

IN RE: PETITION FOR ADMIN. VARIANCE

E side Old Harford Road, 17 feet S of
Buridge Avenue
9th Election District
6th Councilmanic District
(8621 Old Harford Road)

Allen N. Kain and Judith Russo
and Damien Ingoglia, Power of Attorney
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-452-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Allen N. Kain and Judith Russo and Damien Ingoglia, Power of Attorney for property located at 8621 Old Harford Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 8 feet 6 inches and a rear yard setback of 21 feet in lieu of the required 25 feet and 30 feet respectively, for a proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Maryland State Highway Administration Project #BA458A31 is taking away a portion of the Petitioners' front yard. The proposed addition will be constructed at the rear of the home and provide an additional bedroom.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 12, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
6:30 PM

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 3rd day of June, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 8 feet 6 inches and a rear yard setback of 21 feet in lieu of the required 25 feet and 30 feet respectively, for a proposed addition is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

3-0001 RECEIVED FOR FILING
6-3-08 pz



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8621 OLD HARFORD RD
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) 1802.3.C.1 BCER TO

PERMIT A SIDE STREET SETBACK OF 8'6" AND A REAR YARD SETBACK OF 21 FT. IN LIEU OF THE REQUIRED 25 FT AND 30 FT RESPECTIVELY, FOR A PROPOSED ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

SEE ATTACHED
SIGNATURE.

Allen N. Kain

SEE POWER OF ATTORNEY

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Damien D. Doolittle

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. 2008-0452-A

Reviewed By JL

Date 3/28/08

REV 10/25/01

Estimated Posting Date 4/06/08

6-3-08

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

8621 OLD HARFORD RD
Address
BALTO MD 21234
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):

SEE ATTACHED.

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.

Damien Ingoglia
Signature
DAMIEN INGOLIA
Name - Type or Print

Judith Russo
Signature
Judith Russo
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Damien Ingoglia & Judith Russo
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Claudia Goschen
Notary Public
My Commission Expires 2/23/12

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

8621 OLD HARFORD RD
Address
BALTO MD 21234
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):

SEE ATTACHED

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.

Damien Ingoglia
Signature
DAMIEN INGOLIA
Name - Type or Print

Judith Russo
Signature
Judith Russo
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Damien Ingoglia & Judith Russo
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Claudia Grocher
Notary Public
My Commission Expires 2/23/12

ORIGINAL KEEP IN FILE



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8621 OLD HARFORD RD
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) 1302.3.C.1 BCR TO

PERMIT A SIDE STREET SETBACK OF 8'6" AND A REAR YARD
SETBACK OF 21 FT. IN LIEU OF THE REQUIRED 25 FT AND 30 FT
RESPECTIVELY, FOR A PROPOSED ADDITION

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

SEE ATTACHED
SIGNATURE.

Allen McKain SEE POWER OF ATTORNEY
Name - Type or Print

Allen McKain
Signature

Judith Russo
Name - Type or Print

Judith Russo
Signature

8621 OLD HARFORD RD 443 562 6539
Address Telephone No.

BALTO MD 21234
City State Zip Code

Representative to be Contacted:

DAMIAN INGOLLIA
Name

8621 OLD HARFORD RD 410-808-0946
Address Telephone No.

BALTO MD 21234
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. 2008-0452-A

Reviewed By JL Date 3/28/08

REV 10/25/01

Estimated Posting Date 4/06/08

6-3-08
ps

SIGNATURE ATTENDING FOR
PETITION. 2008-0452-A

DAMIAN D. INGOLLIA

Damian D. Ingollia

8621 OLD HARFORD RD.

BALTO MD 21234

410-808-0946

2008-0452-A

ATTACHMENT

8621 OLD HARFORD RD.

With what SHA Project # BA458A31
is going to take part of the front yard. We need
to add on to REAR of House. The 9 feet
I require is to have room enough for a bedroom
for MR KAM. AND move us back out of
project in front of house. I will have
21 feet to property line

Danman Superline

Zoning Description

04512

This Zoning Description is for

8621 OLD Harford Rd, Balto. MD.

Beginning at a point on the EAST side
 of OLD Harford Rd which is 75 feet wide
 at a distance of 17 feet south of the centerline
 of Burridge Ave. which is 158 feet wide -
 Beng known as lot # L T 1, 2 PT 3 of Block
 E. Section # in the subdivision of
 Harford Gardens AS recorded in Baltimore
 County Plat Book # 7, Folio # 157. Containing
 7,920 square feet, Also known as 8621 OLD Harford Rd.
 Located in the 9th Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12118**

Date: **3/20/08**

JK
0452

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
<i>001</i>	<i>006</i>			<i>1150</i>				<i>45.00</i>

Total: *45.00*

Rec
From:

For:

Res. Van. 8621 OLD HARTFORD RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DFM

3/19/2008 3/20/2008 10:48:03 1

01 WALKER JRIC JR

>>RECEIPT # 349096 3/20/2008 0FLH

Dept 5 528 ZONING VERIFICATION

012118

Recpt Tot 465.00

465.00 CR 4.00 CA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 2008-0452-A

Petitioner/Developer: DAMIAN

Date Of Hearing/Closing: April 28, 2008

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 8621 OLD HARFORD RD

This sign(s) were posted on April 12, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 4/12/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

myatt 4/12/08

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CHS# 11 3001 1000 N
TO PERMIT A SUBSTANTIAL VARIANCE OF USE
AND A REZONING DISTRICT OR USE ZONE
OF THE REZONED 210 AND 3001 1000 N
VARIANCE DISTRICT

PUBLIC HEARING ?

PERMIT A VARIANCE TO USE, BUILDING FOOTPRINT
AN EXISTING BUILDING OR CONCEPT MAY
PROJECT A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE, 1000 N
4000 PM. OR MONDAY 1000 N 4000
ADDITIONAL INFORMATION IS AVAILABLE AT
JONES UNIVERSITY AND UNIVERSITY DISTRICT

FOR MORE INFORMATION
CALL 401-3351

FOR MORE INFORMATION
CALL 401-3351

APH HAS OPIL
↓ POST LISTADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number ²⁰08- 0452 -A Address 8621 OLD HARFORD RDContact Person: J. LEWIS Planner, Please Print Your Name Phone Number: 410-887-3391Filing Date: 3/28/08 Posting Date: 4/13/08 Closing Date: 4/28/08

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

- 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.
- 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.
- 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.
- 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 ²⁰08- 0452 -A Address 8621 OLD HARFORD RDPetitioner's Name RUSSO ET AL. Telephone 443 808 0946Posting Date: 4/06/08 4/13/08 Closing Date: 4/24/08 4/28/08Wording for Sign: To Permit A SIDE STREET SETBACK OF 8'6" AND A REAR YD
SETBACK OF 21 FT IN LIEU OF THE REQUIRED 25 FT, AND 30 FT
RESPECTIVELY, FOR A PROPOSED ADDITION

WCR - Revised 6/25/04

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

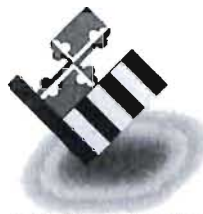
Item Number or Case Number: 0452
Petitioner: RUSO ET AL
Address or Location: 8621 OLD HARFORD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: D. INGOGLIA
Address: 8621 OLD HARFORD RD
BALTO MD. 21234

Telephone Number: 410-808-0946

Revised 2/20/98 - SCJ



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 28, 2008

Allen Kain
Judith Russo
8621 Old Harford Road
Baltimore, MD 21234

Dear Mr. Kain and Ms. Russo:

RE: Case Number: 2008-0452-A, 8621 Old Harford 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 28, 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
Damien Ingolia 8621 Old Harford Road Baltimore 21234



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: April 14, 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. 8-452-A
8621 HAZFORD ROAD
KUHN/RUSO/INGOGLIA PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-452-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2008
Item Nos. 08-450, 451, 452, 453, 454,
456, 457, 458, 459, 460, 462, 463, 464,
465, 466, 468, 469.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk

cc: File

ZAC- 04162008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2008

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

RECEIVED
MAY 28 2008

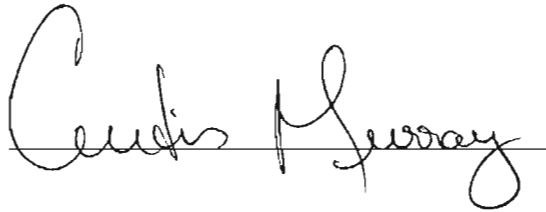
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-452- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



CM/LL

Patricia Zook - Case 08-452-A (administrative variance) comments still needed

From: Patricia Zook
To: Murray, Curtis
Date: 5/27/2008 10:11 AM
Subject: Case 08-452-A (administrative variance) comments still needed
CC: Bostwick, Thomas

Helo Curtis -

We still need comments for case 08-452-A located at 8621 Old Harford Road, which closed on 4-28-08.

Good morning Curtis -

We need Planning comments for two administrative variance cases:

08-459-A, located at 110 Newburg Avenue, closed 4-28-08

08-452-A, located at 8621 Old Harford Road, closed 4-28-08

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - 2 admin. variances need Planning comments

From: Patricia Zook
To: Murray, Curtis
Date: 5/8/2008 9:50 AM
Subject: 2 admin. variances need Planning comments
CC: Bostwick, Thomas

Good morning Curtis -

We need Planning comments for two administrative variance cases:

08-459-A, located at 110 Newburg Avenue, closed 4-28-08
08-452-A, located at 8621 Old Harford Road, closed 4-28-08

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvv4.3)

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

Account Identifier: District - 09 Account Number - 0911001900

Owner Information

Owner Name: KAIN ALLEN N RUSSO JUDITH L
 INGOGLIA DAMIEN PAUL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8621 OLD HARFORD RD
 BALTIMORE MD 21234-3931
Deed Reference: 1) /26748/ 306
 2)

Location & Structure Information

Premises Address 8621 OLD HARFORD RD
Legal Description LT 1,2 PT 3
 8621 OLD HARFORD RD
 HARFORD GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
71	14	1250				E	1	2	Plat Ref: 7/ 157

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,644 SF	7,920.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	45,120	66,720		
Improvements:	54,530	87,980		
Total:	99,650	154,700	99,650	118,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: KAIN ALLEN N	Date: 03/07/2008	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /26748/ 306	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

0452

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Allen N. Kain, the undersigned, hereby make, constitute and appoint Damien Paul Ingoglia, my true and lawful attorney for me and in my name, place and stead and for my use and benefit, to carry out my instructions concerning the following property: 8621 Old Harford Road, Baltimore County, Maryland 21234

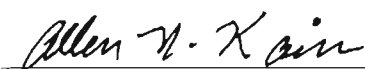
To sign legal documents, including Deeds of Trust/ and/or mortgage, and checks relative to the refinance and/or mortgage of the above property and to make deposits of funds in my behalf at the depository of my choice.

I do authorize my foregoing attorney-in-fact to perform all necessary acts in the execution of the aforesaid authorization and generally to do any and all acts on my behalf concerning the above property with the same validity as I could effect if personally present.

WITNESS my hand and seal this 7th day of February, 2008

WITNESS:

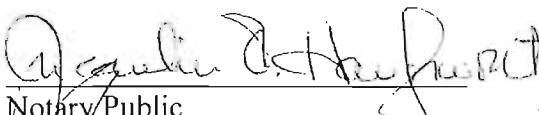



Allen N. Kain

STATE OF MARYLAND, County of Baltimore, to wit:

On this 7th day of February, 2008, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared ALLEN N. KAIN, known to me to be the person whose name is subscribed to the within Limited Power of Attorney and acknowledged that he execute the same for the purposes within.

Witness my hand and notarial seal.


Notary Public

My commission expires: 2/1/2009

0452

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Judith L. Russo, the undersigned, hereby make, constitute and appoint Damien Paul Ingoglia, my true and lawful attorney for me and in my name, place and stead and for my use and benefit, to carry out my instructions concerning the following property: 8621 Old Harford Road, Baltimore County, Maryland 21234

To sign legal documents, including Deeds of Trust/ and/or mortgage, and checks relative to the refinance and/or mortgage of the above property and to make deposits of funds in my behalf at the depository of my choice.

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WITNESS my hand and seal this 7th day of February, 2008

WITNESS:

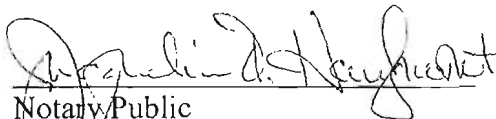



Judith L. Russo

STATE OF MARYLAND, County of Baltimore, to wit:

On this 7th day of February, 2008, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared JUDITH L. RUSSO, known to me to be the person whose name is subscribed to the within Limited Power of Attorney and acknowledged that he execute the same for the purposes within.

Witness my hand and notarial seal.


Notary Public

My commission expires: 2/1/2009



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

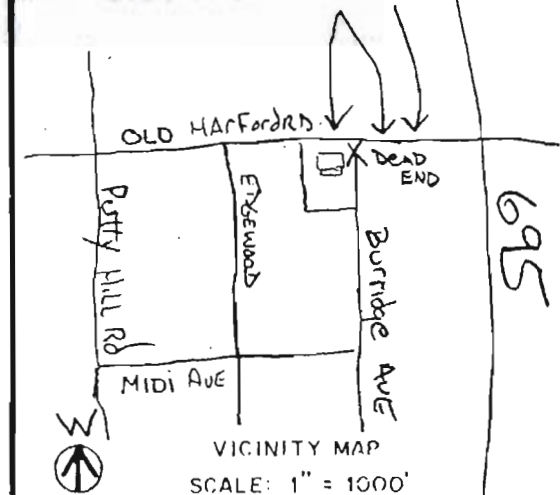
PROPERTY ADDRESS 8621 OLD HARFORD RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HARFORD GARDENS

PLAT BOOK # 1 FOLIO # 157 LOT # 1, 2, PT 3 SECTION # Block E

OWNER Allen KAIN - DAMIEN INGOLIA - JUDITH RUSSO

NOTE: SHA Project # BA45BA 31



LOCATION INFORMATION

ELECTION DISTRICT 9
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # 071A 3
 ZONING DR 5.5
 LOT SIZE .1818A 7,920.00
 ACREAGE SQUARE FEET

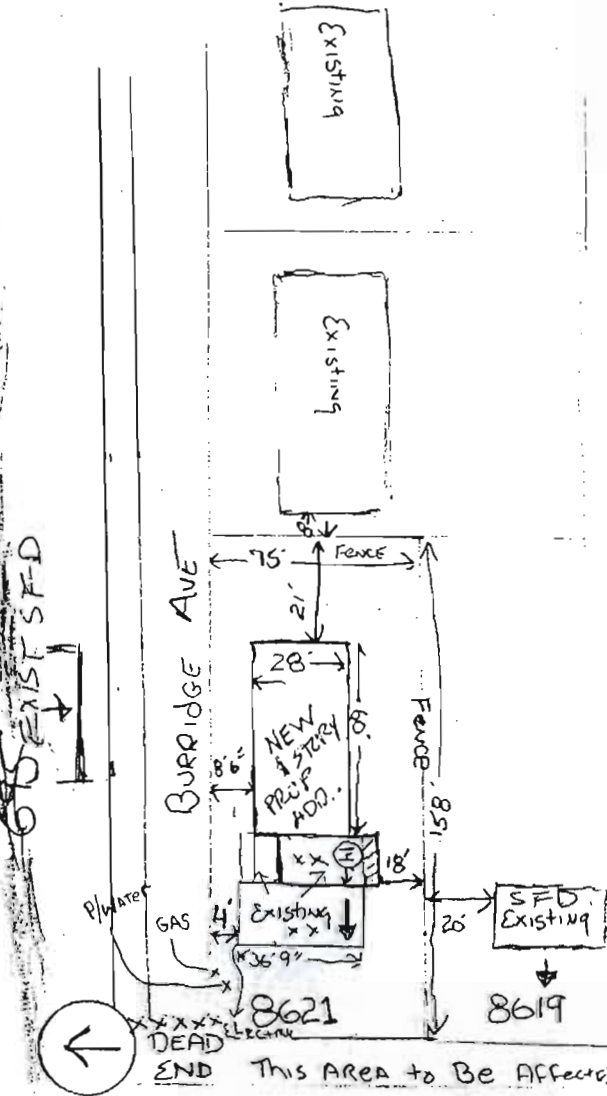
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

 PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

JL 0452

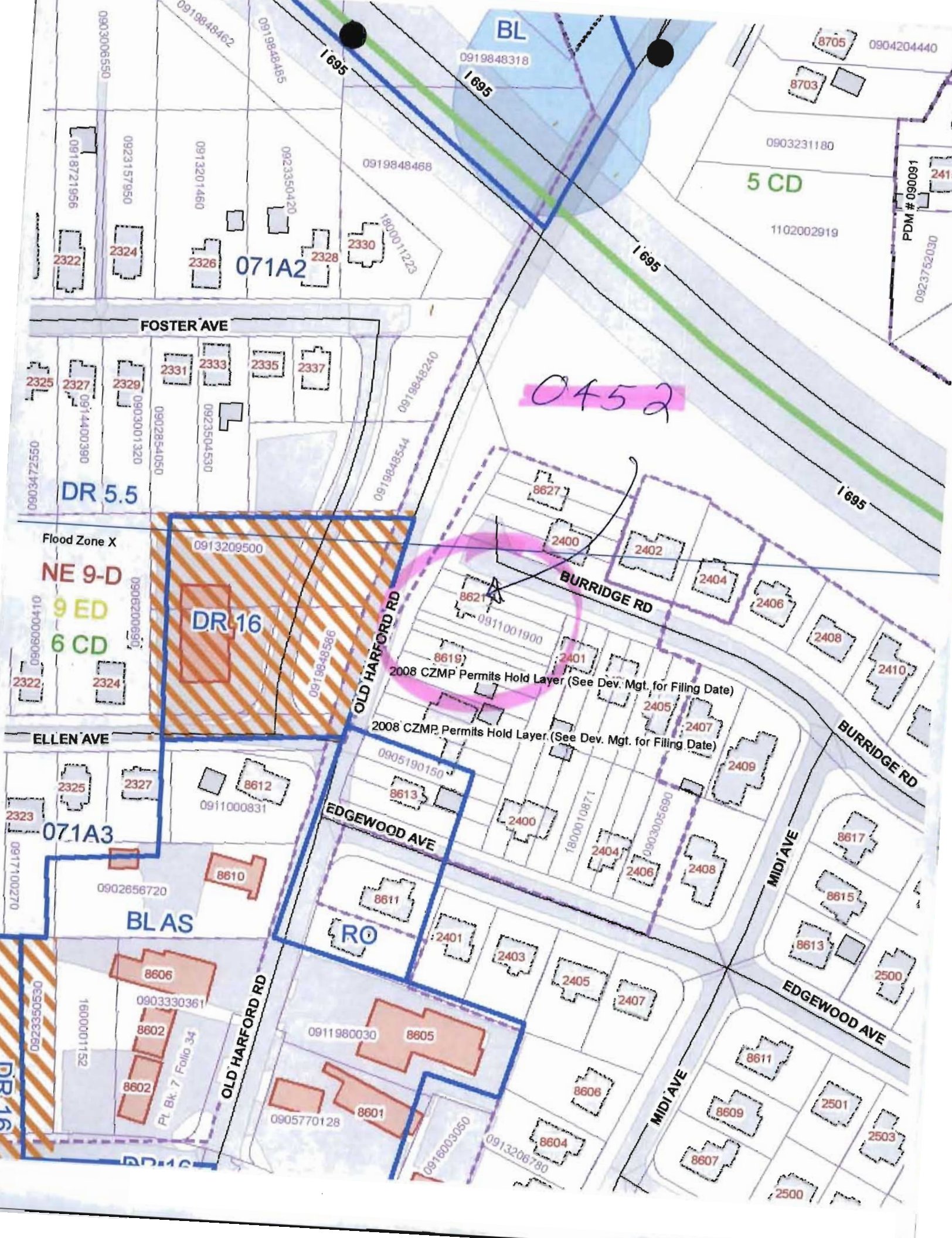


NORTH

This Area to Be Affected by Proj # SHA BA45BA 31
 OLD HARFORD RD

PREPARED BY DAMIEN INGOLIA

SCALE OF DRAWING: 1 1/2" = 30'



0452

FOSTER AVE

DR 5.5

Flood Zone X

NE 9-D

9 ED

6 CD

DR 16

ELLEN AVE

071A3

BLAS

EDGEWOOD AVE

R0

BURRIDGE RD

BURRIDGE RD

OLD HARFORD RD

MIDWAY AVE

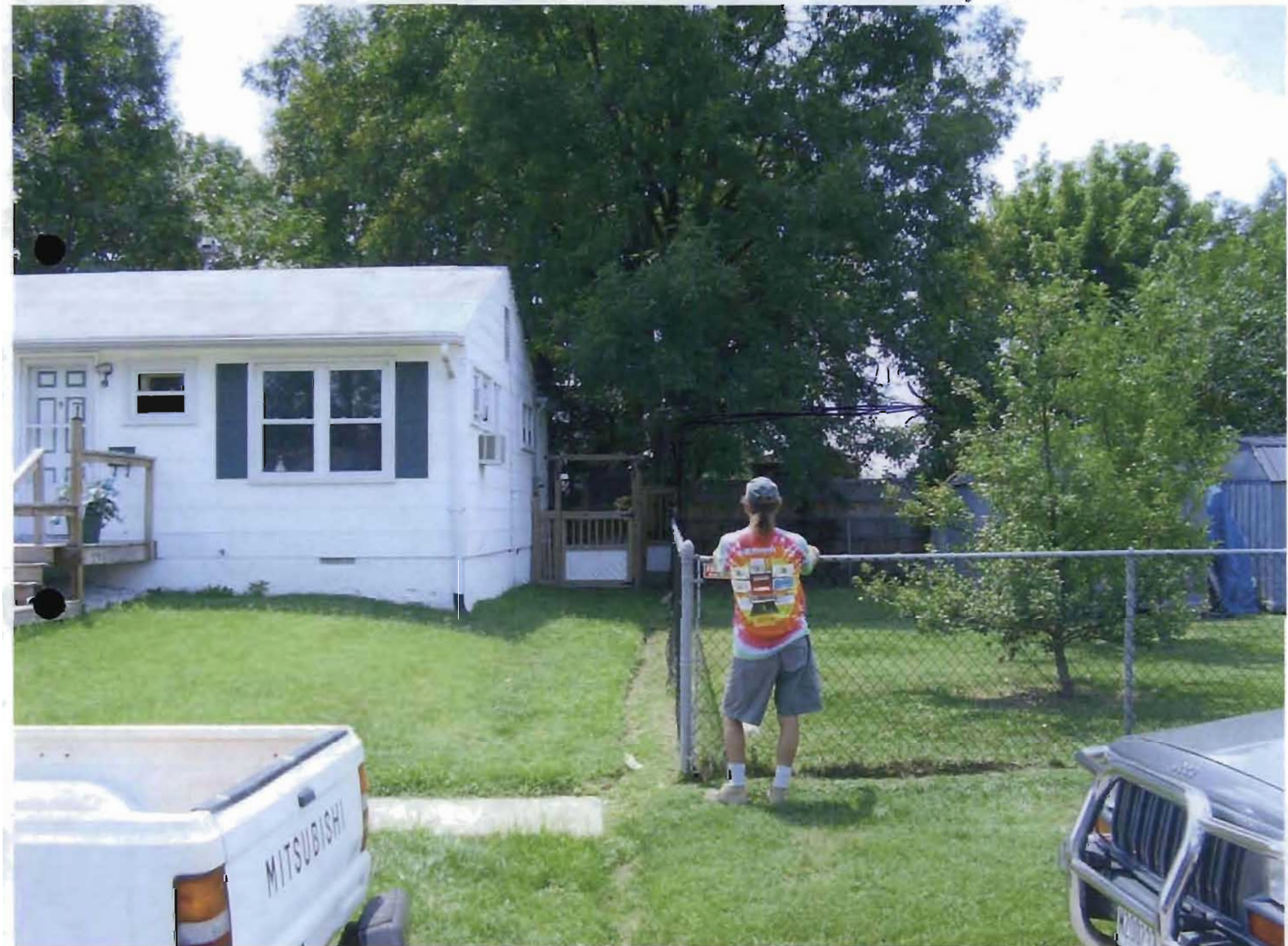
EDGEWOOD AVE

2008 CZMP Permits Hold Layer (See Dev. Mgt. for Filing Date)

2008 CZMP Permits Hold Layer (See Dev. Mgt. for Filing Date)

Pl. Bk. 7 Folio 34

REAR YD SHOWING
NEIGHBOR



0952

04152



X - To be removed REAR.

0452

This
Hill to
become
A WAY
BUILT by
SHA

X to be removed RZAR.

0452



BACK YD
BURRIDGE AVE