

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Myrtlewood Road, 40 feet S		
of the c/l of Thistlewood Road	*	DEPUTY ZONING
3 rd Election District		
2 nd Councilmanic District	*	COMMISSIONER
(2022 Myrtlewood Road)		
	*	FOR BALTIMORE COUNTY
Billie Barber York		
<i>Petitioner</i>	*	Case No. 08-348-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 owner of the subject property, Billie Barber York for property located at 2022 Myrtlewood Road. The variance request is from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear setback of 18 feet in lieu of the required 22.5 feet and amend the FDP for "Bonnie View Estates" - Phase 2, Lot #134. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner wishes to construct a deck measuring 20 feet x 12 feet in size onto the rear of the home. Reducing the width of the deck by 4.5 feet to comply with the setback will not allow the Petitioner reasonable use of the deck. The size of the proposed deck is not unreasonable. A deck smaller than 12 feet wide would not be of sufficient size to allow the Petitioner to have a table, chairs and a grill on the deck. It would be impractical to have a deck only 7.5 feet deep, and Petitioner would be unable to enjoy reasonable use of the property, suffering further practical difficulty. No adjacent property owners voiced any objection to the request. The rear yard backs up to a stormwater management reservation area; therefore the deck will not have any impact on neighbors living behind the Petitioner's home. A number of similar size decks have been approved in the Bonnie View Estates subdivision.

3-17-08
 [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 7, 2008 indicates that the Office reviewed the Petitioner's request and recommends denial. The Office indicated that there appears to be no practical difficulty or hardship in this matter because the subject lot is an average size lot that is not unique for this subdivision.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 24, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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. Administrative Variance requests for homes in the "Bonnie View Estates" subdivision are being reviewed on a case by case basis based on the size of the lot, size of the rear yard and adjacent buildings. In the subject request, the rear yard backs up to a stormwater management reservation area. The deck will not have any impact on neighbors living behind the Petitioner's home.

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.

COPIES RECEIVED FOR FILING
JSP 3-17-08
By [signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of March, 2008 that a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a rear setback of 18 feet in lieu of the required 22.5 feet and amend the FDP for "Bonnie View Estates" - Phase 2, Lot #134 is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

2008 RECEIVED FOR FILED
JUL 3 17 08
BY [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 17, 2008

BILLIE BARBER YORK
2022 MYRTLEWOOD ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 08-348-A
Property: 2022 Myrtlewood Road

Dear Ms. York:

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. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2022 MYRTLE WOOD, BALTIMORE MD
which is presently zoned _____

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) 1801.2.C.16; 301.1

To permit an open projection (deck) with a rear setback of 18-feet in lieu of the required 22.5-feet and amend the F.D.P. for "Bonnie View Estates" – Phase 2", Lot # 134.

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:

BILLIE BARBER YORK
Name - Type or Print

Billie Barber York
Signature

2022 MYRTLE WOOD 410-456-2562
Address Telephone No.

BALTIMORE MD 21209
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

BILLIE BARBER YORK
Name - Type or Print

Billie Barber York
Signature

Name - Type or Print

Signature

2022 MYRTLE WOOD RD 410-456-2562
Address Telephone No.

BALTIMORE MD 21209
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 08-348-A

Reviewed By TM Date 02/24/08

REV 10/25/01 3-17-08

Estimated Posting Date 2/24/08

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 2022 MYRTLEWOOD ROAD
Address
BALTIMORE MD 21209
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 zoning regulations cannot be met for the following reasons:

- 1) BUILDER PUT HOUSE TOO CLOSE TO BACK PROPERTY LINE.
- 2) NO OTHER PLACE TO PUT DECK
- 3) NO PROPERTY OR HOUSES BEHIND DECK - WILL NOT IMPEDE ANY VIEWS!
- 4) STORM WATER AREA CAN BE ACCESSED BY ALL VEHICLES AND EQUIPMENT.

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

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Billie B. York
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

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.

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Address
BALTIMORE MD 21209
City State Zip Code

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Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Billie B. York
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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2022 MYRTLE WOOD, BALTIMORE MD
which is presently zoned _____

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) 1801.2.C.16; 301.1

To permit an open projection (deck) with a rear setback of 18-feet in lieu of the required 22.5-feet and amend the F.D.P. for "Bonnie View Estates" – Phase 2", Lot # 134.

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:

BILLIE BARBER YORK
Name - Type or Print
Billie Barber York
Signature
2022 MYRTLE WOOD 410-456-2562
Address Telephone No.
BALTIMORE MD 21209
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

BILLIE BARBER YORK
Name - Type or Print
Billie Barber York
Signature

Name - Type or Print

Signature
2022 MYRTLE WOOD RD 410-456-2562
Address Telephone No.
BALTIMORE MD 21209
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 08-348-A

Reviewed By [Signature] Date 2/12/08

REV 10/25/01

Estimated Posting Date 2/24/08

31708

ZONING DESCRIPTION FOR **2022 Myrtlewood Road, Baltimore, Maryland 21209.**

Beginning at a point on the **west** side of **Myrtlewood Road** which is **25'** wide at the distance of **40'** east of the centerline of the nearest improved intersecting street **Thistlewood Road** which is **40'** wide. Being **Lot # 134**, of the subdivision of **Bonnie View Estates (Parke at Mount Washington)** as recorded in Baltimore County Plat Book # **78** Folio **#17** containing **7920** square feet. Also known as **2022 Myrtlewood Road** and located in the **2** Election District, **03** Councilmanic District.

08-348-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09795**

Date: **2/12/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	001			6150				115.00

Total: **115.00**

Rec
From:

Billie Breake York

For:

Ch. # 08-348-A
2077 Myrtlewood Rd 21209

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS: ACTW TIME 08M
 2/12/2008 2/12/2008 10:37:01 2
 005 WALKIN HIRE DED
 RECEIPT # 432766 2/12/2008 0034
 5 528 THIRD VERIFICATION
 000795
 Recpt Tot: 1115.00
 6.00 00 1115.00 00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-348-A

TO PERMIT AN OPEN PROJECTION "DECK"
WITH A REAR SETBACK OF 18 FT IN LIEU OF
THE REQUIRED 22.5 AND AMEND THE LATEST
F.D.P. FOR "BONNIE VIEW ESTATES - PHASE 2,"
LOT #134

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, MARCH 10, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL NOTED BY THE ZONING OFFICE. RETURN WITHIN 14 DAYS TO 1400, RM 101

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-348-A

Petitioner/Developer: BILLIE B. YORK

Date Of Hearing/Closing: 3/10/08

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

Attention:

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
at 2022 MYRTLEWOOD RD

This sign(s) were posted on February 24, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/24/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 348 -A Address 2022 Myrtlewood Rd
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/12/08 Posting Date: 2/24/08 Closing Date: 3/

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- 348 -A Address 2022 Myrtlewood Rd.
Petitioner's Name _____ Telephone 410 456 2562
Posting Date: 2/24/08 Closing Date: 3/10/08

Wording for Sign:

To permit an open projection (deck) with a rear setback of 18-feet in lieu of the required 22.5-feet and amend the F.D.P. for "Bonnie View Estates" – Phase 2", Lot # 134.

WCR - Revised 6/25/04



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

March 10, 2008

Billie Barber York
2022 Myrtlewood Road
Baltimore, MD 21209

Dear Ms. York:

RE: Case Number: 08-348-A, 2022 Myrtlewood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 2008. 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.

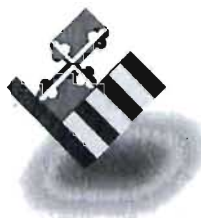
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

February 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 337, 348, 355, 356, 357, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369
373

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.

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

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

cc: File



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: 2/21/2008

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

RE: Baltimore County
Item No. E-348-A
2022 MYRTLEWOOD ROAD
YORK 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. E-348-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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item Nos. 08-337, 341, 348, 355, 356, 358,
359, 360, 361, 362, 363, 365, and 373

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-02212008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 7, 2008

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

SUBJECT: 2022 Myrtlewood Road

INFORMATION:

Item Number: 8-348

Petitioner: Billie Barber York

Zoning: DR 2

Requested Action: Administrative Variance

RECEIVED
MAR 14 2008

BY:.....

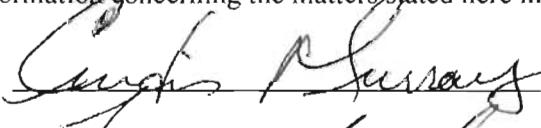
The subject property is within a subdivision that is still under construction known as Bonnie View Estates. The pattern book approved with the development plan shows a smaller deck as an option.

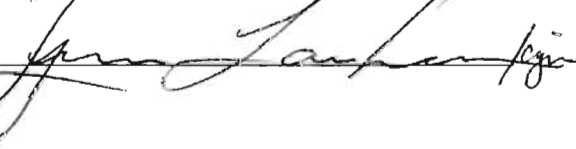
The Office of Planning has reviewed several similar requests for administrative variances for decks and has consistently stated that they should comply with the pattern book, which allows decks that meet the required rear yard setback.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the requested variance. If the deck was reduced in depth, it could comply with the required setback of 22 ½ feet. The petitioner has not demonstrated a significant hardship or practical difficulty.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by: 

Division Chief: 
AFK/LL: CM

DATE: 02/12/2008

ASSESSMENT TAXPAYER SERVICE

TIME: 08:50:06

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
24 00 012167	03	2-0	04-00	H	NO		02/05/08
YORK BILLIE B				DESC-1.. IMPS.182 AC PHASE 2			
				DESC-2.. BONNIE VIEW ESTATES			
2022 MYRTLEWOOD RD				PREMISE. 02022 MYRTLEWOOD		RD	

00000-0000

BALTIMORE

MD 21209-3710 FORMER OWNER: BEAZER HOMES CORP

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
PRIOR	PROPOSED	NUMBER.....		LOT.....	
LAND: 191,500	207,500	DATE.....	09/18/07	BLOCK....	
IMPV: 297,960	405,410	PURCHASE PRICE..	680,270	SECTION..	
TOTL: 489,460	612,910	GROUND RENT.....	0	PLAT.....	2
PREF: 0	0	DEED REF LIBR..	26182	BOOK.....	0078
CURT: 489,460	612,910	DEED REF FOLIO..	408	FOLIO....	0017
DATE: 04/07	07/07	YEAR BUILT.....	7	MAP.....	0079
		NEW CONSTR YR...		GRID.....	0002
				PARCEL...	0083

TAXABLE BASIS

530,610	LOT WIDTH..	.00	SB	.00
489,460	LOT DEPTH..	.00	WB	.00
0	LAND AREA..	7920.000 S	SS	50.00
ENTER-INQUIRY1	PA1-PRINT	PF4-MENU	PF5-QUIT	WD
				79.02



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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

Account Identifier: District - 03 Account Number - 2400012167

Owner Information

Owner Name:	YORK BILLIE B	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2022 MYRTLEWOOD RD BALTIMORE MD 21209-3710	Deed Reference:	1) /26182/ 408 2)

Location & Structure Information

Premises Address	Legal Description
2022 MYRTLEWOOD RD	.182 AC PHASE 2 2022 MYRTLEWOOD RD WS BONNIE VIEW ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
79	2	83					134	2	Plat Ref:	78/ 17

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	3,269 SF	7,920.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	191,500	207,500		
Improvements:	297,960	405,410		
Total:	489,460	612,910	489,460	530,610
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAZER HOMES CORP	Date: 09/18/2007	Price: \$680,270
Type: IMPROVED ARMS-LENGTH	Deed1: /26182/ 408	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	Special Tax Recapture:		
Exempt Class:	* NONE *		

03-348-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2022 Myrtlewood Road

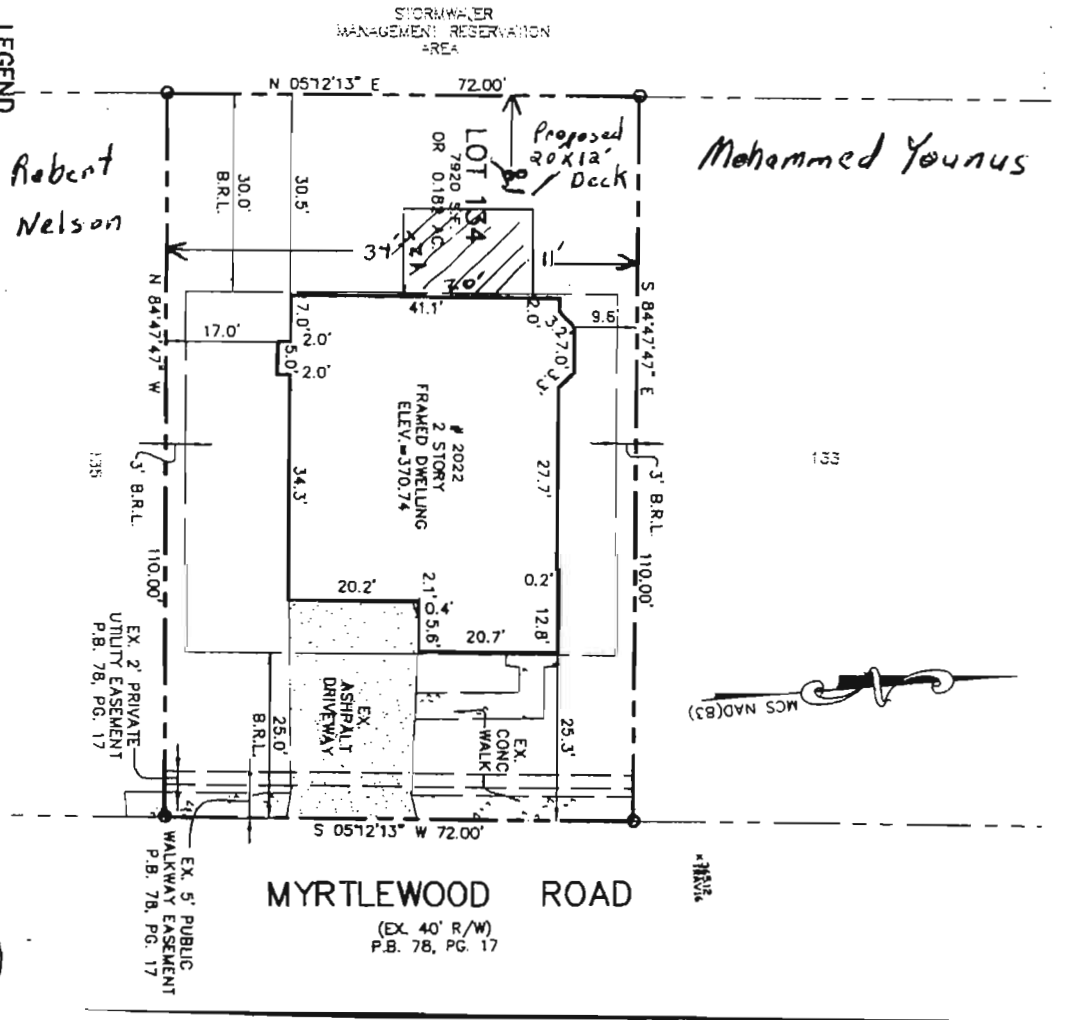
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Bonnie View Estates

PLAT BOOK # 78 FOLIO # 17 LOT # 134 SECTION #

OWNER Billie York

LEGEND
B.R.L. - BUILDING RESTRICTION LINE
O - CAPED IRON REBAR SET



LOCATION INFORMATION

ELECTION DISTRICT 03
COUNCILMANIC DISTRICT 2
1" = 200' SCALE MAP # 079A1
ZONING DR 2
LOT SIZE .18 7920
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY Larry-Blake Contr. SCALE OF DRAWING: 1" = 30'

 | | 348-A

NW 8-C

Jones Falls Hydrology 100 Foot Stream Buffer

Pt. Bk. 78 Folio 80
2400013216

6804
2400013173

2400013204
2001

2400013205

2400013171
2012

2010

2008

2004

2500000696
Pt. Bk. 78 Folio 135

2400013219

2014
2400013170

2016
2400012164

2018
2400012165

2020
2400012166

4330
Lot 134
2400012167
SITE

2400012183

Pt. Bk. 78 Folio 17

2400012168

2400012169

2400012170

2400012181

2100002943

DR 3.5

2000000512

0312034320

08-348-A

Flood Zone X
079A1 DR 2
2 CD 3 ED
NW 7-C
2500000654
Pt. Bk. 78 Folio 134

ROSETTA RD

MYRTLEWOOD RD

MYRTLEWOOD RD

THISTLEWOOD RD

MYRTLEWOOD RD

2400012138
2009

2400012139
2007

2400012140
2005

2400012147
2000

2400012146

2400012145

2400012148

2400012149

2400012150

2400012151

2400012163

2400012162

2400012161

2400012160

2400012178



08-348-A





Front of House - Myrtlewood
St.



Yard



Side Yard - Open Space



yard



Deck