

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Yardley Drive, 330 feet +/- E
of c/l of Cornwall Road
12th Election District
7th Councilmanic District
(3445 Yardley Drive)

Alfred T. Simmont, Sr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-463-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, Alfred T. Simmont, Sr. for property located at 3445 Yardley Drive. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 17 feet for a sunroom in lieu of the required front average of 27 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner desires to construct a sunroom measuring 10 feet x 30 feet onto the front of the dwelling. The dwelling contains 1,125 square feet, the property contains 5,406 square feet and is zoned DR 5.5.

In response to the variance request, the Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The comments received from the Office of Planning dated April 29, 2008 indicates that the Petitioner is seeking to increase living area. The interior layout of the rooms makes it very difficult to build the addition anywhere but the front of the dwelling. Other properties in the block have front extensions. Elevations of the proposed addition and photographs of the neighboring additions must be provided to better determine compatibility.

COPIES RECEIVED FOR PLANNING
5-8-08
[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 11, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented in the file.

In considering a request for variance, I must do so in accordance with the mandate of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and Section 307 of the B.C.Z.R. The Court of Special Appeals of Maryland interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there was no evidence of unusual conditions or characteristics that are unique to this lot. A review of the Maryland State Department of Assessment and Taxation records reveals that the size of the lots in the neighborhood range between 5,304 square feet and 6,050 square feet. The dwellings range in size from 1,125 square feet to 1,185 square feet. In short, there is no evidence to suggest that this property meets the uniqueness requirement. On the contrary, in viewing submitted photographs and the zoning map of the area, the subject property is rather unremarkable and is very similar to other properties in the area in size, shape, and improvements. As such, having determined that no uniqueness exists as to the Petitioner's property, I must therefore deny the variance request.

In addition, in my judgment, the scope of the variance request appears to be excessive and the size of the sunroom in combination with the size of the house will be out of character with the neighborhood. This addition would result in the Petitioner's home jutting out more than the average setback, which would be very noticeable. This Office has consistently taken the

FILED RECEIVED FOR FILING
5.8.08
PB

position that any variance which requests to build in the front yard is cause for very careful scrutiny. These structures can change the character of the neighborhood. Homes are required in D.R.5.5 zones to be set back the average distance of the other homes on the street so that the view of the houses from the street is consistent. In my view, the adjacent properties will ultimately be negatively impacted by the constant appearance of the addition in the front yard. While I am certainly empathetic to Petitioner's desire to have additional living area, I do not believe the subject property lends itself to the proposed placement of such a substantial and permanent structure on the front of said dwelling. Hence, the request is not within the spirit and intent of the zoning regulations and, thus, I am persuaded in this case to deny the variance.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 8th day of May, 2008 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 17 feet for a sunroom in lieu of the required front average of 27 feet is hereby DENIED.

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

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5.8.08
PB



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3445 YARDLEY DRIVE,
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)

303.1; BC2R,
To Permit a front setback of 17ft for a
sun room in lieu of the required front Average of 27ft.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 2008-0463-A

Reviewed By [Signature]

Date 4-3-08

REV 10/25/01

Estimated Posting Date 4/13/08

5.808

[Signature]

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 3445 YARDLEY DRIVE
Address
BALTO 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):

Strict compliance with the existing zoning requirements regarding setbacks would unreasonably prevent the use of the property by the owner and would be burdensome. The failure to grant this exception would cause substantial injustice to the property owner as well as other owners in the district. The relief requested, if granted, would insure that public welfare and safety would not be compromised. That there will be no increase in density, and the requested relief would in no way impact the spirit and intent of height, area, etc. Other homes on the street have already added to the fronts of the homes, and, this exception would not materially affect the use or enjoyment of the surrounding homes.

We therefore respectfully request that this variance be granted regarding the minimum front setback requirements of the Baltimore County Zoning Regulations.

the Affiant wants to increase his living area that can only be accessed in the front of the house, due to growing needs. The kitchen is in the rear and was not a practical expansion area

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.

Alfred T. Simmont, Sr.
Signature
ALFRED T. SIMMONT, SR.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of FEBRUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PERSONALLY APPEARED ALFRED T. SIMMONT, SR.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Glenn H. Schwartz
Notary Public

My Commission Expires 8/1/08





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3445 YARDLEY DRIVE,
which is presently zoned DR5.5

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) 303.1; BC2R

To permit a front setback of 17 ft for a Sunroom
in lieu of the Required front Average of 27 ft.

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.

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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

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

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REV 10/25/01

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Date 4.3.08

Estimated Posting Date 4/13/08

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Alfred T. Simmont, Sr.
Signature
ALFRED T. SIMMONT, SR.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

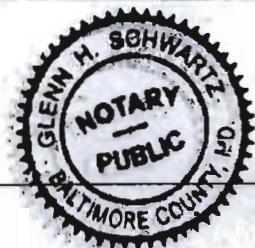
I HEREBY CERTIFY, this 19th day of FEBRUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PERSONALLY APPEARED ALFRED T. SIMMONT, SR.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Glenn H. Schwartz
Notary Public

My Commission Expires 8/1/08



ZONING DESCRIPTION FOR 3445YARDLEY DRIVE

Beginning at a point on the Northeast side of Yardley Drive which is 50 feet wide, at a distance of 330 feet Southeast of the centerline of Cornwall Road, which is 50 feet wide. Being lot #13, Block 3 in the subdivision of Logan Village as recorded in Baltimore County Plat Book #14, Folio 113, containing 5406 square feet. Also known as 3445 Yardley Drive, and located in the 12th Election District, and the 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 12130

Date: 4.3.08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			610				65.-

Total: 65.-

Rec From: A. SIMMONT

For: 2008-0463-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
 BUSINESS ACTUAL TIME WORK
 4/01/2008 4/03/2008 15:32:40
 RECEIPT # 620045 4/03/2008 0FL
 5 528 ZONING VERIFICATION
 012130
 Expt Tot 165.00
 165.00 0 1.00 G
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 4/14/08

RE: Case Number: 08-463-A

Petitioner/Developer: SIMMONT

Date of Hearing/Closing: 4/28/08

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3445 YARDEY DRIVE

The sign(s) were posted on 4/11/08
(Month, Day, Year)

Charles E. Merritt
(Signature of Signifier)

Charles E. Merritt
9831 Maqledt Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 463-A

A VARIANCE TO PERMIT A FRONT
SETBACK OF 17 FT. IN LIEU
OF THE REQUIRED 37 FT.
FOR A SUNROOM.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON APRIL 23, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 463 -AAddress 3445 YAROLEY DR.Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/3/08Posting Date: 4/13Closing Date: 4/28

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 FORMATCase Number 08- 463 -AAddress 3445 YAROLEY DR.Petitioner's Name A. SIMMONTTelephone 410-284-0867Posting Date: 4/13/08Closing Date: 4/28/08

Wording for Sign: A VARIANCE
To Permit A FRONT SETBACK of 17 ft.
IN LIEU OF THE REQUIRED 27 ft. for A
SUNROOM.

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 28, 2008

Bennett Politzer
Statewide Custom Remodeling, Inc.
1102 E. Joppa Road
Towson, MD 21286

Dear Mr. Politzer:

RE: Case Number: 2008-0463-A, 3445 Yardley Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 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
Alfred T. Simmont, Sr. 3445 Yardley Drive Baltimore 21222
Kevin Stranski 1102 E. Joppa Road Towson 21286

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

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. **8-463-A**
3445 YARDLEY DRIVE
SIMMONT 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. **8-463-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,

A handwritten signature in blue ink, appearing to read 'Michael Bailey'.

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: April 29, 2008

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

SUBJECT: 3445 Yardley Drive

INFORMATION:

Item Number: 8-463

Petitioner: Alfred T. Simmont

Zoning: DR 5.5

Requested Action: Administrative Variance

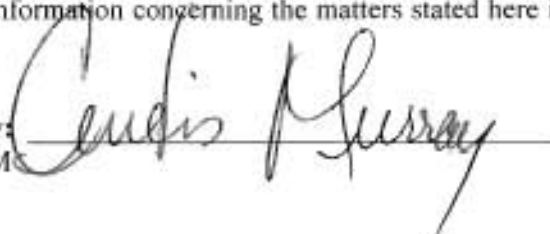
The petitioner is seeking to increase living area. The interior layout of the rooms makes it very difficult to build the addition anywhere but the front.

SUMMARY OF RECOMMENDATIONS:

Other properties in the block have front extensions. Elevations of the proposed addition, and photographs of the neighboring additions must be provided to better determine compatibility.

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

Prepared by:
AFK/LL: CM



RECEIVED
APR 30 2008

BY:.....

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

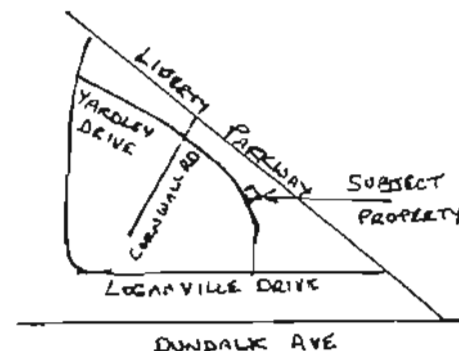
PROPERTY ADDRESS 3445 YARDLEY DRIVE

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

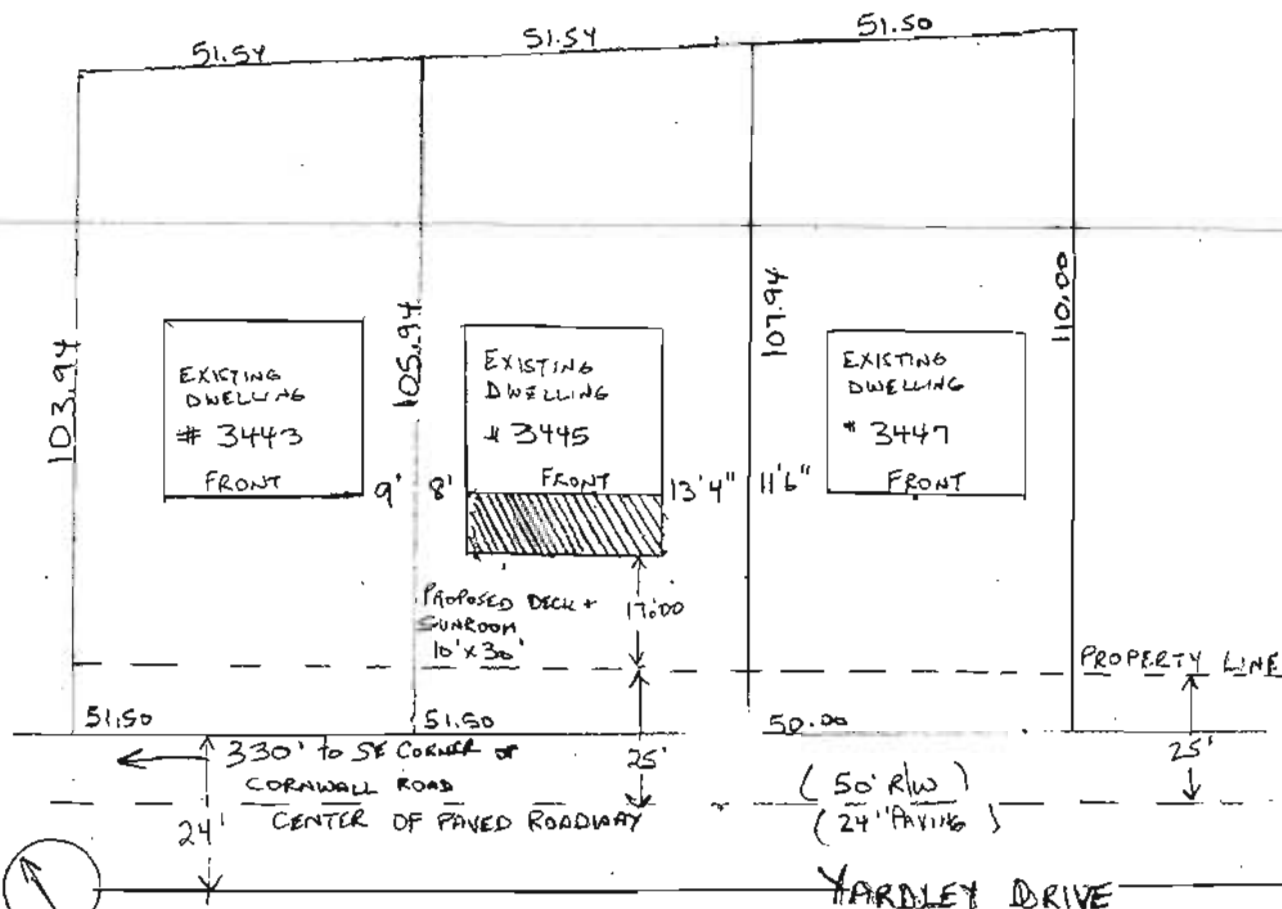
SUBDIVISION NAME LOGANS VILLAGE

PLAT BOOK # 14 FOLIO # 113 LOT # 13 BLOCK SECTION # 3

OWNER ALFRED T. SIMMONT



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 12th

COUNCILMANIC DISTRICT 7th

1" = 200' SCALE MAP # 11001

ZONING DRE-5

LOT SIZE 5512
ACREAGE 0.126 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN ZONE (A) ☐ ZONE (B) ☒

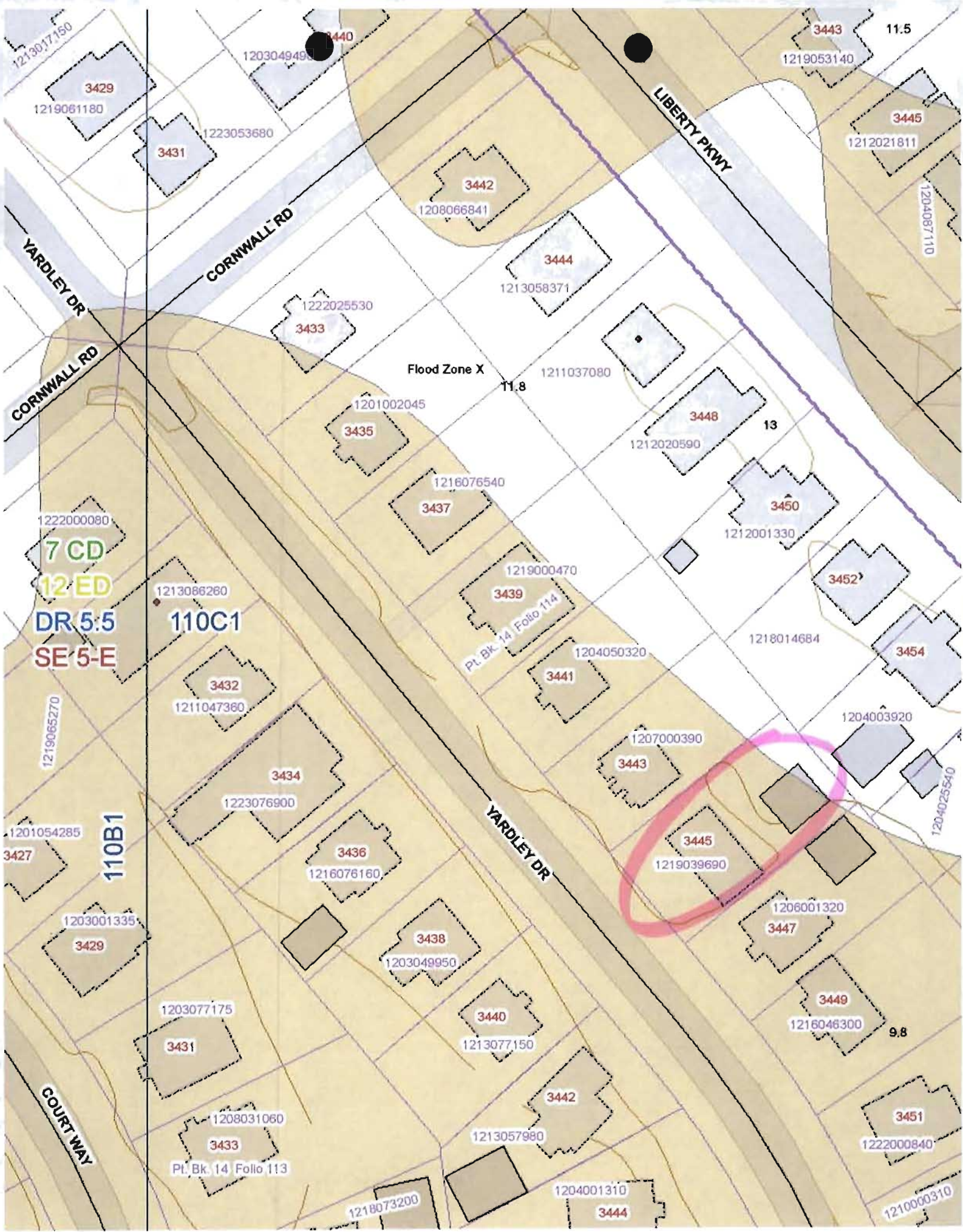
HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY BEP

SCALE OF DRAWING: 1" = 30'



7 CD
12 ED
DR 5:5
SE 5-E

110C1

110B1

Flood Zone X

YARDLEY DR

LIBERTY PKWY

CORNWALL RD

CORNWALL RD

YARDLEY DR

COURT WAY

Pl. Bk. 14 Folio 114

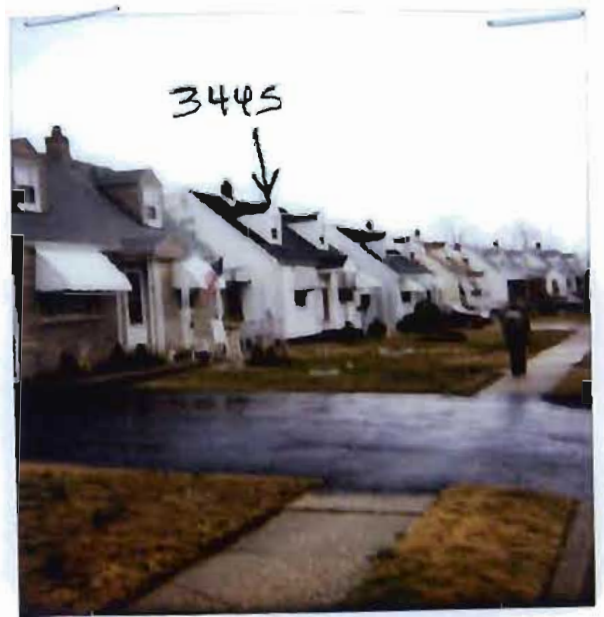
Pl. Bk. 14 Folio 113



344 YARLEY DRIVE



VIEW SOUTH ON
YARLEY DRIVE



VIEW - SOUTH ON
YARLEY DRIVE



VIEW NORTH ON



34 YARLEY DR

Subject property



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

Go Back
View Map
New Search

Account Identifier: District - 12 Account Number - 1219039690

Owner Information

Owner Name: SIMMONT ALFRED T Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3445 YARDLEY DR Deed Reference: 1) /17819/ 121
BALTIMORE MD 21222-5936 2)

Location & Structure Information

Premises Address Legal Description
3445 YARDLEY DR
3445 YARDLEY DR
DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	8C
110	4	36				3	13	3	Plat Ref:	14/ 113

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,125 SF	5,406.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	25,400	49,400		
Improvements:	71,820	89,410		
Total:	97,220	138,810	124,946	138,810
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
SIMMONT ALFRED T	04/09/2003	\$0
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/17819/ 121	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:	NO	Special Tax Recapture:	
Exempt Class:		* NONE *	

adjacent property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 v04.3)

Go Back
View Map
New Search

Account Identifier: District - 12 Account Number - 1207000390

Owner Information

Owner Name: LYELL DAVID F
LYELL JESSICA N
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3443 YARDLEY DR
BALTIMORE MD 21222-5936
Deed Reference: 1) /24691/ 260
2)

Location & Structure Information

Premises Address: 3443 YARDLEY DR
Legal Description: 3443 YARDLEY DR
DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	6C
110	4	36				3	14	3	Plat Ref:	14/ 113

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,125 SF	5,304.00 SF	04
Stories: 1 1/2	Basement: YES	Type: STANDARD UNIT	Exterior: FRAME

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	25,300	49,300		
Improvements:	62,950	77,500		
Total:	88,250	126,800	113,950	126,800
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
GALLAGHER CLIFFORD A	10/30/2006	\$169,000
Type: IMPROVED ARMS-LENGTH	Deed1: /24691/ 260	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:	NO	Special Tax Recapture:	
Exempt Class:		* NONE *	

adjacent property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 v02.2)

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New Search

Account Identifier: District - 12 Account Number - 1206001320

Owner Information

Owner Name: FANTOM DEVONIA BROADVAS Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3447 YARDLEY DR Deed Reference: 1) / 5599/ 170
BALTIMORE MD 21222-5936 2)

Location & Structure Information

Premises Address Legal Description
3447 YARDLEY DR DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	6C
110	4	36				3	12	3	Plat Ref:	14/ 113

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,125 SF	5,400.00 SF	04
Stories 1 1/2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-In Assessments As Of 07/01/2007	As Of 07/01/2008
Land	25,400	49,400		
Improvements:	74,020	91,910		
Total:	99,420	141,310	127,346	141,310
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
FANTOM DEVONIA BROADVAS	07/30/1991	\$0
Type: NOT ARMS-LENGTH	Deed1: / 5599/ 170	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:	NO	Special Tax Recapture:	
Exempt Class:		HOMEOWNERS TAX CREDIT	

adjacent property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 ver2.3)

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Account Identifier: District - 12 Account Number - 1216046300

Owner Information

Owner Name: VANIK EARL Use: RESIDENTIAL
VANIK JANE C Principal Residence: YES
Mailing Address: 3449 YARDLEY DR Deed Reference: 1) /12036/ 91
BALTIMORE MD 21222-5936 2)

Location & Structure Information

Premises Address Legal Description
3449 YARDLEY DR 3449 YARDLEY DR
DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	6C
110	4	36				3	11	3	Plat Ref:	14/ 114

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,125 SF	6,050.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-In Assessments As Of 07/01/2007 07/01/2008	
Land	26,010	50,010		
Improvements:	57,210	71,460		
Total:	83,220	121,470	108,720	121,470
Preferential Land:	0	0	0	0

Transfer Information

Seller: VANIK EARL	Date: 02/13/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12036/ 91	Deed2:
Seller: PILAT EDWARD S	Date: 05/18/1973	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5359/ 425	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 *

