

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Locust Avenue, 100 feet W of the
c/l of Highview Road
13th Election District
1st Councilmanic District
(1262 Locust Avenue)

Tracy Ijams and Anthony Cigna III
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0214-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, Tracy Ijams and Anthony Cigna III for property located at 1262 Locust Avenue. The variance request is from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an addition measuring 9 feet x 27 feet in size onto the left side of their home. Constructing the addition off the rear of the house would be problematic due to the location of the HVAC system and plumbing, and the basement stairwell. Building out from the side of the house allows Petitioners to keep the architectural style of the home intact. The addition cannot be constructed on the right side of the home because of the existing concrete walkway and driveway. Petitioners point out that many homes in the neighborhood are set less than 10 feet from the property lines. The neighbors residing at 1260 Locust Avenue do not object to the addition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 10, 2009 which indicates they do not oppose the Petitioners' request; however, the subject addition should be architecturally consistent with the existing dwelling.

3.19.09
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 21, 2009 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.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of March, 2009 that a variance from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet for an 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.
2. The subject addition shall be architecturally compatible with the existing dwelling.

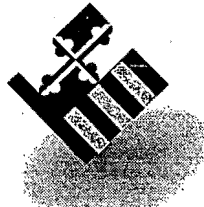
3-19-09
PM

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

SEARCHED INDEXED FOR FILE
3-19-09
BY 



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 19, 2009

TRACY IJAMS AND ANTHONY CIGNA III
1262 LOCUST AVENUE
BALTIMORE MD 21227

Re: Petition for Administrative Variance
Case No. 2009-0214-A
Property: 1262 Locust Avenue

Dear Ms. Ijams and Mr. Cigna:

Enclosed please find the decision rendered in the above-captioned case.

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,


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Betty Weickgenannt, Starcom Design Build, 8835M Columbia 100 Parkway, Columbia
MD 21045



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1262 Locust Avenue, Baltimore, MD 21227
which is presently zoned DR 5.5

Deed Reference: 13597 / 563 Tax Account # 1323750110

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, BC22, To

PERMIT A SIDEYARD SETBACK OF 6ft. IN LIEU OF
THE REQUIRED 10ft. FOR AN ADDITION.

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):

Tracy Anne Ijams

work: (410) 706-7227

Name - Type or Print

Signature

Anthony Cigna III

work: (410) 337-7116

Name - Type or Print

Signature

1262 Locust Ave

(410) 247-3469

Address

Baltimore

City

MD

State

Telephone No.

21227

Zip Code

Representative to be Contacted:

Betty Weickgenannt - Starcom Design Build

Name

8835M Columbia 100 Pkwy (410)997-7700

Address

Columbia

City

MD

State

Telephone No.

21045

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 3-19-09 day of March 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. 2009-0214-A

Reviewed By JCM

Date

2/18/09

REV 7/20/07

Estimated Posting Date

2/22/09

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

1262 Locust Avenue

Address

Baltimore

MD

21227

City

State

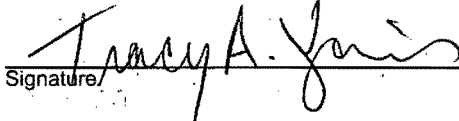
Zip Code

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):

We are requesting this variance to expand our house beyond the current 10' side setback. This expansion will give us enough space to move the laundry room to the second floor of our home. Having the laundry area on the bedroom level would be extremely helpful, as it has become increasingly difficult to carry laundry back and forth from the basement due to chronic back problems (caused by scoliosis). Building off the rear of the house would be substantially more problematic due to the location of the HVAC system and plumbing, as well as the existence of the basement stairwell in the rear. Also, building out from the side allows us to keep the architectural styling of the house intact; whereas a rear addition would require a complete re-styling of the house, which would be extremely difficult.

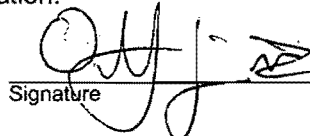
This variance would be in keeping with the make-up of our neighborhood, as many of the houses on our street are already set less than 10' from the property lines. Some of our neighbors are even closer to the side property line than we are requesting (see attached). Our home and the attached examples are all located on Locust Avenue and are not corner lots.

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.



Tracy Anne Ijams

Name - Type or Print



Anthony Cigna III

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

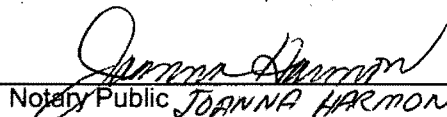
I HEREBY CERTIFY, this 16th day of FEBRUARY, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TRACY ANNE IJAMS & ANTHONY CIGNA III

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

AS WITNESS my hand and Notarial Seal




Notary Public JOANNA HARMON

My Commission Expires September 9, 2012

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

1262 Locust Avenue

Address

Baltimore

MD

21227

City

State

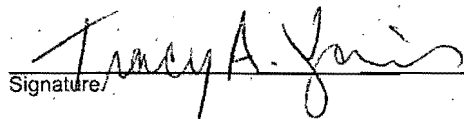
Zip Code

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This variance would be in keeping with the make-up of our neighborhood, as many of the houses on our street are already set less than 10' from the property lines. Some of our neighbors are even closer to the side property line than we are requesting (see attached). Our home and the attached examples are all located on Locust Avenue and are not corner lots.

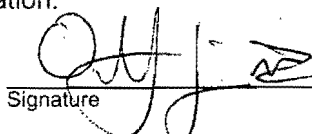
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Tracy Anne Ijams

Name - Type or Print



Signature

Anthony Cigna III

Name - Type or Print

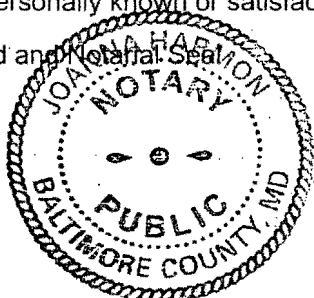
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

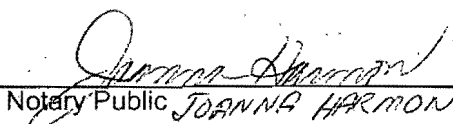
I HEREBY CERTIFY, this 16th day of FEBRUARY, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TRACY ANNE IJAMS v ANTHONY CIGNA III

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

AS WITNESS my hand and Notarial Seal




Notary Public JOANNA HARMON

My Commission Expires September 9, 2012

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1262 Locust Avenue, Baltimore, MD 21227

Beginning at a point on the north side of Locust Avenue which is 40 feet wide at the distance of 100 feet west of the centerline of the nearest improved intersecting street Highview Road which is 40 feet wide. *Being Lots# 195, 196, and 197 in the subdivision of Linden Heights Addition as recorded in Baltimore County Plat Book #7, Folio # 132, containing 6,300 sq ft. Also known as the 1262 Locust Avenue and located in the 1st Election District, 13th Councilmanic District.

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

No. **35067**

Date: **2.18.09**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 /19/2009 2/18/2009 10:31:50 2

Rev Sub
 Source/ Rev/

REG WSD5 WALKIN DDOL DMD
 >>R CEIPT # 479174 2/18/2009 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	P06	0000		6150				65. —

REG 5 528 ZONING VERIFICATION
 CR 10. 035067

Recpt Tot \$65.00
 \$65.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **65. —**

Rec From: **T. LJAMS**

For: **2009-0214-1A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 02/24/09

Case Number: 2009-0214-A

Petitioner / Developer: TRACY IJAMS~STARCOM DESIGN & BUILD CORPORATION

Date of Hearing (Closing): MARCH 9, 2009

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:
1262 LOCUST AVENUE

The sign(s) were posted on: FEBRUARY 21, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0214 -A Address 1262 LOCUST Ave.

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

Filing Date: 2.18.09 Posting Date: 2/22 Closing Date: 3/9

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- 0214 -A Address 1262 LOCUST Ave.

Petitioner's Name TRACY IJAMS Telephone 410-706-7227

Posting Date: 2/22 Closing Date: 3/9

Wording for Sign: To Permit A SIDEYARD SETBACK OF 6 ft. IN
LIEU OF THE REQUIRED 10ft. for AN ADDITION.

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.

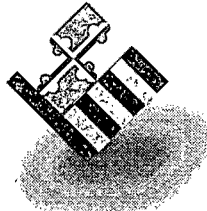
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 0214
Petitioner: Tracy Anne Ijams
Address or Location: 1262 Locust Avenue, Baltimore MD
21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Betty Weickgenannt
Address: 8835M Columbia 100 PKwy
Columbia, MD 21045
Telephone Number: 410-997-7700



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
March 9, 2009

Tracy Anne Ijams & Anthony Cigna III
1262 Locust Ave.
Baltimore, MD 21227

Dear: Tracy Anne Ijams & Anthony Cigna III

RE: Case Number 2009-0214-A, 1262 Locust Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 2009. 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Betty Weickgenannt: Starcom Design Build; 8835M Columbia 100 PWY; Columbia, MD 21045



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 2, 2009

Item Numbers 0212, 0214, 0215, 0216, 0217, 0218 and 0220

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 3, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 2, 2009
Item Nos. 2009-0211, 0212, 0214,
0215, 0219, and 0220

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

DAK:CEN:lrk
cc: File
ZAC-03092009-NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 6, 2009

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

RE: Baltimore County
Item No 2009-0214-A
1262 LOCUST AVE
IJAUS & CIGNA PROPERTY
ADMIN. 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. 2009-0214-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 ¹ 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: March 10, 2009

RECEIVED

MAR 11 2009

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

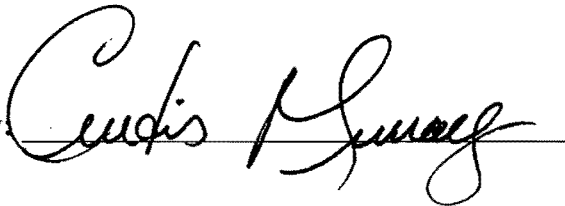
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-214- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The Subject addition should be architecturally consistent with the existing building.

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

Prepared By
CM/LL



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

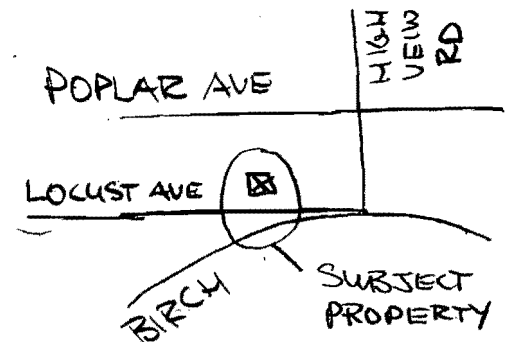
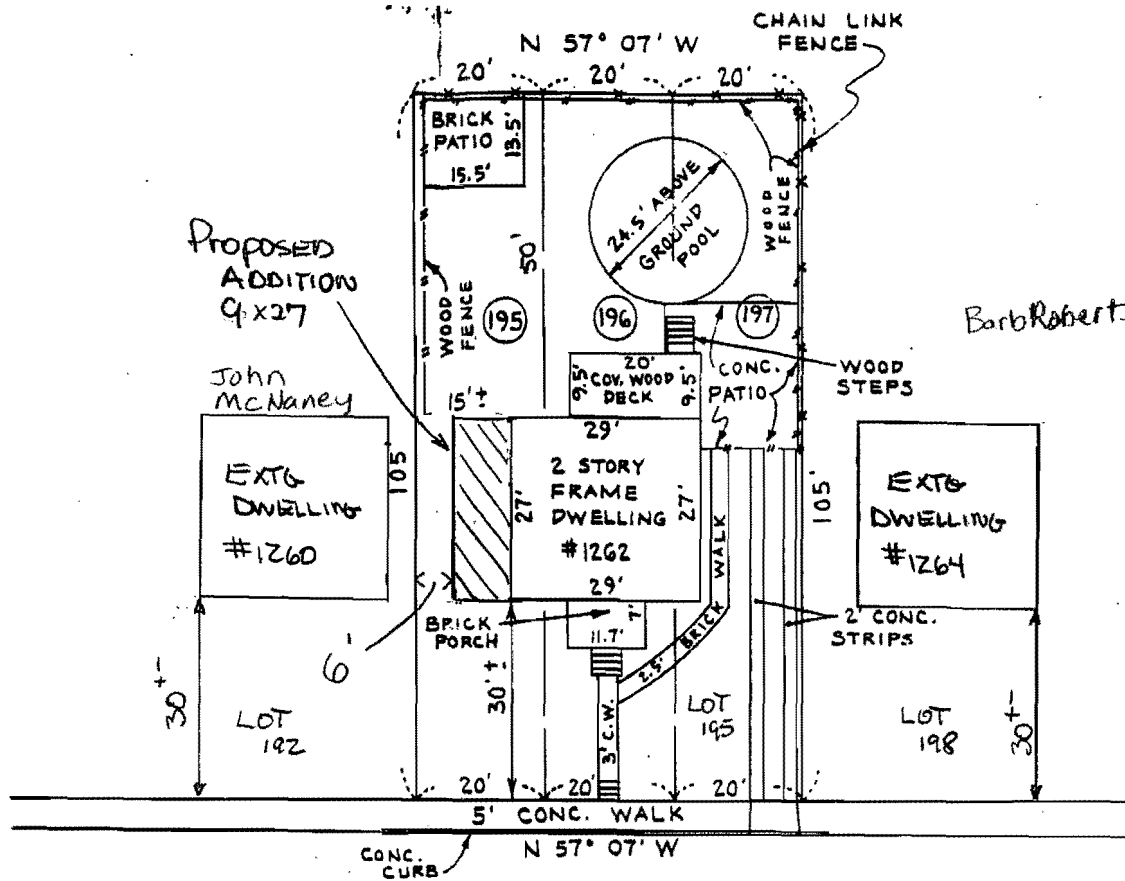
PROPERTY ADDRESS 1262 LOCUST AVE

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

SUBDIVISION NAME LINDEN HEIGHTS ADDITION

PLAT BOOK # 108 FOLIO # 600 LOT # 195 SECTION # 8

OWNER TRACY JAMES & TONY CIGNA



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 13TH

1" = 200' SCALE MAP # 108C1

ZONING DRS.5

LOT SIZE 0.14 6300
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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



NORTH

PREPARED BY

Robert W. [Signature]

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 13 Account Number - 1313551350

Owner Information

Owner Name:	JOHNSON JEROME H JOHNSON SUSAN D	Use:	RESIDENTIAL
Mailing Address:	1254 LOCUST AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 6795/ 595 2)

Location & Structure Information

Premises Address	Legal Description
1254 LOCUST AVE	LT 186,187 LINDEN HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
108	5	658					186	1		7/ 132

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,248 SF	4,200.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 13 Account Number - 1314100130

Owner Information

Owner Name:	ROBERTS BARBARA J	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1264 LOCUST AV BALTIMORE MD 21227-2632	Deed Reference:	1) /25594/ 331 2)

Location & Structure Information

Premises Address
1264 LOCUST AVE

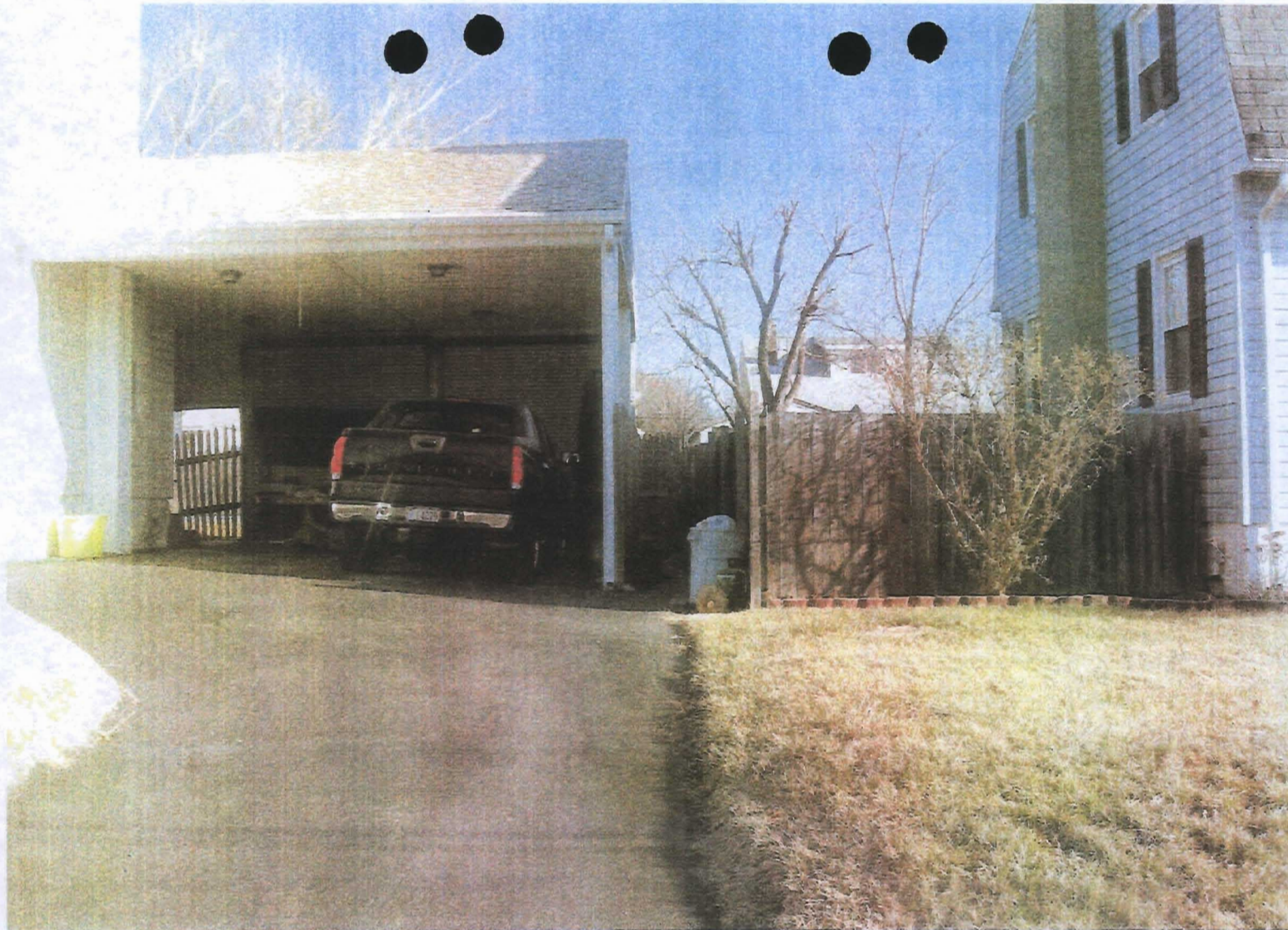
Legal Description
LT 198,199
1264 LOCUST AVE
LINDEN HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
108	5	658					198	1		7/ 132

Special Tax Areas

Town	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,328 SF	4,200.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING



results

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Account Identifier: District - 13 Account Number - 1312400120

Owner Information

Owner Name:	MCNANEY JOHN M PURCELL SANDRA H	Use:	RESIDENTIAL
Mailing Address:	1260 LOCUST AVE BALTIMORE MD 21227-2632	Principal Residence:	YES
		Deed Reference:	1) /18129/ 708 2)

Location & Structure Information

Premises Address
1260 LOCUST AVE

Legal Description
LT 192,193,194
1260 LOCUST AVE
LINDEN HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	5	658					192	1	Plat Ref: 7/ 132

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,224 SF	6,300.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING



results

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Account Identifier: District - 13 Account Number - 1308800011

Owner Information

Owner Name:	HUGHES SARAH J	Use:	RESIDENTIAL
Mailing Address:	1266 LOCUST AVE HALETHORPE MD 21227-2632	Principal Residence:	YES
		Deed Reference:	1) /23596/ 170 2)

Location & Structure Information

Premises Address
1266 LOCUST AVE

Legal Description
LTS 200,201 PTLT 202
1266 LOCUST AVE
LINDEN HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	5	658					200	1	Plat Ref: 7/ 132

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	1,665 SF	5,665.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING



