

IN RE: **PETITION FOR VARIANCE**

S/W Side of Intersection of Cedar Mills and
Winands Road

(4032 Cedar Mills Road)

2nd Election District

4th Council District

Kareem Robinson, et ux

Petitioners

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*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-365-A

* * * * *

ORDER OF DISMISSAL

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Kareem Robinson, and his wife, Jennifer Robinson. The Petitioners seek relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6-foot fence in the rear yard of a residential lot that adjoins the front yard of another residential lot with a 0-foot setback in lieu of the required 10-foot setback.

Appearing at the public hearing in support of the request were Kareem Robinson, property owner, and Dave Green, Area Planner, on behalf of the Office of Planning. There were no other interested persons present.

Testimony and evidence presented revealed that the subject property is a corner lot consisting of a gross area of 0.24 acres (10,632 square feet), more or less, zoned D.R.3.5, and is improved with a 2-story, single-family dwelling, wood deck, and concrete driveway. As shown on the site plan, the dwelling is located on the eastern portion of the lot approximately 26' from Cedar Mills Road and 29' from Winands Road. The Petitioners have owned and resided on the property since 2002. They have a young family (three small children) and enjoy entertaining friends who frequently visit. After learning of sexual predators in the area attempting to make conversation with young children, the Petitioners constructed a 6-foot high board-on-board fence

RECEIVED FOR FILING
Date 7-7-08
By [Signature]

for their children's safety and protection. (See photographic exhibits in the case file). Mr. Robinson stated that there are over 40 sexual predators in this immediate locale. It is to be noted that a 4-foot picket fence once existed in the exact location as the subject 6-foot fence at the time the Petitioners purchased the property, of which no one has had any objections.

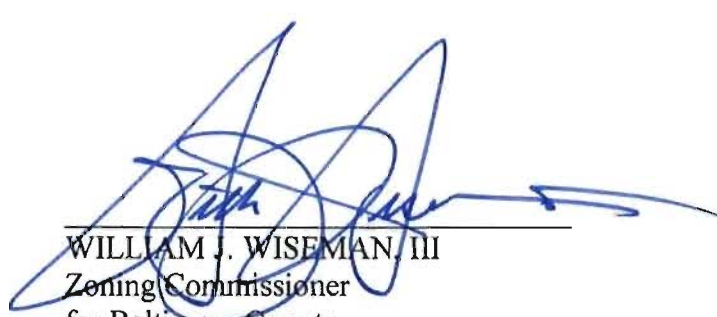
A Zoning Advisory Committee (ZAC) comment was received from the Office of Planning recommending denial. Due to an inspection of the above reference property, it was revealed that the variance would yield a visual obstruction for cars entering and traveling on Winands Road. In addition, the character of the community could be compromised. It was also recommended that the fence that parallels Winands Road be set back 10 feet from the right-of-way and be a maximum of 42 inches high to meet the requirements of the Comprehensive Manual of Development Policies.

As the history of this case shows, the hearing on April 15, 2008 was opened and continued to allow Mr. Robinson more time to provide the undersigned with the requisite proof that the property was posted and provide a certificate of sign posting, as well as a letter from the adjacent neighbor at 8631 Cedar Mills Road indicating support / no problem with fence or visual obstructions when leaving his driveway to access Winands Road. Approximately one month after the hearing, the undersigned forwarded the Petitioners correspondence, dated May 14, 2008, reminding them that this same information was needed and that an Order could not be issued without it. It was also noted in that letter that if they wished to withdraw the request and bring the property into compliance with the zoning regulations, an Order of Dismissal could be prepared. After having received no response, by letter dated June 16, 2008, the Petitioners were advised to contact the undersigned Zoning Commissioner within 15 days of that date to advise whether they wished to proceed with the matter or withdraw their request. There being no verbal

DATE RECEIVED FOR FILING
DATE 7-1-08
BY 193

or written response received from the Petitioners within the 15-day period prescribed above, this matter shall be dismissed without prejudice.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of July 2008 that the Petition for Variance from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) as set forth above, be and the same is hereby DISMISSED without prejudice.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

- c: Kareem and Jennifer Robinson, 4032 Cedar Mills Road, Randallstown, MD 21133
People's Counsel; Division of Code Inspections and Enforcement, DPDM; File
Dave Green, Office of Planning;

RECEIVED FOR FILING
Date 7-7-08
By DLW



TAX COUNT # 2100001276 12-6

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 4032 Cedar Mills Rd
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) 427.B

To permit ^{6 ft.} a fence in the rear yard of a residential lot that adjoins the front yard of another residential lot with a 0-foot setback in lieu of the required 10-foot setback.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

~~410~~ 4032 Cedar Mills Rd 410 922 7359

Address Telephone No.

Randallstown MD 21133

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

Case No. 08-365-A

ESTIMATED LENGTH OF HEARING

REV 9/15/98

COPIES RECEIVED FOR FILING

Date 11-7-08 Reviewed By [Signature]

By [Signature]

UNAVAILABLE FOR HEARING

Date 2/13/08

ZONING DESCRIPTION FOR 4032 CEDAR MILLS ROAD

Beginning at a point on the southwest side of the intersection Cedar Mills Road which is 8' wide and the nearest improved intersecting street Winands Rd. which is 16' wide. Being lot #40, Block N/A, in the subdivision of Cedar Mills as recorded in Baltimore County Plat Book #57, Folio #86 containing 10632 square feet. Also known as 4032 Cedar Mills Road Randallstown, MD 21133 and located in the 2nd Election District, 4th Councilmanic District.

365-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-365-A

4032 Cedar Mills Road
S/west side of the Intersec-
tion of Cedar Mills and
Winands Road
2nd Election District
4th Councilmanic District
Legal Owner(s): Kareem &
Jennifer Robinson

Variance: to permit a 6
foot fence in the rear yard
of a residential lot that ad-
joins the front yard of an-
other residential lot with a
0 foot setback in lieu of the
required 10 foot setback.

Hearing: Tuesday, April
15, 2008 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley
Avenue, Towson 21204.
WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/4/620 Apr. 1 168821

CERTIFICATE OF PUBLICATION

4/3, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/1, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11029**

Date: **2/13/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec

From:

Kareem Robinson

08-365-A

For:

Variance at 4032 Cedar Mills Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME ID#
 2/13/2008 2/13/2008 11:30:01
 05 WYCKH 0001 000
 RECEIPT # 40973 2/13/2008 08:11
 5 500 JOURNAL VERIFICATION
 011/02
 Recpt Tot 145.00
 145.00 02 6.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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: 08-365-A

Petitioner: Kareem + Jennifer Robinson

Address or Location: 4032 Cedar Mills Rd 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: KAREEM Robinson

Address: 4032 Cedar Mills Rd.

Randallstown Md. 21133

Telephone Number: 410 922-7359

08-365-A



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 25, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-365-A

4032 Cedar Mills Road

S/west side of the intersection of Cedar Mills and Winands Road

2nd Election District – 4th Councilmanic District

Legal Owners: Kareem & Jennifer Robinson

Variance to permit a 6 foot fence in the rear yard of a residential lot that adjoins the front yard of another residential lot with a 0 foot setback in lieu of the required 10 foot setback.

Hearing: Tuesday, April 15, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Robinson, 4032 Cedar Mills Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 31, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 1, 2008 Issue - Jeffersonian

Please forward billing to:
Kareem Robinson
4032 Cedar Mills Road
Randallstown, MD 21133

410-922-7359

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-365-A

4032 Cedar Mills Road

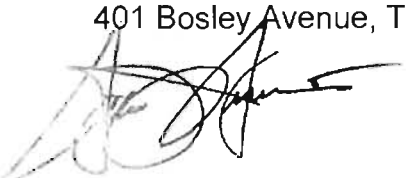
S/west side of the intersection of Cedar Mills and Winands Road

2nd Election District – 4th Councilmanic District

Legal Owners: Kareem & Jennifer Robinson

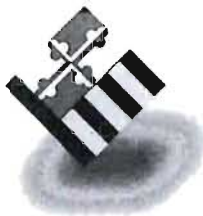
Variance to permit a 6 foot fence in the rear yard of a residential lot that adjoins the front yard of another residential lot with a 0 foot setback in lieu of the required 10 foot setback.

Hearing: Tuesday, April 15, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

April 8, 2008

Kareem Robinson
Jennifer Robinson
4032 Cedar Mills Road
Randallstown, Maryland 21133

Dear Mr. and Mrs. Robinson:

RE: Case Number: 08-365-A, 4032 Cedar Mills 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 13, 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.

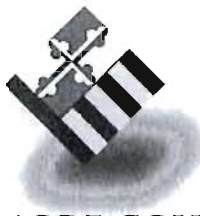
Very truly yours,

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-365-A
4032 CEDAR MILLS ROAD
ROBINSON PROPERTY
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-365A.

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, 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

BW 4/15
9am

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: 4032 Cedar Mills Road

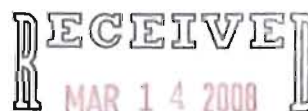
INFORMATION:

Item Number: 8-365

Petitioner: Kareem Robinson

Zoning: DR 3.5

Requested Action: Variance



BY:

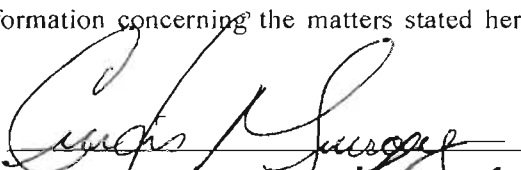
SUMMARY OF RECOMMENDATIONS:

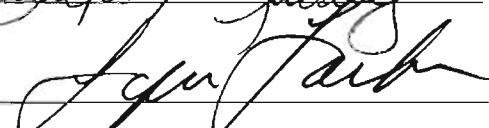
An inspection of the above referenced property revealed that the requested variance would yield a visual obstruction for cars entering and traveling on Winands Road. In addition, the character of the community could be compromised by the requested variance.

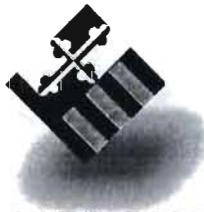
The Office of Planning recommends the requested variance to permit a 6-foot fence in the rear yard of a residential lot that adjoins the front yard of another residential lot with a 0-foot setback in lieu of the required 10-foot setback be **denied**.

It is also recommended that the fence that parallels Winands Road be set back 10' from the right-of-way and be a maximum of 42' to meet the requirements of the Comprehensive Manual of Development Policies.

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

Reviewed by: 

Division Chief: 
AFK/LL: CM



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 16, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Kareem Robinson
Ms. Jennifer Robinson
4032 Cedar Mills Road
Randallstown, Maryland 21133

RE: **PETITION FOR VARIANCE**
S/W Side of Intersection of Cedar Mills and Winands Road
(4032 Cedar Mills Road)
2nd Election District – 4th Council District
Kareem Robinson, et ux – Petitioner
Case No. 08-365-A

Dear Mr. and Mrs. Robinson:

Reference is made to the above-captioned matter, which was scheduled for a public hearing on April 15, 2008. During this time, the matter was opened and continued to allow Mr. Robinson more time to provide the undersigned with additional information.

Pursuant to my letter, dated May 14, 2008 (attached), you were advised to provide the following information:

- Proof of Certificate of Sign Posting
- Letter from adjacent neighbor at 8631 Cedar Mills Road indicating support / no problem with fence
- Proof of Violation

In this regard, I have not received any of these items as promised. Therefore, please be advised that you have fifteen (15) days from the date of this letter in which to notify me that you wish to pursue the matter. If you do not wish to pursue this matter and no word is heard from you within 15 days, then it will be assumed that you wish to withdraw your request and the matter will be dismissed.

Should you have any questions in this regard, please do not hesitate to call me at 410-887-3868.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJS:dlw
Attachment



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 14, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Kareem Robinson
Ms. Jennifer Robinson
4032 Cedar Mills Road
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
S/W Side of Intersection of Cedar Mills and Winands Road
(4032 Cedar Mills Road)
2nd Election District – 4th Council District
Kareem Robinson, et ux - Petitioner
Case No. 08-365-A

Dear Mr. and Mrs. Robinson:

As the history of this case shows, the hearing on April 15, 2008 was opened and continued to allow Mr. Robinson more time to provide the undersigned with the following information:

- Proof of Certificate of Sign Posting
- Letter from adjacent neighbor at 8631 Cedar Mills Road indicating support / no problem with fence
- Proof of Violation

As of this writing, I have not received any of the above as promised. Please understand that an Order cannot be issued without this requested information. However, if you wish to withdraw this request and bring the property into compliance with the zoning regulations, an Order of Dismissal can be prepared.

Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

RE: PETITION FOR VARIANCE * BEFORE THE
4032 Cedar Mills Road; SW/S intersection *
of Cedar Mills & Winands Road * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Kareem & Jennifer Robinson* FOR
Petitioner(s) *
BALTIMORE COUNTY
*
08-365-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Jefferson Building, Room 204

105 West Chesapeake Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to Kareem & Jennifer Robinson, 4032 Cedar Mill Road, Randallstown, MD 21133, Petitioner(s).

RECEIVED

FEB 21 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



365-A

Case No.: 08-365-A 4032 CEDAR Mills RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	CERTIFICATE OF POSTING	} to be provided by Pet.
No. 3	LETTER OF SUPPORT ADJACENT PROPERTY OWNER 8631 WINANDS	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4032 Cedar Mills Rd

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

SUBDIVISION NAME Cedar Mills

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Kareem and Jennifer Robinson

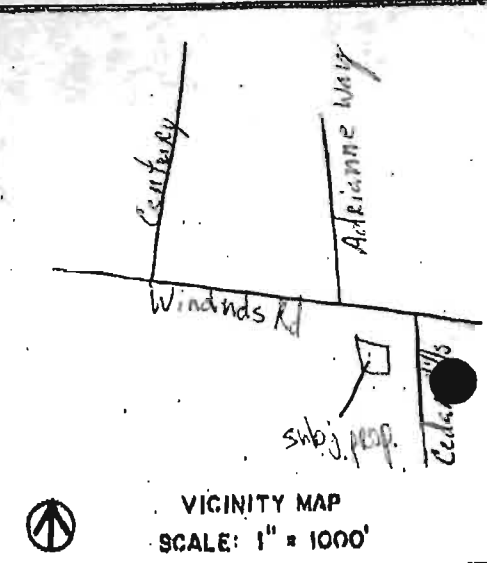
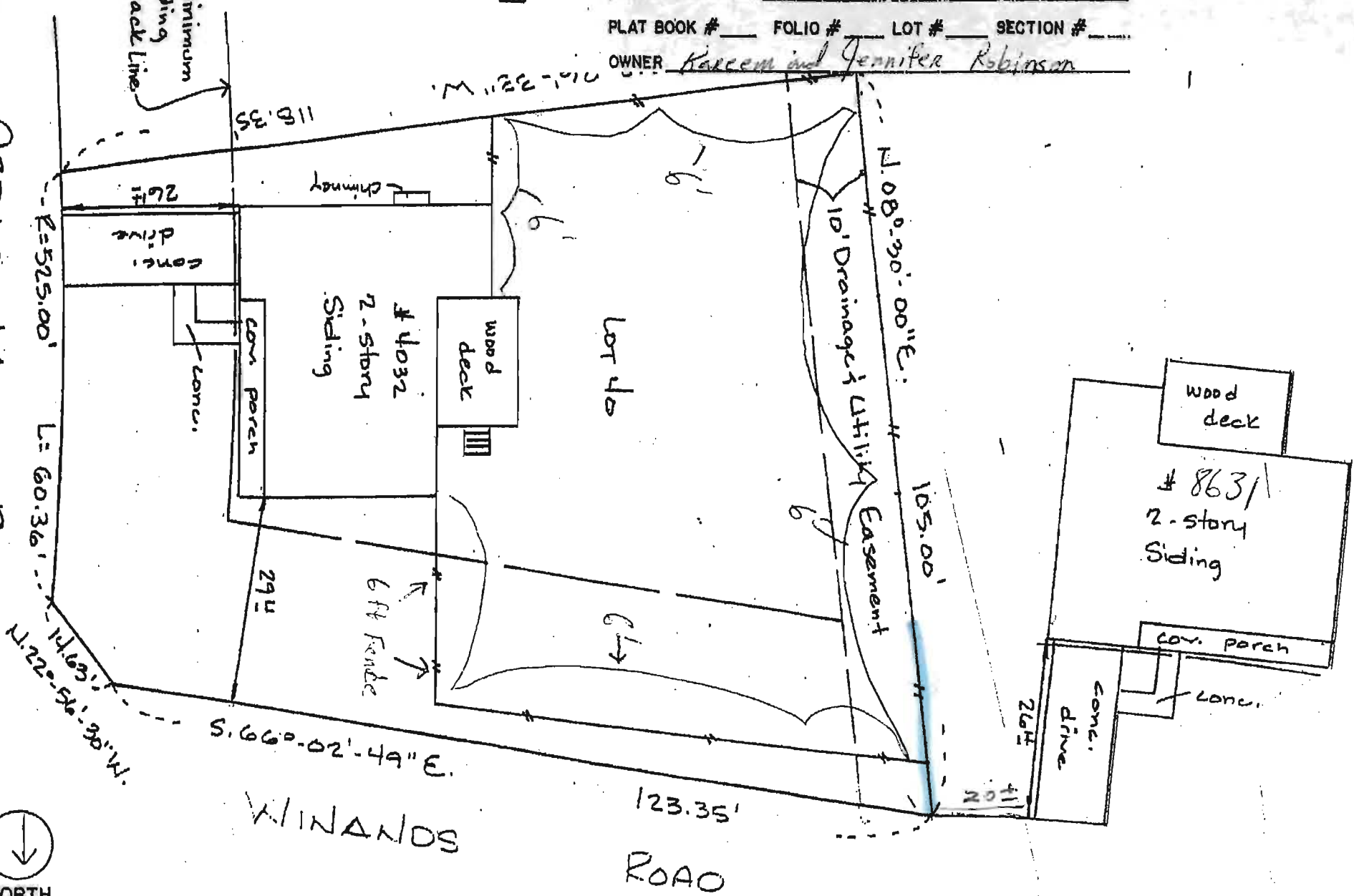
Lot 39

CEDAR MILLS ROAD



PREPARED BY Kareem Robinson

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION	
ELECTION DISTRICT	2
COUNCILMANIC DISTRICT	4
1" = 200' SCALE MAP #	
ZONING	DR 3.5
LOT SIZE	24 ACRES
10632 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	None

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
<u>Tu</u>	<u>08</u>	<u>365-A</u>



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vW2.3)

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

Account Identifier: District - 02 **Account Number -** 2100001276

Owner Information

Owner Name:	ROBINSON KAREEM SPRINGFIELD-ROBINSON JENNIFER D	Use:	RESIDENTIAL
Mailing Address:	4032 CEDAR MILLS RD RANDALLSTOWN MD 21133-4400	Principal Residence:	YES
		Deed Reference:	1) /16796/ 660 2) /16796/ 657

Location & Structure Information

Premises Address	Legal Description
4032 CEDAR MILLS RD	.2441 AC 4032 CEDAR MILLS RD WS CEDAR MILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	4	184					40	1	Plat Ref: 57/ 86

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	1,680 SF	10,632.00 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
		01/01/2007	07/01/2007	07/01/2008
Land	47,650	74,650		
Improvements:	135,290	253,820		
Total:	182,940	328,470	231,450	279,960
Preferential Land:	0	0	0	0

Transfer Information

Seller: BUGG GAIL B	Date: 09/09/2002	Price: \$185,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16796/ 660	Deed2: /16796/ 657
Seller: WILLIAMS GAIL B	Date: 04/11/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15112/ 310	Deed2:
Seller: LEVESQUE RAYMOND A,JR	Date: 06/01/2000	Price: \$147,900
Type: IMPROVED ARMS-LENGTH	Deed1: /14497/ 471	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:

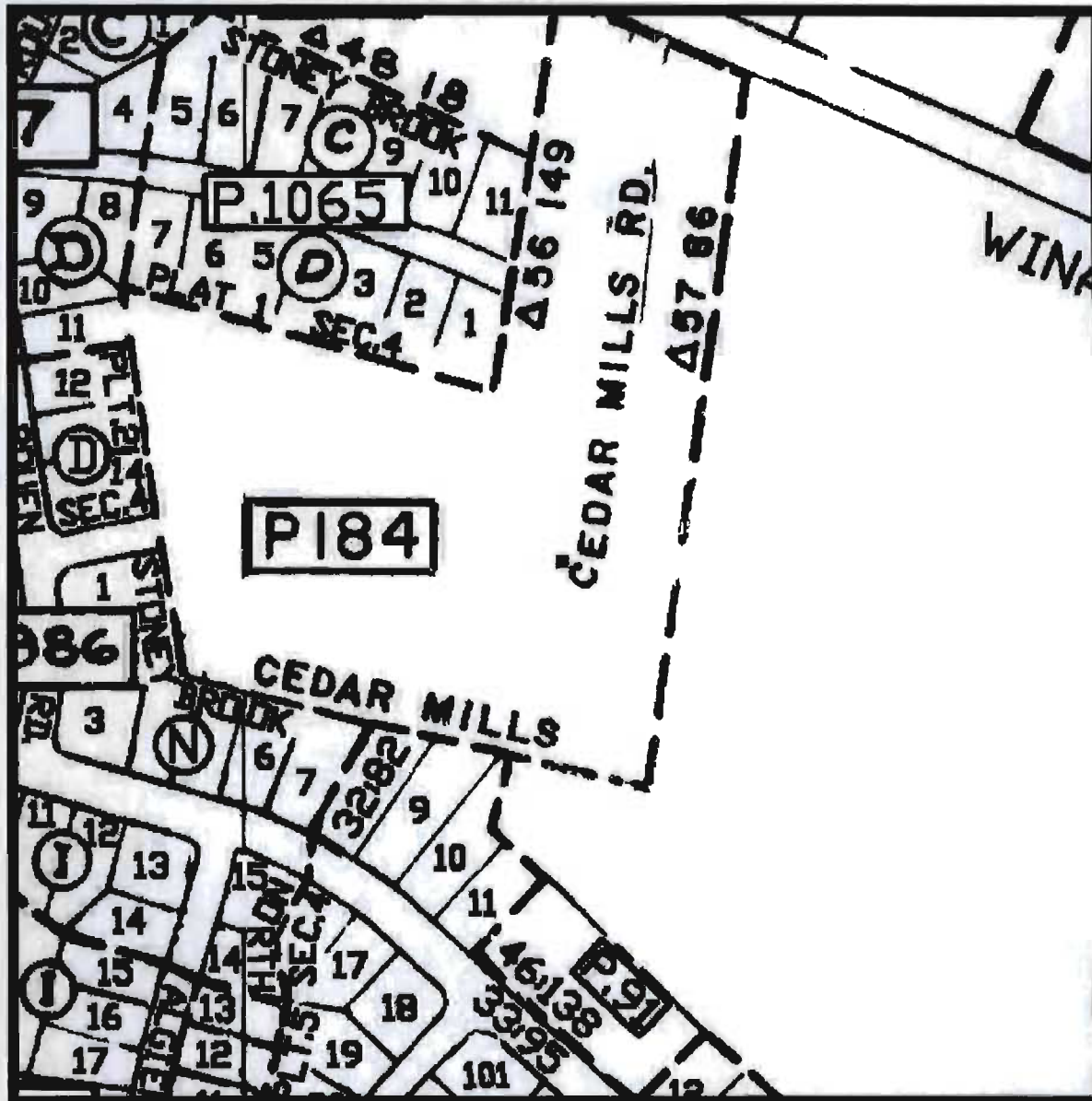
Special Tax Recapture:
 * NONE *



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

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District - 02 Account Number - 2100001276



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 site at www.mdp.state.md.us/tax_mos.htm





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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Account Identifier: District - 02 **Account Number -** 1900002841

Owner Information

Owner Name:	BRYANT MARION V	Use:	RESIDENTIAL
Mailing Address:	8631 WINANDS RD RANDALLSTOWN MD 21133-4401	Principal Residence:	YES
		Deed Reference:	1) /15579/ 640 2)

Location & Structure Information

Premises Address	Legal Description
8631 WINANDS RD	.2454 AC 8631 WINANDS RD WINANDS CORNER

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	4	811				B	7	1	Plat Ref: 48/ 18

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	1,540 SF	12,065.00 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
		01/01/2007	07/01/2007	07/01/2008
Land	48,010	75,010		
Improvements:	118,650	225,240		
Total:	166,660	300,250	211,190	255,720
Preferential Land:	0	0	0	0

Transfer Information

Seller: VILLANOVA KHAZAN DHE	Date: 09/19/2001	Price: \$176,250
Type: IMPROVED ARMS-LENGTH	Deed1: /15579/ 640	Deed2:
Seller: A D Z HOMES INC	Date: 06/06/1992	Price: \$125,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9211/ 215	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

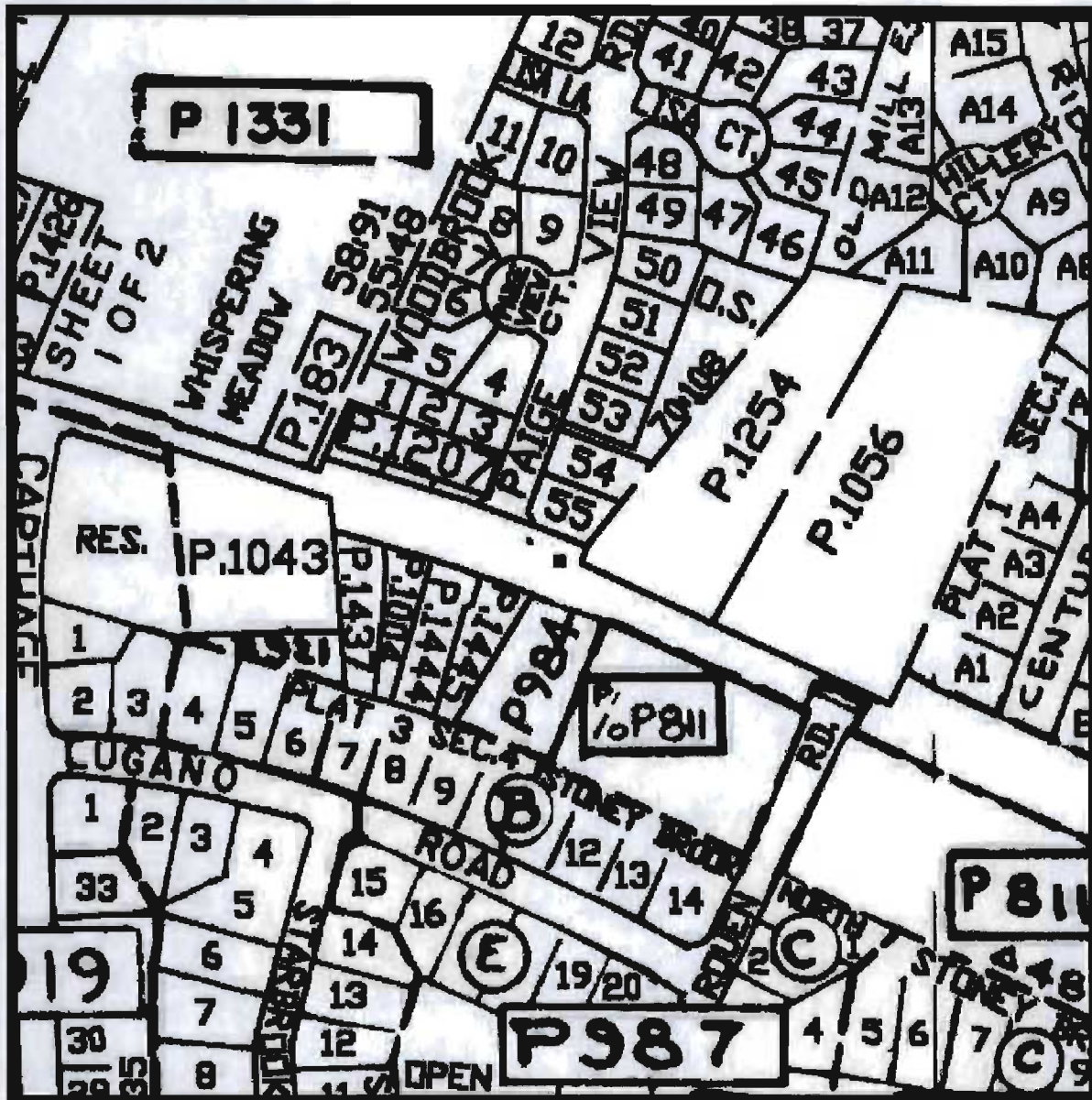
Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



District - 02 Account Number - 1900002841



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Order the

TAX MAP

click here...

DATE: 01/18/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:23:48

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 001276	02	1-0	04-00	H	NO		01/02/08

ROBINSON KAREEM DESC-1.. IMPS.2441 AC

SPRINGFIELD-ROBINSON JENNIFER D DESC-2.. CEDAR MILLS

4032 CEDAR MILLS RD PREMISE. 04032 CEDAR MILLS

RD

00000-0000

RANDALLSTOWN

MD 21133-4400 FORMER OWNER: BUGG GAIL B

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	47,650	74,650				
IMPV:	135,290	253,820	TOTAL..	279,960	279,960	231,450
TOTL:	182,940	328,470	PREF...	0	0	0
PREF:	0	0	CURT...	279,960	279,960	231,450
CURT:	182,940	328,470	EXEMPT.		0	0
DATE:	07/03	08/06				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 279,960 08/23/07

ASSESS: 231,450

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

365-A



365-A



365-A



365-A