

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Cherry Hill Road; 194.3 feet NW
of the c/l of High Falcon Road
4th Election District
2nd Councilmanic District
(310 East Cherry Hill Road)

Robert and Allison Dahne
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0203-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, Robert and Allison Dahne for property located at 310 East Cherry Hill Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 25, 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 due to the trees and landscape of the rear yard it is impractical to erect the shed in the rear yard. They request to place the shed on the driveway in the side yard for the following reasons: easier to access to house from shed; driveway would be foundation; shed siding to match house; no grading or tree removal necessary if shed is placed in side yard; and shed will not go past the front footprint of house.

ORDER RECEIVED FOR FILING

Date 3.2.10

By ps

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 3, 2010 which indicates that the lot is an average size lot in the subdivision known as Suburbia approved in the 1950s. While the Planning Office appreciates the Petitioners' need for additional storage area, the location of the proposed shed in the side yard is not in keeping with the area. The Planning Office is of the opinion that the administrative variance should be denied.

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 install a shed for storage purposes, in my view, the configuration of the subject property, the orientation of the dwelling, and the lot size do not lend themselves to the installation of a shed as proposed on the site plan. The proposed shed measures 12 feet x 24 feet x 12 feet high. The size of the shed is more akin to a single car garage.

ORDER RECEIVED FOR FILING

Date 3.2.10

By PS

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 properties in the general vicinity. According to the Maryland Department of Assessments and Taxation, lots in the immediate vicinity range from 9,575 square feet (Petitioners' property) to 10,064 square feet. The enclosed areas of these dwellings is 962 square feet. An aerial photograph of the neighborhood demonstrates that no properties contain a shed of similar and significant size in the location as proposed on the site plan. There is no compelling reason that the shed cannot be placed in the rear yard.

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. I believe the proposed structure and the attendant size will overcrowd the land and will have an adverse impact on the overall appearance and character of the neighborhood, especially vis-à-vis other properties nearby. I agree with the comments from the Office of Planning that the proposed shed at this location is too prominent and will be detrimental to the neighborhood. Hence, in my judgment, the request is not within the 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.

ORDER RECEIVED FOR FILING

Date 3-2-10

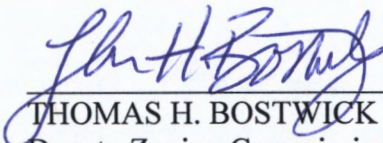
3

By PJ

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 2nd day of March, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard 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 3-2-10

By pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 2, 2010

ROBERT AND ALLISON DAHNE
310 EAST CHERRY HILL ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2010-0203-A
Property: 310 East Cherry Hill Road

Dear Mr. and Mrs. Dahne:

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 dark ink, appearing to read "Thomas H. Bostwick".
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Elizabeth E. Eppler, 652 Danbury Drive, Red Lion PA 17356



TAX. ACCO # 0413041300

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 310 EAST CHERRY HILL ROAD
which is presently zoned DR 3.5

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

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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

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

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

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

Contract Purchaser/Lessee:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

ROBERT DAHNE
Name - Type or Print
Signature
ALLISON DAHNE
Name - Type or Print
Signature
310 EAST CHERRY HILL ROAD 410
Address Telephone No.
KEISTERSTOWN, MD 21136
City State Zip Code

Representative to be Contacted:

ELIZABETH E. EPPLER
Name
652 DANBURY DRIVE 443
Address Telephone No.
RED LION, PA 17356
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. ORDER RECEIVED FOR FILING

Reviewed By D.T. Date 1/25/10

REV 10/25/01

Date 3.2.10

Estimated Posting Date 2/7/10

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 310 EAST CHERRY HILL ROAD
Address
REISTORSTOWN, MD 21136
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):

Due to the trees and landscape of the rear yard it is impractical to erect the shed in the rear yard. as such we request to place the shed on the driveway in the side yard.

1. Easier access to house from shed
2. Driveway would be foundation
3. Shed siding to match house
4. No grading necessary or tree removal necessary if shed is placed in side yard.
5. Shed will not go past the front footprint of the house.

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

ROBERT DAHNE

Name - Type or Print

Signature

ALLISON DAHNE

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of January, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Dahne and Allison Dahne

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires Nov 30, 2010

Zoning Description for 310 E. Cherry Hill Road, Resiterstown, MD 21136

Beginning at a point on the North West side of Cherry Hill Road which is 80 feet wide at the distance of $194.3 \pm$ feet North West of the centerline of the nearest improved intersecting street Highfalcon Road which is 60 feet wide. Being lot 28 Block B, Section #1 in the subdivision of Suburbia (plat 2, section 1) as recorded in Baltimore County Plat Book # 26, Folio # 89, containing 9,675 square feet. Also known as 310 Cherry Hill Road and located in the 4th Election District, 2nd Councilmanic District.

2010-0203-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0203 -A Address 310 E. CHERRY HILL RD.

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

Filing Date: 1/25/10 Posting Date: 2/7/10 Closing Date: 2/22/10

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

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 2010- 0203 -A Address 310 E. CHERRY HILL RD.

Petitioner's Name DAHNE Telephone 410-702-7511

Posting Date: 2/7/10 Closing Date: 2/22/10

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED
IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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: 2010-0203-A

Petitioner: DAHNE

Address or Location: 310 E. CHERRY HILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ROBERT DAHNE

Address: 310 E. CHERRY HILL RD.

REISTERSTOWN, MD 21136

Telephone Number: 410-702-7511

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

No. 49386

Date: 1/25/10

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					65.00

Total: 65.00

Rec From: ROBERT DAWNE

For: 2010-0203-A
310 E CHERRY HILL RD.

D. THOMPSON

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTION TIME DAY
1/26/2010 1/25/2010 14:09:37 U
REC 003 WALKER R005 L00
>RECEIPT # 442044 1/25/2010 OFLN
Dept 5 529 28016 VERIFICATION
049386
Recpt Tot 65.00
65.00 CF 1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 2-7-10

RE: Case Number: 2010-0203-A

Petitioner/Developer: Robert Dahne

Date of Hearing/Closing: 2-22-10

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 310 E. Cherry Hill Rd

The signs(s) were posted on 2-7-10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0203-A

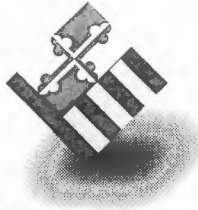
TO PERMIT AN ACCESSORY STRUCTURE
(SHED) TO BE LOCATED IN THE SIDE-
YARD IN LIEU OF THE REQUIRED REAR-
YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL MAY REQUEST A

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2-22-10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT



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 23, 2010

Robert & Allison Dahne
310 East Cherry Hill Rd.
Reisterstown, MD 21136

Dear: Robert & Allison Dahne

RE: Case Number 2010-203-A 310 East Cherry Hill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Elizabeth E. Eppler; 652 Danbury Dr.; Red Lion, PA 17356



BALTIMORE COUNTY
MARYLAND

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

February 10, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 01, 2010

Item Numbers: 0201, 0202, 0203, 0204

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, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For February 15, 2010
Item Nos. 2010-0201, 202, 203 and
204

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02152010 -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB, 22, 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. 2010-0203-A
310 E. CHERRY HILL RD
DAHNE 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. 2010-0203-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 ¹ Michael Bailey
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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 3, 2010

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

RECEIVED

SUBJECT: 310 East Cherry Hill Road

INFORMATION:

FEB 17 2010

Item Number: 10-203

ZONING COMMISSIONER

Petitioner: Robert & Allison Dahne

Zoning: **DR 3.5**

Requested Action: **Administrative Variance**

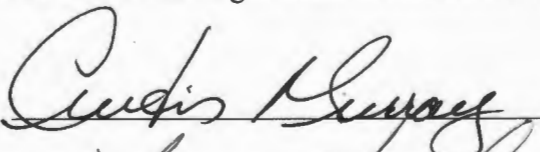
The petitioners request a variance to allow a shed to be constructed in the side yard in lieu of the rear yard. The lot is an average size lot in the subdivision known as Suburbia approved in the 1950's.

SUMMARY OF RECOMMENDATIONS:

While the office appreciates the petitioners' need for additional storage area, the location of the proposed shed in the side yard is not in keeping with the area. The Office of Planning is of the opinion that the administrative variance should be denied.

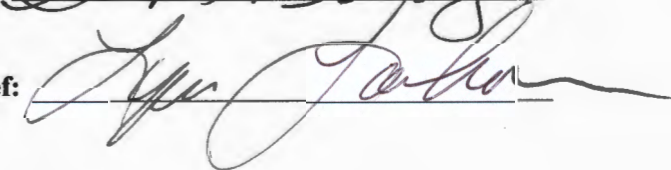
For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:

AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



MAR 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: March 8, 2010
SUBJECT: Zoning Item # 10-203-A
Address 310 East Cherry Hill Road
(Dahne Property)

Zoning Advisory Committee Meeting of February 1, 2010

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

Reviewer: JWL

Date: 3/8/10

Subject property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

Go Back
View Map
New Search
GroundRent
Registration

Account Identifier: District - 04 Account Number - 0413041300

Owner Information

Owner Name:	DAHNE ROBERT H DAHNE ALLISON B	Use:	RESIDENTIAL
Mailing Address:	310 CHERRY HILL RD REISTERSTOWN MD 21136-3028	Principal Residence:	YES
		Deed Reference:	1) /29121/ 463 2)

Location & Structure Information

Premises Address
310 CHERRY HILL RD

Legal Description

310 CHERRY HILL RD
SUBURBIA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
49	19	131			1	B	28	1	Plat Ref:	26/ 89

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	962 SF	9,675.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	80,410	68,400		
Improvements:	164,400	126,700		
Total:	244,810	195,100	244,810	195,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: SAMMY DEVELOPMENT LLC	Date: 01/26/2010	Price: \$247,000
Type: IMPROVED ARMS-LENGTH	Deed1: /29121/ 463	Deed2:
Seller: HARE NORMAN A	Date: 09/25/2009	Price: \$135,000
Type: IMPROVED ARMS-LENGTH	Deed1: /28684/ 384	Deed2:
Seller: EASTERN LAND DEV ELOPMENT CO	Date: 08/18/1986	Price: \$63,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7273/ 680	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 *

adjacent property

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

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

Account Identifier: District - 04 Account Number - 0413022340

Owner Information

Owner Name: MANZONI BETTY L **Use:** RESIDENTIAL
Mailing Address: 308 E CHERRY HILL RD **Principal Residence:** YES
 REISTERSTOWN MD 21136-3028 **Deed Reference:** 1) / 7290/ 421
 2)

Location & Structure Information

Premises Address **Legal Description**
 308 E CHERRY HILL RD

SUBURBIA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
49	19	131			1	B	29	1	Plat Ref:	26/ 89

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	962 SF	9,975.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	80,490	68,400		
Improvements:	159,860	123,200		
Total:	240,350	191,600	240,350	191,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: SUBURBIA CONSTRUCTION CO	Date: 12/13/1961	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7290/ 421	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:
 HOMEOWNERS TAX CREDIT

adjacent property

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

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

Account Identifier: District - 04 Account Number - 0416060770

Owner Information

Owner Name: SMITH MICHAEL **Use:** RESIDENTIAL
Mailing Address: 314 CHERRY HILL RD **Principal Residence:** YES
 REISTERSTOWN MD 21136-3028 **Deed Reference:** 1) /25411/ 298
 2)

Location & Structure Information

Premises Address
 314 CHERRY HILL RD

Legal Description

314 CHERRY HILL RD
 SUBURBIA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
49	19	131			1	B	26	1	2	
									Plat Ref:	26/ 89

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	962 SF	10,064.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	80,510	68,500		
Improvements:	159,280	122,700		
Total:	239,790	191,200	239,790	191,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: SMITH MICHAEL	Date: 03/27/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25411/ 298	Deed2:
Seller: SCHWERER FRED SCHWERER EVA	Date: 09/21/1995	Price: \$102,900
Type: IMPROVED ARMS-LENGTH	Deed1: /11226/ 304	Deed2:
Seller: POE ANNABELLE	Date: 07/14/1986	Price: \$69,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7231/ 326	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 *

adjacent property

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

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

Account Identifier: District - 04 Account Number - 0402022940

Owner Information

Owner Name:	COLEMAN KENNETH D COLEMAN LORRAINE M	Use:	RESIDENTIAL
Mailing Address:	312 CHERRY HILL RD REISTERSTOWN MD 21136	Principal Residence:	YES
		Deed Reference:	1) / 5741/ 624 2)

Location & Structure Information

Premises Address
312 CHERRY HILL RD

Legal Description

SUBURBIA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
49	19	131			1	B	27	1	Plat Ref:	26/ 89

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	962 SF	9,825.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	80,450	68,400		
Improvements:	164,180	126,500		
Total:	244,630	194,900	244,630	194,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: BERNSTEIN FREDERICK	Date: 04/12/1977	Price: \$39,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5741/ 624	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 *







310 E. CHERRY HILL RD.

2010-0203-A



2010-0203-A



2010-0203-A



2010-0203-A



2010-0203-A



2010-0203-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

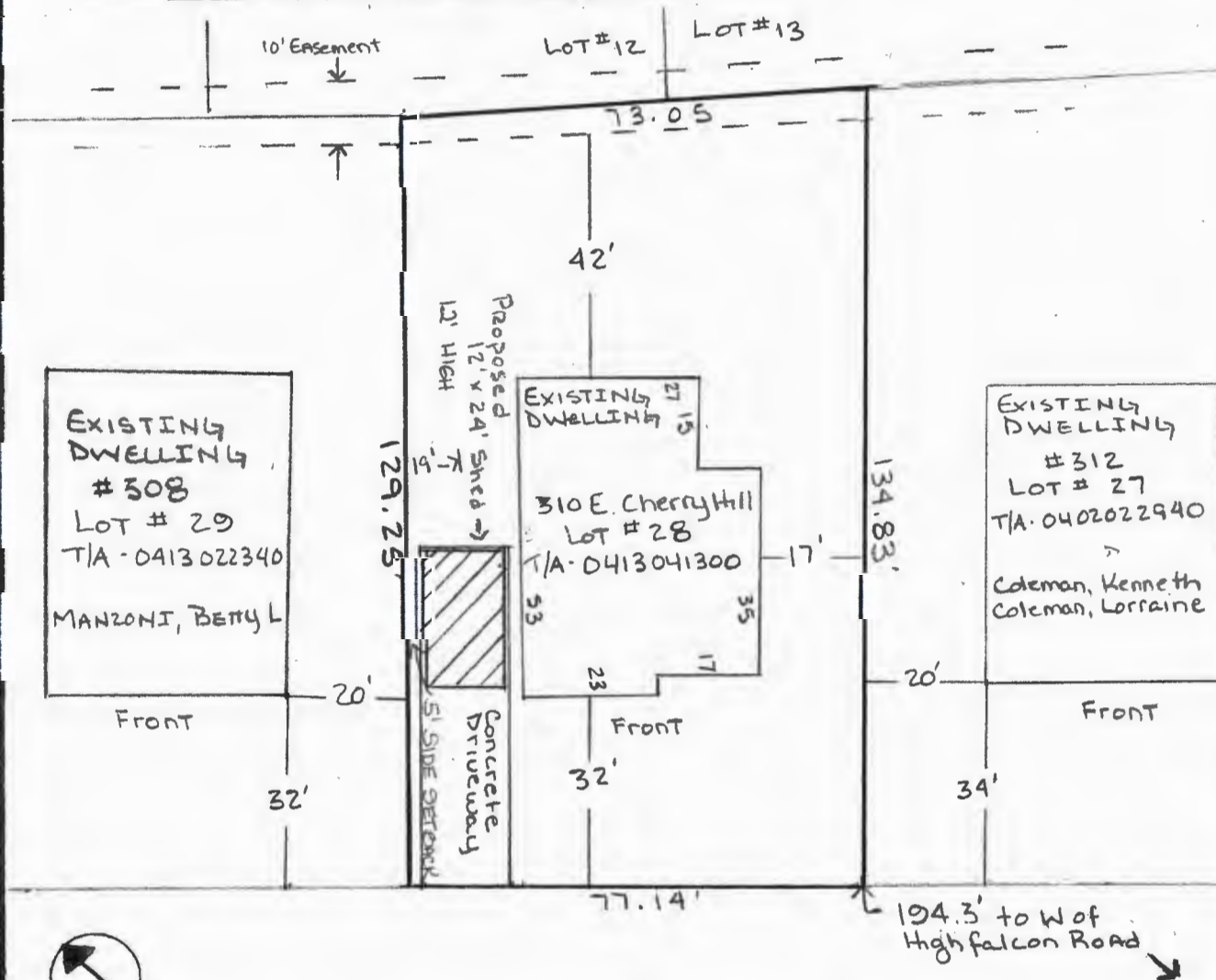
PROPERTY ADDRESS 310 E Cherry Hill Road

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

SUBDIVISION NAME Suburbia

PLAT BOOK # 246 FOLIO # 89 LOT # 28 SECTION # 1

OWNER Robert & Allison Dahne

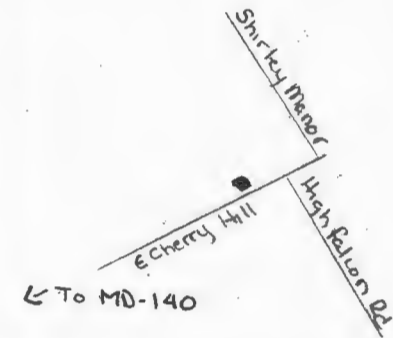


NORTH

E. Cherry Hill Road (80' RIW)

PREPARED BY E³ Permit Services

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 04
COUNCILMANIC DISTRICT 2
1" = 200' SCALE MAP # NW 14-1
ZONING DR 3.5
LOT SIZE 0.22 9,675
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY D.T. ITEM # 0203 CASE # 2010-0203-A