

IN RE: PETITION FOR VARIANCE

S side of California Avenue; 830 feet
NW of the c/l of Avondale Road
14th Election District
6th Councilmanic District
(3101 California Avenue)

Nancy Marie Gibson
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0066-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Nancy Marie Gibson. Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 4 feet 5 inches in lieu of the required 10 feet for an addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Nancy Marie Gibson and Deborah Mitchum, Petitioner's daughter. Appearing in opposition to the requested relief was Richard Atzrott, the neighbor residing at 3103 California Avenue who filed the zoning complaint with the Division of Code Inspections and Enforcement. In particular, on July 20, 2010, Mr. Atzrott sent an email to Glenn Berry, a Code Inspections and Enforcement Officer with the County, indicating Petitioner had built an addition to within a few feet of his property line. A Code Inspector observed the property on July 21, 2010 and issued a Correction Notice for the construction of an addition on the side of the house without obtaining the required building permits and inspections.¹ Thereafter, Petitioner filed for the instant variance relief.

¹ CO-0081207.

ORDER RECEIVED FOR FILING

Date 10-21-10

By Bj

Testimony and evidence offered revealed that the subject property is rectangular in size, contains 19,007 square feet, and is zoned D.R.5.5. The property is located in the Ridge Grove subdivision on the south side of California Avenue, 830 feet northwest of the centerline of Avondale Road in the Parkville area of Baltimore County. As shown on the subdivision plat that was marked and accepted into evidence as Petitioner's Exhibit 3, the property was platted and recorded as part of the subdivision in 1920. The property is improved with a 1½-story frame dwelling containing 1,556 square feet that, according to the SDAT printout marked and accepted into evidence as Petitioner's Exhibit 4, was constructed in 1923.

Ms. Mitchum, Petitioner's daughter, presented the testimony in the case and indicated that the property was acquired in 2005 from Petitioner's mother, Mary A. Mack. Ms. Mack passed away on April 22, 2009 while residing at the subject property. Ms. Mitchum's father passed away in 1986 and thereafter, her brother-in-law constructed an open porch onto the side of dwelling in about 1990. Petitioner's mother had her own place in Hamilton and lived with an uncle; however, Ms. Mack developed Alzheimer's and could not take care of herself anymore so she came to live with Petitioner. Because of her mental state and propensity to fall out of bed and wander through the house, she needed a separate bedroom and as a result, the open porch was closed with walls and windows and a sliding door onto the porch was removed in 2007. Photographs of the addition were marked and accepted into evidence as Petitioner's Exhibits 5A through 5D. Ms. Mitchum acknowledged that they did not obtain any building or electrical permits, nor was the project subject to inspections by County officials. She indicated her brother-in-law, who was in the construction business, told them they did not need a permit merely to enclose an existing porch. She said they also did not realize the deck and addition were encroaching into the side yard setback.

ORDER RECEIVED FOR FILING

Date_____

By_____

Testifying in opposition to the variance was Richard Atzrott, the owner of the adjacent property at 3103 California Avenue who filed the zoning complaint. He purchased his property in June, 2010 and complained to the Baltimore County Code Enforcement Bureau about Petitioner's addition being too close to the property line. He spoke with his neighbors who confirmed that the addition was constructed within the last few years. He contends that the addition as constructed is not only too close to his property line, but will also not pass building inspection review; for example, the addition roof is not the correct pitch, the footers for the original deck are flawed and the electrical work is not according to Code. There are also no gutters or downspouts on the addition and he is concerned about water runoff onto his property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated September 13, 2010 which states their office is concerned about the variance request and that the construction occurred without previous property line setback relief. The Planning Office normally requests 10 foot minimum side yard setbacks. If Petitioner is able to demonstrate a hardship or practical difficulty resulting in the Zoning Commissioner granting the variance, the Planning Office has no objection.

As noted above, the subject property is zoned D.R.5.5. The D.R.5.5 zoning classification imposes a number of requirements for single-family dwellings thereon. Specifically, each lot must meet a minimum square footage, the minimum front property line setback is 25 feet and a 30 foot rear property line setback must be maintained. Finally, 10 foot side yard setbacks must be maintained on each side. In this regard, Petitioner's addition provides only a 4 foot 5 inch side yard setback. Although the subdivision plat was recorded well prior to the adoption of the Zoning

ORDER RECEIVED FOR FILING

3 Date 10-21-10
By PM

Regulations, the current requirements must be maintained for new structures or variance relief obtained.

The Zoning Commissioner's authority to grant variance relief from the requirements of the Regulations is established in Section 32-3-301 of the Baltimore County Code (B.C.C.). Section 307 of the B.C.Z.R. contains the standards for the grant of variance relief. This section has been interpreted by the Appellate Courts of this State, most notably in *Cromwell v. Ward*, 102 Md. App. 691 (1995). *Cromwell* essentially requires a two-prong examination of the variance request. First, the Petitioner must demonstrate that the property at issue has features or characteristics that render it unique. If a Petitioner can meet the uniqueness threshold, only then is weight given to the second consideration -- that the uniqueness of the property results in a practical difficulty or undue hardship upon the Petitioner if strict compliance with the Regulations is required. In addition, the Petitioner must demonstrate that the variance, if granted, would be within the spirit and intent of the Regulations and would not cause adverse impact to the public health, safety and general welfare, including detrimental impact to adjacent properties.

After considering all of the testimony and evidence presented at the hearing, I am not persuaded that Petitioner has met this burden and must deny the variance request. Indeed, *Cromwell* requires that there must be a unique characteristic of the property at issue (i.e., topography, shape, configuration, etc.), in order for relief to be granted. The characteristics of the subject site are not unique when compared to other lots in the neighborhood. I do not find the land unique, as required by *Cromwell* and, moreover, find no justification relating to the design of the house which would satisfy this prong. Although of no comfort to Petitioner, I find the problem here is a personal one and it is not a problem inherent in the land itself or in the application of the Zoning Regulations to the land.

ORDER RECEIVED FOR FILING

Date 10-21-10

By 

No doubt, Petitioners would argue that they have satisfied the practical difficulty and undue hardship considerations, and that the addition is existing and has so for over three years. Perhaps 10 or 15 years ago, the finding of practical difficulty or hardship would be all Petitioner needed to show in order to be granted the variance request; however, the Court in *Cromwell* redefined the test for variance, requiring that before a Petitioner even gets to the question of hardship and practical difficulty, there must be a finding that the property is unique when compared to other properties in the neighborhood. The legal standard now requires a finding that the property has some special circumstances or conditions existing that are peculiar to the land or the structure which is the subject of the variance request. This finding must be made before any consideration of hardship or difficulty is made and if the property is not found to be unique, no variance can be granted. Equally important, the Court wanted to correct the practice of many jurisdictions finding hardship and difficulty first, which would then be used to show the property was unique, reasoning that the unusual situation on the property was different from that found on surrounding properties. Petitioner's effort to demonstrate hardship and practical difficulty is admirable; the evidence before me, however, gives no indication that the Regulations impact Petitioner's property in any way different from other lots in the neighborhood.

Although I am certainly understanding and empathetic with Petitioner in her desire to keep the addition that was used to accommodate her late mother who was in failing health, the configuration of the subject property and the orientation of the dwelling does not lend itself to the addition in the location on the side of the dwelling. The addition as constructed is only 4 feet 5 inches from the property line and Mr. Atzrott's driveway. In my judgment, the addition at this location is too prominent and will be detrimental and have an adverse impact to the most affected property owner, Mr. Atzrott. It must also be noted that I cannot countenance Petitioner's building

ORDER RECEIVED FOR FILING

5 Date 10-21-10
By Bj

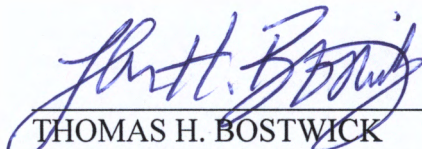
of an addition -- a substantial structure to the property -- without having first obtained the necessary setback relief, as well as the all-important County permits and inspections. Such action would essentially permit others to do the same, which this Commission cannot endorse.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered by the parties, I find that Petitioner's variance request should be denied.

THEREFORE, IT IS ORDERED this 21st day of October, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 4 feet 5 inches in lieu of the required 10 feet for an addition be and is hereby **DENIED**, and

IT IS FURTHER ORDERED that Petitioner shall, at her sole cost and expense, remove the addition from the home and property **within six (6) months** from the date of this Order, including the roof, walls, and windows of the addition, as well as the deck foundation of the addition, which was also constructed without permits and in violation of the setback requirement for an open projection.

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 10-21-10

By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2010

NANCY MARIE GIBSON AND
DEBORAH MITCHUM
3101 CALIFORNIA AVENUE
BALTIMORE MD 21234

Re: Petition for Variance
Case No. 2011-0066-A
Property: 3101 California Avenue

Dear Ms. Gibson and Ms. Mitchum:

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

Enclosure

c: Richard Atzrott, 3103 California Avenue, Parkville MD 21234



VIOLATION

TAX. ACCOUNT # 1401069026

Petition for Variance

to the **Zoning Commissioner of Baltimore County**
for the property located at 3101 California Avenue
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) 1802.3.C.1; BCZR, TO PERMIT

A SIDEYARD SETBACK OF 4ft, 5inches, IN LIEU OF THE REQUIRED 10ft- FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) My mother got Alzheimers and I took care of her until she passed away. IT was difficult and the doctor told me to put her in the same room as me because she was going outside - falling out of bed and wandering threw the house. I put a bed and her in the room. she passed 4-22-09. Room has been empty since then.
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

Date

Telephone No.

City

By

State

Zip Code

Legal Owner(s):

Nancy Marie Gibson

Name - Type or Print

Nancy M. Gibson

Signature

Name - Type or Print

Signature

3101 California Ave (410) 668-4694

Address

Baltimore

City

MD

State

21234

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 8-12-10

Case No. 2011-0066-A

Zoning description for 3101 California Avenue

Beginning at a point on the South side of California Avenue which is 30 feet

Wide at the distance of 830 feet North-West of the centerline of the nearest

Improved intersection, street Avondale Road which is 30 feet wide.

*Being Lot and # 195 and 196 block_____ section_____. In the subdivision of

Ridge Grove as recorded in Baltimore County plat book # 5, folio # 84

Containing 19,007 square feet. Also known as 3101

California Avenue and

Located in the 14th election district, 6th councilman district.

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

No. **59319**

Date: **8.12.10**

PAID RECEIPT

BUSINESS ACCT# 114- 44
 8/12/2010 8/12/2010 09:00:25
 REC 0001 MILEIN TRIC 00
 RECEIPT # 44024 8/12/2010 09:11
 Dept 5 520 ZONING IDENTIFICATION
 CH NO. 059319
 Recpt for 165.00
 \$ 00 CH 165.00 CH
 Baltimore County, Maryland

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

Total: **65.00**

Rec From: **NANCY GIBSON**

For: **2011-0065-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0066-A

3101 California Avenue
S/side of California Avenue,
830 feet +/- n/west of centerline of Avondale Road
14th Election District
6th Councilmanic District
Legal Owner(s):

Nancy Gibson

Variance: to permit a side-yard setback of 4 feet, 5 inches in lieu of the required 10 feet for an addition.

Hearing: Wednesday, October 20, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/628 Oct. 5 256689

CERTIFICATE OF PUBLICATION

10/7/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/5/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2011-0066-A

Petitioner/Developer NANCY
GIBSON

Date Of Hearing/Closing: 10/23/10

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 3101 CALIFORNIA AVENUE

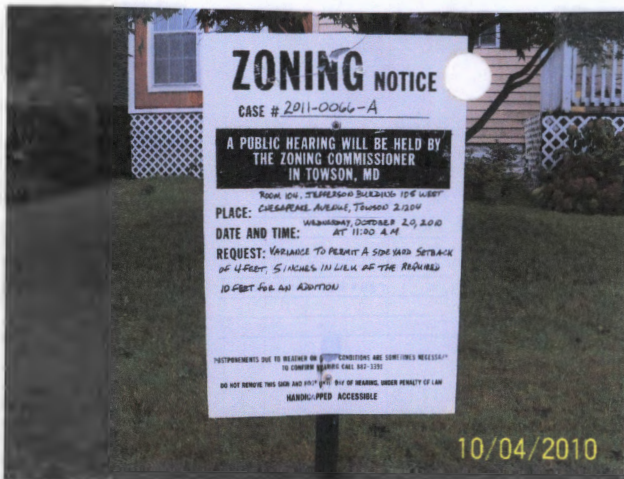
This sign(s) were posted on October 4, 2010
Month, Day, Year

Sincerely,

Martin Ogle 10/4/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 5, 2010 Issue - Jeffersonian

Please forward billing to:
Nancy Gibson
3101 California Avenue
Baltimore, MD 21234

410-668-4694

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0066-A

3101 California Avenue

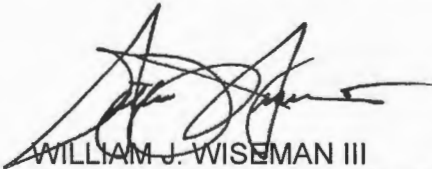
S/side of California Avenue, 830 feet +/- n/west of centerline of Avondale Road

14th Election District – 6th Councilmanic District

Legal Owners: Nancy Gibson

Variance to permit a sideyard setback of 4 feet, 5 inches in lieu of the required 10 feet for an addition.

Hearing: Wednesday, October 20, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

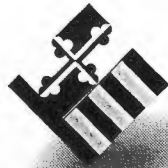


WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 21, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0066-A

3101 California Avenue

S/side of California Avenue, 830 feet +/- n/west of centerline of Avondale Road

14th Election District – 6th Councilmanic District

Legal Owners: Nancy Gibson

Variance to permit a sideyard setback of 4 feet, 5 inches in lieu of the required 10 feet for an addition.

Hearing: Wednesday, October 20, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Nancy Gibson, 3101 California Avenue, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 5, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 2011-0066-A
Petitioner: NANCY GIBSON
Address or Location: 3101 CALIFORNIA Ave., BALTO. Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-668-4694



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

October 14, 2010

Nancy Marie Gibson
3101 California Ave.
Baltimore, MD 21234

Dear: Nancy Marie Gibson

RE: Case Number 2011-0066-A, 3101 California Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 12, 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

TB 10/20 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2010

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

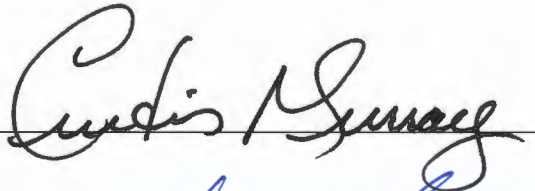
SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-066- Variance**

The Office of Planning is concerned about the petitioner's variance request and that the construction occurred without previous property line setback relief. The Office of Planning normally requests 10-foot minimum side yard setbacks.

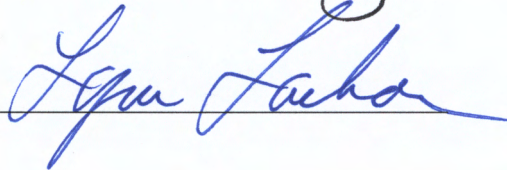
If the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance, the Office of Planning has no objection.

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:



Division Chief:



CM/LL

RECEIVED

SEP 17 2010

ZONING COMMISSIONER

TB 10/20 11AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-066-A
Address 3101 California Avenue
(Gibson Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

Reviewer: JWL Date: 9/8/10



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

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.

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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-09062010 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 25, 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. 2011-0066-A
3101 CALIFORNIA AVE.
GIBSON 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. 2011-0066-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR VARIANCE * BEFORE THE
3101 California Avenue; S/S California *
Avenue, 830' NW of c/line Avondale Road * ZONING COMMISSIONER
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Nancy Gibson * FOR
Petitioner(s) * BALTIMORE COUNTY
* 2011-066-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Nancy Gibson, 3101 California Avenue, Baltimore, MD 21234, Petitioner(s).

RECEIVED

AUG 27 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 2, 2010

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2011-0066-A
Legal Owner/Petitioner: Gibson, Nancy
Contract Purchaser: N/A
Property Address: 3101 California Ave.
Location Description: S side California Ave., 830' +/- NW the
Centerline of Avondale Rd.

VIIOLATION INFORMATION: Case No. CO0081207
Defendants: Gibson, Nancy

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Lewis Mayer	111 W. Chesapeake Ave. Rm. G21

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/lm
C: Code Enforcement Officer



Department of Permits and
Development Management

County Office Building
111 West Chesapeake /
Towson, MD 21204

14

OFFICE HOURS: 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection:

410-887-3620

Electrical Inspection:

410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Case No.	Property No.	License
CO 81207	1401069036	FA 20250288

Name(s): NANCY GIBSON

Address: 3101 CALIFORNIA AVE, BALT, MD 21234

Violation Location: 3101 CALIFORNIA AVE 21234

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BALCC 35-2-301, 304 IRC 105.1-109.1

FAILURE TO OBTAIN BUILDING PERMIT
FOR ADDITION ON SIDE OF HOUSE
FAILURE TO OBTAIN REQUIRED INSPECTIONS

OBTAIN BUILDING PERMIT FOR ADDITION
ON SIDE OF HOUSE
OBTAIN ALL REQUIRED INSPECTIONS
AND APPROVALS

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: <u>8/5/10</u>	DATE ISSUED: <u>7/21/10</u>
--------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Lew Mayer

INSPECTOR: Lew Mayer

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE:	DATE ISSUED:
---------------	--------------

INSPECTOR:

From: "Richard Atzrott" <rick.rocks@comcast.net>
To: <gberry@baltimorecountymd.gov>
Date: 7/20/2010 7:46 AM
Subject: Building Code Violation at 3101 California Ave.
Attachments: 20100325164452(1).jpg

Mr. Berry

I files a complaint yesterday concerning a building code violation at 3101 California Ave, Parkville, MD 21234. The resident there has built a addition within a few feet from the property line. See attached picture. After speaking with several of the neighbors, I manage to find out that this addition was built within the last few years. To confirm these finding please contact the following at their residences:

LIBERTO RICHARD,SR
3100 1/2 CALIFORNIA AVE

THACKER GAIL
3103 1/2 CALIFORNIA AVE

Thank you for your attention in these regards. I look forward to resolving this issue.

Richard Atzrott
443-416-3169

DATE: 08/31/2010

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:56:47

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
14 01 069026	14	3-0	04-00	H	NO		06/10/10
LOT....	195	BOOK....	0005	MAP.....	0071	LOT WIDTH.....	65.50
BLOCK..		FOLIO...	0084	GRID....	0021	LOT DEPTH.....	.00
SECTION..				PARCEL..	1139	LAND AREA..	19007.000 S
PLAT..	1					YEAR BUILT.....	23

-----TRANSFER DATA-----

NUMBER..... 312926
 DATE..... 05/20/05
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 21903
 DEED REF FOLIO..... 0739
 CONVEYED IND..... 9
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 14-01-069026

CRITICAL	NEW CONST	CARD
----------	-----------	------

AREAS CODE	YEAR	NO
		02095

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	1556

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/31/2010

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:03:18

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
14 01 069026	14	3-0	04-00	H	NO		06/10/10

GIBSON NANCY M

DESC-1.. IMPSPT LTS 195,196

DESC-2.. RIDGE GROVE

3101 CALIFORNIA AVE

PREMISE. 03101 CALIFORNIA

AVE

00000-0000

BALTIMORE

MD 21234-4106 FORMER OWNER: MACK MARY A

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
• LAND:	64,750	76,750		FCV	ASSESS	ASSESS
IMPV:	104,400	118,220	TOTAL..	186,362	186,362	177,756
TOTL:	169,150	194,970	PREF...	0	0	0
PREF:	0	0	CURT...	186,362	186,362	177,756
CURT:	169,150	194,970	EXEMPT.		0	0
DATE:	07/05	08/08				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	186,362	08/20/09
	ASSESS:	177,756	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

ODE ENFORCEMENT REPC T

DATE: 7/19/10 INTAKE BY: Hopkins CASE # 500081207 INSPEC: 20 250 288

COMPLAINT LOCATION: 3101 California Ave

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: Richard Attyroth PHONE #: (H) 443 416 3169 (W) _____

ADDRESS: 3103 California ZIP CODE: _____

PROBLEM: Enclosed adk. couple of yrs. ago w/o permit

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 7/20/10 - Visited Site. Observed An Addition on Side of SFD, Which Was Not Shown on A GIS Map of 2008. Issued A Corr. Notice To Obtain A Building Permit And Requires Inspections. Notified Complaint By Voice Mail of

REINSPECTION: Action Taken Rlc 8/5/10 Jam

7/26/10 - Owner Has Meeting With Zoning For Variance Appl. On 8/14/10 - Same Rlc Date as 8/5/10 Jam

REINSPECTION: 8/5/10 Owner Has Next Appt On 8/14/10 Rlc 8/17/10 Jam

8/31/10 - Owner Has Variance Case No 2011-0066-A. Rlc 9/17/10 For Hearing Date Jam

REINSPECTION: _____

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

Account Identifier:

District - 14 Account Number - 1401069026

Owner Information

Owner Name: GIBSON NANCY M **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 3101 CALIFORNIA AVE **Deed Reference:** 1) /21903/ 739
 BALTIMORE MD 21234-4106 2)

Location & Structure Information

Premises Address **Legal Description**
 3101 CALIFORNIA AVE PT LTS 195,196
 3101 CALIFORNIA AVE
 RIDGE GROVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
71	21	1139					195	3

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

Primary Structure Built	Enclosed Area	Property Land Area	Co
1923	1,556 SF	19,007.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 07/01/2011	
Land	64,750	76,750		
Improvements:	104,400	118,220		
Total:	169,150	194,970	186,362	194,970
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MACK MARY A	05/20/2005	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/21903/ 739	
Seller:	Date:	Price:
MACK MARY A	01/08/1971	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/ 5156/ 633	
Seller:	Date:	Price:
Type:	Deed1:	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 *

CERTIFICATION OF VITAL RECORD

STATE OF MARYLAND

Department of Health and Mental Hygiene

Division of Vital Records

Please Type or Print in Black Indelible Ink. Ensure All Copies Are Legible.

State of Maryland / Department of Health and Mental Hygiene

Certificate of Death

Reg. No.

1- For State Registrar

Physician
(Medical
Examiner)Funeral
Director

1. Decedent's Name (First, Middle, Last) Mary A. Mack		2. Date of Death Month April Day 22 Year 2009		3. Time of Death 7:50 PM	
4a. Facility Name (If not institution, give street and number) 3101 California Avenue		4b. City, Town, or Location of Death Parkville		4c. County of Death Baltimore	
5. Social Security Number 212-28-0226		6. Sex ☐ M ☒ F		7. Age (in yrs; last birthday) 91 Yrs.	
8. Date of Birth (Month, Day, Year) May 9, 1917		9. Birth Place (State or Foreign Country) Maryland			
10a. State MD		10b. County Baltimore		10c. City, Town or Location Parkville	
10d. Inside City Limits ☐ Yes ☒ No		10e. Zip Code 21234		10f. Citizen of What Country? U.S.A.	
11. Marital Status ☐ Never Married ☐ Married ☒ Widowed ☒ Divorced		12. Was Decedent Ever in U.S. Armed Forces? ☐ Yes ☒ No		13. Was Decedent of Hispanic Origin? (Specify Yes or No, if Yes, specify Cuban, Mexican, Puerto Rican, etc.) ☐ Yes ☒ No Specify:	
14. Race - American Indian, Alaska Native, etc. White		15. Decedent's Education (Specify only highest grade completed) Elementary/Secondary (9-12)		16a. Decedent's Usual Occupation (Give kind of work done during most of working life. DO NOT use retired) Lab Technician	
16b. Kind of Business/Industry BBL		17. Father's Name (First, Middle, Last) Francis Yichter		18. Mother's Name (First, Middle, Maiden Surname) Emma Kreissner	
19a. Informant's Name/Relationship (Type, Print) Nancy M. Gibson/Daughter		19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) 3101 California Ave. Parkville, MD 21234			
20a. Method of Disposition ☒ Burial ☐ Cremation ☐ Removal from State ☐ Donation ☐ Other (Specify)		20b. Place of Disposition (Name of cemetery, crematorium or other place) Mt. Airy Cemetery		20c. Date 04/25/09	
20d. Location - City or Town, State Parkville, MD		21. Signature of Funeral Service Licensee <i>Maguelm Evans</i>			
22. Name and Address of Facility St. Vincent's Funeral Chapel & Cremation Services 8800 Harford Rd. Parkville, MD 21234		23a. Part I. Enter the disease, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Alzheimers Disease			
23b. Part II. Enter the disease, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. High Blood Pressure Artrial Fibrillation		23c. Did tobacco use contribute to the cause of death? ☐ Yes ☒ No ☐ Probably ☐ Unknown			
23d. Was an autopsy performed? ☐ Yes ☒ No		23e. Were autopsy findings available prior to completion of cause of death? ☐ Yes ☒ No			
24. Was decedent referred to medical examiner? ☒ Yes ☐ No		25. Place of Death (Check only one) Hospital: ☐ Inpatient ☐ ER/Outpatient ☐ DCA Other: ☐ Nursing Home ☐ Residence ☐ Other (Specify)			
26. Date of Injury (Month, Day, Year) April 22, 2009		26a. Time of Injury M		26b. Injury at Work? ☐ Yes ☒ No	
26c. Place of Injury - At home, farm, street, factory, office building, etc. (Specify) At home		26d. Describe how injury occurred			
26e. Location (Street and Number or Rural Route Number, City or Town, State) 3101 California Avenue, Parkville, MD 21234		26f. Location (Street and Number or Rural Route Number, City or Town, State)			
27. Certifier ☒ Certifying Physician: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. ☐ Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.		28. Signature and Title of Certifier <i>Geneva B. Sparks</i>			
28a. License number D44604		28b. Date signed (Month, Day, Year) 4/23/2009			
29. Name and address of person who completed cause of death (Item 23a) (Type, Print) Michael Suter 8109 Harford Rd STE Parkville, MD 21234		30. Date filed (Month, Day, Year) APR 24 2009			
31. Registrar's Signature <i>Geneva B. Sparks</i>		32. Registrar's Signature <i>Geneva B. Sparks</i>			

To Be Completed by Funeral Director

To Be Completed by Physician/Medical Examiner

Physician
(Medical
Examiner)State
Registrar

H 17 Rev 1/2001

057268

Date Issued
April 24, 2009I HEREBY CERTIFY THAT THIS DOCUMENT IS
ORIGINAL A TRUE COPY OF A RECORD ON FILE IN THE
DIVISION OF VITAL RECORDS.

STATE REGISTRAR

DO NOT ACCEPT UNLESS ON SECURITY PAPER WITH SEAL
OF VITAL RECORDS CLEARLY EMBOSSED.

DEPUTY ZONING COMMISSIONER HEARINGS

- Have people sign in (Petitioner, Protestants/Interested Citizens, County Reps.)
- Make sure tape player is on and working

Good morning/afternoon. You are attending a public hearing before the Office of the Zoning Commissioner. My name is Thomas Bostwick. I am the Deputy Zoning Commissioner for Baltimore County and I've been assigned to hear this case pursuant to Article 32 of the Baltimore County Code. Please be advised that these proceedings are being recorded.

For the record, this is a Public Hearing on a Petition for

X

**Variance
Special Hearing
Special Exception**

in Case No. 2011-0066-A

The Petition was filed by Nancy Marie Gibson

for property located at 3101 California Ave.

in the Pachville area of Baltimore County and zoned DR5.5

If Attorney present, have them identify themselves as well as any persons they have with them.

The Petition(s) filed in this matter requests relief as follows: **"Read the Language from the File"**

Before we proceed to the merits of the hearing this morning, as a preliminary matter, I am required to make a finding as to whether proper notice of today's hearing has been provided to neighbors and interested persons by the posting of a sign on the property and advertisement in a newspaper of general circulation at least 15 days prior to the hearing in accordance with the County Code.

A Certificate of Posting in the file reflects that the sign was posted on 10-4-10 by Martin Ogles, an approved sign poster, which indicates the date, time, place, and subject matter of today's hearing. There is also a Certificate of Publication indicating notice of today's hearing was published in *The Jeffersonian* newspaper on 10-5-10.

Therefore, I find that the Posting and Publishing Notice requirements have been satisfied and we can proceed with today's hearing.

* Never got permit for addition

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 2011-0066-A
DATE 10-20-10

CITIZEN'S SIGN-IN SHEET

[illegible]

Case No.: 2011-0066-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3	subdivision plat	
No. 4	md SDAT sheet	
No. 5 A-D	photos	
No. 6 A-C	photos	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

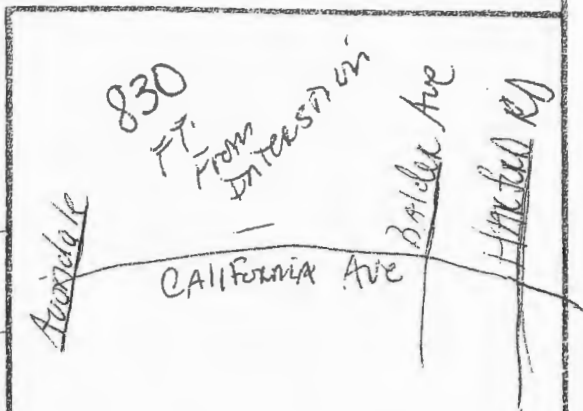
PROPERTY ADDRESS 3101 California Ave

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

SUBDIVISION NAME Ridge Grove

PLAT BOOK # 5 FOLIO # 84 LOT # 195 & 196 SECTION # -

OWNER Nancy Marie Gibson



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 07133

ZONING DR 5.5

LOT SIZE .436 ACRES 19007 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING NONE
VIOLATION CASE # CO-81207

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PETITIONER'S

EXHIBIT NO. 1



NORTH

PREPARED BY Nancy Gibson

SCALE OF DRAWING: 1" = 50'

3039

PDM # 148043

Pt. Bk./Folio # 005081A

CALIFORNIA AVE

ARIZONA AVE

DR-5:5

CALIFORNIA AVE

NE-8-E

6CD

071B3

14ED

19690188

Pt. Bk. 7, Folio 22

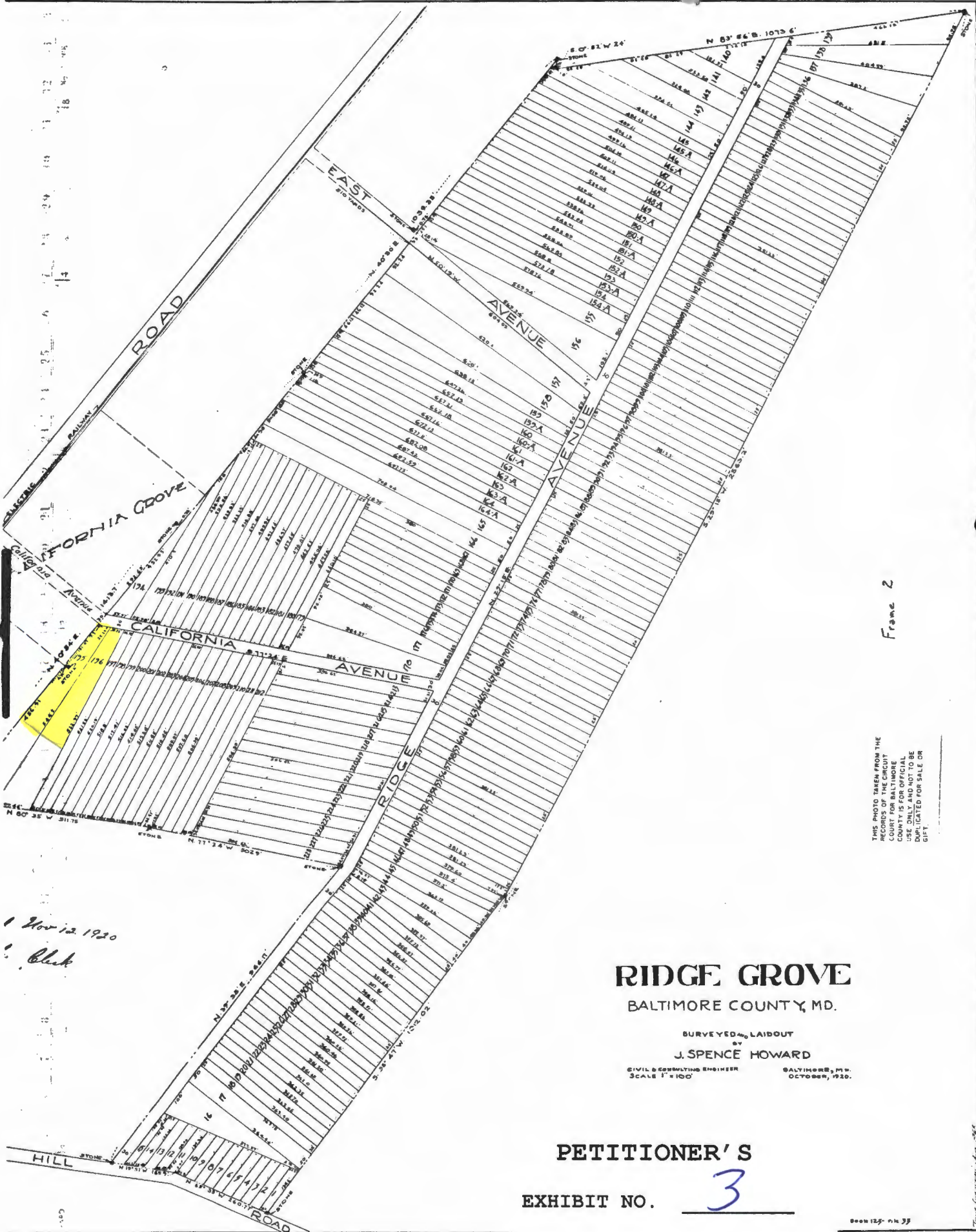
Pt. Bk./Folio # 014060

Pt. Bk. 17, Folio 68

Lot # EXHIBIT NO.

PETITIONER'S

4



Frame 2

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

RIDGE GROVE

BALTIMORE COUNTY, MD.

SURVEYED & LAYOUT
BY
J. SPENCE HOWARD

CIVIL & CONSULTING ENGINEER
SCALE 1"=100'

BALTIMORE, MD.
OCTOBER, 1920.

PETITIONER'S

EXHIBIT NO.

3

Account Identifier:		District - 14 Account Number - 1401069026						
Owner Information								
Owner Name:	GIBSON NANCY M	Use:	RESIDENTIAL					
		Principal Residence:	YES					
Mailing Address:	3101 CALIFORNIA AVE BALTIMORE MD 21234-4106	Deed Reference:	1) /21903/ 739 2)					
Location & Structure Information								
Premises Address		Legal Description						
3101 CALIFORNIA AVE		PT LTS 195,196 3101 CALIFORNIA AVE RIDGE GROVE						
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
71	21	1139					195	3
Special Tax Areas		Town						
		Ad Valorem						
		Tax Class						
Primary Structure Built		Enclosed Area		Property Land Area		Co		
1923		1,556 SF		19,007.00 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			
			01/01/2009	07/01/2010	07/01/2011			
Land		64,750	76,750					
Improvements:		104,400	118,220					
Total:		169,150	194,970	186,362	194,970			
Preferential Land:		0	0	0	0			
Transfer Information								
Seller:	MACK MARY A	Date:	05/20/2005	Price:				
Type:	NOT ARMS-LENGTH	Deed1:	/21903/ 739	Deed2:				
Seller:	MACK MARY A	Date:	01/08/1971	Price:				
Type:	NOT ARMS-LENGTH	Deed1:	/ 5156/ 633	Deed2:				
Seller:		Date:		Price:				
Type:		Deed1:		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	Special Tax Recapture:						
Exempt Class:		* NONE *						

PETITIONER' S

EXHIBIT NO.





PETITIONER' S
EXHIBIT NO. 54A-D

