

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Wickersham Way at Stonegate Court,
210 feet W of Greenside Drive
8th Election District
3rd Councilmanic District
(212 Wickersham Way)

Jason R. and Anna M. Geisinger
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0294-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, Jason R. and Anna M. Geisinger for property located at 212 Wickersham Way. The variance request is from Section 1B02.3.B (1995 Regulations Section 211.4) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a addition (enclosing an existing screen room) to have a rear yard setback of 22 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners have an existing screen room measuring 10 feet x 13 feet 6 inches which they wish to enclose and make into an all-season room. The existing screen room was constructed prior to the Petitioners' purchasing the dwelling. Enclosing the screen room will provide necessary additional living room for the family. Petitioners submitted photographs depicting patio rooms in the neighborhood at 210 Wickersham Way, 214 Wickersham Way and 208 Wickersham Way. The property is irregular in shape and located on the curve of Wickersham Way and opposite Stonegate Court.

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.

~~RECEIVED FOR FILING~~
6.11.09
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 24, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

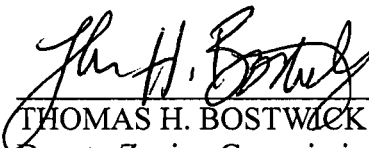
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of June, 2009 that a variance from Section 1B02.3.B (1995 Regulations Section 211.4) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a addition (enclosing an existing screen room) to have a rear yard setback of 22 feet in lieu of the required 30 feet 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.

APPROVED FOR FILED

6-11-09


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

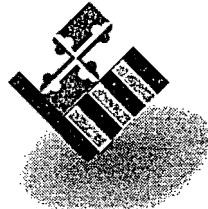

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER REPEALED FOR REASON

6.11.09

p2



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 11, 2009

JASON R. AND ANNA M. GEISINGER
212 WICKERSHAM WAY
BALTIMORE MD 21030

Re: Petition for Variance
Case No. 2009-0294-A
Property: 212 Wickersham Way

Dear Mr. and Mrs. Geisinger:

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,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 212 Wickersham Waywhich is presently zoned DR. 5.5 (Formerly R-6)

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) Section 1B02.3.B (1955 Regs - Sec 211.4)

to permit a proposed addition (enclosing an existing screen room) to have a rear yard setback of 22 feet in lieu of the required 30

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):

Jason Geisinger

Name - Type or Print

Signature

Anna Geisinger

Name - Type or Print

Signature

212 Wickersham Way

(443) 330-5404

Address

Telephone No.

Baltimore

MD

21030

City

State

Zip Code

Representative to be Contacted:

Dave McMahon

Name

7110 Golden Ring Rd

(410) 780-0062

Address

Telephone No.

Baltimore

MD

21221

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.

2009-0294-A

Reviewed By

Date

5/13/09

REV 10/25/01

Estimated Posting Date

5/24/09

6-11-09

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 212 Wickersham Way
Address: _____
Baltimore MD 21030
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 would like to enclose our existing screen room 10'x13'6" on the rear of our home. The problem is we can not meet the required setback of 30ft to the rear of our property. This is caused by the shape of the lot. We are not located at the intersection of two streets but we are located on the inside curve of Wickersham Way. And still have to hold the 25ft front setback on the curved portion of our property line, leaving our property with just three sides. We feel this is a unusual situation. The screen room was constructed before we purchased our property. The enclosing of our screen room will make it possible for our two children to use the area without fear of pushing thru the screens. Also this will prevent the rain from seeping thru and wetting the floor. Therefore we are asking for a variance of 22ft in lieu of the required 30ft

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.

Jason Geisinger
Signature
Name - Type or Print

Anna Geisinger
Signature
Name - Type or Print

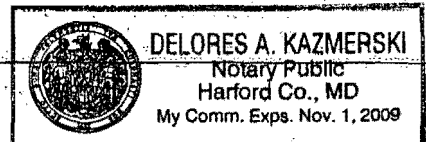
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public
My Commission Expires



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: 212 Wickersham Way
Address
Baltimore MD 21030
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 would like to enclose our existing screen room 10'x13'6" on the rear of our home. The problem is we can not meet the required setback of 30ft to the rear of our property. This is caused by the shape of the lot. We are not located at the intersection of two streets but we are located on the inside curve of Wickersham Way. And still have to hold the 25ft front setback on the curved portion of our property line, leaving our property with just three sides. We feel this is a unusual situation. The screen room was constructed before we purchased our property. The enclosing of our screen room will make it possible for our two children to use the area without fear of pushing thru the screens. Also this will prevent the rain from seeping thru and wetting the floor. Therefore we are asking for a variance of 22ft in lieu of the required 30ft

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.

Jason Geisinger
Signature
Name - Type or Print

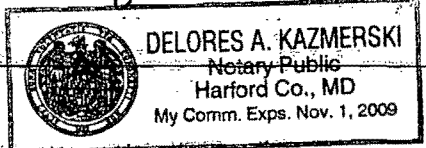
Anna Geisinger
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

DeLores A. Kazmerski
Notary Public
My Commission Expires




Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 212 Wickersham Waywhich is presently zoned DR 5.5 (Formerly R-6)

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) Section 1B02.3.B (1955 Regs - Sec. 211.4)

to permit a proposed addition (enclosing an existing screen room) to have a rear yard setback of 22 feet in lieu of the required 30

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):

Jason Geisinger

Name - Type or Print

Signature

Anna Geisinger

Name - Type or Print

Signature

212 Wickersham Way

(443) 330-5404

Address

Telephone No.

Baltimore

MD

21030

City

State

Zip Code

Representative to be Contacted:

Dave McMahon

Name

7110 Golden Ring Rd

(410) 780-0062

Address

Telephone No.

Baltimore

MD

21221

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. 2009-0294-AReviewed By RDDDate 5/13/09

REV 10/25/01

Estimated Posting Date 5/24/09

6-11-09

M

Zoning Description for 212 Wickersham Way.

Beginning at a point on the south-east side of Wickersham Way. which is 50 ft. wide at the distance of 210 ft. West of the centerline of the nearest improved intersecting street Greenwood Drive which is 70ft. wide.

*Being lot #5, Block# C, in the subdivision of Ramsgate as recorded in the Baltimore county Plat Book #31, Folio #33, containing 14,159.00 SF. Also known as 212 Wickersham Way. and located in the 8th election district, 3rd Councilmanic District.

Item # 0294

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

No. **39960**

Date: **5/13/09**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/13/2009 5/13/2009 09:21:03
 0-MS01 WALKON RTE RR
 RECEIPT 0 417156 5/13/2009 TRCN
 1400 \$ 529 ZONING CERTIFICATION
 NO. 039920
 Recpt Int \$55.00
 \$45.00 - 17 \$4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
601	806	0000		6150				565

Total: **565**

Rec.
From:

For:

zoning hearing - case # 2009-0294-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2009-0294-A

Petitioner/Developer: _____

Jason & Ann Geisinger

Date of Hearing/Closing June 8, 2009

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

Attn: Kristin 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, _____

212 Wickersham Way

The sign(s) were posted on _____ May 24, 2009
(Month, Day, Year)

Sincerely,

Robert Black

May 26 2009
2009

(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 # 2009-0294-A

TO PERMIT A PROPOSED ADDITION (ENCLOSING AN
EXISTING SCREEN ROOM) TO HAVE A REAR YARD SETBACK
OF 22 FEET IN LIEU OF THE REQUIRED 30.

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 6-08-09

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
311 W. CHESAPEAKE AVE.
TOWSON, MD 21204 TEL. 887-3391

ALL REQUESTS MUST BE MADE BY THE DEADLINE DATE. REQUESTS RECEIVED AFTER THE DEADLINE DATE WILL BE CONSIDERED AT THE NEXT PUBLIC HEARING.

MEETING IS HANDICAP ACCESSIBLE

**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: 2009-0294-A

Petitioner: Geisinger, Jason & Anna

Address or Location: 212 Wickersham Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd.
Balto. Md. 21221

Telephone Number: 410 780 0062

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0294 -A Address 212 Wickersham Way

Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/13/09 Posting Date: 5/24/09 Closing Date: 6/08/09

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, 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.
- 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.

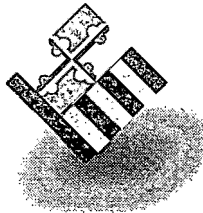
(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0294 -A Address 212 Wickersham Way
Petitioner's Name J + A Geisinger Telephone (443) 330-5404
Posting Date: 5/24/09 Closing Date: 6/08/09
Wording for Sign: To Permit a proposed addition (enclosing an existing screen room) to have a rear yard setback of 22 feet in lieu of the required 30

WCR - Revised 7/7/08



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
June 9, 2009

Jason & Anna Geisinger
212 Wickersham Way
Baltimore, MD 21030

Dear: Jason & Anna Geisinger

RE: Case Number 2009-0294-A, 212 Wickersham Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 13, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Dave McMahon; 7110 Golden Ring Rd.; Baltimore, MD 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009
RECEIVED

JUN 09 2009

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

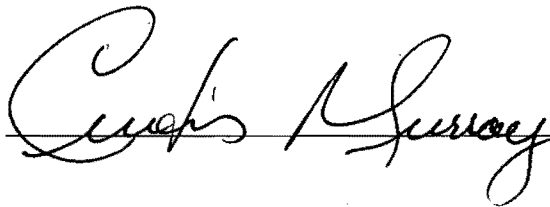
ZONING COMMISSIONER

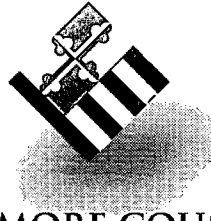
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-294- Administrative Variance**

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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 26, 2009

Item Numbers 0293, 0294, 0295, 0296, 0297, 0298, 0299, 0300 and 0301

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2009
Item Nos. 2009-293, 294, 295, 296,
297, 298, 299, 300 and 301

DATE: June 1, 2009

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

DAK:CEN:cab
cc: File
ZAC-06012009 -NO COMMENTS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 4, 2009

SUBJECT: Zoning Item # 09-294-A
Address 212 Wickersham Way
(Geisinger Property)

Zoning Advisory Committee Meeting of May 26, 2009

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

Reviewer: JWL

Date: 6/4/09

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

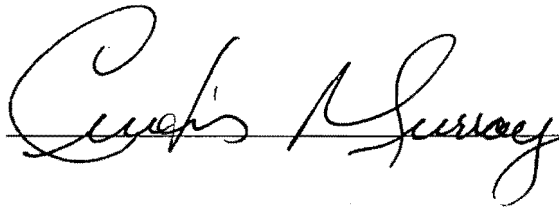
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-294- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Chris R. Murray", written over a horizontal line.



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: JUNE 1, 2009

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

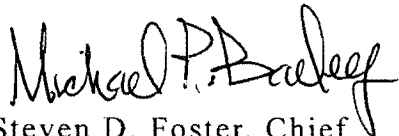
RE: Baltimore County
Item No 2009-0294-A
212 WICKERSHAM WAY
GEISINGER PROPERTY
ADMIN. VARIANCE -

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. 2009-0294-A.

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

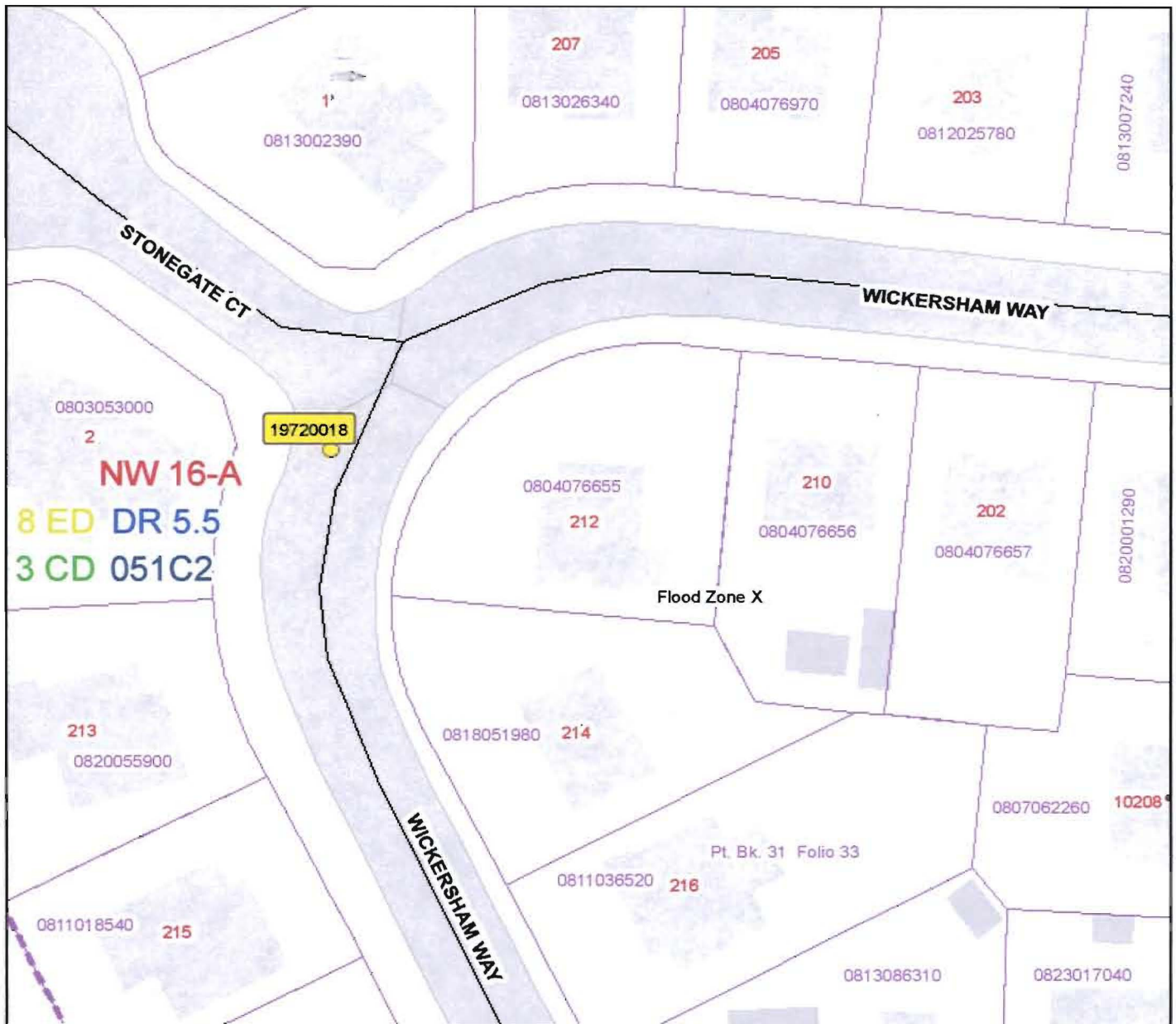
Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



212 Wickersham Way



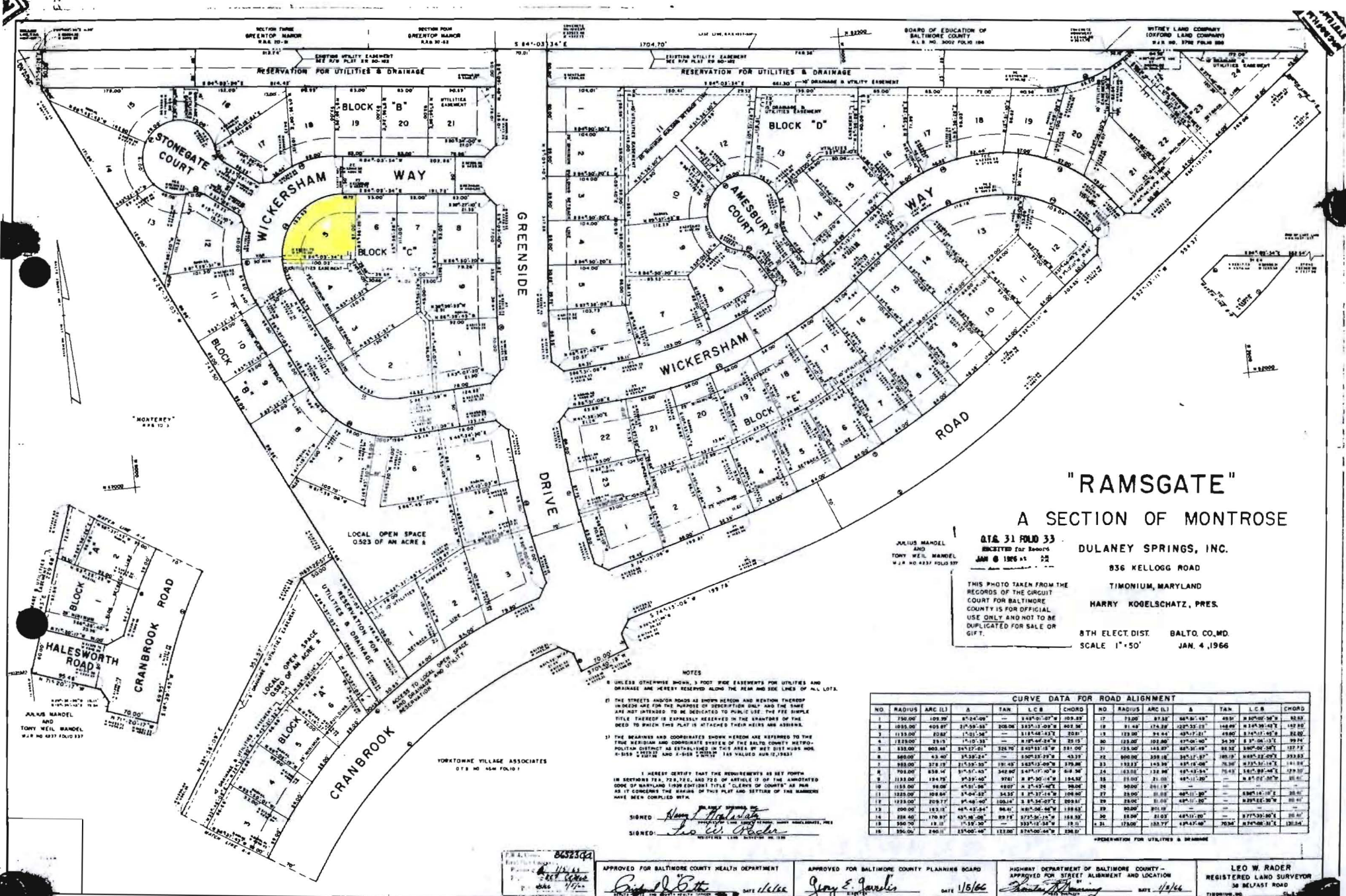
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DQ Map Notes



50 0 50
Feet
1 inch equals 50 feet

Item #0294



"RAMSGATE" A SECTION OF MONTROSE

JULIUS MANDEL
AND
TONY WEIL MANDEL
P.L.S. NO. 4337 FOLIO 33

DULANEY SPRINGS, INC.
836 KELLOGG ROAD
TIMONIUM, MARYLAND
HARRY KOEGLSCHATZ, PRES.

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
DUPLICATED FOR SALE OR
GIFT.

8TH ELECT. DIST. BALTO. CO., MD.
SCALE 1"=50' JAN. 4, 1966

NOTES
1. UNLESS OTHERWISE SHOWN, 5 FOOT SIDE EASEMENTS FOR UTILITIES AND
DRAINAGE ARE HEREBY RESERVED ALONG THE REAR AND SIDE LINES OF ALL LOTS.
2. THE STREETS AND/OR ROADS AS SHOWN HEREON AND MENTION THEREOF
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ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE
TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE
DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE
TRUE MERIDIAN AND COORDINATES SYSTEM OF THE BALTO. COUNTY METRO-
POLITAN DISTRICT AS ESTABLISHED IN THE AREA OF MET DIST HUBS NOS.
H-158, H-159, H-160, H-161, H-162, H-163, H-164, H-165, H-166, H-167, H-168,
H-169, H-170, H-171, H-172, H-173, H-174, H-175, H-176, H-177, H-178, H-179,
H-180, H-181, H-182, H-183, H-184, H-185, H-186, H-187, H-188, H-189, H-190,
H-191, H-192, H-193, H-194, H-195, H-196, H-197, H-198, H-199, H-200, H-201,
H-202, H-203, H-204, H-205, H-206, H-207, H-208, H-209, H-210, H-211, H-212,
H-213, H-214, H-215, H-216, H-217, H-218, H-219, H-220, H-221, H-222, H-223,
H-224, H-225, H-226, H-227, H-228, H-229, H-230, H-231, H-232, H-233, H-234,
H-235, H-236, H-237, H-238, H-239, H-240, H-241, H-242, H-243, H-244, H-245,
H-246, H-247, H-248, H-249, H-250, H-251, H-252, H-253, H-254, H-255, H-256,
H-257, H-258, H-259, H-260, H-261, H-262, H-263, H-264, H-265, H-266, H-267,
H-268, H-269, H-270, H-271, H-272, H-273, H-274, H-275, H-276, H-277, H-278,
H-279, H-280, H-281, H-282, H-283, H-284, H-285, H-286, H-287, H-288, H-289,
H-290, H-291, H-292, H-293, H-294, H-295, H-296, H-297, H-298, H-299, H-300,
H-301, H-302, H-303, H-304, H-305, H-306, H-307, H-308, H-309, H-310, H-311,
H-312, H-313, H-314, H-315, H-316, H-317, H-318, H-319, H-320, H-321, H-322,
H-323, H-324, H-325, H-326, H-327, H-328, H-329, H-330, H-331, H-332, H-333,
H-334, H-335, H-336, H-337, H-338, H-339, H-340, H-341, H-342, H-343, H-344,
H-345, H-346, H-347, H-348, H-349, H-350, H-351, H-352, H-353, H-354, H-355,
H-356, H-357, H-358, H-359, H-360, H-361, H-362, H-363, H-364, H-365, H-366,
H-367, H-368, H-369, H-370, H-371, H-372, H-373, H-374, H-375, H-376, H-377,
H-378, H-379, H-380, H-381, H-382, H-383, H-384, H-385, H-386, H-387, H-388,
H-389, H-390, H-391, H-392, H-393, H-394, H-395, H-396, H-397, H-398, H-399,
H-400, H-401, H-402, H-403, H-404, H-405, H-406, H-407, H-408, H-409, H-410,
H-411, H-412, H-413, H-414, H-415, H-416, H-417, H-418, H-419, H-420, H-421,
H-422, H-423, H-424, H-425, H-426, H-427, H-428, H-429, H-430, H-431, H-432,
H-433, H-434, H-435, H-436, H-437, H-438, H-439, H-440, H-441, H-442, H-443,
H-444, H-445, H-446, H-447, H-448, H-449, H-450, H-451, H-452, H-453, H-454,
H-455, H-456, H-457, H-458, H-459, H-460, H-461, H-462, H-463, H-464, H-465,
H-466, H-467, H-468, H-469, H-470, H-471, H-472, H-473, H-474, H-475, H-476,
H-477, H-478, H-479, H-480, H-481, H-482, H-483, H-484, H-485, H-486, H-487,
H-488, H-489, H-490, H-491, H-492, H-493, H-494, H-495, H-496, H-497, H-498,
H-499, H-500, H-501, H-502, H-503, H-504, H-505, H-506, H-507, H-508, H-509,
H-510, H-511, H-512, H-513, H-514, H-515, H-516, H-517, H-518, H-519, H-520,
H-521, H-522, H-523, H-524, H-525, H-526, H-527, H-528, H-529, H-530, H-531,
H-532, H-533, H-534, H-535, H-536, H-537, H-538, H-539, H-540, H-541, H-542,
H-543, H-544, H-545, H-546, H-547, H-548, H-549, H-550, H-551, H-552, H-553,
H-554, H-555, H-556, H-557, H-558, H-559, H-560, H-561, H-562, H-563, H-564,
H-565, H-566, H-567, H-568, H-569, H-570, H-571, H-572, H-573, H-574, H-575,
H-576, H-577, H-578, H-579, H-580, H-581, H-582, H-583, H-584, H-585, H-586,
H-587, H-588, H-589, H-590, H-591, H-592, H-593, H-594, H-595, H-596, H-597,
H-598, H-599, H-600, H-601, H-602, H-603, H-604, H-605, H-606, H-607, H-608,
H-609, H-610, H-611, H-612, H-613, H-614, H-615, H-616, H-617, H-618, H-619,
H-620, H-621, H-622, H-623, H-624, H-625, H-626, H-627, H-628, H-629, H-630,
H-631, H-632, H-633, H-634, H-635, H-636, H-637, H-638, H-639, H-640, H-641,
H-642, H-643, H-644, H-645, H-646, H-647, H-648, H-649, H-650, H-651, H-652,
H-653, H-654, H-655, H-656, H-657, H-658, H-659, H-660, H-661, H-662, H-663,
H-664, H-665, H-666, H-667, H-668, H-669, H-670, H-671, H-672, H-673, H-674,
H-675, H-676, H-677, H-678, H-679, H-680, H-681, H-682, H-683, H-684, H-685,
H-686, H-687, H-688, H-689, H-690, H-691, H-692, H-693, H-694, H-695, H-696,
H-697, H-698, H-699, H-700, H-701, H-702, H-703, H-704, H-705, H-706, H-707,
H-708, H-709, H-710, H-711, H-712, H-713, H-714, H-715, H-716, H-717, H-718,
H-719, H-720, H-721, H-722, H-723, H-724, H-725, H-726, H-727, H-728, H-729,
H-730, H-731, H-732, H-733, H-734, H-735, H-736, H-737, H-738, H-739, H-740,
H-741, H-742, H-743, H-744, H-745, H-746, H-747, H-748, H-749, H-750, H-751,
H-752, H-753, H-754, H-755, H-756, H-757, H-758, H-759, H-760, H-761, H-762,
H-763, H-764, H-765, H-766, H-767, H-768, H-769, H-770, H-771, H-772, H-773,
H-774, H-775, H-776, H-777, H-778, H-779, H-780, H-781, H-782, H-783, H-784,
H-785, H-786, H-787, H-788, H-789, H-790, H-791, H-792, H-793, H-794, H-795,
H-796, H-797, H-798, H-799, H-800, H-801, H-802, H-803, H-804, H-805, H-806,
H-807, H-808, H-809, H-810, H-811, H-812, H-813, H-814, H-815, H-816, H-817,
H-818, H-819, H-820, H-821, H-822, H-823, H-824, H-825, H-826, H-827, H-828,
H-829, H-830, H-831, H-832, H-833, H-834, H-835, H-836, H-837, H-838, H-839,
H-840, H-841, H-842, H-843, H-844, H-845, H-846, H-847, H-848, H-849, H-850,
H-851, H-852, H-853, H-854, H-855, H-856, H-857, H-858, H-859, H-860, H-861,
H-862, H-863, H-864, H-865, H-866, H-867, H-868, H-869, H-870, H-871, H-872,
H-873, H-874, H-875, H-876, H-877, H-878, H-879, H-880, H-881, H-882, H-883,
H-884, H-885, H-886, H-887, H-888, H-889, H-890, H-891, H-892, H-893, H-894,
H-895, H-896, H-897, H-898, H-899, H-900, H-901, H-902, H-903, H-904, H-905,
H-906, H-907, H-908, H-909, H-910, H-911, H-912, H-913, H-914, H-915, H-916,
H-917, H-918, H-919, H-920, H-921, H-922, H-923, H-924, H-925, H-926, H-927,
H-928, H-929, H-930, H-931, H-932, H-933, H-934, H-935, H-936, H-937, H-938,
H-939, H-940, H-941, H-942, H-943, H-944, H-945, H-946, H-947, H-948, H-949,
H-950, H-951, H-952, H-953, H-954, H-955, H-956, H-957, H-958, H-959, H-960,
H-961, H-962, H-963, H-964, H-965, H-966, H-967, H-968, H-969, H-970, H-971,
H-972, H-973, H-974, H-975, H-976, H-977, H-978, H-979, H-980, H-981, H-982,
H-983, H-984, H-985, H-986, H-987, H-988, H-989, H-990, H-991, H-992, H-993,
H-994, H-995, H-996, H-997, H-998, H-999, H-1000, H-1001, H-1002, H-1003, H-1004,
H-1005, H-1006, H-1007, H-1008, H-1009, H-1010, H-1011, H-1012, H-1013, H-1014,
H-1015, H-1016, H-1017, H-1018, H-1019, H-1020, H-1021, H-1022, H-1023, H-1024,
H-1025, H-1026, H-1027, H-1028, H-1029, H-1030, H-1031, H-1032, H-1033, H-1034,
H-1035, H-1036, H-1037, H-1038, H-1039, H-1040, H-1041, H-1042, H-1043, H-1044,
H-1045, H-1046, H-1047, H-1048, H-1049, H-1050, H-1051, H-1052, H-1053, H-1054,
H-1055, H-1056, H-1057, H-1058, H-1059, H-1060, H-1061, H-1062, H-1063, H-1064,
H-1065, H-1066, H-1067, H-1068, H-1069, H-1070, H-1071, H-1072, H-1073, H-1074,
H-1075, H-1076, H-1077, H-1078, H-1079, H-1080, H-1081, H-1082, H-1083, H-1084,
H-1085, H-1086, H-1087, H-1088, H-1089, H-1090, H-1091, H-1092, H-1093, H-1094,
H-1095, H-1096, H-1097, H-1098, H-1099, H-1100, H-1101, H-1102, H-1103, H-1104,
H-1105, H-1106, H-1107, H-1108, H-1109, H-1110, H-1111, H-1112, H-1113, H-1114,
H-1115, H-1116, H-1117, H-1118, H-1119, H-1120, H-1121, H-1122, H-1123, H-1124,
H-1125, H-1126, H-1127, H-1128, H-1129, H-1130, H-1131, H-1132, H-1133, H-1134,
H-1135, H-1136, H-1137, H-1138, H-1139, H-1140, H-1141, H-1142, H-1143, H-1144,
H-1145, H-1146, H-1147, H-1148, H-1149, H-1150, H-1151, H-1152, H-1153, H-1154,
H-1155, H-1156, H-1157, H-1158, H-1159, H-1160, H-1161, H-1162, H-1163, H-1164,
H-1165, H-1166, H-1167, H-1168, H-1169, H-1170, H-1171, H-1172, H-1173, H-1174,
H-1175, H-1176, H-1177, H-1178, H-1179, H-1180, H-1181, H-1182, H-1183, H-1184,
H-1185, H-1186, H-1187, H-1188, H-1189, H-1190, H-1191, H-1192, H-1193, H-1194,
H-1195, H-1196, H-1197, H-1198, H-1199, H-1200, H-1201, H-1202, H-1203, H-1204,
H-1205, H-1206, H-1207, H-1208, H-1209, H-1210, H-1211, H-1212, H-1213, H-1214,
H-1215, H-1216, H-1217, H-1218, H-1219, H-1220, H-1221, H-1222, H-1223, H-1224,
H-1225, H-1226, H-1227, H-1228, H-1229, H-1230, H-1231, H-1232, H-1233, H-1234,
H-1235, H-1236, H-1237, H-1238, H-1239, H-1240, H-1241, H-1242, H-1243, H-1244,
H-1245, H-1246, H-1247, H-1248, H-1249, H-1250, H-1251, H-1252, H-1253, H-1254,
H-1255, H-1256, H-1257, H-1258, H-1259, H-1260, H-1261, H-1262, H-1263, H-1264,
H-1265, H-1266, H-1267, H-1268, H-1269, H-1270, H-1271, H-1272, H-1273, H-1274,
H-1275, H-1276, H-1277, H-1278, H-1279, H-1280, H-1281, H-1282, H-1283, H-1284,
H-1285, H-1286, H-1287, H-1288, H-1289, H-1290, H-1291, H-1292, H-1293, H-1294,
H-1295, H-1296, H-1297, H-1298, H-1299, H-1300, H-1301, H-1302, H-1303, H-1304,
H-1305, H-1306, H-1307, H-1308, H-1309, H-1310, H-1311, H-1312, H-1313, H-1314,
H-1315, H-1316, H-1317, H-1318, H-1319, H-1320, H-1321, H-1322, H-1323, H-1324,
H-1325, H-1326, H-1327, H-1328, H-1329, H-1330, H-1331, H-1332, H-1333, H-1334,
H-1335, H-1336, H-1337, H-1338, H-1339, H-1340, H-1341, H-1342, H-1343, H-1344,
H-1345, H-1346, H-1347, H-1348, H-1349, H-1350, H-1351, H-1352, H-1353, H-1354,
H-1355, H-1356, H-1357, H-1358, H-1359, H-1360, H-1361, H-1362, H-1363, H-1364,
H-1365, H-1366, H-1367, H-1368, H-1369, H-1370, H-1371, H-1372, H-1373, H-1374,
H-1375, H-1376, H-1377, H-1378, H-1379, H-1380, H-1381, H-1382, H-1383, H-1384,
H-1385, H-1386, H-1387, H-1388, H-1389, H-1390, H-1391, H-1392, H-1393, H-1394,
H-1395, H-1396, H-1397, H-1398, H-1399, H-1400, H-1401, H-1402, H-1403, H-1404,
H-1405, H-1406, H-1407, H-1408, H-1409, H-1410, H-1411, H-1412, H-1413, H-1414,
H-1415, H-1416, H-1417, H-1418, H-1419, H-1420, H-1421, H-1422, H-1423, H-1424,
H-1425, H-1426, H-1427, H-1428, H-1429, H-1430, H-1431, H-1432, H-1433, H-1434,
H-1435, H-1436, H-1437, H-1438, H-1439, H-1440, H-1441, H-1442, H-1443, H-1444,
H-1445, H-1446, H-1447, H-1448, H-1449, H-1450, H-1451, H-1452, H-1453, H-1454,
H-1455, H-1456, H-1457, H-1458, H-1459, H-1460, H-1461, H-1462, H-1463, H-1464,
H-1465, H-1466, H-1467, H-1468, H-1469, H-1470, H-1471, H-1472, H-1473, H-1474,
H-1475, H-1476, H-1477, H-1478, H-1479, H-1480, H-1481, H-1482, H-1483, H-1484,
H-1485, H-1486, H-1487, H-1488, H-1489, H-1490, H-1491, H-1492, H-1493, H-1494,
H-1495, H-1496, H-1497, H-1498, H-1499, H-1500, H-1501, H-1502, H-1503, H-1504,
H-1505, H-1506, H-1507, H-1508, H-1509, H-1510, H-1511, H-1512, H-1513, H-1514,
H-1515, H-1516, H-1517, H-1518, H-1519, H-1520, H-1521, H-1522, H-1523, H-1524,
H-1525, H-1526, H-1527, H-1528, H-1529, H-1530, H-1531, H-1532, H-1533, H-1534,
H-1535, H-1536, H-1537, H-1538, H-1539, H-1540, H-1541, H-1542, H-1543, H-1544,
H-1545, H-1546, H-1547, H-1548, H-1549, H-1550, H-1551, H-1552, H-1553, H-1554,
H-1555, H-1556, H-1557, H-1558, H-1559, H-1560, H-1561, H-1562, H-1563, H-1564,
H-1565, H-1566, H-1567, H-1568, H-1569, H-1570, H-1571, H-1572, H-1573, H-1574,
H-1575, H-1576, H-1577, H-1578, H-1579, H-1580, H-1581, H-1582, H-1583, H-1584,
H-1585, H-1586, H-1587, H-1588, H-1589, H-1590, H-1591, H-1592, H-1593, H-1594,
H-1595, H-1596, H-1597, H-1598, H-1599, H-1600, H-1601, H-1602, H-1603, H-1604,
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H-1615, H-1616, H-1617, H-1618, H-1619, H-1620, H-1621, H-1622, H-1623, H-1624,
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H-1715, H-1716, H-1717, H-1718, H-1719, H-1720, H-1721, H-1722, H-1723, H-1724,
H-1725, H-1726, H-1727, H-1728, H-1729, H-1730, H-1731, H-1732, H-1733, H-1734,
H-1735, H-1736, H-1737, H-1738, H-1739, H-1740, H-1741, H-1742, H-1743, H-1744,
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2009-0294-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 08 Account Number - 0804076655

Owner Information

Owner Name: GEISINGER JASON R
 GEISINGER ANNA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 212 WICKERSHAM WAY
 COCKEYSVILLE MD 21030-3316
Deed Reference: 1) /15710/ 629
 2)

Location & Structure Information

Premises Address 212 WICKERSHAM WAY
Legal Description 212 WICKERSHAM WAY
 RAMSGATE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
51	11	447				C	5	2		31/ 33

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1970	1,952 SF	14,159.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	87,530	128,780		
Improvements:	233,150	243,740		
Total:	320,680	372,520	337,960	355,240
Preferential Land:	0	0	0	0

Transfer Information

Seller: KINNIARD JOHN	Date: 10/31/2001	Price: \$249,900
Type: IMPROVED ARMS-LENGTH	Deed1: /15710/ 629	Deed2:
Seller: MULLEN ARTHUR L, JR	Date: 12/04/1979	Price: \$82,200
Type: IMPROVED ARMS-LENGTH	Deed1: / 6111/ 404	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
Exempt Class:

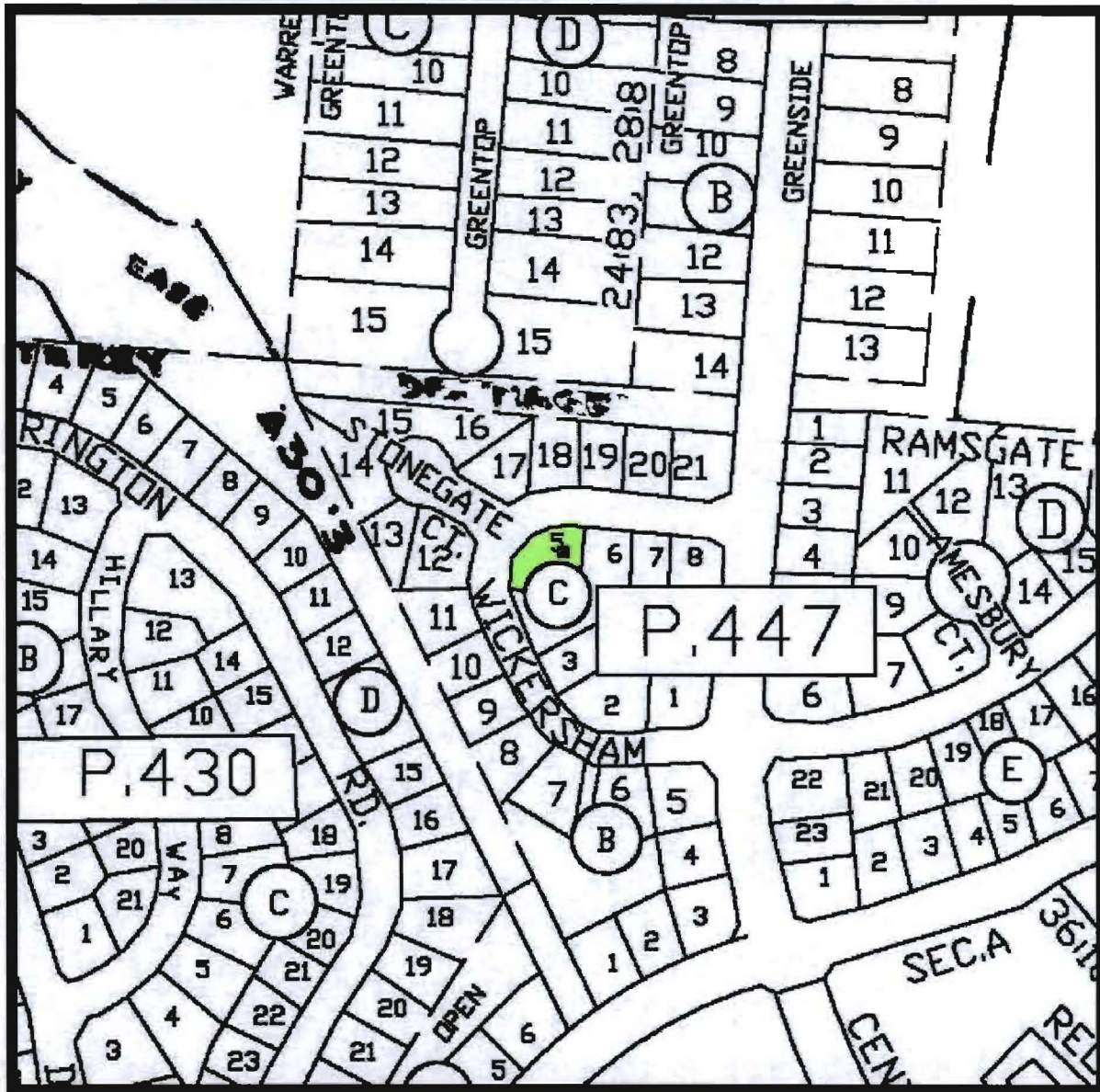
Special Tax Recapture:
 * NONE *



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BALTIMORE COUNTY
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District - 08 Account Number - 0804076655



Property maps provided courtesy of the Maryland Department of Planning ©2008.

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



Front Veiw of
our property
212 Wickersham Way

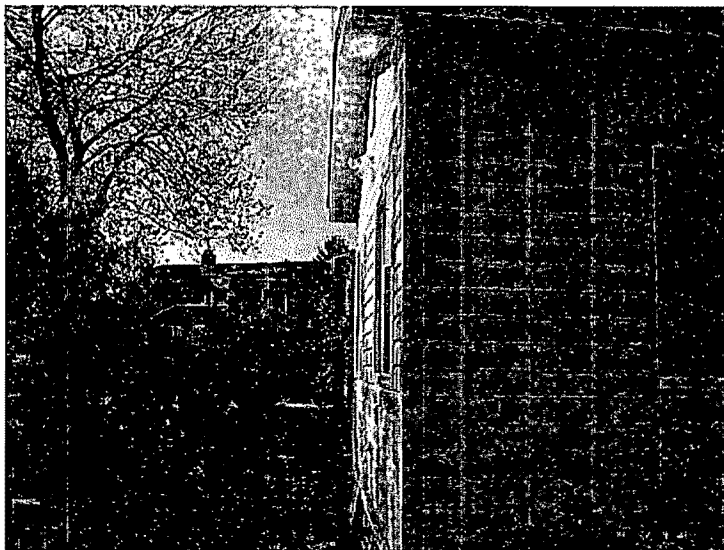


Location of proposed
patio room.
Under existing roof



Veiw of our
rear yard

Item #0294



View of patio rooms within 200ft of
property

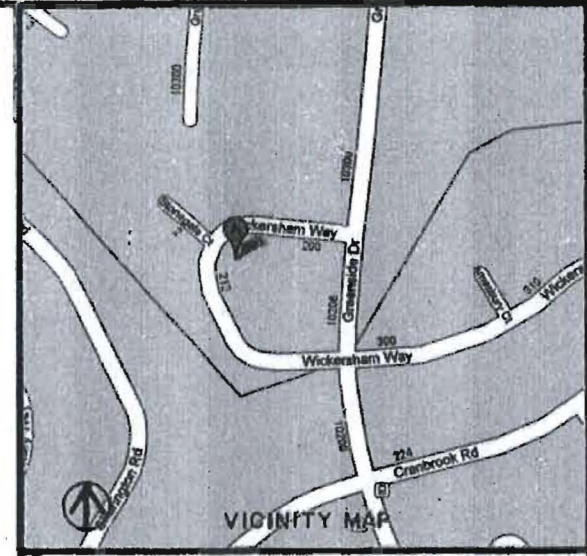
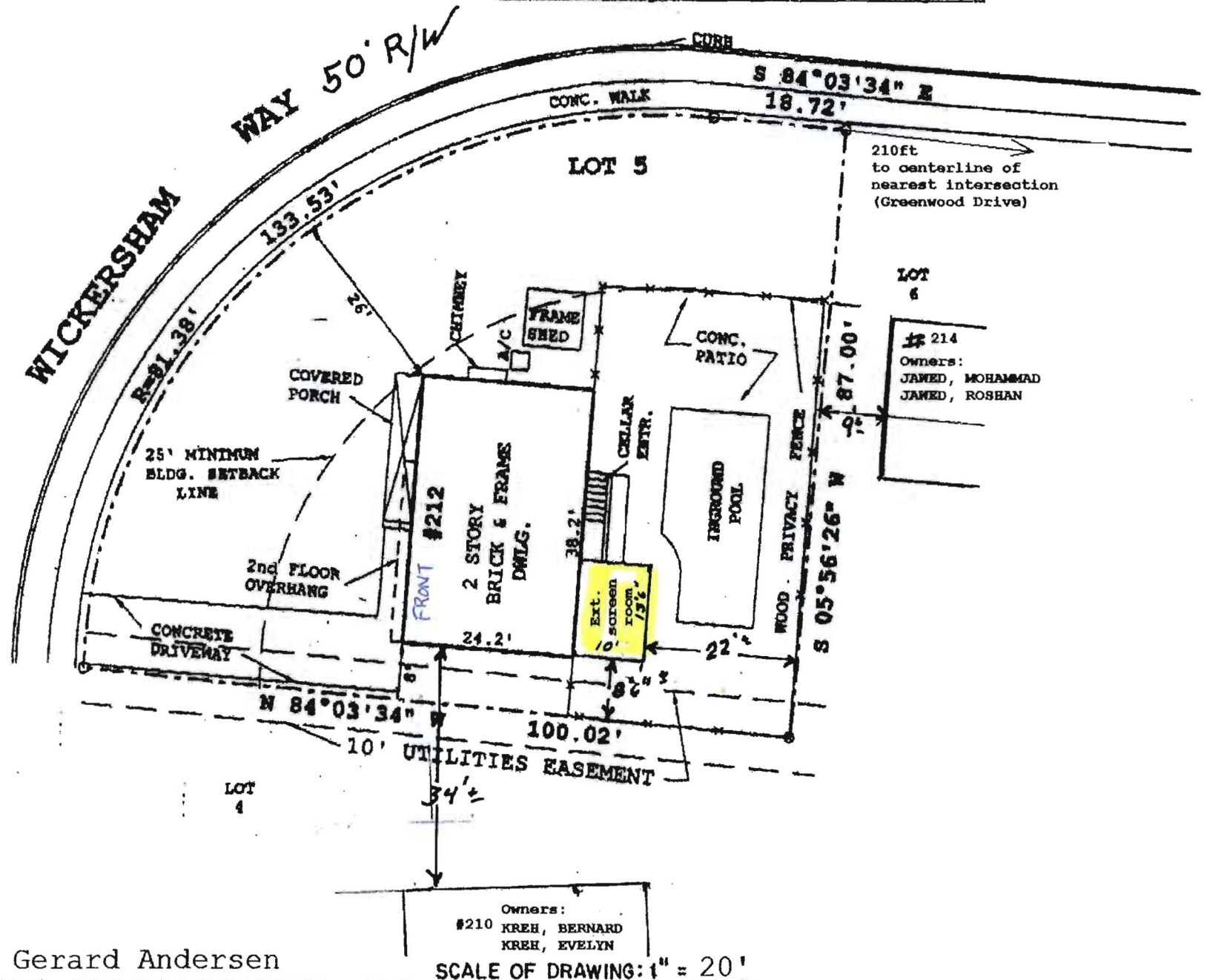
shown,

210 Wickersham Way
214 Wickersham Way
208 Wickersham Way

Item #0294

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 212 Wickersham Way PLAT BOOK # 31 FOLIO # 33 LOT # 5 Block C
 SUBDIVISION NAME Ramsgate OWNER Anna Geisinger Jason Geisinger



LOCATION INFORMATION

ELECTION DISTRICT 8th
 COUNCILMANIC DISTRICT 3rd
 1" = 200' SCALE MAP # 051C2
 ZONING DR 5.5
 LOT SIZE 14,159.00 SQUARE FEET
 Formerly R-6

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

ZONING OFFICE USE ONLY
 REVIEWED BY RD ITEM # 2009-0294-A CASE # 2009-0294-A

PREPARED BY Gerard Andersen