

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Nemo Road, 143 feet SW
of c/l of Falcon Ridge
2nd Election District
4th Councilmanic District
(3956 Nemo Road)

Vincent L. Whitmore and Edith M. Audlett-Whitmore
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-475-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, Vincent L. Whitmore and Edith M. Audlett-Whitmore for property located at 3956 Nemo Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shed in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a shed measuring 4 feet x 12 feet in size to be attached to the left side of the dwelling. The home does not have a garage and very little storage. Currently there is no place to store the lawn mower or other outdoor items. Petitioners state that the Falcon Ridge subdivision covenants require that storage sheds and other buildings be attached to the home.

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 20, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

STREET RESERVED FOR FILED

5.19.08

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 19th day of May, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shed in the side yard in lieu of the required rear yard 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

ORDER RECEIVED FOR FILE
5.19.08
pm



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 19, 2008

VINCENT L. WHITMORE AND EDITH M. AUDLETT-WHITMORE
3956 NEMO ROAD
RANDALLSTOWN MD 21133

Re: Petition for Administrative Variance
Case No. 08-475-A
Property: 3956 Nemo Road

Dear Mr. and Mrs. Whitmore:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "TH H Bostwick", written over a circular stamp.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TAX. ACCOUNT #

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3956 Nemo Rd.
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 ; BCZR, TO PERMIT

A SHED IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR YARD.

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):

Vincent L. Whitmore

Name - Type or Print

Vincent L. Whitmore

Signature

Edith M. Aydlott-Whitmore

Name - Type or Print

Edith M. Aydlott-Whitmore

Signature

3956 Nemo Rd.

Address

410-922-3151

Randallstown

City

MD

State

21133

Zip Code

Representative to be Contacted:

Edith M. Aydlott-Whitmore

Name

3956 Nemo Rd., POB 294

Address

410-922-3151

Randallstown

City

MD

State

21133

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. 2008-0475-A

Reviewed By [Signature] Date 4.9.11.08

REV 10/25/01

Estimated Posting Date 4.20.08

5-19-08
P3

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 3956 Nemo Road
Address
Randallstown MD 21133
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):

PRACTICAL DIFFICULTY

3956 Nemo Road, Randallstown, Maryland 21133, was the model for the Falcon Ridge Development, has no garage, and very little storage. There is no place to store the lawn mower and other outdoor items. The house is the only Winchester Homes house built without a garage to our knowledge. The Falcon Ridge Covenants require that storage sheds and other buildings must be attached to the house. Presently, the south side of the house is approximately 12' to the property line.

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.

Vincent L. Whitmore
Signature
Vincent L. Whitmore
Name - Type or Print

Edith M. Aydlett - Whitmore
Signature
Edith M. Aydlett - Whitmore
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vincent L. Whitmore and Edith M. Aydlett - Whitmore
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara L. Peacock
Notary Public
My Commission Expires 8-1-2010

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

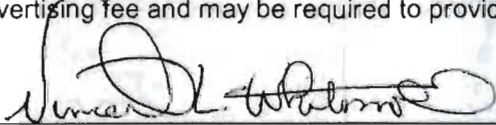
3956 Nemo Road
Address
Randallstown MD 21133
City State Zip Code

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PRACTICAL DIFFICULTY

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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.


Signature
Vincent L. Whitmore
Name - Type or Print

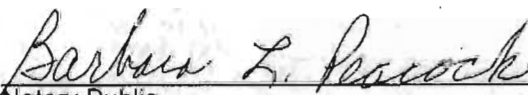

Signature
Edith M. Aydlett-Whitmore
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vincent L. Whitmore and Edith M. Aydlett-Whitmore
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 8-01-2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3956 Nemo Rd.
which is presently zoned DR3.5

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) 400.1; BC2R, TO PERMIT

A SHED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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):

Vincent L. Whitmore

Name - Type or Print

[Signature]

Signature

Edith M. Aydlott-Whitmore

Name - Type or Print

Edith M. Aydlott-Whitmore

Signature

3956 Nemo Road

410-922-3151

Address

Randallstown

MD

Telephone No.

21133

City

State

Zip Code

Representative to be Contacted:

Edith M. Aydlott-Whitmore

Name

3956 Nemo Rd, POB 294

410-922-3151

Address

Randallstown

MD

Telephone No.

21133

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. 2008-0475-A

Reviewed By [Signature]

Date

4-11-08

REV 10/25/01

Estimated Posting Date

4-20-08

5-19-08

P3

Zoning Description

ZONING DESCRIPTION FOR 3956 NEMO ROAD, RANDALLSTOWN,
MARYLAND 21133.

Beginning at a point on the northwest side of Nemo Road which is 60 feet wide at the distance of 143 feet southwest of the centerline of the nearest improved intersecting street, Falcon Ridge Drive, which is 50 feet wide. Being Lot # 4, in the subdivision of Falcon Ridge as recorded in Baltimore County Plat Book # 58, Folio # 119, containing 8,524 square feet. Also known as 3956 Nemo Road, Randallstown, Maryland 21133 and located in the 2nd Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12077**

Date: **4.11.08**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 4/11/2008 4/11/2008 09:19:51 1
 REC # 01 WALKIN JRIC JNR
 >>RECEIPT # 370686 4/11/2008 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 012077
 Recpt Tot \$65.00
 \$65.00 CK \$1.00 Cn
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	016			150				65.-

Total: **65.-**

Rec From: **V. WHITMORE**

For: **2008-0475-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2008-0475-A

Petitioner/Developer _____

Vincent Whitmore

Date of Hearing/Closing 5/5/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

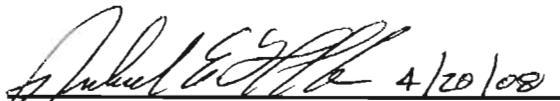
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

3956 Nemo Road

The sign(s) were posted on 4/20/08
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2008-0475-A

Petitioner/Developer: _____

Michael Ross

Date of Hearing/Closing: 5/5/08



3956 Nemo Road

Posting Date: 4/20//08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰08- 0475 -A Address 3956 Nemo Rd.

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-11-08 Posting Date: 4-20-08 Closing Date: 5-5-08

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 ²⁰08- 0475 -A Address 3956 Nemo Rd.

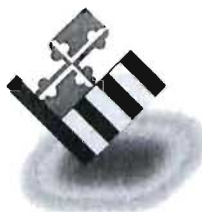
Petitioner's Name VINCENT WHITMORE Telephone 410-922-3151

Posting Date: 4-20-08 Closing Date: 5-5-08

Wording for Sign: To Permit A SHED LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.

C. J. Whitmore

APPLICANT RECEIVED ORIGINAL WITH INSTRUCTIONS



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

May 5, 2008

Vincent L. Whitmore
Edith M. Aydlett-Whitmore
3956 Nemo Road, P.O. Box 294
Randallstown, MD 21133

Dear Mr. and Mrs. Whitmore:

RE: Case Number: 2008-0475-A, 3956 Nemo Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on . This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 23, 2008

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



BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-475- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:

A handwritten signature in black ink, appearing to read "Curtis Murray". The signature is written over a horizontal line.

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

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

DAK:CEN:lrk
cc: File

ZAC-04282008-NO COMMENTS



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

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

Maryland Department of Transportation

Date: APRIL 21, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-475-A
3996 NEMO ROAD
WHITMORE 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. 8-475-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 that reads "Michael P. Bailey".

For[^] 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



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

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470,471,472,473,474, 475, 476,477,478, 479,480,481,
482,483,484,485,486 and 488

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

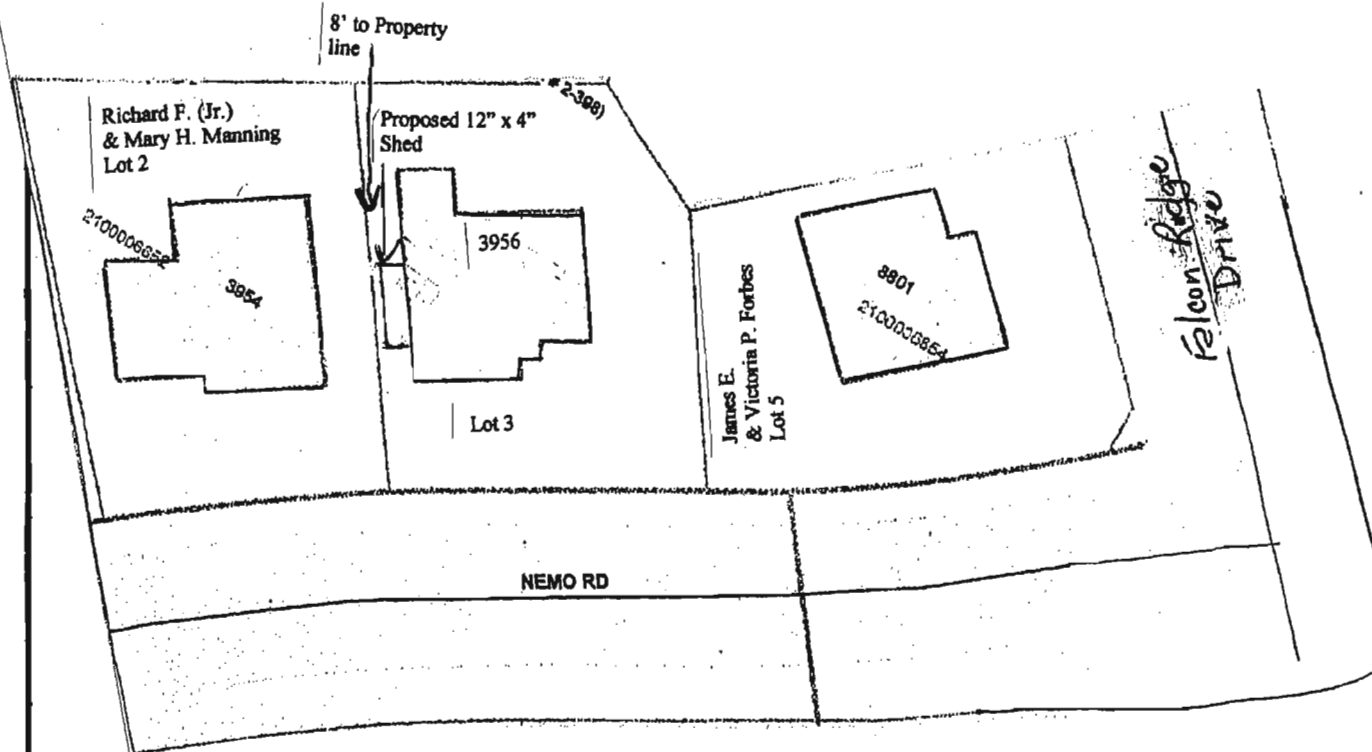
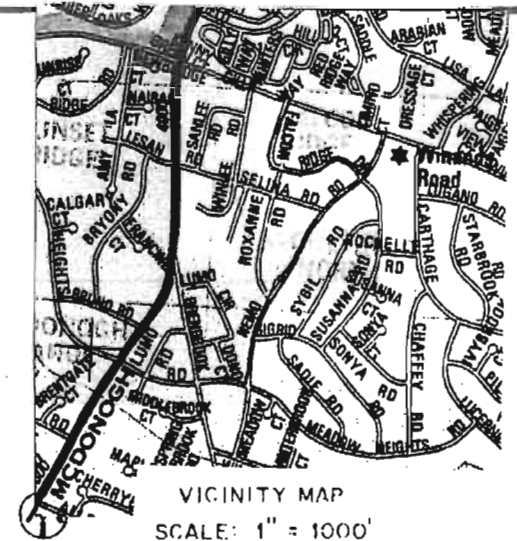
PROPERTY ADDRESS 3956 Nemo Road

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

SUBDIVISION NAME Falcon Ridge

PLAT BOOK # 58 FOLIO # 119 LOT # 4 SECTION #

OWNER Vincent L. Whitmore + Edith M. Aydlett-Whitmore



LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 07781

ZONING DR3.5

LOT SIZE .1957 8,524
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY

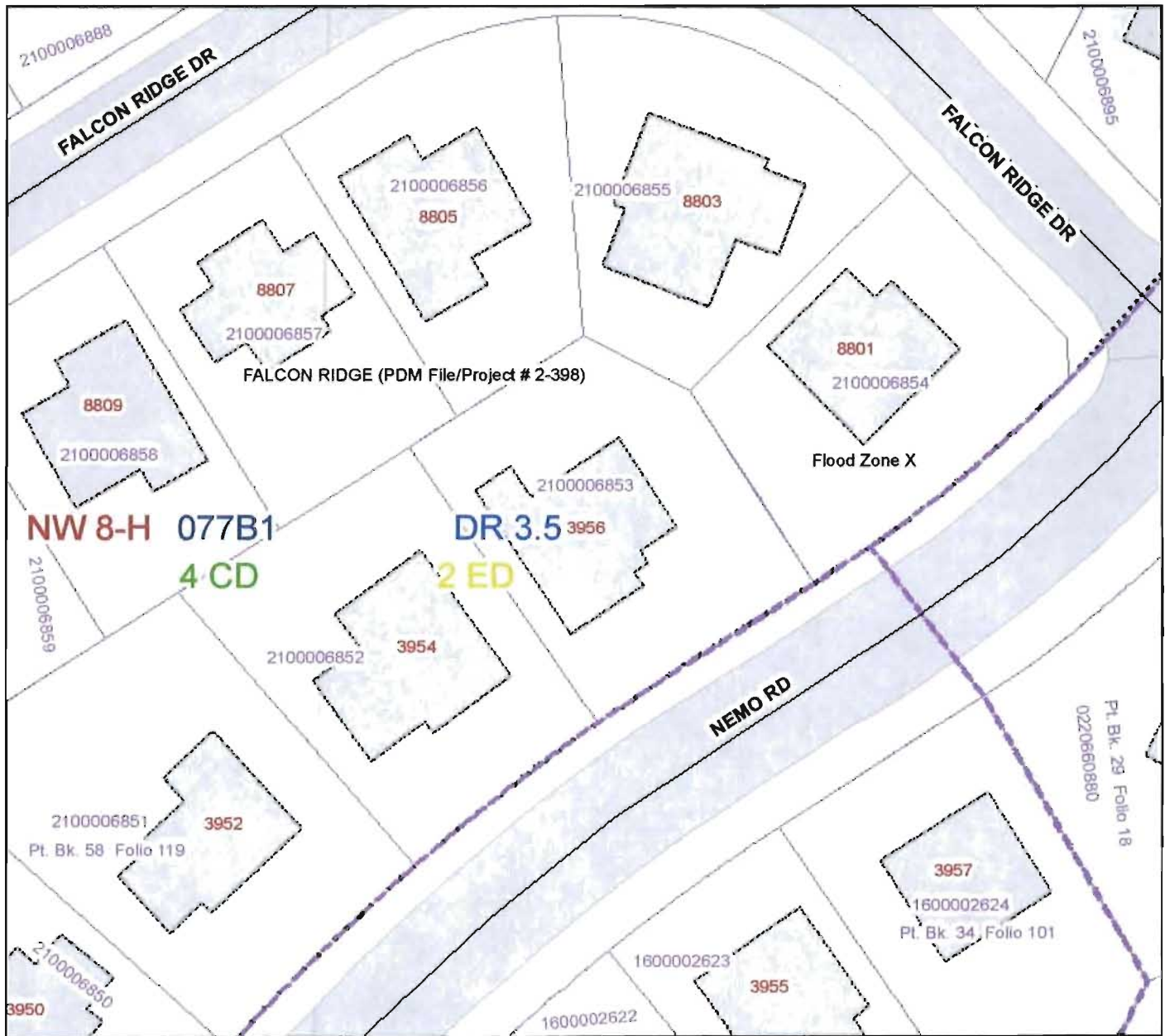
REVIEWED BY ITEM # CASE #

PREPARED BY Edith M. Aydlett-Whitmore

SCALE OF DRAWING: 1" = 20'

D8-475

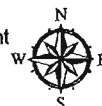
3956 Nemo Road



DQ Map Notes



Publication Date: April 02, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
 Feet
 1 inch equals 50 feet



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 02 Account Number - 2100006853

Owner Information

Owner Name:	WHITMORE VINCENT L AYDLETT-WHITMORE EDITH M	Use:	RESIDENTIAL
Mailing Address:	3956 NEMO RD RANDALLSTOWN MD 21133	Principal Residence:	YES
		Deed Reference:	1) /15647/ 217 2)

Location & Structure Information

Premises Address	Legal Description
3956 NEMO RD	.1957 AC 3956 NEMO RD FALCON RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	3	689					4	1	Plat Ref: 58/ 119

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	2,382 SF	8,524.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	50,130	92,130		
Improvements:	164,070	302,750		
Total:	214,200	394,880	274,426	334,652
Preferential Land:	0	0	0	0

Transfer Information

Seller: WHITMORE VINCENT L	Date: 10/11/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15647/ 217	Deed2:
Seller: WINCHESTER HOMES INC	Date: 05/03/1990	Price: \$212,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8470/ 821	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:

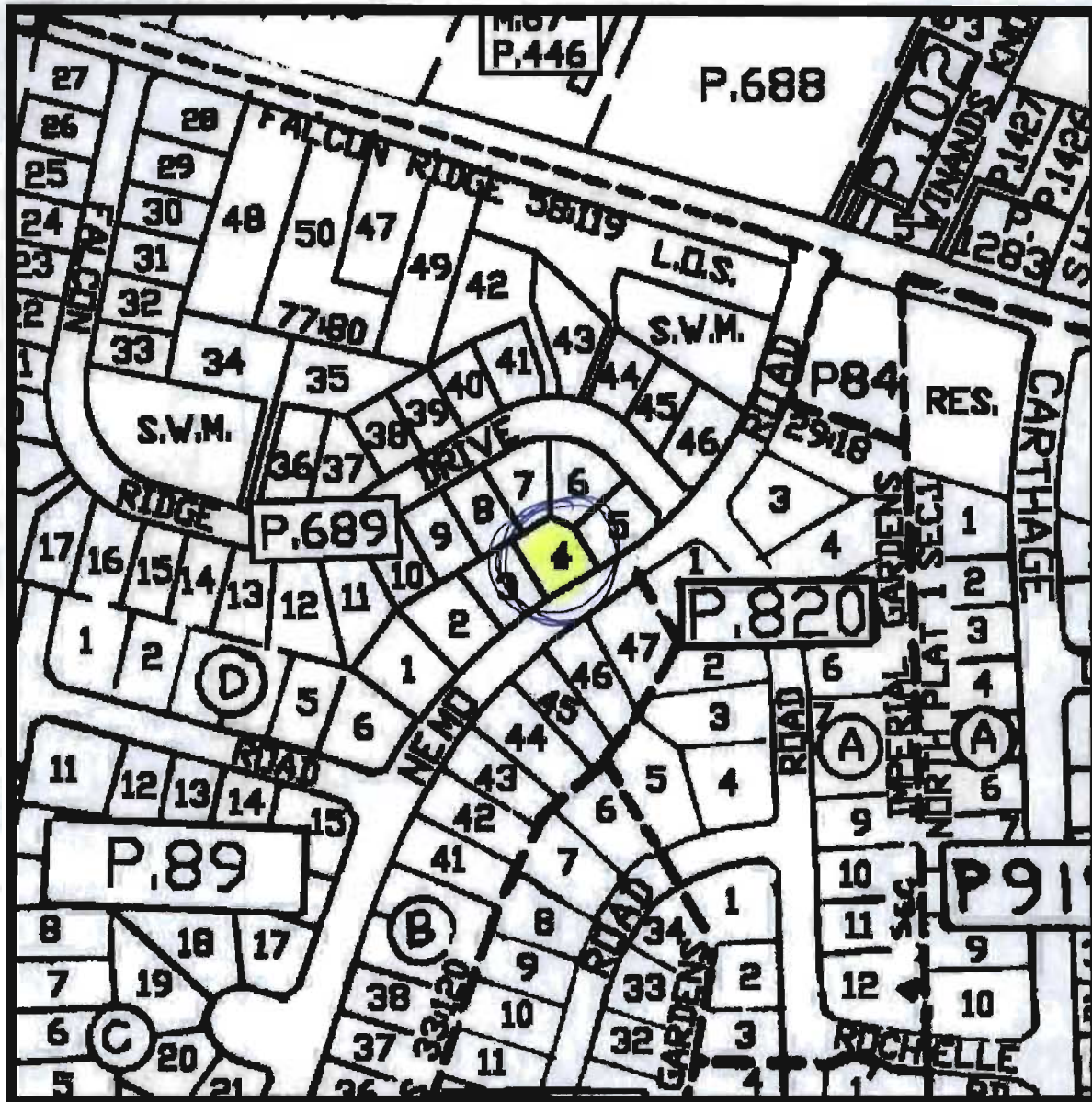
Special Tax Recapture:
 * NONE *



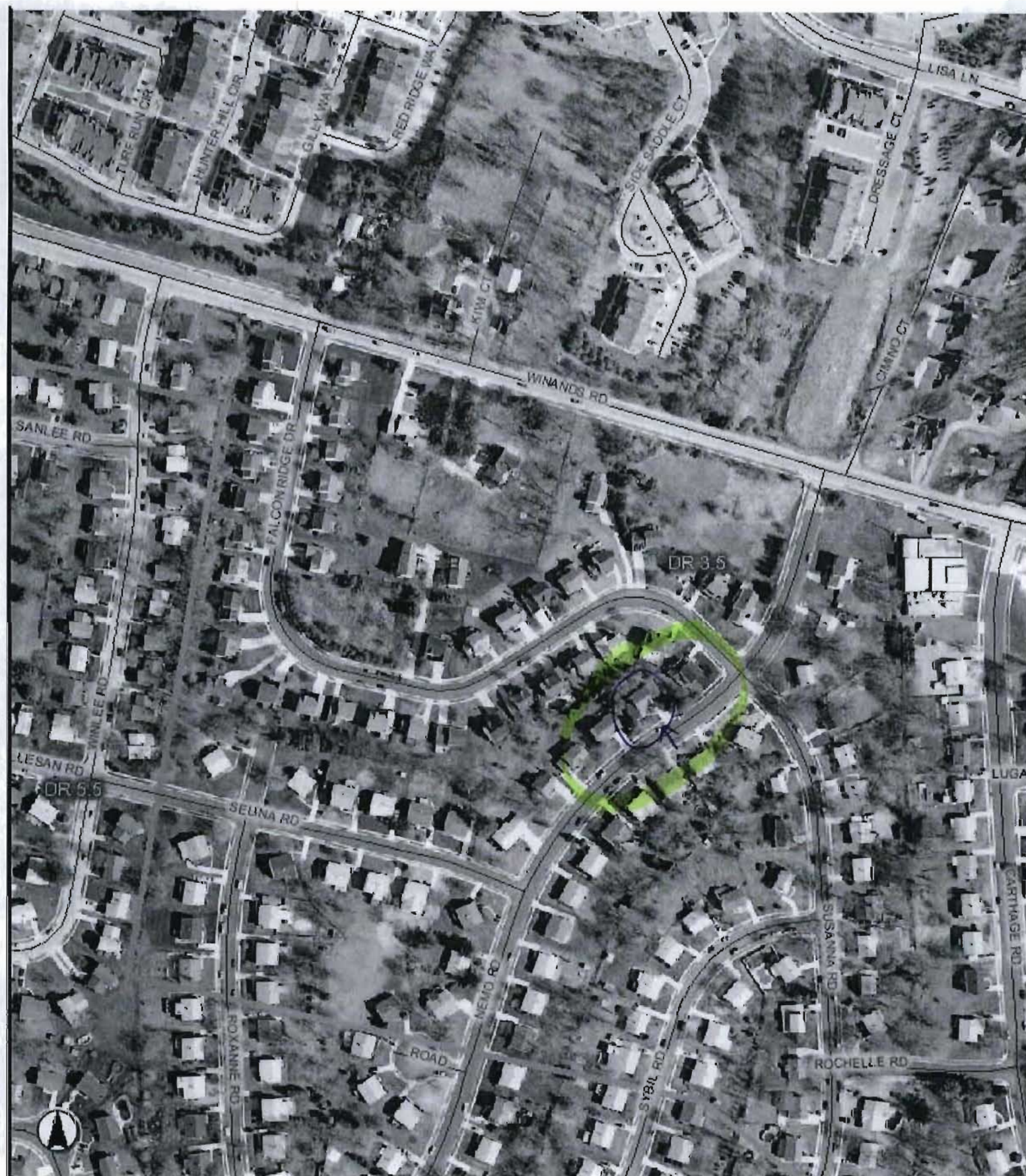
**Maryland Department of Assessments and
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District - 02 Account Number - 2100006853



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





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3956 Nemo Road, Randallstown, Maryland 21133

Side of house where proposed storage shed would be placed. Yellow shrubbery is property line.



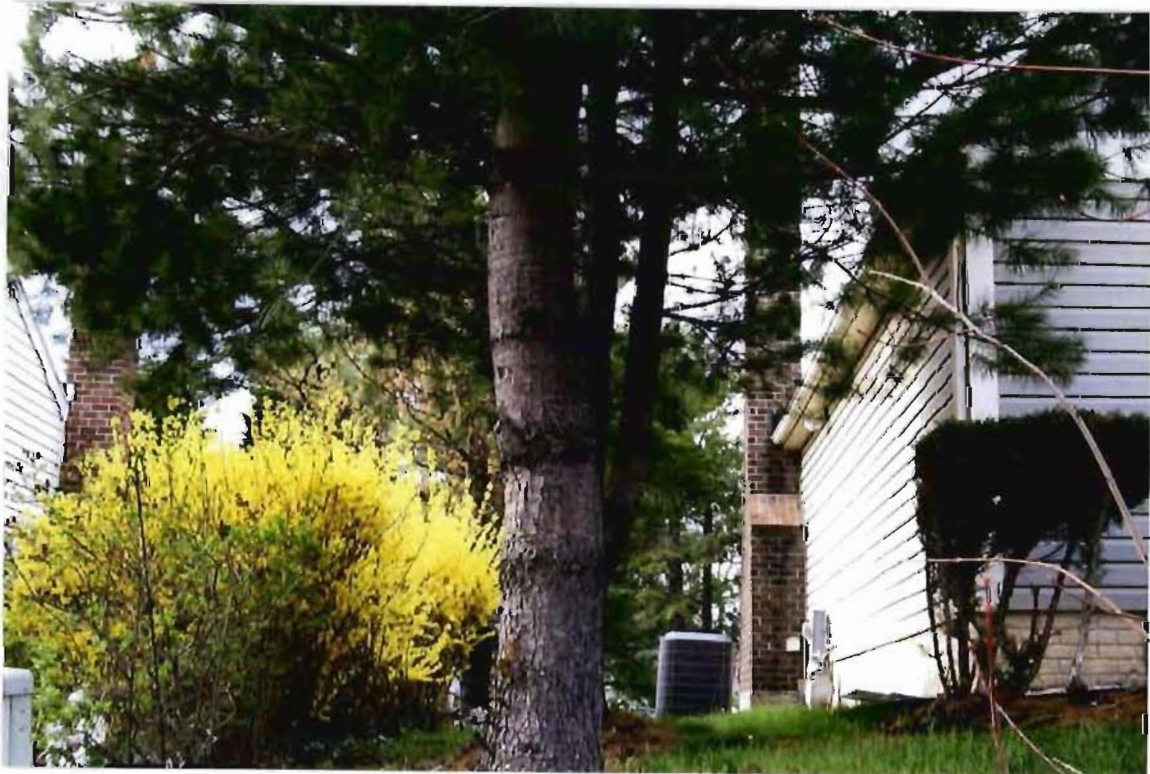
Side of house from rear to Nemo Road



2008-0475-A

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Side of house where proposed storage shed would be placed as viewed from Nemo Road



2008-0475-A