

IN RE: PETITION FOR ADMIN. VARIANCE

N side Army Road, 105 feet S of c/l

Of Army Road

9th Election District

2nd Councilmanic District

(900 Army Road)

Ross and Sandra Flax

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

*

CASE NO. 07-468-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, Ross and Sandra Flax. The variance request is for property located at 900 Army Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (proposed pool house and existing pool) in the side yard with a height of 22 feet in lieu of the maximum permitted 15 feet and required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners would like proposed pool house roof to match the roof of the existing home in order for the structures to compliment each other. A sewer line is located in the rear yard which prevents placing the pool house at that location. Placing the pool house in the side yard takes advantage of the slope in the yard and enables the proposed pool house to have a walk out basement. The property is 2.73 acres in size and zoned DR 1.

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 comments were received from the Office of Planning dated April 25, 2007 which contains restrictions and a copy of which is incorporated herein and made a part hereof the file.

5-22-07
[Signature]

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 20, 2007 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.

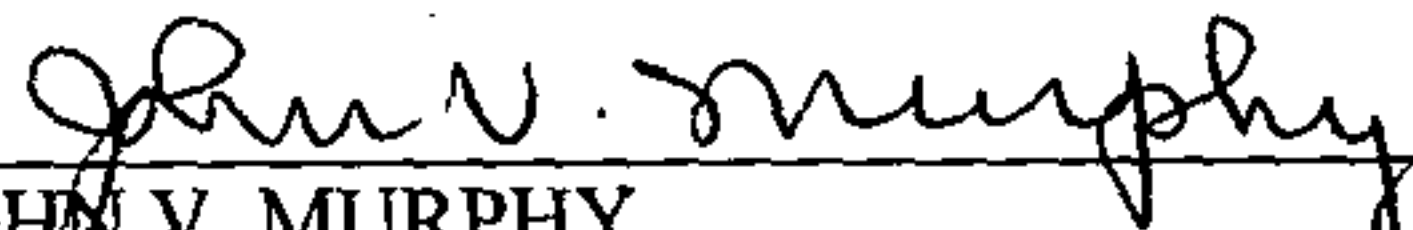
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

RECEIVED FOR FILED
5-22-07
[Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of May, 2007 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (proposed pool house and existing pool) in the side yard with a height of 22 feet in lieu of the maximum permitted 15 feet and required rear yard 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. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

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 FROM PLANNING
5-22-07




Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 900 ARMY ROAD
which is presently zoned D.R. 1

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) 400.1, 400.3 (BCZR)

TO PERMIT ACCESSORY STRUCTURES (PROPOSED POOL HOUSE AND EXISTING POOL) IN THE SIDE YARD WITH A HEIGHT OF 22-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET AND REQUIRED REAR YARD.

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):

ROSS FLAX
Name - Type or Print

Signature

SANDRA FLAX
Name - Type or Print

Signature

900 ARMY ROAD
Address

410 823-8313
C. 410-952-2511

Telephone No.

TOWSON
City

MARYLAND
State

21204
Zip Code

Representative to be Contacted:

PATRICK D. JAROSINSKI
Name

7800 OVERBROOK ROAD
Address

410 262-6708
Telephone No.

TOWSON
City

MARYLAND
State

21204
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. 07-468-A

Reviewed By D.T.

Date 4/13/07

REV 10/25/01

Estimated Posting Date 4/22/07

2007 RECEIVED FOR FILE

5-22-07

DB

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 900 ARMY ROAD
Address
TOWSON MARYLAND 21204
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):

We would like to request a variance for the height of the roof on the proposed Pool House to be 22' from Grade, 7' higher than code. We are requesting this variance because we feel that it is important to match the roof pitch on the main house in order to have the structures compliment each other, and the other houses in the neighborhood.

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]
Signature
ROSS FLAX
Name - Type or Print

[Signature]
Signature
SANDRA FLAX
Name - Type or Print

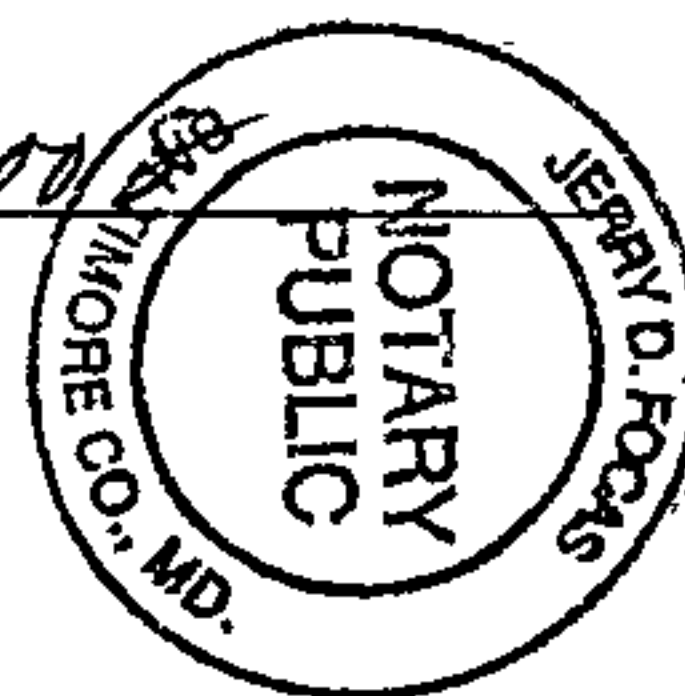
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ross Flax & Sandra Flax
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires May 1, 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

900 ARMY ROAD
Address
TOWSON MARYLAND 21204
City State Zip Code

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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]
Signature

ROSS FLAX
Name - Type or Print

[Signature]
Signature

SANDRA FLAX
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

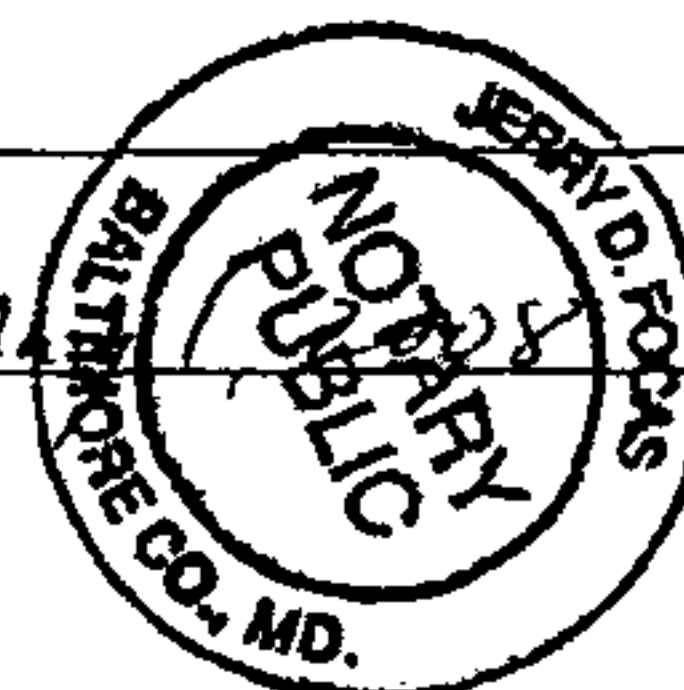
I HEREBY CERTIFY, this 30th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ross Flax & Sandra Flax
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires March 2008





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 900 ARMY ROAD
which is presently zoned D.R.1

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) 400.1, 400.3 (RCZR)

TO PERMIT ACCESSORY STRUCTURES (PROPOSED POOL HOUSE AND EXISTING POOL) IN THE SIDE YARD WITH A HEIGHT OF 22 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET AND REQUIRED REARYARD.

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):

ROSS FLAX
Name - Type or Print _____
Signature [Signature] _____
SANDRA FLAX
Name - Type or Print _____
Signature [Signature] _____
900 ARMY ROAD H. 410-823-8313
Address Telephone No. C. 410-952-2511
TOWSON MARYLAND 21204
City State Zip Code

Representative to be Contacted:

PATRICK D. JAKOSINSKI
Name _____
7800 OVERBROOK ROAD 410-262-6108
Address Telephone No. _____
TOWSON MARYLAND 21204
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. 07-468-A

REV 10/25/01 5-22-07

Reviewed By D.T. Date 4/13/07

Estimated Posting Date 4/22/07

ZONING DESCRIPTION FOR 900 Army Road, Towson, Maryland 21204

Beginning at a point on the North side of Army Road, which is 50' wide at the distance of 105 feet South of the centerline of the nearest improved street (Army Road) which is 50' wide, as recorded in Baltimore County Plat Book # 16, Folio # 76, containing 2.734 acres. Also known as 900 Army Road, Towson, Maryland 21204 and located in the 9th Election District, 1st Councilmanic District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 04/20/07

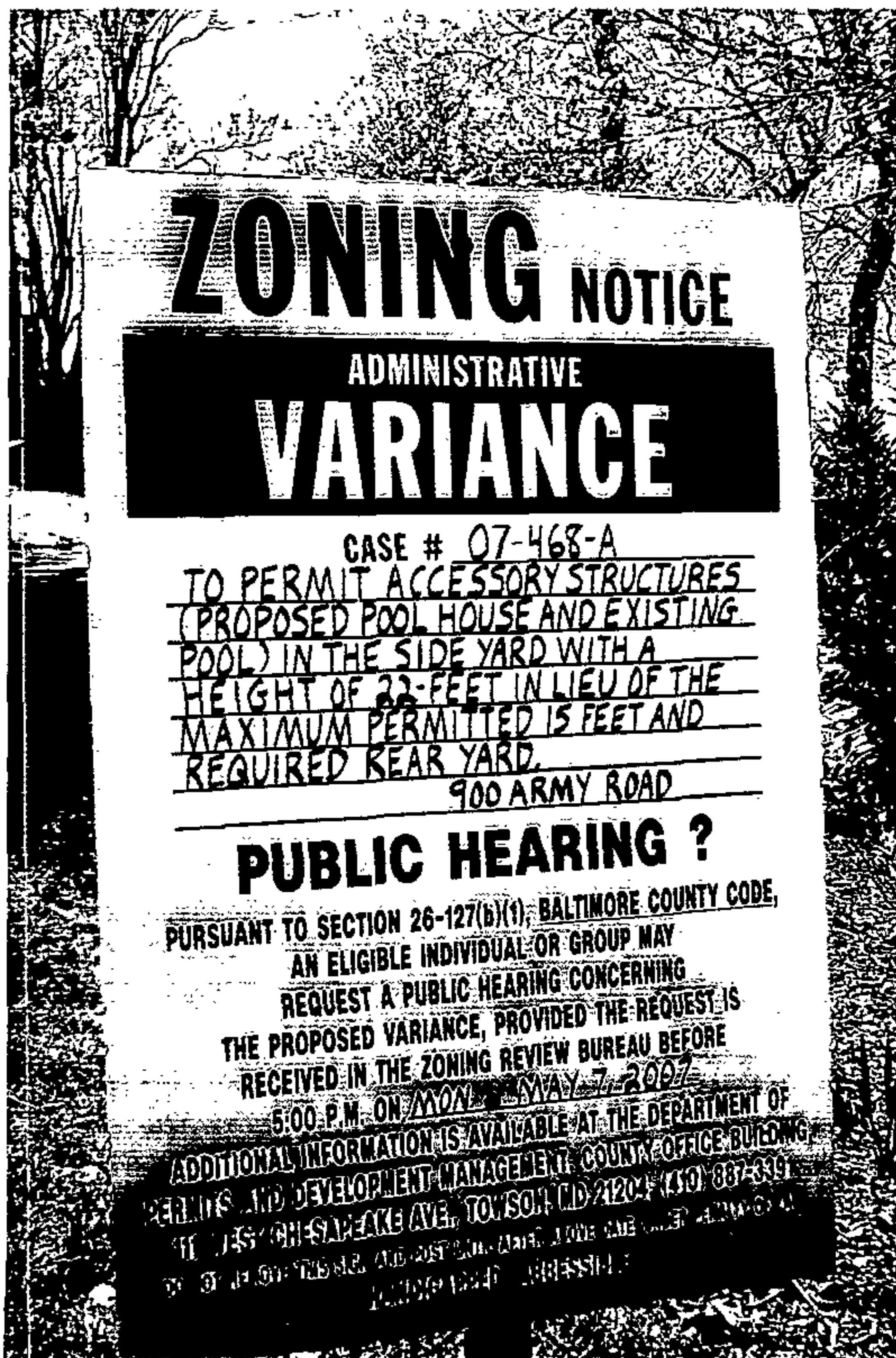
Case Number: 07-468-A

Petitioner/Developer: ROSS FLAX

Date of Hearing (Closing): May 7, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 900 ARMY ROAD

The sign(s) were posted on: April 20, 2007



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 468 -A Address 900 Army Rd.

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

Filing Date: 4/13/07 Posting Date: 4/22/07 Closing Date: 5/7/07

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~~00~~- 468 -A Address 900 Army Rd.

Petitioner's Name FLAX Telephone 410-823-8313

Posting Date: 4/22/07 Closing Date: 5/7/07

Wording for Sign: To Permit ACCESSORY STRUCTURES (PROPOSED POOL HOUSE
AND EXISTING POOL) IN THE SIDE YARD WITH A HEIGHT OF 22-FEET
IN LIEU OF THE MAXIMUM PERMITTED 15-FEET AND REQUIRED
REAR YARD.



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

May 8, 2007

Ross Flax
Sandra Flax
900 Army Road
Towson, MD 21204

Dear Mr. and Mrs. Flax:

RE: Case Number: 07-468-A, 900 Army Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 2007.

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
Patrick D. Jarosinski 7800 Overbrook Road Towson 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 25, 2007

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

SUBJECT: 7-468 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

The petitioner has submitted architectural elevations dated March 8, 2007 that are compatible with the existing structure.

For further information concerning the matters stated herein, please contact Nkechi Hislop at 410-887-3480.

Prepared by: _____

RECEIVED
MAY 21 2007

Section Chief: _____

BY: _____

AFK/LL: CM

From: Curtis Murray
To: Zook, Patricia
Date: 5/21/2007 10:46:52 AM
Subject: 7-468

See Attached. You should have signed comments in your file. The petitioner called me regarding the status of his case.

Regards,

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

CC: Wiley, Debra



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4/24/2007

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

RE: Baltimore County
Item No. 7-468-A
900 ARMY ROAD
FLAX PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-468-A

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23, 2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, and 472.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2007
Item Nos. 07-454, 455, 456, 457, 458, 459,
461, 464, 465, 467, 468, 471, 472, and 473

DATE: April 24, 2007

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 04242007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 25, 2007

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

SUBJECT: 7-468 -Variance

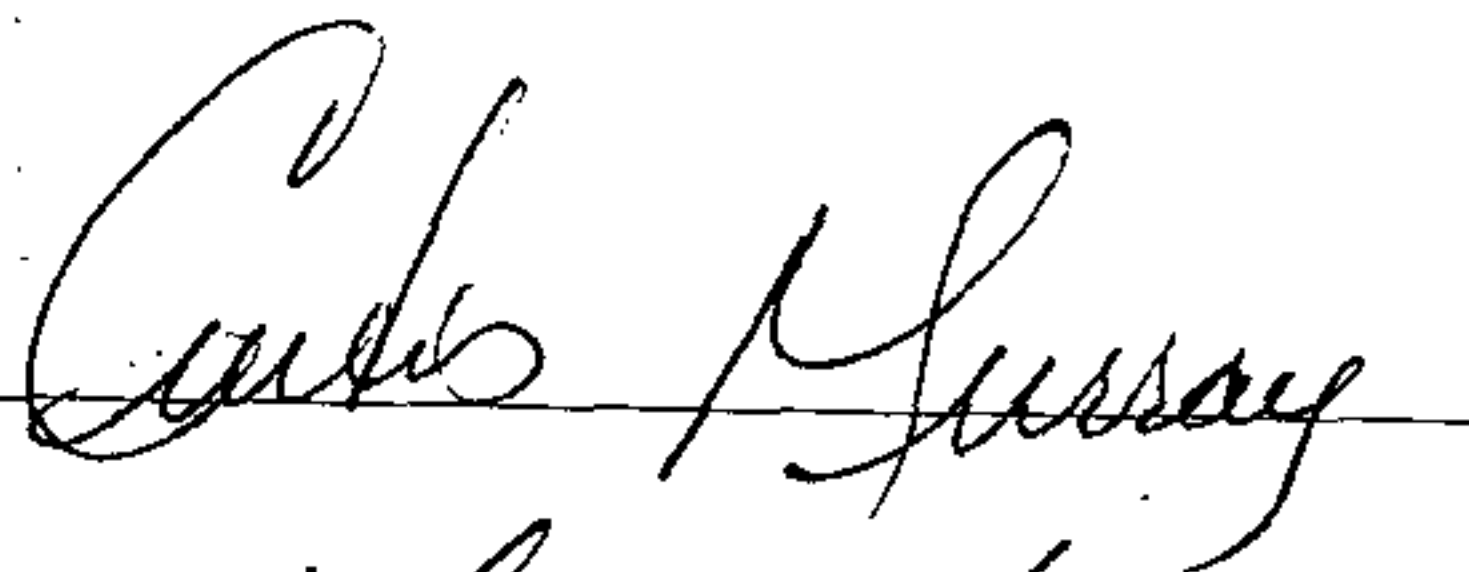
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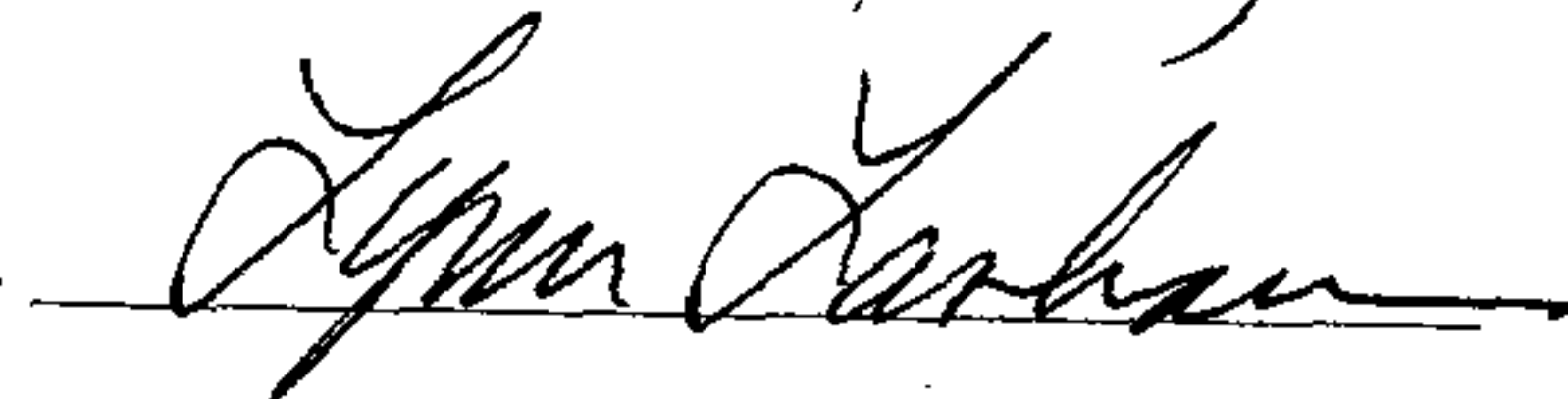
The petitioner has submitted architectural elevations dated March 8, 2007 that are compatible with the existing structure.

For further information concerning the matters stated herein, please contact Nkechi Hislop at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 22, 2007

ROSS AND SANDRA FLAX
900 ARMY ROAD
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 07-468-A
Property: 900 Army Road

Dear Mr. and Mrs. Flax:

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
for Baltimore County

JVM:pz

Enclosure

c: Patrick Jarosinski, 7800 Overbrook Road, Towson MD 21204



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

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

Account Identifier: District - 09 Account Number - 0902653750

Owner Information

Owner Name: FLAX ROSS P
 FLAX SANDRA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 900 ARMY RD
 BALTIMORE MD 21204-6703
Deed Reference: 1) /19707/ 734
 2)

Location & Structure Information

Premises Address
 900 ARMY RD

Legal Description
 LT 1,2,3 2.734 AC
 MALVERN HILL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
69	17	480					1	2		16/ 76

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1937	4,764 SF	2.73 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	353,920	550,550		
Improvements:	523,380	897,170		
Total:	877,300	1,447,720	1,257,580	1,447,720
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
BROOKS W GILL	03/09/2004	\$1,450,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19707/ 734	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

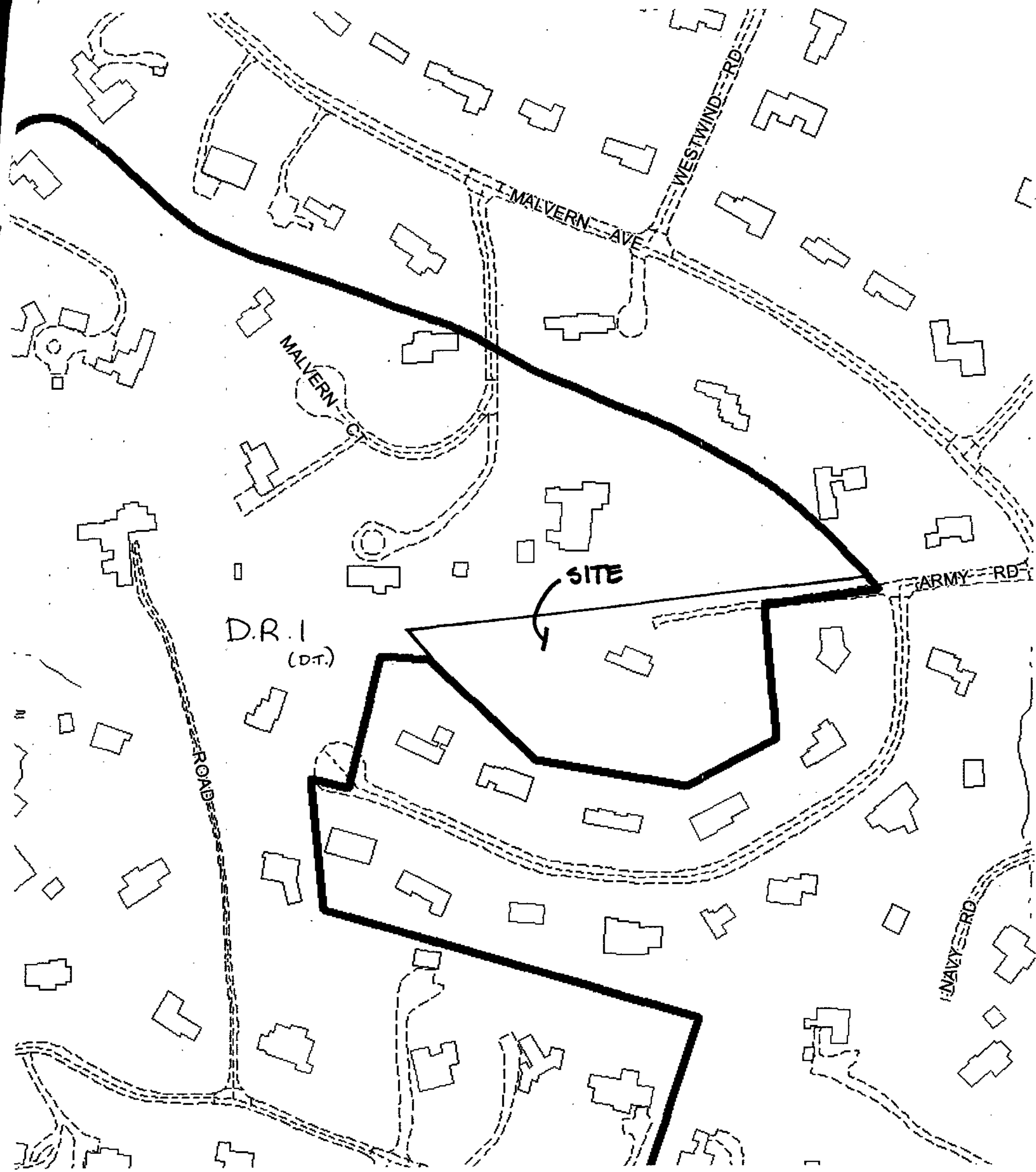
Exemption Information

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 *



ZONING MAP

069C2

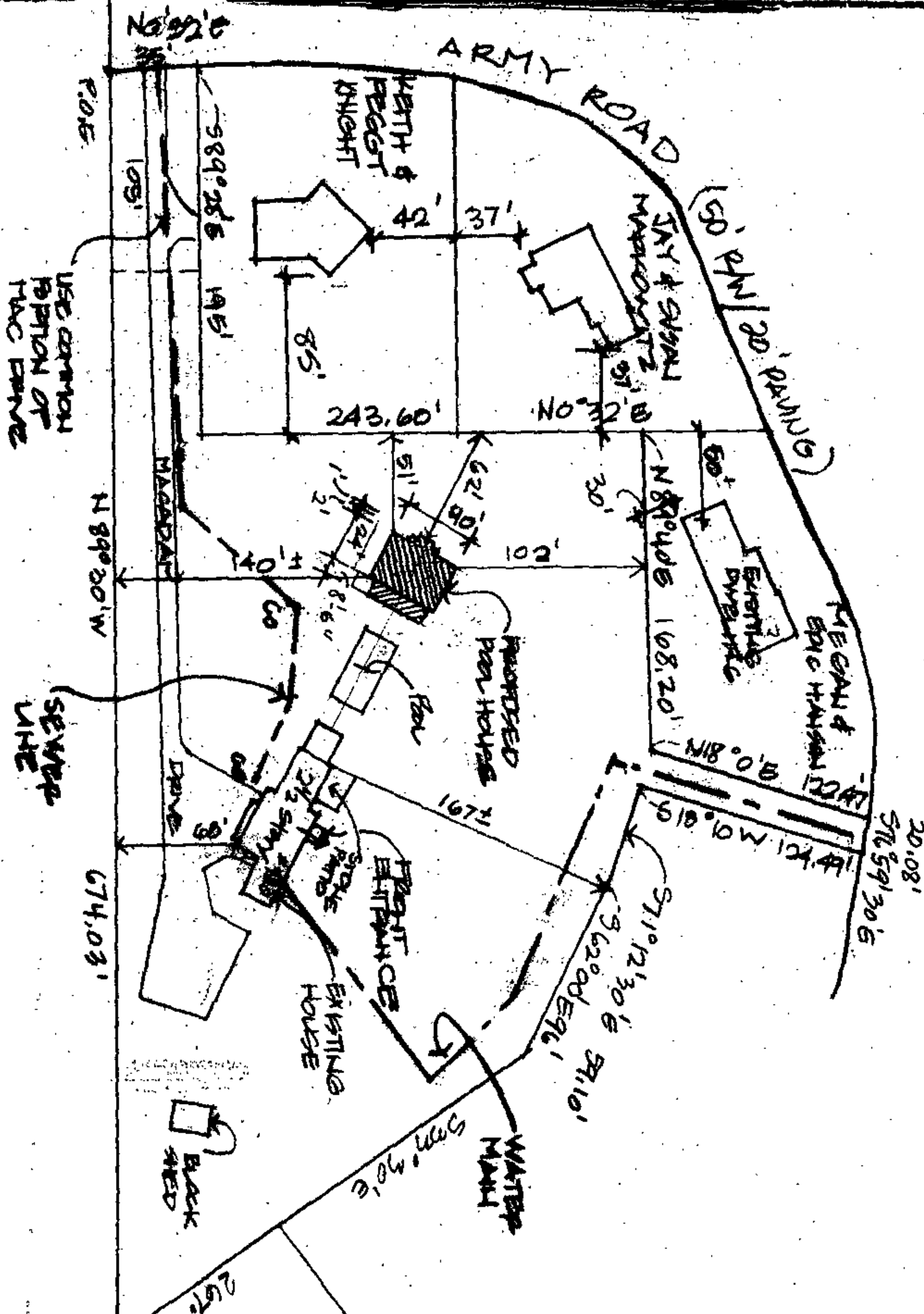
PROPERTY ADDRESS 900 ARMY ROAD

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

SUBDIVISION NAME MALVERN HILL

PLAT BOOK # 16 FOLIO # 76 LOT # --- SECTION # ---

OWNER ROY AND SANDRA ELAX

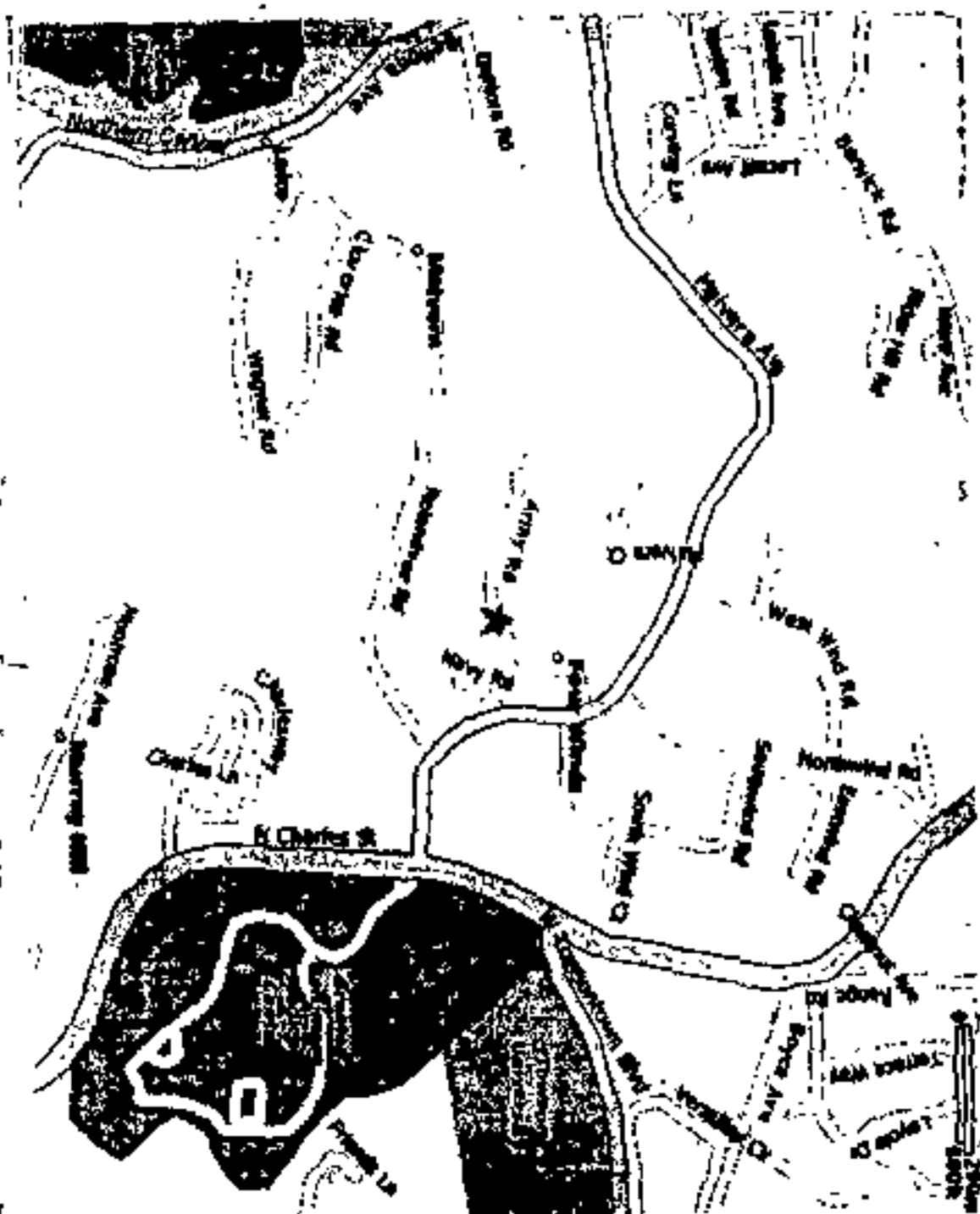


NORTH



PREPARED BY PATRICK D. JACOBSON/KJ

SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

21

COUNCILMANIC DISTRICT

2nd

1"=200' SCALE MAP #

06902

DR. J. ZONING

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LOT SIZE 2.73

2.73

123597.80
SQUARE FEET

ACREAGE

PRIVACY

SEWERS

▼

WATER:

▼

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

CRITICAL AREA

□

100-YEAR FLOOD PLAIN

**HISTORIC PROPERTY/
BUILDINGS**

□

PRIOR ZONING HEARING. **NONE**

Zone

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CASE #

٧١

198

07-468-A

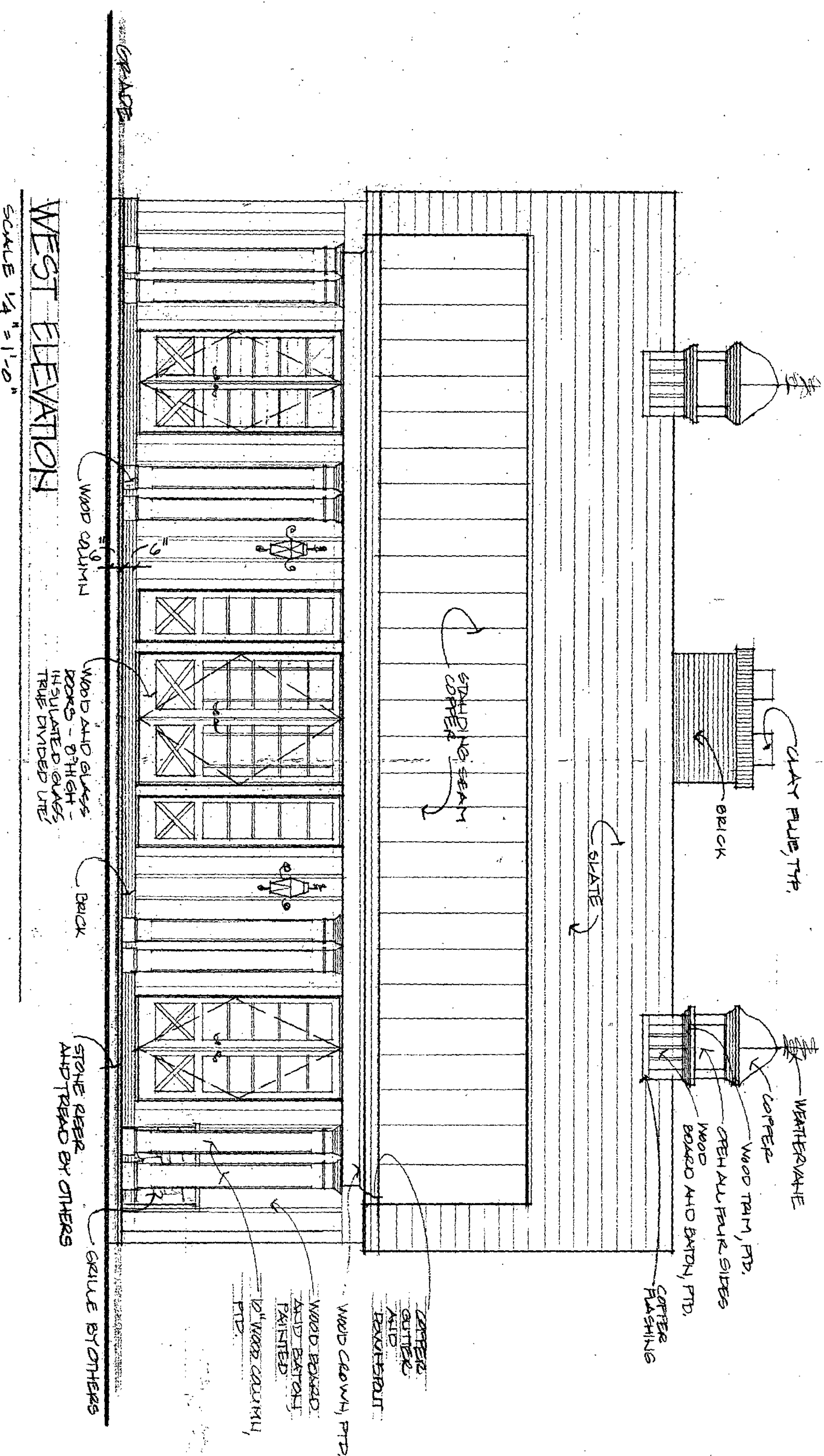












WEST ELEVATION

SCALE 1/4" = 1'-0"

A2.1 Elevation

DO NOT SCALE DRAWINGS

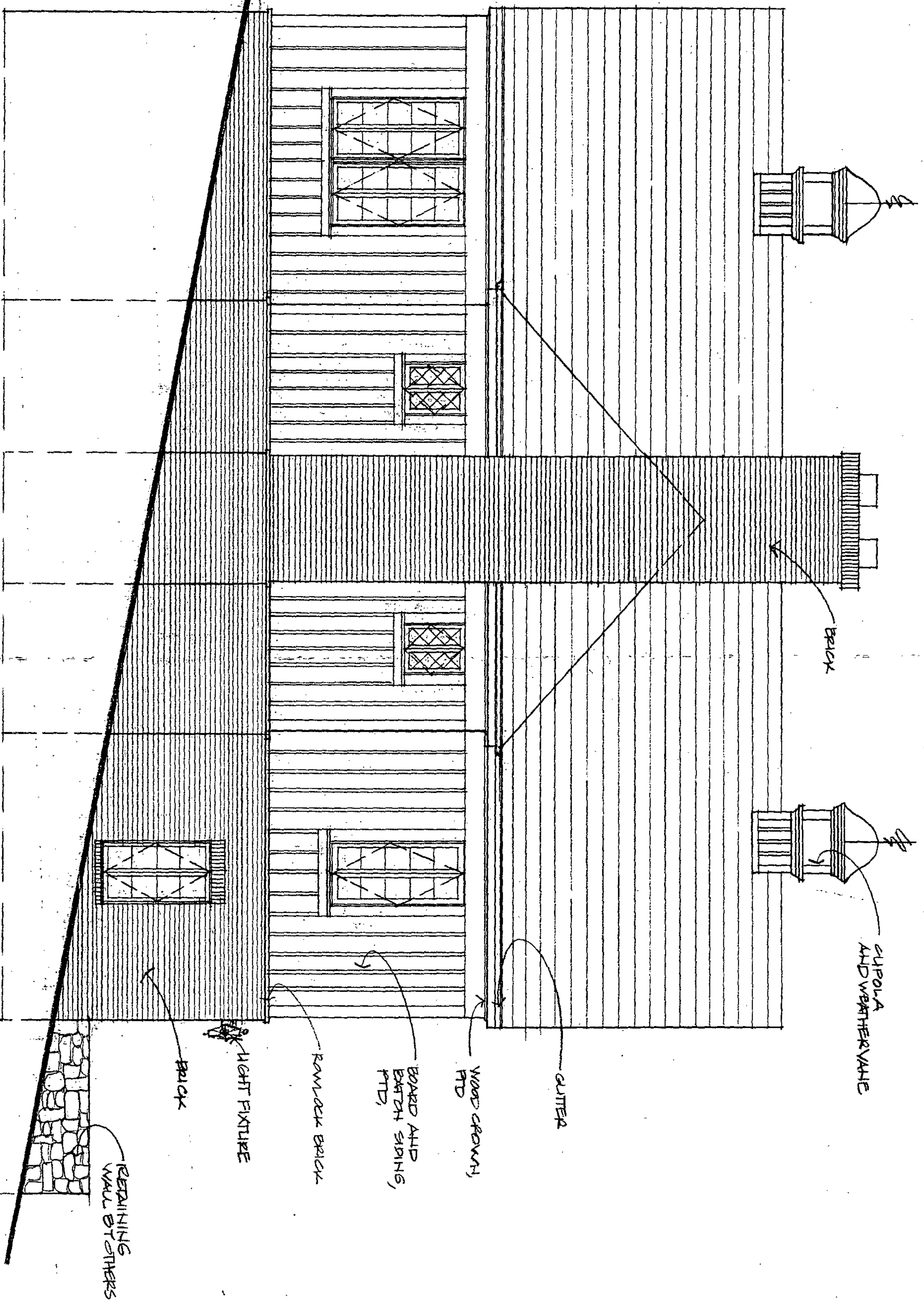
The Flax Pool House
 900 Army Road
 Ruxton, Maryland 21204
 3/8/07 1/4"=1'-0"

Patrick D. Jarosinski & Associates, Inc.
 PO Box 482
 Ridewood, Maryland 21139-0482
 410-262-6708 , F 410-823-0040

DO NOT SCALE DRAWINGS



410-262-6708 . F 410-823-0040

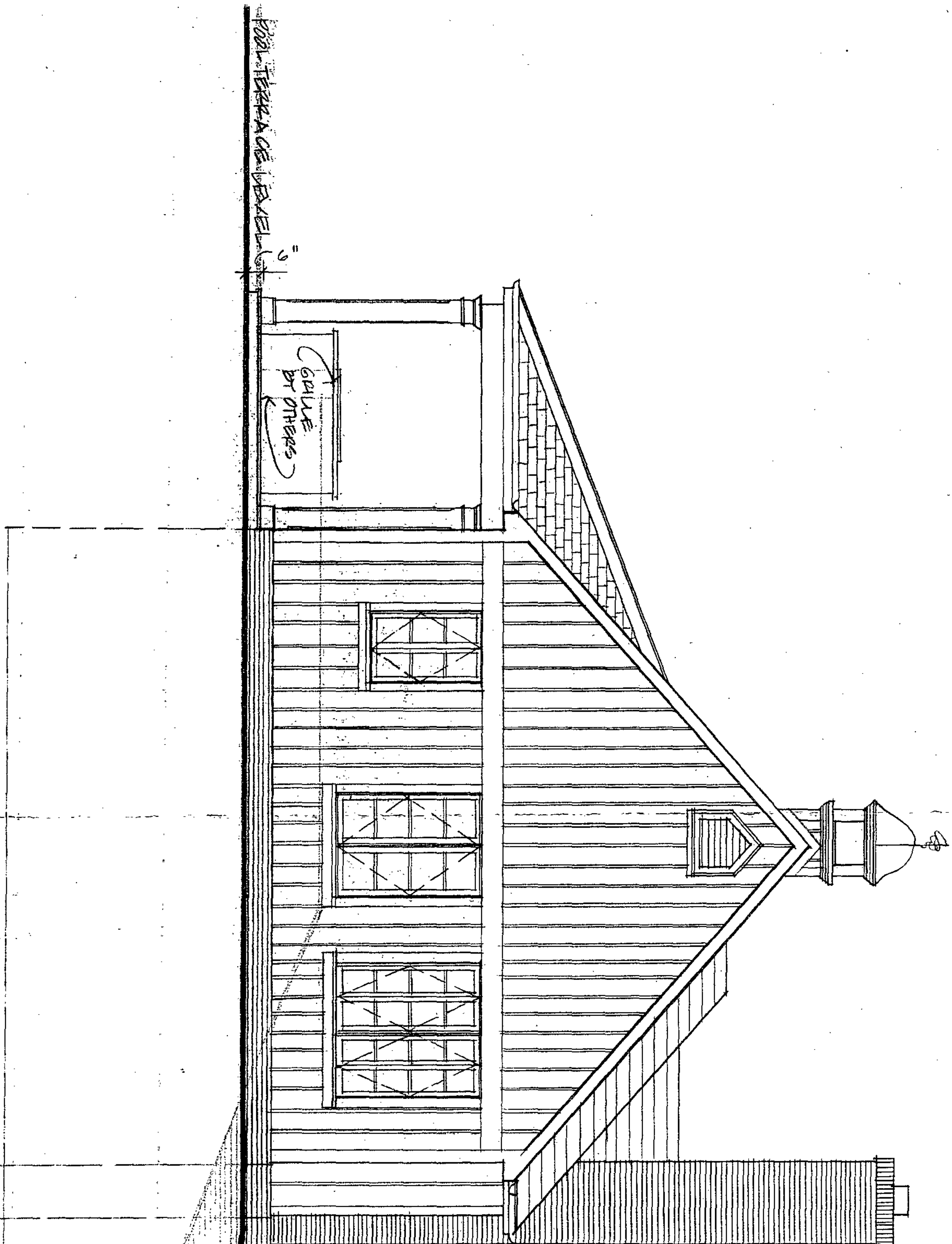


A2.3 Elevation

DO NOT SCALE DRAWINGS

The Flax Pool House
 900 Army Road
 Ruxton, Maryland 21204
 3/8/07 1/4"-1'-0"

Patrick D. Jarosinski & Associates, Inc.
 PO Box 482
 Ridewood, Maryland 21139-0482
 410-762-6708 F 410-823-0040



POOL TERRACE LEVEL

SCALE
BY OTHERS

SOUTH ELEVATION

SCALE 1/4"=1'-0"

The Flax Pool House

900 Army Road
Ruxton, Maryland 21204
3/8/07 1/4"=1'-0"

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A2.4 Elevation

DO NOT SCALE DRAWINGS