

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Raven Drive; 123 feet W of
the c/l of Heron Drive
13th Election District
1st Councilmanic District
(1110 Raven Road)

Donald L. and Anna M. Kimmell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0237-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, Donald and Anna Kimmell for property located at 1110 Raven Road. The variance request is from Sections 1B02.3.B (1953-1955 B.C.Z.R.) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (garage) with a side yard setback of 4 feet and sum of side yards of 16 feet in lieu of the minimum permitted 7 feet and 17 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 26, 2010 which states that the requested variance is questionable. The Petitioners' plat does not show the rear addition that has been added to the original dwelling. The size of the existing dwelling is much larger than shown on the plat. The existing dwelling appears to be much larger than most of the other dwellings located in this neighborhood. Also, the Petitioners' plat does not show the adjacent dwelling at 5818 Heron Drive. The impact of the proposed addition on the adjacent lot and dwelling (5818 Heron Drive) is a concern. The adjacent lot is located downhill from the Petitioners' property. There is a sharp drop in the elevation of the land at the side property line. It

ORDER RECEIVED FOR FILING

Date 4.16.10

By pm

is not clear whether or not the proposed addition will create a drainage problem on the adjacent lot. The proposed 4 foot setback appears to be inadequate for this property and the adjacent lot, and it appears to be inconsistent with the pattern of side yard setbacks and separation of dwellings in the neighborhood. Comments were received from the Bureau of Development Plans Review dated March 24, 2010 which states that the proposed garage shall be located a minimum of 6 feet away from the property line. Permanent structures may not be built in drainage and utility easements. Alternatively, the Petitioners may request that the County release the easement. Doing that will delay this project three to six months and the Petitioners must pay the County the fair market value of the release easement.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 21, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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. In my judgment, based on the evidence presented by Petitioners, there is not sufficient evidence of unusual conditions or characteristics that are unique to this lot, and which drive the need for the variance. In short, there is not sufficient evidence to suggest that this property meets the uniqueness requirement. As such,

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Date 4-16-10

By ps 2

having determined that no uniqueness exists as to the Petitioners' property, I must therefore deny the variance requested by the Petitioners. Moreover, in the instant matter, I am not persuaded that the size and shape of Petitioners' lot, in and of itself, makes it unique such that the zoning regulations disproportionately affect the subject property as compared to others in the zoning district.

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 a garage, in my view, the configuration of the subject property and the orientation of the dwelling does not lend itself to the construction of a garage addition as proposed on the site plan. 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 properties in the general vicinity.

A check of the Maryland Department of Assessments and Taxation Real Property Data Search shows that the adjacent properties in the area range in size from 8,855 square feet to 10,224 square feet with dwellings contained thereon ranging in size from 1,344 square feet to 1,932 square feet. The Petitioners' subject lot contains 9,959 square feet and the existing dwelling contains 2,404 square feet. Petitioners' existing dwelling is already substantially larger in size than any adjacent dwelling. An aerial photograph confirms that the subject dwelling is indeed the largest home in the neighborhood. In reviewing the photographs submitted with the Petition, it

ORDER RECEIVED FOR FILING

Date 4.16.10

By  3

appears that the dwelling had at one time a garage that was converted to additional living space. The rear of the dwelling also contains addition(s) that were not depicted on the site plan.

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 drainage and utility easement along the side property line where the garage is proposed. According to the Bureau of Development Plans Review, neither the garage nor its foundation can be constructed within the easement. The garage would have to be 6 feet away from the property line. This easement would reduce the width of the proposed garage.

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. The proposed garage has the possibility of to negatively impact the property located at 5818 Heron Drive. 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.

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.

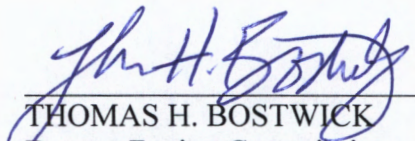
ORDER RECEIVED FOR FILING

Date 4.16.10

By pr 4

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of April, 2010 that a variance from Sections 1B02.3.B (1953-1955 B.C.Z.R.) of the Baltimore County Zoning Regulations (B.C.Z.R.) is hereby **DENIED**.

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

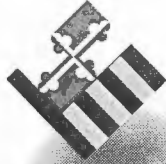

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 4.16.10

By pj s



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 16, 2010

DONALD L. AND ANNA M. KIMMELL
1110 RAVEN ROAD
BALTIMORE MD 21227

Re: Petition for Administrative Variance
Case No. 2010-0237-A
Property: 1110 Raven Road

Dear Mr. and Mrs. Kimmel:

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".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Joseph Twilley, 5806 Oakland Road, Baltimore MD 21227

TAX ACCOUNT # 1312840060

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1110 RAVEN DRIVE
which is presently zoned DRS.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)

1B02.3B; "1953-1955 BCZR", "A-Residential"

To permit an addition (garage) with a side yard setback of 4-feet and sum of side yards of 16-feet in lieu of the minimum permitted 7-feet and 17-feet, respectively.

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

JOSEPH TWILLEY

5806 OAKLAND RD 410.242.0483

BALTO. MARYLAND 21227

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4 day of April, 2010, 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.

JOSEPH R TWILLEY
NOTARY PUBLIC - MARYLAND
BALTIMORE COUNTY

CASE NO. 2010-0237-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 3/11/10

Estimated Posting Date 3/21/10

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

Address 1110 RAVEN DRIVE
City BALTIMORE State MARYLAND Zip Code 21227

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):

- ADDITIONAL STORAGE REQUIRED.
- POSITION OF EXSISTING BUILDING WITH RESPECT TO 16' RIGHT OF BLDG TO PROPERTY LINE AS OPPOSED TO 12' LEFT OF BLDG. TO PROPERTY LINE.
- FRONT ENTRANCE TO EXSISTING BLDG. AND EXSISTING DRIVEWAY ARE LOCATED TO RIGHT SIDE OF SAID BLDG.
- RIGHT OF EXSISTING BLDG. WOULD BE CONSISTANT WITH ADJACENT DWELLINGS LEFT & RIGHT. (SEE PHOTO'S)

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.

Donald L. Kimmell
Signature

DONALD L. KIMMELL
Name - Type or Print

Anna M. Kimmell
Signature

Anna M. Kimmell
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of MARCH, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DONALD L. KIMMELL & ANNA M. KIMMELL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Joseph R. Twilley
Notary Public
My Commission Expires _____

Case # 2010-0237-A

**Zoning Description for
1110 Raven Drive**

Beginning at a point on the ^{North}~~South~~ side of Raven Drive which is 50-feet wide at a distance of 123+/- feet west of the centerline of the nearest intersection of Heron Drive which is 50-feet wide. Being Lot #2, Block G, Section #3 in the subdivision of Wynnewood as recorded in the Baltimore County Plat Book #20 Folio #156 containing .24 acres. Also Known as 1110 Raven Drive located in the 13th Election District, and the 1st Councilmanic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0237 -A Address 1110 RAVEN DRIVE
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/11/10 Posting Date: 3/21/10 Closing Date: 4/5/10

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- 0237 -A Address 1110 RAVEN DRIVE
Petitioner's Name DONALD & ANNA KIMMELL Telephone 410-247-2161
Posting Date: 3/21/10 Closing Date: 4/5/10
Wording for Sign: To Permit a garage addition with a side yard set back of 4 feet in lieu of the required 7 feet and a sum of side yard set back of 16 feet in lieu of the required 17 feet

Revised 8/20/09

+--CERTIFICATE OF POSTING

2010-0237-A

RE: Case No.: _____

Petitioner/Developer: _____
Donald and Anna Kimmell

Date of Hearing/Closing: April 5, 2010

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: _____
1110 Raven Drive

The sign(s) were posted on March 21 2010

(Month, Day, Year)

Sincerely,

Robert Black 3/23/10

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

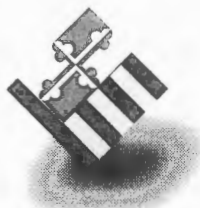
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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

April 5, 2010

Donald & Anna Kimmell
1110 Raven Drive
Baltimore, MD 21227

Dear: Donald & Anna Kimmell

RE: Case Number 2010-0237-A, 1110 Raven Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 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
Joseph Twilley; 5806 Oakland Rd.; Baltimore, MD 21227

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 24, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2010
Item No.: 2010-237

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

Proposed garage shall be located a minimum of 6 feet away from the property line. Permanent structures may not be built in drainage and utility easements. Alternately, the petitioner may request that the County release the easement. Doing that will delay this project three to six months and the petitioner must pay the County the fair market value of the release easement.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0237-04052010.doc

AV
4-570

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2010

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

SUBJECT: 1110 Raven Drive

RECEIVED

INFORMATION:

Item Number: 10-237

APR 05 2010

Petitioner: Donald L. Kimmell

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

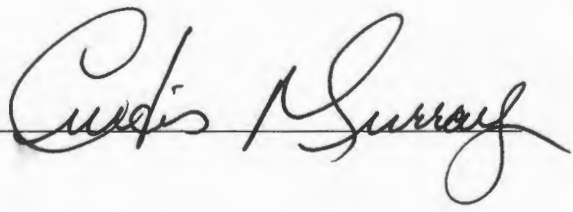
The requested variance is questionable. The petitioner's plat doesn't show the rear addition that has been added to the original dwelling (see attached orthophoto). The size of the existing dwelling is much larger than shown on the plat. The existing dwelling appears to be much larger than most of the other dwellings located in this neighborhood. Also, the petitioner's plat doesn't show the adjacent dwelling at 5818 Heron Drive.

The impact of the proposed addition on the adjacent lot and dwelling (5818 Heron Drive) is a concern. The adjacent lot is located downhill from the petitioner's property. There is a sharp drop in the elevation of the land at the side property line. It isn't clear whether or not the proposed addition will create a drainage problem on the adjacent lot.

The proposed 4-foot setback appears to be inadequate for this property and the adjacent lot, and it appears to be inconsistent with the pattern of side yard setbacks and separation of dwellings in the neighborhood.

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

Prepared by:
AFK/LL: CM



Attachment:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 29, 2010
SUBJECT: Zoning Item # 10-237-A
Address 1110 Raven Road
(Kimmell Property)

Zoning Advisory Committee Meeting of March 22, 2010

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

Reviewer: JWL Date: 4/29/10



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 22, 2010

Item Numbers: 0237, 0238, 0239, 0240, 0241, 0242, 0243, 0244 and 0245

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 21, 2010

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

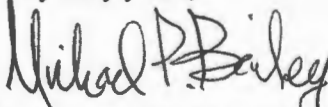
RE: Baltimore County
Item No. 2010-0237-A
1110 RAVEN ROAD
KIMMELL PROPERTY
ADMIN. VARIANCE -

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. 2010-0237-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

subject property

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

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

Account Identifier: District - 13 Account Number - 1312840060

Owner Information

Owner Name: SHUEY-KIMMELL ANNA MARIA **Use:** RESIDENTIAL
 KIMMELL DONALD LEE **Principal Residence:** YES
Mailing Address: 1110 RAVEN DR **Deed Reference:** 1) /22972/ 619
 BALTIMORE MD 21227-4339 2)

Location & Structure Information

Premises Address
 1110 RAVEN DR

Legal Description

1110 RAVEN DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	2	1	Plat Ref: 20/ 156

Special Tax Areas

Town	Ad Valorem	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	2,404 SF	9,959.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,480	98,400		
Improvements:	319,150	222,200		
Total:	417,630	320,600	417,630	320,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: DRESCHSLER JOSEPH J,JR	Date: 11/30/2005	Price: \$425,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22972/ 619	Deed2:
Seller: WOODY JOSEPH D	Date: 01/26/1999	Price: \$156,250
Type: IMPROVED ARMS-LENGTH	Deed1: /13475/ 614	Deed2:
Seller: LYERLY WILLIAM R	Date: 04/08/1975	Price: \$35,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5519/ 595	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 *

*around the corner -
next street*



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

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

Account Identifier: District - 13 Account Number - 1313203400

Owner Information

Owner Name: WITT DANIEL C
WITT LINDA A
Use: RESIDENTIAL
Mailing Address: 1124 MEADOW LARK DR
BALTIMORE MD 21227-4321
Principal Residence: YES
Deed Reference: 1) /10113/ 217
2)

Location & Structure Information

Premises Address
1124 MEADOW LARK DR

Legal Description

1124 MEADOW LARK DR NS
WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626				H	2	1	Plat Ref: 20/ 156

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,932 SF	8,981.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,240	98,200		
Improvements:	196,710	139,500		
Total:	294,950	237,700	294,950	237,700
Preferential Land:	0	0	0	0

Transfer Information

Seller: LAHNER WILLIAM D	Date: 11/02/1993	Price: \$129,900
Type: IMPROVED ARMS-LENGTH	Deed1: /10113/ 217	Deed2:
Seller: ELLGARD ARNE H,JR	Date: 06/28/1983	Price: \$84,333
Type: IMPROVED ARMS-LENGTH	Deed1: / 6548/ 586	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 *

across the street

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

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

Account Identifier: District - 13 Account Number - 1308300740

Owner Information

Owner Name: MARCHAK ANTHONY J
 RESTIVO STEPHANIE L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1113 RAVEN DR
 BALTIMORE MD 21227-4340
Deed Reference: 1) /27364/ 79
 2)

Location & Structure Information

Premises Address 1113 RAVEN DR
Legal Description 1113 RAVEN DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	H	24	1	Plat Ref: 20/ 156

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,632 SF	9,011.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	98,250	98,200		
Improvements:	172,540	120,300		
Total:	270,790	218,500	270,790	218,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARCHAK MICHAEL C	Date: 10/02/2008	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27364/ 79	Deed2:
Seller: HENTZ JOHN F,JR	Date: 06/30/2004	Price: \$189,500
Type: IMPROVED ARMS-LENGTH	Deed1: /20351/ 61	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 *

across the street

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 13 **Account Number -** 1304750190

Owner Information

Owner Name: DORRILL WILLIAM H,JR
DORRILL CYNTHIA L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1115 RAVEN DR
BALTIMORE MD 21227
Deed Reference: 1) / 5408/ 683
2)

Location & Structure Information

Premises Address
1115 RAVEN DR

Legal Description

239 W HERON DRIVE
WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	H	25	1	Plat Ref: 20/ 156

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,632 SF	9,468.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,360	98,300		
Improvements:	166,880	116,300		
Total:	265,240	214,600	265,240	214,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: DUVALL DONALD W	Date: 11/15/1973	Price: \$36,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5408/ 683	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 *

across the street

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Account Identifier: District - 13 Account Number - 1320300490

Owner Information

Owner Name: FARMER PAUL E **Use:** RESIDENTIAL
 FARMER JUDITH A **Principal Residence:** YES
Mailing Address: 1117 RAVEN DR **Deed Reference:** 1) / 5738/ 412
 BALTIMORE MD 21227 2)

Location & Structure Information

Premises Address
 1117 RAVEN DR

Legal Description

WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	H	26	1	Plat Ref: 20/ 156

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,632 SF	8,855.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,210	98,200		
Improvements:	178,390	122,600		
Total:	276,600	220,800	276,600	220,800
Preferential Land:	0	0	0	0

Transfer Information

Seller: THOMAS SARAH J	Date: 04/01/1977	Price: \$48,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 5738/ 412	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 *

across the street

Maryland Department of Assessments and Taxation
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Account Identifier: District - 13 Account Number - 1307580820

Owner Information

Owner Name: GRAVES VIRGINIA E **Use:** RESIDENTIAL
Mailing Address: 1119 RAVEN DR **Principal Residence:** YES
 BALTIMORE MD 21227-4340 **Deed Reference:** 1) /28693/ 38
 2)

Location & Structure Information

Premises Address
 1119 RAVEN DR

Legal Description

1119 RAVEN DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	H	27	1	Plat Ref: 20/ 156

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,564 SF	7,995.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	97,990	97,900		
Improvements:	178,660	126,600		
Total:	276,650	224,500	276,650	224,500
Preferential Land:	0	0	0	0

Transfer Information

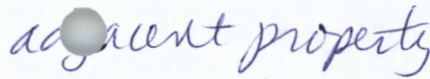
Seller: GRAVES RICHARD W	Date: 09/29/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /28693/ 38	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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 *




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Account Identifier: District - 13 Account Number - 1319320680

Owner Information

Owner Name: SHEETZ MARILYN JANE SHIELDS **Use:** RESIDENTIAL
Mailing Address: 1102 RAVEN DR **Principal Residence:** YES
BALTIMORE MD 21227 **Deed Reference:** 1) / 8714/ 813
2)

Location & Structure Information

Premises Address **Legal Description**
1102 RAVEN DR WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	6	1	Plat Ref: 20/ 156

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,808 SF	9,020.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,250	98,200		
Improvements:	202,250	143,400		
Total:	300,500	241,600	300,500	241,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: SHIELDS MARILYN JANE	Date: 02/14/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8714/ 813	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 *

adjacent property



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Account Identifier: District - 13 Account Number - 1310451190

Owner Information

Owner Name: JOHNSON WILLIAM **Use:** RESIDENTIAL
Mailing Address: 1104 RAVEN DR **Principal Residence:** YES
 BALTIMORE MD 21227-4339 **Deed Reference:** 1) /25507/ 202
 2)

Location & Structure Information

Premises Address
 1104 RAVEN DR

Legal Description

1104 RAVEN DR
 WYNNWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	5	1	Plat Ref: 20/ 156

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,344 SF	9,936.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	98,480	98,400		
Improvements:	148,710	103,700		
Total:	247,190	202,100	247,190	202,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: JOHNSON WILLIAM	Date: 04/17/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25507/ 202	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 *

adjacent property

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Account Identifier: District - 13 Account Number - 1303000620

Owner Information

Owner Name: CAMPBELL PAUL B
 CAMPBELL GERALDINE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1106 RAVEN DRIVE
 BALTIMORE MD 21227
Deed Reference: 1) / 2947/ 19
 2)

Location & Structure Information

Premises Address 1106 RAVEN DR
Legal Description WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	4	1	Plat Ref: 20/ 156

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,632 SF	10,224.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	98,550	98,500		
Improvements:	164,360	113,700		
Total:	262,910	212,200	262,910	212,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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 *

adjacent property

Maryland Department of Assessments and Taxation
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Account Identifier: District - 13 Account Number - 1313855550

Owner Information

Owner Name: SIMS JOHN F
 SIMS ALENA D
Mailing Address: 1108 RAVEN DR
 BALTIMORE MD 21227-4339

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /26096/ 574
 2)

Location & Structure Information

Premises Address
 1108 RAVEN DR

Legal Description
 1108 RAVEN DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	3	1	Plat Ref: 20/ 156

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,493 SF	9,972.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	98,490	98,400		
Improvements:	188,620	131,900		
Total:	287,110	230,300	287,110	230,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: KUNDRICK ALEXANDER	Date: 08/27/2007	Price: \$350,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26096/ 574	Deed2:
Seller: KUNDRICK ALEXANDER	Date: 05/22/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16433/ 402	Deed2:
Seller: SNYDER WILLIAM F,3RD	Date: 10/26/1979	Price: \$61,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6093/ 704	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 *

Behind subject property

Maryland Department of Assessments and Taxation
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Account Identifier: District - 13 Account Number - 1303670160

Owner Information

Owner Name: HALL DANIEL M **Use:** RESIDENTIAL
Mailing Address: 1111 FLAMINGO DR **Principal Residence:** YES
 BALTIMORE MD 21227-4312 **Deed Reference:** 1) /25209/ 293
 2)

Location & Structure Information

Premises Address
 1111 FLAMINGO DR

Legal Description

1111 FLAMINGO DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	9	1	Plat Ref: 20/ 156

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,632 SF	9,450.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,360	98,300		
Improvements:	170,890	119,200		
Total:	269,250	217,500	269,250	217,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: COLVIN DONALD W	Date: 02/13/2007	Price: \$329,900
Type: IMPROVED ARMS-LENGTH	Deed1: /25209/ 293	Deed2:
Seller: CRONE ROSALYN C	Date: 02/20/2001	Price: \$129,000
Type: NOT ARMS-LENGTH	Deed1: /14987/ 567	Deed2:
Seller: CRONE ROSALYN C	Date: 08/15/1983	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6573/ 171	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 *

behind subject property

Maryland Department of Assessments and Taxation
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Account Identifier: District - 13 Account Number - 1318720530

Owner Information

Owner Name: ANDERSON STEVEN R **Use:** RESIDENTIAL
 ANDERSON KIMBERLY A **Principal Residence:** YES
Mailing Address: 1113 FLAMINGO DR **Deed Reference:** 1) /21366/ 172
 BALTIMORE MD 21227-4312 2)

Location & Structure Information

Premises Address
 1113 FLAMINGO DR

Legal Description

1113 FLAMINGO DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
108	17	626			3	G	10	1	

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,344 SF	9,487.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	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	98,370	98,300		
Improvements:	156,520	109,200		
Total:	254,890	207,500	254,890	207,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: RUST GOLDIE	Date: 02/02/2005	Price: \$250,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21366/ 172	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 *

immediately behind subject property



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Account Identifier: District - 13 Account Number - 1307000910

Owner Information

Owner Name: ZINKAND JOHN J **Use:** RESIDENTIAL
 ZINKAND EVELYN J **Principal Residence:** YES
Mailing Address: 1115 FLAMINGO DR **Deed Reference:** 1) / 5636/ 290
 BALTIMORE MD 21227 2)

Location & Structure Information

Premises Address
 1115 FLAMINGO DR

Legal Description

WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	G	11	1	Plat Ref: 20/ 156

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,632 SF	9,346.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	98,330	98,300		
Improvements:	163,080	113,700		
Total:	261,410	212,000	261,410	212,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: GARCIA ORLANDO H	Date: 05/25/1976	Price: \$44,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5636/ 290	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 *

*Around the corner -
next street*



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Account Identifier: District - 13 Account Number - 1312200740

Owner Information

Owner Name:	BLOOM PAUL T BLOOM KATHERINE M	Use:	RESIDENTIAL
Mailing Address:	1120 MEADOW LARK DR BALTIMORE MD 21227-4321	Principal Residence:	YES
		Deed Reference:	1) /15202/ 74 2)

Location & Structure Information

Premises Address
1120 MEADOW LARK DR

Legal Description

1120 MEADOW LARK DR NS
WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626				H	4	1	Plat Ref: 20/ 156

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built 1956	Enclosed Area 1,629 SF	Property Land Area 9,695.00 SF	County Use 04
Stories 2	Basement NO	Type SPLIT LEVEL	Exterior 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	98,420	98,400		
Improvements:	184,990	129,000		
Total:	283,410	227,400	283,410	227,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: PERRY MICHAEL FRANCIS	Date: 05/14/2001	Price: \$147,900
Type: IMPROVED ARMS-LENGTH	Deed1: /15202/ 74	Deed2:
Seller: LEE THOMAS	Date: 12/16/1993	Price: \$121,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10222/ 524	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 *

*around the corner -
next street*



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Account Identifier: District - 13 Account Number - 1308651630

Owner Information

Owner Name: HARRISON DALE S
 HARRISON BEVERLY J
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1122 MEADOW LARK DR
 BALTIMORE MD 21227-4321
Deed Reference: 1) /14789/ 740
 2)

Location & Structure Information

Premises Address
 1122 MEADOW LARK DR

Legal Description

1122 MEADOW LARK DR
 WYNNEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	17	626			3	H	3	1	Plat Ref: 20/ 156

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,632 SF	9,112.00 SF	04
Stories 2	Basement NO	Type SPLIT LEVEL	Exterior 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	98,270	98,200		
Improvements:	169,590	119,000		
Total:	267,860	217,200	267,860	217,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCCLUNG RICHARD V	Date: 11/02/2000	Price: \$144,900
Type: IMPROVED ARMS-LENGTH	Deed1: /14789/ 740	Deed2:
Seller: HOEHN JAMES F	Date: 10/19/1988	Price: \$107,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8002/ 737	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 *









Publication Date: 8/13/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A scale bar with markings at 0, 10, 20, 40, 60, and 80 feet.

1 inch = 40 feet

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1110 RAVEN DRIVE

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

SUBDIVISION NAME WYNNEWOOD

PLAT BOOK # 20 FOLIO # 156 LOT # 2 SECTION # 3

OWNER DONALD L. KIMMELL & ANNA M. KIMMELL

N 76° 59' 19" E 75.76'

10' EASEMENT FOR UTILITIES

LOT # 2
BLOCK # G

137.43'

N 13° 04' 30" W

CONC PORCH
12.7' 6.0' 4.40'

#1110
N SPLIT LEVEL
FR. DWG

12.0' 4.0' 24.2' 16.0'

29' 1ST FLOOR
STONE FRONT

574° 35' 30" W 72.07'

RAVEN DRIVE
(30' WIDE) CL

42.00'
59° 59' 19" E

92.88'

515° 04' 30" E

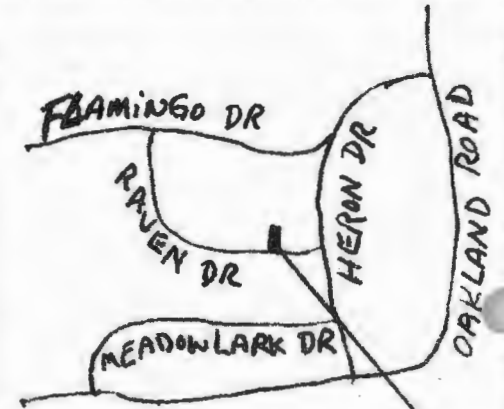
12' x 24' SINGLE GARAGE

25' MIN. SETBACK

SEC '3
WYNNEWOOD G.L.B. 20/156

SPELLMAN, LARSON & ASSOCIATES, INC.
203 INVESTMENT BLDG., TOWSON, MARYLAND

SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

SUBJECT
PROPERTY

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 01

1" = 200' SCALE MAP # 108CZ

ZONING DR 5.5

LOT SIZE .24 10,412
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 ITEM # CASE #

PREPARED BY ROBERT E. SPELLMAN

SCALE: 1" = 30'

5.24.75

26 | 2010 | 0237-A