

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Roldrew Avenue; 110 feet S of the
c/l of Willow Avenue
9th Election District
2nd Councilmanic District
(7909 Roldrew Avenue)

Sean A. and Katherine Magnusson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0045-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, Sean A. and Katherine Magnusson for property located at 7909 Roldrew Avenue. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 7.5 feet side yard setback and a sum of side yards of 21.5 feet in lieu of the required 10 feet and 25 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition onto the side of their dwelling to accommodate the growing family. Upon completion of the addition, there will be 8 feet 6 inches to the split rail fence and the property line. From the Petitioners' split rail fence to the neighbor at 7911 Roldrew Avenue, there remains 15 feet. The most affected property owner at 7911 Roldrew Avenue did not express any concern about the addition.

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 8-30-10

By 

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 8, 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 30th day of August, 2010 that an Administrative Variance from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 7.5 feet side yard setback and a sum of side yards of 21.5 feet in lieu of the required 10 feet and 25 feet, respectively is hereby GRANTED, subject to the following:

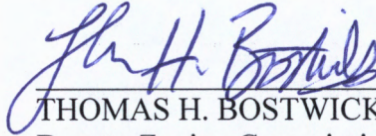
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-30-10

By B 2

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 8.30.10

By PJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 30, 2010

SEAN A. AND KATHERINE MAGNUSSON
7909 ROLDREW AVENUE
RUXTON MD 21204

Re: Petition for Administrative Variance
Case No. 2011-0045-A
Property: 7909 Roldrew Avenue

Dear Mr. and Mrs. Magnusson:

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 X 7909 Roldrew Ave. Ruxton, MD 21204
which is presently zoned X DR 3.5

Deed Reference: 180951410 Tax Account # X 0918352191

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) 1B02.3A.5., 1B02.3B. (BCER)

TO PERMIT AN ADDITION WITH A 7.5-FOOT SIDE YARD SETBACK
AND A SUM OF SIDE YARDS OF 21.5-FEET IN LIEU OF THE
REQUIRED 10-FEET AND 25-FEET, RESPECTIVELY.

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

Telephone No.

City

State

Zip Code

Legal Owner(s):

Sean A. Magnusson (W) 443-285-5664

Sean A. Magnusson (H) 410-337-0039

Kate Magnusson (W) 443-562-5513

7909 Roldrew Ave 410-337-0039

Ruxton MD 21204

Representative to be Contacted:

Name

Address

City

Telephone No.

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. 2011-0045-A

Reviewed By D.T. Date 7/28/10

Estimated Posting Date 8/8/10

FRM476_09 ORDER RECEIVED FOR FILING

Rev 3/09

Date 8-30-10

By P3

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 7909 Roldrew Ave. Ruxton, MD 21204
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) See Attached Sheet.

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.

Sean A. Magnusson
Signature

Sean A. Magnusson
Name- print or type

Katherine Magnusson
Signature

Katherine Magnusson
Name- print or type

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

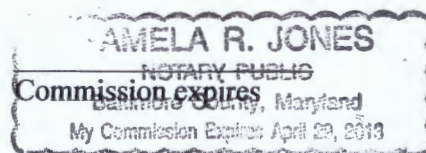
STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 28th day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Sean A. Magnusson, Katherine Magnusson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Amela R. Jones
Name of Notary Public



PLACE SEAL HERE:

To: Zoning Commissioner of Baltimore County

From: Sean Magnusson

Date: 6/21/2010

Re: 7909 Roldrew Ave. Ruxton, MD 21204 - Hardship or Practical Difficulty

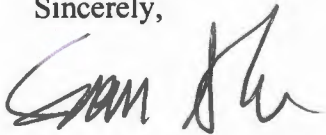
Dear Zoning Commissioner,

Our home is currently a two bedroom home, and cannot be modified to become a three bedroom home without expanding outward, since it is a classic Cape Cod home. Current zoning allows us to expand, but setbacks require the expansion to stop just 3 feet shy of what we would need for a worthwhile expansion. This would still leave +/- ten feet clear between the expansion and our property fence.

On our street, more than half of the homes are situated in closer proximity than what is proposed here, and so there is no logical reason that we should be held to the current setback.

My family and I love the home, the lot, and the neighborhood, and it would be a shame if we should be forced to relocate our growing family because of just three additional feet.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sean Magnusson", with a stylized flourish at the end.

Sean A. Magnusson

2011-0045-A

**ZONING DSCRIPTION FOR 7909 ROLDREW AVE., RUXTON, MD
21204**

Beginning at the point on the **East side of Roldrew Ave.** which is **30 feet** wide at the distance of **110 feet South** of the nearest improved intersecting street (Willow Ave), which is **30 feet** wide. *Being **Lot # 18**, as recorded in Baltimore County **Plat Book # 7, Folio # 007033**, containing **11,250 Square Feet**. Also known as **7909 Roldrew Avenue, Ruxton, MD 21204** and located in the **9th Election District, 2nd Councilmanic District**.

2011-0045-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹~~00~~- 0045 -A Address 7909 ROLDREW AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/28/10 Posting Date: 8/8/10 Closing Date: 8/23/10

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~~00~~- 0045 -A Address 7909 ROLDREW AVE.

Petitioner's Name MAGNUSSON Telephone 410-337-0039

Posting Date: 8/8/10 Closing Date: 8/23/10

Wording for Sign: To Permit AN ADDITION WITH A 7.5-FOOT SIDE^{YARD} SETBACK
AND A SUM OF SIDE YARDS OF 21.5-FEET IN LIEU OF THE
REQUIRED 10-FEET AND 25-FEET, RESPECTIVELY.

WCR - Revised 7/7/08

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: 2011-0045-A
Petitioner: Sean Magnusson
Address or Location: 7909 Roldrew Ave. Ruxton, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sean Magnusson
Address: 7909 Roldrew Ave.
Ruxton, MD 21204
Telephone Number: 410-337-0039

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
03									

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

LETTER OF TRANSMITTAL

TO: BALTO COUNTY, PDM
ZONING OFFICE

ATTENTION: MS. KRISTEN
MATTHEWS

DATE: AUG. 8, 2010

JOB NO. SP-017

RE: 2011-0045-A

#7909 ROLDREW
AVENUE

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☐ Documents ☐ Other ☐

No:of copies	Date	Description
1	8.8.10	CERT. OF POSTING
2	8.8.10	SITE PHOTOS

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review and comment

☐ Other ☐

REMARKS: LAURA SUBMITTAL

SIGNED:

WILLIAM D. GULICK, JR.

cc: SEAN MAGNUSSON

File #

CERTIFICATE OF POSTING

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

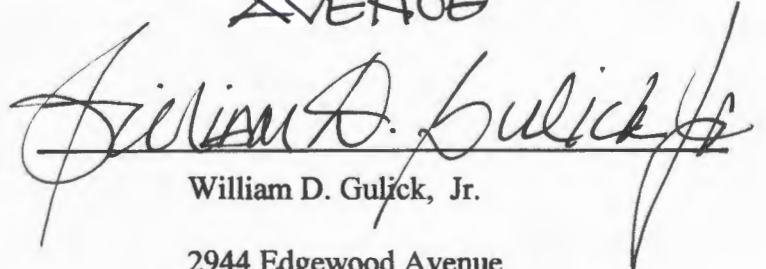
Date: AUG. 8, 2010

Attention: MS. KRISTEN MATTHEWS

Re: Case Number: 2011-0045-A
Petitioner/Developer: SEAN MAGNUSSON
Date of Hearing/Closing: AUG. 23, 2010

This is to certify under the penalties of perjury that the necessary sign (s) required by law were posted conspicuously on the property located at: 7909 ROLPREY AVENUE

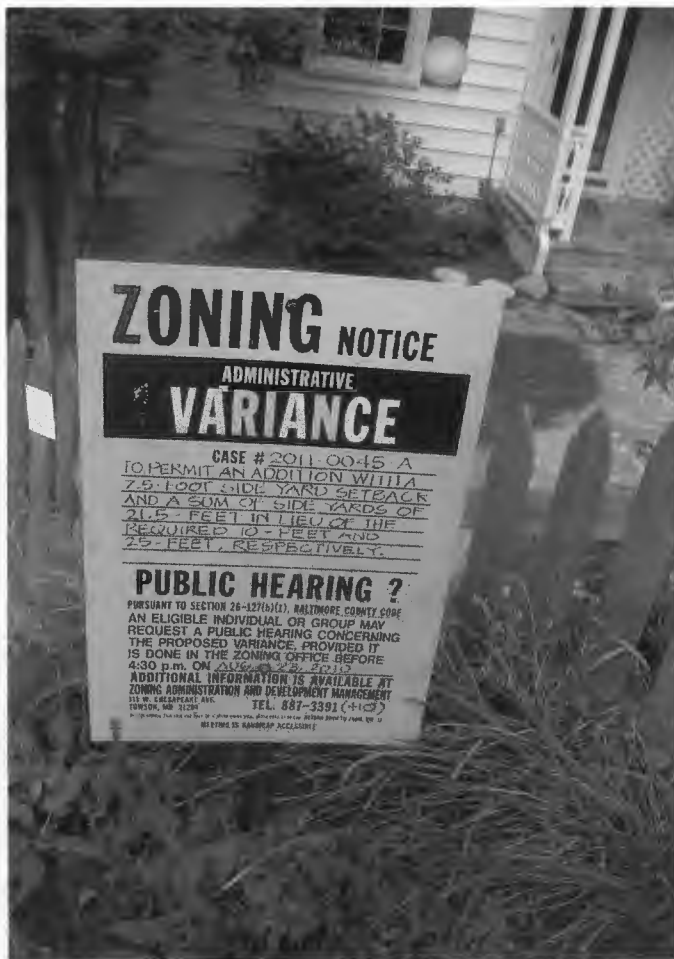
The sign (s) were posted on:
AUG. 8, 2010



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 23, 2010

Sean & Kate Magnusson
7909 Roldrew Ave.
Ruxton, MD 21204

Dear: Sean & Kate Magnusson

RE: Case Number 2011-0045-A, 7909 Roldrew Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 28, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2010

RECEIVED

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

AUG 11 2010

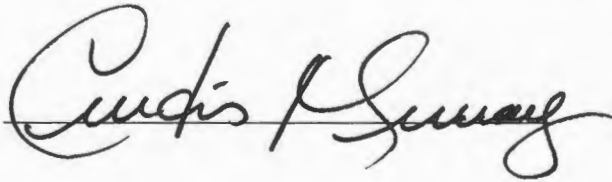
ZONING COMMISSIONER

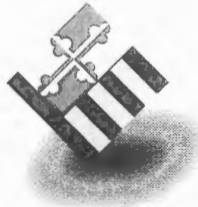
SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-045- Administrative Variance**

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 Donnell Zeigler 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

August 18, 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:** 2011-0035A – 0036A, 2011-0042A-0045A

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

Comments:

The above plans were not attached to the paperwork that was sent over to the Fire Marshal's Office on August 4, 2010. I will need copies of the above plans before making any comments.

The above plans were received and reviewed on Wednesday August 18, 2010, with the following comment:

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

Beverly K. Swaim-Staley, Secretary
Neil 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. 2011-0045-A
7909 ROLDBREW AVE.
MAGNUSON 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. 2011-0045-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,

Fed Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

AV
8-23-10

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 # 11-045-A
Address 7909 Roldrew Avenue
(Magnusson 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>
<u>8-5-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>8-18-10</u>	FIRE DEPARTMENT	<u>can't comment</u>
<u>8-9-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-6-10</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>8-8-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____



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

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

Account Identifier: District - 09 Account Number - 0918352191

Owner Information

Owner Name:	MAGNUSSON SEAN A HOWARD KATHERINE L	Use:	RESIDENTIAL
Mailing Address:	7909 ROLDREW AV BALTIMORE MD 21204-3532	Principal Residence:	YES
		Deed Reference:	1) /18095/ 410 2)

Location & Structure Information

Premises Address	Legal Description
7909 ROLDREW AVE	LT 18 PT 19 7909 ROLDREW AVE ROLDREW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	3	927					18	2	Plat Ref: 7/ 33

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	1,254 SF	11,250.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	98,810	132,130		
Improvements:	210,860	252,880		
Total:	309,670	385,010	359,896	385,010
Preferential Land:	0	0	0	0

Transfer Information

Seller: WARREN WILLIAM P	Date: 05/30/2003	Price: \$296,000
Type: IMPROVED ARMS-LENGTH	Deed1: /18095/ 410	Deed2:
Seller: MILLER WESSON H,JR	Date: 06/24/1999	Price: \$215,500
Type: IMPROVED ARMS-LENGTH	Deed1: /13849/ 658	Deed2:
Seller: RIPPEL EDWIN M	Date: 10/31/1991	Price: \$150,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8958/ 67	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:

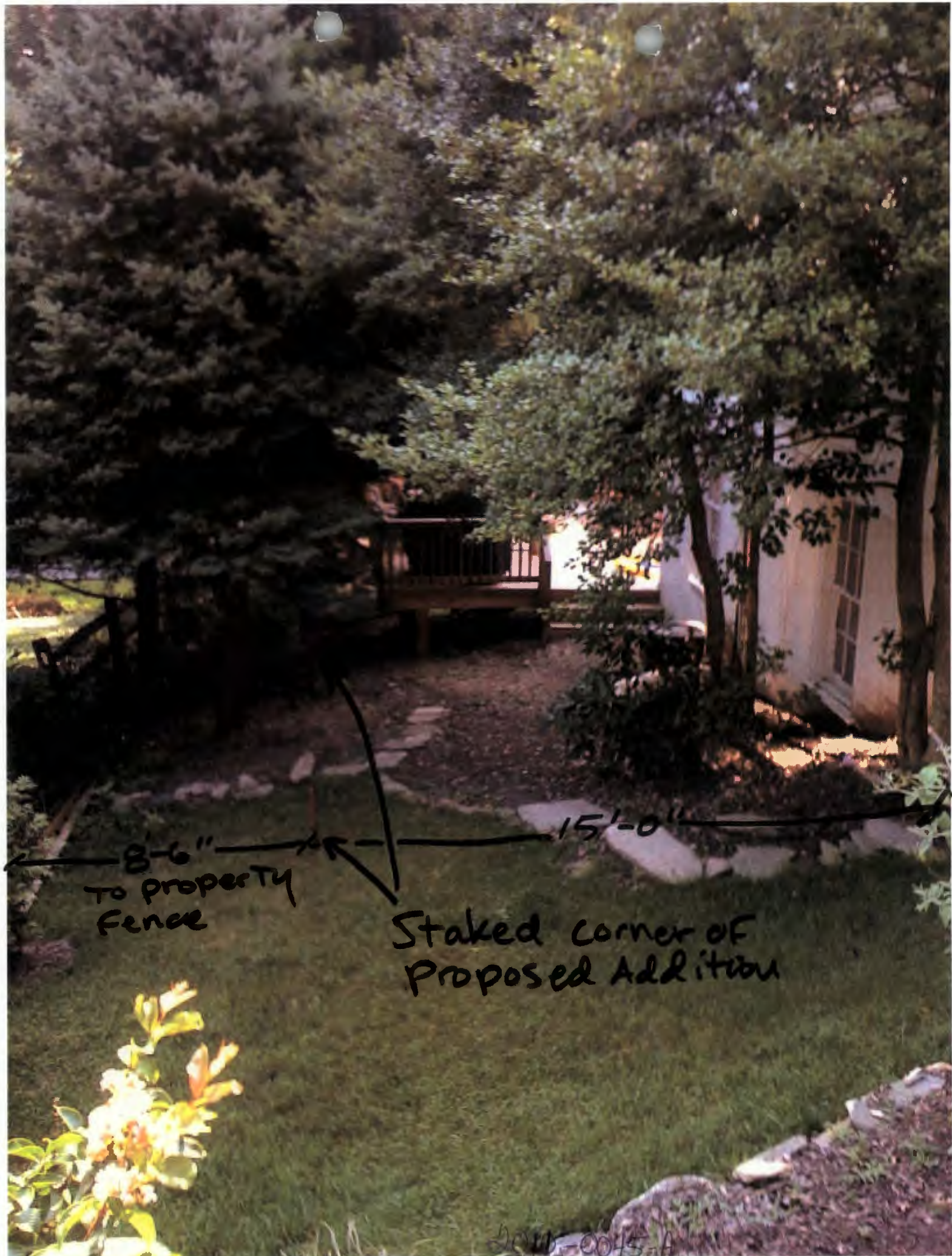
Special Tax Recapture:
 * NONE *

2011-0045-A

Proposed
Addition

Street
view





8'-6"
to property
fence

Staked corner of
Proposed Addition

2010-0045-A



Proposed
Addition

2011-0015-0
A-5100-1102

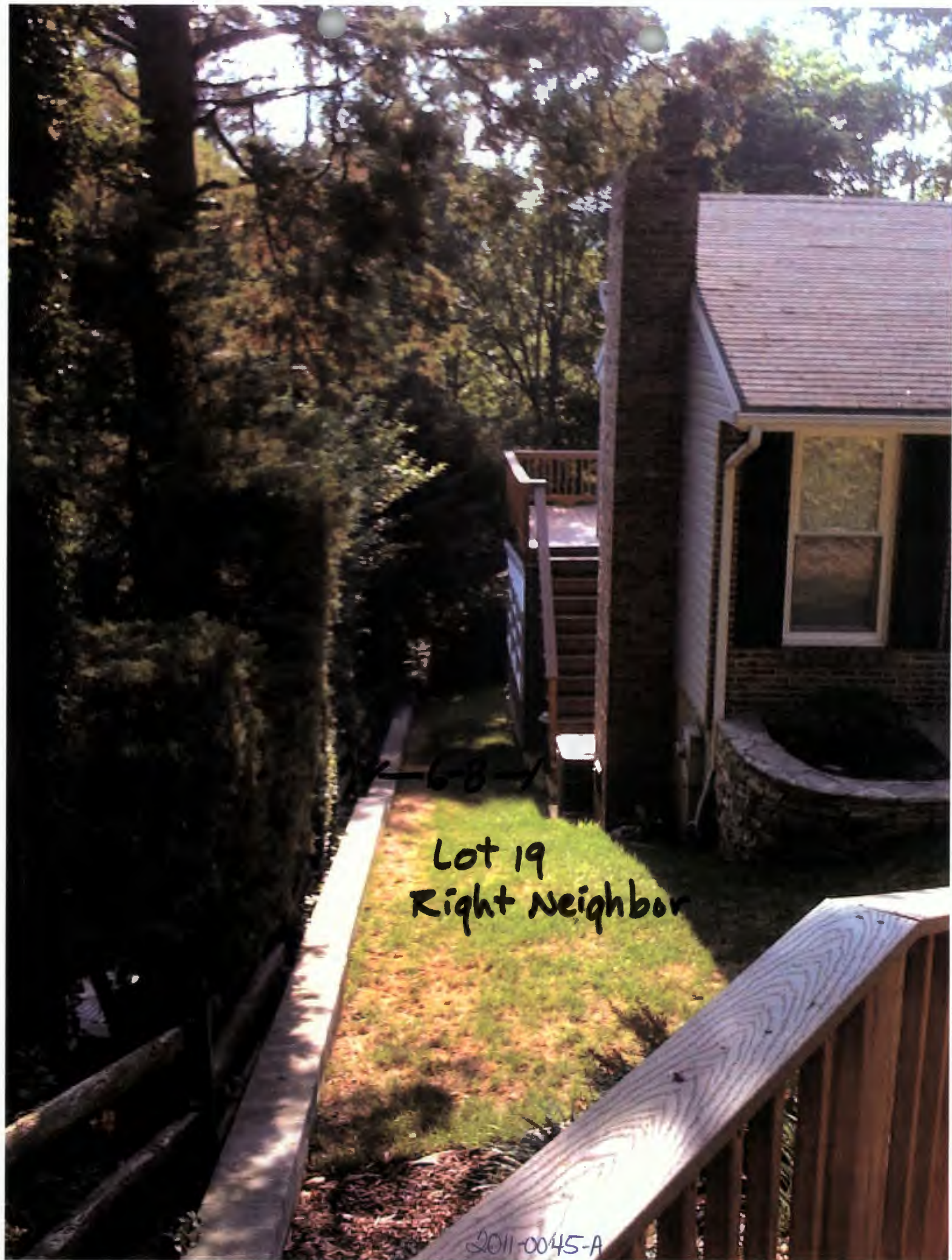


Addition

Lot # 16
Left Neighbor

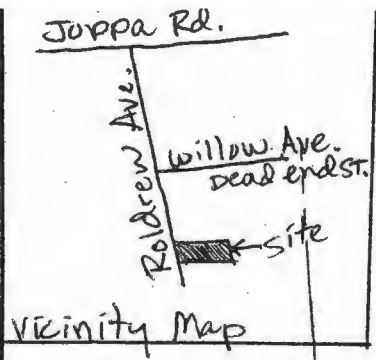
15'-0"

2011-0045-A

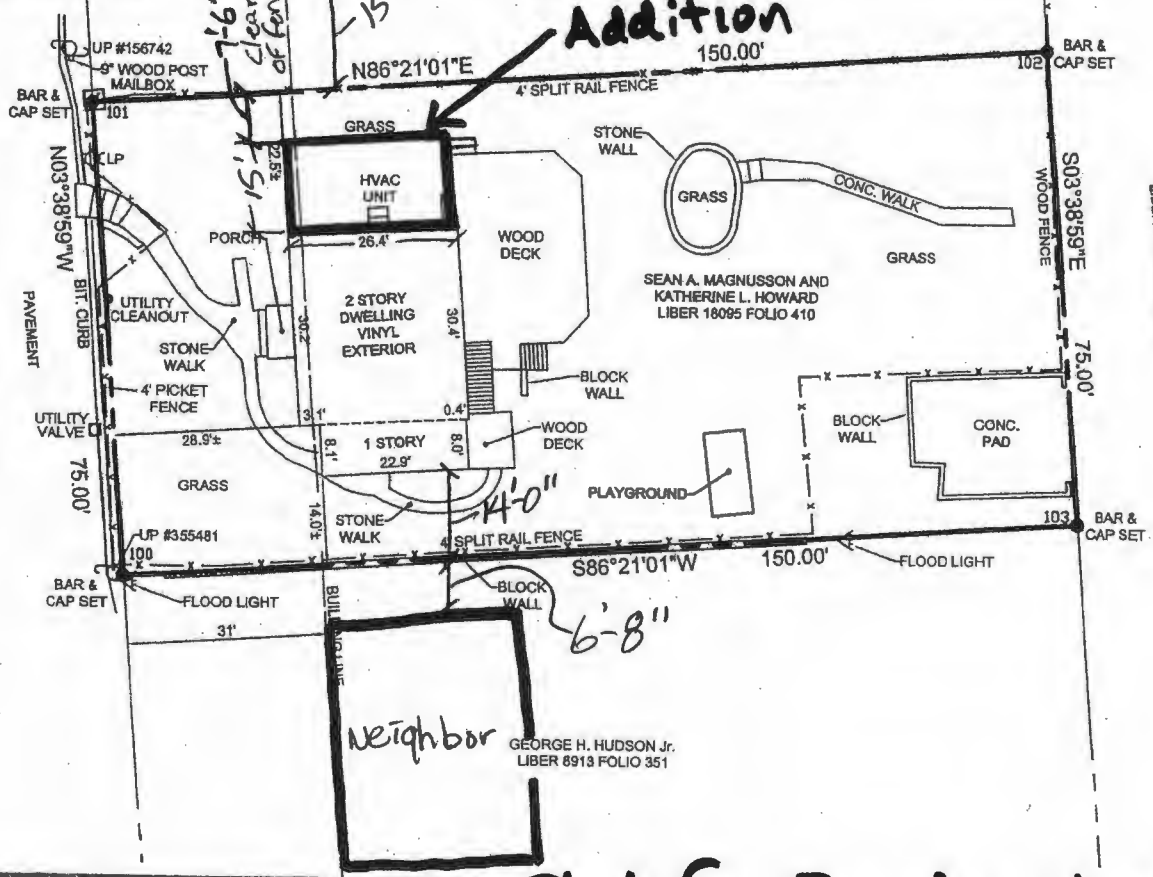


Lot 19
Right Neighbor

2011-0045-A



ROLDREW AVENUE
(30' WIDE)



Plat for Zoning Variance

Scale - 30'

LOCATION INFORMATION

ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 2
1"=200' SCALE MAP # 069B1
ZONING D.R. 3.5

LOT SIZE 11.250
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY D.T. ITEM # 0045 CASE # 2011-0045-A

7909 ROLDREW AVENUE

TAX MAP 69 - GRID 3 - PARCEL 927

BALTIMORE COUNTY, MD

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