

IN RE: PETITION FOR ADMIN. VARIANCE
NW side of Magnolia Avenue; 350 feet NW
of the c/l of Winans Avenue
13th Election District
1st Councilmanic District
(4628 Magnolia Avenue)

Brian J. and Kelly M. Mitchell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0233-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, Brian J. and Kelly M. Mitchell for property located at 4628 Magnolia Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage to replace the current garage which was damaged by excessive snowfall in February, 2010. The additional garage height is to store personal belongings for the family of six. A portion of the garage will be used as a workshop for the Petitioner who is a carpenter. None of the adjacent property owners expressed concern about the requested variance.

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 April 5, 2010 which indicates that Petitioners' plat does not show the location of the existing dwelling located to the east of the proposed accessory structure. The proposed accessory structure is almost as large as the Petitioners' dwelling and it will be larger than many dwellings located in the County.

ORDER RECEIVED FOR FILING

Date 4.8.10

By JB

Placing this large of a building so close to three property lines is a concern. The minimal proposed side and rear setbacks are questionable for a large 25 foot high building. If approved, it should be made clear that the garage cannot be used for business or living purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 14, 2010 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. If the variance request were denied, the Petitioners would be unable to construct a new larger garage to replace the damaged garage. The existing single family home contains 1,409 square feet; therefore, the additional garage height is necessary to store belongings for the family of six. This property is irregular in shape with a front property line width of 60 feet and tapering to a rear property line of width approximately 30 feet. The proposed garage will be constructed at the rear of the property, with a large portion of the left side of garage next to existing dense tree cover. Railroad tracks are located on the other side of the trees. None of the neighbors in the immediate vicinity voiced any objection to the proposed garage. I am mindful of the concerns raised by the Planning Office, so I will impose conditions that the accessory structure (garage) not be converted

ORDER RECEIVED FOR FILING

Date 4.8.10

By [Signature] 2

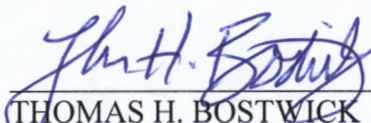
into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 8th day of April, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

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

TJB:rz
ORDER RECEIVED FOR FILING

Date 4.8.10 3

By rs



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 8, 2010

BRIAN J. AND KELLY M. MITCHELL
4628 MAGNOLIA AVENUE
HALETHORPE MD 21227

Re: Petition for Administrative Variance
Case No. 2010-0233-A
Property: 4628 Magnolia Avenue

Dear Mr. and Mrs. Mitchell:

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 "Tom H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 4628 Magnolia Ave, Halethorpe, MD 21227

which is presently zoned Residential DR 5.5

Deed Reference: _____ / _____ Tax Account # 2200003282

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) 400.9 (BCZR)

To permit a proposed accessory structure (garage) with a height of 25-feet in lieu of the maximum permitted 15-feet.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Brian J Mitchell

Name - Type or Print _____

Signature Brian J Mitchell

Kelly M Mitchell

Name - Type or Print _____

Signature Kelly M Mitchell

4628 Magnolia Ave **410-536-9254**

Address _____ Telephone No. _____

Halethorpe **MD** **21227**

City _____ State _____ Zip Code _____

Representative to be Contacted:

Brian J Mitchell

Name _____

4628 Magnolia Ave **443-271-5728**

Address _____ Telephone No. _____

Halethorpe **MD** **21227**

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. 2010-0233-A Reviewed By D.T. Date 3/4/10

ORDER RECEIVED FOR _____ Estimated Posting Date 3/14/10

FRM476 Date 4-8-10

Rev 3/09

By ps

Zoning Description

ZONING DESCRIPTION FOR 4628 Magnolia Ave

Beginning at a point on the NW side of Magnolia Ave which is 50 feet wide at the distance of 350 feet NW of the centerline of the nearest improved intersection street Winans Ave which is 50 feet wide. Being lot 272 and, by lot line adjustment, part of lots 270 and 273 of the subdivision known as Halethorpe.

Subdivision of Halethorpe as recorded in Baltimore County Plat Book #1, Folio #60. Also known as 4628 Magnolia Ave and located in the

13th Election District, 1st Councilmanic District.

ZONING DESCRIPTION FOR 4628 MAGNOLIA AVENUE

BEGINNING for the same at a point on the northwest side of Magnolia Avenue, said point being the end of the 1st or Westerly 50 foot line of that 2nd. parcel of land conveyed by Leon L. Lineburg, Personal Representative of the Estate of Charles Howard Bishop to Viking Development Corporation by a deed dated April 16, 1990 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 8465 at folio 440, said point also being Westerly 350 feet from the Northwest corner of the intersection of Magnolia Avenue (50 feet wide) and Winans Avenue (50 feet wide), and further being at the Southwesternmost corner of Lot No. 272 as shown on a Plat entitled "Halethorpe" and recorded among the Land Records of Baltimore County, Maryland in Plat Book J. W.S. No. 1 at Folio 60, thence running with and binding on the 2nd line of the 2nd Parcel of land above referred to and the Westernmost outline of Lot No. 272, as now surveyed by Hicks Engineering Company, Inc., Towson, Maryland, with the courses herein referred to the Baltimore County Plane Co-ordinate System:

1) North 35 degrees 01 minute 30 seconds west 150.00 feet to intersect the 4th or Westerly 60 foot line of that 1st parcel of land conveyed by the aforesaid Deed, being the Northernmost outline of Lot Nos. 271 and 272 as shown on the Plat referred to above, thence running with and binding on the remainder of said line and a portion of the 5th line of said 1st. parcel, being the Southernmost an Westernmost outlines of Lot No. 270 as shown on said plat the following two (2) courses and distances, viz:

2) South 45 degrees 58 minutes 30 seconds West 7.00 feet, thence
3) North 08 degrees 27 minutes 36 seconds West 26.37 feet, thence
running the new lines of division through the aforesaid 1st. parcel and 2nd parcel the following four (4) courses and distances, viz:
4) North 54 degrees 50 minutes 30 seconds East 28.46 feet, thence
5) South 35 degrees 01 minute 30 seconds East 63.79 feet, thence
6) North 54 degrees 58 minutes 30 seconds East 26.75 feet, thence
7) South 35 degrees 01 minute 30 seconds East 109.79 feet to intersect the 2nd or Westerly 50 foot line of the 1st parcel referred to above, thence running with and binding on the remainder of said line and all of the 1st line of the 2nd parcel referred to above on the Northernmost side of Magnolia Avenue (50 feet wide) and on the Southernmost outline of Lot Nos. 273 and 272 as shown on the aforesaid Plat

8) South 54 degrees 58 minutes 30 seconds West 60.00 feet to the point of beginning. Containing 8,735 square feet or 0.201 of an acre of land more or less, according to a certificate of survey of Hicks Engineering Company, Inc., dated June 13, 1990. The improvements thereon being known as 4628 Magnolia Avenue. Being and comprising a part of Lot Nos. 272, 273 and 270 as shown on the plat of "Halethorpe" which plat is recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 60.

BEING part of the first and second parcels which by deed dated April 16, 1990 and recorded among the Land Records of Baltimore County in Liber S. M. No. 8465, folio 440 etc., was granted and conveyed by Leon L. Lineburg, Personal Representative of the Estate of Charles Howard Bishop unto Viking Development Corporation, the Grantor herein.

BEING also one of the those lots of ground, which by deed dated June 21, 1990 and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, was granted and conveyed by Viking Development Corporation unto Viking Development Corporation, the Grantor herein.

13th Election District, 1st Councilmanic District

2010-0233-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0233 -A

Address 4628 MAGNOLIA AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/4/10

Posting Date: 3/14/10

Closing Date: 3/29/10

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- 0233 -A

Address 4628 MAGNOLIA AVE., 21227

Petitioner's Name MITCHELL

Telephone 443-677-4984

Posting Date: 3/14/10

Closing Date: 3/29/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 25-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

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: 2010-0233-A

Petitioner: MITCHELL

Address or Location: 4628 MAGNOLIA AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. BRIAN J. MITCHELL

Address: 4628 MAGNOLIA AVE.

HALETHORPE, MD 21227

Telephone Number: 443-271-5728

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

No. _____

Date: _____

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		4150				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

LETTER OF TRANSMITTAL

TO: BALTO. COUNTY, PDM
ZONING OFFICE

ATTENTION: MS. KRISTEN
MATTHEWS

DATE: 3.14.2010
JOB NO. 2010-007
RE: 4628 MAGNOLIA
AVENUE

CASE NO.: 2010-0233-4

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☒ Prints ☒ Documents ☐ Other

No. of copies	Date	Description
<u>1</u>	<u>3.14.10</u>	<u>CERT. OF POSTING</u>
<u>2</u>	<u>3.14.10</u>	<u>SITE PHOTOS</u>

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review and comment

☐ Other

REMARKS: LAURA SUBMITTAL

SIGNED:

William D. Gulick, Jr.
WILLIAM D. GULICK, JR.

cc:

KEELY &
BRIAN MITCHELL

File #

RECEIVED

MAR 15 2010



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 30, 2010

Brian & Kelly Mitchell
4628 Magnolia Ave.
Halethorpe, MD 21227

Dear: Brian & Kelly Mitchell

RE: Case Number 2010-0233-A, 4628 Magnolia Ave.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 17, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 29, 2010
Item Nos. 2010-233

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-03292010 -NO COMMENTS.doc



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 15, 2010

Item Numbers: 0233-0236

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: *MARCH 18, 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. *2010-0233-A*
4628 MAGNOHA AVENUE
MITCHELL 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. *2010-0233-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,

Michael P. Bailey
F22 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: April 5, 2010

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

RECEIVED

SUBJECT:

INFORMATION:

APR 06 2010

Item Number: 10-233

ZONING COMMISSIONER

Petitioner:

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The petitioner's plat doesn't show the location of the existing dwelling located to the east of the proposed accessory structure (building) that I presume to be 4626 Magnolia Avenue (see enclosed orthophotos).

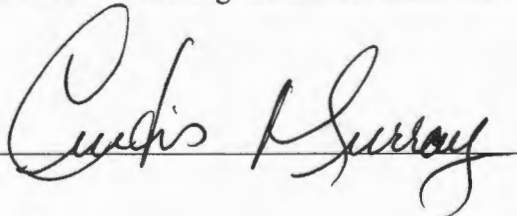
The proposed accessory structure is almost as large as the petitioner's dwelling, and it will be larger than many dwellings located in the county.

Placing this large of a building so close to three property lines is a concern. The minimal proposed side and rear setbacks are questionable for a large, 25-foot high building.

If approved, it should be made clear that the garage cannot be used for business or living purposes.

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

Prepared by:
AFK/LL: CM



Attachement:

AV
3-29-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 15, 2010

SUBJECT: Zoning Item # 10-233-A
Address 4628 Magnolia Avenue
(Mitchell Property)

Zoning Advisory Committee Meeting of March 15, 2010.

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

Reviewer: JWL Date: April 15, 2010

Patricia Zook - Case 2010-0233-A -- comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 4/1/2010 12:42 PM
Subject: Case 2010-0233-A -- comments needed

Curtis -

We need comments for this case:

CASE NUMBER: 2010-0233-A

4628 Magnolia Avenue

Location: NW side of Magnolia Avenue; 350 feet NW of the c/l of Winans Avenue.

13th Election District, 1st Councilmanic District

Legal Owner(s): Brian J. and Kelly M. Mitchell

Closing Date: 3/29/2010

ADMINISTRATIVE VARIANCE To permit a proposed accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet.

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

410-887-3868

pzook@baltimorecountymd.gov

2010-0233-A



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

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

Account Identifier: District - 13 **Account Number -** 2200003282

Owner Information

Owner Name: MITCHELL BRIAN J
 MITCHELL KELLY M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4628 MAGNOLIA AV
 BALTIMORE MD 21227
Deed Reference: 1) / 8516/ 223
 2)

Location & Structure Information

Premises Address 4628 MAGNOLIA AVE
Legal Description .20AC PLS270-272-273
 HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					270	1	Plat Ref: 1/ 60

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,409 SF	8,735.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	92,180	92,100		
Improvements:	140,580	136,100		
Total:	232,760	228,200	232,760	228,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: VIKING DEVELOPME NT CORP	Date: 06/21/1990	Price: \$92,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 8516/ 223	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

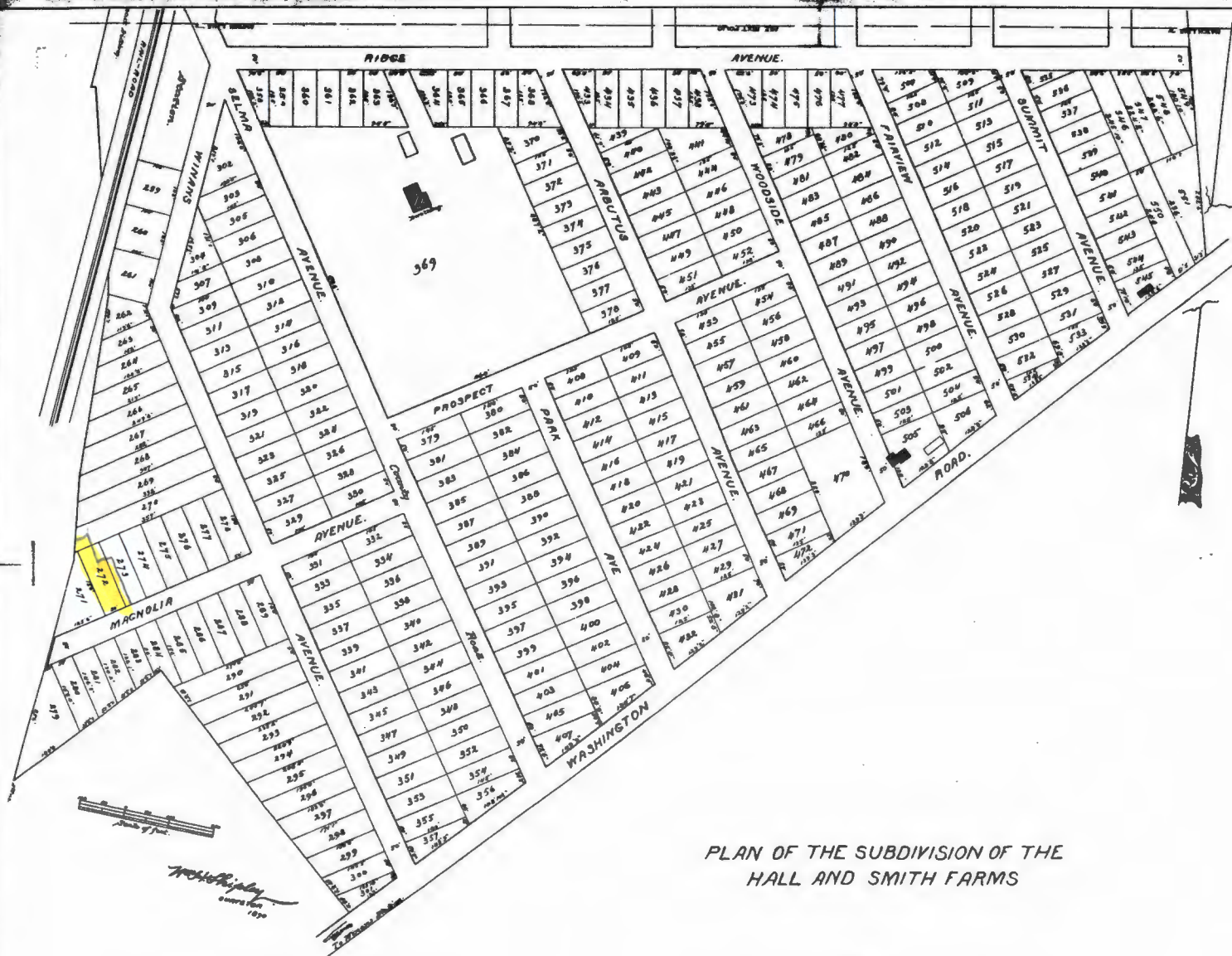
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *





DR 5.5



PLAN OF THE SUBDIVISION OF THE
HALL AND SMITH FARMS

Owned by
James Rittenhouse and Oregon R. Benson.

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.

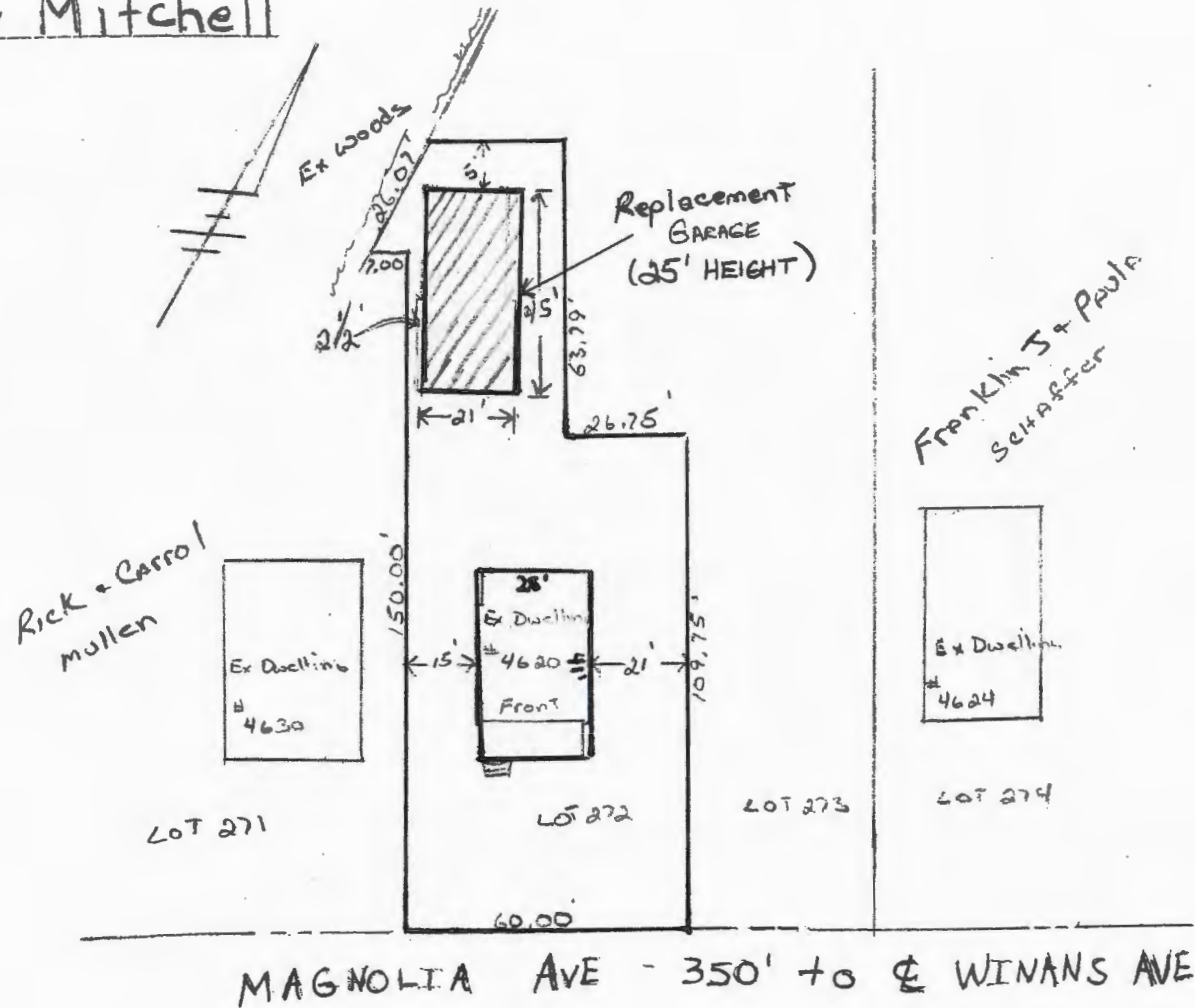
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEAR

PROPERTY ADDRESS 4628 MAGNOLIA AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HALETHORPE

PLAT BOOK # 1 FOLIO # 60 LOT # SECTION #

OWNER Brian + Kelly Mitchell



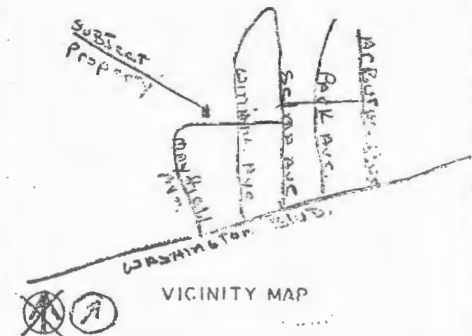
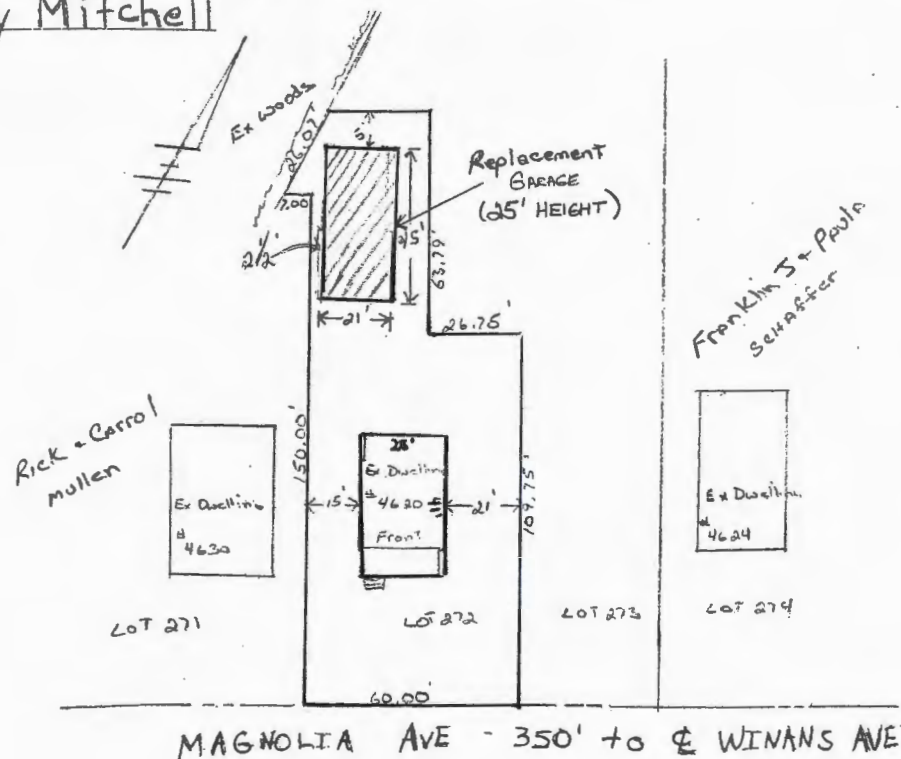
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4628 MAGNOLIA AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HALETHORPE

PLAT BOOK # 1 FOLIO # 60 LOT # SECTION #

OWNER Brian + Kelly Mitchell



LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 1st

1"=200' SCALE MAP # 108C2

ZONING D.R. 55

LOT SIZE .20 8,735
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

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