IN RE: **PETITION FOR SPECIAL HEARING** N/S Bay Front Road, 83' W c/line Lincoln Avenue **(7320 Bay Front Road)** 15th Election District 7th Council District Michael J. Perzinski, et ux, *Legal Owner* Misti Lee Harrah, *Contract Purchaser* Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY BALTIMORE COUNTY **Case No. 07-288-SPH**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal owners of the subject property, Michael J. Perzinski, and his wife, Retha E. Perzinski, and contract purchaser, Misti Lee Harrah. The Petitioners request a special hearing to approve the reduction of area of an undersized lot by transferring 1805.4 square feet of land from 7320 Bay Front Road to 7318 Bay Front Road. The subject property and requested relief are more particularly described on the site plan which was submitted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request were Michael J. Perzinki, Retha E. Perzinski, legal owners, and Ms. Pattianne Smith, the consultant who prepared the site plan. There were no Protestants or other interested parties present.

By way of background, the property(s) under consideration originally consisted of two (2) separate adjacent lots of record, each 50' wide x 200' long, and referred to as Lots 23 and 24 on the subdivision plat of Chesapeake Terrace. These properties are located on the north side of Bay Front Road near Lincoln Avenue in the Dundalk-Sparrows Point area of the County. In 1953, Lt 23 (7318 Bay Front Road) was subdivided in half (from west to east or sideways) that now consists of

ORDER RECEIVED FOR FILING
Date 2/28/07
By

two (2) existing houses, one in the front owned by Priscilla L. Wilson and one in the rear parcel owned by Ms. Harrah. In 1966, Lot 24 (7320 Bay Front Road) was subdivided in half (from north to south or lengthwise) resulting in one half of the semi-detached home located at 7322 Bay Front Road and the other half being the subject property owned by the Perzinski's (7322 Bay Front Road). All of these lots are served by public water and sewer and are undersized. As is often the case with older subdivisions, Chesapeake Terrace was laid out with a pattern of 50' wide narrow lots and, as noted above, further complicated by a series of additional subdivisions over the years reducing further the lot areas.

The properties now under consideration relate to a part of Lot 24 (7320 Bay Front Road) owned by Mr. and Mrs. Perzinski and a part of Lot 23 (7318 Bay Front Road) owned by Ms. Harrah. These properties are rectangularly shaped and contain 5,044 square feet and 3,850 square feet respectively, zoned D.R.5.5 and B.L. As shown on the site plan (Petitioners' Exhibit 2), the Perzinski's and Ms. Harrah desire a transfer of 1805.4 square feet of land from the rear yard of the Perzinski's to Ms. Harrah. To simplify this somewhat complicated arrangement, Exhibits 1 (existing conditions) and 2 (proposed conditions) were prepared by Ms. Smith to better illustrate the proposed transaction.

Lot 24 is improved with a two-story, semi-detached dwelling with a deck, patio, shed, an in-ground pool and garage. The front portion of Lot 23, west of Lot 24, is improved with a two-story detached single-family dwelling with access to Lincoln Avenue by way of a gravel alley way. Once the transaction takes place, Ms. Harrah plans on retaining the existing garage but will remove the in-ground pool replacing it with lawn space to make her home more functional. This proposal will thereby increase her square footage from 3,850 to 5,656.

ORDER RECEIVED FOR FILING
Date 2/28/07
By

Based upon the testimony and evidence, it is clear that there will not be any increase in residential density. It is clear that the proposed transfer will not be detrimental to the health, safety or general welfare of the surrounding locale. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. However, a comment from the Department of Environmental Protection and Resource Management (DEPRM) will require the compliance with Limited Development Area (LDA) regulations.

Based upon the testimony and exhibits received, it is clear that the proposed transfer will result in a much more functional yard and needed garage for Ms. Harrah. I am persuaded to grant the requested relief. However, given the properties' location, any future improvements must comply with LDA regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 28th day of February, 2007, that the Petition for Special Hearing to approve the reduction of area of an undersized lot by transferring 1805.4 square feet of land from 7320 Bay Front Road to 7318 Bay Front Road, in accordance with Petitioners' Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

1) ADVISORY: This Order approves the requested transfer but does not address the needed lot line adjustment and approval by the Development Review Committee for its processing.

2) Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty day Appellate process from this Order has expired. If an appeal is filed and this Review is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 2/28/07
By

3) Development of this property, if any, 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). This property is within the Limited Development Area (LDA) of the CBCA and must comply with LDA regulations.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 2/28/07
By DLW

CBCA

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7320 BAY FRONT ROAD
which is presently zoned DR5.5, BL

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the reduction of area of an undersized lot by transfering 1805.4 square feet of land from 7320 Bay Front Road to 7318 Bay Front Road

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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:

MISTI HARRAH
Name - Type or Print

Signature

7318(R) BAYFRONT ROAD
Address

Telephone No.

BALTIMORE MD 21219
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

MICHAEL J. PERZINSKI
Name - Type or Print

M J Perzinski
Signature

RETHA E. PERZINSKI
Name - Type or Print

Retha E. Perzinski
Signature

2419 Carfins Run Road
Address

Telephone No.

Aberdeen MD 21001
City State Zip Code

Representative to be Contacted:

Pattianne Smith
Name

5802 York Road 410 2072383
Address

Telephone No.

Baltimore MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RJ Date 12/21/06

RECEIVED FOR FILING
Date 2-28-07
By DEW

Case No. 07-288-SPH

REV 9/15/98

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING

7320 BAY FRONT ROAD
FIFTEENTH ELECTION DISTRICT
SEVENTH COUNCILMANTIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the at a point on the north side of Bay Front Road, said point being 83 feet, more or less from the intersection of the north side of Bay Front Road with the west side of Lincoln Avenue, thence running (1) South 87 degrees 02 minutes West 26.55 feet, thence (2) North 02 degrees 58 minutes West 190 feet thence (3) North 87 degrees 02 minutes East 26.55 feet and thence (4) South 02 degrees 58 minutes East 190 feet to the place of beginning.

BEING known and designated as #7320 Bay Front Road

STATE OF MARYLAND
PATTIANNE SMITH
No. 21267
PROFESSIONAL LAND SURVEYOR

Item #288

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING

7318 and 7320 BAY FRONT ROAD
FIFTEENTH ELECTION DISTRICT
SEVENTH COUNCILMANTIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the at a point on the north side of Bay Front Road, said point being 83 feet, more or less from the intersection of the north side of Bay Front Road with the west side of Lincoln Avenue, thence running (1) South 87 degrees 02 minutes West 26.55 feet, thence (2) North 02 degrees 58 minutes West 113 feet, more or less thence (3) South 87 degrees 02 minutes West 50 feet, thence (4) North 02 degrees 58 minutes West 78 feet, more or less, thence (5) North 87 degrees 02 minutes East 76.55 feet and thence (4) South 02 degrees 58 minutes East 190 feet to the place of beginning.

BEING known and designated as #7318 and 7320 Bay Front Road

STATE OF MARYLAND
PATTIANNE SMITH
No. 21267
PROFESSIONAL LAND SURVEYOR

Item #288

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: # 07-288-SPH
7320 Bay Front Road
N/side of Bay Front Road, 83 feet +/- west of centerline of Lincoln Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s): Michael J. & Retha E. Perzinski

Special Hearing: To approve the reduction of area of an undersized lot by transferring 1805.4 square feet of land from 7320 Bay Front Road to 7318 Bay Front Road.

Hearing: Friday, February 16, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

2/005 Feb. 1 123263

CERTIFICATE OF PUBLICATION

2/1/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/1/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23067

DATE 12/21/06 ACCOUNT [illegible]

AMOUNT $ 65.00

RECEIVED FROM: [illegible]

FOR: Zoning Verification

Case # 07-228-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL TIME	DRW
12/22/2006	12/21/2006 11:51:08	4

REC FROM: WALKIN WALK IN
>>RECEIPT # 530110 12/21/2006 OFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 023067
Rcpt Tot $65.00
$65.00 CH $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-288-SPA

Petitioner/Developer: MICHAEL J. + RETHA E. PERZINSKI

Date of Hearing/Closing: 2-16-07

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}

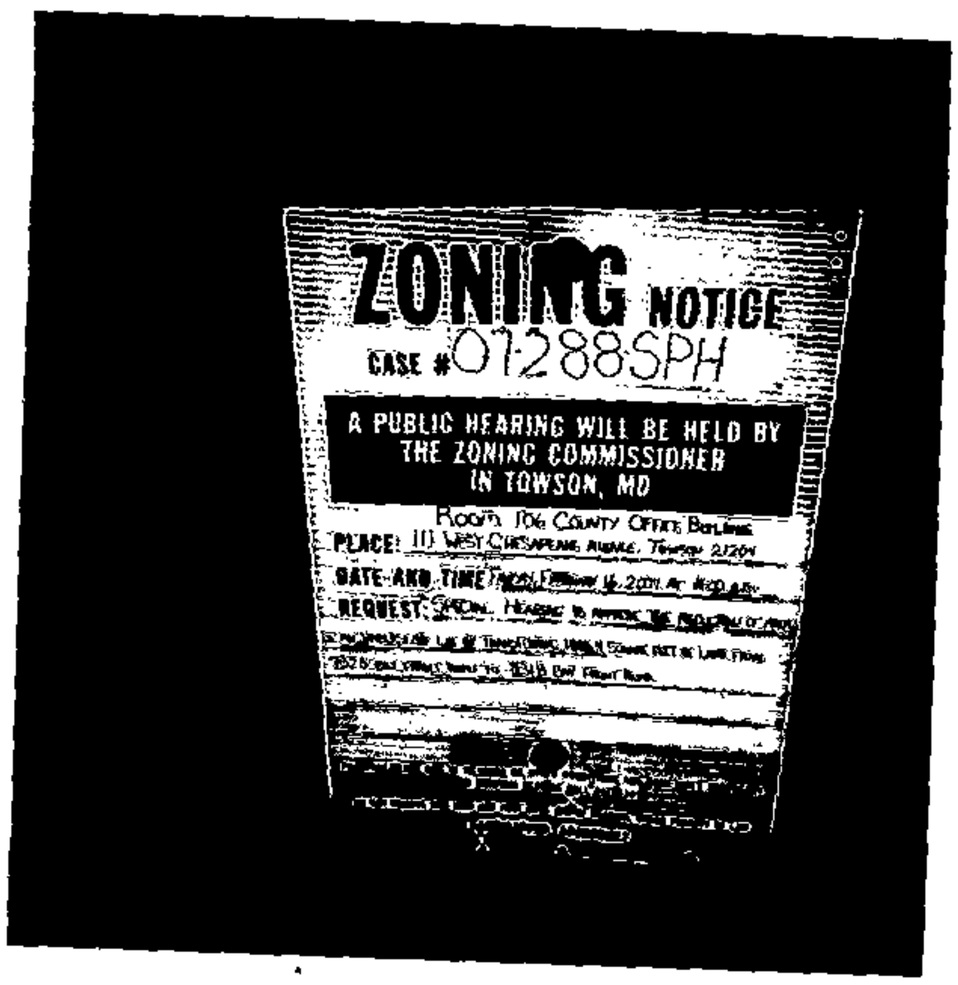
Ladies and Gentlemen:

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:

7320 BAY FRONT RD

The sign(s) were posted on 1-31-07
(Month, Day, Year)

Sincerely,



Robert Black 2-2-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO
Director
Department of Permits and Development Management

January 12, 2007

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: 07-288-SPH
7320 Bay Front Road
N/side of Bay Front Road, 83 feet +/- west of centerline of Lincoln Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Michael J. & Retha E. Perzinski

Special Hearing to approve the reduction of area of an undersized lot by transferring 1805.4 square feet of land from 7320 Bay Front Road to 7318 Bay Front Road.

Hearing: Friday, February 16, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael & Retha Perzinski, 2419 Carfins Run Road, Abderdeen 21001
Pattianne Smith, 5802 York Road, Baltimore 21212

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 1, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 1, 2007 Issue - Jeffersonian

Please forward billing to:
Pattianne Smith
5802 York Road
Baltimore, MD 21212

410-207-2383

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: 07-288-SPH
7320 Bay Front Road
N/side of Bay Front Road, 83 feet +/- west of centerline of Lincoln Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Michael J. & Retha E. Perzinski

Special Hearing to approve the reduction of area of an undersized lot by transferring 1805.4 square feet of land from 7320 Bay Front Road to 7318 Bay Front Road.

Hearing: Friday, February 16, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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 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: 07-288-SPH

Petitioner: Michael J. Perzinski

Address or Location: 7320 Bay Front Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATTIANNE SMITH

Address: 5802 York Road
Baltimore MD 21212

Telephone Number: 410 207 2383

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 7, 2007

Michael J. Perzinski
Retha E. Perzinski
2419 Carfins Run Road
Aberdeen, MD 21001

Dear Mr. and Mrs. Perzinski:

RE: Case Number: 07-288-SPH, 7320 Bay Front Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Pattianne Smith 5802 York Road Baltimore 21212

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 01-03-2007

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

RE: Baltimore County
Item No. 7-288-SPH
7520 BAYFRONT RD
PERZINSKI PROP
SPECIAL HEARING

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. 7-288-SPH.

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,

Michael P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BW
2/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2007

RECEIVED

JAN 12 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-288- Special hearing**

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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By: CTM

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-288.doc

BLJ 7/16
11:00

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: February 15, 2007

SUBJECT: Zoning Item # 07-288-SPH
Address 7320 Bay Front Road
Perzinski Property

Zoning Advisory Committee Meeting of January 1, 2007

_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 Limited Development Area (LDA) of the CBCA. Any development on this property must comply with LDA regulations.

Reviewer: Kevin Brittingham Date: 01/25/07

ORDER RECEIVED FOR FILING
Date 2/28/07
By DZM

C:\DOCUME~1\dwiley\LOCALS~1\Temp\ZAC 07-288-SPH.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 8, 2006
Item Nos. 07-281, 284, 285, 286, 287, 288, 289, 291, 292, and 293

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-01032007.doc

RE: PETITION FOR SPECIAL HEARING 7320 Bay Front Road; N/S Bay Front Road, 83' W c/line Lincoln Avenue 15th Election & 7th Councilmanic Districts Legal Owner(s): Michael & Retha Perzinski Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-288-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Paltianne Smith, 5802 York Road, Baltimore, MD 21212, Representative for Petitioner(s).

RECEIVED
JAN 08 2007
Per.....

Peter Max Zimmerman

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

Account Identifier: **District** - 15 **Account Number** - 1518351680

Owner Information

Owner Name:	PERZINSKI MICHAEL JOHN PERZINSKI RITA ELLEN	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	2419 CARFINS RUN RD ABERDEEN MD 21001	**Deed Reference:**	1) /14312/ 723 2)

Location & Structure Information

Premises Address
7320 BAY FRONT RD

Legal Description
PT LT 24
7320 BAY FRONT RD
CHESAPEAKE TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	22	127			A		24	3	Plat Ref: 5/ 34

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1932	1,728 SF	4,940.00 SF	04

Stories	Basement	Type	Exterior
2	YES	END UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	26,500	22,500		
Improvements:	86,250	130,560		
Total:	112,750	153,060	126,186	139,622
Preferential Land:	0	0	0	0

Transfer Information

Seller:	PERZINSKI MICHAEL JOHN/ RITA ELLEN	**Date:**	02/17/2000	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/14312/ 723	**Deed2:**	
Seller:	PERZINSKI MICHAEL JOHN	**Date:**	04/10/1996	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/11523/ 498	**Deed2:**	
Seller:	ROBERTSON PAULINE J	**Date:**	06/03/1975	**Price:**	$30,500
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 5534/ 246	**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 *

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

Account Identifier: **District** - 15 **Account Number** - 1520301210

Owner Information

Owner Name:	HARRAH MISTI LEE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7318 BAYFRONT RD BALTIMORE MD 21219-2115	**Deed Reference:**	1) /21162/ 151 2)

Location & Structure Information

Premises Address
7318 BAY FRONT RD

Legal Description
PT LT 23
CHESAPEAKE TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	22	127			A		23	3	Plat Ref: 5/ 34

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	2,048 SF	3,850.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	26,500	46,200		
Improvements:	161,540	191,670		
Total:	188,040	237,870	204,650	221,260
Preferential Land:	0	0	0	0

Transfer Information

Seller:	PERZINSKI MICHAEL J	**Date:**	12/21/2004	**Price:**	$205,000
Type:	NOT ARMS-LENGTH	**Deed1:**	/21162/ 151	**Deed2:**	
Seller:	FAITH JASON	**Date:**	07/19/1989	**Price:**	$24,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 8228/ 613	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**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 *

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

Account Identifier: **District -** 15 **Account Number -** 1523500790

Owner Information

Owner Name:	WILSON BENJAMIN F WILSON PRISCILLA L	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7318 BAY FRONT RD BALTIMORE MD 21219-2115	**Deed Reference:**	1) / 2233/ 153 2)

Location & Structure Information

Premises Address
7318 BAY FRONT RD

Legal Description
PT LT 23
CHESAPEAKE TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	22	127			A		23	3	Plat Ref: 5/ 34

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	1,104 SF	5,550.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	26,500	71,500		
Improvements:	55,680	90,870		
Total:	82,180	162,370	108,910	135,640
Preferential Land:	0	0	0	0

Transfer Information

Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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 *

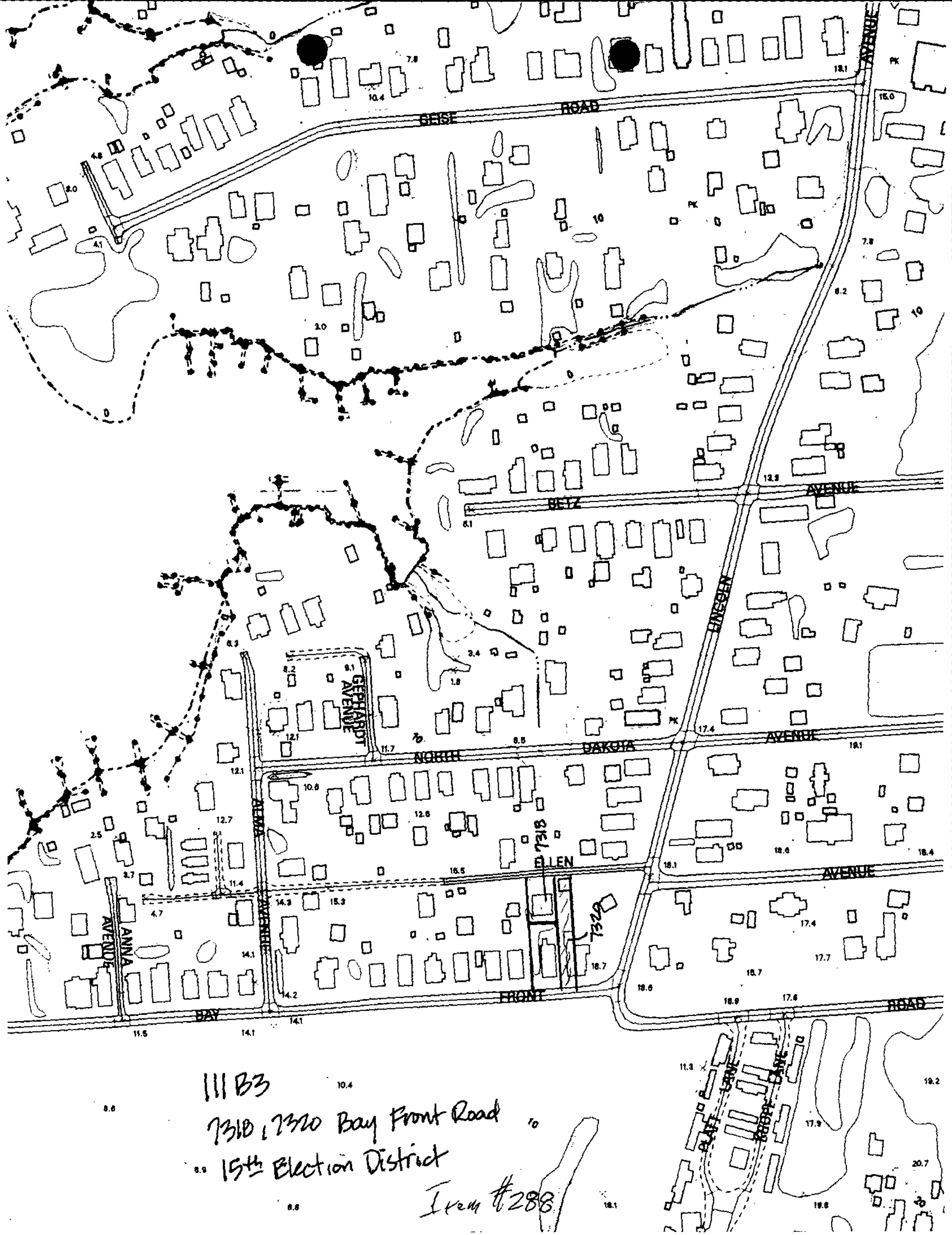
From: Debra Wiley
To: Livingston, Jeffrey
Date: 02/09/07 4:04:13 PM
Subject: DEPRM Comment Needed for Bill

Hi Jeff,

Bill has a hearing scheduled Friday, 2/16 @ 11 AM and we are missing a CBCA comment for the following:

07-288-SPH
7320 Bay Front Road
N/Side of Bay Front Rd., 83' +/- w of c/l of Lincoln Ave.
15th Election District - 7th Council District
Michael J. & Retha E. Perzinski

Special Hearing to approve the reduction of area of an undersized lot by transferring 1805.4 sq. ft. of land from 7320 Bay Front Road to 7318 Bay Front Road

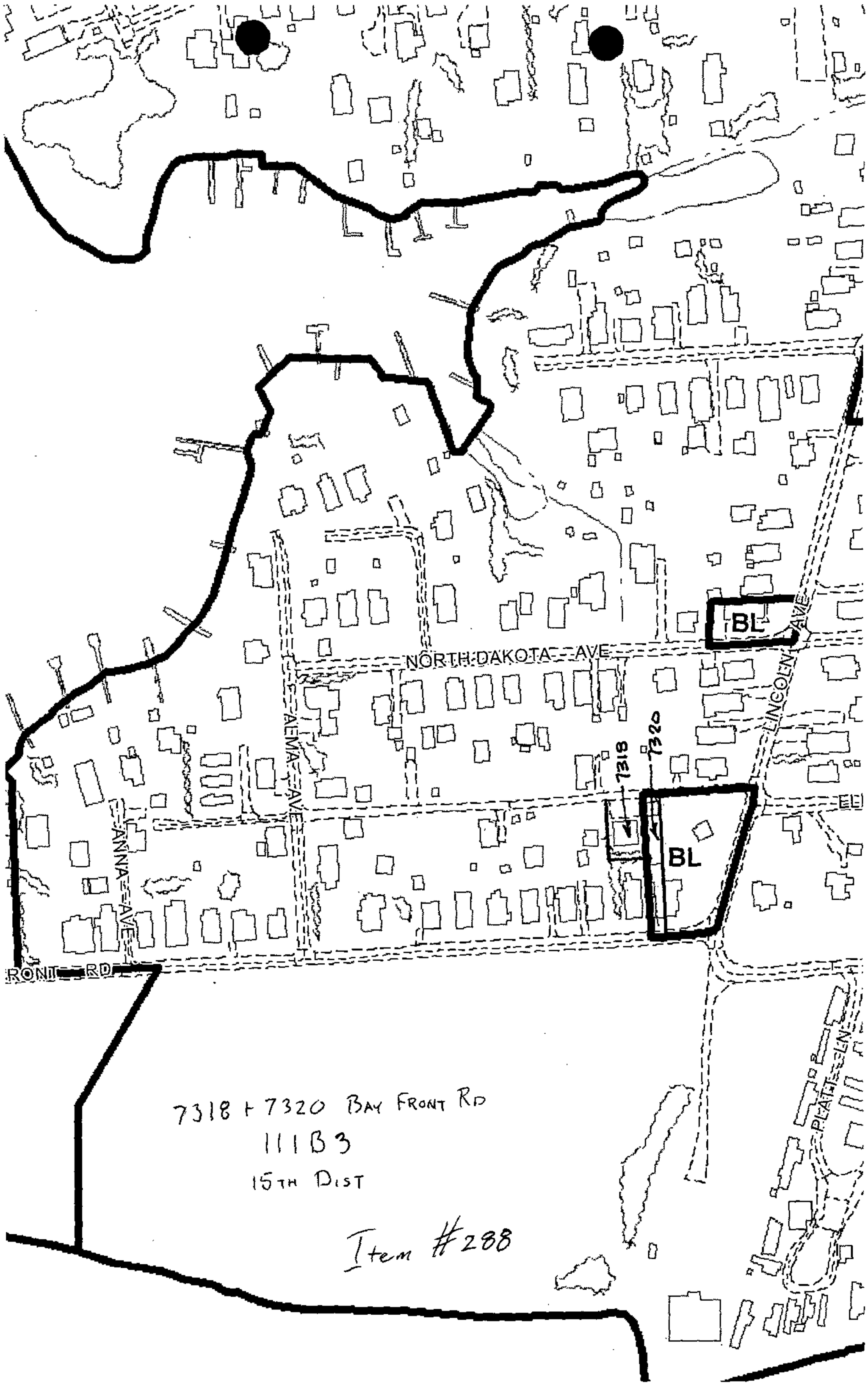


111 B3

7318, 7320 Bay Front Road

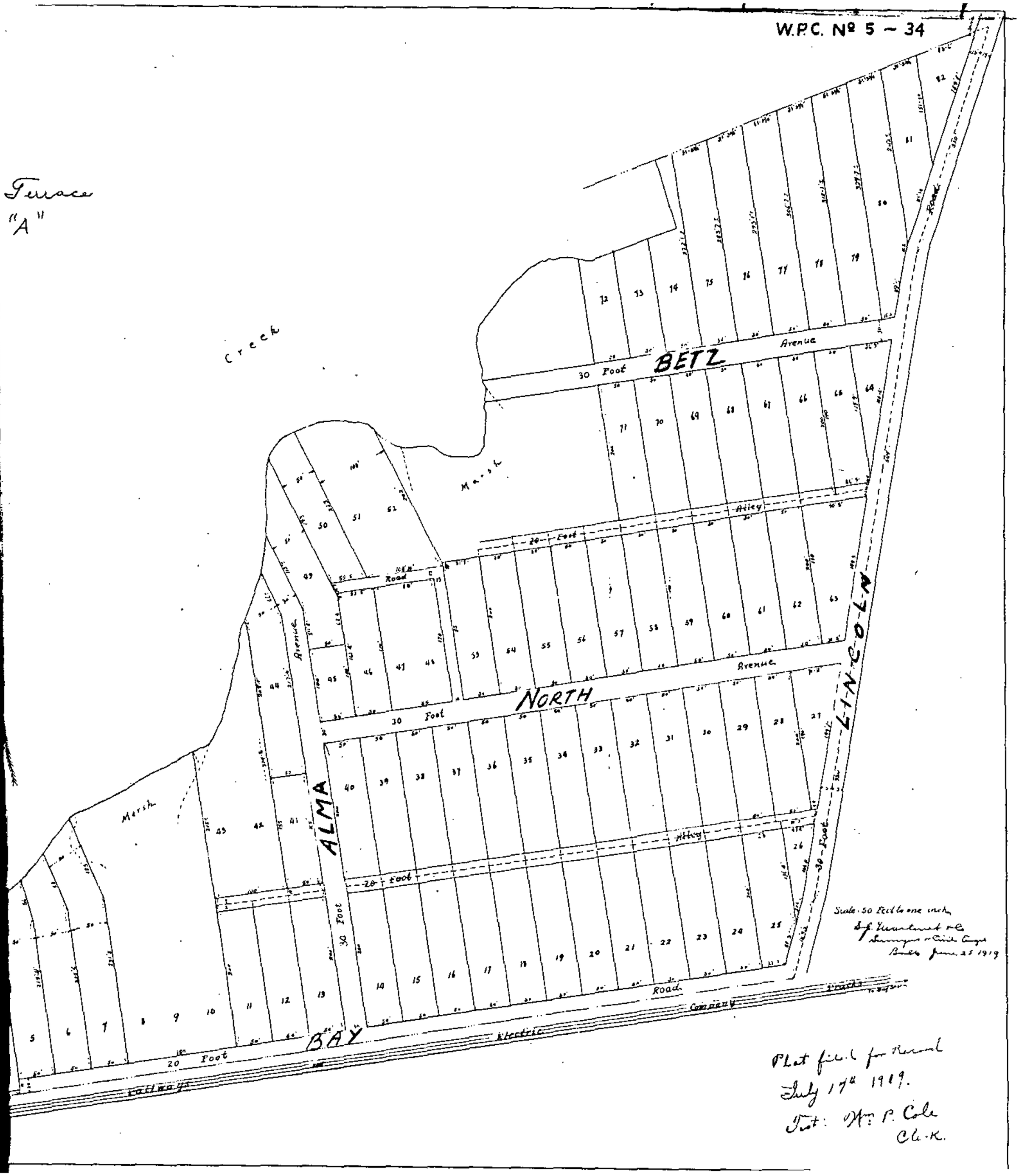
15th Election District

Item #288


NORTH DAKOTA AVE
ALMA AVE
ANNA AVE
LINCOLN AVE
PLATT LN
BL
BL
7318
7320
RONT RD
7318 + 7320 BAY FRONT RD
111B3
15TH DIST
Item #288

W.P.C. № 5 ~ 34

Terrace "A"

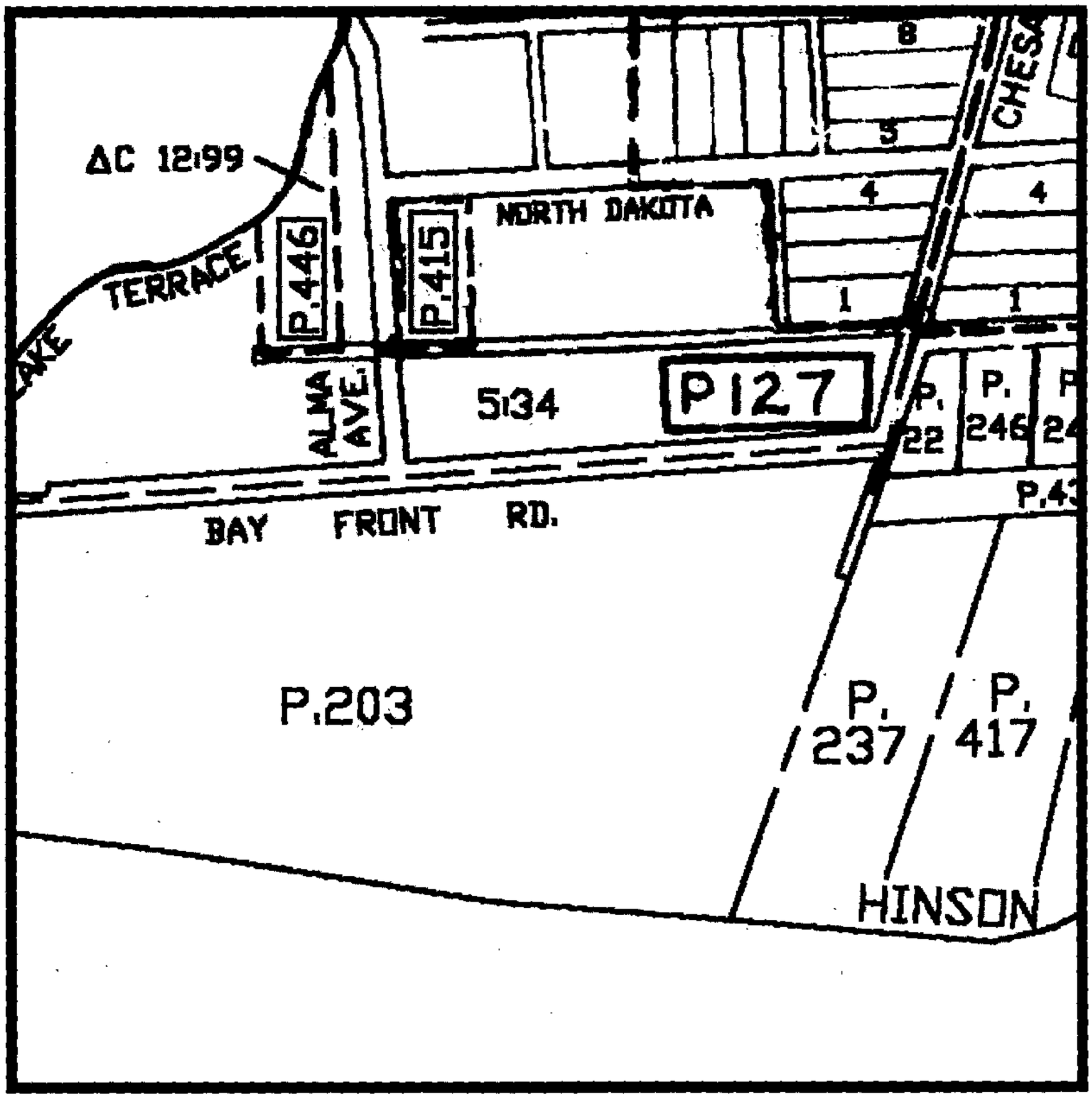


Plat filed for Record
July 17th 1919.
Test: Wm P. Cole
Clerk.

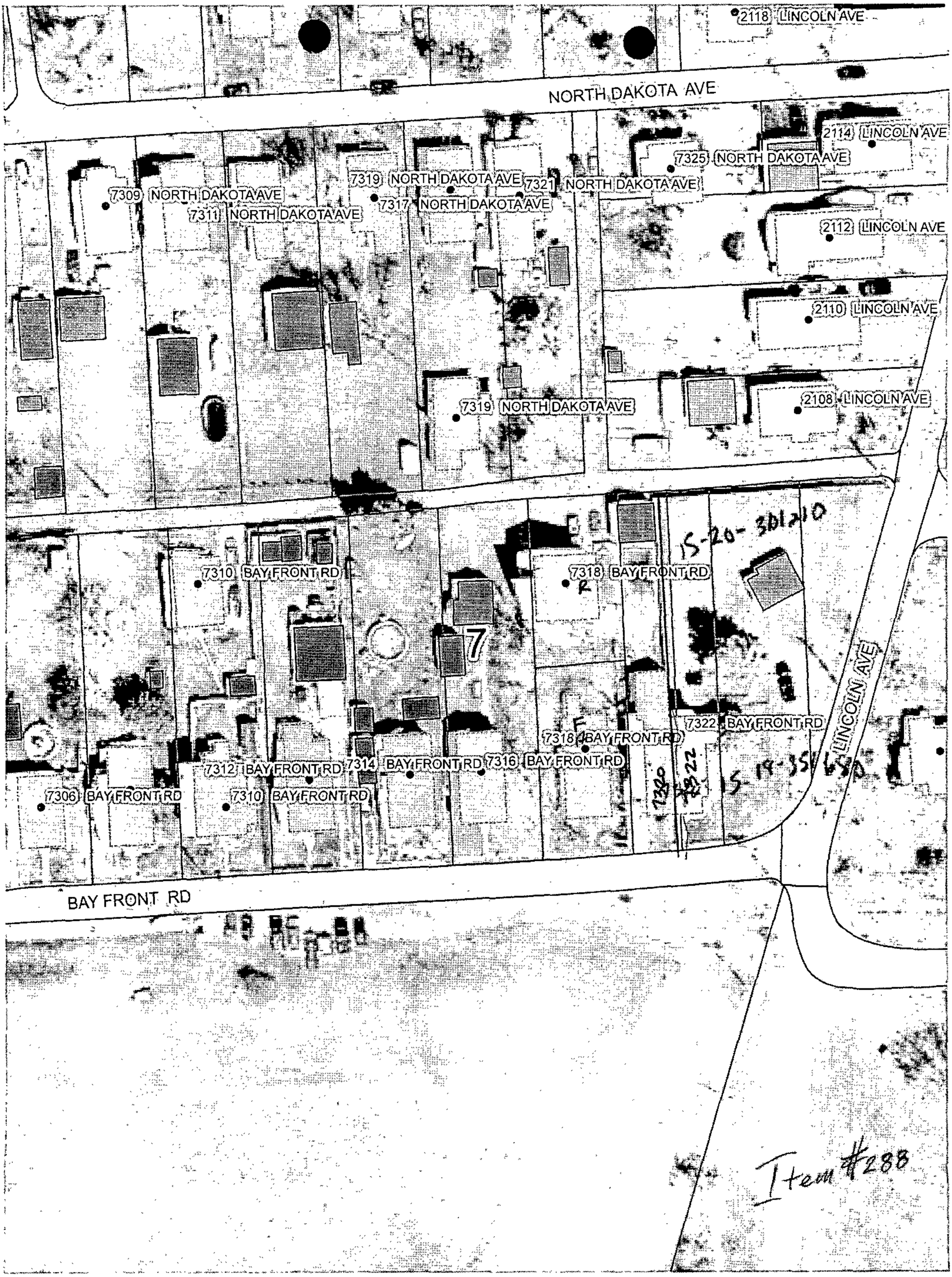
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 15 **Account Number** - 1523500790



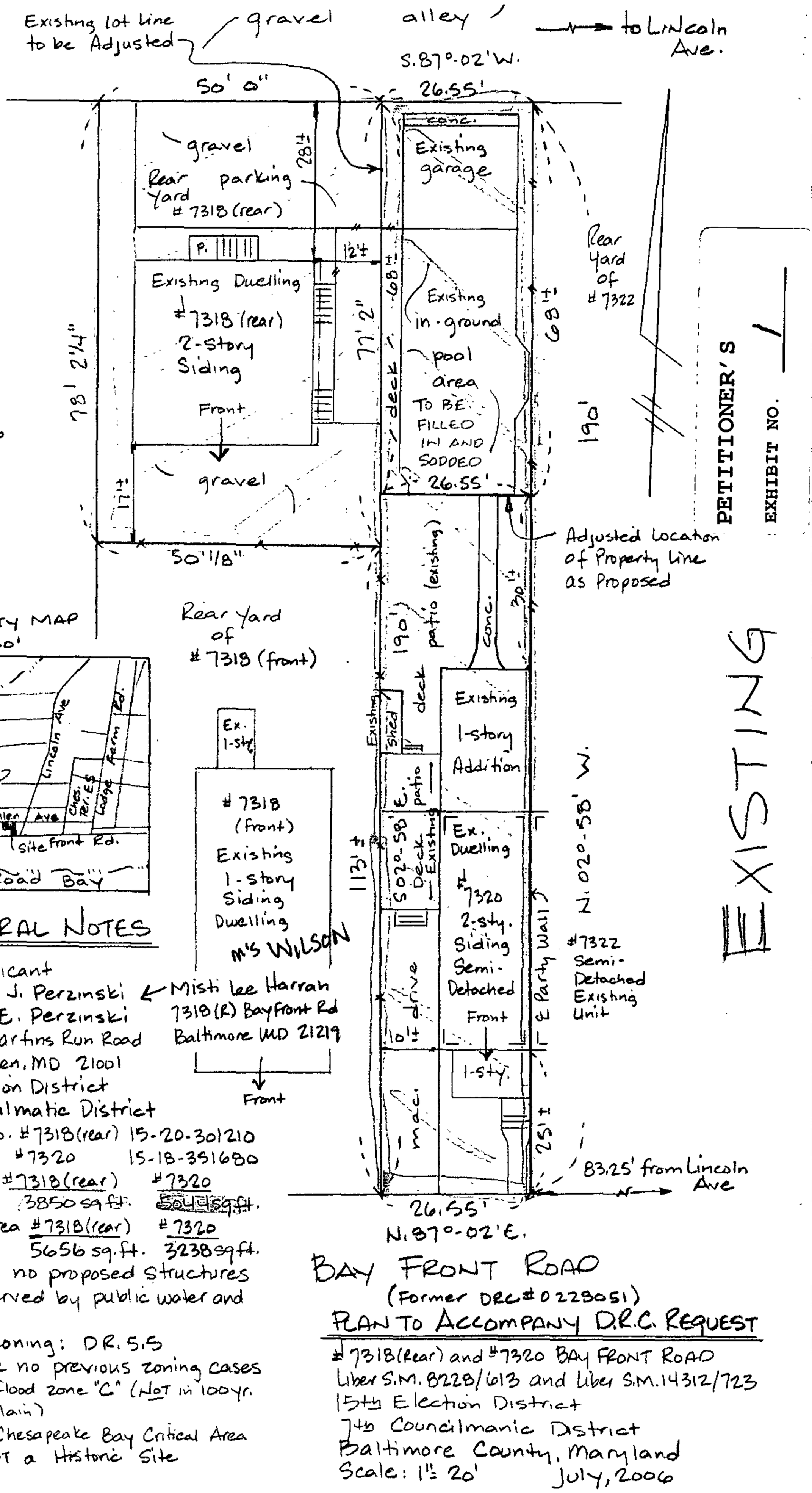
Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html


2118 LINCOLN AVE
NORTH DAKOTA AVE
2114 LINCOLN AVE
7325 NORTH DAKOTA AVE
7319 NORTH DAKOTA AVE
7321 NORTH DAKOTA AVE
7309 NORTH DAKOTA AVE
7317 NORTH DAKOTA AVE
7311 NORTH DAKOTA AVE
2112 LINCOLN AVE
2110 LINCOLN AVE
7319 NORTH DAKOTA AVE
2108 LINCOLN AVE
15-20-301210
7310 BAY FRONT RD
7318 BAY FRONT RD
7
LINCOLN AVE
7322 BAY FRONT RD
7318 BAY FRONT RD
7312 BAY FRONT RD
7314 BAY FRONT RD
7316 BAY FRONT RD
7306 BAY FRONT RD
7310 BAY FRONT RD
15-19-351630
BAY FRONT RD
Item #288

Case No.: 07-288 SPH 7320 BAY FRONT

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN EXISTING CONDITIONS	
No. 2	SITE PLAN PROPOSED CONDITIONS	
No. 3	SUBDIVISION PLAT	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



VICINITY MAP
1" = 2000'

GENERAL NOTES

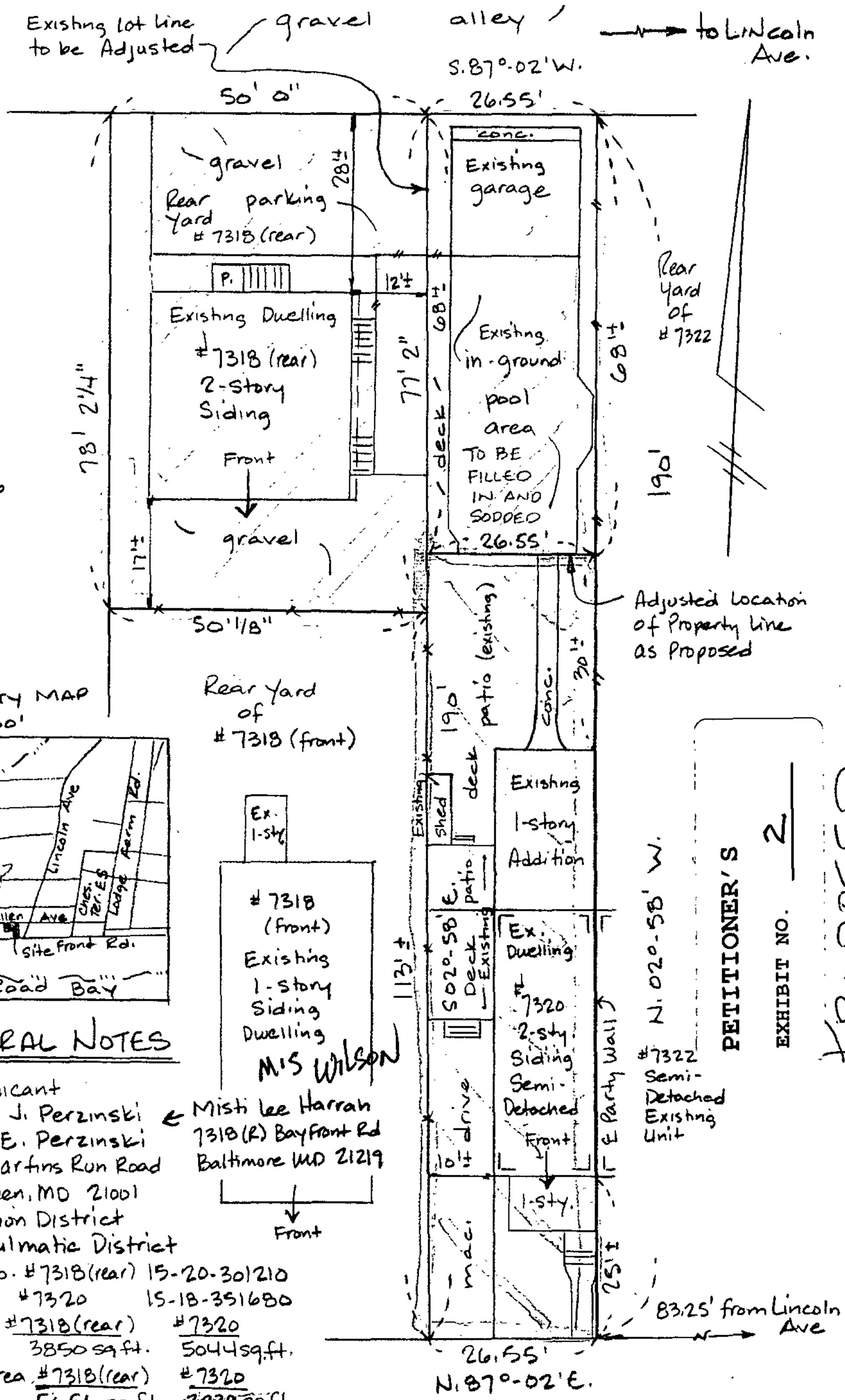
- Owner/Applicant
  Michael J. Perzinski ← Misti Lee Harran
  Rita E. Perzinski — 7318 (R) Bayfront Rd
  2419 Carfins Run Road — Baltimore MD 21219
  Aberdeen, MD 21001
- 15th Election District
- 7th Councilmatic District
- Tax Acct No. #7318 (rear) 15-20-301210
  #7320 15-18-351680
- Ex. Area #7318 (rear) — 3850 sq ft. #7320 — 5044 sq ft.
- Proposed Area #7318 (rear) — 5656 sq. ft. #7320 — 3238 sq ft.
- There are no proposed structures
- Site is served by public water and sewer
- Current Zoning: D.R. 5.5
- There are no previous zoning cases
- SITE is in flood zone "C" (NOT in 100 yr. flood plain)
- Site is in Chesapeake Bay Critical Area
- Site is NOT a Historic Site

BAY FRONT ROAD

(Former DRC #0228051)

PLAN TO ACCOMPANY D.R.C. REQUEST

#7318 (Rear) and #7320 BAY FRONT ROAD
Liber S.M. 8228/613 and Liber S.M. 14312/723
15th Election District
7th Councilmanic District
Baltimore County, Maryland
Scale: 1" = 20' July, 2006



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Front

Front

Ms Wilson

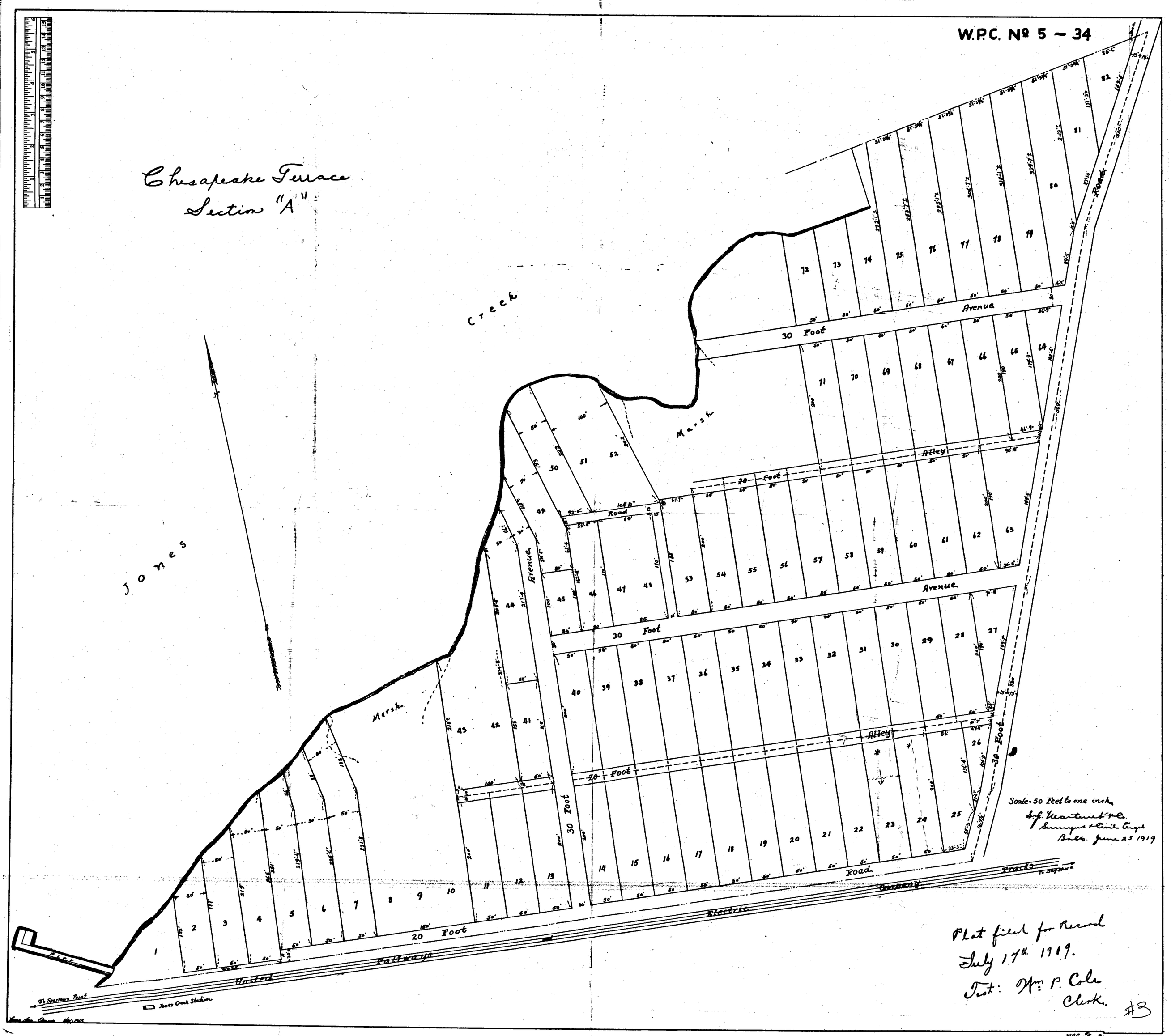
BAY FRONT ROAD
(Former DRC # 0228051)

PLAN TO ACCOMPANY D.R.C. REQUEST

#7318(Rear) and #7320 BAY FRONT ROAD
Liber S.M. 8228/613 and Liber S.M. 14312/723
15th Election District
7th Councilmanic District
Baltimore County, Maryland
Scale: 1" = 20' July, 2006

W.P.C. № 5 ~ 34

Chesapeake Terrace
Section "A"



W.P.C. #5-34