

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Meridy Avenue; 222.3 feet W of
the c/l of Terrace Drive
14th Election District
6th Councilmanic District
(5108 Meridy Avenue)

Laurie A. Neary and Virginia E. Freeland
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0321-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, Laurie A. Neary and Virginia E. Freeland for property located at 5108 Meridy Avenue. The variance request is from Sections 1B02.3.B and 504 (Section 211.3 and 214.1.B 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (enclosed carport) to have a side yard setback of 7 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners attempted to obtain a permit to screen in the carport and were advised by the Zoning Review Office that a variance was needed. Therefore, Petitioners submitted the subject administrative variance request to enclose an existing carport measuring 12 feet x 30 feet. Enclosing the existing carport is the only practical way to provide additional space. The rear of the dwelling contains an attractive deck which is constructed next to outside stairs leading to the basement. The enclosed carport will allow the Petitioners to enjoy their property without concern for bugs, flies, and mosquitoes while improving the overall appearance of the home.

ORDER RECEIVED FOR FILING

Date 6.15.10

By P3

Petitioners have discussed their proposal with the most affected property owner residing at 5106 Meridy Avenue. That property owner, Marta Miller, has no objection to the carport being screened in and does not believe this will detract from her property value or infringe on her property in any way.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 30, 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 15th day of June, 2010 that a variance from Sections 1B02.3.B and 504 (Section 211.3 and 214.1.B 1955 regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a

ORDER RECEIVED FOR FILING

Date 6.15.10

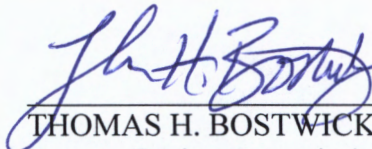
2

By [Signature]

proposed addition (enclosed carport) to have a side yard setback of 7 feet in lieu of the required 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.

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 6-15-10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 15, 2010

LAURIE A. NEARY AND VIRGINIA E. FREELAND
5108 MERIDY AVENUE
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2010-0321-A
Property: 5108 Meridy Avenue

Dear Ms. Neary and Ms. Freeland:

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 5108 MERIDY AVENUE, BALTIMORE, MD 21236
which is presently zoned DR 5.5 (R6)

Deed Reference: 12338 / 485 Tax Account # 1407015951

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) Sections 1302.3.B and 504

(Section 211.3 and 214.1.6 - 1955 regs) to permit a proposed addition (enclosed carport) to have a side yard setback of 7 feet in lieu of the required 15

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Date Telephone No.

City By State Zip Code

Legal Owner(s):

Laurie A. Neary

Name - Type or Print

Signature

Virginia Elizabeth Freeland

Name - Type or Print

Signature

5108 Meridy Avenue 410-882-0897

Address Telephone No.

Baltimore MD 21236

City State 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.

Zoning Commissioner of Baltimore County

Case No. 2010-0321-A

Reviewed By RJD Date 5/19/10

Estimated Posting Date 5/30/10

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 own and reside at 5108 Meridy Avenue
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) trying to screen in existing carport; applied for permit and was told need a variance to continue

We request relief for ADDITIONAL SPACE to ENTERTAIN GUESTS AND DUE to SIZE of
LOT it is the only PRACTICAL PLACE for this Purpose. ALSO we have A bad issue with
Mosquitoes and it would MAKE our YARD more user friendly

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Laurie A. Neary
Signature

Laurie A. Neary

Name- print or type

Virginia E. Freeland
Signature

Virginia Elizabeth Freeland

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 19th day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Laurie A. Neary and Virginia Elizabeth Freeland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Nancy Kinnear
Name of Notary Public

11/25/11
Commission expires

PLACE SEAL HERE



2010-0321-A

Zoning Description for 5108 Meridy Avenue

Beginning at a point on the North side of Meridy Avenue which is 50 ft wide at the distance of 222.31 ft West of the centerline of nearest improved intersecting street Terrace Drive which is 50ft wide. Being Lot #7, Block B, Section 2 in the subdivision of Linover heights as recorded in Baltimore County Plat book #GLB 23, Folio 120, containing 3990 square ft. Also known as #5108 and located in the 14th Election district, 6th Councilmanic District

↑
MERIDY
AVENUE

Item #0321

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0321 -A Address 5108 Meridy Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/19/10 Posting Date: 5/30/10 Closing Date: 6/14/10

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0321 -A Address 5108 Meridy Ave
Petitioner's Name Robert Vick Jr Telephone _____
Posting Date: 5/30/10 Closing Date: 6/14/10
Wording for Sign: To Permit a proposed addition (enclosed carport) to
have a side yard setback of 7 feet in lieu of the
required 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: 2010-0321-A

Petitioner: Robert Vick JR.

Address or Location: 5108 Meridy Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Laurie Ann Neary

Address: 5108 Meridy Ave Baltimore MD. 21236

Telephone Number: 410-591-5762 (cell) 410-882-0897 (Home)

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

No. **53937**

Date: **5/19/10**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/20/2010 5/19/2010 11:41:03

REC'D BY: H&K/M JRC/WR
 RECEIPT # 452786 5/19/2010 0912

Dept 5 528 ZONING VERIFICATION
 CF # 053937

Recpt tot \$45.00
 \$45.00 CF \$45.00 CA
 \$45.00 TO
 Baltimore County, Maryland

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

Total: **65.00**

Rec From:

For:

Zoning hearing - case #2010-0321-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0321-A

Petitioner/Developer Robert
Vick Jr

Date Of Hearing/Closing: 6/14/10

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

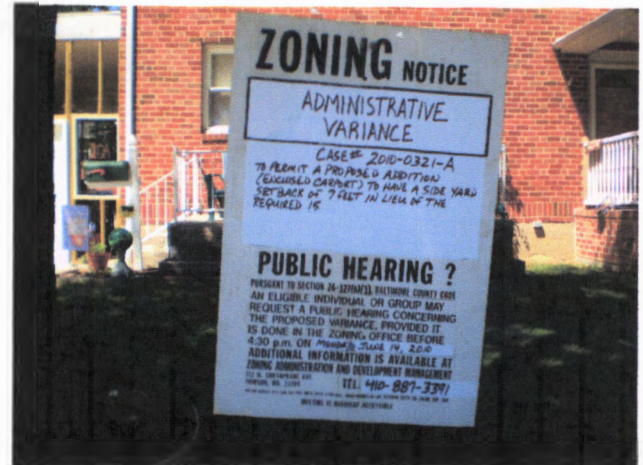
Attention:

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 5108 MERIDY AVE.

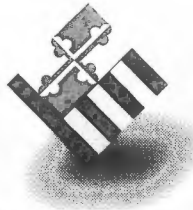
This sign(s) were posted on May 30, 2010
Month, Day, Year
Sincerely,

Martin Ogle 5/30/10
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



05/30/2010

Martin Ogle 5/30/10



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 14, 2010

Laurie Neary and Virginia Freeland
5108 Meridy Ave.
Baltimore, MD 21236

Dear: Laurie Neary and Virginia Freeland

RE: Case Number 2010-0321-A, 5108 Meridy Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 19, 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
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

June 22, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 22.2009

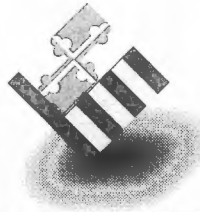
Item Numbers 0321, 0322, 0323, 0324, 0325, 0327

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY

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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 24th, 2010

Item Numbers: 0305, 0309, 0313, 0315, 0316, 0317, 0318, 0320 and 0321

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 7, 2010
Item Nos. 2010- 302, 305, 309, 313,
314, 315, 316, 317, 318, 319, 320 &
321

DATE: May 27, 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-006072010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-321- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-03-2010

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

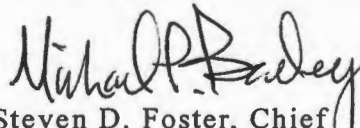
RE: Baltimore County
Item No. 2010-0321-A
5108 MEADY AVE
NEARLY/FREELAND PROPERTY
ADMIN. VARIANCE -

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. 2010-0321-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,


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
6-14-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 15 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 14, 2010

SUBJECT: Zoning Item # 10-321-A
Address 5108 Meridy Avenue
(Neary and Freeland Property)

Zoning Advisory Committee Meeting of May 24, 2010

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

Reviewer: JWL Date: 6/14/2010

**Ms. Marta Miller
5106 Meridy Avenue
Baltimore, MD 21236**

May 18, 2010

Baltimore County Zoning Board
400 Washington Avenue
Towson, MD 21204

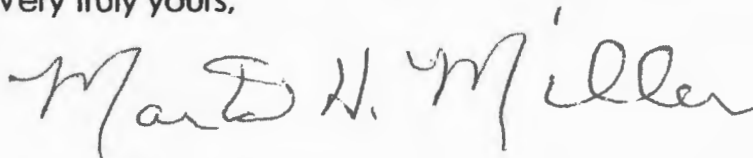
Re: 5108 Meridy Avenue

To Whom it May Concern:

I have been advised by the owner of 5108 Meridy Avenue that you require my permission to allow them to continue with the job of screening in their carport. I have no objection to allowing the project to continue. I do not believe it will detract from the value of my property or infringe on my property in any way.

Please advise if you will need anything additional from me.

Very truly yours,

A handwritten signature in black ink that reads "Marta H. Miller". The signature is written in a cursive style with a large, stylized 'M' and 'L'.

Marta Miller

Item #0321

CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment5-27-10

DEVELOPMENT PLANS REVIEW

nc5-27-10

DEPRM

nc5-27-10

FIRE DEPARTMENT

nc6-3-10

PLANNING

(if not received, date e-mail sent _____)

support6-3-10

STATE HIGHWAY ADMINISTRATION

nc6-3-10

TRAFFIC ENGINEERING

nc5-18-10

COMMUNITY ASSOCIATION

nc5-18-10

ADJACENT PROPERTY OWNERS

supports

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: n/a

SIGN POSTING

Date: 5-30-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

201003 1-A



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

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

Account Identifier: District - 14 Account Number - 1407015951

Owner Information

Owner Name: NEARY LAURIE A
 FREELAND VIRGINIA ELIZABETH
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 5108 MERIDY AVE
 BALTIMORE MD 21236-4224
Deed Reference: 1) /12338/ 485
 2)

Location & Structure Information

Premises Address 5108 MERIDY AVE
Legal Description 5108 MERIDY AVE
 LINOVER HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	17	755			2	B	7	3	Plat Ref: 23/ 120

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,216 SF	3,990.00 SF	04
Stories 2	Basement YES	Type END UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	64,500	66,000		
Improvements:	94,640	111,690		
Total:	159,140	177,690	165,323	171,506
Preferential Land:	0	0	0	0

Transfer Information

Seller: NEARY LAURIE A	Date: 08/20/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12338/ 485	Deed2:
Seller: KOSMICKY RAYMOND H	Date: 11/14/1996	Price: \$97,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11894/ 501	Deed2:
Seller: GELHARD OLIVE C	Date: 06/11/1986	Price: \$68,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7188/ 827	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 *

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Laurie Neary

File No.: 20080186

Property Address: 5108 Meridy Avenue

Case No.:

City: Nottingham

State: MD

Zip: 21236

Lender: Rosedale Federal Savings & Loan



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: February 21, 2008

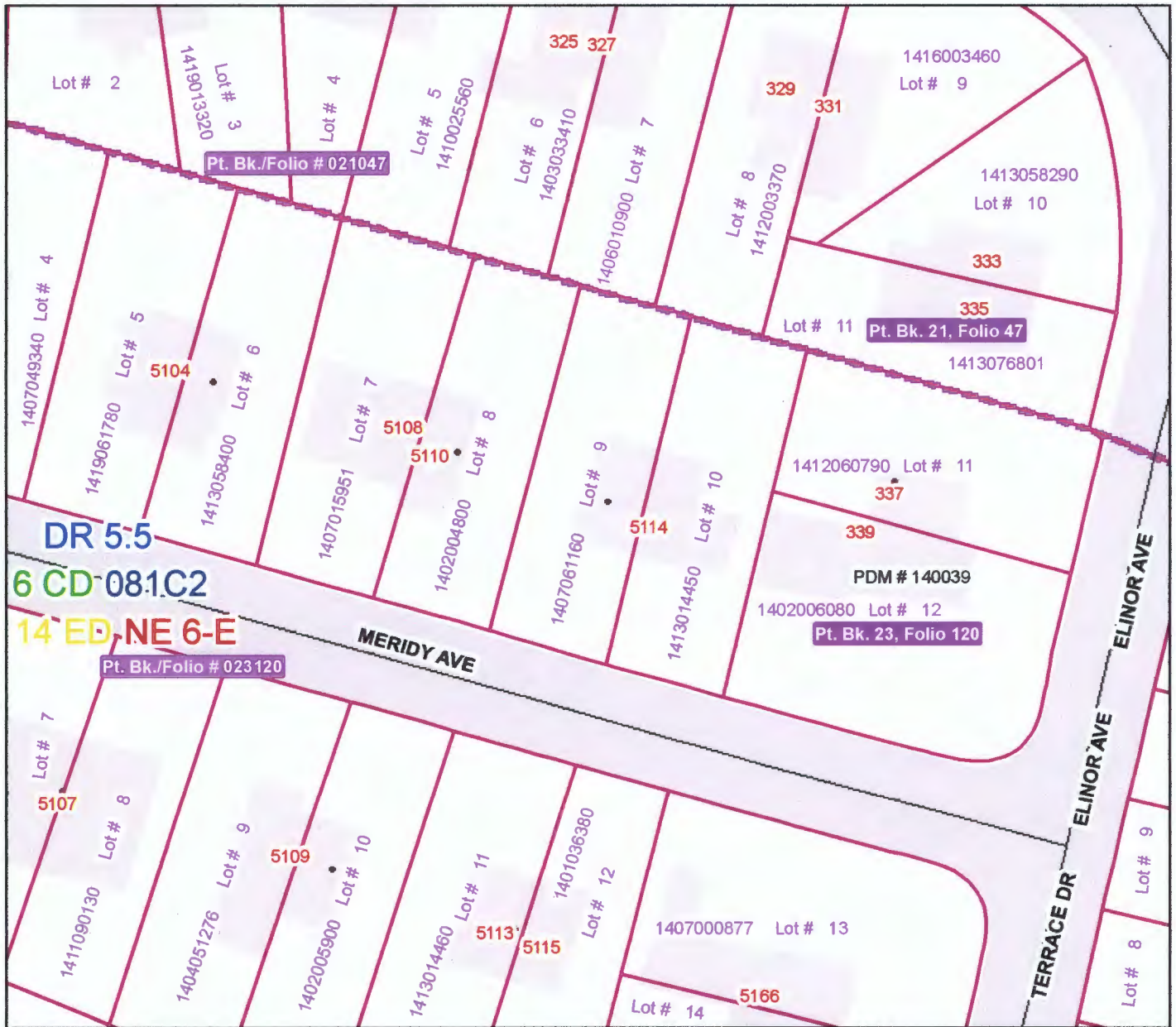


**REAR VIEW OF
SUBJECT PROPERTY**

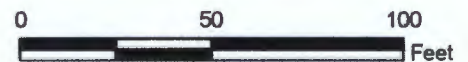


STREET SCENE

5108 Meridy Avenue



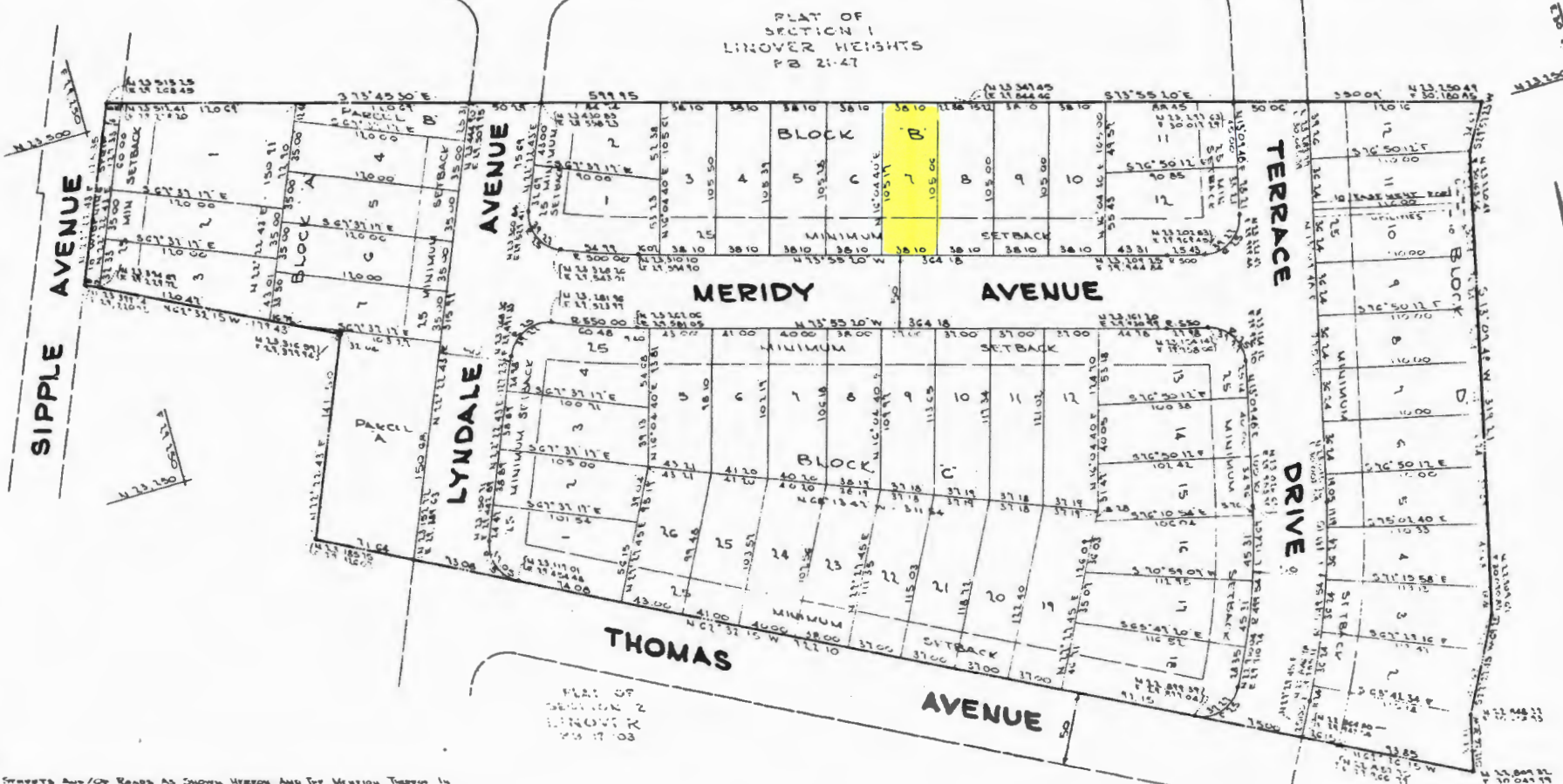
Publication Date: May 19, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item # 0321

PLAT OF
SECTION 1
LINOVER HEIGHTS
PB 21-47



THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREIN IN DEEDS ARE FOR THE PURPOSE OF IDENTIFICATION ONLY, AND THE SAME ARE NOT INTENDED TO BE LOCATED TO PUBLIC USE, THE TITLE HEREIN BEING SUBJECT TO THE RIGHTS OF THE OWNERS OF THE QUANTITIES OF LAND DEPEND UPON THE TRUE MEASUREMENTS OF THE LOTS AND THE RIGHTS OF THE OWNERS.

COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY COORDINATE SYSTEM.

THE REQUIREMENTS OF SECTIONS 71 TO 74 OF ARTICLE 17 OF THE ANNOTATED CODE OF MD 1951 EDITION (TITLE, CURVES OR CORNER, SUBTITLE, CLERKS OR RIGHT CORNERS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Charles H. [Signature]
PLAT OF SECTION 1, LINOVER HEIGHTS

PLAT OF
SECTION 2
LINOVER HEIGHTS

A DEVELOPMENT OF
THE ANDERSON BLDG CO.
11 LYNDALE AVENUE
BALTIMORE 6, MD

14TH ELECTION DISTRICT
SCALE 1" = 50'

BALTIMORE COUNTY, MD
DECEMBER 18, 1956

MD 23 FOLIO 120

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE
COUNTY IS FOR OFFICIAL
USE ONLY AND NOT TO BE
DUPLICATED FOR SALE OR
GIFT.

APPROVED FOR DEPUTY STATE & COUNTY
HEALTH OFFICER
BY *William H. [Signature]* 1/10/57

HIGHWAYS DEPT. OF BALTIMORE COUNTY
APPROVED FOR STREET ALLOCATION & LOCATION
BY *Robert J. [Signature]* 1/10/57

APPROVED BY BALTO COUNTY MARSHAL POWER
BY *James [Signature]* 1/19/57

THOMPSON & GRACE
ENGINEERS & SURVEYORS
1001 E. BAYVIEW BLVD
TOWSON 4, MD

Item #0321



Location Drawing

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

5108 Meridy Avenue
Baltimore County, Maryland

William T. Matthews

10/4/96

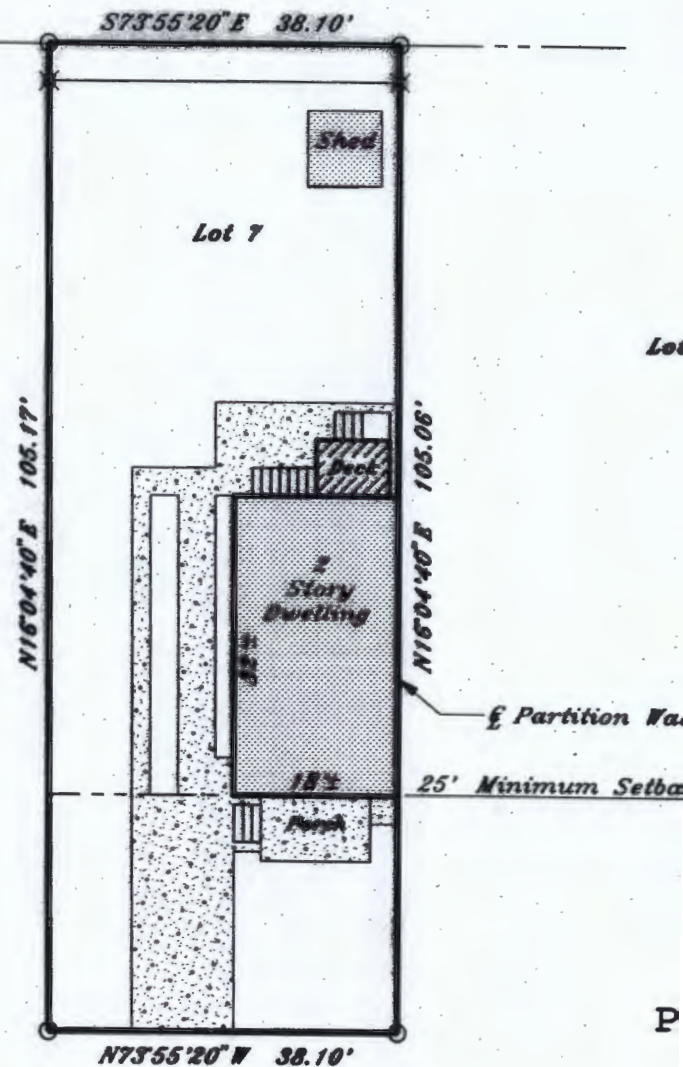
Ruxton Design Corporation
8422 Bellona Lane
Towson, Maryland 21204
(410) 823-5000

Fax (410) 823-0115

Scale 1" = 20'

1273.96

Lot 6



MERIDY AVENUE

63488



Location Drawing

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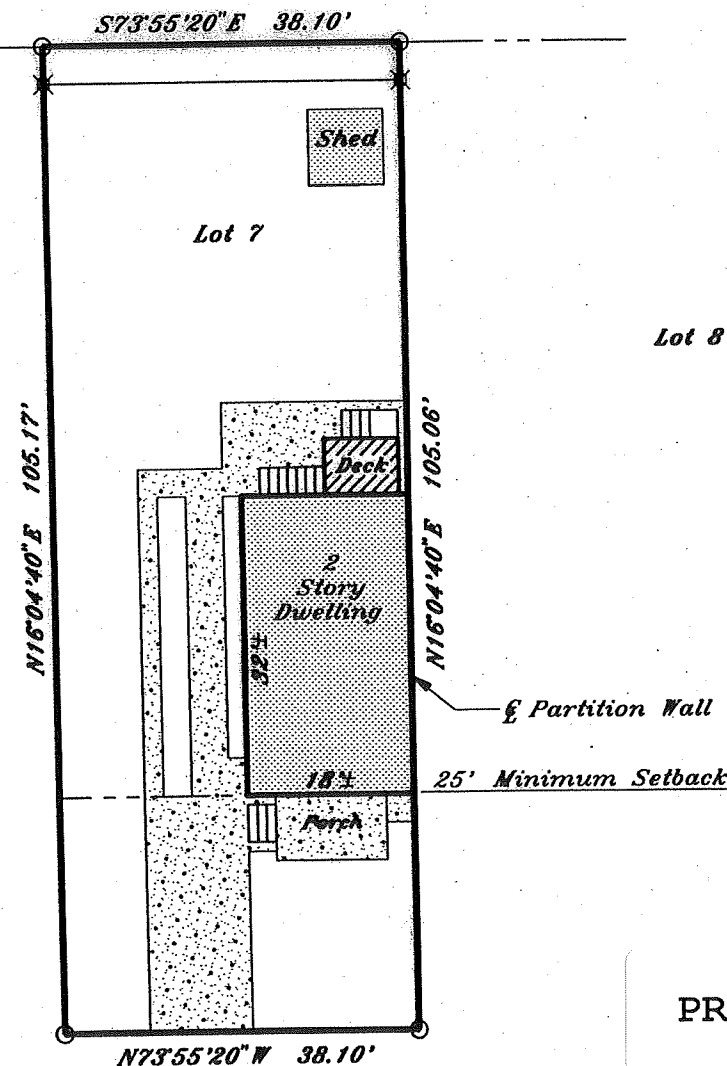
Scale 1" = 20'

1273.96

Lot Number: 7
Block/Section: B
Plat Reference: Book: 23 Page: 120
Title of Plat: Plat of Section 2, Linover Heights

Lot 6

Lot 8



MERIDY AVENUE

PROTESTANT' S

EXHIBIT NO. 1

Property lies in Flood Zone
C

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

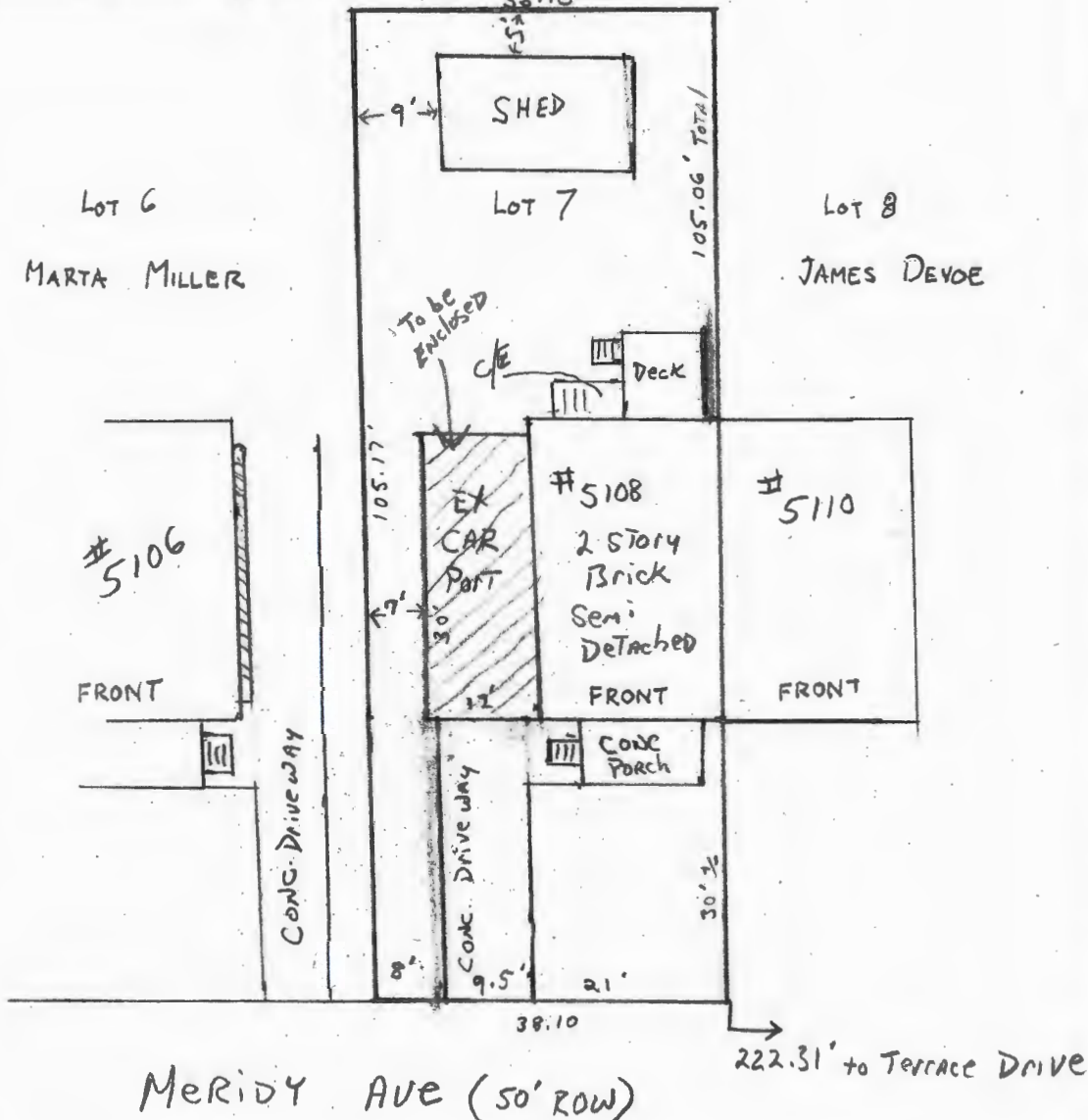
PROPERTY ADDRESS 5108 Meridy Ave

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

SUBDIVISION NAME LINOVER HEIGHTS

PLAT BOOK # 23 FOLIO # 120 LOT # 7 SECTION # 2

OWNER Laurie A. Neary / Virginia E. Froelund



LOCATION INFORMATION

ELECTION DISTRICT 14TH

COUNCILMANIC DISTRICT 6TH

1" = 200' SCALE MAP # 081C2

ZONING DR 5.5 (R6)

LOT SIZE 0.09 3990

ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY RD ITEM # 2010-0721-A CASE #

PREPARED BY Robert Vick Jr.

SCALE OF DRAWING: 1" = 20'