

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Elinor Avenue; 300 feet E of the
c/l of Linda Avenue
14th Election District
6th Councilmanic District
(323 Elinor Avenue)

John J. Wamhoff III
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0350-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 owner of the subject property, John J. Wamhoff III for property located at 323 Elinor Avenue. The variance request is from Section 1B02.3.B (1955 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 4 feet in lieu of the required 15 feet for a proposed addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Currently, the home has three bedrooms and one bathroom for the family of five. The addition will contain additional bedrooms and bathrooms for the family. Photographs submitted with the Petition show a number of similar additions in the neighborhood.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 1, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

8-17-10

By

PJ

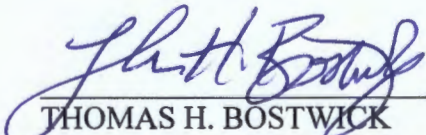
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and 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 Petitioner.

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 17th day of August, 2010 that a variance from Section 1B02.3.B (1955 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 4 feet in lieu of the required 15 feet for a proposed addition is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

ORDER RECEIVED FOR FILING

Date

8-17-10

By





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 17, 2010

JOHN J. WAMHOFF III
323 ELINOR AVENUE
NOTTINGHAM MD 21236

Re: Petition for Administrative Variance
Case No. 2010-0350-A
Property: 323 Elinor Avenue

Dear Mr. Wamhoff:

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 323 ELINOR AVE
which is presently zoned DR-S.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)

see attached

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 _____
Date 8-17-10
Company _____
By 13 _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

JOHN J. WAMHOFF, III
Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
Address 323 ELINOR AVE Telephone No. (443) 226-2853
City NOTTINGHAM State MD Zip Code 21236

Representative to be Contacted:

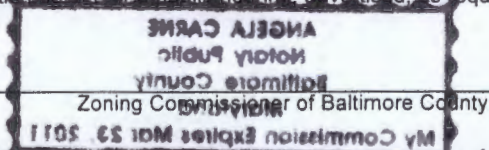
Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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. 2010-0350-A

REV 10/25/01

Reviewed By PK Date 6/14/10
Estimated Posting Date 6/27/10



1B02.3.B (1955 regs.) to permit a side yard setback of 4 ft. in lieu of the required 15 ft. for a proposed addition.

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

323 ELINOR AVE
Address
NOTTINGHAM MD 21236
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):

I PURCHASED MY HOUSE IN 1997. AT THE TIME I HAD ONE CHILD. I NOW HAVE THREE CHILDREN, MYSELF AND MY WIFE, LIVING IN A THREE BEDROOM DUPLEX HOUSE. MY CHILDREN WILL BE 11, 12 AND 15 THIS YEAR. WITH THE CHILDREN GETTING BIGGER, THREE BEDROOMS AND ONE BATHROOM IS NOT ENOUGH ROOM FOR OUR FAMILY. WE LOVE OUR HOME, OUR NEIGHBORHOOD, AND OUR SCHOOL ZONE. WE DO NOT WANT TO MOVE FROM OUR HOME. THEREFORE, WE WOULD LIKE TO EXPAND OUR HOME WITH MORE BEDROOMS AND MORE BATHROOMS SO WE CAN ACCOMMODATE THE SIZE OF OUR FAMILY.

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
JOHN J. WAMHOFF III
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John J. Wamhoff III

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

AS WITNESS my hand and Notarial Seal



Angela Carne
Notary Public

My Commission Expires 3/23/2011

ZONING DESCRIPTION FOR: 323 Elinor Avenue

Beginning at the point on the South side of Elinor Avenue which is 50 feet wide of the distance of 300 feet East of the centerline of the nearest improved intersecting street Lyndale Avenue which is 50 feet wide. *Being lot # 5 in the subdivision of Linover Heights as recorded in Baltimore County Plat Book 21, Folio # 47, containing 4,270 square feet. Also known as 323 Elinor Avenue and located in the 14 Election District 6 Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0350 -A Address 323 E. Ilior Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/14/10 Posting Date: 08/01/10 Closing Date: 08/16/10

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- 0350 -A Address 323 E. Ilior Ave.

Petitioner's Name John J. Wamhoff III Telephone 410-882-8123

Posting Date: 6/27/10 Closing Date: 7/12/10

Wording for Sign: To Permit a side yard setback of 4 ft. in lieu of the required 15 ft. for a proposed addition.

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 - 0350 - A

Petitioner: JOHN J. WAMHOFF III

Address or Location: 323 ELINOR AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN J. WAMHOFF III

Address: 323 ELINOR AVE

NOTTINGHAM MD 21236

Telephone Number: (443) 226-2853

+ - CERTIFICATE OF POSTING

2010-0350-A

RE: Case No.: _____

Petitioner/Developer: _____

John J. Wamhoff

August 16 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:

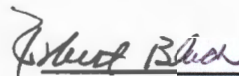
Ladies and Gentlemen:

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: _____
323 Elinor Ave.

August 1, 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



August 1 2010

(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 # 2010-0350-A

To PERMIT A SIDE YARD SETBACK OF 4 FT. IN LIEU OF THE
REQUIRED 15 FT FOR A PROPOSED ADDITION.

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 DEPARTMENT BEFORE

5:00 P.M. ON 8-16-10

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

DO NOT REMOVE THIS SIGN AND POST UNTIL 7:00 AM ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

July 12, 2010

John J. Wamhoff
323 Elinor Ave.
Nottingham, MD 21236

Dear: John J. Wamhoff

RE: Case Number 2010-0350-A, 323 Elinor Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 14, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 2010

RECEIVED

JUN 22 2010

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

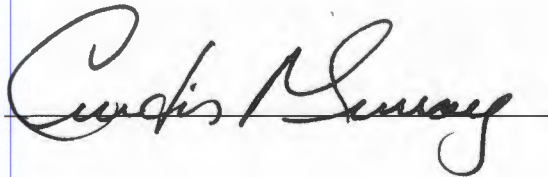
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-350- 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





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 21, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: June 21, 2010

Item No.: **Administrative Variance:** 2010-0331A, 2010-0345A³⁵⁰ - 0353A,
2010-0355A.

Special Hearing Variance: 2010-0354-SPHA

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 5, 2010
Item Nos. 2010- 331, 345, 346, 347,
348, 349, 350, 351, 352, 353, 354,
and 355

DATE: June 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-07052010 -NO COMMENTS.doc

AV
7-12-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 13, 2010
SUBJECT: Zoning Item # 10-350-A
Address 323 Elinor Avenue
(Wamhoff Property)

Zoning Advisory Committee Meeting of June 21, 2010

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

Reviewer: JWL Date: 7/13/10



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-24-2010

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

RE: Baltimore County
Item No. 2010-0350-A
323 ELINOR AVENUE
WAMHOFF PROPERTY
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. 2010-0350-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,

Foster 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

Patricia Zook - Cases 2010-0355-A Case 2010-0350-A - AVs that closed 7-12-10 - need posting certificates

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
Date: 7/19/2010 9:05 AM
Subject: Cases 2010-0355-A Case 2010-0350-A - AVs that closed 7-12-10 - need posting certificates
CC: Bostwick, Thomas

Ladies -

The following two administrative variance cases that closed 7-12-10 are missing the posting certificates. Please check to see if you have the certificates before I contact the Petitioners.

Case 2010-0355-A and Case 2010-0350-A.

(Kristen - I talked with you about these on Friday, but never heard back.)

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

410-887-3868

pzook@baltimorecountymd.gov

*never heard back
7/20/10*

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
Date: 7/20/2010 10:23 AM
Subject: 2010-0350-A (AV) not posted; file returned to PDM.doc
Attachments: 10-0350-A (AV) not posted; file returned to PDM.doc

Ladies -

Please see the attached memo to the file. The property was not posted by the Petitioner. The file is being returned to the Zoning Review Office to await the new closing date.

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

410-887-3868

pzook@baltimorecountymd.gov

M E M O R A N D U M

DATE: July 20, 2010

TO: To The File

FROM: Patricia Zook, Legal Secretary for
Thomas H. Bostwick, Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. 2010-0350-A – 325 Elinor Avenue

The subject Administrative Variance closed on July 12, 2010. Upon reviewing the case file, it was discovered that the file did not contain the Certificate of Posting.

I spoke with the Petitioner, Mr. Wamhoff, on July 20, 2010, and he confirmed that the required posting was not done. Mr. Wamhoff indicated that he was given a new closing date by Bruno Rudaitis.

Therefore, the case file is being returned to the Zoning Review Office for further processing.

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>6-23-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>7-13-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>6-21-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>6-22-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>6-24-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-1-10</u> <u>by Sgt Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	
Comments, if any: _____		

2010-0350A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 14 Account Number - 1410025560

Owner Information

Owner Name: WAMHOFF JOHN J,3RD **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 323 ELINOR AVE **Deed Reference:** 1) /19733/ 648
 BALTIMORE MD 21236-4216 2)

Location & Structure Information

Premises Address **Legal Description**
 323 ELINOR AVE
 323 ELINOR AVE
 LINOVER HGTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	17	756			1	C	5	3	Plat Ref: 21/ 47

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,160 SF	4,270.00 SF	04
Stories	Basement	Type	Exterior
2	YES	END UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2009	07/01/2010	
Land	64,500	66,000			
Improvements:	85,560	102,340			
Total:	150,060	168,340	156,153	162,246	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: WAMHOFF JOHN J,3RD	Date: 03/15/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19733/ 648	Deed2:
Seller: JENKINS JOHN C	Date: 08/11/1997	Price: \$91,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12321/ 490	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *





1419039350

DR 3.5

Pt. Bk. 21, Folio 47

1412003610

Lot # 9

Lot # 10A

316

318

Lot # 7 312

314

Lot # 8

1422001250

Lot # 10
1422001340

320

Lot # 11
1407016810

322

Lot # 12

1407030500

324

Lot # 13
1418051931

326

1412041180

Lot # 14

328

Lot # 15
1412041190

330

Lot # 16

Pt. Bk./Folio # 021047

NE 6-E

1401054772

229

Lot # 1

081C2

DR 5.5

Lot # 2

317

319

Lot # 4

321

1402004440

Lot # 5
1410025580

325 327

Lot # 6

1403033410

Lot # 7

1406010900

Lot # 8

1412003370

329

331

1416003460

Lot # 9

Lot # 10

1413058290

333

1413076801

Lot # 11

335

1412060790

Lot # 11

337

339

Lot # 12

Pt. Bk. 23, Folio 120

1402006080

PDM # 140039

20100321

Pt. Bk./Folio # 023120

MERIDY AVE

ELINOR AVE

#350

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

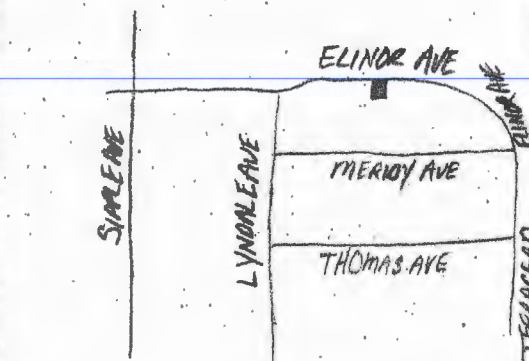
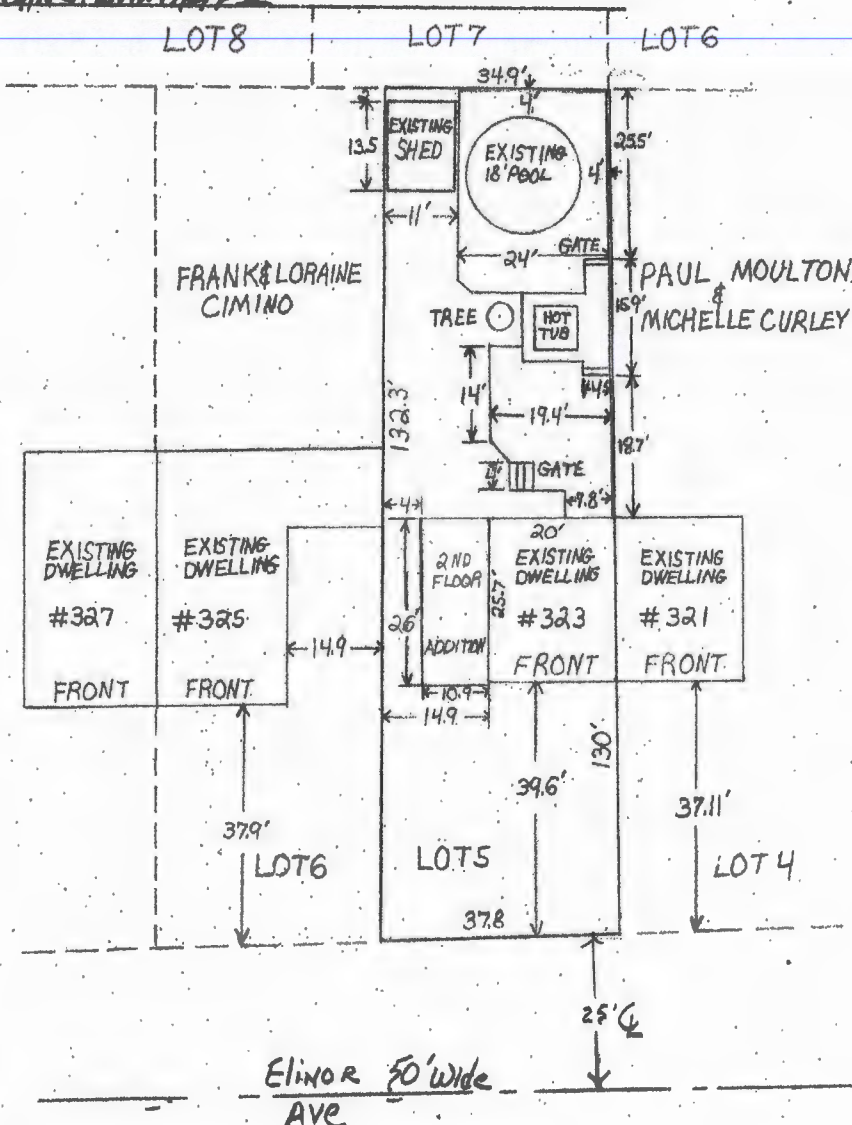
PROPERTY ADDRESS 323 ELINOR AVE

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

SUBDIVISION NAME (NOTTINGHAM) LINOVER HEIGHTS

PLAT BOOK # 21 FOLIO # 47 LOT # 5 SECTION #

OWNER JOHN J. WAMHOFF III



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 081C2

ZONING DR5.5

LOT SIZE 4,270
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING # 2010-0037-A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



PREPARED BY JOHN J. WAMHOFF III

SCALE OF DRAWING: 1" = 30'

AN

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2010-0350-A