

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Sollers Point Road, 150 feet N
of c/l Louth Road
12th Election District
7th Councilmanic District
(3309 Sollers Point Road)

Regina Powers
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0084-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, Regina Powers for property located at 3309 Sollers Point Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a front yard set back of 23 feet in lieu of the required 25 feet, or in the alternative, from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a front yard setback of 23 feet in lieu of the required 35 feet, whichever Section the Zoning Commissioner determines is applicable. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct an additional room measuring 12 feet x 14 feet and a covered porch measuring 6 feet x 16 feet onto the front of the home. The addition is to provide additional space for the care of injured small animals and birds. The porch is for her enjoyment. She believes in rescuing small animals and birds who have been injured, nurturing them back to good health, and releasing them back into their natural habitat. She is licensed by the State of Maryland to provide this service which is not a commercial enterprise. While the rear of the property contains sufficient area for the construction of the room addition and would not require a variance, there is no sunlight which is a prerequisite. The front of the home provides the necessary amount of sunlight that the animals

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11.14.08
[Signature]

crave. The Office of Planning did not oppose the Petitioner's request for variance relief. None of the Petitioner's neighbors voiced any objection to the variance request.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated November 6, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Regulations. This property is located within the Chesapeake Bay Critical Area and also in an Intensely Developed Area (IDA). IDA regulations state that development or redevelopment shall use best management practices (BMP), which reduce pollutant loading by 10% of the on-site level prior to development or re-development. A mitigation fee of \$1.20 per square foot lot coverage, tree planting or a combination of both may be required for this site.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 5, 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 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.

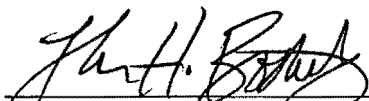
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

~~CONFIDENTIAL~~
11-14-08
[Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of November, 2008 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a front yard setback of 23 feet in lieu of the required 35 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. This property is located within the Chesapeake Bay Critical Area and also in an Intensely Developed Area (IDA). IDA regulations state that development or redevelopment shall use best management practices (BMP), which reduce pollutant loading by 10% of the on-site level prior to development or re-development. A mitigation fee of \$1.20 per square foot lot coverage, tree planting or a combination of both may be required for this site.

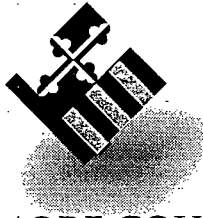
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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11.14.08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 14, 2008

REGINA POWERS
3309 SOLLERS POINT ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 2009-0084-A
Property: 3309 Sollers Point Road

Dear Ms. Powers:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with conditions 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,

Handwritten signature of Thomas H. Bostwick in black ink.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

1203077601

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 3309 Sollers Point Road which is presently zoned DR 5.5

Deed Reference: 12522 / 162 Tax Account # 1203077601

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)

- 1B02.3C1, for a front yard set back of 23' in lieu of the required 25'; or, in the alternative,
- 2.303.1, for a front yard set back of 23' in lieu of the required 35', which ever section the Zoning Commissioner determines is applicable

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Administrative 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):

Regina Powers

Name - Type or Print Regina Powers

Signature Regina Powers

Name - Type or Print _____

Signature _____

3309 Sollers Point Rd 410 294 7516

Address _____ Telephone No. _____

Dundalk MD 21222

City _____ State _____ Zip Code _____

Representative to be Contacted:

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. 2009-0084-A Reviewed By D.T. Date 9/23/08

REV 7/20/07 ~~RECEIVED FOR FILE~~ Estimated Posting Date 10/05/08

11.14.08
pm

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 3309 Sollers Point Rd
Address
Dundalk Maryland 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):

This is my primary residence. I am proposing to construct an additional room to the front of my home, approximately 168 sq', 12' x 14' and a covered porch to be approximately 57.96 sq', 6' x 16'. The reason for the addition is to provide me with additional room for the care of injured small animals and birds. The covered porch will be for my enjoyment. I believe in rescuing small animals and birds who have been injured, nurturing them back to good health, and releasing them back into their natural habitats. I am licensed by the State of Maryland to do so. This is not a commercial enterprise but I do this because I care. I need to add space onto my home to enable the care I provide. While I can build an additional room to the rear of my home without a variance, there is no sunlight, which is a prerequisite and, therefore, I cannot do so; I need to add on to the front of my home, where there is sufficient sunlight.

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.

Regina Powers
Signature

Signature

Regina Powers
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Regina Powers
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



James A. Gavigues
Notary Public

My Commission Expires 9/1/11

Zoning Description for **3309 SOLLERS POINT ROAD**

Beginning at a point on the east side of Sollers Point Road which is 60-feet wide at a distance of 150-feet north of the centerline of Louth Road which is 50-feet wide.

Being the same property and recorded among land records of Baltimore County in Plat Book 13, Folio 22 and being in the subdivision known as "Dundalk" containing 10,362 square feet. Also known as 3309 Sollers Point Road. located in the 7th Election District and 6th Councilmanic District.

2009-0084-A

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

No. 2371
Date: 9/24/08

PAID RECEIPT

| Fund | Dept | Unit | Sub Unit | Obj | Sub Obj | Dept | Obj | BS Acct. | Amount |
|------|------|------|----------|-----|---------|------|-----|----------|-------------------|
| 001 | 806 | 0000 | | | 6150 | | | | 65. ⁰⁰ |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

ACTIVITY ACTUAL TIME PER
22/2008 772/2008 1430/21
REG 604 BALKIN MICHIGN
REPT 4 25422 2/24/2008 0714
533 ZONING VERIFICATION
02300
Recpt Tot 145.00
465.00 7/1/08 4.00 IN
Baltimore County, Maryland

Total: 65.⁰⁰

Rec From: THERMAL/VY-NAW WINDOW SYSTEMS
For: 2009-0084-A
3309 SOLLERS POINT RD.
D. THOMPSON

**CASHIER'S
VALIDATION**

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

RE: Case No.: 2009-0084-A

Petitioner/Developer: _____

Powers

Date of Hearing/Closing: Oct20. 08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews

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: _____

3309 Sollers point rd

The sign(s) were posted on _____ Oct 5 2008
(Month, Day, Year)

Sincerely,

Robert Black Oct 8 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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0084-A

TO PERMIT AN ADDITION WITH A FRONT YARD SETBACK OF 23 FEET
IN LIEU OF THE REQUIRED 25 FEET OR IN THE ALTERNATIVE, A FRONT YARD
SETBACK OF 23 FEET IN LIEU OF THE REQUIRED 35 FEET.

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 10-20-08

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 DATES

Case Number 2009- 0084 -A Address 3309 SOLLERS POINT RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/23/08 Posting Date: 10/05/08 Closing Date: 10/20/08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0084 -A Address 3309 SOLLERS POINT RD.

Petitioner's Name POWERS Telephone 410-294-7516

Posting Date: 10/05/08 Closing Date: 10/20/08

Wording for Sign: To Permit AN ADDITION WITH A FRONT YARD SETBACK OF 23-FEET
IN LIEU OF THE REQUIRED 25-FEET OR IN THE ALTERNATIVE A FRONT YARD
SETBACK OF 23-FEET IN LIEU OF THE REQUIRED 25-FEET.

WCR - Revised 7/7/08

**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: 2009-0084-A

Petitioner: REGINA POWERS

Address or Location: 3309 SOLERS POINT RD

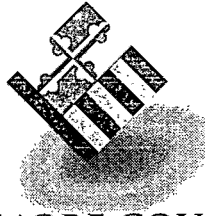
PLEASE FORWARD ADVERTISING BILL TO:

Name: REGINA POWERS

Address: 3309 SOLERS POINT RD

DUNDALK, MD 21222

Telephone Number: 410 294 7516



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
October 20, 2008

Regina Powers
3309 Sollers Point Rd.
Baltimore, MD 21222

Dear: Regina Powers

RE: Case Number 2009-0084-A, 3309 Sollers Point Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 05, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



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

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

Maryland Department of Transportation

Date: 10/10/2008

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

RE: Baltimore County
Item No 2009 ~~0084A~~
3309 SOLLERS POINT RD
POWERS 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. 2009-0084A.

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

INTER-OFFICE CORRESPONDENCE

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

DATE: October 23, 2008

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

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OCT 24 2008

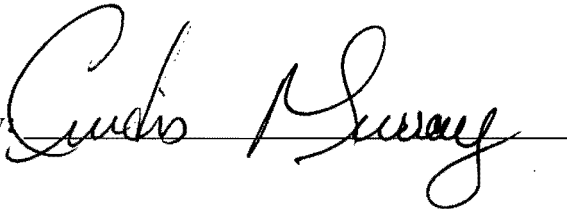
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-084- 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 John Alexander in the Office of Planning at 410-887-3480.

Prepared By
CM/LL



AV
10-20-08

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 07 2008

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 6, 2008

SUBJECT: Zoning Item # 09-084-A
Address 3309 Sollers Point Road
(Powers Property)

BY:.....

Zoning Advisory Committee Meeting of October 6, 2008.

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is located within the Chesapeake Bay Critical Area (CBCA) and also in an Intensely Developed Area (IDA). IDA regulations state that development or re-development shall use best management practices (BMP), which reduce pollutant loading by 10% of the on-site level prior to development or re-development. A mitigation fee (\$1.20 per square foot of lot coverage), tree planting or a combination of both may be required for this site.

Reviewer: Shawn Krout

Date: 10/23/08

Patricia Zook - 2 Administrative Variances that need DEPRM comments

From: Patricia Zook
To: Livingston, Jeffrey
Date: 11/5/2008 3:17:54 PM
Subject: 2 Administrative Variances that need DEPRM comments

Hi again Jeff -

Here are 2 more administrative variances that need DEPRM comments:

2009-0090-A, closed 10-27-08
2009-0084-A, closed 10-20-08

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2009-0084-A (administrative variance)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 10/27/2008 9:52 AM
Subject: Case 2009-0084-A (administrative variance)

Good morning Jeff -

We need comments from DEPRM for this administrative variance case that closed on October 20, 2008. The property is located at 3309 Sollers Point Road.

You may e-mail the comments to me. Thanks for your help!

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

DROP-OFF PETITIONS PROCESSING CHECK-OFF

Two Questions Answered on Cover Sheet:
Any previous reviews in the zoning office?
Any current building or zoning violations on site?

Petition Form Matches Plat in these areas:
Address
Zoning
Legal Owner(s)
Contract Purchaser(s)
Request (if listed on plat)

Petition Form (must be current PDM form) is Complete:
Request:
Section Numbers
Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.
Hardship/Practical Difficulty Reasons
Legal Owner/Contract Purchaser:
Signatures (originals)
Printed/Typed Name and Title (if company)
Attorney (if incorporated)
Signature/Address/Telephone Number of Attorney

Correct Number of Petition Forms, Descriptions and Plats

200 Scale Zoning Map

Check: Amount Correct? Signed?

ZAC Plat Information:

Location (by Carl) _____

Zoning: _____ Acreage: _____ Previous Hearing Listed With Decision

Election District _____ Councilmanic District _____ Case # _____

Check to See if the Subject Site or Request is:

- CBCA
- Floodplain
- Elderly
- Historical
- Pawn Shop
- Helicopter

*If Yes, Print Special Handling Category Here

*If No, Print No

2009
0084-A
Item Number Assigned

9/23/08
Date Accepted for Filing



Account Identifier: District - 12 Account Number - 1203077601

Owner Information

Owner Name: POWERS REGINA M Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 3309 SOLLERS POINT RD Deed Reference: 1) /12522/ 162
 BALTIMORE MD 21222-5428 2)

Location & Structure Information

Premises Address 3309 SOLLERS POINT RD Legal Description 3309 SOLLERS POINT RD
 DUNDALK

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 7 |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|--------|
| 103 | 23 | 449 | | | | 1 | 3 | 3 | Plat Ref: | 13/ 22 |

Special Tax Areas Town Ad Valorem Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|-----------------|
| 1943 | 672 SF | 10,362.00 SF | 04 |
| Stories | Basement | Type | Exterior Siding |
| 1 | NO | STANDARD UNIT | SIDING |

Value Information

| | Base Value | Value | | |
|--------------------|----------------|------------------|------------------|------------------|
| | | As Of 01/01/2006 | As Of 07/01/2008 | As Of 07/01/2009 |
| Land | 51,090 | 51,090 | | |
| Improvements: | 63,230 | 63,230 | | |
| Total: | 114,320 | 114,320 | 114,320 | NOT AVAIL |
| Preferential Land: | 0 | 0 | 0 | NOT AVAIL |

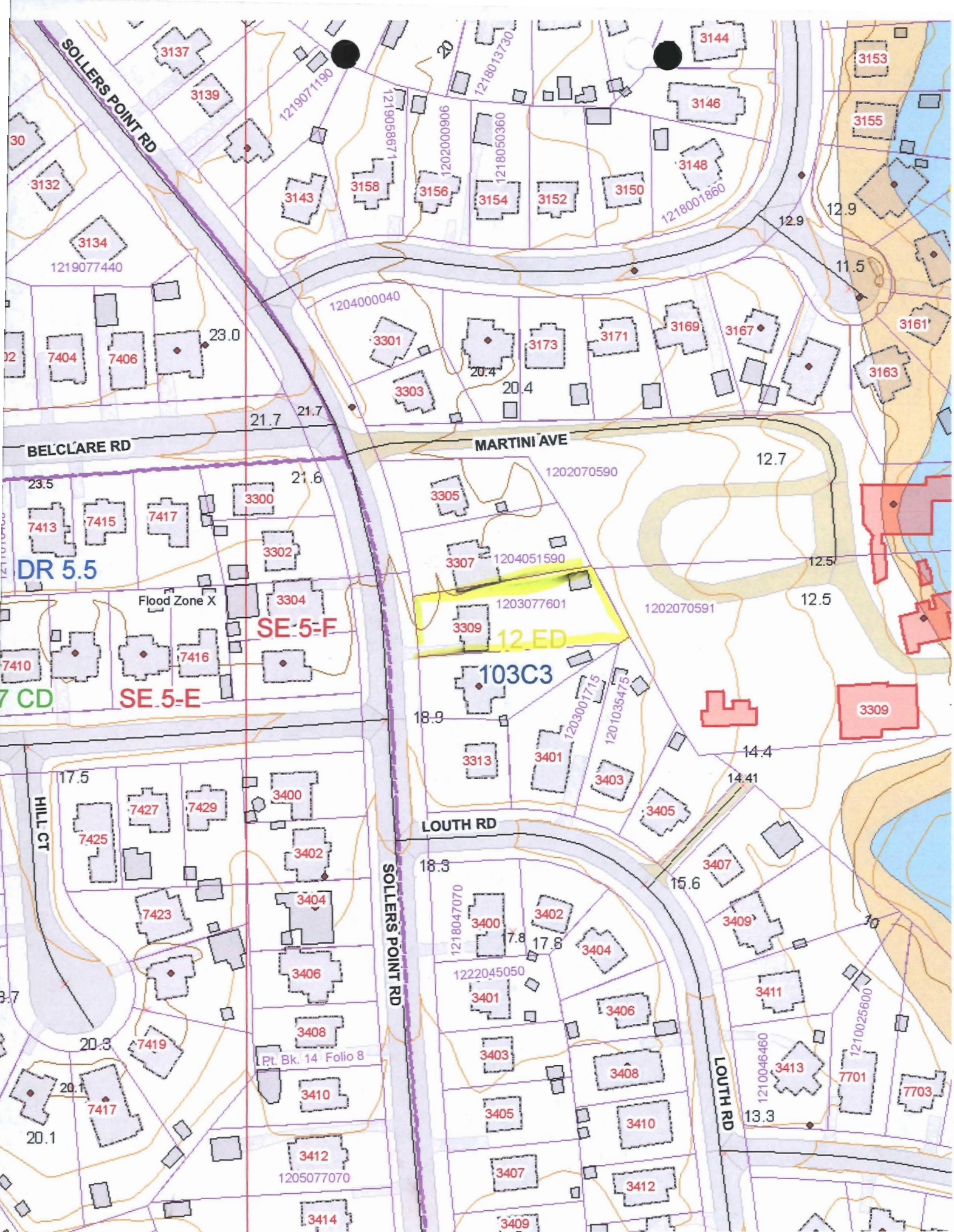
Transfer Information

Seller: POWERS REGINA M Date: 12/01/1997 Price: \$0
 Type: NOT ARMS-LENGTH Deed1: /12522/ 162 Deed2:
 Seller: CURINGA ARTHUR E Date: 12/13/1991 Price: \$67,000
 Type: IMPROVED ARMS-LENGTH Deed1: / 9000/ 370 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2008 | 07/01/2009 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO Special Tax Recapture:
 Exempt Class: * NONE *



DR 5.5

Flood Zone X

SE 5-F

SE 5-E

12 ED

103C3

2009-0084-A

CHS 09-084 1



CASA # 09-084A



CASH # 09-084A



CASE # 09-084 A



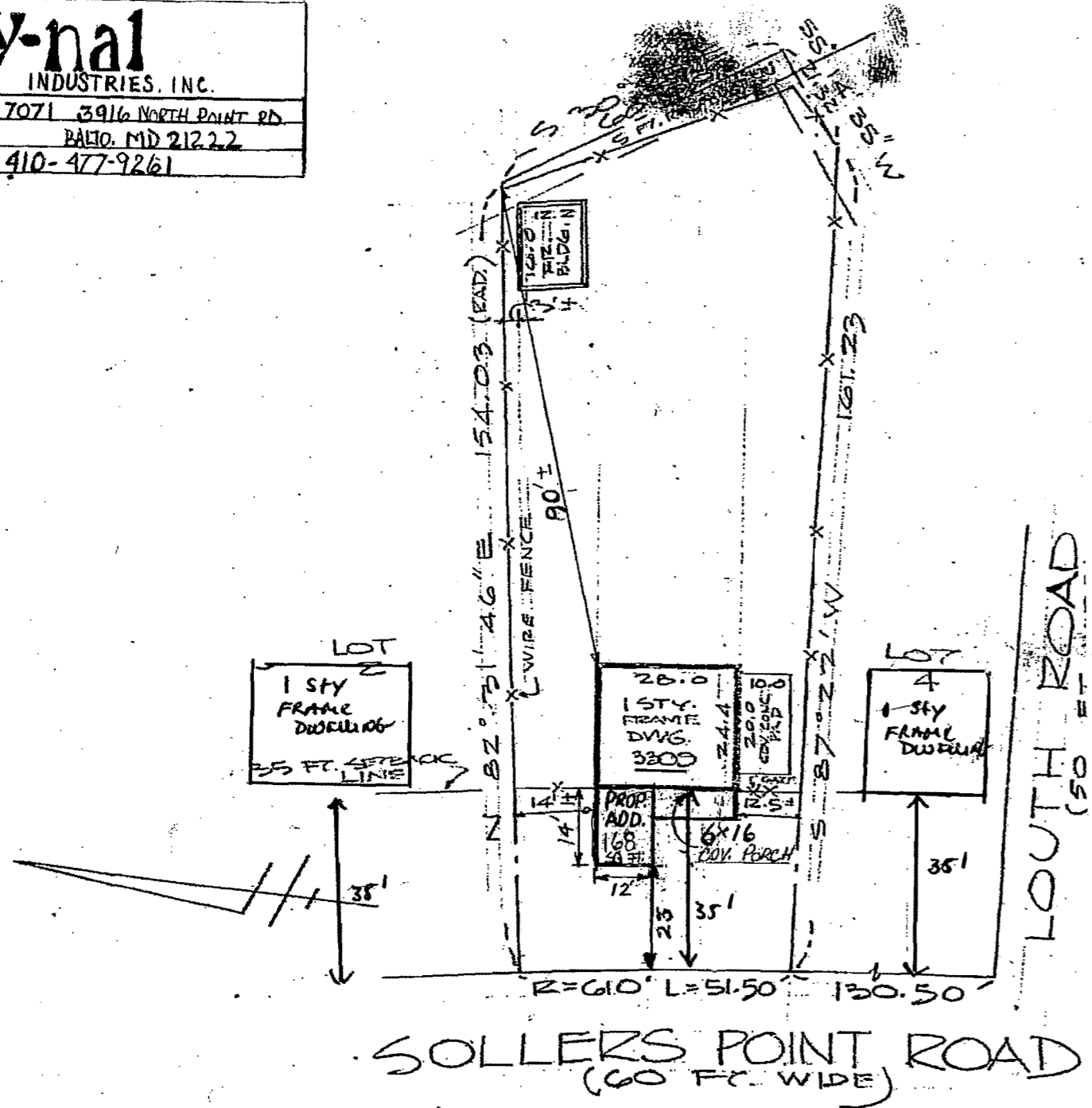
R # 09-084A



CA # 09-084A



Vy-nal
 INDUSTRIES, INC.
 MHIC 7071 3916 NORTH POINT RD
 BALTO. MD 21222
 410-477-9261



SOLLERS POINT ROAD
 (60 FT. WIDE)

NOTE
 SOME FENCES ARE NOT ON
 PROPERTY LINES.

This reproduction subject to 1% reduction in scale.

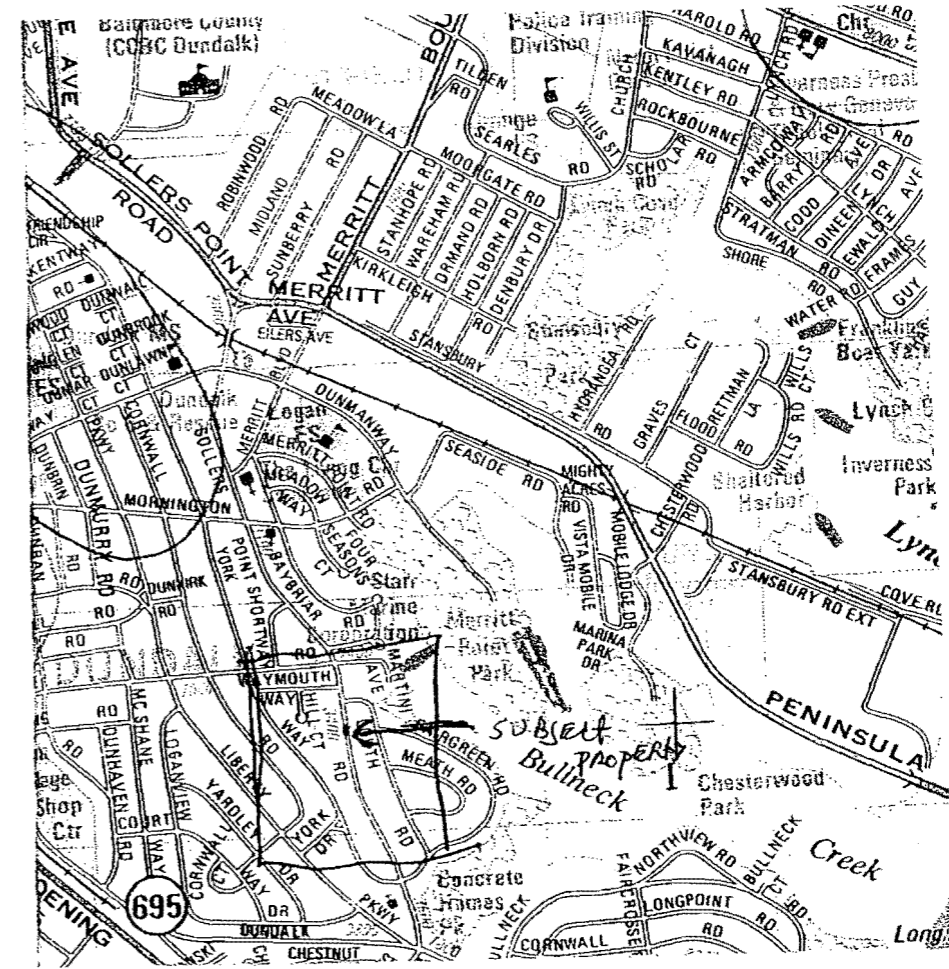
I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

10/24/51 *[Signature]*

LOT No. 3, BLOCK 1, PLAT No. 7;
 DUNDALK, PLAT BOOK C.H.K. No. 13,
 FOLIO 22

This plat is not to be used for the establishment of property lines.

REG. NO. 8675



General Notes

1. Area of property: 9674 sq +/-
2. Existing zoning: DR 5.5
3. Existing Use of Property: residential
4. proposed use of property: residential
5. property served by public utilities
6. proposed addition: 168 sq'
7. proposed covered porch: 57.96 sq. '
8. petitioner requesting variance to front yard setback of 23' in lieu of the required 25' (§1B02.3C.1), or, in alternative, front yard setback of 23' in lieu of the required 35' (§303.1) of the BCZR
9. existing dwelling constructed on or about 1943
10. property has no zoning history

Plan to accompany Petition for Administrative Variance

3309 Sollers Point Rd
 Owner: Regina Powers

Election District: 12
 Councilmanic District: 7th

2009-0081-A