

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Ewald Avenue, 260 feet S
from the c/l of Kavanagh Road
12th Election District
7th Councilmanic District
(1922 Ewald Avenue)

Harry L. and Kathleen A. Cox
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0188-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, Harry L. and Kathleen A. Cox for property located at 1922 Ewald Avenue. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a minimum side yard setback of 3 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on the site plan referred to as Petitioners' Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 17, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code. In their affidavit, Petitioners indicate that their son and his family are moving in with them to help stabilize both families' lives and consolidate bills. The two families hope to combine their incomes in order to help pay their bills each month. The addition to the side and back of this row home is necessary to accommodate this larger family.

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 February 2, 2010

ORDER RECEIVED FOR FILING

Date 2-17-10

By pm

which advises that there is no visible evidence of an addition ever having been built on an end of group town house in this West Inverness townhouse community. Comments were received from the Bureau of Development Plans Review dated January 13, 2010 which indicates that the County has a drainage and utility easement, five feet wide, along the side property line where the variance is being sought. Neither the building nor its foundation may be put within the easement. The building must be reduced such that the side yard setback is at least six feet. The easement may not be released because there is a storm drain in it.

In considering a request for variance, I must do so in accordance with the mandate of the Maryland Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and their interpretation of Section 307 of the B.C.Z.R. In that case, the Court interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Second, upon the determination that the property is unique, it must then be considered whether strict compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome.

Finally, I must also determine whether the request is within the spirit and intent of the zoning regulations and its impact, if any, on adjacent properties. Although I am certainly understanding and empathetic with Petitioners in their desire to construct an addition to accommodate more family members in these difficult economic times, in my view, the configuration of the subject property and the orientation of the dwelling does not lend itself to the construction of an addition as proposed. The Petitioners' property is similar in size to that of neighboring properties and the existing dwelling is also similarly situated on the property as that of the neighboring dwellings. The subject property is unremarkable when compared to other

ORDER RECEIVED FOR FILING

Date 2-17-10 2

By pm

properties in the general vicinity. It is a well-recognized principle of zoning law that economic benefit (or loss thereof) cannot justify a variance. The unreasonable hardship must be related to something about the lot or have some nexus with the lot itself and not the economic benefit or loss to the owner.

Upon due consideration of the evidence presented in the instant case, I am not persuaded that the Petitioners have met this burden. Indeed, *Cromwell* requires that there must be a unique characteristic of the property at issue (i.e., topography, shape, configuration, etc.), in order for relief to be granted. The characteristics of the subject site are not unique when compared to other lots in the neighborhood. Additionally, the County has a five foot wide drainage and utility easement along the side property line where the addition is proposed. According to the Bureau of Development Plans Review, neither the addition nor its foundation can be constructed within the easement. The addition would have to be reduced such that the side yard setback is at least six feet. This easement would substantially reduce the width of the proposed addition.

The file does contain a letter from the most impacted neighbor at 1920 Ewald Avenue stating that he has no objection to the proposed addition. However, there is also a letter in the file from an anonymous neighbor opposing the requested variance and indicating that the proposed addition would look out of place and would reflect negatively on the appearance of the community. I believe the proposed structure would have an adverse impact on the overall appearance and character of this neighborhood, especially vis-à-vis other properties nearby. To a great extent, row house communities are by definition not unique. They are all very similar properties in terms of lot size and shape, as well as home size, shape, and building materials. The subject property is located in an older, established row home community which does not lend itself to substantial changes in the look and character of the neighborhood. Hence, in my judgment, the request is not within the

ORDER RECEIVED FOR FILING

Date 2-17-10

3

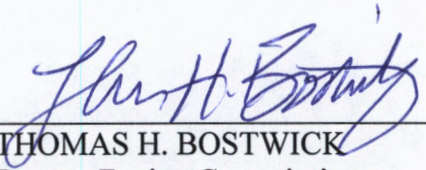
By pm

spirit and intent of the Zoning Regulations. Further, I cannot find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Thus, I am persuaded in this case to deny the variance.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of February, 2010 that the Variance request from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a minimum side yard setback of 3 feet in lieu of the required 10 feet be and is hereby **DENIED**.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 2-17-10

By pn



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 17, 2010

HARRY L. AND KATHLEEN A. COX
1922 EWALD AVENUE
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 2010-0188-A
Property: 1922 Ewald Avenue

Dear Mr. and Mrs. Cox:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: William Cox, 1646 Gray Haven Court, Dundalk MD 21222



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1922 EWALD AVE
which is presently zoned DRD-5

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

BEC 1802.3. B To permit an addition with a minimum side yard set-back of 3' in lieu of the required 10'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Telephone No.

Signature

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. ORDER RECEIVED FOR FILING Reviewed By JF/GH Date 1/4/10

REV 10/25/01 Date 2-17-10

Estimated Posting Date 1/17/10

By PS

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

1922 Ewald Ave
Address
Dundalk City MD State 21222 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):

my husband and I are having our son and his wife along with their 6 children move in with us to help stabilize both of our lives. At this time my husband is no longer working due to a diabetic disability which he is collecting Social Security disability. I am the only full time income coming in and trying to pay all the bills. Unfortunately this is not enough to make our bills each month. So we want to put the addition out the side and in back so there is enough room for my son and his family along with us. We can then combine incomes and make our bills each month. So we do not lose our home.

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.

Harry Lesley Cox
Signature
Harry Lesley Cox
Name - Type or Print

Kathleen A Cox
Signature
KATHLEEN A. COX
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of December, 2004 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Megan Lynn Shupe
Notary Public
MEGAN LYNN SHUPE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 23, 2012 5/23/12

Zoning Description For 1922 Ewald Avenue beginning at a point on the Northwest side of Ewald Avenue which is 60' wide at the distance of 260'($\frac{1}{2}$) south of the centerline of the nearest improved intersecting street Kavanagh Road which is 60' wide. * Being lot #42, Block 6, Section #3 in the subdivision of West Inverness as recorded in Baltimore County Plat Book #19, Folio #25, containing 2600.00 square feet. Also known as 1922 Ewald Avenue and located in the 12 Election District, 7 Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0188 -A Address 1922 Ewald Ave.

Contact Person: June / Gary Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/4/10 Posting Date: 1/17/10 Closing Date: 2/1/10

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 2010- 0188 -A Address 1922 Ewald Ave
Petitioner's Name Harry, Kathleen Cox Telephone 410-2 443-376-5998
Posting Date: 1/17/10 Closing Date: 2/1/10
Wording for Sign: To Permit an addition with a minimum side yard set-back of 3' in lieu of the required 10'

Revised 8/20/09

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 2010-0188-A
Petitioner: Harry & Kathleen Cox
Address or Location: 1922 Ewald Ave

PLEASE FORWARD ADVERTISING BILL TO

Name: Harry Cox
Address: 1922 Ewald Ave
Balto - Md. 21222
Telephone Number: 410-746-0062

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

No. **49324**

Date: **1/4/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 1/05/2010 1/04/2010 09:31:34 5

REG 4504 WALTON KEVIN KOB
 >>RECEIPT # 652177 1/04/2010 OFLJ
 Dept 5 528 ZONING VERIFICATION
 CR 10. 049324

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		615U				65.00

Recpt Tot 465.00
 465.00 OK 4.00 CA
 Baltimore County, Maryland

Total: **65.00**

Rec From: **Lavinia Cox**

For: **Admin. Variance**
1932 Ewald Ave.
Cox - 2010 - 0158-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2010-0188A

RE: Case No.: _____

Petitioner/Developer: _____
Harry & Kathleen Cox

February 1, 2010
Date of Hearing/Closing: _____

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: _____

1922 Ewald Avenue

January 17 2010,
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black Jan 20 2010
(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 # 2010-0188-A

TO PERMIT AN ADDITION WITH A MINIMUM SIDE YARD
SETBACK OF 3' IN LIEU OF THE REQUIRED 10'.

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 2-1-10

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



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

February 1, 2010

Harry & Kathleen Cox
1922 Ewald Ave.
Dundalk, MD 21222

Dear: Harry & Kathleen Cox

RE: Case Number 2010-0188-A, 1922 Ewald Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 04, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
William Cox; 1646 Gray Haven Ct.; Dundalk, MD 21222



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

January 20, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 11 2010

Item Numbers: 0179,0183,0185,0186,0187 and 0188

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

INTER-OFFICE CORRESPONDENCE

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

DATE: February 2, 2010

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

SUBJECT: 1922 Ewald Avenue

INFORMATION:

Item Number: 10-188

Petitioner: Harry L. Cox

Zoning: DR 10.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

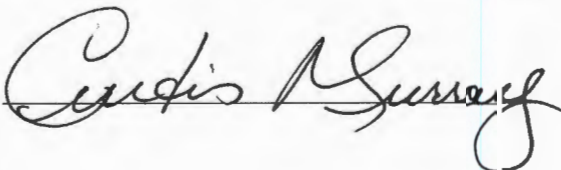
There is no visible evidence of an addition ever having been built on an end of group town house in this West Inverness townhouse community. However a number of sheds and carports do currently exist in side yards.

Because the proposal will encroach on the neighbor residing at 1920 Ewald, and change the pattern of open spaces in the community, the Office of Planning recommends that the applicant obtain a letter of support from the neighbor across the open space, and a similar letter from the local community association.

In addition, the proposed addition shall be built in matching brick and trim and roof design and materials that matches the existing townhouses.

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

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 13, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For January 25, 2010
Item No.: 2010-188

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The County has a drainage and utility easement, five feet wide, along the side property line where the variance is being sought. Neither the building nor its foundation may be put within the easement. The building must be reduced such that side yard setback is at least six feet. The easement may not be released because there is a storm drain in it.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0188-01252010.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: February 2, 2010
SUBJECT: Zoning Item # 10-188-A
Address 1922 Ewald Avenue
(Cox Property)

Zoning Advisory Committee Meeting of January 11, 2010

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

Reviewer: JWL

Date: 2/2/10



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 11, 2010

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

RE: Baltimore County
Item No. 2010-0188-A
1722 WADE AVENUE
COX 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. 2010-0188-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

AV
2-1-10

Feb. 1, 2010

Zoning Commissioners Office

Re: Zoning Permit , Case #2010-0188A

Telephone 410-887-3868

Fax: 410-887-3468

To Whom It May Concern:

I am totally against this. The houses are row homes, not individual homes. I feel that making a single family home into a multi-family dwelling will look awkward in the neighborhood. Our community has an association, I do not know if the association was or needs to be contacted but it seems only right. Also, something of this sort seems like it should be posted in our community newspaper to give residents a chance to have a voice in the matter.

Allowing this to be done will make the house look out of place which will reflect on the appearance of the community and may affect the property value/taxes/atmosphere. We take pride in our community. Also, parking already is an issue and will only get worse if this is allowed. Once one person starts, the next thing you know, more & more may want to add on and then can you imagine the parking???? Please hear my cry, please do not allow this to start happening in our community.

Thank You,

A concerned citizen.

To Harry + Kay Cox

1922 EWARD Ave

Jan 3, 2010

I have no problems with the additions you are planning to make to the side + back of your house As Long As I AM releived of Any + All LEGAL MATTERS.

Frank Z. Wells Sr.
1920 EWARD Ave



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 12 Account Number - 1215032110

Owner Information

Owner Name:	COX HARRY L COX KATHLEEN A	Use:	RESIDENTIAL
Mailing Address:	1922 EWALD AVE BALTIMORE MD 21222-4708	Principal Residence:	YES
		Deed Reference:	1) / 6583/ 476 2)

Location & Structure Information

Premises Address
1922 EWALD AVE

Legal Description

232 S KAVANAGH RD
WEST INVERNESS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
103	18	482			3	6	42	3	Plat Ref: 19/ 25

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built 1954	Enclosed Area 1,024 SF	Property Land Area 2,600.00 SF	County Use 04
Stories 2	Basement YES	Type END UNIT	Exterior BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	38,000	38,000		
Improvements:	75,070	100,800		
Total:	113,070	138,800	121,646	130,222
Preferential Land:	0	0	0	0

Transfer Information

Seller: RESH ROBERT CHARLES	Date: 08/31/1983	Price: \$45,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6583/ 476	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *











A hand-drawn sketch map titled "LOCATION PLAN SCALE 1\"/>

DR 5.5

19940138

DINEEN DR

KAVANAGH RD

ALLEY ALLEY

KAVANAGH RD

ALLEY ALLEY

1202038050
Lot # 101

PDM # 420027

DR 10.5

7 CD

1.2 ED

103C2

SE 4-F

104A2

EWALD AVE

FRAMES RD

1927
1929

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

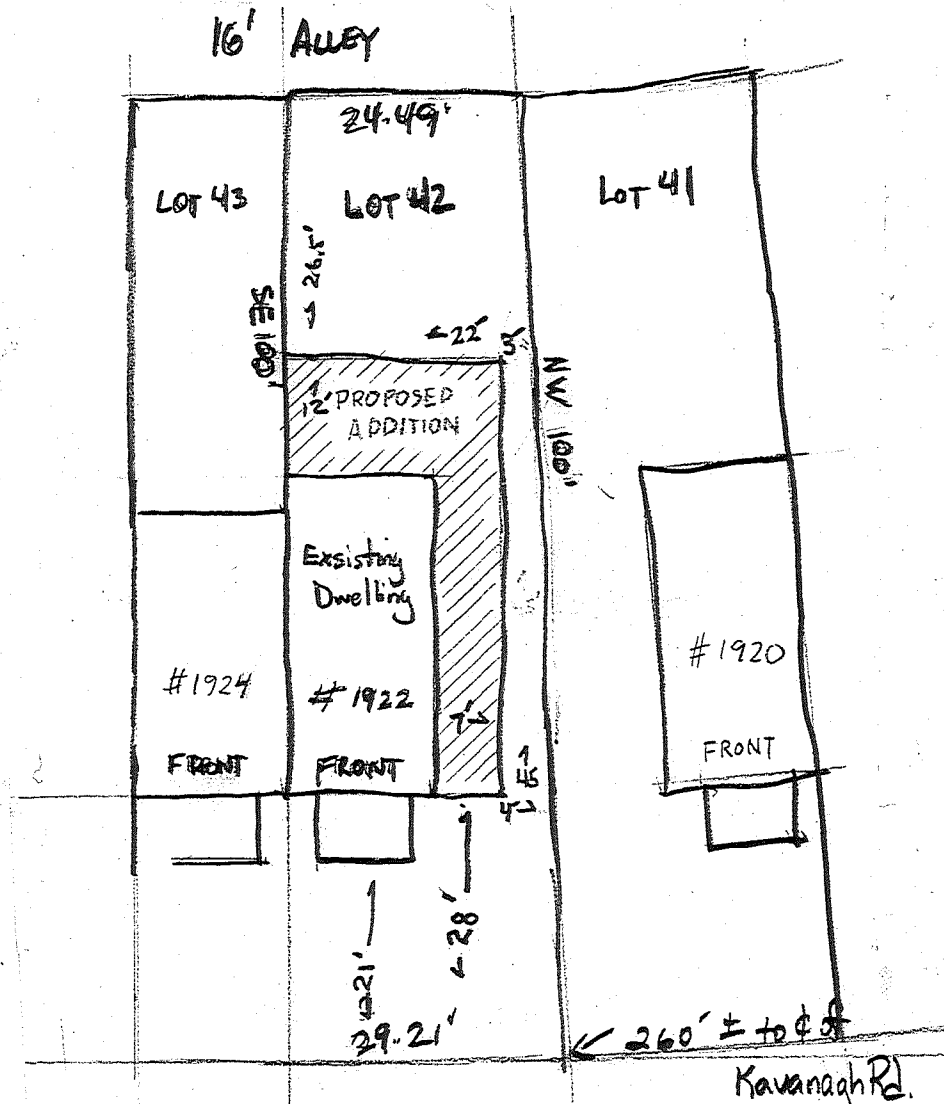
PROPERTY ADDRESS 1922 Ewald Avenue

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

SUBDIVISION NAME West Inverness

PLAT BOOK # 19 FOLIO # 25 LOT # 42 SECTION # 3

OWNER Harry & Kathleen Cox



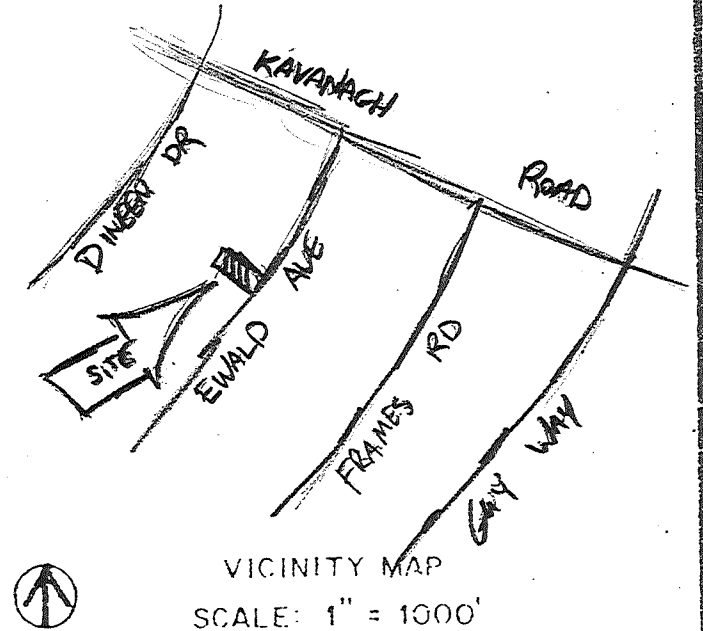
EWALD AVE (60' R/W)



NORTH

PREPARED BY WJC

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 103C2

ZONING DR 105

LOT SIZE 2600 SF
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY JF/IGH ITEM # 0188 CASE #