

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Orchard Avenue; 15 feet E
of Wilson Street
14th Election District
6th Councilmanic District
(3105 Orchard Avenue)

Amy Nicole Shelpack
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0360-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, Amy Nicole Shelpack for property located at 3105 Orchard Avenue. The variance request is from Sections 303.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section 400.1.d(2) of the Zoning Commissioner Policy Manual to permit a proposed accessory building (detached garage) to be located in the front and side yards in the portions of the lot closest to the street in lieu of the required rear yard only in the third of the lot farthest removed from the street, and to permit a front street setback of 20 feet in lieu of the averaged front street setback of 33.5 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a detached garage to be accessed via the existing driveway. Photographs submitted with the Petition illustrate dense vegetation between the Petitioner's property and the most affected neighbor. This vegetative cover is outside of the building area for the proposed garage.

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.

ORDER RECEIVED FOR FILING

Date 7-23-10

By PJ

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 3, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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, 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 23rd day of July, 2010 that a Variance from Sections 303.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section 400.1.d(2) of the Zoning Commissioner Policy Manual to permit a proposed accessory building (detached garage) to be located in the front and side yards in the portions of the lot closest to the street in lieu of the required rear yard only in the third of the lot farthest removed from the street, and to permit a front street setback of 20 feet in lieu of the averaged front street setback of 33.5 feet is hereby GRANTED, subject to the following:

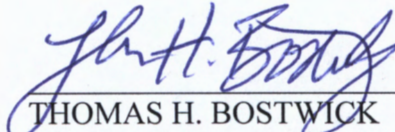
ORDER RECEIVED FOR FILING

Date 7-23-10

By PJ

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

THB:pz

ORDER RECEIVED FOR FILING

Date 7-23-10

By MJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 23, 2010

AMY NICOLE SHELPACK
3105 ORCHARD AVENUE
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2010-0360-A
Property: 3105 Orchard Avenue

Dear Ms. Shelpack:

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

c: Arthur McMillan, 601 Marley Road, Elkton MD 21921



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3105 ORCHARD AVE BALTIMORE, 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) 303.1, 400.1, BC2R & Section 400.1.d(2),

2CPM, to permit a proposed accessory building (detached garage) to be located in the front and side yards in the portions of the lot closest to the street in lieu of the required rear yard only in the third of the lot farthest removed from the street, and to permit a front street setback of 20 feet in lieu of the averaged front street Setback of 33 1/2 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

3105 ORCHARD AVE (410) 663-1253
Address Telephone No.

BALTIMORE, MD. 21234
City State Zip Code

Representative to be Contacted:

ARTHUR McMillan
Name

601 MARLEY ROAD (410) 398-6942
Address Telephone No.

ELKTON MD. 21921
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 7 day of July, 2010 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0360-A

REV 10/25/01

Reviewed By JNP Date 6/22/2010

Estimated Posting Date 7/4/2010

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 3105 ORCHARD AVE
Address
BALTIMORE MD. 21234
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):

Proposed Property has no rear yard, therefore does not meet Baltimore County zoning Regulations. (Also to help with Stragg House not Big enough for Dugby, neither the house and also help protect Vehicle from Elements

The original property was a duplex that was divided in half and split between 5 lots and due to the way constructed neither residence 3105, 3106 has a rear yard and forced to build on side or front yard Property 3105 only meets Property line setbacks on left side and forced to build on left side of house.

Being a corner lot next to 2 Streets prevent them from Building on Right side.

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

Amy Nicole Shelpack

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jean Reed
Notary Public
JEAN REED
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 01, 2011
My Commission Expires 1/01/11

Zoning Description

Description for 3105 Orchard Avenue : Baltimore, Md. 21234

Beginning at a point on the South side of Orchard which is 30 feet wide at the distance of 15 feet east of the centerline of the nearest improved intersecting street Wilson which is 30 feet wide.

Being lots# 62, pt 60,61 block in the subdivision of Moreland Park as recorded in Baltimore County Plat Book # 007 , Folio# 37 containing 6,683.00 sf. Also known as 3105 Orchard Ave. and located in the 14 Election District, 6 Councilmanic District.

2010-0360-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0360 -A Address 3105 Orchard Avenue

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/22/2010 Posting Date: 7/4/2010 Closing Date: 7/19/2010

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- 0360 -A Address 3105 Orchard Avenue

Petitioner's Name Amy Nicole Shelpack Telephone 410-663-1253

Posting Date: 7/4/2010 Closing Date: 7/19/2010

Wording for Sign: To Permit a proposed accessory building (detached garage) to be located in the front and side yards in the portions of the lot closest to the street in lieu of the required rear yard only in the third of the lot farthest removed from the street, and to permit a front street setback of 20 feet in lieu of the averaged front street setback of 33½ feet.

Revised 8/20/09

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

No. **55914**

Date: **6/22/2010**

PAID RECEIPT

BUSINESS W/TH TIME
 6/23/2010 6/22/2010 1413330

REC 4801 WALKIN JRD JR

RECEIPT N 44871 6/22/2010 (5/1)

5 528 INHAB VERIFICATION

TR NO. 009918

Recpt for 455.00

455.00 11 2.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	0306	0030		6150					65.00

Total: **65.00**

Rec From: **Amy Nicole Shelpack**

For: **Adm Variance - 3125 Orchard Avenue**
2010-0360-A (Shelpack)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0360-A

Petitioner/Developer Amy
NICOLE SHELPAK

Date Of Hearing/Closing: 7/19/10

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 3105 ORCHARD AVENUE

This sign(s) were posted on July 3, 2010
Month, Day, Year
Sincerely,

Martin Ogle 7/3/10
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

matr 086 7/3/10

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0360-A

TO PERMIT A PROPOSED ACCESSORY BUILDING (DETACHED GARAGE) TO BE LOCATED IN THE FRONT AND SIDE YARDS IN THE PORTIONS OF THE LOT CLOSEST TO THE STREET IN LIEU OF THE REQUIRED REAR YARD ONLY IN THE THIRD OF THE LOT FARTHEST REMOVED FROM THE STREET AND TO PERMIT A FRONT STREET SETBACK OF 20 FEET IN LIEU OF THE AVAILABLE FRONT STREET SETBACK OF 33 1/2 FEET

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~~ July 19, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT ASSUME THAT THIS SIGN MEANS ANYTHING. ANYTHING IS TO BE DETERMINED BY THE ZONING BOARD. THE MEETING IS PHYSICALLY 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 20, 2010

Amy Nicole Shelpack
3105 Orchard Ave.
Baltimore, MD 21234

Dear: Amy Nicole Shelpack

RE: Case Number 2010-0360-A, 3105 Orchard 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 22, 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 that reads "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
Arthur McMillan; 601 Marley Rd.; Elkton, MD 21921

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 19, 2010
Item Nos. 2010- 340, 360, 361, 363,
364, 365, 366, 367, and 368

DATE: July 7, 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-07192010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 22, 2010

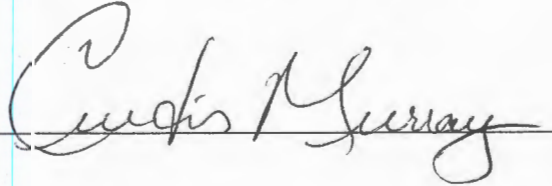
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-360- 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



RECEIVED
JUL 23 2010
ZONING COMMISSIONER



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 7, 2010

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

ATTENTION: ZONING REVIEW

Distribution Meeting of: July 5, 2010

Item No.: Administrative Variance: 2010-0360A, 2010-364A - 0366A,
2010-0368A.

Special Hearing Variance: 2010-0340-SPHA, 2010-0361-SPHA.

Variance: 2010-0363A, 2010-0367A

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



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 8, 2010

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

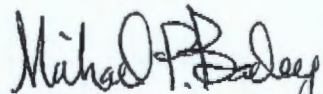
RE: Baltimore County
Item No. 2010-0360-A
3105 ORCHARD AVENUE
SHEPAK PROPERTY
ADMIN. VARIANCE -

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. 2010-0360-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

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence****RECEIVED****AUG 13 2010****ZONING COMMISSIONER**

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 13, 2010

SUBJECT: Zoning Item # 10-360-A
Address 3105 Orchard Avenue
(Shelpack Property)

Zoning Advisory Committee Meeting of July 5, 2010

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

Reviewer: JWL Date: 8/13/10

Patricia Zook - Cases 2010-0360-A and 2010-0364-A - comments needed for admin. variances

From: Patricia Zook
To: Murray, Curtis
Date: 7/21/2010 12:06 PM
Subject: Cases 2010-0360-A and 2010-0364-A - comments needed for admin. variances
CC: Are, Kathy; Bostwick, Thomas

Good afternoon -

The below listed administrative variances need comments from the Office of Planning:
Case No. 2010-0360-A and Case No. 2010-0364-A.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-7-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-7-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>7-22-10</u>	PLANNING (if not received, date e-mail sent <u>7-21-10</u>)	<u>nc</u>
<u>7-8-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. <u>-</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-3-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2010-0300-A



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

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

Account Identifier: District - 14 Account Number - 1418037665

Owner Information

Owner Name: SHELPACK AMY NICOLE **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 3105 ORCHARD AVE **Deed Reference:** 1) /21451/ 167
 BALTIMORE MD 21234-4727 2)

Location & Structure Information

Premises Address **Legal Description**
 3105 ORCHARD AVE LT 62 PT 60,61
 3105 ORCHARD AVE
 MORELAND PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	3	726					62	3	Plat Ref: 7/ 37

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,302 SF	6,683.00 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	60,680	72,680			
Improvements:	100,720	113,410			
Total:	161,400	186,090	169,630	177,860	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: RIEDLBAUER JOSEF J	Date: 02/18/2005	Price: \$160,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21451/ 167	Deed2:
Seller: RIEDLBAUER ANTON	Date: 08/28/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /18669/ 54	Deed2:
Seller: PETRILLI BENJAMIN A JR	Date: 07/31/1961	Price: \$16,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 3874/ 550	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 *



front view of 3105 Orchard Avenue

<https://mail.google.com/mail/?ui=2&ik=0dbeed9058&view=att&th=12942c97269ef5e9&a...> 6/16/2010

2010-0360-A



*Location of New 24'x24' Garage / Showing Existing
Driveway +
trees and Vegetation*

<https://mail.google.com/mail/?ui=2&ik=0dbeed9058&view=att&th=12942c97269ef5e9&a...> 6/16/2010

2010-0360-A



Left side View of 3105 Michael Ave
Showing Back of neighbors House 3106 Gordon Ave.

<https://mail.google.com/mail/?ui=2&ik=0dbeed9058&view=att&th=12942ceece6f4899&a...> 6/16/2010

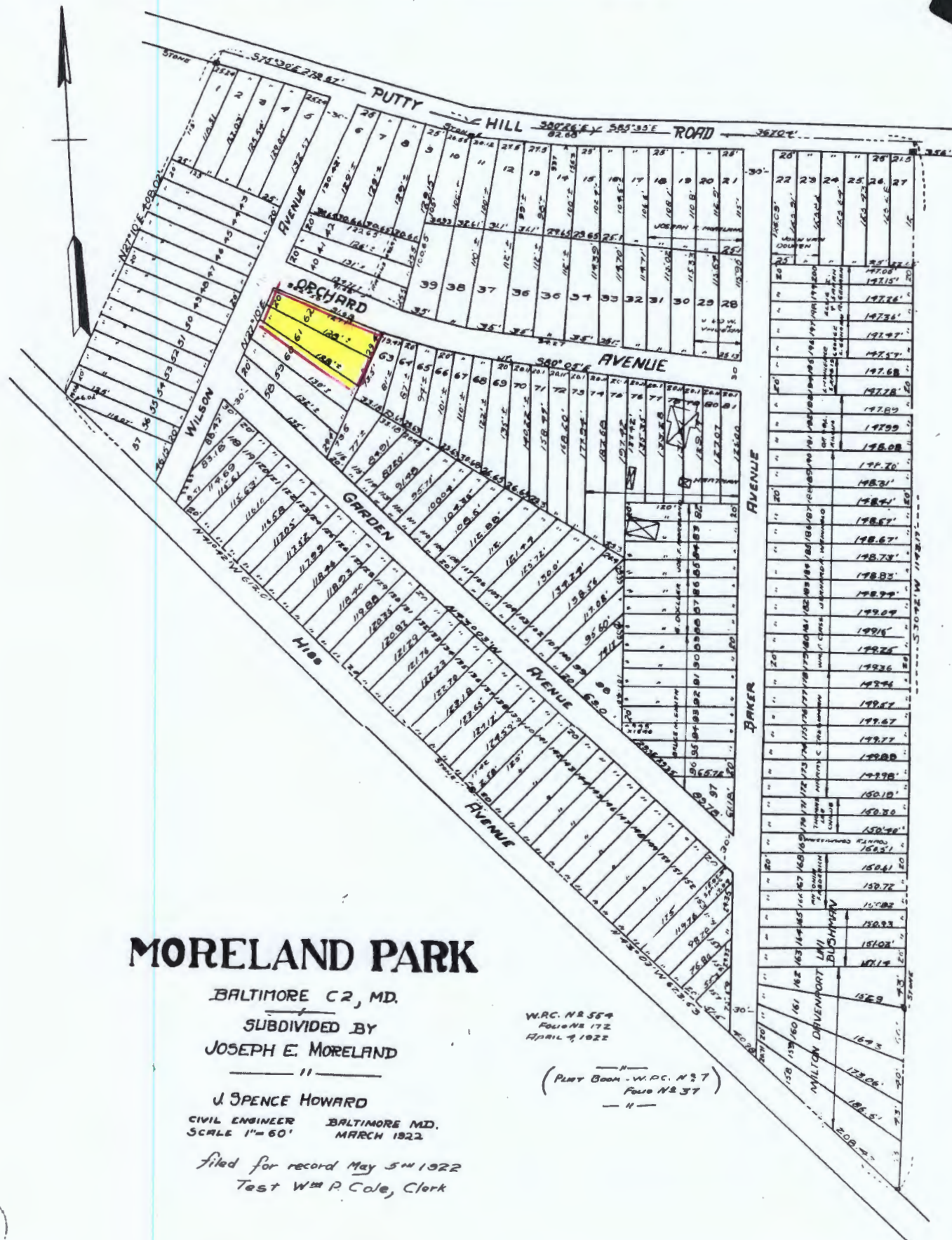
2010-0360-A



*Showing Next Door neighbor to the
left. Smelling*



*Right Side of Neighbors to left Quelling which is
3105 Orchard Avenue.*



MORELAND PARK

BALTIMORE C2, MD.

SUBDIVIDED BY
JOSEPH E. MORELAND

J. SPENCE HOWARD

CIVIL ENGINEER BALTIMORE MD.
SCALE 1"=60' MARCH 1922

Filed for record May 5th 1922
Test Wm R. Cole, Clerk

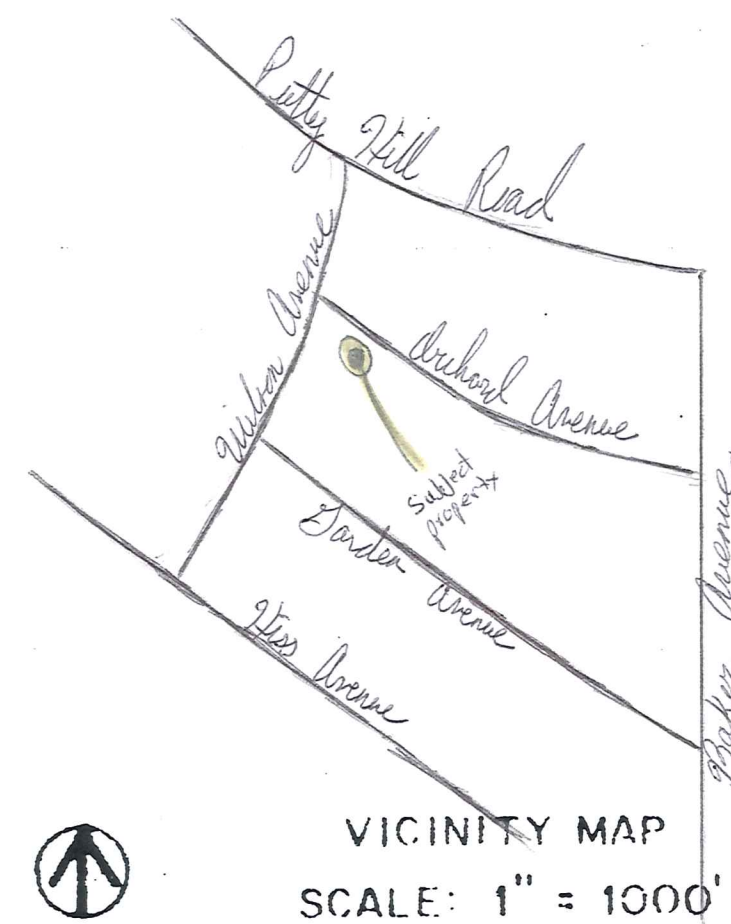
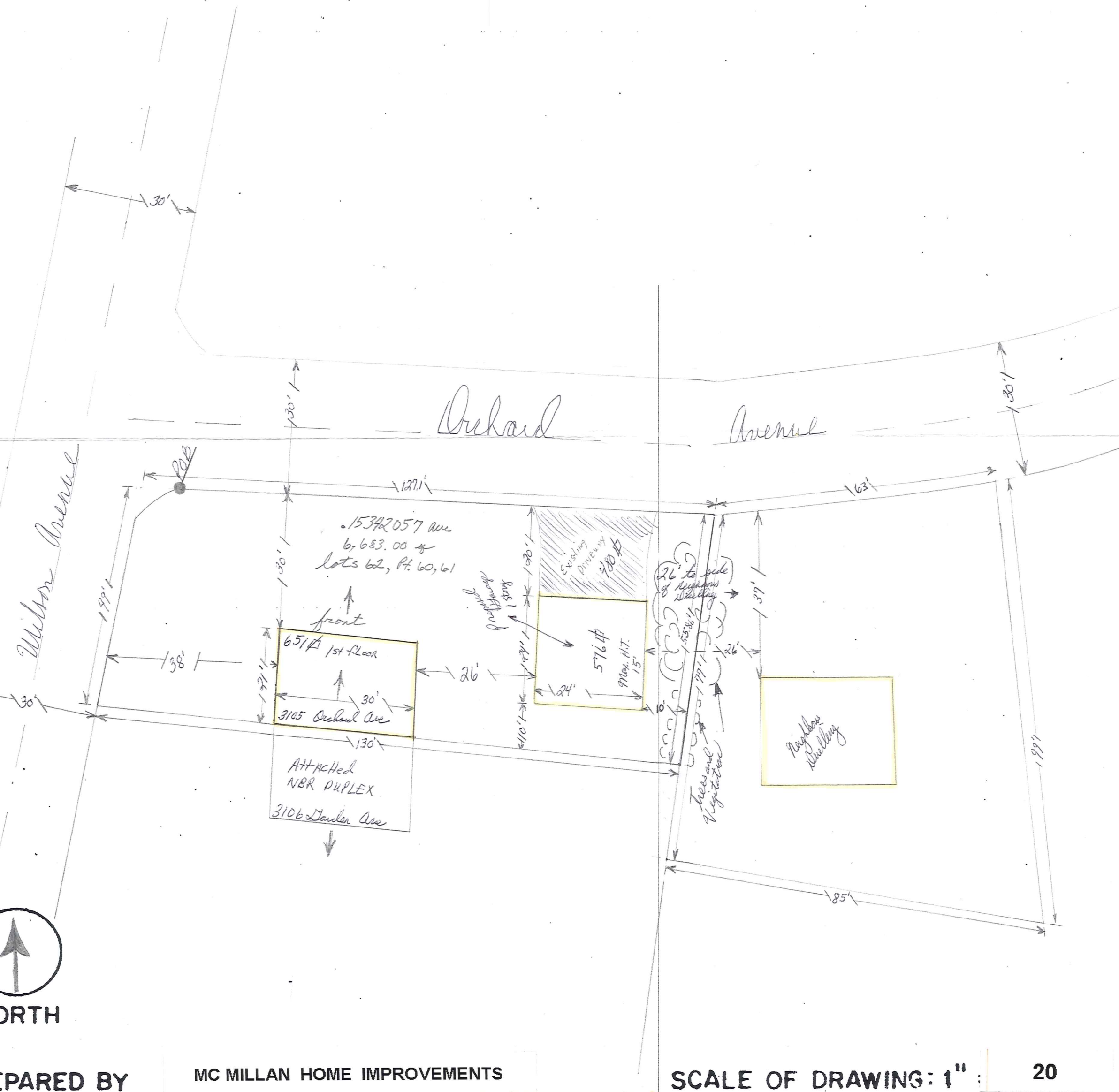
W.R.C. N2554
Folio N2 172
APRIL 9, 1922

(PLAT BOOK - W.R.C. N27)
Folio N2 37

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3105 ORCHARD AVENUE
 SUBDIVISION NAME Mirland Park
 PLAT BOOK # 7 FOLIO # 37 LOT # 62 SECTION # N/A
 OWNER SHELPACK AMY NICOLE

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



LOCATION INFORMATION

ELECTION DISTRICT 14
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # 08181
 ZONING A.R. 5.5
 LOT SIZE 0.15342057 6,683.00
 ACREAGE SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY JNP ITEM # 0360 CASE # 2010-0360

PREPARED BY MC MILLAN HOME IMPROVEMENTS

SCALE OF DRAWING: 1" = 20'