

**IN RE: PETITION FOR ADMIN. VARIANCE**  
SW side of Myrtlewood Road; 462 feet SE  
of Thistlewood Road  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Councilmanic District  
**(2044 Myrtlewood Road)**

Neel S. and Monique D. Satpute  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2010-0278-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, Neel S. and Monique D. Satpute for property located at 2044 Myrtlewood Road. The variance request is from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (proposed deck) with a rear yard setback of 19 feet in lieu of the minimum required 22.5 feet, and to amend the latest Final Development Plan for Bonnie View Estates, Lot 139 only. 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 April 22, 2010 which indicates that the property is within a subdivision that is still under construction known as Bonnie View Estates. The existing dwelling is the "Jennings" model on a lot that is average in size and backs to open space. The pattern book approved with the development plan shows a smaller deck as an option. The Planning Office has reviewed several similar requests for administrative variances for decks has consistently stated that they should comply with the pattern book which allows decks that meet the required 22.5 feet rear yard setback. The Planning Office recommends denial of the requested variance as it is not in keeping with the pattern book.

**ORDER RECEIVED FOR FILING**

Date 5.18.10

By pjs

However, if the Zoning Commissioner is of the opinion that the Petitioners demonstrate a significant hardship or practical difficulty and grants the requested variance, it should not be considered a precedent for other variances.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 25, 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.

Administrative Variance requests for homes in the "Bonnie View Estates" subdivision are being reviewed on a case by case basis based on the size of the lot, size of the rear yards and adjacent buildings. In the subject request, the rear yard backs up to a homeowners association open space area. The proposed deck will not have any impact on neighbors living behind the Petitioners' home. No adjacent property owners voiced any objection to the request. The Petitioners wish to construct a deck measuring 24 feet long x 16 feet deep onto the rear of the home. Reducing the width of the deck by 3.5 feet to comply with the setback will not allow the Petitioner reasonable use of the deck. The size of the proposed deck is not unreasonable. A smaller deck would not be of sufficient size to allow the Petitioners to have a table, chairs and a grill on the deck. A number of similar size decks have been approved in the Bonnie View Estates

ORDER RECEIVED FOR FILING

Date 5.18.10 \_\_\_\_\_ 2

By [signature] \_\_\_\_\_

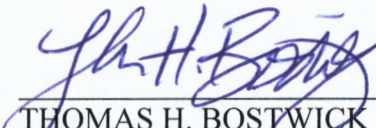
subdivision. The size of the deck is necessitated by the 9 feet wide outside stair access to the basement which needs to remain clear.

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 18<sup>th</sup> day of May, 2010 that a variance from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (proposed deck) with a rear yard setback of 19 feet in lieu of the minimum required 22.5 feet, and to amend the latest Final Development Plan for Bonnie View Estates, Lot 139 only 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.

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 5.18.10

By pz 3



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

May 18, 2010

NEEL S. AND MONIQUE D. SATPUTE  
2044 MYRTLEWOOD ROAD  
BALTIMORE MD 21209

Re: Petition for Administrative Variance  
Case No. 2010-0278-A  
Property: 2044 Myrtlewood Road

Dear Dr. and Mrs. Satpute:

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,

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 2044 Myrtlewood Road  
which is presently zoned PR 2

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)

301.1, BC2R, to permit an open projection (proposed deck) with a rear yard setback of 19 feet in lieu of the minimum required 22 1/2 feet, and to amend the latest Final Development Plan for Bonnie View Estates, Lot 139 only.

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 \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Date 5.18.10  
BY [Signature] Telephone No. \_\_\_\_\_

### Legal Owner(s):

Name - Type or Print NEEL SATPUTE  
Signature [Signature]  
Name - Type or Print Monique Satpute  
Signature [Signature]  
Address 2044 Myrtlewood Rd. Telephone No. 443-379-0116  
City Baltimore State MD Zip Code 21209

### 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.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0278-A

REV 10/25/01

Reviewed By JNP Date 4/13/2010

Estimated Posting Date 4/25/2010

# 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 2044 Myrtlewood Rd  
City Baltimore State MD Zip Code 21209

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 have a area way, that extents out 16 ft.  
We are proposing to bring the deck out the same distant.  
which will allow us to cover up its unattractive look.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

*Neel Satpute*

Name - Type or Print

NEEL SATPUTE

Signature

*Monique Satpute*

Name - Type or Print

Monique Satpute

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Neel Satpute + Monique Satpute

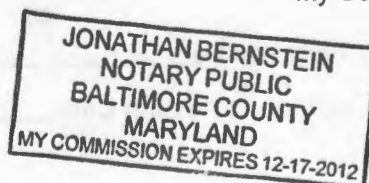
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

12/17/12



Zoning description for 2044 Myrtlewood Rd. Baltimore, MD 21209

Beginning at a point on the southwest side of Myrtlewood Rd. which is 40 feet wide, 462 feet southeast of the nearest improved intersecting street, Thistlewood Rd., which is 40 feet wide. The lot# is 139 in phase 2 the subdivision of Bonnie View Estate development, which is recorded in Baltimore County plat book 78 Folio #17 containing 0.189 acres. We are proposing to build a 439 square foot deck on the back of a single family dwelling. Also known as 2044 Myrtlewood Rd. and located in the 3<sup>rd</sup> Election District, 2<sup>nd</sup> Council District.

2010-0278-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2010- 0278 -A Address 2044 Myrtlewood Road  
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 4/13/2010 Posting Date: 4/25/2010 Closing Date: 5/10/2010

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- 0278 -A Address 2044 Myrtlewood Road  
Petitioner's Name Neel & Monique Satpute Telephone 443-379-0116  
Posting Date: 4/25/2010 Closing Date: 5/10/2010  
Wording for Sign: To Permit an open projection (proposed deck) with a rear yard set back of 19 feet in lieu of the minimum permitted 22½ feet, and to amend the latest Final Development Plan for Bonnie View Estates, Lot 139 only.

Revised 8/20/09



CERTIFICATE OF POSTING

RE: Case No 2010-0278

Petitioner/Developer NEEL!  
MONIQUE SATPATE (CTW ELLIS LLC)

Date Of Hearing/Closing 5/10/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property  
at 2044 MYLEWOOD ROAD

This sign(s) were posted on April 25, 2010  
Month, Day, Year  
Sincerely,

Martin Ogle 4/25/10  
Signature of Sign Poster and Date  
Martin Ogle  
60 Chelmsford Court  
Baltimore, Md, 21220  
443-629-3411

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2010-0278-A

TO PERMIT AN OPEN PROJECTION (RAISED  
DECK) WITH A REAR YARD SETBACK OF 15 FEET  
IN THE LIEU OF THE MINIMUM PERMITTED 25 FEET,  
AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN  
FOR BONNE VIEW ESTATES, LOT 194 ONLY

## 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 IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MONDAY, MAY 10, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
111 W. CHESAPEAKE AVE.  
TOWSON, MD 21204  
TEL. 887-3391

2010-0278-A  
MEETING IS HANDICAP ACCESSIBLE



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

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

May 10, 2010

Neel Monique Satpute  
3044 Myrtlewood Rd.  
Baltimore, MD 21209

Dear: Neel Monique Satpute

RE: Case Number 2010-0278-A, <sup>2044</sup>3044 Myrtlewood 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 13, 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

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 3, 2010  
Item Nos. 2010- 273, 274, 276, 277,  
278, 279, 280 and 281

**DATE:** April 23, 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-05032010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 22, 2010

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

**SUBJECT:** 2044 Myrtlewood Road

**INFORMATION:**

**Item Number:** 10-278

**Petitioner:** Neil and Monique Satpute

**Zoning:** DR 2

**Requested Action:** Administrative Variance

RECEIVED

APR 26 2010

ZONING COMMISSIONER

The subject property is within a subdivision that is still under construction known as Bonnie View Estates. The existing dwelling is the "Jennings" model on a lot that is average in size and backs to open space. The pattern book approved with the development plan shows a smaller deck as an option.

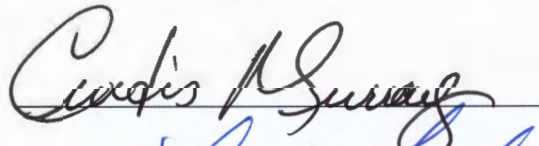
The Office of Planning has reviewed several similar requests for administrative variances for decks and has consistently stated that they should comply with the pattern book, which allows decks that meet the required 22 ½ foot rear yard setback.

**SUMMARY OF RECOMMENDATIONS:**

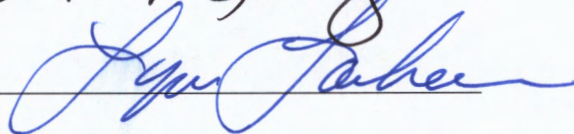
The Office of Planning recommends denial of the requested variance, as it is not in keeping with the pattern book. However, if the Zoning Commissioner is of the opinion that the applicant demonstrates a significant hardship or practical difficulty and grants the requested variance, it should not be considered a precedent for other variances.

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

Prepared by:



Division Chief:  
AFK/LL: CM



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4/28/2010

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

RE: Baltimore County  
Item No. 2010-0278-A  
2044 MYRTLEWOOD RD  
SATDLITE 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 -

0278-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,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

For<sup>1</sup> 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](http://www.sha.maryland.gov)

AV  
5-10-10

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



RECEIVED

JUN 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco  
FROM: Dave Lykens, DEPRM - Development Coordination  
DATE: June 9, 2010  
SUBJECT: Zoning Item # 10-278-A  
Address 2044 Myrtlewood Road  
(Satpute Property)

Zoning Advisory Committee Meeting of April 19, 2010

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

Reviewer: JWL Date: 6/9/10

**Patricia Zook - Re: Zoning approval**

---

**From:** Neel Satpute <neeldds@gmail.com>  
**To:** Patricia Zook <pzook@baltimorecountymd.gov>  
**Date:** 5/14/2010 11:29 AM  
**Subject:** Re: Zoning approval

---

Patti,  
Thank you for your response. We look forward to getting the approval early next week.  
Have a great weekend.

Neel S. Satpute, D.D.S.  
2700 Quarry Lake Dr.  
Suite 190  
Baltimore, MD 21209  
o 410-484-4401  
c 410-960-6574  
f 410-484-7183

On Fri, May 14, 2010 at 11:14 AM, Patricia Zook <pzook@baltimorecountymd.gov> wrote:

Good morning -

I believe that I spoke with you earlier today and this is to confirm that conversation. We received your administrative variance file on Wednesday. Your request is now under review by our Office. We anticipate issuing an Order, either approving the request or denying the request, sometime early next week.

All of our Orders have a 30 day appeal period. If your request is granted, you may apply for the building permit and be granted same upon receipt of the Order. However, you are hereby made aware that proceeding at that time is at your own risk until such time as the 30 day appellate process from the Order has expired. If, for whatever reason the Order is reversed, you would be required to return, and be responsible for returning, said property to its original condition.

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

410-887-3868

pzook@baltimorecountymd.gov

>>> Neel Satpute <neeldds@gmail.com> 5/14/2010 8:44 AM >>>

We have filed for a permit for a deck and have completed our variance sign posting on 5/10/10. Would it be possible to expedite the approval process so we could start out deck construction?

Thank you for your time,

Neel S. Satpute, D.D.S.  
2044 Myrtlewood Rd.

2010-0278-A

## Greenspring Pediatric Dental

*Welcome..*

**Dr. Neel**  
Satpute specializes in dentistry for infants, children, adolescents, and those with special needs. From the time your child grows his or her first tooth until he or she graduates

from high school; our professional staff will help care for and protect your child's smile. And because children are so different from adults, we take a unique approach to every patient. We'll help ensure each visit your child makes to the dentist is a great experience.

With two extra years of training beyond dental school, Dr. Neel (what his patients call him) takes an individualized approach with each child. His philosophy is to make dental visits fun while teaching children the importance of oral health. Our goal at Greenspring Pediatric Dentistry is focused on prevention- we educate patients and parents about the importance of a healthy diet, proper brushing and flossing, and regular dental checkups. We also place sealants (coating to protect teeth) and fluoride to help prevent cavities.

Our office is conveniently located off the Baltimore beltway (exit #22) with easy access from Owings Mills, Lutherville, Pikesville, Mt. Washington, Towson and Cockeysville. We are on the first floor in the Life Bridge Health Pavilion in the new Quarry Lake at Greenspring development.

Please read through our website, especially if this is your child's first visit to the dentist, to help make it a successful visit. Also,



**Home**  
Meet Dr. Neel Sa  
First Visit  
Services  
FAQ  
Emergency and I  
Links and Becor  
Hours  
Payment  
Map and Directio  
Contact Informati

Appointment Rec  
Dental Education  
Patient Informati  
Patient Feedback  
Refer Our Office  
Contact Us  
Pay Online

2010-0278-A



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw3.1e)

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

**Account Identifier:** District - 03 Account Number - 2400012172

**Owner Information**

**Owner Name:** SATPUTE NEEL SATISH  
 SATPUTE MONIQUE D  
**Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 2044 MYRTLEWOOD RD  
 BALTIMORE MD 21209-3710  
**Deed Reference:** 1) /25807/ 283  
 2)

**Location & Structure Information**

**Premises Address** 2044 MYRTLEWOOD RD  
**Legal Description** .189 AC PHASE 2  
 2044 MYRTLEWOOD RD SS  
 BONNIE VIEW ESTATES

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:         |        |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|------------------|--------|
| 79  | 2    | 83     |              |             |         |       | 139 | 2               |                  | 2      |
|     |      |        |              |             |         |       |     |                 | <b>Plat Ref:</b> | 78/ 17 |

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

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 2007                    | 3,065 SF      | 8,250.00 SF        | 04         |

| Stories | Basement | Type          | Exterior |
|---------|----------|---------------|----------|
| 2       | YES      | STANDARD UNIT | SIDING   |

**Value Information**

|                           | Base Value | Value As Of 01/01/2008 | Phase-in Assessments As Of 07/01/2009 | As Of 07/01/2010 |
|---------------------------|------------|------------------------|---------------------------------------|------------------|
| <b>Land</b>               | 192,250    | 208,250                |                                       |                  |
| <b>Improvements:</b>      | 293,530    | 399,380                |                                       |                  |
| <b>Total:</b>             | 485,780    | 607,630                | 567,012                               | 607,630          |
| <b>Preferential Land:</b> | 0          | 0                      | 0                                     | 0                |

**Transfer Information**

|                                   |                           |                         |
|-----------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> BEAZER HOMES CORP  | <b>Date:</b> 06/19/2007   | <b>Price:</b> \$663,524 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /25807/ 283 | <b>Deed2:</b>           |
| <b>Seller:</b>                    | <b>Date:</b>              | <b>Price:</b>           |
| <b>Type:</b>                      | <b>Deed1:</b>             | <b>Deed2:</b>           |
| <b>Seller:</b>                    | <b>Date:</b>              | <b>Price:</b>           |
| <b>Type:</b>                      | <b>Deed1:</b>             | <b>Deed2:</b>           |

**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 \*



Coming out of Slider



Showing Left side Neighbor



Front of Area



Showing Right Side Neighbor



Back yard



Back yard and Left Neighbor



Left + Neighbor

Left + Neighbor

Left + Neighbor



☒ VARIANCE ☐

SEE PAGES 5 &amp; 6 OF THE CHECKLIST FOR ADDITIONAL INFORMATION.

PLAT 17 FOLIO # 17 LOT # 139 SECTION # 1

Sapute:

EX. 5' PUBLIC  
WALKWAY EASEMENT  
P.B. 78, PG. 17

S 84°47'47" E 75.00'

75.00'

EX.  
ASHPALT  
DRIVEWAY

EX. -  
CONC  
-WALK

LOT 139

8250 S.F.  
OR 0.189 AC.  
# 2044  
2 STORY  
FRAMED DWELLING  
ELEV.=371.25

existen  
Dwelling  
2046

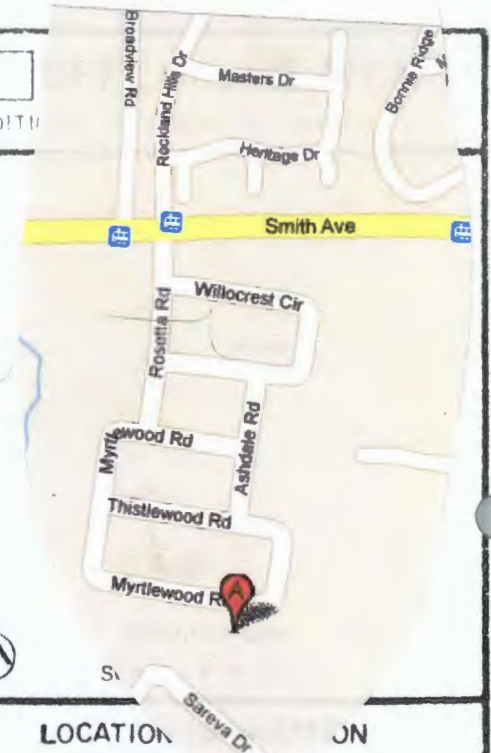


NORTH

PREPARED BY Barry Ellis

75.00'

SCALE OF DRAWING: 1" = 20'



LOCATION

JN

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1"=200' SCALE MAP #

## ZONING

LOT SIZE

189  
ACREAGE

8250  
SQUARE FEET

|       | PUBLIC                              | PRIVATE                  |
|-------|-------------------------------------|--------------------------|
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                 | YES                      | NO                       |
|---------------------------------|--------------------------|--------------------------|
| CHESAPEAKE BAY<br>CRITICAL AREA | <input type="checkbox"/> | <input type="checkbox"/> |
| 100 YEAR FLOOD PLAIN            | <input type="checkbox"/> | <input type="checkbox"/> |
| HISTORIC PROPERTY/<br>BUILDING  | <input type="checkbox"/> | <input type="checkbox"/> |
| PRIOR ZONING HEARING            | <input type="checkbox"/> | <input type="checkbox"/> |

88-56-XSPHA

ZONING OFFICE USE ONLY  
REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_

JNP

0278

2010-  
0278-A

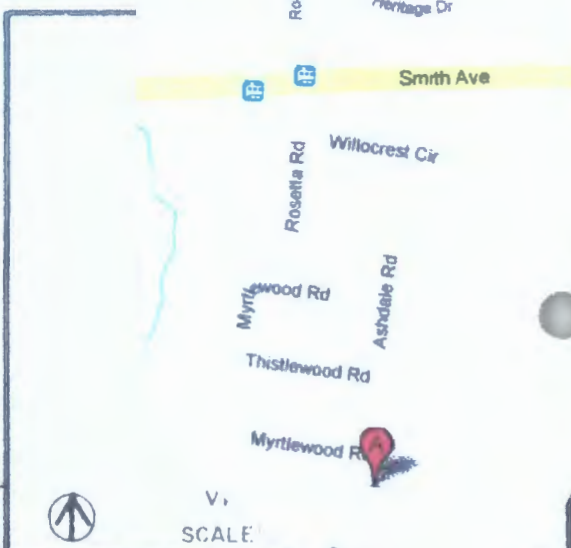
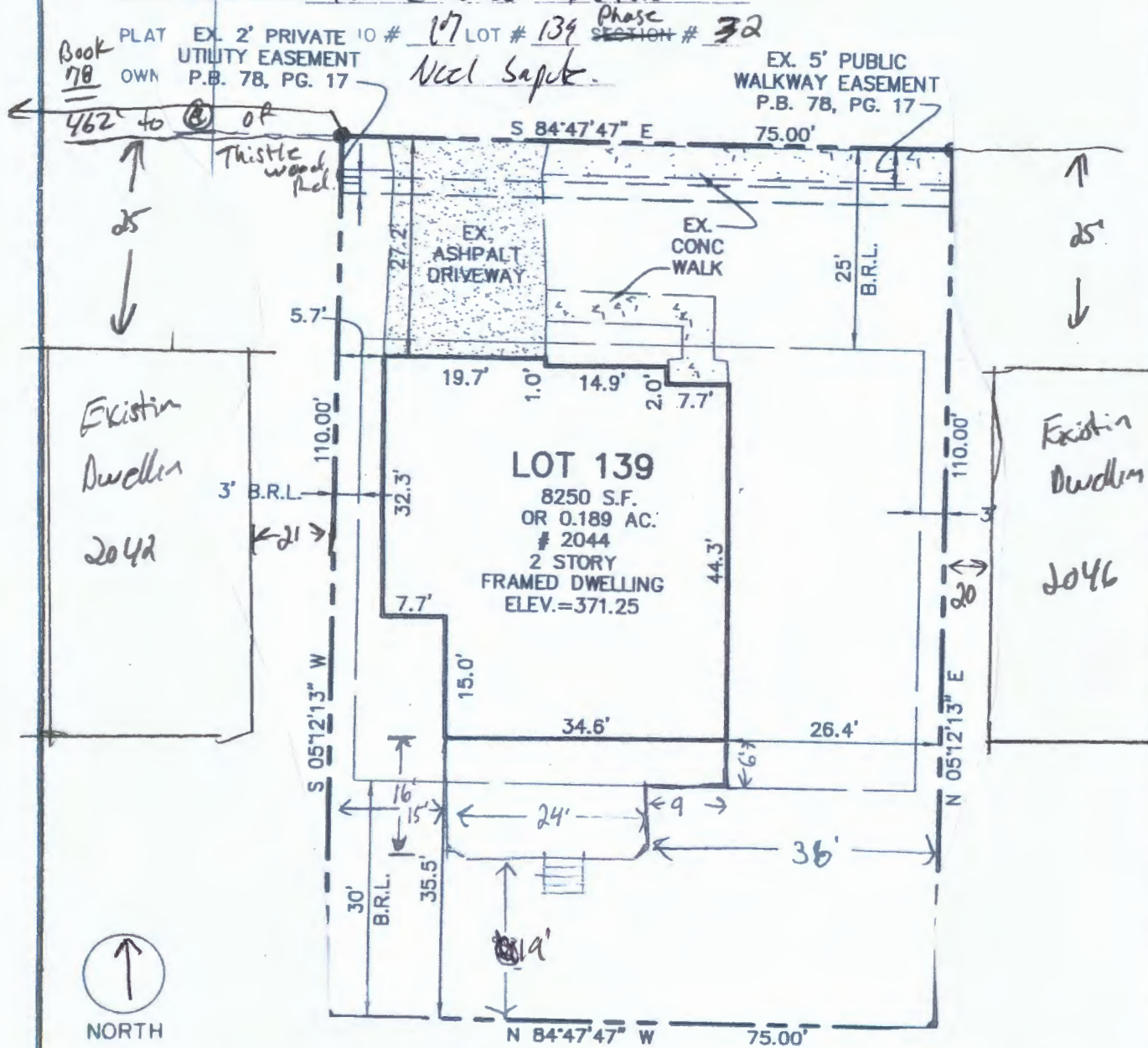
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐

PROPERTY ADDRESS 2044 Myrtlewood Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITION

SUBDIVISION NAME Bonnie Oice Estates

PLAT EX. 2' PRIVATE 10 # 17 LOT # 139 Phase SECTION # 32  
OWN UTILITY EASEMENT P.B. 78, PG. 17 Neel Sapak



V.  
SCALE

## LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 079A1

ZONING DR2

LOT SIZE 189 8250  
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE  
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO  
100 YEAR FLOOD PLAIN ☐ ☒  
HISTORIC PROPERTY/BUILDING ☐ ☒  
PRIOR ZONING HEARING 88-56-KSPN1  
92-204-SPHA

ZONING OFFICE USE ONLY  
REVIEWED BY JNP ITEM # 0278 CASE # 2010-0278-A

PREPARED BY Barny Ellis

SCALE OF DRAWING: 1" = 20'