

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Locust Avenue; 495 feet E
of the c/l of Bellona Avenue
9th Election District
2nd Councilmanic District
(1503 Locust Avenue)

Steven K. and Teresa L. Wonnell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0108-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, Steven K. and Teresa L. Wonnell for property located at 1503 Locust Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear 2 story addition with a side setback of 8 feet in lieu of the required 10 feet, and a sum of side yard setbacks of 20.5 feet in lieu of the required 25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners state they want to demolish the existing 10 feet x 17 feet covered back porch and construct a two story plus basement addition measuring 20 feet x 28 feet onto the rear of the dwelling. The plans calls for the addition to line up with the existing covered front porch as shown on the plat. The existing house has a clearance of only 8 feet on the east side and only 12 feet on the west side when measured from the existing front porch. The front porch is an integral part of the house as evidenced in the photograph submitted with the Petition. Petitioners propose to increase the setback on the east side to 10 feet in order to meet the zoning restrictions, but for the west side they would like to maintain the 12 feet clearance created by the existing covered porch even though the zoning currently requires a total setback of 25 feet for the east and west setbacks combined. Offsetting the addition so that it lines up with the existing front

ORDER RECEIVED FOR FILING

Date 10-26-10

By PJ

porch will give the house a more harmonious look more in keeping with the style of the other similar houses in the vicinity. The plan gives Petitioners room inside to construct stairs leading to the main floor of the new addition downstairs to a rear, basement level exit which is important for safety reasons as well as practical reasons. Petitioners stated that this allows them to implement a more elegant interior design with fewer odd angles than we would have with a narrower addition.

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 October 18, 2010 which indicates that the request is to allow for the construction of a two story and basement rear addition to an existing single family dwelling. The property is within the Ruxton Riderwood Lake Roland Design Review area. Additions that are greater than 50% of the existing floor area of the dwelling must be reviewed by the Design Review Panel (DRP) at a public hearing. The Planning Office requested that the Petitioners provide a signed statement indicating the floor area of the existing dwelling, the floor area of the addition and the percentage. That information has not been provided to date. It appears that DRP review and approval is required due to the size of the addition. Since DRP actions are binding upon the hearing officer, no order should be issued until DRP review and approval occurs.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 3, 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,

ORDER RECEIVED FOR FILING

Date 10-26-10 2

By [Signature]

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. This Commission's approval is contingent upon the Petitioners obtaining approval from the Design Review Panel (DRP) as detailed in the ZAC comment from the Office of Planning dated October 18, 2010.

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 25th day of October, 2010 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear 2 story addition with a side setback of 8 feet in lieu of the required 10 feet, and a sum of side yard setbacks of 20.5 feet in lieu of the required 25 feet 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.
2. The Petitioners shall provide to the Office of Planning a signed statement indicating the floor area of the existing dwelling, the floor area of the addition and the percentage.
3. Design Review Panel (DRP) review and approval is required due to the size of the addition.
4. Compliance with ZAC comment submitted by the Office of Planning dated October 18, 2010. A copy of this comment has been attached hereto and is made a part hereof.

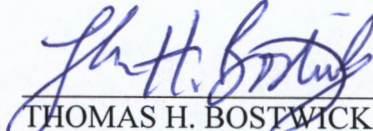
ORDER RECEIVED FOR FILING

Date 10-26-10 3

By PS

5. When applying for any building permits, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.

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 10-26-10

By B

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 18, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-108- Administrative Variance**

The petitioners request a side yard setback of 8 feet in lieu of 10 feet and a sum of side yards of 20 ½ feet in lieu of the required 25 feet to allow for the construction of a 2 story and basement rear addition to an existing single family dwelling. The property is within the Ruxton Riderwood Lake Roland Design Review area. Additions that are greater than 50% of the existing floor area of the dwelling must be reviewed by the DRP at a public meeting. The Office of Planning requested that the petitioner provide a signed statement indicating the floor area of the existing dwelling, the floor area of the addition and the %. That information has not been provided to date.

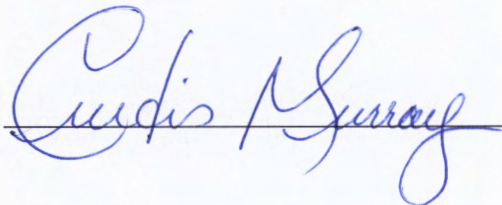
SUMMARY OF RECOMMENDATIONS:

It appears that DRP review and approval is required due to the size of the addition. Since DRP actions are binding upon the hearing officer, no order should be issue until DRP review and approval occurs.

Petitioners may find information about the DRP process on the count's website www.baltimorecountymd.gov.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

OCT 18 2010

ZONING COMMISSIONER



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 26, 2010

STEVEN K. AND TERESA L. WONNELL
1503 LOCUST AVENUE
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 2011-0108-A
Property: 1503 Locust Avenue

Dear Mr. and Mrs. Wonnell:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Diana Itter, Baltimore County Office of Planning



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1503 LOCUST AVENUE
which is presently zoned DR3.5

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)

1B02.3.C.1

To permit a rear two story addition with a side setback of 8-feet in lieu of the required 10-feet and a sum of side yard setbacks of 20 1/2-feet in lieu of the required 25-feet.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature SAME _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature SAME _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING

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.

By _____

Legal Owner(s):

STEVEN K WONNELL
Name - Type or Print _____
Signature Steven K Wonnell _____
TERESA L. WONNELL
Name - Type or Print _____
Signature Teresa Wonnell _____
1503 LOCUST AVENUE 410 516-5418 (W)
Address _____ Telephone No. 410 583 0179 (W)
TOWSON MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

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

Zoning Commissioner of Baltimore County

CASE NO. 2011-0108-A

REV 10/25/01

Reviewed By [Signature] Date 9/20/10

Estimated Posting Date 10/3/10

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

1503 LOCUST AVE
Address
TOWSON MD 21204
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):

We seek to demolish our existing 10' x 17' covered back porch and construct a two story, plus basement, 20' by 28' addition onto the rear of the house. Our plan calls for this addition to line up with the existing covered front porch as shown in the plat. The existing house has a clearance of only 8'± on the east side and only 12'± on the west side when measured from the existing front porch. This front porch is pretty much an integral part of the house, as can be seen in the photograph of the front of the house. The zoning ordinance calls for a minimum setback of 10' on each side and 25' both sides together. For the new addition, we propose to increase the setback on the east side to 10' in order to meet the zoning restrictions, but for the west side we would like to maintain the 12'± clearance created by the existing covered porch, even though the zoning currently requires a total setback of 25' for the east and west setbacks combined. Offsetting the addition so that it lines up with the existing front porch will give the house a more harmonious look, more in keeping with the style of the other similar houses in the vicinity, than if we restricted the addition to keep within the 25' total rule. Moreover, such an addition would allow for better circulation of people inside and outside because we could build a deck to bridge the addition to the front porch in a harmonious way. It gives us room inside to construct stairs leading from the main floor of the new addition downstairs to a rear, basement level exit, which is important for safety reasons as well as practical reasons. Finally, this allows us to implement a more elegant interior design with fewer odd angles than we would have with a narrower addition.

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.

Steven K. Wonnell
Signature
STEVEN K WONNELL
Name - Type or Print

Teresa Wonnell
Signature
Teresa Wonnell
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of September, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEVEN K. WONNELL and TERESA WONNELL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Paul E. Gallagher
Notary Public
My Commission Expires September 11, 2013

**Zoning Description
for
1503 Locust Avenue, Towson, MD
21204**

Beginning at a point on the south side of Locust Avenue; which is 40' wide, at a distance of 495 ^{EAST} feet from the centerline of Bellona Avenue, this lot extends 50' along Locust Avenue and extends back 115' on the south side of Locust Avenue.

Being Lot #143 in the subdivision of Ruxton Heights as recorded in Baltimore County Plat Book #1, Folio #64, containing 5750 sq. ft. (0.13 acres).

Also known as 1503 Locust Avenue and located in the 9th Election District and 2nd Councilman Distract.

2011-0108-A

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. CO., PDM
ZONING OFFICE
ATTENTION: MS KRISTEN
MATTHEWS

DATE: 10.3.10
JOB NO. SP-021
RE: 2011-0108-A
1503 LOCUST AVE.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:
☐ Copy of letter ☒ Prints ☒ Documents ☐ Other _____

No. of copies	Date	Description
1	10.3.10	CERT. OF POSTING
2	10.3.10	SITE PHOTOS

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review and comment
☐ Other LAURA SUBMITTAL

REMARKS:

SIGNED:

WILLIAM D. GULICK, JR.

STEVEN & TERESA
cc: WONNELL

File #

CERTIFICATE OF POSTING

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

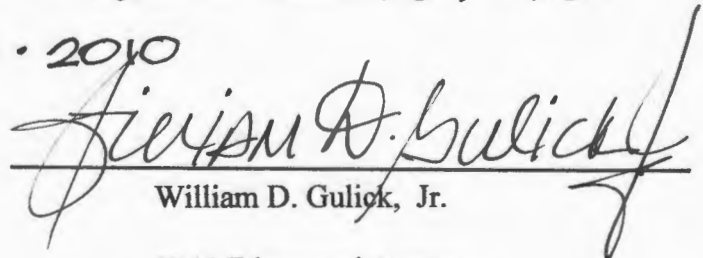
Date: 10.3.10

Attention: MS KRISTEN MATTHEWS

Re: Case Number: 2011-0108-A
Petitioner/Developer: STEVEN & TERESA WONNELL
Date of Hearing/Closing: 10.18.2010

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: 1503 LOCUST AVE.

The sign (s) were posted on: 10.3.2010



William D. Gulick, Jr.

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

SEE ATTACHED SITE PHOTOS



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0108 -A Address 1503 Locust Ave

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/20/10 Posting Date: 10/3/10 Closing Date: 10/18/10

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- 0108 -A Address 1503 Locust Ave

Petitioner's Name STEVEN & TERESA WONNELL Telephone 410-583-0179

Posting Date: 10/3/10 Closing Date: 10/18/10

Wording for Sign: To Permit

To permit a rear two story addition with a side setback of 8-feet in lieu of the required 10-feet and a sum of side yard setbacks of 20 1/2-feet in lieu of the required 25-feet.

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 19, 2010

Steven & Teresa Wonnell
1503 Locust Ave.
Towson, MD 21204

Dear: Steven & Teresa Wonnell

RE: Case Number 2011-0108-A, 1503 Locust Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 20, 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
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 26, 2010
SUBJECT: Zoning Item # 11-108-A
Address 1503 Locust Avenue
(Wonnell Property)

RECEIVED

OCT 26 2010

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 4, 2010.

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

Reviewer: JWL Date: 10/26/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 18, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-108- Administrative Variance**

The petitioners request a side yard setback of 8 feet in lieu of 10 feet and a sum of side yards of 20 ½ feet in lieu of the required 25 feet to allow for the construction of a 2 story and basement rear addition to an existing single family dwelling. The property is within the Ruxton Riderwood Lake Roland Design Review area. Additions that are greater than 50% of the existing floor area of the dwelling must be reviewed by the DRP at a public meeting. The Office of Planning requested that the petitioner provide a signed statement indicating the floor area of the existing dwelling, the floor area of the addition and the %. That information has not been provided to date.

SUMMARY OF RECOMMENDATIONS:

It appears that DRP review and approval is required due to the size of the addition. Since DRP actions are binding upon the hearing officer, no order should be issue until DRP review and approval occurs.

Petitioners may find information about the DRP process on the count's website www.baltimorecountymd.gov.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2010
Item Nos. 2011- 103, 106, 107, 108,
109, 110, 111, 112, 113, 115, 116,
117, 118, 119, 120, 121 and 122

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-10182010 -NO COMMENTS.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Closing
10/18/10

Date: *Oct. 15, 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. *2011-0108A*
1903 LOCUST AVE
WONNELL 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. *2011-0108-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

From: Diana Itter
To: steve@wonnell.net
Date: 10/5/2010 2:55 PM
Subject: 2011-108a
CC: Bruno Rudaitis

Hi Steve:

As I indicated in my phone call to you, your property is located within the Ruxton Riderwood Lake Roland Design Review area. Your proposed 2 1/2 story addition may need to be reviewed by the Design Review Panel depending upon the size of the addition as compared with your existing dwelling.

If you are working with a builder or architect, please have them provide a signed statement indicating to the best of their knowledge the square footage of the existing dwelling and the square footage of the addition. In computing the existing floor area, the basement can be included but not the attic if less than 8' in height. the basement is included in the addition as well.

If the addition is greater than 50% of the floor area of the existing dwelling, it must be reviewed by the DRP. This is a separate process from the administrative variance process and involves. Information about the DRP process can be found on the Baltimore County web site www.baltimorecountymd.gov/agencies/planning/drp/index.html

Please call me if you have questions.

Diana Itter

Assistant Chief of Community Planning
Senior Planner
2nd Councilmanic District
Baltimore County Office of Planning
105 West Chesapeake Avenue
Suite 101
Towson, MD 21204
410-887-3480

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

Account Identifier:

District - 09 Account Number - 0901290070

Owner Information

<u>Owner Name:</u>	WONNELL STEVEN K WONNELL TERESA L	<u>Use:</u>	RESIDENTIAL
		<u>Principal Residence:</u>	YES
<u>Mailing Address:</u>	1503 LOCUST AVE TOWSON MD 21204-6524	<u>Deed Reference:</u>	1) /16512/ 665 2)

Location & Structure Information

Premises Address
1503 LOCUST AVE

Legal Description
1503 LOCUST AVE
RUXTON HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
69	10	829					143	2

Special Tax Areas	Town Ad Valorem Tax Class
1	1
2	2
3	3
4	4
5	5
6	6
7	7
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9	9
10	10
11	11
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100	100

Primary Structure Built	Enclosed Area	Property Land Area	Color
1903	1,392 SF	5,750.00 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of 01/01/2008	As Of 07/01/2010	As Of 07/01/2011
Land	199,500	199,500		
Improvements:	216,250	216,250		
Total:	415,750	415,750	415,750	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

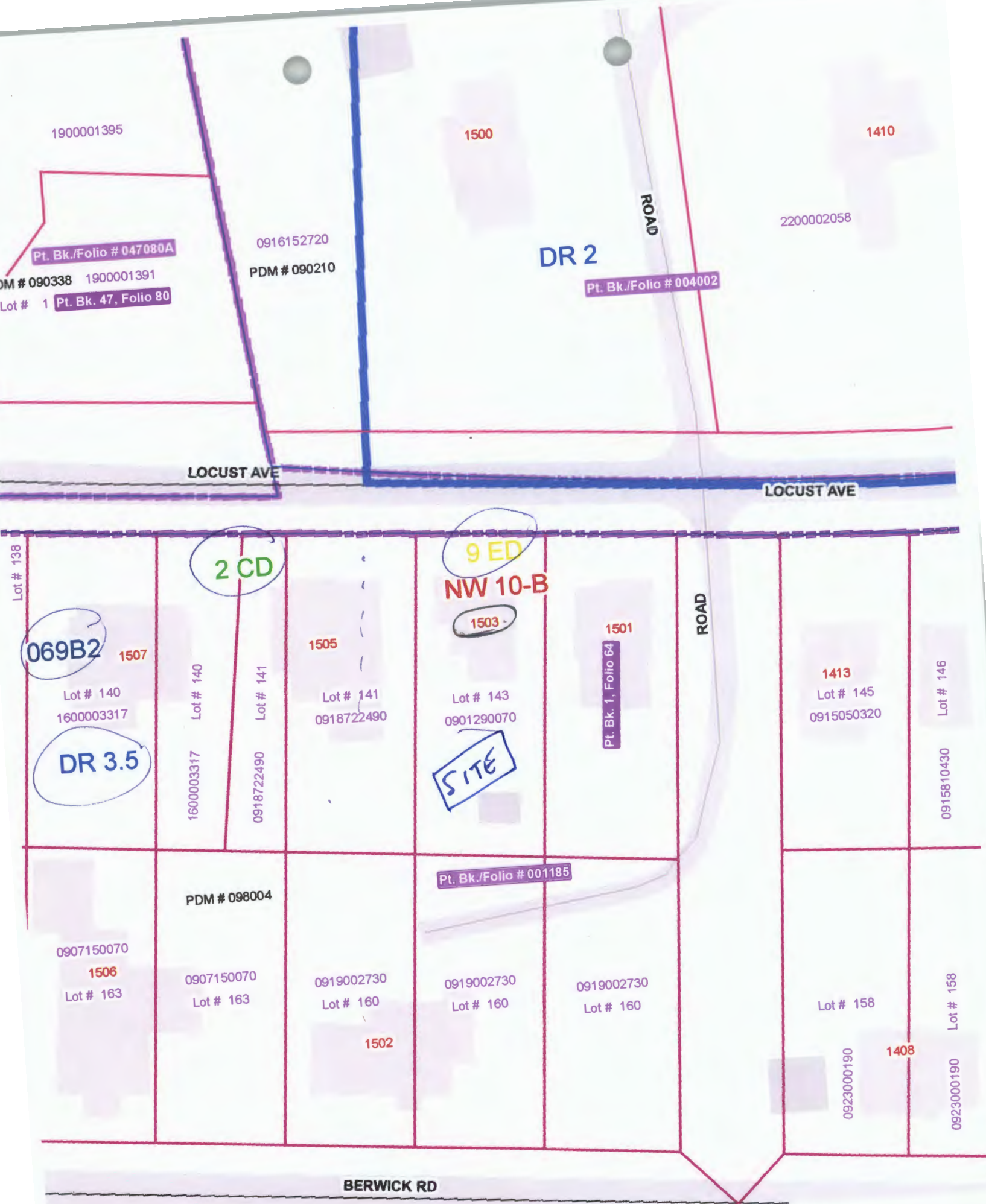
Seller:	STUEHLER MICHAEL A	Date:	06/13/2002	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/16512/ 665	Deed2:
Seller:	SMITH PAUL H	Date:	08/12/1997	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/12322/ 455	Deed2:
Seller:	AIKEN J DONN	Date:	08/28/1973	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5389/ 930	Deed2:

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 *



2011-0108-A

2011-0108A



1503 Locust
FRONT OF HOUSE

2011-0108-A



2011-0108-A



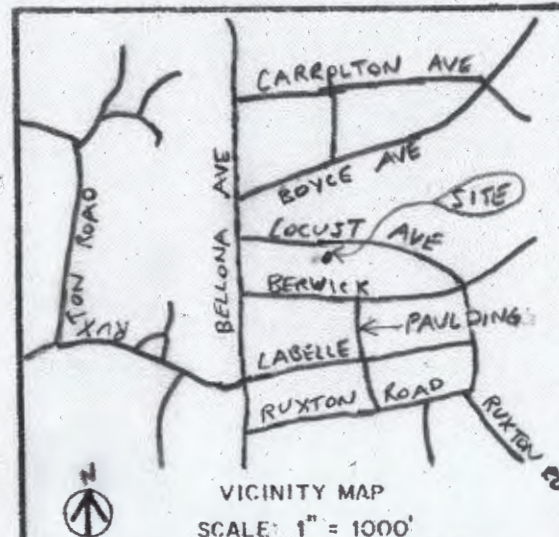
1503 LOCUST
REAR OF HOUSE

-15-

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

OWNER STEVEN & TERESA WANNELL

1503 Locust Ave
2 1/2 story Stone
and frame



ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 06982

ZONING DR 3.5

LOT SIZE 0.13 5750
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 ITEM # CASE #

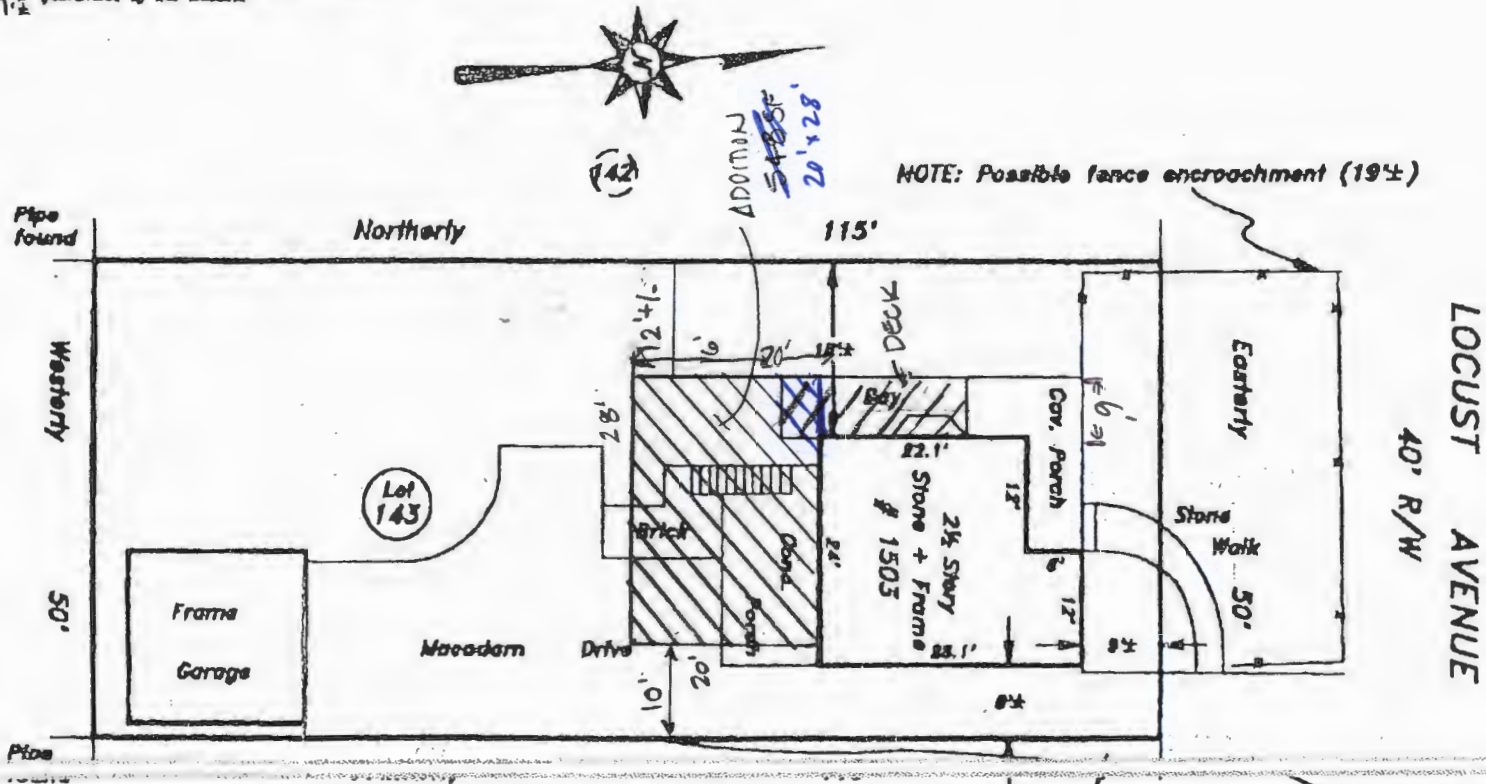
PREPARED BY STEVEN WONNELL, AUG 26, 2010 SCALE OF DRAWING: 1" = 30'

2011 | 0108A

2011-0108-A

NOTES:

- 1) R.L.L. Information, if shown, was obtained from existing record plat or land acquisition and is not guaranteed by NTT, Inc.
- 2) Building line and/or flood zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not verify its information or unrecorded encroachments or overlaps.
- 4) Property features NOT found or guaranteed by this location.
- 5) Reduced distance encroachment.



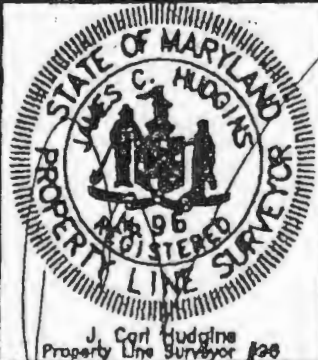
Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0245 E. Effective November 17, 1993

NOTE: Possible driveway encroachment (2'±)

This is to certify that I have surveyed the property shown hereon, being known as Lot 143, "RUXTON HEIGHTS"

and recorded among the land records of Baltimore County, Maryland in Plat 1, folio 84 for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



LOCATION DRAWING
1503 Locust Avenue
Baltimore County, Maryland
Councilmanic District No. 2
Election District No. 9

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 20'
Date: 5.16.02
Field By: bp
Drawn By: bp
Drawing # 14737 CAT