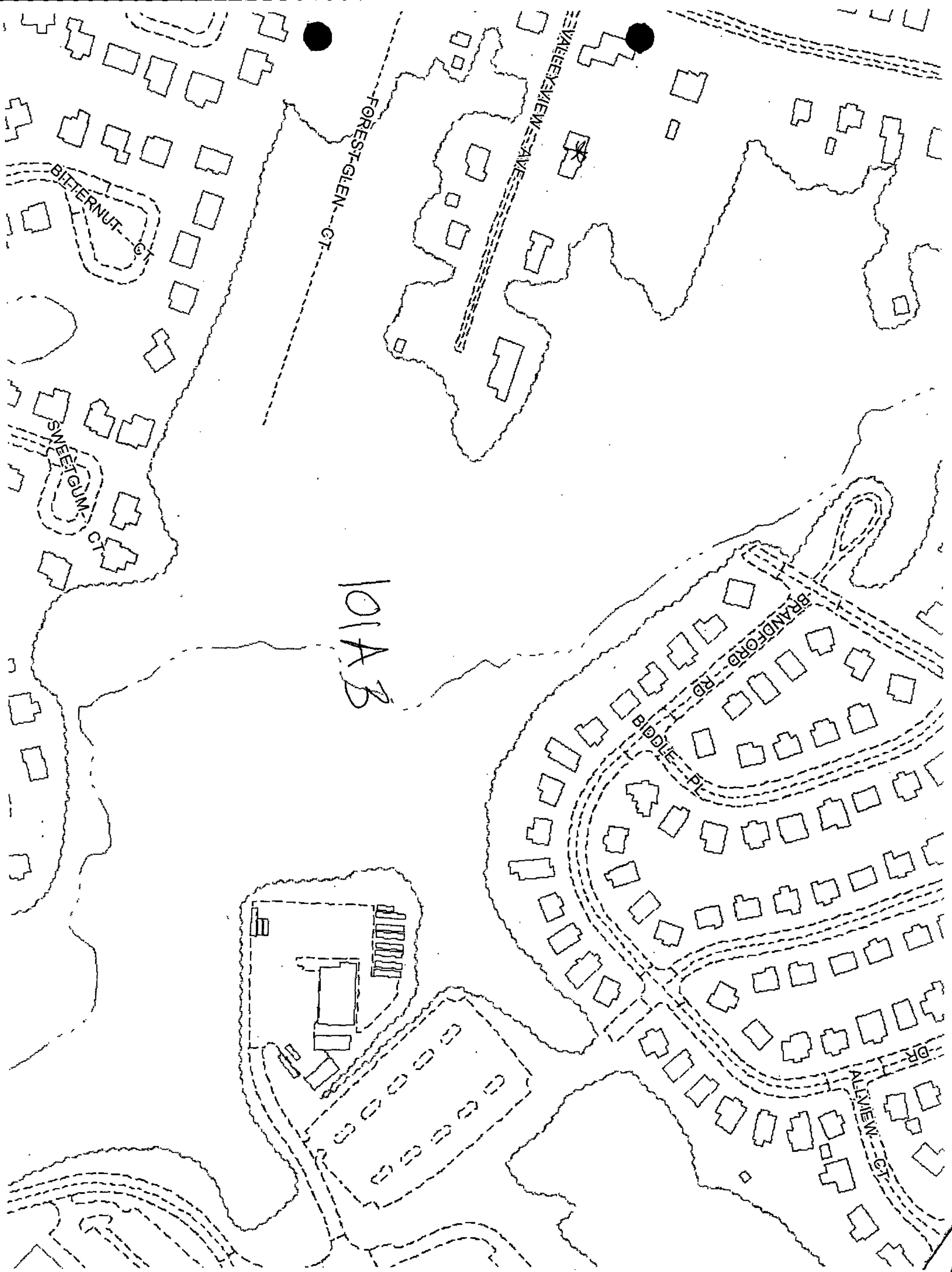
ED & KELLY LIBERTINI

ELECTION DISTRICT - 1  
COUNCILMANIC DIST - 1  
ZONING - DR Z  
1" = 200' SCALE MAP # 101A3  
Lot Size - 27,000 SQ FT  
SEWER: PUBLIC  
WATER: PUBLIC  
CRIT AREA  
100 YEAR FLOOD PLAIN NO  
Historic Property - NO

LOCATION 2  
ZIRCON 2

3000





101A3



07-080-A



A-080-60



07-080-A