

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Larlin Road, 175 feet N of the
c/l of Marsha Road
13th Election District
1st Councilmanic District
(5215 Larlin Road)

Cory and Rabecka Koons
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0265-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, Cory and Rabecka Koons for property located at 5215 Larlin Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 20 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage measuring 20 feet x 26 feet for boat storage and personal workshop space. The dwelling contains 1,250 square feet of living space and additional storage space is needed for the family. None of the neighbors expressed any opposition to 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 20, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4-26-10

By PJ

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 11, 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.

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 27th 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 detached accessory structure (garage) to have a height of 20 feet in lieu of the maximum allowed 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.

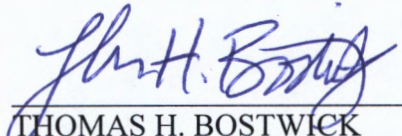
ORDER RECEIVED FOR FILING

Date 4-26-10 2

By [Signature]

2. The Petitioner 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, kitchen or bathroom 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

THB:pz

ORDER RECEIVED FOR FILING

Date 4.26.10 3

By Bj



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 27, 2010

CORY AND RABECKA KOONS
5215 LARLIN ROAD
HALETHORPE MD 21227

Re: Petition for Administrative Variance
Case No. 2010-0265-A
Property: 5215 Larlin Road

Dear Mr. and Mrs. Koons:

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 cursive script, reading "Thomas 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 5215 LARLIN RD, HALETHORPE, MD
which is presently zoned DR 5.5

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)

Section 400.3 -- to permit a proposed detached accessory structure (garage) to have a height of 20 feet in lieu of the maximum allowed 15

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

ORDER RECEIVED FOR FILING

Company

Date 4.26.10

Address

By [Signature]

Telephone No.

City

State

Zip Code

Legal Owner(s):

CORY KOONS

Name - Type or Print

Signature

REBECCA KOONS

Name - Type or Print

Rebecca Koons

Signature

410-247-7600 (W)
CORY

5215 LARLIN ROAD

Address

410-242-4761 (H)

Telephone No.

HALETHORPE

City

MD

State

21227

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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.

CASE NO. 2010-0265-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By [Signature]

Date

4/2/10

Estimated Posting Date

4/11/10

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 5215 LARLIN ROAD
Address
HALETHORPE MD 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

we request a variance on the allowed height of a garage structure on our property. we wish to construct a new garage for boat storage and personal workshop space. our home only has 1,250 square feet of living space and therefore we would also use this garage for additional home storage. A fifteen (15) foot peak height structure (as allowed by Baltimore County) would not give us adequate room to secure the boat and allow for personal storage and the work space that we need.
we request permission to build the garage to a maximum peak height of twenty (20) feet to allow for adequate storage and work space.

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.

Cory Koons
Signature

CORY KOONS
Name - Type or Print

Rabecka Koons
Signature

RABECKA KOONS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of march 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Kimberly M. Lee
Notary Public

My Commission Expires 12-21-2010

PROPERTY DESCRIPTION

5215 Larlin Road

Marsha Rd
BEGINNING FOR THE SAME at a point on the east side of Larlin Road, fifty feet wide, at a point 150 feet north of the intersection of the east side of Larlin Road with the north side of ~~Maryland Avenue~~, fifty feet wide, said point being in line with the center of a partition wall between the house on the property now being described and the house on the property to the south, thence running with the east side of Larlin Road

1) North $5^{\circ} 19' 09''$ East 50 feet to the southwest corner of Lot 125 as laid out on a Plat of Arbutus which plat is recorded among the plat records of Baltimore County, Maryland in Plat Book W.P.C. No. 4 Folio 87, thence with the south side of Lots 125 and 133 of said plat

2) South $84^{\circ} 40' 51''$ East 271.83 feet to a point on the northwest side of the unimproved fifty foot right-of-way of Maryland Avenue, thence with said right-of-way

3) South $46^{\circ} 20' 00''$ West 185.65 feet to a point on the rear line of Lot 122 as laid out on the aforementioned Plat of Arbutus, thence with the rear of Lots 122 and 123

4) North $05^{\circ} 19' 09''$ East 90.08 feet to a point on a line running through the center of the aforementioned partition wall, thence with said line

5) North $84^{\circ} 40' 51''$ West 150.00 feet to the point of beginning containing 16,033 square feet of land, more or less.

BEING the same land conveyed by KATHLEEN Zick Miller to Cory Koons and Rabecka Bourke by deed dated May 26, 2004 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 20270 Folio 694.

Item #0265

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0265 -A Address 5215 Larlin Rd

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

Filing Date: 4/2/10 Posting Date: 4/11/10 Closing Date: 4/24/10

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- 0265 -A Address 5215 Larlin Rd

Petitioner's Name C + R Koons Telephone 410 242 4761

Posting Date: 4/11/10 Closing Date: 4/26/10

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 20 feet in lieu of the
maximum allowed 15

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: 2010-0265-A
Petitioner: Cory Koons
Address or Location: 5215 Larlin Rd, Halethorpe MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cory Koons
Address: 5215 Larlin Rd
Halethorpe MD 21227

Telephone Number: 410-242-4761

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

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

+ - CERTIFICATE OF POSTING

2010-0265-A

RE: Case No.: _____

Petitioner/Developer: _____

C & R Koons

April 26 2010

Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____
5215 Larlin Road

April 11 2010

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

Robert Black

4/12/10

(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0265-A

TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 20 FEET IN LIEU OF THE
MAXIMUM ALLOWED 15.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:00 P.M. ON 4-26-10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 26, 2010

Cory and Rabecka Koons
5215 Larlin Rd.
Halethorpe, MD 21227

Dear: Cory and Rabecka Koons

RE: Case Number 2010-0265-A, 5215 Larlin Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 02, 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, reading "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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2010
Item Nos. 2010-254, 259, 261, 262,
263, 264, 265, 266, 267, 268 and 272

DATE: April 14, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04262010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2010

RECEIVED

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

APR 21 2010

ZONING COMMISSIONER

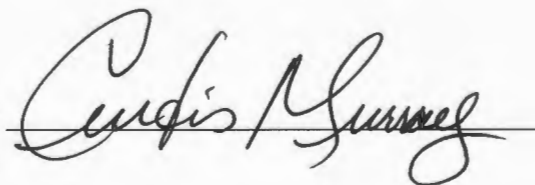
SUBJECT: 10-265 – Administrative Variance

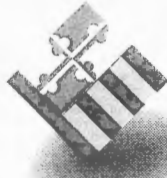
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner 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, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
AFK/LL: CM





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

April 19, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 12, 2010

Item Numbers: 0254, 0259, 0261, 0262, 0263, 0264, 0265, 0266, 0267, 0268 and 0272

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: APRIL 22, 2010

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

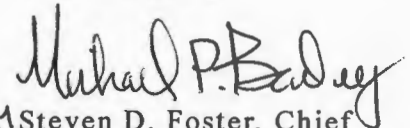
RE: Baltimore County
Item No. 2010-0265-A
5215 LARLIN RD
KOONS PROPERTY
ADMIN. VARIANCE -

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. 2010-0265-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,


For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

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

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

AV
4-26-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 8, 2010

SUBJECT: Zoning Item # 10-265-A
Address 5215 Larlin Road
(Koons Property)

Zoning Advisory Committee Meeting of April 12, 2010.

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

Reviewer: JWL Date: 6/8/10

0028877 495

CASE No: 2010-0265-A

NO TITLE EXAMINATION, NO TITLE INSURANCE, NO JUDGMENTS

DEED

THIS DEED, Made This 2nd day of October in the year two thousand nine by and between CORY KOONS and RABECKA B. KOONS, formerly or also known as Rabecka Bourke, his wife, parties of the first part, and CORY KOONS and RABECKA B. KOONS, his wife, parties of the of the second part.

WITNESSETH, That in consideration of the sum of ZERO CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the said parties of the first part do hereby grant and convey to the said parties of the second part, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

"SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF"

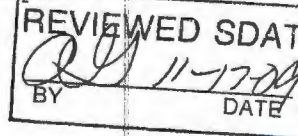
The improvements thereon being known as 5215 Larlin Road, Baltimore, Maryland 21227.

ID#'s: 13-13-26-400330 & 13-13-26-400331.

BEING the same lots of ground which by Deed dated May 26, 2004 and recorded among the Land Records of Baltimore County in Liber S.M. No. 20270, folio 694 was granted and conveyed by Kathleen Zick Miller, formerly known of record as Kathleen M. Zick, unto Cory Koons and Rabecka Bourke as joint tenants. The parties have subsequently married and Rabecka Bourke is now known as Rabecka B. Koons.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above described property unto the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.



Item #0265

results

Page 1 of 1

CASE No 2010-0265-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 ver 4.3d)

Go Back
View Map
New Search

Account Identifier: District - 13 Account Number - 1326400330

Owner Information

Owner Name: KOONS CORY Use: RESIDENTIAL
KOONS RABECKA B Principal Residence: YES
Mailing Address: 5215 LARLIN RD Deed Reference: 1) /28877/ 495
BALTIMORE MD 21227-2528 2)

Location & Structure Information

Premises Address
5215 LARLIN RD

Legal Description
.368AC LTS 124 & 132
5215 LARLIN RD
ARBUTUS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
101	24	1103					124	1	Plat Ref: 4/ 87

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,250 SF	16,033.00 SF	04

Stories	Basement	Type	Exterior
1	YES	END UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value		Phase-In Assessments	
		As Of	As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010	
Land	60,000	60,000			
Improvements:	155,680	138,700			
Total:	215,680	198,700	215,680	198,700	
Preferential Land:	0	0	0	0	

Transfer Information

Seller:	Date:	Price:
KOONS CORY	11/17/2009	\$0
Type: NOT ARMS-LENGTH	Deed1: /28877/ 495	Deed2:
Seller: ZICK KATHLEEN M	Date: 06/21/2004	Price: \$181,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20270/ 694	Deed2:
Seller: ZICK ALVIN F	Date: 04/23/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12810/ 113	Deed2: /12810/ 110

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 *

Item #0265

results

Page 1 of 1

CASE No. 2010-0265-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

Go Back
View Map
New Search

**** DELETED
01/11/2010 ****

Account Identifier: District - 13 Account Number - 1326400331

Owner Information

Owner Name: KOONS CORY Use: RESIDENTIAL
KOONS RABECKA B Principal Residence: NO
Mailing Address: 5215 LARLIN RD Deed Reference: 1) /28877/ 495
BALTIMORE MD 21227-2528 2)

Location & Structure Information

Premises Address Legal Description
MARYLAND AVE .196 AC
ARBITUS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
101	24	1103					132	1	Plat Ref: 4/ 87

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		11,960.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2010	As Of 07/01/2009	As Of 07/01/2010
Land	2,990	2,900		
Improvements:	0	0		
Total:	2,990	2,900	2,990	2,900
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
KOONS CORY	11/17/2009	\$0
Type: NOT ARMS-LENGTH	Deed1: /28877/ 495	Deed2:
Seller: ZICK KATHLEEN M	Date: 06/21/2004	Price: \$181,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20270/ 694	Deed2:
Seller: ZICK ALVIN F, SR	Date: 04/23/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12810/ 113	Deed2: /12810/ 110

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 *

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



View of front of 5215 Larlin Road taken from Larlin Road.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



View of front of 5215 Larlin Road taken from Larlin Road.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



View of front of 5215 (left) and 5217 (right) Larlin Road taken from Larlin Road.

Item # 0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



View of front of 5215 (right) and 5213 (left) Larlin Road taken from Larlin Road.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



View of 5215 Larlin Road looking into backyard. Yellow shed will be replaced with proposed garage.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



View of backyard of 5215 Larlin Road yellow shed is located approximately where proposed garage will be.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



Back of 5215 Larlin Rd and 5217 Larlin Road.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



Current conditions in back of 5213 Larlin Road and 5215 Larlin Road.

Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



Approximate proposed location for garage building on 5215 Larlin Road.

Item # 0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



Additional view of the back of 5215 Larlin Road looking toward 5217 Larlin Road and non-existent Maryland Avenue. The blue house in the background is located on Dewitt Road

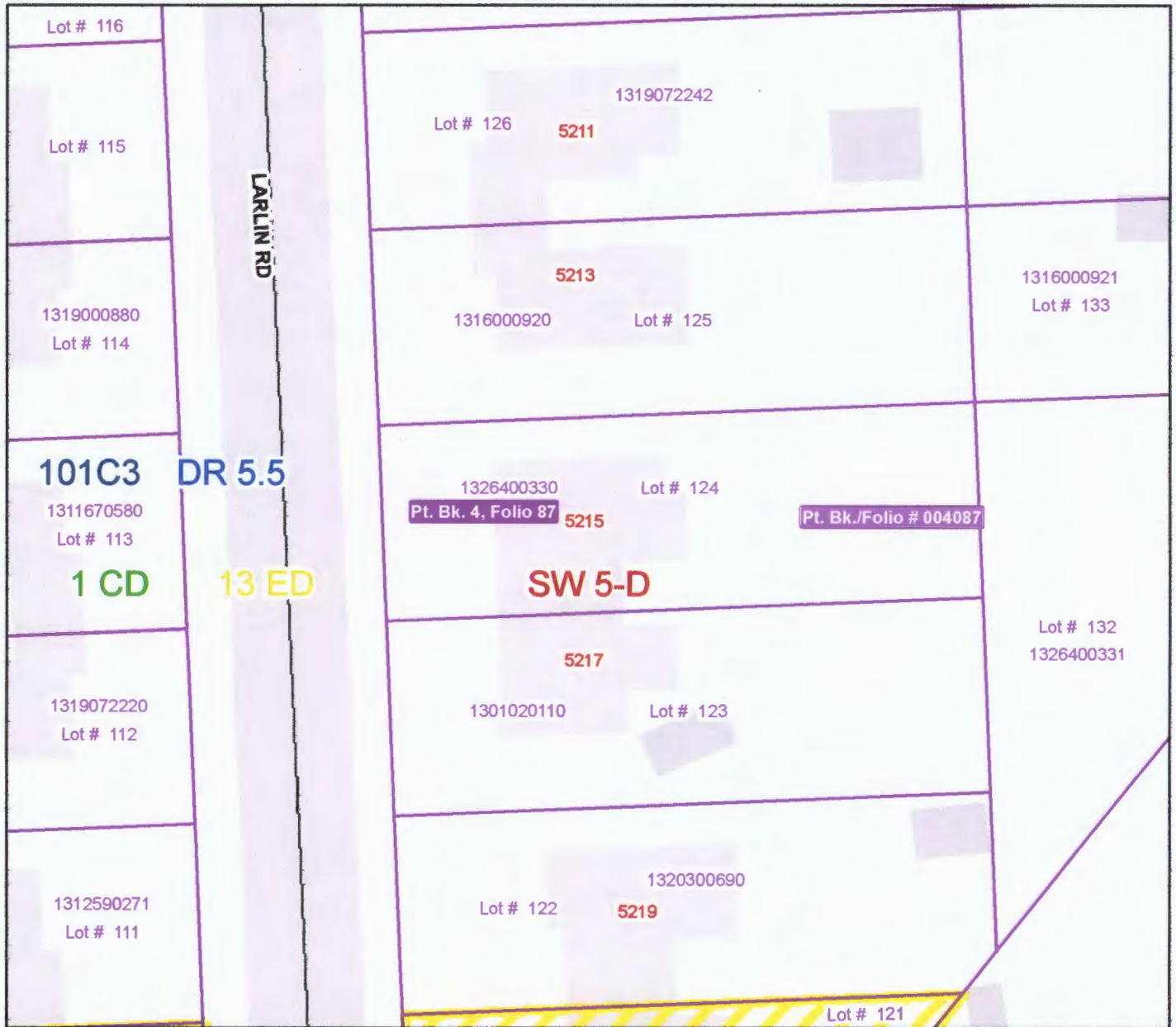
Item #0265

Koons Residence
5215 Larlin Road
Halethorpe, MD 21227



Proposed garage location looking towards 5213 Larlin Road.

5215 Larlin Road



Publication Date: April 02, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80 Feet

1 inch = 40 feet

Item #0265



Plot accompanying Case #1000
 The following is a list of the
 names of the persons who
 have been named in the
 case of the above mentioned
 case.

4/87

THE CHARLES A. WYATT CO.
 509 1/2 TITLE BUILDING

Scale - 100 feet to one inch.
 Map of the above mentioned
 case.

Item #0265

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

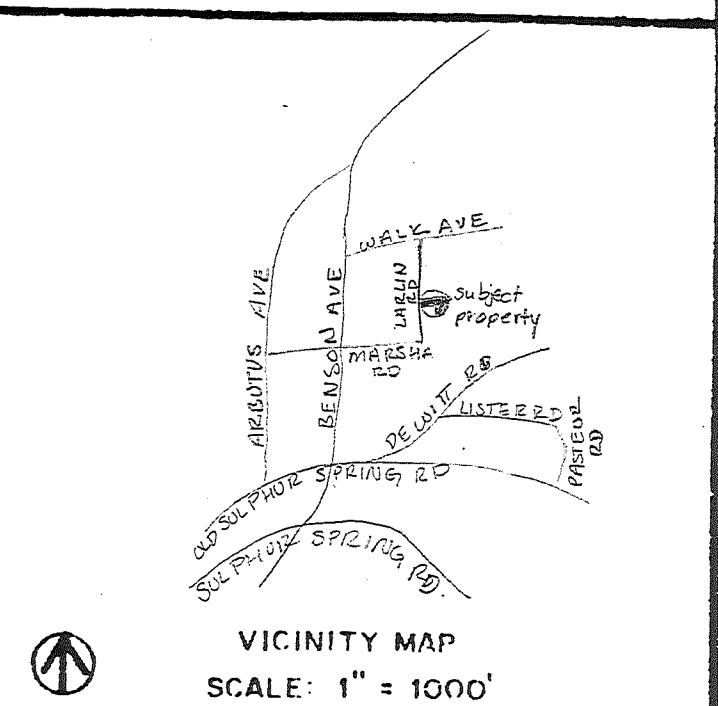
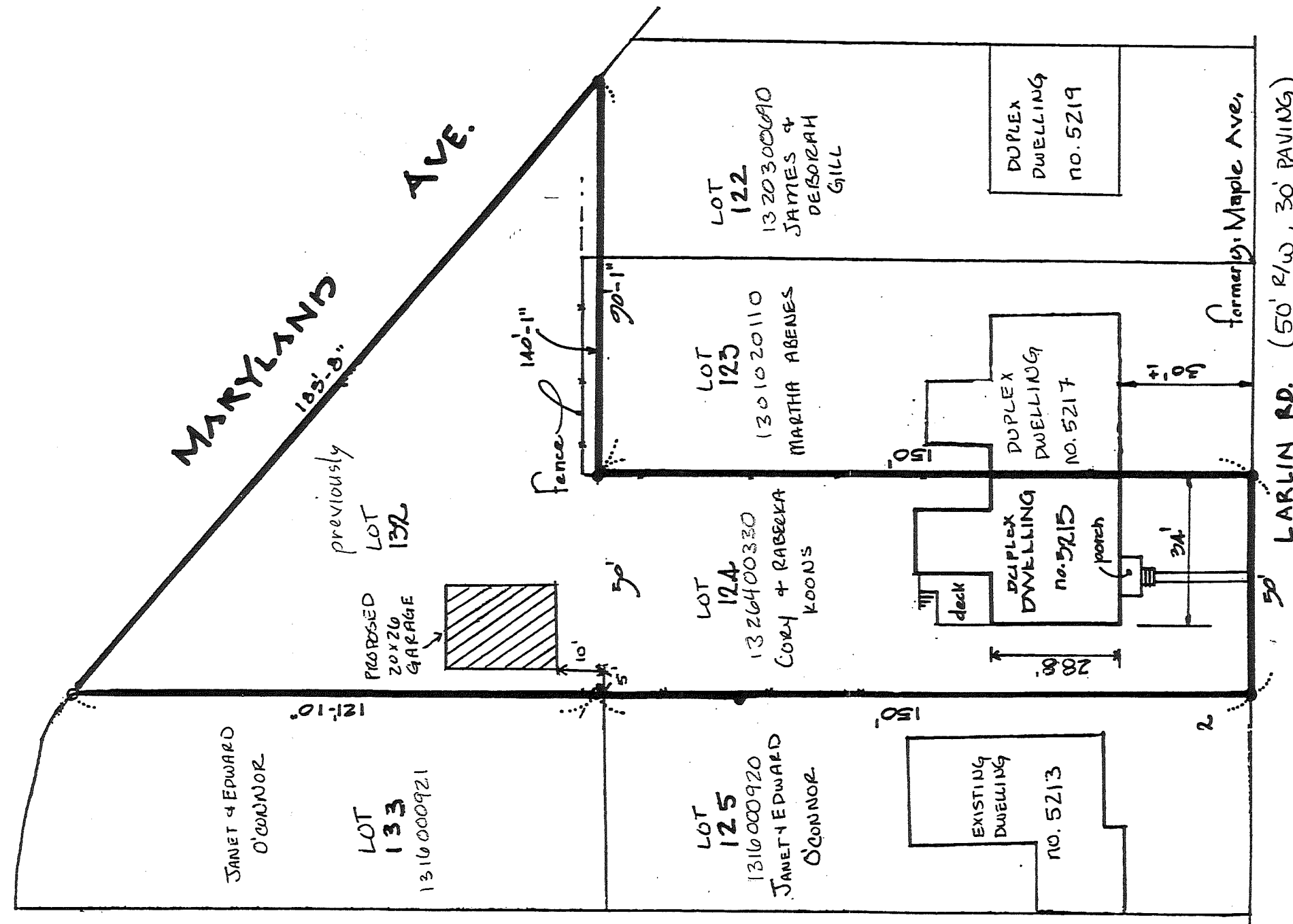
PROPERTY ADDRESS 5215 LARLIN ROAD

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

SUBDIVISION NAME _____

PLAT BOOK # 4/87 FOLIO # 495-499 LOT # 124 SECTION # _____

OWNER CORY AND RABECKA KOONS



LOCATION INFORMATION

ELECTION DISTRICT 13
 COUNCILMANIC DISTRICT 2
 1" = 200' SCALE MAP # 10103
 ZONING DR 5.5
 LOT SIZE 0.368 ACRES 16,030 SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ PUBLIC ☐ PRIVATE
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING N/A

ZONING OFFICE USE ONLY

REVIEWED BY [Signature] ITEM # _____ CASE # 2010-0265-A

PREPARED BY R. Koons

SCALE OF DRAWING: 1" = 30'