

IN RE: PETITION FOR ADMIN. VARIANCE

E side South Hilltop Road, 400 feet +/-
N c/l Logwind Road
1st Election District
1st Councilmanic District
(109 South Hilltop Road)

C. Todd and Dana S. Berry
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-263-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, C. Todd and Dana S. Berry for property located at 109 South Hilltop Road. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage) with a side building face-to-tract boundary setback of 11 feet in lieu of the required 25 feet, and to amend the Final Development Plan of The Clusters Lot 26 to allow construction outside of the building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners do not have a garage and wish to construct a garage to protect their vehicles from the elements. Because of the lot configuration and topography of the rear yard, it cannot be utilized for construction of the garage. Constructing the garage in the rear yard would require the removal of the existing concrete patio and rear deck. The primary structure was built in 1893 long before the imposition of DR 5.5 zoning on the property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

APPROVED FOR FILE
1-15-08
[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 23, 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.

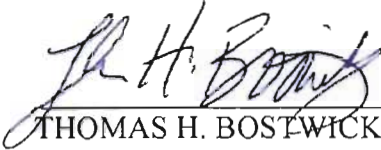
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of January, 2008 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage) with a side building face-to-tract boundary setback of 11 feet in lieu of the required 25 feet, and to amend the Final Development Plan of The Clusters Lot 26 to allow construction outside of the building envelope 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.

ORDER PREPARED FOR FILE
1-15-08
PB

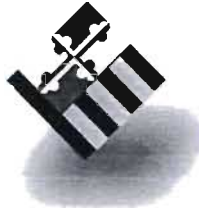
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
1-15-08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 15, 2008

C. TODD AND DANA S. BERRY
109 SOUTH HILLTOP ROAD
CATONSVILLE MD 21208

Re: Petition for Administrative Variance
Case No. 08-263-A
Property: 109 South Hilltop Road

Dear Mr. and Mrs. Berry:

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 black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Tom Church, Development Engineering Consultants, 6603 York Road, Baltimore MD 21212



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 109 S. Hilltop Road
which is presently zoned DR 5.5

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)

1B01.2.C.1b to permit a proposed addition (garage) with a side building face to tract boundary setback of 11 ft in lieu of the required 25 ft and to amend the Final Development Plan of The Clusters Lot 26 to allow construction outside of the building envelope.

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:

Benjamin Bronshtein
Name - Type or Print _____

Signature _____

Company _____

29 W. Susquehanna Ave., Ste 205

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

C. Todd Berry
Name - Type or Print _____

Signature _____

Dana S. Berry
Name - Type or Print _____

Signature _____

109 S. Hilltop Road
Address _____ Telephone No. _____

Catonsville MD 21208

City _____ State _____ Zip Code _____

Representative to be Contacted:

Tom Church, PE
Name Development Engineering Consultants

6603 York Road 410-377-2600

Address _____ Telephone No. _____

Baltimore MD 21212

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. 08-263-A

REV 10/25/01

INTAKE
Reviewed By [Signature] Date 12-13-07

Estimated Posting Date 12/23/07

1-55-08

pm

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 109 S. Hilltop Road
Address
Catonsville Maryland 21208
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):

Affiants are in need of additional storage space and to protect vehicles from the elements. Because of the lot configuration and topography the rear yard cannot be utilized. A driveway extension would be cost prohibitive. It would also require removal of existing concrete patio and rear deck.

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

C. Todd Berry
Name - Type or Print

[Signature]
Signature

Dana S. Berry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

C. Todd Berry and Dana S. Berry
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 6/15/2011

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C. Todd Berry
Signature
C. Todd Berry
Name - Type or Print

Dana S. Berry
Signature
Dana S. Berry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

C. Todd Berry and Dana S. Berry
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 6/15/2008

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Address
Catonsville Maryland 21208
City State Zip Code

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Signature
C. Todd Berry
Name - Type or Print


Signature
Dana S. Berry
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

C. Todd Berry and Dana S. Berry
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 6/6/2008

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR 109 SOUTH HILLTOP ROAD

BEGINNING AT A POINT on the east side of South Hilltop Road which is 50 feet wide at a distance of 400 feet north of the centerline of Logwind Road which is 50 feet wide,

Thence the following courses and distances:

- 1) North 15 degrees 48 minutes 05 seconds East 109.43 feet,
- 2) South 73 degrees 54 minutes 06 seconds East 230.00 feet,
- 3) South 15 degrees 59 minutes 17 seconds West 80.56 feet,
- 4) North 81 degrees 04 minutes 06 seconds West 231.39 feet to the place of beginning.

Containing 21,836 square feet or 0.501 Acres, more or less.

Being Lot 26 in the subdivision of "The Clusters" as recorded in the Land Records of Baltimore County in Plat Book S.M. 77, Folio 134. Also known as 109 South Hilltop Road located in the 1st Election District, 1st Councilmanic District.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 08747

Date:

12.13.07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			150				150.00

Total:

150.00

Rec
From:

B. BRUNSTEIN

For:

08-263-A
 AMEND FOP.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE: 12/13/2007 10:02:00
 RECEIPT N 435541 12/13/2007 05.00
 5.00 CHARGE VERIFICATION
 000707
 Receipt for \$150.00
 \$150.00 OK \$150.00 PA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-263-A

Petitioner/Developer: TODD BERRY

Date of Hearing/Closing: 1-7-08

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:

109 S. HILLTOP AVE

The sign(s) were posted on 12-23-07
(Month, Day, Year)

Sincerely,

Robert Black 12-24-07
(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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 263 -A Address 109 S. Hilltop Ave
Contact Person: J. MERRY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12-13-07 Posting Date: 12/23 Closing Date: 1/7/08

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 08- 263 -A Address 109 S. Hilltop Ave
Petitioner's Name TODD BERRY Telephone 410-377-2600
Posting Date: 12/23/07 Closing Date: 1/7/08
Wording for Sign: A VARIANCE
To Permit A GARAGE ADDITION WITH A
SIDE SETBACK of 11 ft. IN LIEU OF THE REQUIRED
25 ft. AND TO AMEND THE FINAL DEVELOPMENT
PLAN of THE CLUSTERS

WCR - Revised 6/25/04

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 263

Petitioner: TODD BERRY

Address or Location: 109 S. HILLTOP AVE., CATONSVILLE MD, 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 410-377-2600



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

January 7, 2008

Benjamin Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

Dear Mr. Bronstein:

RE: Case Number: 08-263-A, 109 S. Hilltop Road

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
C. Todd Berry Dana S. Berry 109 S. Hilltop Road Catonsville 21208
Tom Church, PE Development Engineering Consultants 6603 York Road Baltimore 21212

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2008

RECEIVED
JAN 08 2008

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

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-263- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the proposed garage is complimentary to the existing dwelling (i.e. built with similar exterior building materials and finishes).

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

Prepared By:



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: JANUARY 3, 2008

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

RE: Baltimore County
Item No 8-263-A
109 S. HILLTOP ROAD
TODD/BERRY 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. 8-263-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



Baltimore County
Fire Department

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 261,262, 263, 264

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.

- . 3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2007
Item Nos. 08-257, 259, 260, 261, 262, 263,
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc

To: JCM
12/12/07
w

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

December 11, 2007

Department of Environment Protection & Resource Management
ATTN: Mr. Jeffrey Perlow
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 109 S. Hilltop Road

Dear Mr. Perlow:

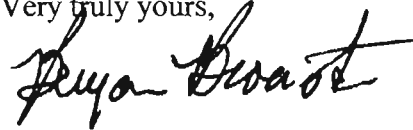
In regards to the above-captioned property, I am enclosing the following:

1. Petition for Administrative Variance in triplicate;
2. Twelve copies of the Plat to Accompany Petition with zoning map;
3. Zoning Description in triplicate;
4. Two photos of the subject properties;
5. Photos of adjoining properties; and
6. My check for filing fee.

Please enter my appearance on behalf of the Petitioners and forward a copy of all notices, requests and any order to me. You have previously reviewed this matter.

Thank you for your kind attention to this matter.

Very truly yours,



Benjamin Bronstein

BB/mlh
Enclosures



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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

Account Identifier: District - 01 Account Number - 2400009582

Owner Information

Owner Name:	BERRY C TODD BERRY DANA S	Use:	RESIDENTIAL
Mailing Address:	109 S HILLTOP RD BALTIMORE MD 21228-5544	Principal Residence:	YES
		Deed Reference:	1) /25053/ 370 2)

Location & Structure Information

Premises Address	Legal Description
109 S HILLTOP RD	.5013AC 109 S HILLTOP RD ES THE CLUSTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	17	992					26	1	Plat Ref: 77/ 134

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1893	2,132 SF	21,836.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	112,950	212,950		
Improvements:	169,690	265,410		
Total:	282,640	478,360	347,880	413,120
Preferential Land:	0	0	0	0

Transfer Information

Seller: HULL LEO T	Date: 01/11/2007	Price: \$410,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25053/ 370	Deed2:

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

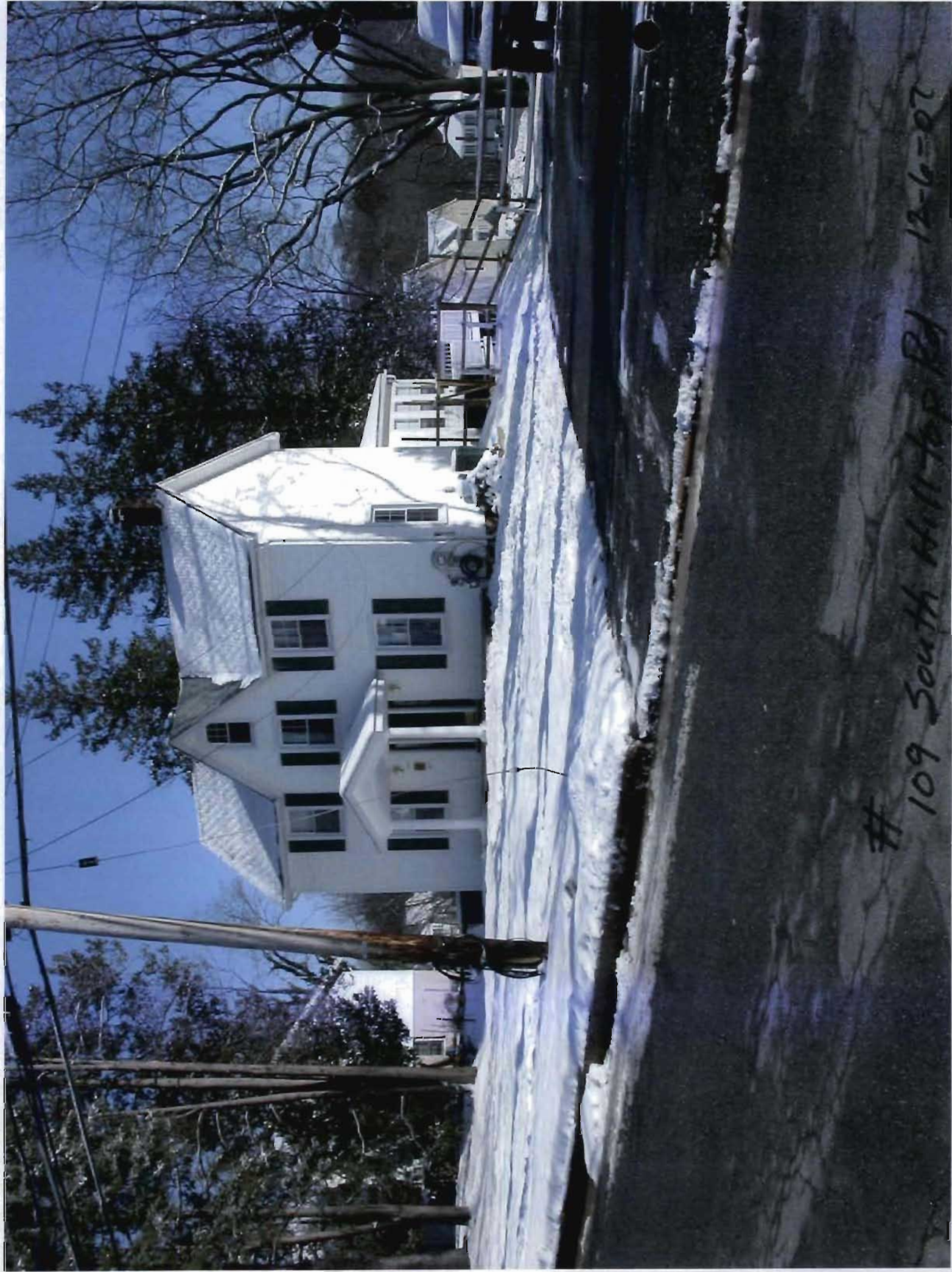
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

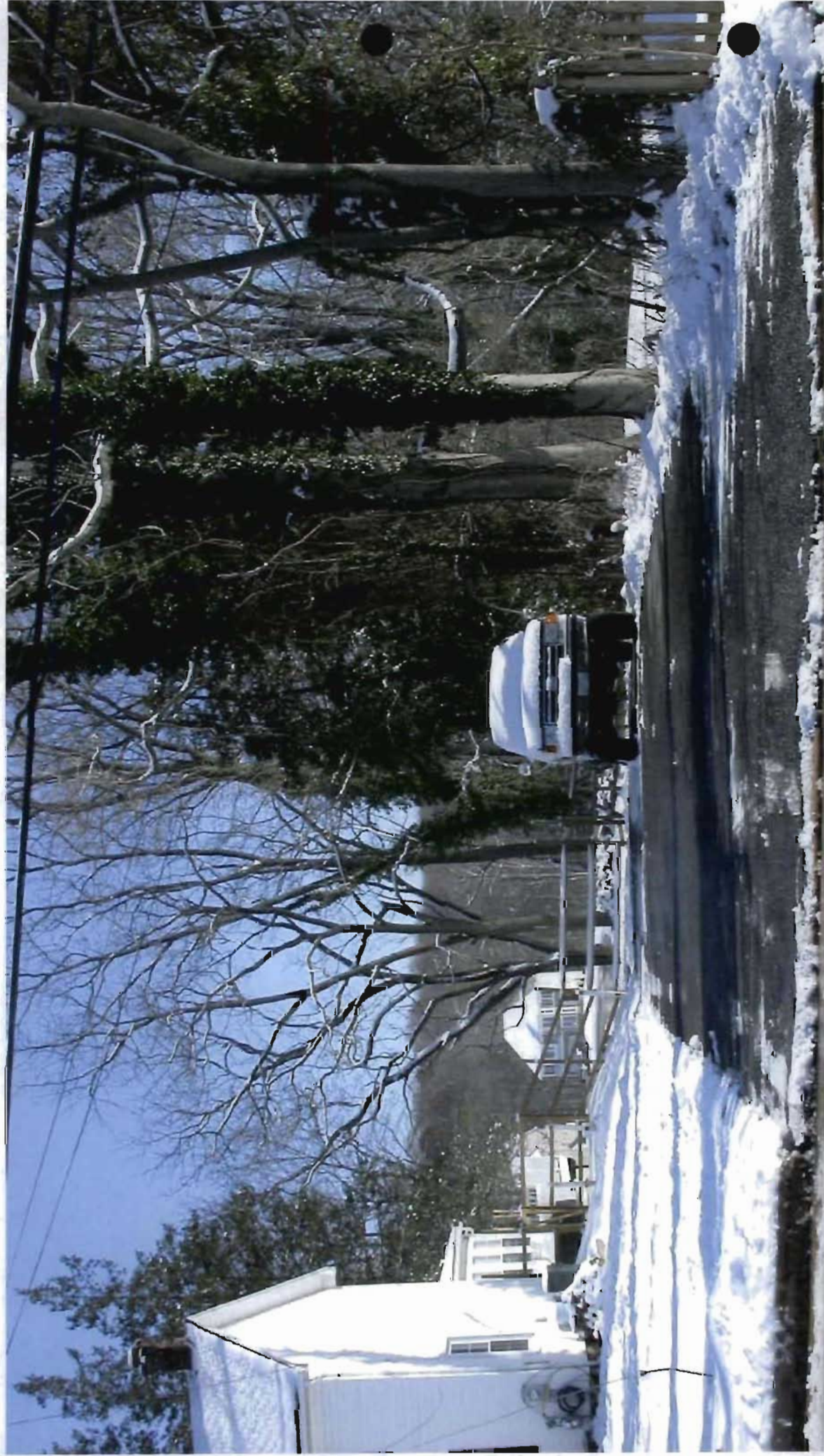
Special Tax Recapture:
 * NONE *



#

109 South Hill-top Rd

12-6-07



109 S. Hilltop Rd.

12-6-07

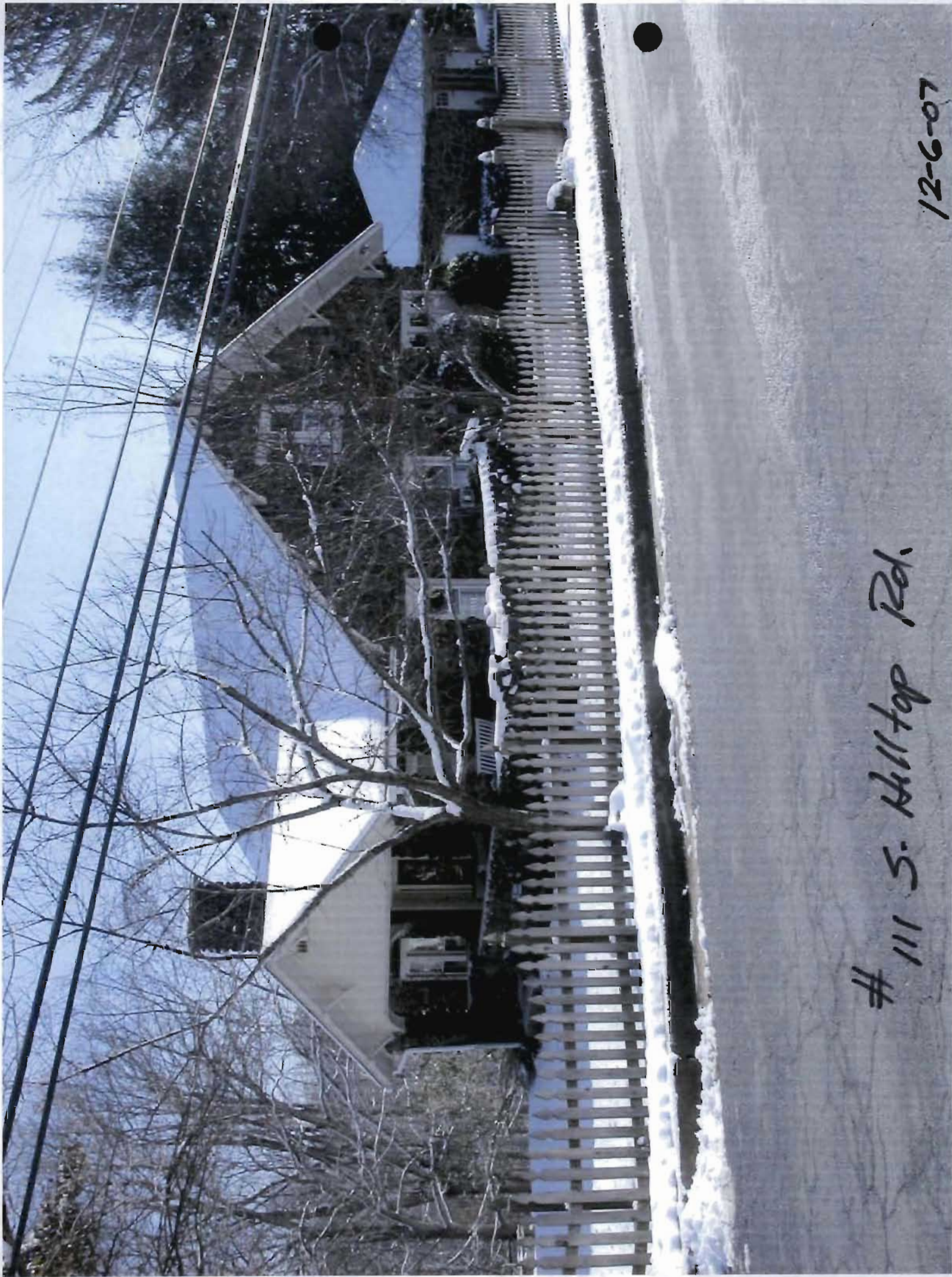


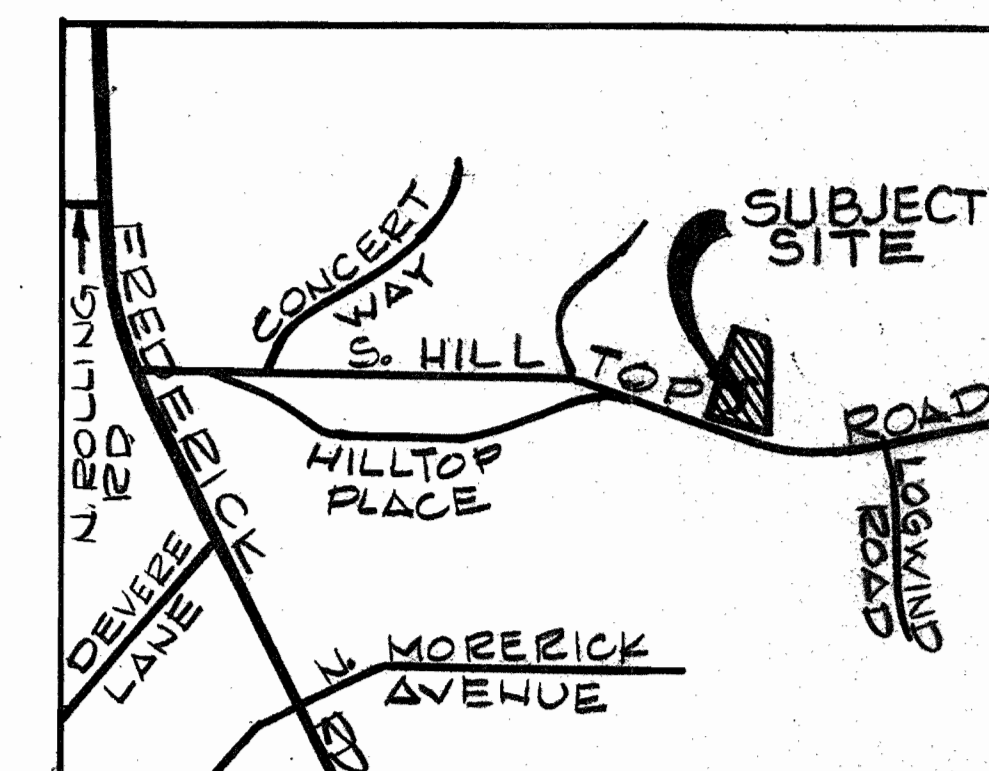
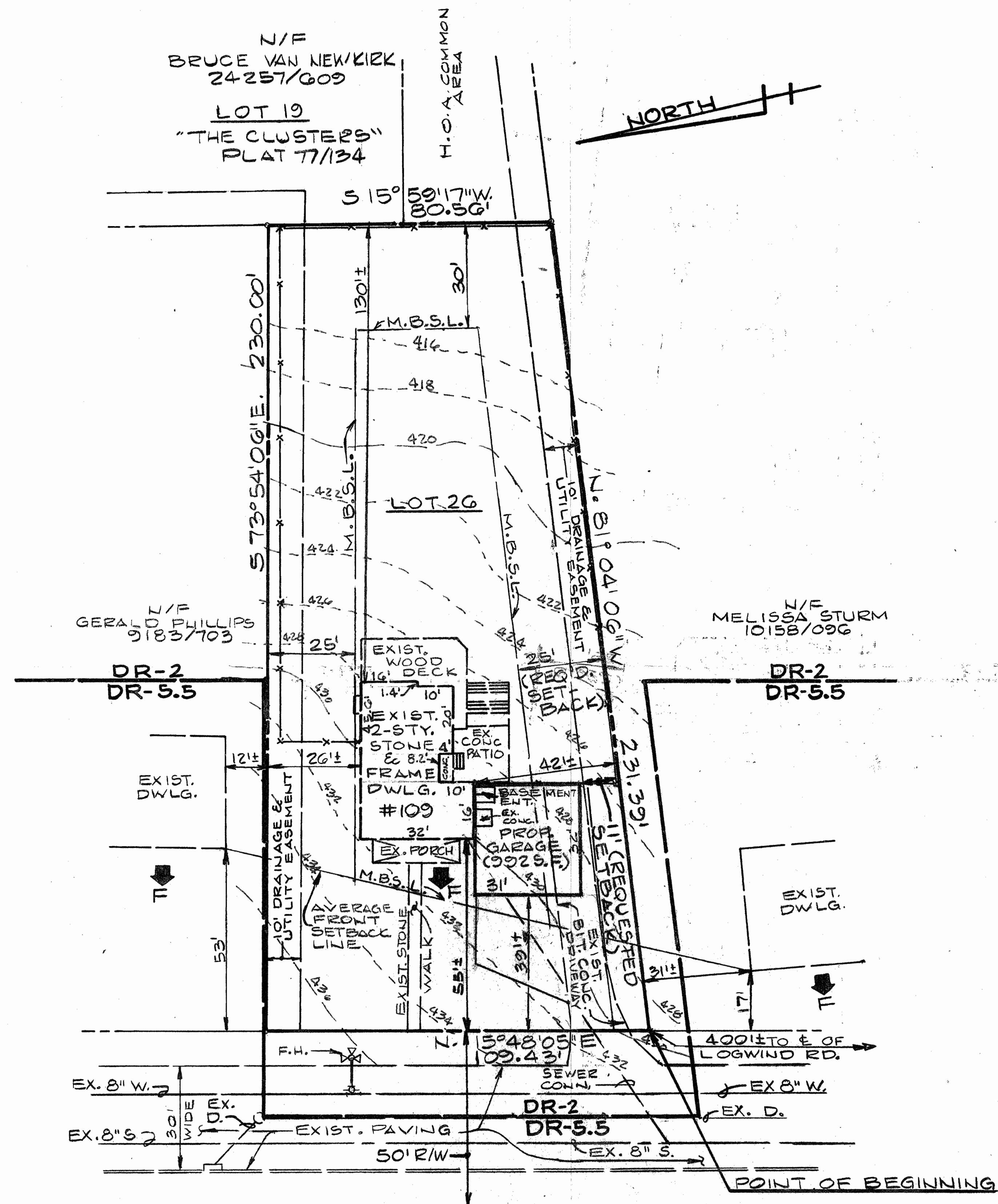
105 S. Hilltop Rd

12-6-07

111 S. Hilltop Rd.

12-6-07



☒

 **VICINITY MAP**
SCALE : 1" = 500'

ELECTION DISTRICT #: 1
COUNCILMANIC DISTRICT #: 1
1"=200' SCALE MAP #: 100C2

ZONING : DR-2

LOT SIZE:
NET= 21,836 S.F. = 0.501 AC.
GROSS= 24,572 S.F. = 0.564 AC.

SEWER: ☒ ☐

WATER : ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

PRIOR ZONING HEARINGS:

REVIEWED BY	ITEM #	CASE #
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PROPERTY INFORMATION

OWNERS:
C. TODD BERRY & DANA S. BERRY
109 SOUTH HILLTOP ROAD
CATONSVILLE, MD, 21228

DEED REFERENCE: 25053 / 370

PLAT REFERENCE: 77 / 134 (LOT 26, "THE CLUSTERS")

TAX ACCOUNT NO.: 24-00-009582

NOTE: THIS SITE IS NOT AFFECTED BY A 100 YEAR FLOOD PLAIN.

Designing	TLB		
Check	TAC		
Design			
C. sock	DATE	REVISIONS	

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410/377-2600 BALTIMORE, MARYLAND 21212

APPLICANT
C. TODD BERRY & DANA S. BERRY
109 SOUTH HILLTOP ROAD
CATONSVILLE, MD, 21228

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE
109 SOUTH HILLTOP ROAD
ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1 BALTIMORE COUNTY, MARYLAND

SHEET 1	DATE	CONTRACT NUMBER
OF 1	SCALE 1"=20'	07-12

08-263-A