

IN RE: PETITION FOR ADMIN. VARIANCE
W side of Queens Park Drive, 954 feet W
of Crystal Palace Court
4th Election District
2nd Councilmanic District
(819 Queens Park Drive)

Jon and Stacye Zeisler
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-505-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, Jon and Stacye Zeisler. The variance request is for property located at 819 Queens Park Drive. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (deck) with a rear yard setback of 16 feet in lieu of the minimum required 22.5 feet, and to amend the Final development Plan for Gwynbrook Property, Plat 7, Lot 66. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a deck onto the back of their home. The lot is pie shaped with the home situated at an angle to the property line. A deck of useable size cannot be placed on the back of the home without the granting of the requested variance. The Petitioners provided photographs of adjacent homes that have decks.

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

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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 May 18, 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 as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

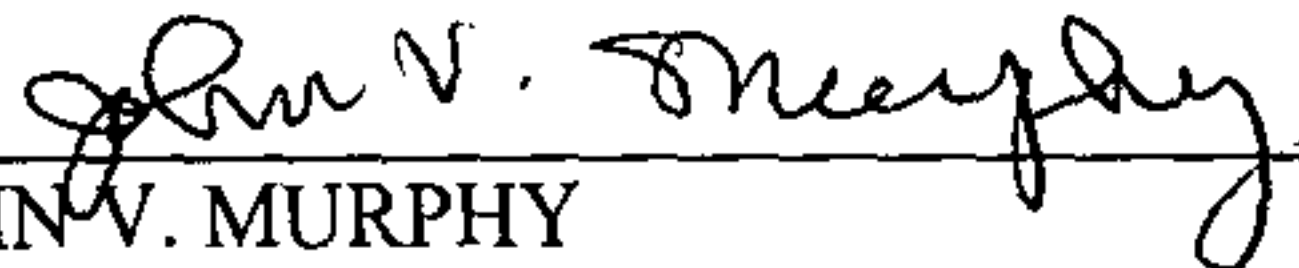
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11 day of June, 2007 that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (deck) with a rear

yard setback of 16 feet in lieu of the minimum required 22.5 feet, and to amend the Final development Plan for Gwynbrook Property, Plat 7, Lot 66 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.

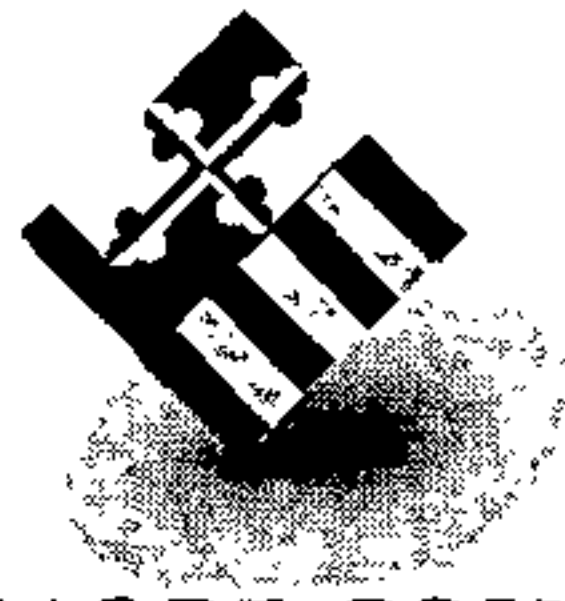
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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6-11-07
pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 11, 2007

JON AND STACYE ZEISLER
819 QUEENS PARK DRIVE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 07-505-A
Property: 819 Queens Park Drive

Dear Mr. and Mrs. Zeisler:

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 819 QUEENS PARK DR
which is presently zoned DR 3.5

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)

301.1.A, BC2R, to permit a proposed open projection (deck) with a rear yard setback of 16 feet in lieu of the minimum required 22 1/2 feet, and to amend the Final Development Plan for Gwynbrook Property, Plat 7, Lot 66.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOY ZEISLER

Name - Type or Print

Signature

STACY ZEISLER

Name - Type or Print

Signature

819 QUEENS PARK DR (410) 363-6248

Address

Telephone No.

OWINGS MILLS MD 21117

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. 07-505-A

Reviewed By JNP

Date 5/8/07

REV 9/15/98

Estimated Posting Date 5/20/07

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6-11-07
[Signature]

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 819 QUEENS PARK DR
Address
OWINGS MILLS, MD 21117
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):

The existing property, Lot #66 in Subdivision Gwynnbrook Property, is .2567 acres in a "pie shape". The setbacks on the property are: Front = 25'±, North Side = 15'±, South Side = 31'±, and Rear 30'±. The existing dwelling (819 Queens Park Dr) is situated on the lot at an angle to the property line, whereas Lot #65 (821 Queens Park Dr) and Lot #67 (817 Queens Park Dr) are both parallel to the property line. According to the Contractor, a useable deck could not reasonably be placed on the back of the house because the structure cannot extend within 22.5' of the rear property line. The uniqueness of the location of the dwelling on the property prohibits any practical deck being built. Please refer to the attached pictures of 819, 817 and 821 Queens Park Drive. Both 817 and 821 Queens Park Dr were able to build useable, practical decks on the rear of the property without a variance because of the position of the dwellings on the property.

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
JON ZEISLER
Name - Type or Print

[Signature]
Signature
STACYE ZEISLER
Name - Type or Print

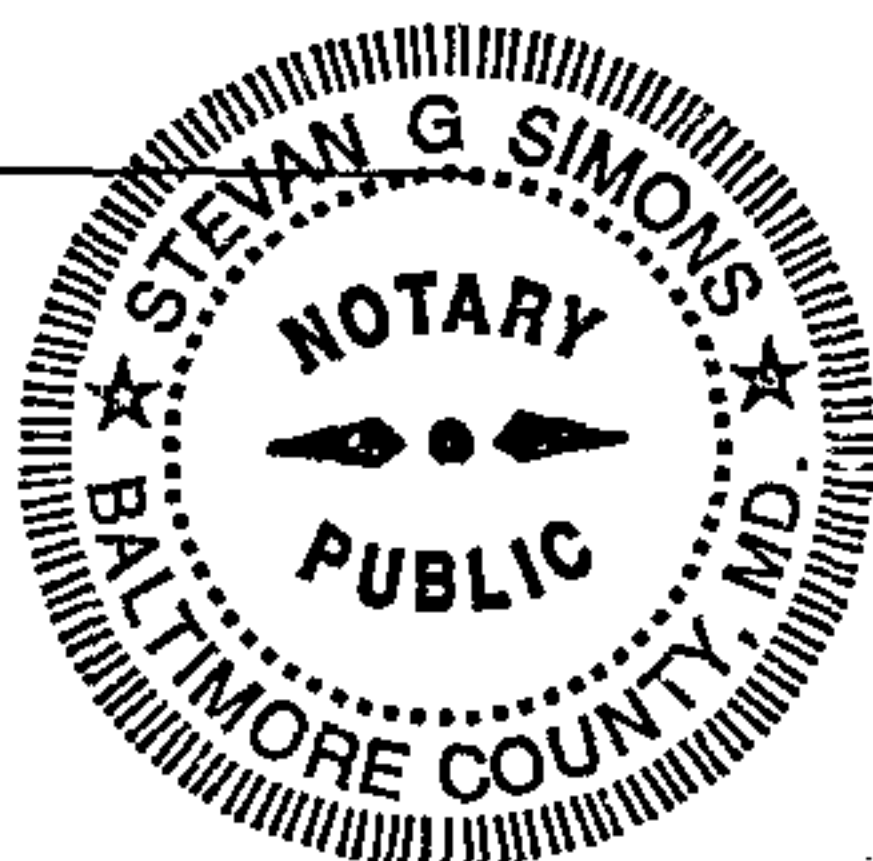
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of MAY, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JON ZEISLER & STACYE ZEISLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5-8-02
Date



[Signature]
Notary Public
My Commission Expires 7-11-07

ZONING DESCRIPTION FOR 819 Queens Park Drive

Beginning at a point on the west side of **Queens Park Dr** which is **50 feet** wide at the distance of **954 feet west** of the centerline of the nearest improved intersecting street **Crystal Palace Court** which is **50 feet** wide. Being Lot # **66** in the subdivision of **Gwynnbrook Property** as recorded in Baltimore County Plat Book # **74**, Folio # **48**, Plat # **7**, containing **0.2567 acres**. Also known as **819 Queens Park Drive** and located in the **4th** Election District, **2nd** Councilmanic District.

07-505-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 505 -A Address 819 Queens Park Drive
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/8/07 Posting Date: 5/20/07 Closing Date: 6/4/07

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

- 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.
- 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.
- 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.
- 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- 505 -A Address 819 Queens Park Drive
Petitioner's Name Jon & Stacey Zeister Telephone 410-363-6248
Posting Date: 5/20/07 Closing Date: 6/4/07
Wording for Sign: To Permit a proposed open projection (deck) with a rear yard setback of 16 feet in lieu of the minimum required 22 1/2 feet, and to amend the Final Development Plan for Gwynbrook Property, Plat 17, Lot 66.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27985

DATE 5/8/07 ACCOUNT R-001-006-6150

AMOUNT \$ 175.00

RECEIVED FROM: Zeisler - Administrative, Unique

FOR: 819-Queens Park Drive

07-505-A (Zeisler)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/09/2007 3/09/2007 11:00:00 2
REG #502 MAIL 3000 101
RECEIPT # 516395 5/09/2007 07:11
Dept 51228 JUDGING VERIFICATION
CR NO. 027985
Receipt for \$175.00
\$175.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 05/18/07

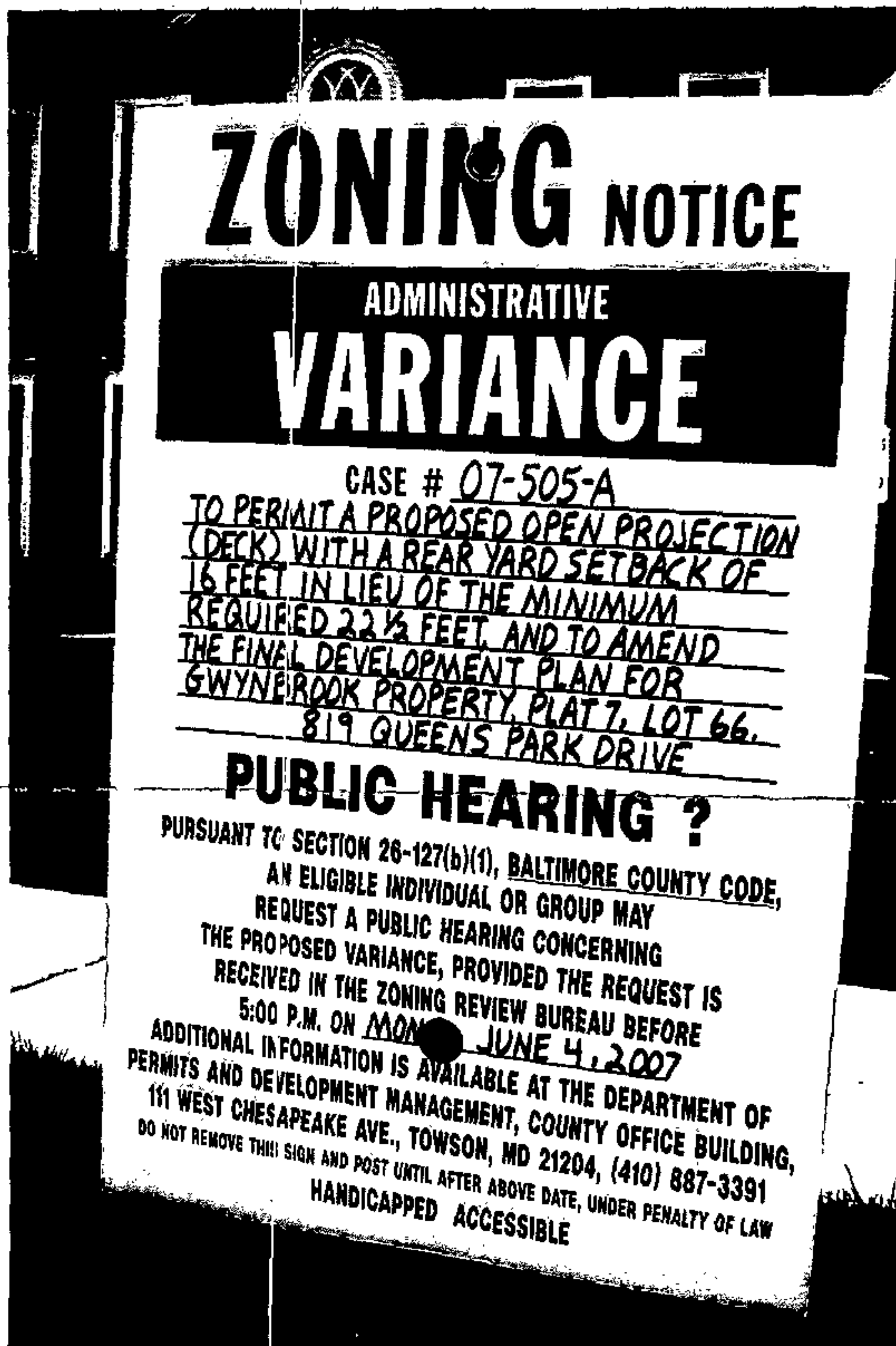
Case Number: 07-505-A

Petitioner/Developer: JON & STACYE ZEISLER

Date of Hearing (Closing): June 4, 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: 819 QUEENS PARK DRIVE

The sign(s) were posted on: May 18, 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)



07-505-A

058B1



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

June 4, 2007

Jon Zeisler
Stacye Zeisler
819 Queens Park Drive
Owings Mills, MD 21117

Dear Mr. and Mrs. Zeisler:

RE: Case Number: 07-505-A, 819 Queens Park Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 8, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 21, 2007

RECEIVED
MAY 25 2007

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

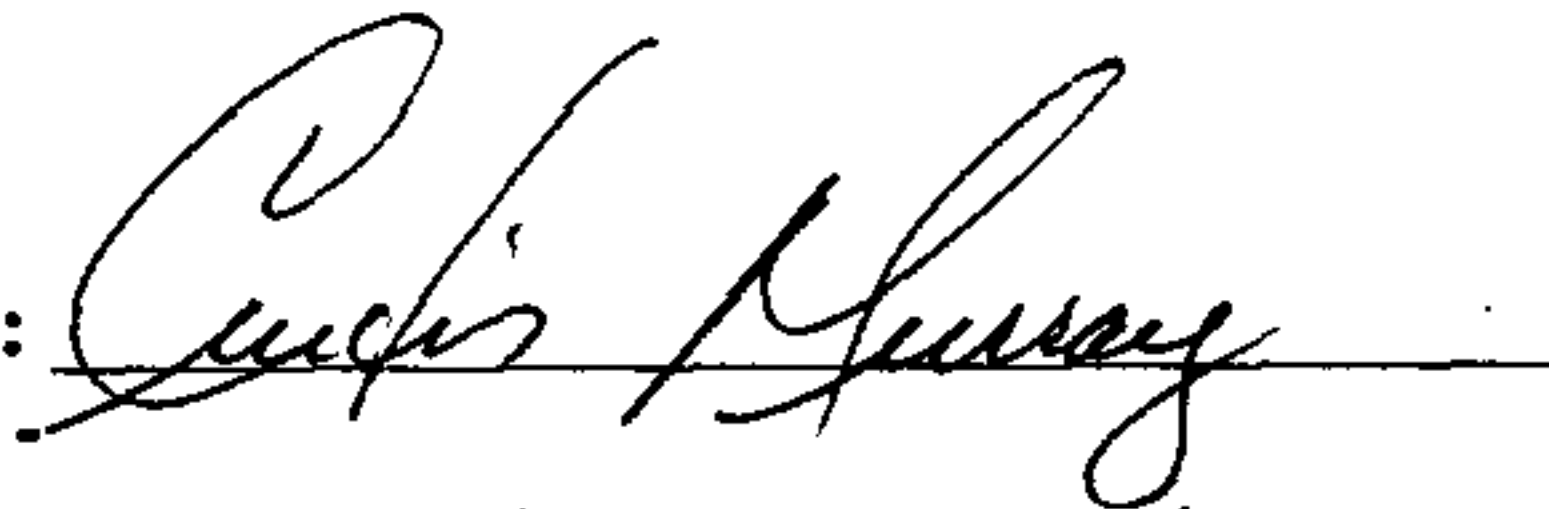
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-505- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL



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: MAY 15, 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. 7-505-SPH
819 QUEENS PARK DRIVE
ZELSIER 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. 7-505-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,

FOR ¹

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

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 - 04 Account Number - 2300012877

Owner Information

Owner Name: ZEISLER JON DEAN Use: RESIDENTIAL
ZEISLER STACY N
Principal Residence: YES
Mailing Address: 819 QUEENS PARK DR Deed Reference: 1) /19189/ 25
OWINGS MILLS MD 21117-2251 2)

Location & Structure Information

Premises Address
819 QUEENS PARK DR

Legal Description
.2567 AC
819 QUEENS PARK DR WS
GWYNNBROOK PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
58	3	922					66	1	Plat Ref:	74/ 48

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	3,472 SF	11,181.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	101,180	171,180		
Improvements:	304,410	416,800		
Total:	405,590	587,980	405,590	466,386
Preferential Land:	0	0	0	0

Transfer Information

Seller: NVR INC	Date: 11/20/2003	Price: \$448,895
Type: IMPROVED ARMS-LENGTH	Deed1: /19189/ 25	Deed2:
Seller: GWYNNBROOK DEVELOPMENT	Date: 04/22/2003	Price: \$375,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /17879/ 740	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 *

WHEN RECORDED RETURN TO:

2078HFE

Jon Dean Zeisler and Stacy N. Zeisler
819 Queens Park Drive
Owings Mills, MD 21117

THIS DEED, Made this 28th day of July, 2003, by and between **NVR, Inc.**, a Virginia Corporation, party of the first part, Grantor, and Jon Dean Zeisler and Stacy N. Zeisler, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Four Hundred Forty Eight Thousand Eight Hundred Ninety Five and 00/100 DOLLARS (\$448,895.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said party of the second part, as Tenants by the Entireties, the survivor of them, their heirs, Personal Representatives and assigns, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

Being known and designated as Lot No. 66 as shown on plat entitled "GWYNBROOK PROPERTY", which plats are recorded among the Land Records of Baltimore County, Maryland in Plat Book 74, Pages 42-51.

BEING the same property which by Deed dated March 27, 2003 and recorded among the Land Records of Baltimore County in Liber No. 17879, folio 740, was granted and conveyed by GWYNNBROOK DEVELOPMENT CORPORATION, A Maryland Corporation, unto NVR, Inc., a Virginia Corporation, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said party of the second part, as Tenants by the Entireties, the survivor of them, their heirs, Personal Representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of the same as may be requisite.

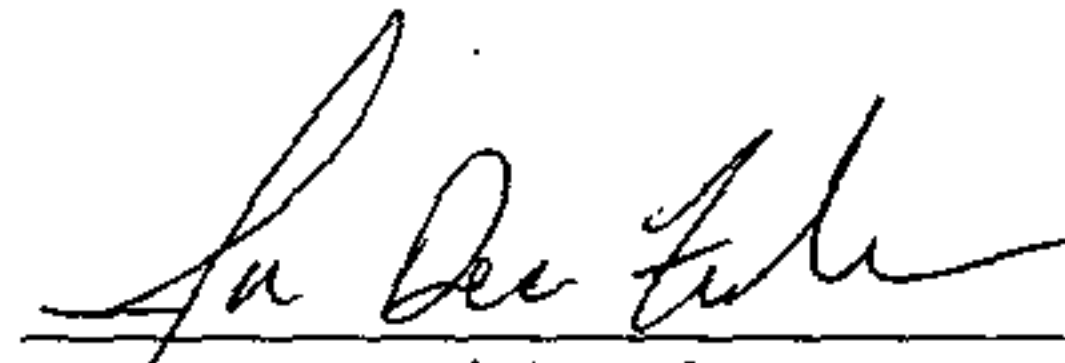
This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.


Carol Ann Wildesen, Attorney

07-505-A

PRINCIPAL RESIDENCE AFFIDAVIT

Jon Dean Zeisler and Stacy N. Zeisler, Grantee(s) in the within Deed from NVR, Inc. and , as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

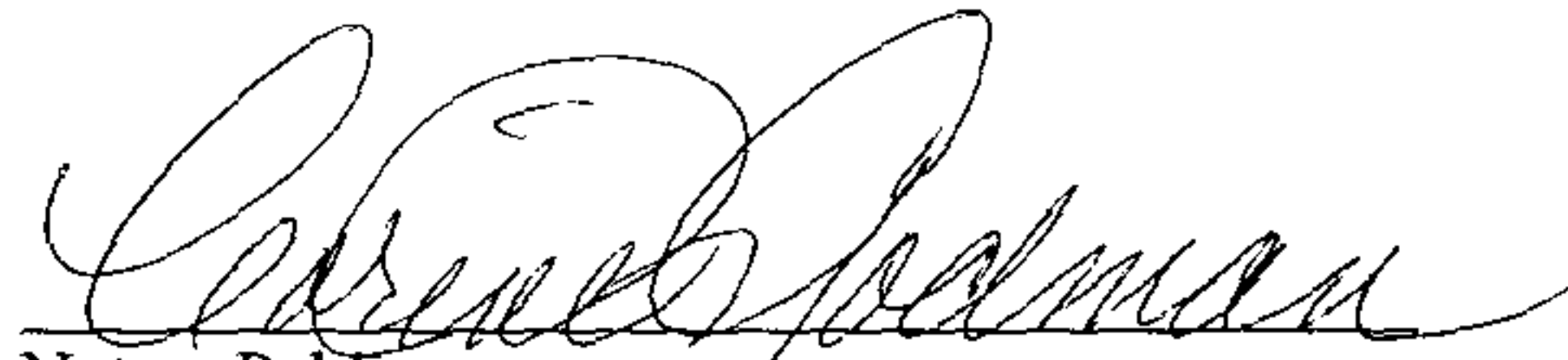

Jon Dean Zeisler, Grantee


Stacy N. Zeisler, Grantee

STATE OF MARYLAND, COUNTY of Baltimore, to wit:

I HEREBY CERTIFY, That on this 29th day of July, 2003, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Jon Dean Zeisler and Stacy N. Zeisler, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires:

11/1/2004



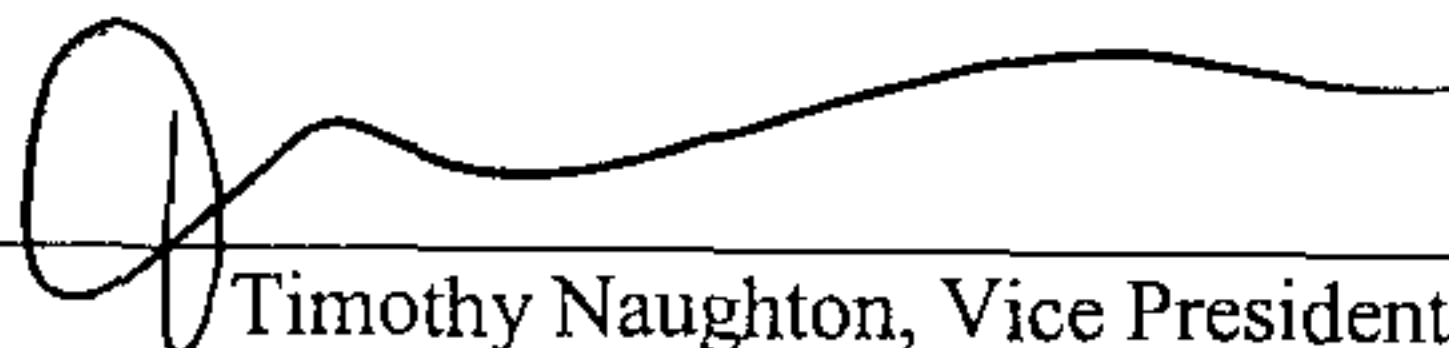
WITNESS the hand and seal of the within Grantor by the duly authorized officer.

WITNESS:

NVR, Inc.



By:



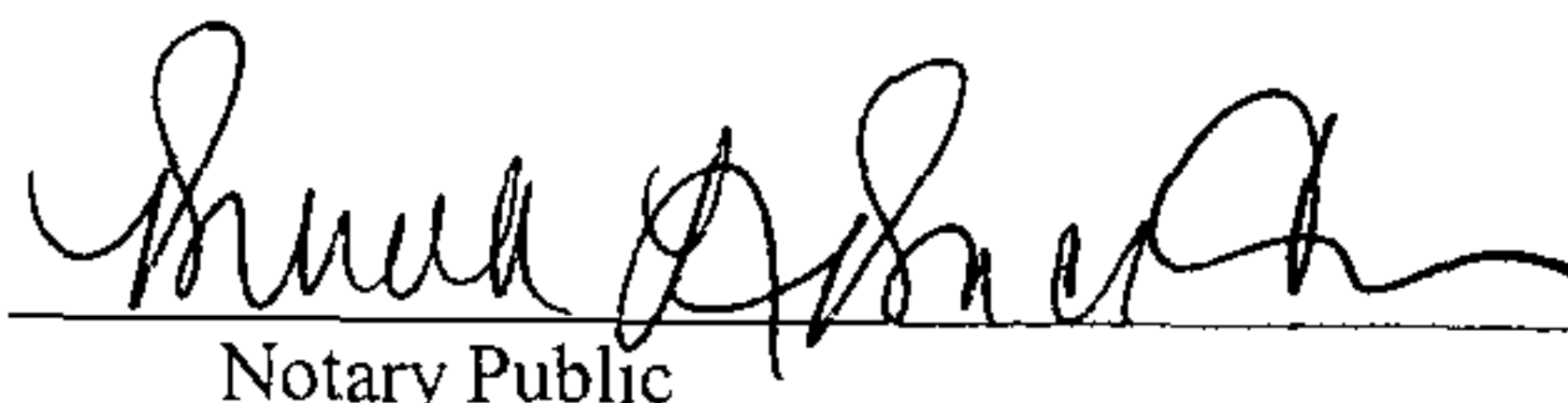
(SEAL)

Timothy Naughton, Vice President

STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY, That on this 28 day of July, 2003, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared Timothy Naughton, Vice President of NVR, Inc., a Virginia Corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, and he acknowledged the foregoing instrument to be the act of the said corporation and further certified that this conveyance is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor Corporation.

AS WITNESS my hand and Notarial Seal.



Notary Public

My Commission Expires:

4/1/05

NRT Mid-Atlantic Title Services, LLC
22 W. Padonia Road, Suite B-328
Timonium, MD 21093
410-252-1208

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
(☐ Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	☒ Deed	☐ Mortgage	☒ Other <u>200T</u>	☐ Other
		☒ Deed of Trust	☐ Lease		
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms- Length Sale [9]
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	
3	Tax Exemptions (if Applicable) Cite or Explain Authority	☐ Recordation			
		☐ State Transfer			
		☐ County Transfer			

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TR TAX STATE 2,244.47
TOTAL 2,284.47
Regt BACK Rcpt \$ 47710
SH BC Bk # 4683
Nov 20, 2003 01:41 PM

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
		Purchase Price/Consideration	\$ 448,895.00	Transfer and Recordation Tax Consideration		
		Any New Mortgage	\$ 359,116.00	Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$	X () % =	\$	
		Other:	\$	Less Exemption Amount	\$	
			\$	Total Transfer Tax	\$	
		Other:	\$	Recordation Tax Consideration	\$	
			\$	X () per \$500 =	\$	
	Full Cash Value	\$	TOTAL DUE	\$		
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$ 20.00		
		Surcharge	\$ 20.00	\$ 20.00		
		State Recordation Tax	\$ 2,245.00	\$		
		State Transfer Tax	\$ 2,244.47	\$		
		County Transfer Tax	\$ 6,733.43	\$		
		Other	\$	\$		
		Other	\$	\$		

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		04	23-00-012277	17879/740	58	922	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		2547 Ac		66				
		Location/Address of Property Being Conveyed (2)						
		819 Queens Park Drive Owings Mills MD 21117						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:								
Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:								
If Partial Conveyance, List Improvements Conveyed:								

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		NVR, Inc.		Jon Dean Zeisler	
				Stacye N. Zeisler	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		Jon Dean Zeisler		National City Mortgage Company	
		Stacye N. Zeisler			
		New Owner's (Grantee) Mailing Address			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person		☐ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided
		Name: <u>Shirley</u>		
		Firm: NRT Mid-Atlantic Title Services, LLC		
		Address: 11350 McCormick Road, Suite 200, Exec. Plaza III Hunt Valley, MD 21031 Phone: () (410)252-1208		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence?	
		Yes ☐ No ☐ Does transfer include personal property? If yes, identify:	
		Yes ☐ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	
Assessment Use Only - Do Not Write Below This Line			
Data Received: 19 Geo. Map Sub Block			
Deed Reference: Zoning Grid Plat Lot			
Assigned Property No.: Use Parcel Section Occ. Cd.			
Town Cd. Ex. St. Ex. Cd.			

RECEIVED
BALTIMORE COUNTY
NOV 20 2003
11:17:38
TIME
4
NLTN
CA
\$8,978.43
\$0.00

0019189 0029

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5	(Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
		Recording Charge	\$ 20.00	\$	\$	\$
		Surcharge	\$ 20.00	\$	\$	\$
		State Recordation Tax	\$	\$	\$	\$
		State Transfer Tax	\$	\$	\$	\$
		County Transfer Tax	\$	\$	\$	\$
		Other	\$	\$	\$	\$
		Other	\$	\$	\$	\$

7	(Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)
		Jan Dean Zeisler	
		Stacye N Zeisler	
		Doc. 5 - Grantor(s) Name(s)	Doc. 6 - Grantor(s) Name(s)
		Doc. 3 - Owner(s) of Record, if Different from Grantor(s)	Doc. 4 - Owner(s) of Record, if Different from Grantor(s)
		Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	Doc. 6 - Owner(s) of Record, if Different from Grantor(s)

8	(Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s)
		National City Bank	
		Doc. 5 - Grantee(s) Name(s)	Doc. 6 - Grantee(s) Name(s)

9	(Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)
		Doc. 5 - Additional Names to be Indexed (Optional)	Doc. 6 - Additional Names to be Indexed (Optional)

Special Instructions	Special Recording Instructions (if any)

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ANT 10-100

DOC: ② ③ ④ ⑤ ⑥
Initialed: 9AB 9AB
Date: 11/20/03

Front View of 819 Queens Park Dr

Lot #66



Side View of 819 Queens Park Dr

Lot #66



07-505-A

Side View of 819 Queens Park Dr — Lot 66
 Side View of 821 Queens Park Dr — Lot 65



Side View of 821 Queens Park Dr
 Lot 65



07-505-A

Back View of 819 Queens Park Dr - Lot 66
 Back View of 821 Queens Park Dr - Lot 65



Back View of 819 Queens Park Dr
 Lot 66



07-505-A

Back/Side View of 817 Queens Park Dr

Lot 67



Back View of 819 Queens Park Dr - Lot 66
Back View of 817 Queens Park Dr - Lot 67



07-505-A

Side View of 817 Queens Park Dr

Lot 67



Side View of 819 Queens Park Dr — Lot 66

Side View of 817 Queens Park Dr — Lot 67



07-505-A

Side View of 819 Queens Park Dr -- Lot 66
 Front View of 817 Queens Park Dr -- Lot 67



Side View of 819 Queens Park Dr -- Lot 66
 Front View of 817 Queens Park Dr -- Lot 67



07-505-A

Front/Side View of 819 Queens Park Dr - Lot 66
 Front View of 817 Queens Park Dr - Lot 67



Front/Side View of 819 Queens Park Dr

Lot 66



07-505-A

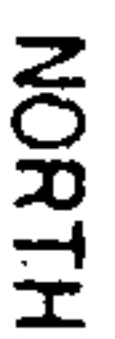
SPECIAL HEARING

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

SUBDIVISION NAME

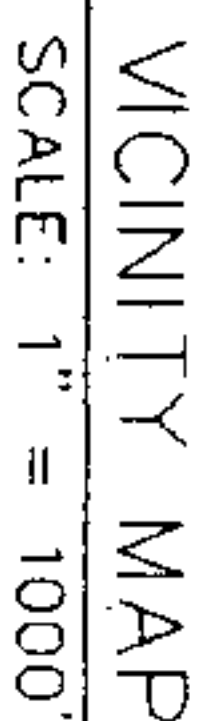
PLAT BOOK # 74

OWNER Jon &



PREPARED BY Jon Zeisler

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 4TH

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # Q58B1

ZONING DR 3.5

LOT SIZE .2567 11.181

	<u>ACREAGE</u>	<u>SQUARE FEET</u>
1.00	1.00	1.00
2.00	2.00	2.00
3.00	3.00	3.00
4.00	4.00	4.00
5.00	5.00	5.00
6.00	6.00	6.00
7.00	7.00	7.00
8.00	8.00	8.00
9.00	9.00	9.00
10.00	10.00	10.00
11.00	11.00	11.00
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94.00	94.00	94.00
95.00	95.00	95.00
96.00	96.00	96.00
97.00	97.00	97.00
98.00	98.00	98.00
99.00	99.00	99.00
100.00	100.00	100.00

PUBLIC PRIVATE

SEWER ☒

☒ WATER

CHEAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

REVIEWED BY	ITEM #	CASE #

JNF | 505 | 67-505-A

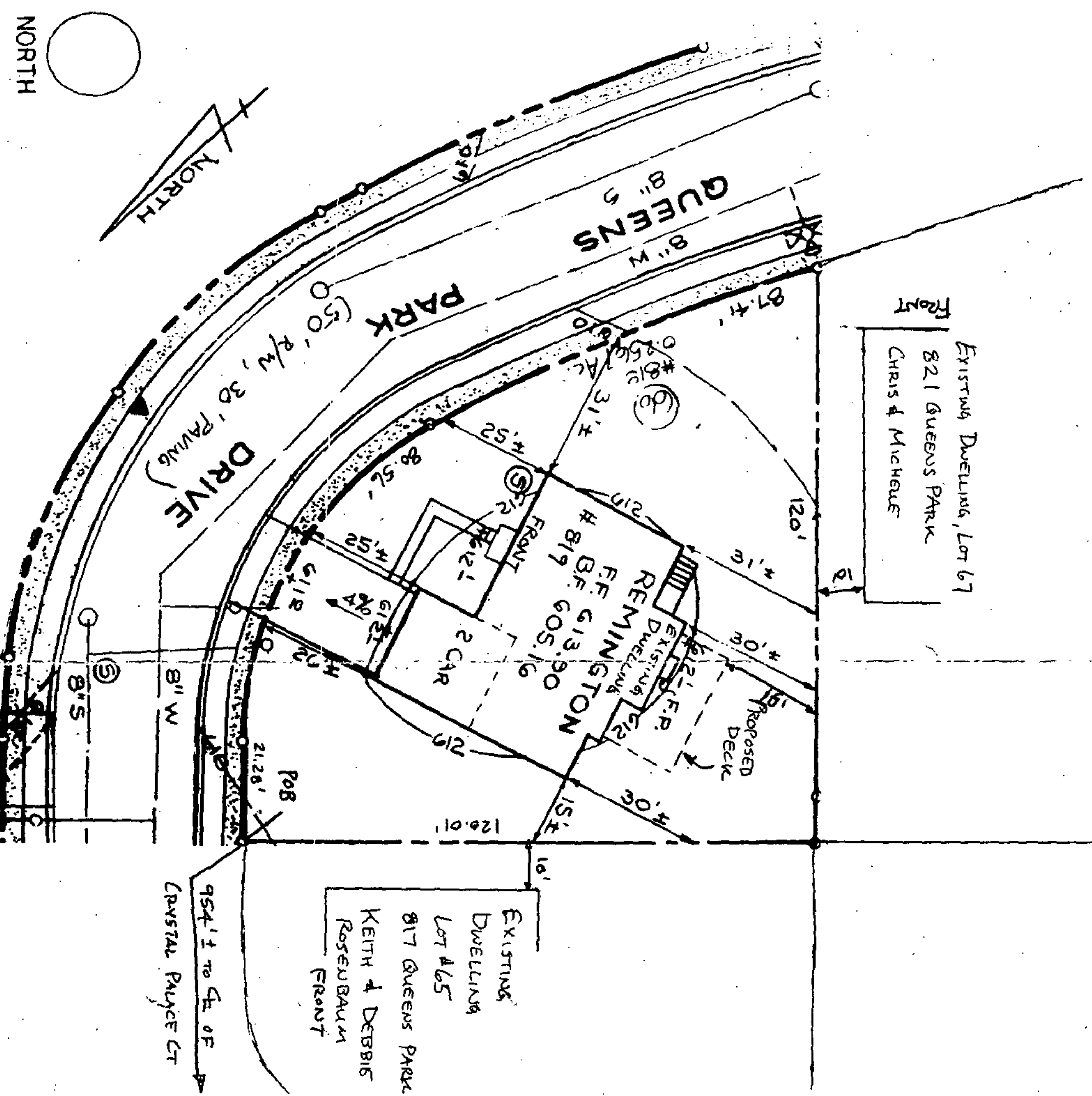
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 819 QUEENS PARK DR SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GWYNBROOK PROPERTY, PLAT 7

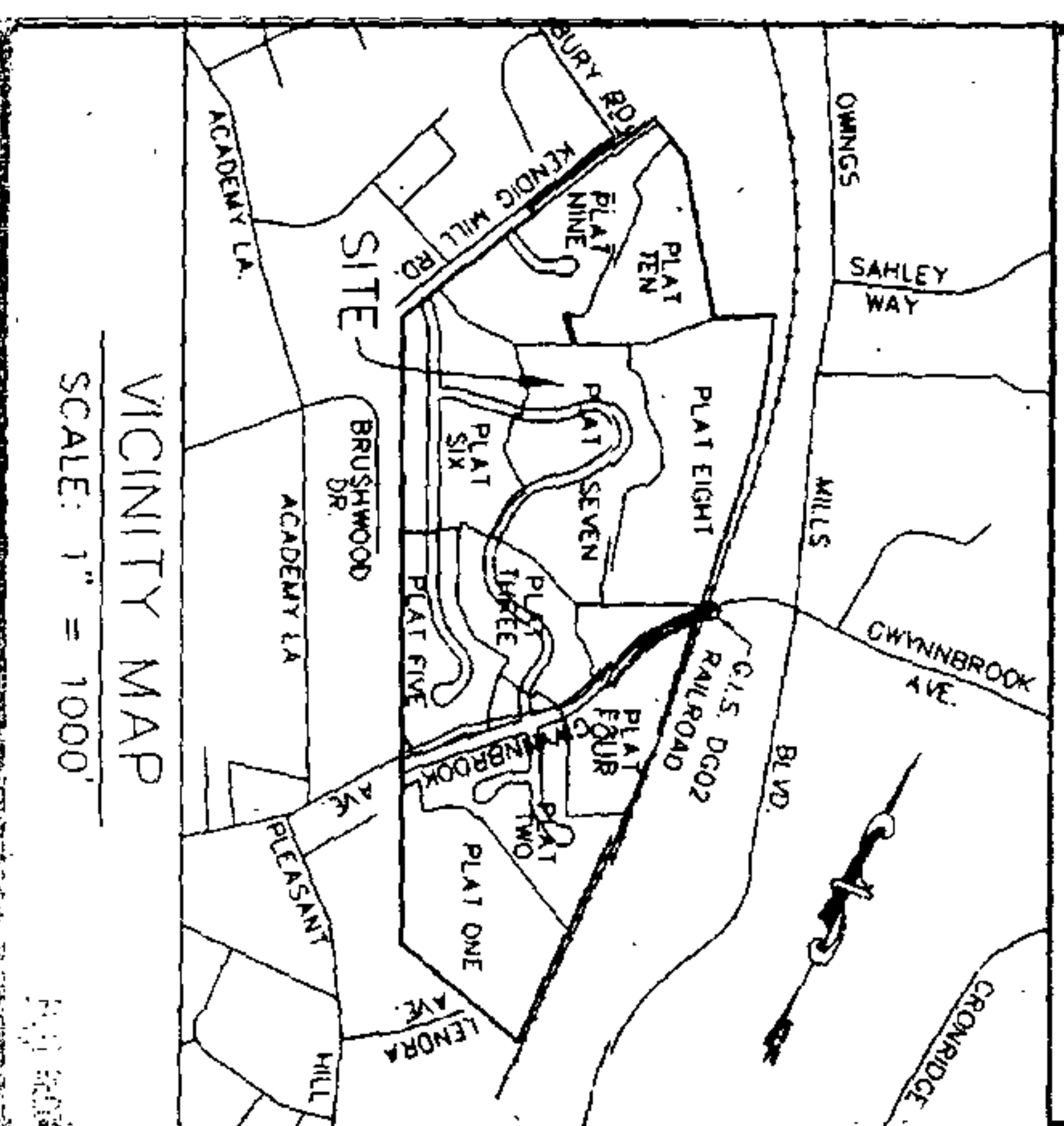
PLAT BOOK # 74 FOLIO # 48 LOT # 66 SECTION #

OWNER Jon & STACYE ZEISLER



PREPARED BY Jon Zeisler

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 4TH

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # 05881

ZONING DR 3.5

LOT SIZE .2567 ACRES 11,181 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY JUP ITEM # 505107-505-A CASE #

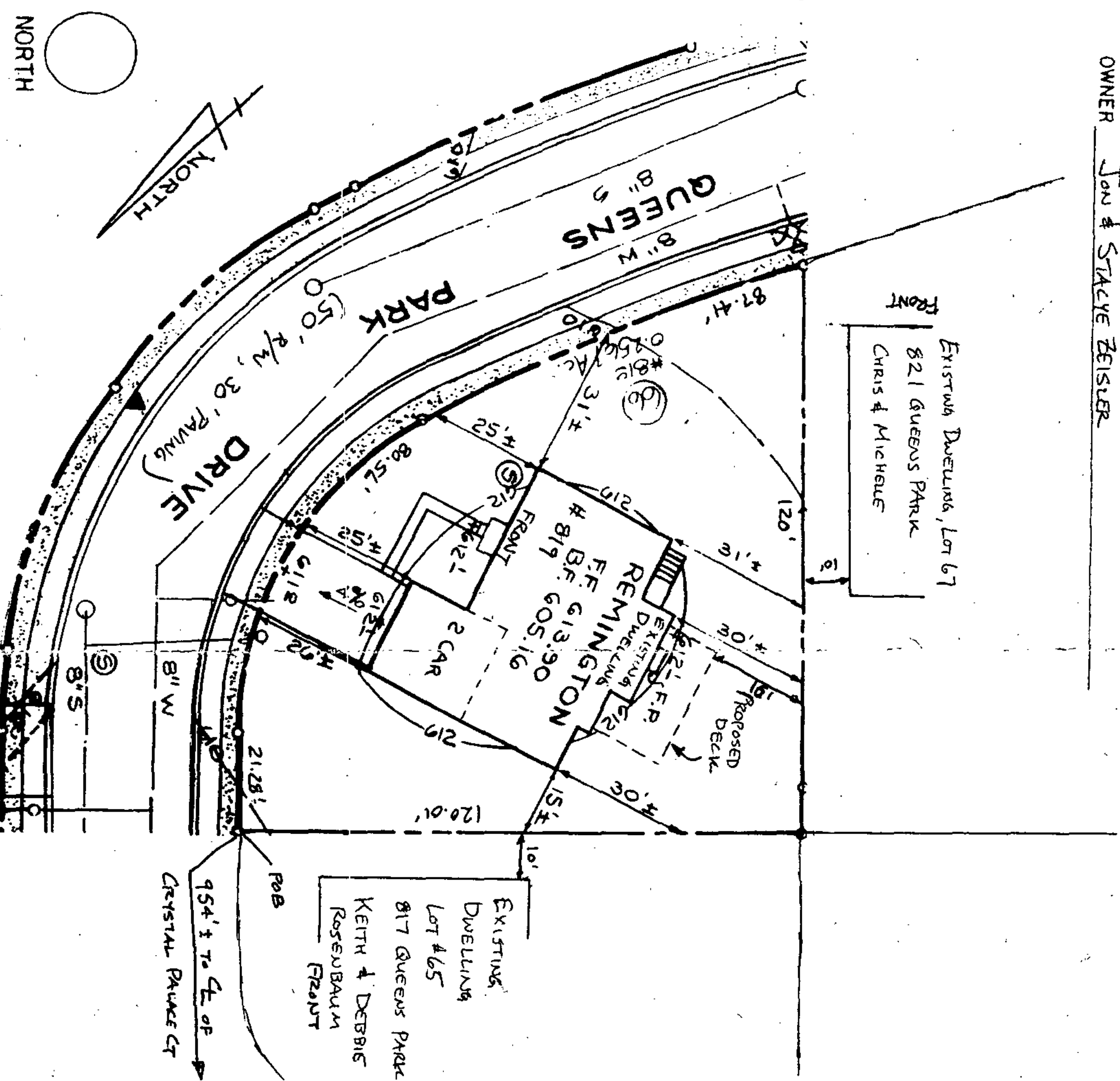
PLAT TO A COMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 819 QUEENS PARK DR SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Gwynnbrook Property, Plat 7

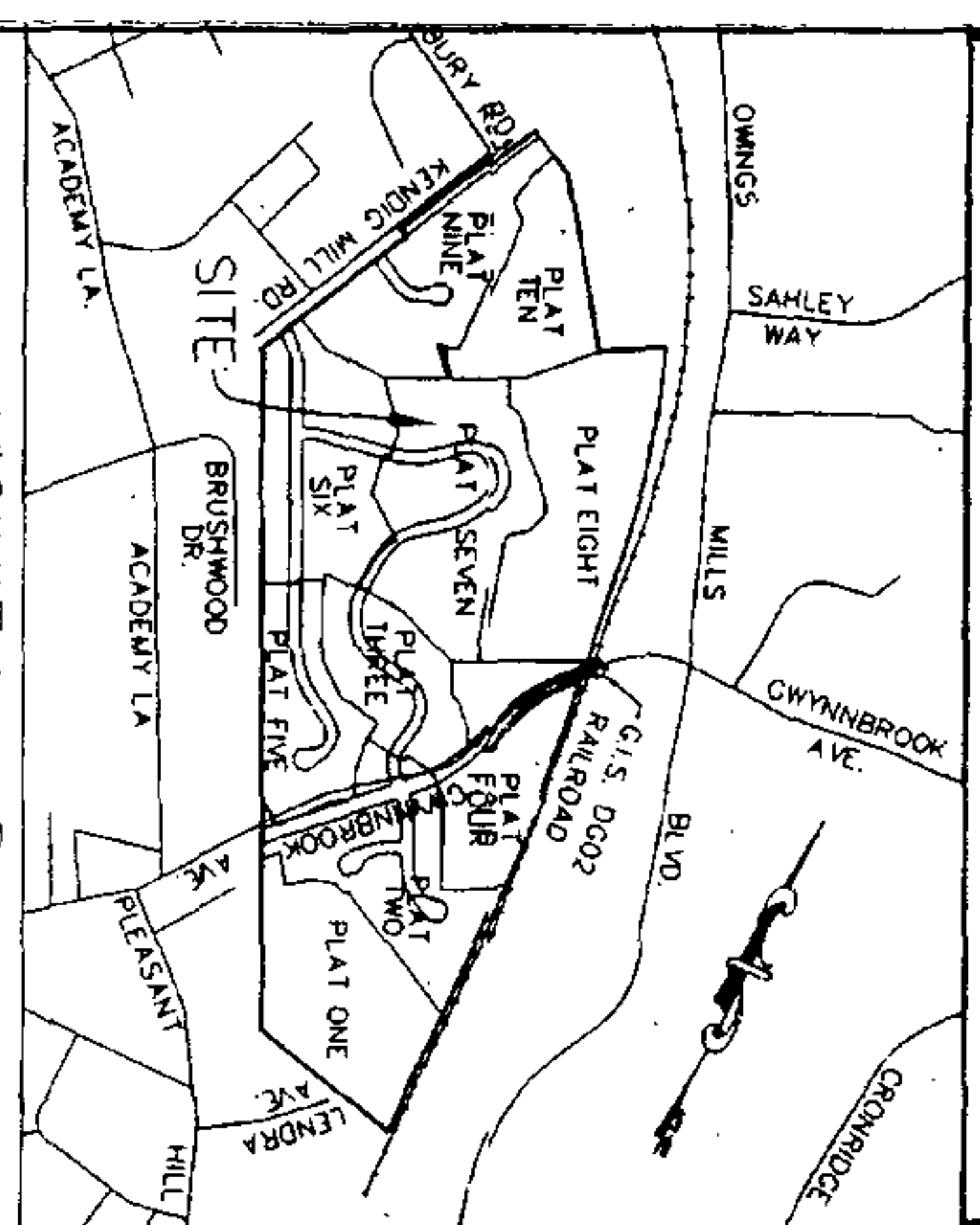
PLAT BOOK # 74 FOLIO # 48 LOT # 66 SECTION #

OWNER Jon & Stacey Zeisler



PREPARED BY Jon Zeisler

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4TH

COUNCILMANIC DISTRICT 2ND

1" = 200' SCALE MAP # 05881

ZONING DR 3.5

LOT SIZE .2567 ACRES 11,181 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

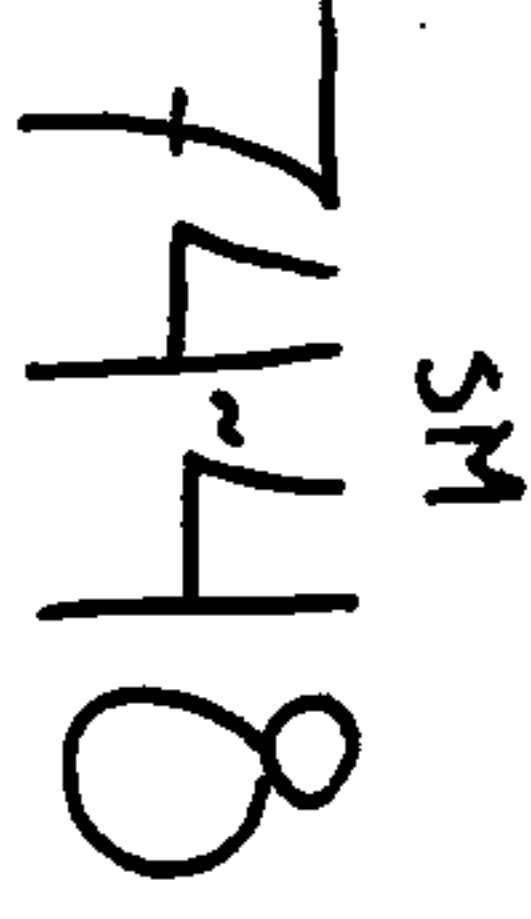
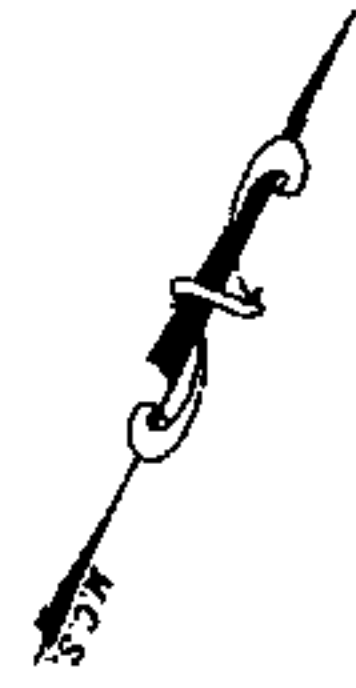
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY JUP ITEM # 505 CASE # 07-505-A



BALTIMORE COUNTY REGISTRATION
OF FOREST RESERVATION AND
FOREST PLANT & FOREST
CONSERVATION EASEMENT

I hereby certify that I have reviewed with due diligence the approved Development Plan dated 4-18-01, and have prepared with due diligence this Record Mail, pursuant to that approved Development Plan.

W. DUVAL & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286

MSA 550 1236-10907-7

21-17-085

07-505-A

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

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

May 18, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

505

Item Number: 500 through 511

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

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2007
Item Nos. 07-224, 500, 501, 501, 502, 503,
504, 505, 506, 507, 508, 509, 510, and 511

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- 05212007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 21, 2007

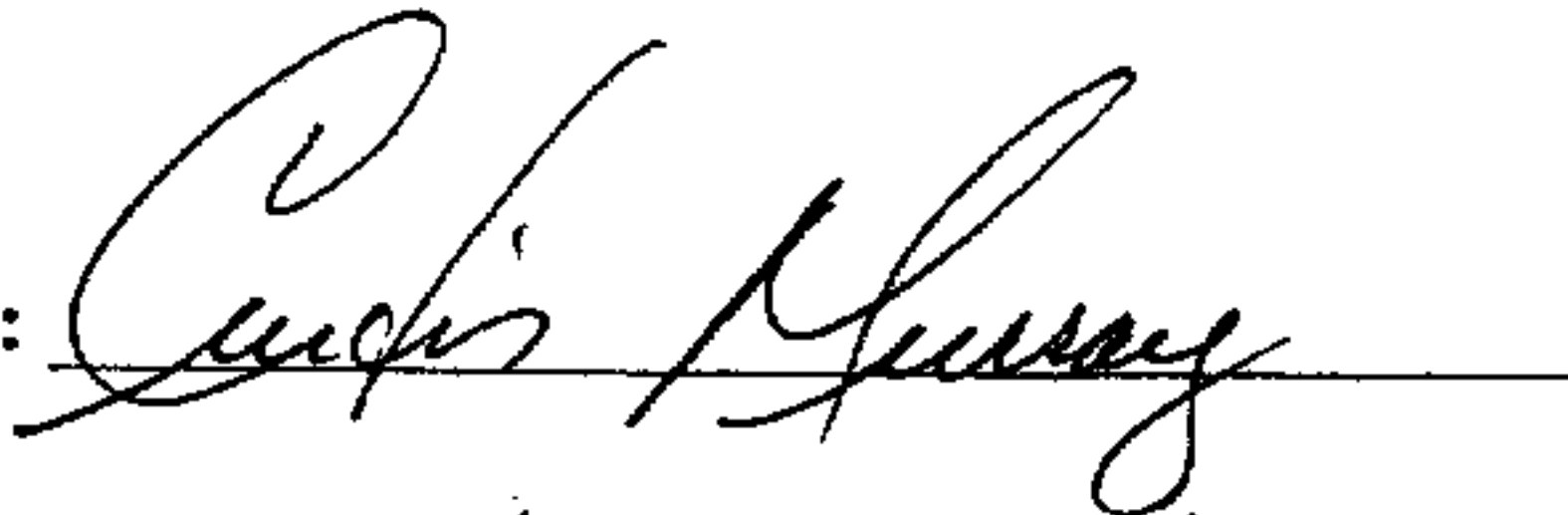
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-505- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:



Division Chief:



CM/LL