

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Hollow Road and
Westchester Road
1st Election District
1st Councilmanic District
(601 Hollow Road)

Robert L. and Mary Beth Beasley
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0031-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, Robert L. and Mary Beth Beasley for property located at 601 Hollow Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing dwelling with a proposed addition (sunroom) that would create a side setback of 3 feet and a sum of setbacks of 23 feet in lieu of the required 15 feet and sum of 40 feet; and to permit a rear setback as close as 6 feet in lieu of the required 40 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a sunroom measuring 12 feet 10 inches x 10 feet 6 inches which will attach to the opposite side of the kitchen and provide adequate space for an eating area. The farthest corner of the sunroom will be 20 feet and 15 feet from the side property lines. Currently, there is a concrete patio with a metal frame gazebo located at the rear of the dwelling, and the gazebo will be removed for the sunroom. The dwelling was constructed in 1850 and contains 1,048 square feet of living space. Petitioners' property is irregular in shape with the home constructed at the front portion of the property. In fact, it appears from the site plan that the subject dwelling is only 3 feet from the front setback. This is a neighborhood of attractive, well maintained old homes all of which were

ORDER RECEIVED FOR FILING

Date 8.18.10

By [Signature]

constructed extremely close to Hollow Road and Westchester Road. Petitioners submitted letters of support from all their adjacent neighbors.

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 July 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 18th day of August, 2010 that an Administrative Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing dwelling with a proposed addition (sunroom) that would create a side setback of 3 feet and a sum of setbacks of 23 feet in lieu of the required 15 feet and sum of 40 feet; and to permit a rear setback as close as 6 feet in lieu of the required 40 feet is hereby GRANTED, subject to the following:

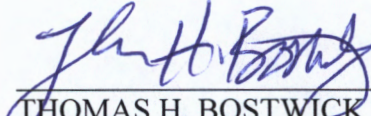
ORDER RECEIVED FOR FILING

Date 8.18.10 2

By pm

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 8.18.10

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 18, 2010

ROBERT L. AND MARY BETH BEASLEY
601 HOLLOW ROAD
ELLCOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 2011-0031-A
Property: 601 Hollow Road

Dear Mr. and Mrs. Beasley:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



TAX A

0103000390

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 601 Hollow Rd
which is presently zoned DR 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) 1802.3.C.1, BCZR, TO

Permit An Existing dwelling with a proposed Addition that would create a side
Setback of 3 Feet and a sum of Setbacks of 23 Feet in Lieu of the Required
15 And sum of 40; And to permit a Rear Setback as close as 6 Feet in
Lieu of the Required 40.

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

Address

City

Representative to be Contacted:

Name

Address

City

Work: 202-435-5063

Robert L. Beasley

Work: 202-420-5019

Mary Beth G. Beasley

Mary Beth G. Beasley

601 Hollow Rd 410-750-7203

Ellicott City MD 21043

ORDER RECEIVED FOR FILING
8-18-10

Date

BY

Zoning Commissioner of Baltimore County

CASE NO. 2011-0031-A

REV 10/25/01

Reviewed By JCM

Date

7-23-10

Estimated Posting Date

8-1-10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

601 Hollow Road
Address
Ellicott City MD 21043
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):

1. Our house was built around 1850. Our current total square feet of Gross Living Area is 1,048.
2. We have a full basement which includes our laundry room, a bedroom, and a full bath. This space is not considered part of the Gross Living Area because it is currently only accessible from the main floor of the house by a very steep, narrow set of cellar type stairs.
3. Do to the current stair situation we have come to the conclusion that as we get older it will be impossible to utilize the space available in the basement without risk of fall and injury.
4. We have discussed this problem with a stair builder. He suggested that we build a new set of stairs which would open into the "eat-in" portion of our kitchen – the architectural path of least resistance. This would alleviate any future concerns over access to the laundry, bathroom, and bedroom and almost double the gross living area of our home.
5. Unfortunately if we install the new stairs, we will lose the "eat-in" portion of our kitchen.
6. To resolve this issue we would like to build a glass enclosed sunroom which will attach to the opposite side of the kitchen and provide adequate space for an eating area. We looked at many options and decided that a glass sun room would provide the necessary space we need without detracting from the beauty of the garden, obstructing the view of the neighbors, or appear to crowd the available space.

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

[Signature]
Signature
Robert L. Beasley
Name - Type or Print

[Signature]
Signature
Mary Beth G. Beasley
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of JULY, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT L. BEASLEY AND MARY BETH G. BEASLEY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 08/17/2010

Zoning Description

BEGINNING FOR THE SAME at a point north 37 degrees 30 minutes west 40 feet from a stone heretofore planted in the center of Ridge Road marked "3" and running thence and bounding on the land of the said Brunsman North 37 degrees 30 minutes west 220 feet to the northeast corner of a lot formerly held under lease by Joseph Curtis and bounding thereon South 53 degrees 45 minutes west 15 feet to a cut granite stone now planted on the south side of the new county road and continuing the same course South 53 degrees 45 minutes west 84 feet to a cut granite stone now planted thence by the present bearing of the compass the two following lines South 59 degrees east 122 feet to a cut granite stone now planted South 2 degrees 15 minutes east 63 feet to a cut granite stone now planted in the outline of the road thence bounding on the said line south 77 degrees east 86 feet to a point north 77 degrees west 38 feet from the stone marked "3" heretofore planted in the middle of the Ridge Road thence North 29 degrees 30 minutes east 26 feet to the place of beginning containing about 1/3 of an acre, more or less.

Election District: 1

Precinct: 12

Legislative District: 12A

Congressional District: 7

Councilmanic District: 1

More commonly known as: 601 Hollow Road, Ellicott City, Maryland 21043

Tax ID No. 01-0103000390

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0031 -A Address 601 Hollow Rd.

Contact Person: J. McCreary Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7.23.10 Posting Date: 8.1.10 Closing Date: 8.16.10

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

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 2011- 0031 -A Address 601 Hollow Rd.
Petitioner's Name ROBERT BEASLEY Telephone 410-750-7203
Posting Date: 8.1 Closing Date: 8.16

Wording for Sign: To Permit AN EXISTING DWELLING WITH A PROPOSED
ADDITION WITH A SIDE YARD SETBACK OF 3ft. AND A SUM OF
SIDEYARDS OF 23ft. IN LIEU OF THE REQUIRED 15ft. AND
SUM OF SIDE YARDS OF 40ft; AND TO PERMIT A REAR YARD
SETBACK OF 6ft. IN LIEU OF THE REQUIRED 40 ft.

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:

2011-0031-A

Petitioner: Robert & Mary Beth Brasley

Address or Location: 601 Hollow Rd Ellison City Md 21043

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Same

Telephone Number: 410-750-7203

Revised 7/11/05 - SCJ

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

No. 52208

Date: 7-23-10

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	816			615L					65.00

Total: 65.00

Rec From: E. F. H. 201

For: 2011 - 2010 - A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

AMOUNT: 65.00 TIME: 10:17:05
 DATE: 7/23/10 BY: [Signature]
 CASHIER: [Signature]

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2011-0031-A

Petitioner/Developer: _____

ROBERT BEASLEY

Date of Hearing/Closing: 8/16

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention:

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 at

601 HOLLOW RD

ELLCOTT CITY MD 21043

The sign(s) were posted on 7/30/10
(Month/Day/Year)

Sincerely,

B. Liddon

(Signature of Sign Poster/Date)

B. LEDDON

(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # ZON-2011-A

111 West Chesapeake Ave. Towson, MD 21204
111 West Chesapeake Ave. Towson, MD 21204
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111 West Chesapeake Ave. Towson, MD 21204
111 West Chesapeake Ave. Towson, MD 21204
111 West Chesapeake Ave. Towson, MD 21204

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8-16-2010

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER 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

August 16, 2010

Robert & Mary Beth Beasley
601 Hollow Rd.
Ellicott City, MD 21043

Dear: Robert & Mary Beth Beasley

RE: Case Number 2011-0031-A, 601 Hollow Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 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

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2010
RECEIVED

AUG 11 2010

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

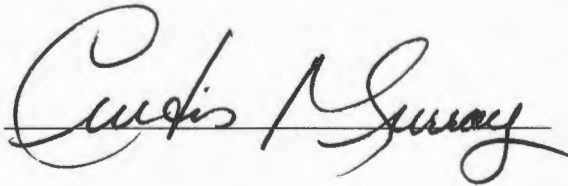
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-031- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 5, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Administrative Variance: 2011-0029A - 0031A**

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

Comments:

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

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Administrative Variance:** 2011-0029A-0031A

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

Comments:

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

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2010
Item Nos. 2007-352, 2011- 029, 030,
031, 033, 034, 035, 036, 042, 043,
044 and 045

DATE: August 5, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08162010 -NO COMMENTS.doc



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

State Highway
Administration

Beverley K. Swalm-Staley, Secretary
Noel J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 6, 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. 2011-0031-A
601 HOLLOW ROAD
BEASLEY 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. 2011-0031-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

AV
8-16-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 07 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 7, 2010
SUBJECT: Zoning Item # 11-031-A
Address 601 Hollow Road
(Beasley Property)

Zoning Advisory Committee Meeting of August 2, 2010

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

Reviewer: JWL Date: 9/7/10

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
-------------------------	-------------------	---

8-5-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

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

7-20-10

FIRE DEPARTMENT

nc8-9-10

PLANNING

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

nc8-6-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

supports

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-30-10 by heddon
Shannon Bauman

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

2011-0031-A



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

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

Account Identifier: District - 01 Account Number - 0103000390

Owner Information

Owner Name: BEASLEY MARYBETH G **Use:** RESIDENTIAL
 BEASLEY ROBERT L **Principal Residence:** YES
Mailing Address: 601 HOLLOW RD **Deed Reference:** 1) /27527/ 31
 ELLICOTT CITY MD 21043-4715 2)

Location & Structure Information

Premises Address **Legal Description**
 601 HOLLOW RD LT NS WESTCHESTER AV
 601 HOLLOW RD
 SW COR HOLLOW RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	9	176						1	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1850	1,048 SF	14,374.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	110,330	110,300		
Improvements:	153,280	106,300		
Total:	263,610	216,600	216,600	216,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: MORA MARY BETH G	Date: 12/29/2008	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27527/ 31	Deed2:
Seller: CAVEY EMMET P	Date: 02/04/2005	Price: \$265,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21380/ 413	Deed2:
Seller: CAVEY EMMET P	Date: 10/04/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15631/ 432	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Proposed sunroom
601 Hollow Road
Ellicott City, MD 21043

We have discussed the addition of a sunroom to the Beasley's home, and the design and placement on the property and have no objections to it being built.

Printed Name BERNARD H. SCHATZ

Signature Bernard H. Schatz

Printed Name KATHRYN E. SCHATZ

Signature Kathryn E. Schatz

Address 600 Hollow Rd

Ellicott City Md 21043

Proposed sunroom
601 Hollow Road
Ellicott City, MD 21043

We have discussed the addition of a sunroom to the Beasley's home, and the design and placement on the property and have no objections to it being built.

Printed Name Curt Cashour

Signature Curt Cashour

Printed Name Brenda Young

Signature Brenda Young

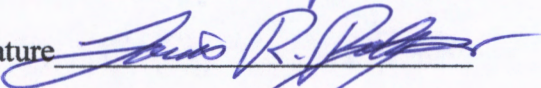
Address 2606 Westchester Ave

Ellicott City, MD 21043

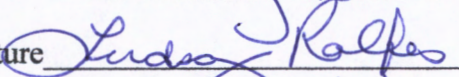
Proposed sunroom
601 Hollow Road
Ellicott City, MD 21043

We have discussed the addition of a sunroom to the Beasley's home, and the design and placement on the property and have no objections to it being built.

Printed Name Louis Rolfes

Signature 

Printed Name Lindsay Rolfes

Signature 

Address 2602 Westchester

Ellicott City, MD 21043

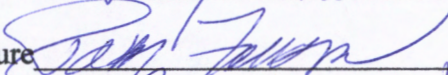
Proposed sunroom
601 Hollow Road
Ellicott City, MD 21043

We have discussed the addition of a sunroom to the Beasley's home, and the design and placement on the property and have no objections to it being built.

Printed Name DANIEL R. FERRAY

Signature 

Printed Name Ruth Ferray

Signature 

Address 2623 Webster Ave

Ellicott City, MD 21043



This picture was taken from the front porch of 600 Hollow Road. The proposed sunroom will be visible, but Kathy and Henry Schatz have no objection. See their statement.



I am standing at the farthest point of the proposed sunroom. The gazebo will be demolished.



A view from the other side. The proposed sunroom ends one foot into the gazebo.



These 2 bottom pictures are shot standing at the corner of the proposed sunroom. From this corner to the fence is 20', and from the fence to the closest point on the neighbors house is 22'.



2603 Westchester is our neighbor across the street. Their house is 6' from Westchester, and the steps are 3' away.

The top foot of the sunroom's A-frame may be visible to the residents of this address if they are on their top floor, looking in that direction.



2602 Westchester is 6' from the roadway. The left side of the house (driveway) is 20'9" from the property line. On the right side, the measurement was made from the closest point--22'.



From this view, you can see the gazebo. With the gazebo demolished, the sunroom will be just visible on the top, as the Gazebo is.



This is the front of 2606 Westchester. The front steps are 3 ½' from Westchester. The house is 7 ½' from Westchester. The closest point on the left side of the house to the property line is 10'4". The right side of the house (driveway) is 21' from the property line.

The view of the sunroom from this residence will be difficult through the trees and fences.

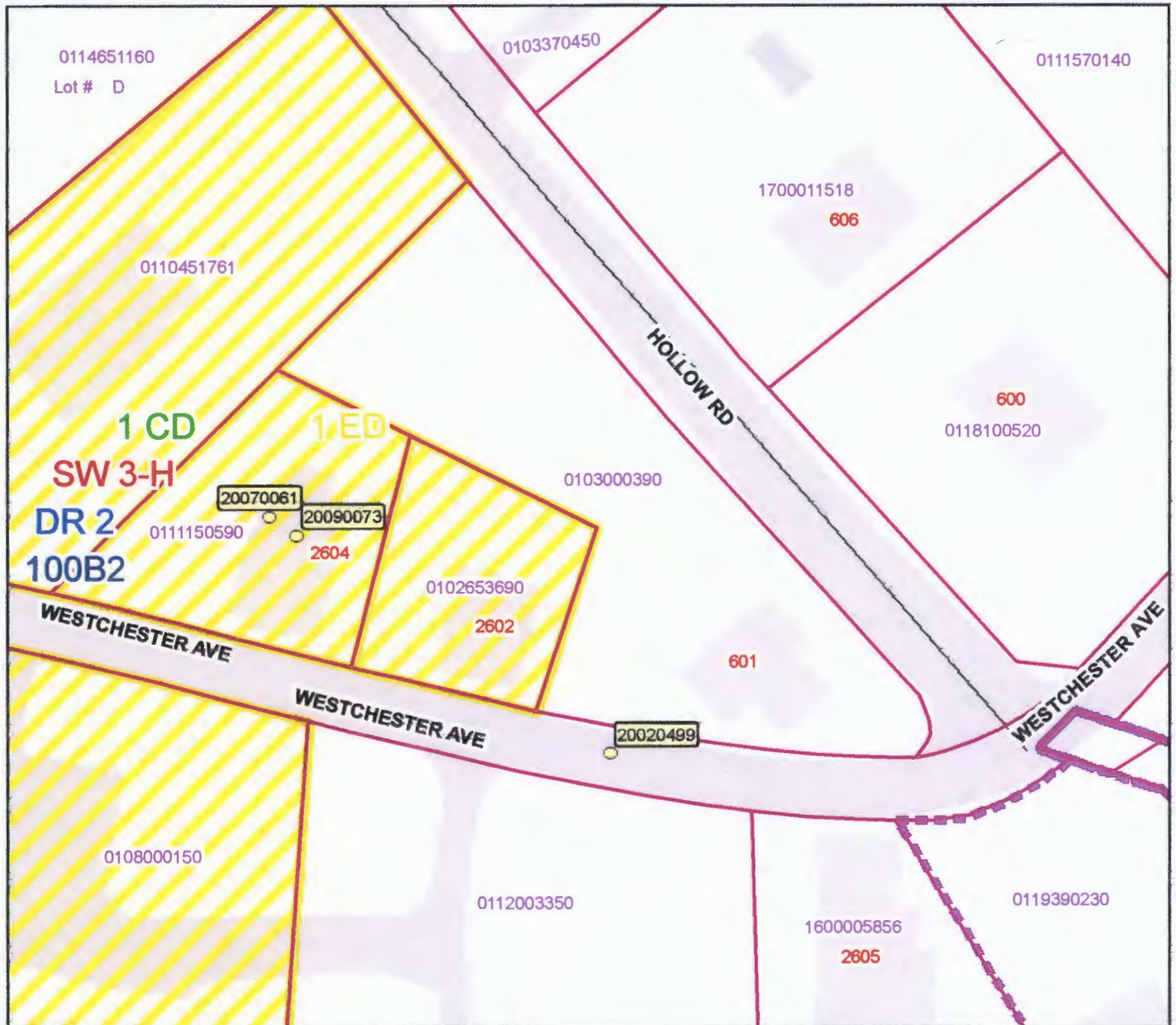


This is the backside of 2606 Westchester, which is 21' from our property line.



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601 Hollow Road



Publication Date: July 16, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 Inch = 50 feet

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 601 Hollow Rd Ellicott City MD 21043 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

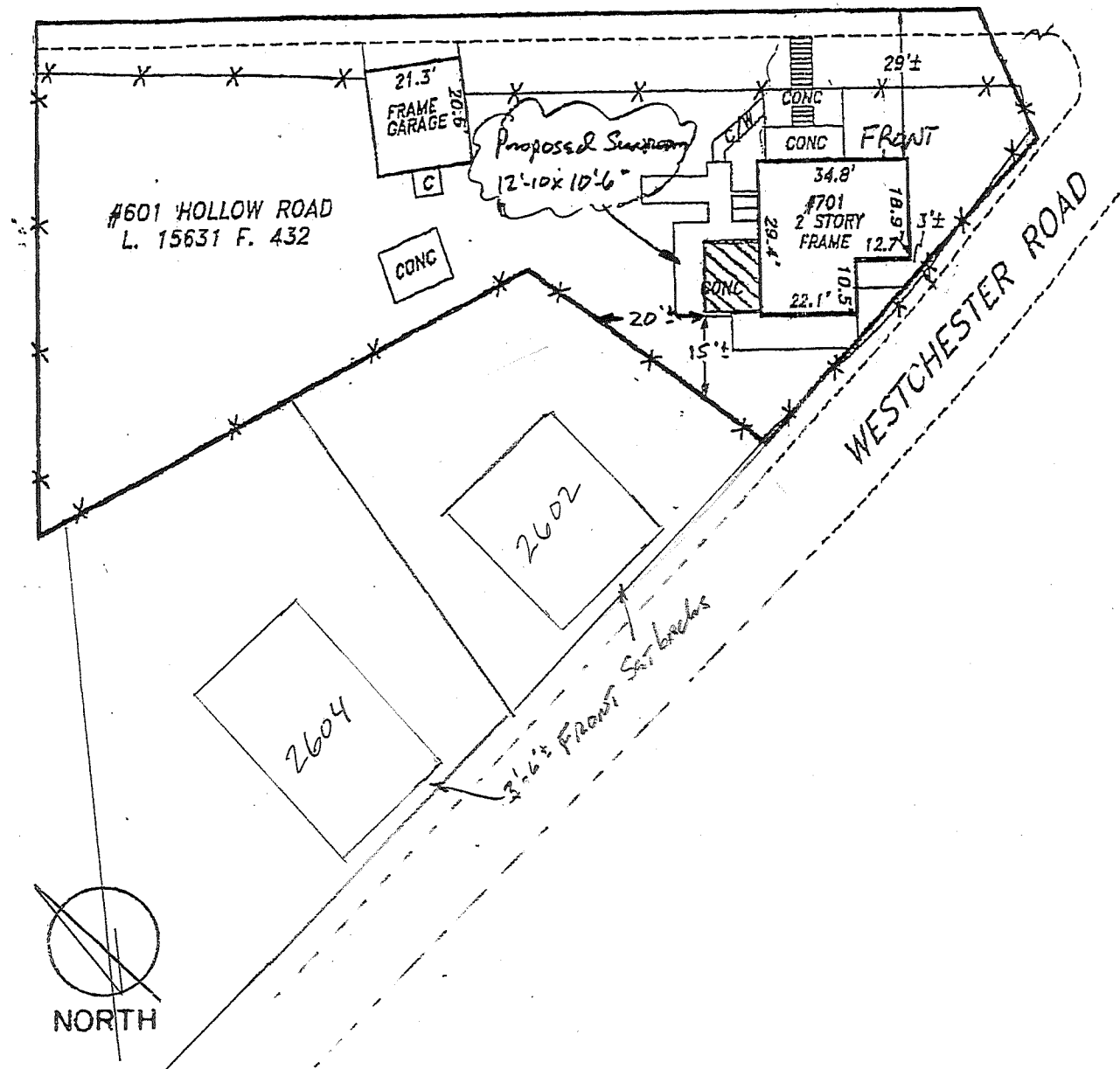
SUBDIVISION NAME N/A

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Robert + Mary Beth Beasley

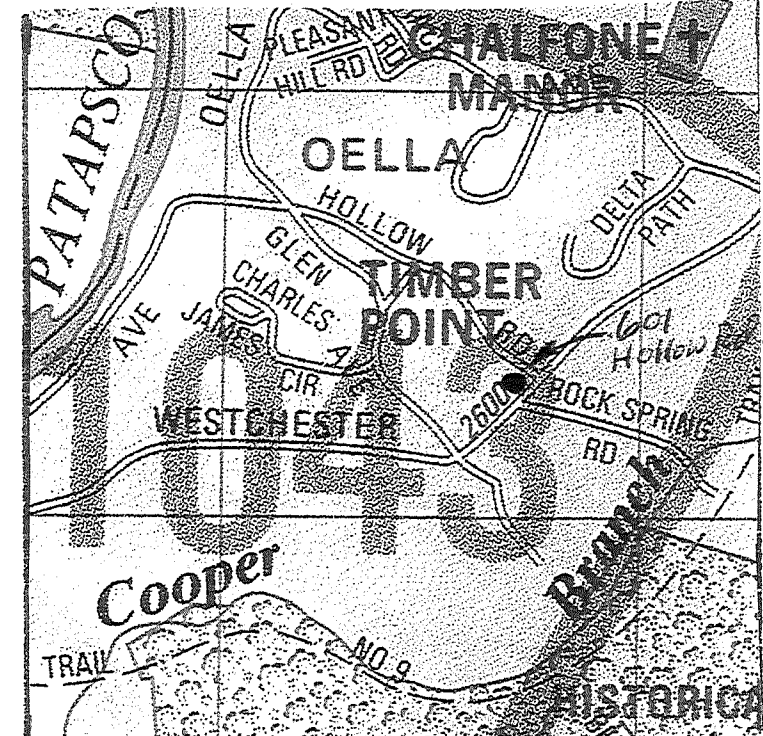
HOLLOW ROAD (APPROX. LOCATION)

P.O.B.



PREPARED BY _____

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 10082

ZONING DR2

LOT SIZE .43 ACREAGE 14,374 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____