

IN RE: PETITIONS FOR VARIANCE	*	BEFORE THE
W/S Railway Avenue, 60' & 110' N c/line		
Tolson Avenue	*	ZONING COMMISSIONER
(Railway Avenue – Lots 46 & 47)		
(6740 Railway Avenue – Lots 44 & 45)	*	OF
12 th Election District		
7 th Council District	*	BALTIMORE COUNTY
 Jennifer Rivas, <i>Legal Owner</i>	*	Case Nos. 08-397-A &
Steve Carroll t/a Mason Properties,		08-398-A
<i>Contract Purchaser</i> (Lots 46 & 47)	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the legal owner of the subject properties, Jennifer Rivas, and the contract purchaser, Steve Carroll d/b/a Mason Properties, for two (2) adjacent properties known as 6740 Railway Avenue (Lots 44 & 45) and Lots 46 & 47 Railway Avenue. Since the properties are owned by the same person and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 08-397-A (Lots 46 & 47), the Petitioners, Jennifer Rivas and Steve Carroll, as originally filed, request variance relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling on an undersized lot with a lot width of 50 feet in lieu of the required 55 feet. At the outset of the hearing, however, Petitioners amended their petition asking to include as well approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. In Case No. 08-398-A (6740 Railway Avenue), Petitioner, Jennifer Rivas, requests similar relief. Specifically, relief is requested from B.C.Z.R. Section 1B02.3C.1 to permit an existing single-family dwelling on an undersized lot with a lot width of 50 feet in lieu of the minimum required lot width of 55 feet. The subject properties and requested relief are more particularly described on the site plan

ORDER RECEIVED FOR FILING
 Date 4-30-08
 By [Signature]

submitted in each case, which were accepted into evidence and respectively marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Jennifer Rivas, property owner, Steve Carroll, contract purchaser (Lots 46 & 47), and Ron Howard, a realtor with ReMax assisting the Petitioners. There were no Protestants or other interested persons present. It is noted that I received confirmation from the adjoining and adjacent property owner and tenant, Carolyn Haggie, indicating that she does not oppose Petitioners' requested zoning relief.

Testimony and evidence offered revealed that the subject adjacent parcels are located on the west side of Railway Avenue, just north of Tolson Avenue in Dundalk. The lots are identified as Lots 44 through 47 on the plat of subdivision of Fairlawn, which is an older subdivision that was platted and recorded in the Land Records prior to 1945, thus prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. In this regard, each of the subject lots contains a gross area of over 6,000 square feet (Lots 44 & 45 [6740 Railway Avenue] as combined are 50' wide x 135' deep and contain 6,750 square feet; Lots 46 & 47 contain a gross area of 6,750 square feet), more or less, zoned D.R.5.5. Jennifer Rivas has owned all of the lots since October 16, 2007 and resides at the 6740 Railway address with her family. She desires to sell the adjacent lots to Mason Properties for development with a new two-story single-family dwelling. Testimony indicated that this new dwelling will meet all front, side and rear setback requirements. Relief is requested to approve lot widths of 50 feet respectively and to approve the properties as undersized lots (width at building line less than that required by the area regulations) to permit the proposed development. Photographs and real

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Date 4-30-08
By [signature]

property data search records obtained from the Maryland Department of Assessments and Taxation illustrate the pattern of development and show that the subject properties and surrounding community were built on combined 25-foot wide lots which is also confirmed by the Office of Planning in its Zoning Advisory Committee (ZAC) comment. There is no physical evidence that the subject properties were used or consolidated with any other lot to invoke the doctrine of merger as described in *Friends of the Ridge v. Baltimore Gas & Electric Company* 352 Md. 645 (1999) and *Remes v. Montgomery County* 387 Md. 52 (2005). Moreover, the uncontradicted evidence clearly establishes that there has never been a desire to combine or merge the several parcels (Lots 44-45 – Tax Account No. 1214065370) with (Lots 46-47 – Tax Account No. 1214065371).

Testimony offered in support of the requests was that without variance relief, Lots 46 & 47 could not be developed. Obviously, strict compliance with the regulations would create a hardship as the zoning regulations result in a denial of a reasonable and sufficient use of the property (*See Belvoir Farms v. North* 355 Md. 259 [1999]). Moreover, based on the testimony and evidence presented, the Petitioners are entitled to their variances as they have met the requirements of Section 304 of the B.C.Z.R. (*See Mueller v. People's Counsel for Baltimore County* 177 Md. App. 43 [2007]). In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and, therefore, would meet the spirit and intent of Section 307 for relief to be granted. The proposed dwelling will meet all front, side and rear setback requirements and will be situated on the lots consistent with other houses in the community. Building elevations received as Petitioners' Exhibit 2 in Case No. 08-397-A were reviewed and approved by John Alexander with the Office of Planning

at the hearing on April 24, 2008. The only deficiency in both of these instances is the lot width, which is 5 feet shy of the required 55 feet.

Pursuant to the resubdivision of the property, the advertisement, posting of the properties and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of April 2008, that the Petition for Variance filed in Case No. 08-397-A, seeking relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed buildable lot with a width of 50 feet in lieu of the minimum required 55 feet, and approval of the subject property (Lots 46 & 47) as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed single-family dwelling, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 08-398-A seeking relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling on an undersized lot with a width of 50 feet, in lieu of the minimum required 55 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED subject to the following conditions:

1. The Petitioner(s) may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner(s) is hereby made aware that proceeding at this time is at his own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 4-30-08
By 123

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



WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

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Date 4-30-08
By 190

TAX. ACCOUNT # 12140637

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at LOT # 46+47 Railway Ave

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) BCZR 1B.02.3C.1

TO APPROVE A PROPOSED SINGLE FAMILY DWELLING ON AN UNDERSIZED LOT WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET

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 PRESENTED IN THE HEARING

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:

Steve Carroll (MASON Properties)

Name - Type or Print

Steve Carroll

118 Greenland beh rd 443-220-5497

Baltimore md 21226

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JENNIFER RIVAS

Name - Type or Print

Jennifer Rivas

Jennifer Rivas

Signature

685 Duith Ave

Address Telephone No.

Barto md 21226

City State Zip Code

Signature

118 Greenland beh rd 443-220-5497

Baltimore md 21226

City State Zip Code

Signature

Steve Carroll

118 Greenland beh rd 443-220-5497

Baltimore md 21226

OFFICE USE ONLY

Case No. 08-397-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

REV 9/15/98

UNDER RECEIVED FOR FILING

Date 4-30-08

By BSW

Reviewed By A. Feli

Date 02/27/08

550
2/27/08

ZONING DESCRIPTION FOR LOTS 46 & 47 Railway Avenue Baltimore, MD

Beginning at a point on the West side of Railway Avenue which is 50' wide at the distance of 110' ^{NOR. ST.} West of the centerline of the nearest improved intersecting street Tolson which is 50' wide. Being lot#46 & 47 Block P, Section #P in the subdivision of Fairlawn as recorded in Baltimore County Plat Book # W.P.C.6. Folio #100 containing 6,750. ^{S.T.} Also known as LOTS 46 & 47 Railway Avenue and located in the 12th Election District, 7th Councilmanic District.

08-397-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: #08-397-A

Lot #46 & 47, Railway Avenue

W/side of Railway Avenue, 110 feet north of centerline Tolson Avenue

12th Election District — 7th Councilmanic District

Legal Owner(s): Jennifer Rivas

Contract Purchaser: Steve Carroll (Mason Properties)

Variance: to approve a proposed single family dwelling on an undersized lot with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, April 24, 2008 at 10:00 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 accommodations 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.

JT 4/692 April 8

169551

CERTIFICATE OF PUBLICATION

4/10/2008

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 4/8/2008.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **1108**

Date: **02/27/2006**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6157				130

Total: **\$130**

Rec
From:

Steve Carroll

For:

1740 E Pot 46 47 Railway Ave

OP-397-A

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

OP-398-A

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-397-A

Petitioner/Developer: STEVE

CARROLL

Date of Hearing/Closing: 4-24-08

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:

LOT # 46 + 47 RAILWAY AVE

The sign(s) were posted on 4-9-08
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

4-16-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

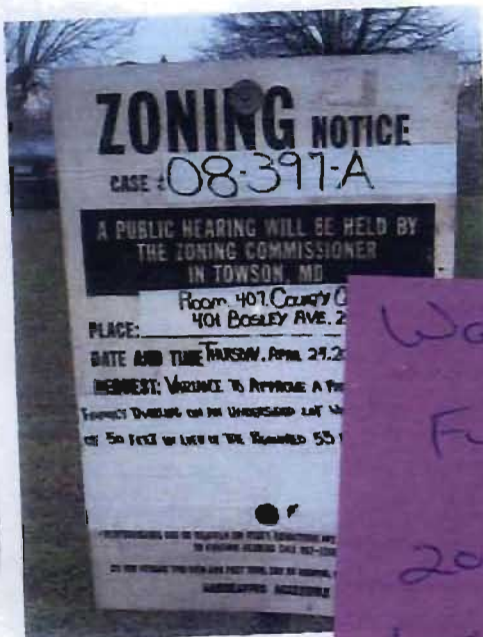
(Address)

undalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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.

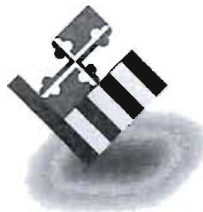
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-397-A
Petitioner: JENNIFER RIVAS
Address or Location: LOT # 46 & 47 RAILWAY AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve Carroll
Address: 118 Greenland bch rd
Baltimore md 21226
Telephone Number: 443-220-5497



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*

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: 08-397-A

Lot #46 & 47, Railway Avenue

W/side of Railway Avenue, 110 feet north of centerline Tolson Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Jennifer Rivas

Contract Purchaser: Steve Carroll (Mason Properties)

Variance to approve a proposed single family dwelling on an undersized lot with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, April 24, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Steve Carroll, Mason Properties, 118 Greenland Beach Road,
Jennifer Rivas, 6805 Duluth Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 9, 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 8 2008 Issue - Jeffersonian

Please forward billing to:

Steve Carroll
118 Greenland Beach Road
Baltimore, MD 21226

443-220-5497

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: 08-397-A

Lot #46 & 47, Railway Avenue

W/side of Railway Avenue, 110 feet north of centerline Tolson Avenue

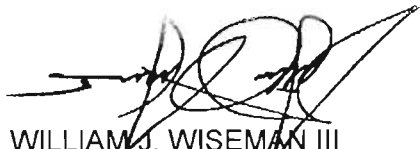
12th Election District – 7th Councilmanic District

Legal Owners: Jennifer Rivas

Contract Purchaser: Steve Carroll (Mason Properties)

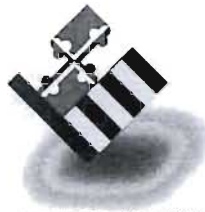
Variance to approve a proposed single family dwelling on an undersized lot with a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Thursday, April 24, 2008 at 10:00 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 16, 2008

Jennifer Rivas
6805 Duluth Avenue
Baltimore, MD 21222

Dear Ms. Rivas:

RE: Case Number: 08-397-A, Lots #46 & 47 Railway Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 27, 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
Steve Carroll Mason Properties 118 Greenland Beach Road Baltimore 21226

BW 4/24
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 27, 2008

RECEIVED
APR 01 2008

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

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-398-Variance**

and 08-397

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact John Alexander with the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:

Lynn Latham

CM/LL

Proposed



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 3, 2008

Item Number: 377,384,385,386,387,388,389,390,391,392,393,395,396,397,398,399

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 5, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2008
Item Nos. 08-377, 384, 387, 388,
389, 390, 391, 392, 393, 394, 395, 396,
397, and 398

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-03052008.doc



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: MARCH 4, 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. 8-397A
LOT #46 & 47 RAILWAY AVE.
RIVAS 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. 8-397A.

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

RE: PETITION FOR VARIANCE * BEFORE THE
Lot # 46 & 47 Railway Avenue; W/S Railway *
Avenue, 110' N c/line Tolson Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Jennifer Rivas * FOR
Contract Purchaser(s): Steve Carroll *
Petitioner(s) * BALTIMORE COUNTY
* 08-397-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.

RECEIVED
MAR 11 2008
Per _____

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 11th day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to Steve Carroll, 118 Greenland Boh Road, Baltimore, MD 21226, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 08-397-17 &
DATE 4-24-08 398-A

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 08-397-A ✓
DATE 4-24-08 398-A

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

FOR HAMMERS

PO Box 22401

DALY, MD 21203

ron@baltimoreshowcase.ca

REMAP



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

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

Account Identifier: District - 12 Account Number - 1214065371

Owner Information

Owner Name: RIVAS JENNIFER **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 6805 DULUTH AVE **Deed Reference:** 1) /26278/ 658
DUNDALK MD 21222-1111 2)

Location & Structure Information

Premises Address **Legal Description**
RAILWAY AVE LT 46,47
RAILWAY AVE
FAIRLAWN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
103	3	513			P		46	3	Plat Ref: 6/ 100

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		6,750.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	21,680	41,180		
Improvements:	0	0		
Total:	21,680	41,180	34,680	41,180
Preferential Land:	0	0	0	0

Transfer Information

Seller: GUPTA AMIE	Date: 10/16/2007	Price: \$48,400
Type: UNIMPROVED ARMS-LENGTH	Deed1: /26278/ 658	Deed2:
Seller: GUPTA AMIE	Date: 09/13/2006	Price: \$5,000
Type: NOT ARMS-LENGTH	Deed1: /24455/ 327	Deed2:
Seller: NOVAK ADAM	Date: 08/10/2006	Price: \$0
Type: NOT ARMS-LENGTH	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:

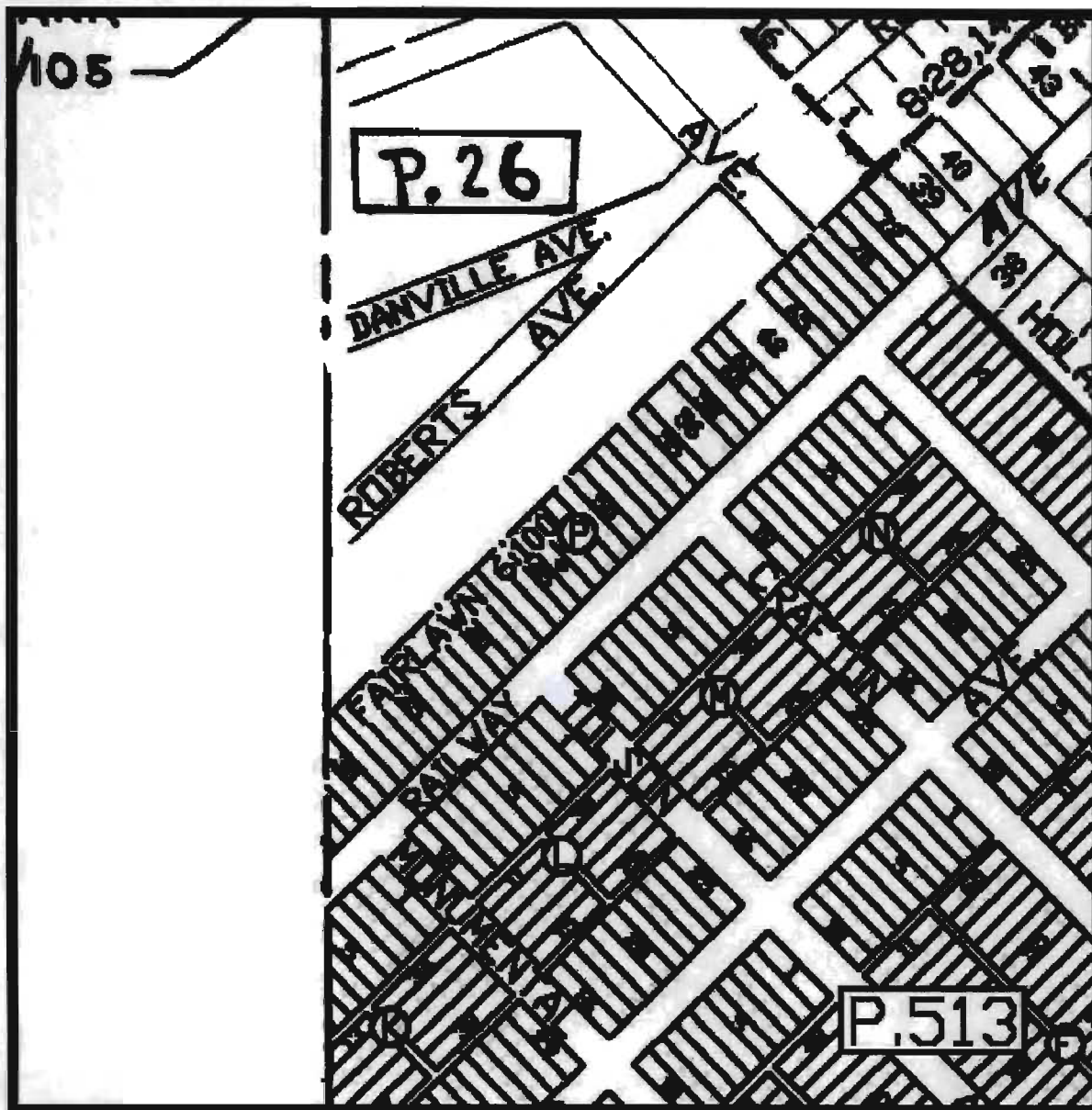
Special Tax Recapture:
* NONE *



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

Go Back
View Map
New Search

District - 12 Account Number - 1214065371



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web
site at www.mdp.state.md.us/tax_mos.htm



Case No.: 08-397-A Lots 46 & 47 of Fairlawn Subdivision

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	BLDG ELEVATIONS	
No. 3	PHOTO'S EXISTING HOMES AND Subject Lot	
No. 4	Aerial VIEW ZONING MAP- Pattern of Development	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

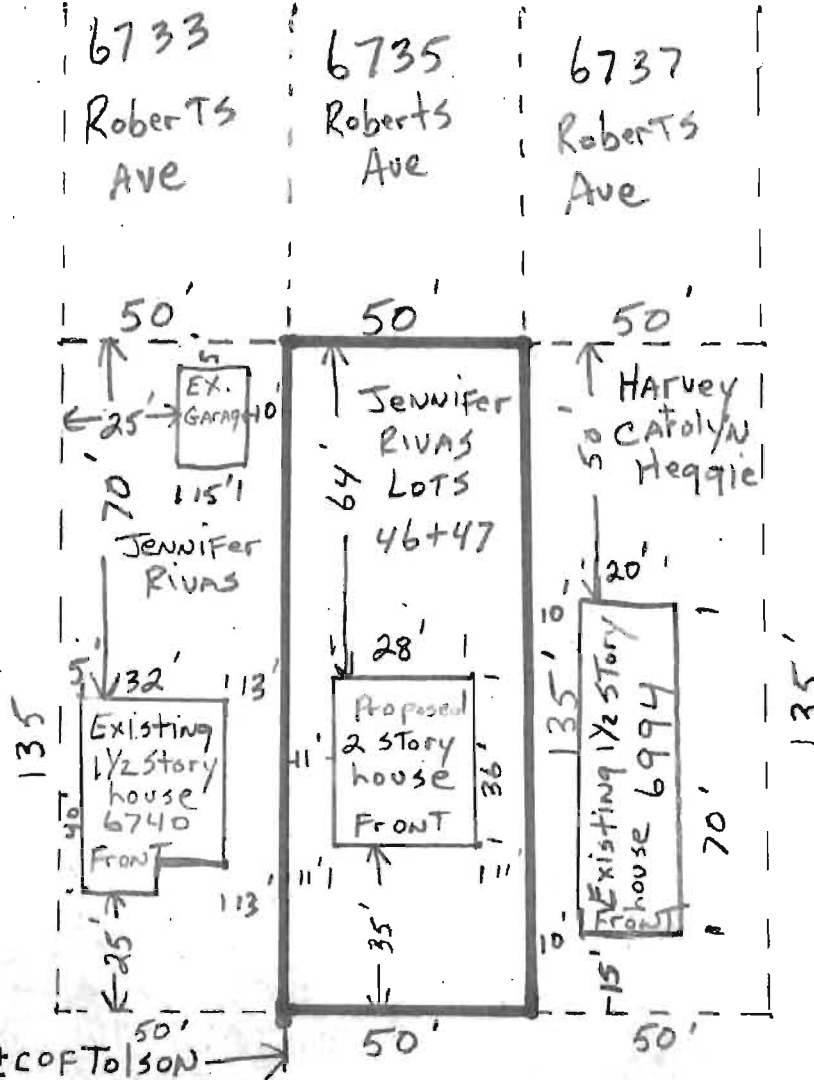
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS LOTS 46+47 Railway Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME FAIR LAWN

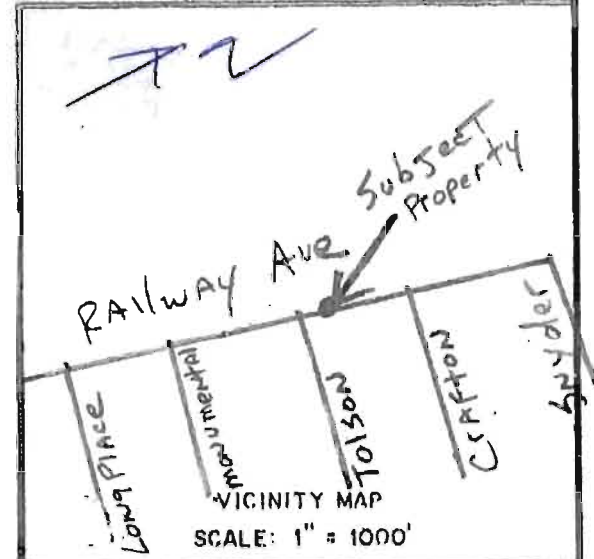
PLAT BOOK # WPC 6 FOLIO # 100 LOT # 46 SECTION # P

OWNER JENNIFER RIVAS 47



PETITIONER'S

EXHIBIT NO. 1



LOCATION INFORMATION

ELECTION DISTRICT 12
 COUNCILMANIC DISTRICT 7
 1" = 200' SCALE MAP # 103 B1
 ZONING PR 5.5
 LOT SIZE 0.15 6750
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

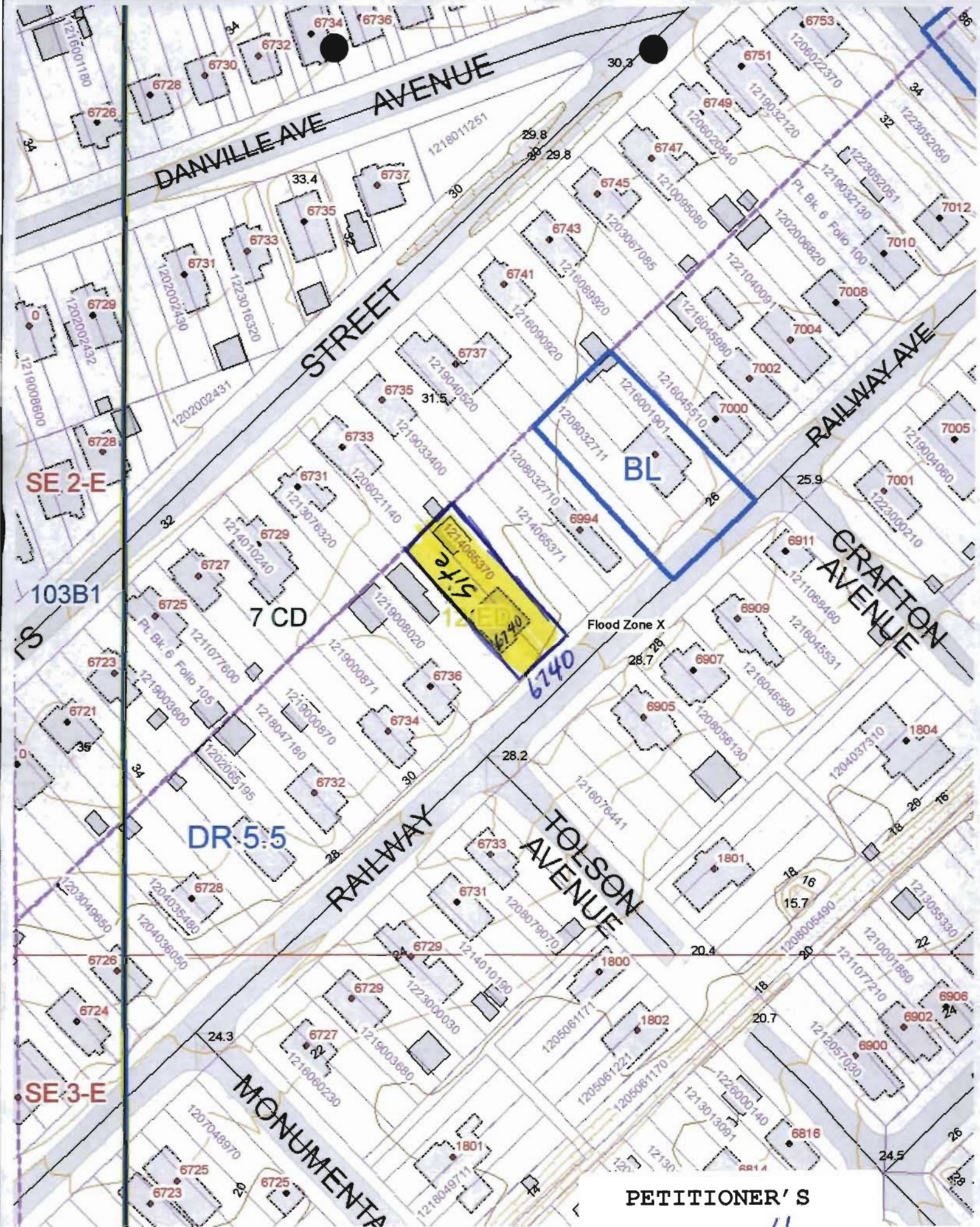
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
 REVIEWED BY A. Tsui ITEM # 397 CASE # 08-397-A



PREPARED BY Steve Carroll

SCALE OF DRAWING: 1" = 40'



PETITIONER'S

EXHIBIT NO.

4

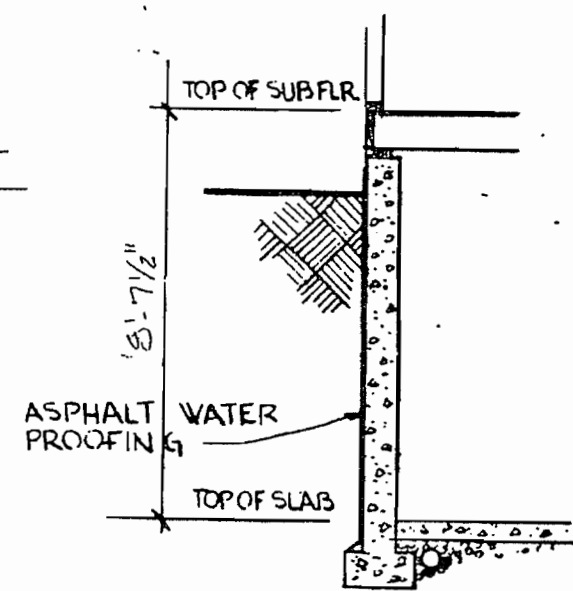
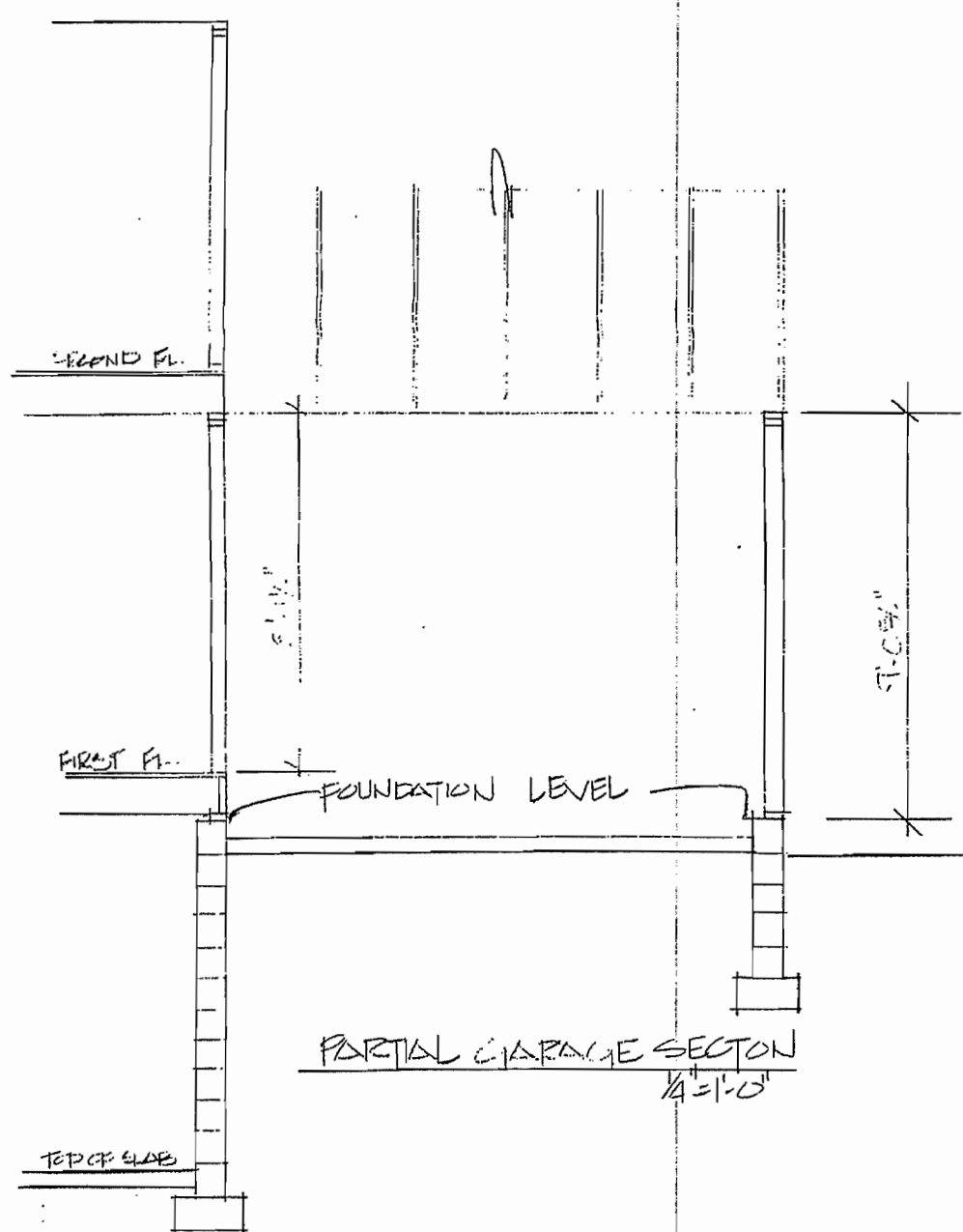
A



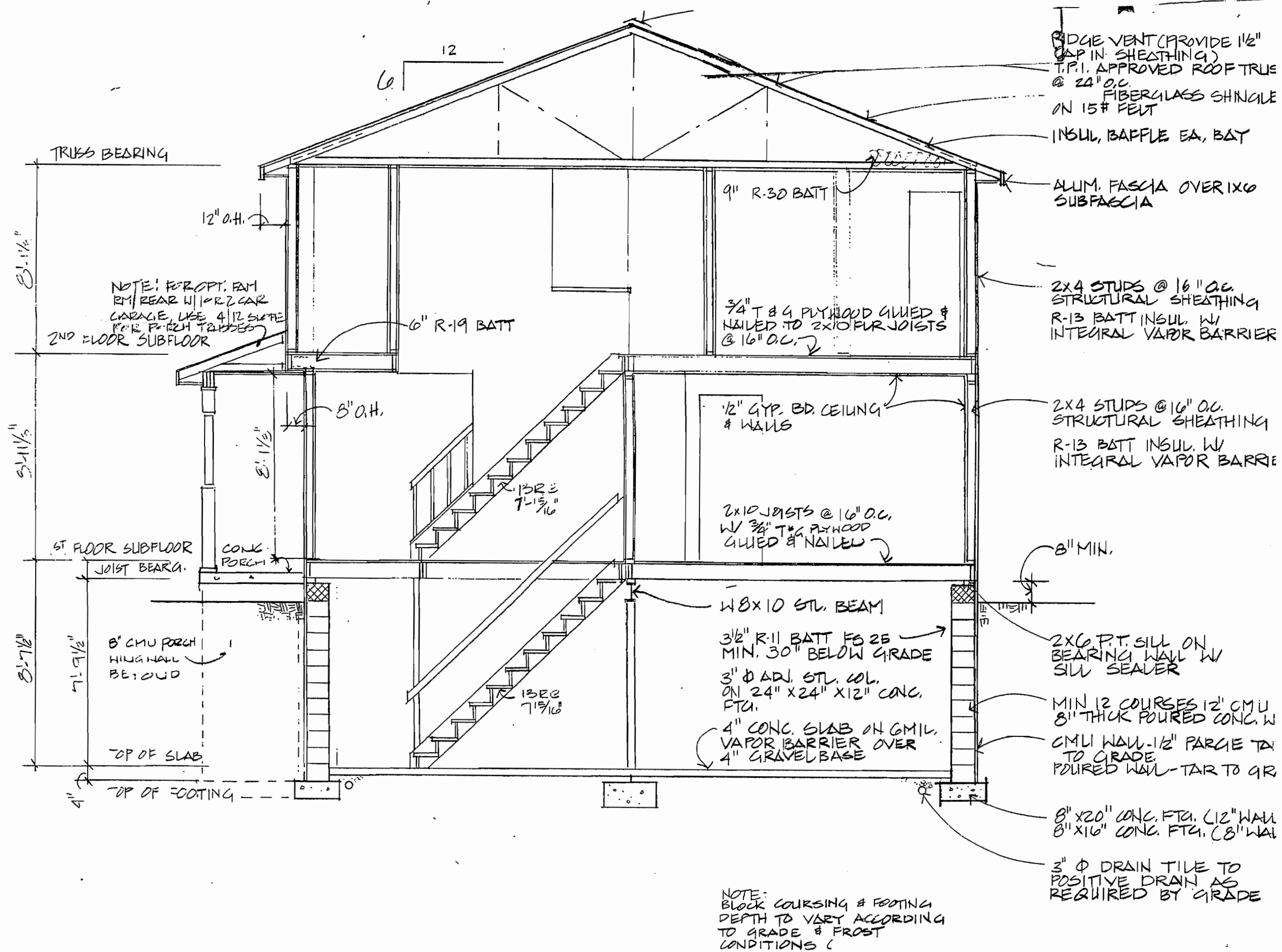
PETITIONER'S

EXHIBIT NO.

3



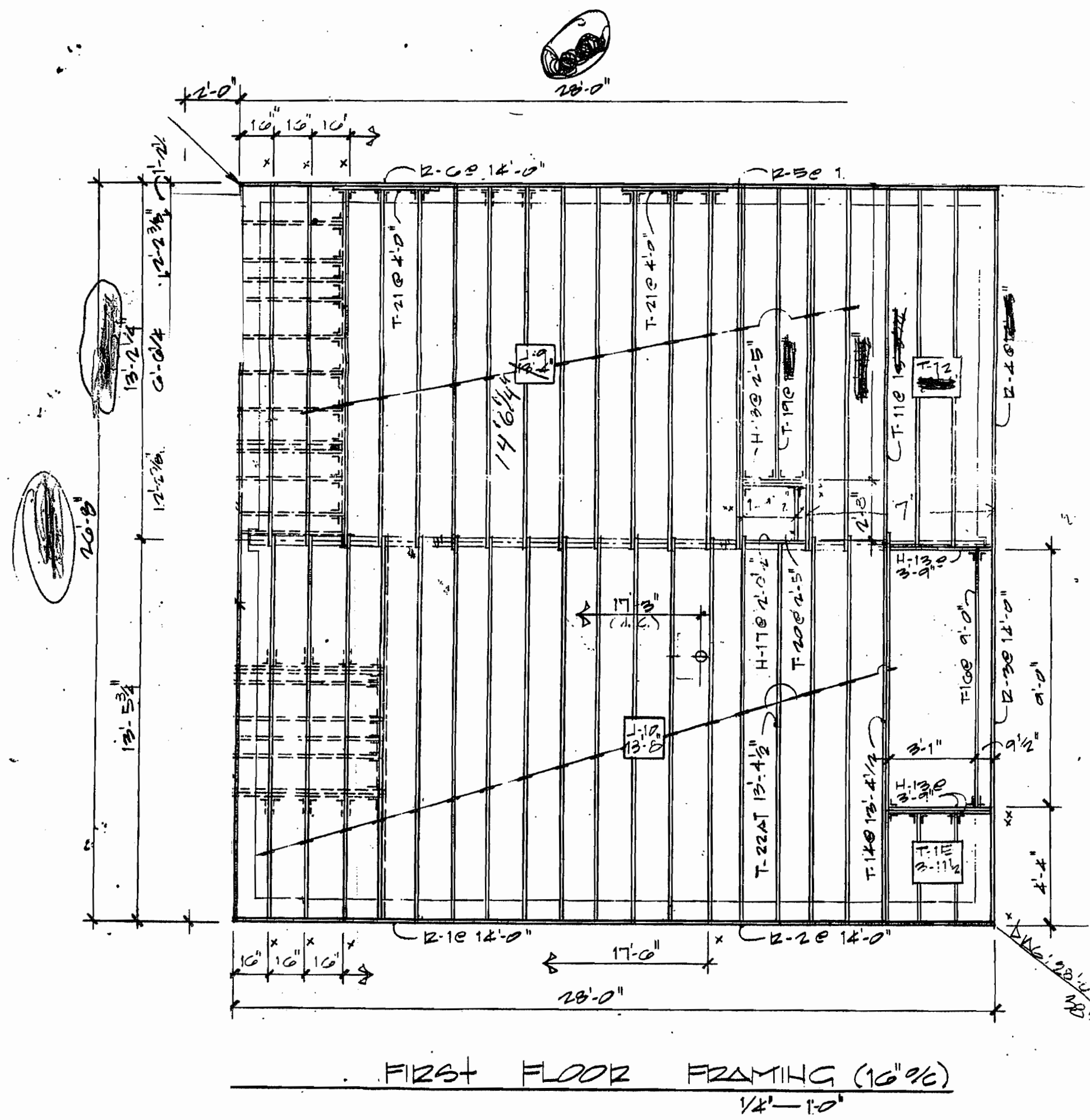
ALT. 8" POURED CONG.
FOUNDATION WALL



MODEL - C 5 of 6

Railway Ave ②

OPT. BAT W/ H2O2
 + (G) 2x10x12-0"
 + (H) 2x10x14-0"
 + (I) SINGLE JOIST HANGERS
 + (J) DOUBLE JOIST HANGERS



DECK MATERIAL CUT LIST			JOIST CUT LIST		
NO.	QTY	DESCRIPTION	QTY	SIZE	
J-1	1	2x10x12-0"	1	2x10x12	
J-2	1	2x10x12-0"	1	2x10x12	
J-3	1	2x10x12-0"	1	2x10x12	
J-4	1	2x10x12-0"	1	2x10x12	
J-5	1	2x10x12-0"	1	2x10x12	
J-6	1	2x10x12-0"	1	2x10x12	
J-7	1	2x10x12-0"	1	2x10x12	
J-8	1	2x10x12-0"	1	2x10x12	
J-9	10	2x10x13-4"	10	2x10x13	
J-10	17	2x10x13-0"	17	2x10x13	
J-11	1	2x10x13-0 1/2"	1	2x10x13	
J-12	2	2x10x13-1"	2	2x10x13	
J-13	3	2x10x13-9"	1	2x10x13	
J-14	1	2x10x13-2 1/2"	1	2x10x13	
J-15	2	2x10x13-11 1/2"	1	2x10x13	
J-16	1	2x10x13-0"	1	2x10x13	
J-17	1	2x10x13-3 1/2"	1	2x10x13	
J-18	2	2x10x13-5"	1	CUT FROM J-17	
J-19	1	2x10x13-3"	1	2x10x12	
J-20	1	2x10x13-5"	1	CUT FROM J-17	
J-21	2	2x10x13-0"	1	2x10x10	
J-22	1	2x10x13-11 1/2"	1	2x10x14	

TOTAL - FIRST FLOOR (PAGE HOUSE)

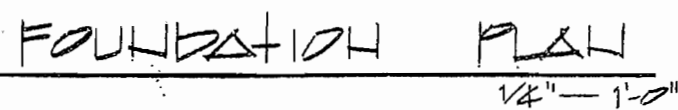
QTY	DESCRIPTION	QTY	DESCRIPTION
3	2x10x10-0"	12	SINGLE JOIST HANGERS
3	2x10x12-0"	3	DBL. JOIST HANGERS
45	2x10x14-0"		
0	2x10x16-0"		

3/4 T&G PLY 2 2x4x16 FT.
 GLUE 8 2x6x16 FT.
 3 POLS. SIL. SEAL

RAILWAY AVE ⑥



Railway Ave 5



Railway Ave ③