

**IN RE: PETITION FOR ADMIN. VARIANCE \***

NW side Jefferson Road, 62 feet N of c/l  
Railroad Avenue and Jefferson Road  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
**(1906 Jefferson Road)**

Ronald W. Bogert, Sr.  
*Petitioner*

BEFORE THE

\* DEPUTY ZONING

\* COMMISSIONER

\* FOR BALTIMORE COUNTY

\* **Case No. 08-433-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, Ronald W. Bogert, Sr. for property located at 1906 Jefferson Road. The variance request is from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 5 foot side yard setback and a 21 foot rear yard setback, and to permit an existing addition with a 17 foot front setback in lieu of the required 10 feet, 30 feet and 25 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct a rear addition measuring 33 feet wide x 12 feet deep. The subject property is improved with the existing 1 ½ story dwelling and two sheds in the rear yard. Current family conditions necessitate construction of the addition.

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 April 17, 2008 which indicates that the property is a very small tight lot and Planning recommends permitting the existing front addition, but not the enlargement thereof. The rear addition should be reduced so that it does not project beyond the existing building sidewalls. A condition of approval should be the removal of the 8 foot x 8 foot shed on the north corner of the property as it would reduce the impact of a constrained rear yard.

~~STAMP RESERVED FOR FILED~~

~~5.28.08~~

~~PM~~

On May 6, 2008, the Undersigned sent a letter to the Petitioner transmitting the Office of Planning comments and asking if the Petitioner is able to modify the site plan and comply with said comments. The Petitioner replied in writing on May 14, 2008 indicating that the addition will add two bedrooms for the growing family. Since the side of the addition is being reduced in size per the Office of Planning comments, Petitioner requests to increase the depth of the addition to 14 feet to allow for closet space within the rooms. Petitioner also requested to retain the 8 foot x 8 foot shed on the property to accommodate their storage needs. They could locate the subject shed farther back on the property. If this is not possible, they could make other storage arrangements.

#### **Amended Petition**

Per correspondence with the Petitioner, the Petition for Administrative Variance is amended to reflect "To permit an addition with a 19 foot rear yard setback and to permit an existing addition with a 17 foot front setback in lieu of the required 30 feet and 25 feet respectively". Petitioner has agreed to withdraw the side yard setback variance request by making the addition 10 feet from the side yard instead of the previously requested 5 feet. This requires the addition to be 2 feet deeper so the Petitioner needs a variance from the rear yard setback requirement of 19 feet instead of 21 feet.

I agree with the Office of Planning comment dated April 17, 2008, that the 8 foot x 8 foot shed needs to be removed due to overcrowding of the relatively small lot.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 30, 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

FROM RECEIVED FOR PLANNING  
5.28.08  
P3

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 28<sup>th</sup> day of May, 2008 that a variance from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 19 foot rear yard setback and to permit an existing addition with a 17 foot front setback in lieu of the required 30 feet and 25 feet respectively is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.
2. Prior to the issuance of any building permits, the Petitioner shall remove the 8 foot x 8 foot shed on the north corner of the property

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  
5-28-08  
PB



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

May 28, 2008

RONALD W. BOGERT SR.  
1906 JEFFERSON ROAD  
DUNDALK MD 21222

Re: Petition for Administrative Variance  
Case No. 08-433-A  
Property: 1906 Jefferson Road

Dear Mr. Bogert:

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.

Thank you for your attention and cooperation in this matter.

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: Jeffrey Barnes, c/o Comfortable Homes, 501 Mace Avenue, Essex MD 21221



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1906 JEFFERSON RD

which is presently zoned DRS.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)

1B02.3.C.1

To permit an addition with a 5-foot side yard setback and a 21-foot rear yard setback and to permit an existing addition with a 17-foot front setback in lieu of the required 10-feet, 30-feet and 25-feet, respectively.

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:

RONALD W BOGERT SR.  
Name - Type or Print

Ronald Bogert  
Signature

1906 JEFFERSON RD  
Address

DUNDALK MD 21222  
City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

RONALD W BOGERT SR.  
Name - Type or Print

Ronald Bogert  
Signature

Name - Type or Print

Signature

1906 JEFFERSON RD  
Address

DUNDALK Md 21222  
City State Zip Code

### Representative to be Contacted:

JEFFREY BARNES c/ Comfortable Homes  
Name

501 MALES AVE 410 627 0027  
Address Telephone No.

ESSEX Md 21221  
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. 08-433-A

Reviewed By TW Date 03/17/08

REV 10/25/01

Estimated Posting Date 3/30/08

5.28.08

13

# 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

1906 JEFFERSON Rd  
Address  
Dundalk Md 21222  
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):

CURRENT FAMILY CONDITIONS Require Added Bedroom space  
AND lot RESTRICTIVE AT REAR & SIDES will not permit  
much needed EXPANSION.

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.

Ronald Bogert  
Signature

Signature

Ronald Bogert  
Name - Type or Print

Name - Type or Print

-----  
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ <sup>Hanford</sup>, to wit:

I HEREBY CERTIFY, this 16<sup>th</sup> day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald Bogert Sr.  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lain J. Barnes  
Notary Public

My Commission Expires 9/18/11

# ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1906 JEFFERSON ROAD DUNDOK MD  
(address) 21222

Beginning at a point on the N/W side of  
(north, south, east or west)

JEFFERSON ROAD which is 40'  
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 60 N/W of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street RAILROAD  
(name of street)

which is 20' wide. \*Being Lot # 9  
(number of feet of right-of-way width)

Block 3, Section # - in the subdivision of WILLOW SPRING PARK  
(name of subdivision)

as recorded in Baltimore County Plat Book # 12, Folio # 58.

containing 4216. Also known as 1906 JEFFERSON Rd DUNDOK MD  
(square feet or acres) (property address) 21222

and located in the 12 Election District, 7 Councilmanic District.

08-433-A

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **11413**

Date: **3/17/08**

**PAID RECEIPT**

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
| 001  | 000  |      |             | 650           |            |              |            | 65.00  |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |

Total: **65.00**

Rec

From:

*Jeffrey Barnes*

For:

*1906 Joffman Rd*  
*21172*

*08-433-1*

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
 VALIDATION**

BUSINESS ACTUAL TIME INM  
 3/18/2008 3/17/2008 14:06:53  
 001 000 000000000000  
 RECEIPT # 11413 3/17/2008 14:06  
 5 500 000000000000  
 011413  
 Recpt Inf 65.00  
 65.00 00 1.00 00  
 Baltimore County Maryland

# CERTIFICATE OF POSTING

RE: Case No.: 08-433-A

Petitioner/Developer: COMFORTABLE  
Homes LLC

Date of Hearing/Closing: 4-14-08

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:

1906 JEFFERSON RD

The sign(s) were posted on 3-30-08  
(Month, Day, Year)

Sincerely,

Robert Black 3-31-08  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

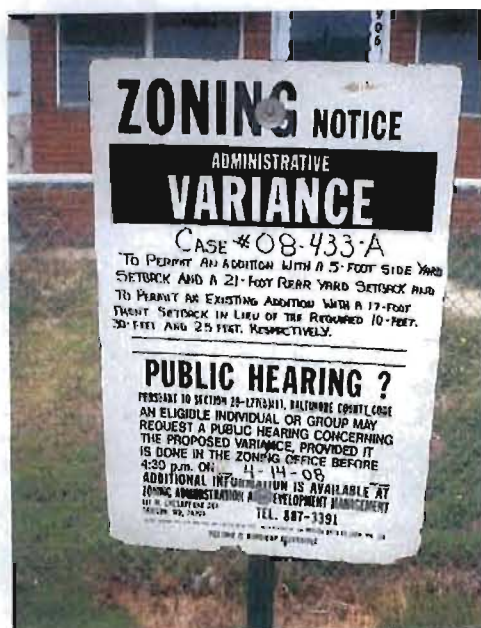
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 08- 433 -AAddress 1906 Jefferson RdContact Person: LEONARD Wasilewski  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/17/08Posting Date: 3/30/08Closing Date: 4/14/08

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

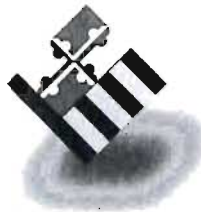
1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible 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- 433 -AAddress 1906 Jefferson RdPetitioner's Name Ronald Bogert SrTelephone 410-627-0027Posting Date: 3/30/08Closing Date: 4/14/08

Wording for Sign: To Permit AN addition with a 5ft side setback AND A  
21ft Rear setback AND to permit an existing addition with A  
17ft front setback in lieu of the required 10ft, 30ft, and  
25ft, respectively

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*

April 15, 2008

Ronald W. Bogert, Sr.  
1906 Jefferson Road  
Dundalk, MD 21222

Dear Mr. Bogert:

RE: Case Number: 08-433-A, 1906 Jefferson Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 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  
Jeffrey Barnes c/o Comfortable Homes 501 Mace Avenue Essex 21221

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** April 17, 2008

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

**SUBJECT:** 1906 Jefferson Road

**INFORMATION:**

**Item Number:** 8-433

**Petitioner:** Ronald W. Bogert

**Zoning:** DR 5.5

**Requested Action:** Administrative Variance

**RECEIVED**  
APR 30 2008

**BY:** \_\_\_\_\_

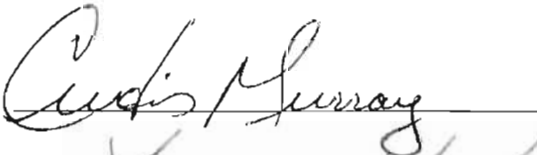
**SUMMARY OF RECOMMENDATIONS:**

This is a very small tight lot. The Office of Planning recommends permitting the existing front addition but not the enlargement thereof. The rear addition should be reduced so that it does not project beyond the existing building sidewalls.

Lastly, a condition of approval should be the removal of the 8x8 ft. shed on the north corner of the property, as it would reduce the impact of a constrained rear yard.

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

**Reviewed by:**



**Division Chief:**

AFK/LL: CM



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** April 1, 2008

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 31, 2008  
Item Nos. 08-401, 418, 419, 420, 421, 422,  
426, 427, 428, 429, 430, 431, 432, 433, 434,  
435, 438, 439, and 440

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-03282008.doc



**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 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418, 419, 420, 421, 422, 423, 424, 426, 427, 428, 429, 430, 431, 432, 433, 434  
and 435

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: MARCH 24, 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. B-433-A  
1906 JEFFERSON ROAD  
BOGEIT PROPERTY  
ADMINISTRATIVE VOUCHER

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. B-433-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,

*Foster* 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](http://www.marylandroads.com)



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

May 6, 2008

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

RONALD W. BOGERT SR.  
1906 JEFFERSON ROAD  
DUNDALK MD 21222

Re: Petition for Administrative Variance  
Case No. 08-433-A  
Property: 1906 Jefferson Road

Dear Mr. Bogert:

Your request for Administrative Variance has been given to me for review. We are in receipt of Zoning Advisory Committee (ZAC) comments from the Office of Planning which recommends permitting the existing front addition, but not the enlargement thereof. The rear addition should be reduced so that it does not project beyond the existing building sidewalls. The Planning Office also recommends the removal of the 8 foot x 8 foot shed on the north corner of the property as it would reduce the impact of a constrained rear yard. I am enclosing a copy of this ZAC comment for your review.

Please write to me at your earliest convenience if you are able to modify the site plan and comply with their recommendations. If not, I will decide the matter based on the information contained in the case file or schedule a public hearing on this matter. I will keep the record on this case open until I hear from you in writing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "John H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Jeffrey Barnes, c/o Comfortable Homes, 501 Mace Avenue, Essex MD 21221

RECEIVED  
MAY 19 2008

May 14 2008

BY:.....

Dear Sirs,

I am writing in response to the letter sent to me last week in regards to my request for a variance. We are attempting to add 2 bedrooms to our home for our growing family. The design required the side extension and rear extension on our home. You turned down the request to expand to the side of the home. If we do this we will need to extend the addition to the rear of the home from 12' to 14' to allow for closet space within the rooms. If you will permit this, it would make the rooms more useable and we will not need to extend the addition past the side of the home. Please consider this in your decision making process. Also, I would appreciate if we were permitted to keep the 8x8 shed we have on the property. We just purchased it last year and as I mentioned, our family is growing, and with this our storage requirements grow also. We would relocate the shed further back on the property if this would help. If not, we understand and we will make other storage arrangements.

I hope you understand and will approve our requests for this modification. We need to move quickly on this matter and would appreciate anything you could do for us.

Thank You

Ronald W. Bryant



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vwl1.1)

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

**Account Identifier:** District - 12 **Account Number -** 1210045940

**Owner Information**

**Owner Name:** BOGERT RONALD W SR **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 1906 JEFFERSON RD **Deed Reference:** 1) /14730/ 325  
 BALTIMORE MD 21222-2909 2)

**Location & Structure Information**

**Premises Address**  
 1906 JEFFERSON RD

**Legal Description**

1906 JEFFERSON RD WS  
 WILLOW SPRING PARK

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:                |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-------------------------|
| 103 | 10   | 530    |              |             |         | 3     | 9   | 3               |                         |
|     |      |        |              |             |         |       |     |                 | <b>Plat Ref:</b> 12/ 58 |

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

| Primary Structure Built | Enclosed Area          | Property Land Area           | County Use               |
|-------------------------|------------------------|------------------------------|--------------------------|
| 1941                    | 1,088 SF               | 4,150.00 SF                  | 04                       |
| <b>Stories</b><br>1 1/2 | <b>Basement</b><br>YES | <b>Type</b><br>STANDARD UNIT | <b>Exterior</b><br>FRAME |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2006 | 07/01/2007           | 07/01/2008 |
| <b>Land</b>               | 26,150     | 48,150     |                      |            |
| <b>Improvements:</b>      | 54,150     | 66,880     |                      |            |
| <b>Total:</b>             | 80,300     | 115,030    | 103,452              | 115,030    |
| <b>Preferential Land:</b> | 0          | 0          | 0                    | 0          |

**Transfer Information**

|                                   |                           |                        |
|-----------------------------------|---------------------------|------------------------|
| <b>Seller:</b> REPH RUSSELL W     | <b>Date:</b> 10/03/2000   | <b>Price:</b> \$81,500 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /14730/ 325 | <b>Deed2:</b>          |
| <b>Seller:</b> STURGILL CHARLES W | <b>Date:</b> 04/15/1994   | <b>Price:</b> \$77,500 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /10468/ 266 | <b>Deed2:</b>          |
| <b>Seller:</b> JOHN ROLAND W      | <b>Date:</b> 09/15/1971   | <b>Price:</b> \$15,000 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> / 5217/ 937 | <b>Deed2:</b>          |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2007 | 07/01/2008 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

08-433-A

# PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

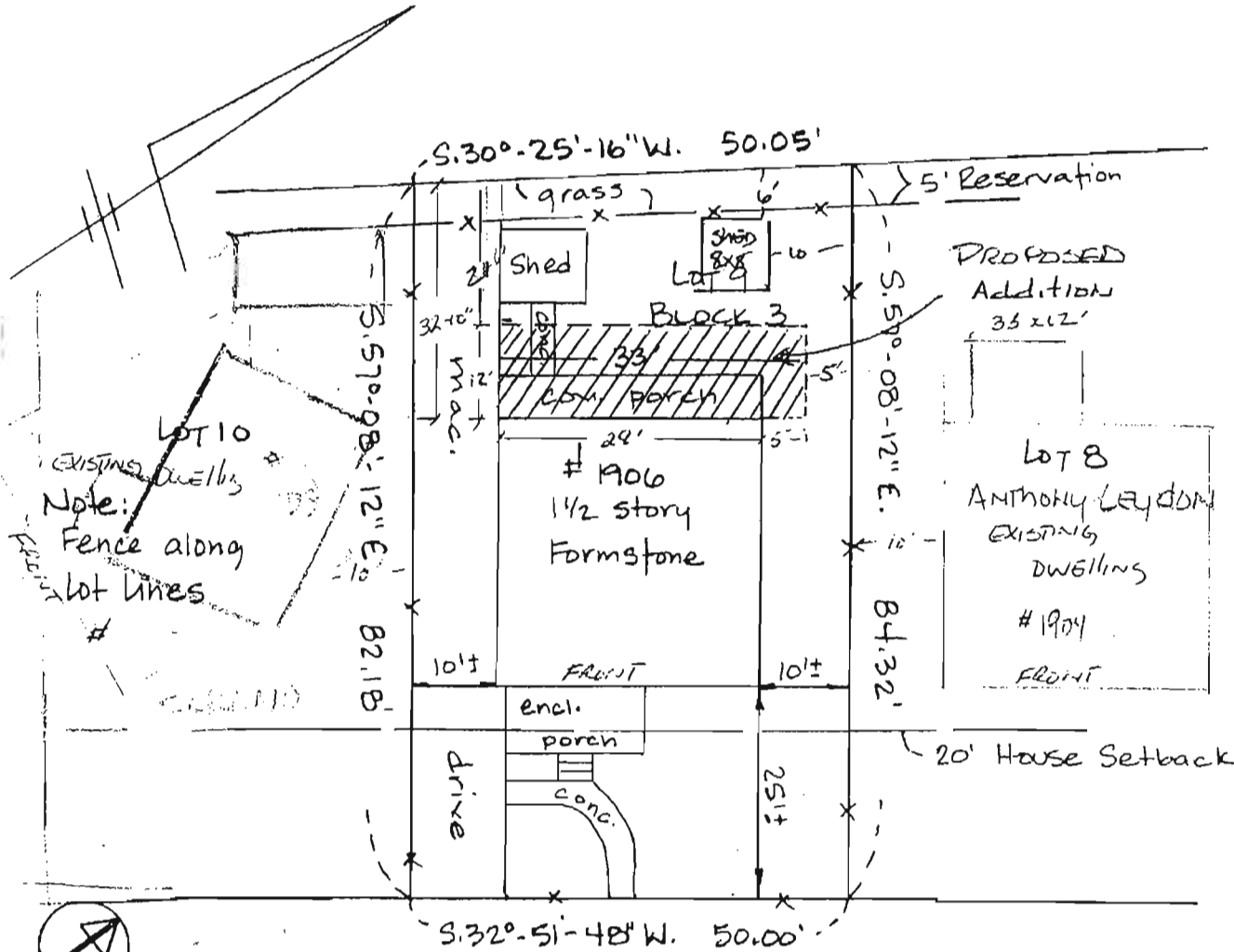
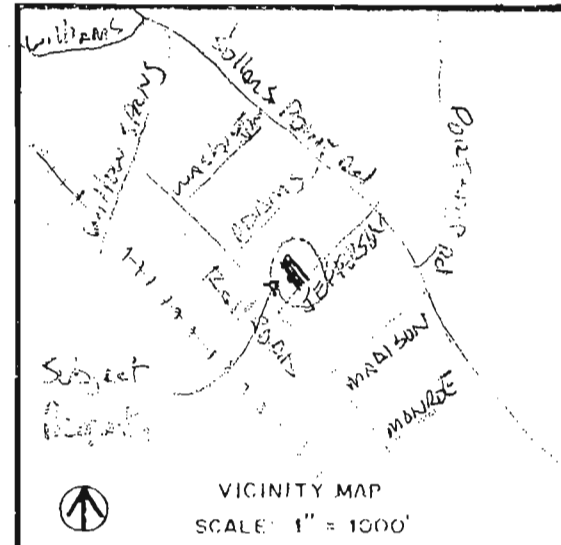
PROPERTY ADDRESS 1906 JEFFERSON ROAD

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

SUBDIVISION NAME Willow Spring Park

PLAT BOOK # 12 FOLIO # 58 LOT # 9 SECTION #       

OWNER RONALD BOBERT



## LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 10382

ZONING DRS.5

LOT SIZE .09 ACREAGE 4216 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 #       

W | OB | 433-A



NORTH

PREPARED BY JBB

SCALE OF DRAWINGS: 1" = 20'

JEFFERSON ROAD



08-433-A



[US](#) [Maryland](#) [Baltimore](#) [Real Estate](#)

Views: 7

-- beds, 1.0 baths, 1,088 sq ft

**Zestimate®: \$181,000**

[What's This?](#)

**My Estimate:** [Create](#)

### Bird's Eye View & Street Map



subject property

### What is Bird's Eye View?

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