

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Tufton Road; 2,400 feet W of
the c/l of Falls Road
8th Election District
2nd Councilmanic District
(2007 Tufton Avenue)

John C. Wang and Paula Y. Woo
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0139-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, John C. Wang and Paula Y. Woo for property located at 2007 Tufton Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a pool to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Photographs submitted with the petition clearly show that the rear yard slopes upward making installation of an in-ground swimming pool at this location impossible. The south side of the property contains electrical utilities. Placement of the pool on the south side would require removal of an existing flagstone patio and a stone retaining wall. This location would also require the removal of mature trees. Placement of the swimming pool on the western side of the house would be difficult because it would block access to the garage. Placement of the pool on the western side would require the removal of an asphalt driveway leaving no place to park vehicles. Petitioners' property contains 24.38 acres and is served by private septic and well.

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 11.12.10

By B

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 23, 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 12th day of November, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a pool to be located in the side yard in lieu of the required rear yard is hereby GRANTED, subject to the following:

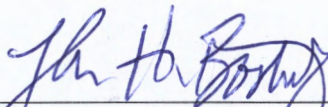
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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 11.12.10

By [Signature]

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 11-12-10

By 



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 12, 2010

JOHN C. WANG AND PAULA Y. WOO
2007 TUFTON AVENUE
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2011-0139-A
Property: 2007 Tufton Avenue

Dear Mr. Wang and Ms. Woo:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Mike Duffy, Anthony & Sylvan Pools, 344 C Ritchie Highway, Severna Park MD 21146



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 2007 Tufton Ave Reistertown Maryland 21136

which is presently zoned rc-2

Deed Reference: _____ / _____ Tax Account # 1800004509

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) 400.1, BCZR, TO PERMIT A

POOL TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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):

John Wang

Name - Type or Print

Signature

Paula Woo

Name - Type or Print

Signature

2007 Tufton Ave.

(h) 410-785-0060

Address

Telephone No.

Reistertown

Maryland

21136

City

State

Zip Code

Representative to be Contacted:

Mike Duffy Anthony & Sylvan Pools

Name

344 c Ritchie Hwy

443-994-3169

Address

Telephone No.

Severna Park

Md.

21146

City

State

Zip Code

Zoning Commissioner of Baltimore County

Case No. 2011-0139-A

Reviewed By [Signature] Date 10-15-10

Estimated Posting Date 10/24/10

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 own and reside at 2007 Tufton Ave.
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) The desired swimming pool if placed on the south side of the property would interfere with electrical utilities which enter the property on the southeast corner of the property. The placement of the pool on the western side of the house would be difficult because it would block access to the garage. The placement on the southern side would also require removal of an existing flagstone patio and a stone retaining wall causing severe financial hardship. Placement on the southern side would require the removal of several trees also causing severe financial hardship. Placement of the pool on the western side would also require the removal of an asphalt driveway leaving no place to park vehicles. Placement on the western side would also require a side yard variance.

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.

[Signature]
Signature
John Wang
Name- print or type

[Signature]
Signature
Paula Woo
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 6 day of October, 2010 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): John Wang, Paula Woo
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carol L. Mahon 3/11/2012
Name of Notary Public Commission expires

PLACE SEAL HERE:



Carol L. Mahon

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2007 TUFTON AVE REISTERSTOWN
Address MD.

Beginning at a point on the SOUTH side of
(north, south, east, west)

TUFTON AVE which is 70'
(Name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of ± 2400' WEST of the
(number of feet) (north, south, east, west)

centerline of the nearest improved intersecting street FALLS ROAD
(name of street)

which is 50' wide. *Being Lot # 8
(number of feet of right-of-way width)

Block _____, Section # 1 in subdivision of TUFTON FARMS FARM 8
(name of subdivision)

As recorded in Baltimore County Plat Book # 2, Folio# _____

Containing 24.37, Also known as 2007 TUFTON AVE REISTERSTOWN
(~~square feet~~ acres) (property address) MD. 21136

And located in the 8th Election District, 2 Councilmanic District.

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

No. **60090**

Date: **10.15.10**

PAID RECEIPT

BUSINESS / A.T.M. TIME DEW
 10/19/2010 10/15/2010 10:04:19 5

REC WS03 WALKIN BROS LRB
 >>RECEIPT # 404874 10/15/2010 OFLJ

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65. —
								65. —

Dept 5 520 ZONING VERIFICATION
 CR NO. 060090

Recpt Tot: \$65.00
 \$65.00 CR \$0.00 CA
 Baltimore County, Maryland

Total: _____

Rec From: **JOHN WANG**

For: **2011-0139-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011-0139-A Address 2007 Tufton Rd.

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

Filing Date: 10-15-10 Posting Date: 10/24 Closing Date: 11/8

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

- 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.
- 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.
- 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.
- 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 2011-0139-A Address 2007 Tufton Rd.
Petitioner's Name John WANG Telephone 443-257-2708
Posting Date: 10/24/10 Closing Date: 11/8/10
Wording for Sign: To Permit A Pool TO BE LOCATED IN THE
SIDEYARD IN LIEU OF THE REQUIRED REARYARD.

WCR - Revised 7/7/08



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
November 8, 2010

Mr. John Wang
2007 Tufton Avenue
Reisterstown Maryland 21136

RE: Case Number: 20110139A, 2007 Tufton Avenue

Dear Mr. Wang:

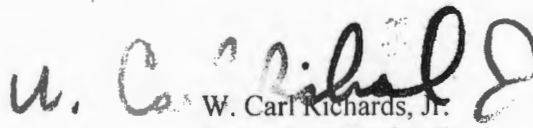
The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 2010.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

C: People's Counsel
Mike Duffy Anthony & Sylvan Pools 344 c Ritchie Hwy. Severna Park MD 21146

Patricia Zook - Cases 2011-0136-A and 2011-0139-A - comments needed

From: Patricia Zook
To: Kennedy, Dennis
Date: 11/9/2010 2:35 PM
Subject: Cases 2011-0136-A and 2011-0139-A - comments needed
CC: Bostwick, Thomas

Good afternoon Dennis -

The following two administrative variance case files were delivered to our office today. Both files are missing comments from your office.

CASE NUMBER: 2011-0136-A

4821 Forge Acre Drive
Location: S side of Forge Acre Drive; 35 feet E of the c/l of Perry Hall Drive.
11th Election District, 5th Councilmanic District
Legal Owner(s): Michael Ferger Sr.
Closing Date: 11/8/2010

ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (pool) to be partially located on the third of the lot closest to a road in lieu of the required third of the lot farthest removed; and to amend the Final Development Plan of Perry Hall Farms.

CASE NUMBER: 2011-0139-A

2007 Tufton Avenue
Location: S side of Tufton Road; 2,400 feet W of the c/l of Falls Road.
8th Election District, 2nd Councilmanic District
Legal Owner(s): John Wang and Paula Woo
Closing Date: 11/8/2010

ADMINISTRATIVE VARIANCE To permit a pool to be located in the side yard in lieu of the required rear yard.

If you don't have comments, just reply to this email and I'll place it in the case file(s).

Thanks again for your help, Dennis.

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

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Re: Cases 2011-0136-A and 2011-0139-A - comments needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 11/10/2010 9:30 AM
Subject: Re: Cases 2011-0136-A and 2011-0139-A - comments needed

Patti:
We have no comment on either Item 2011-0136 or 2011-0139.

We sent our comment to the zoning office on Nov. 1 for item 2011-0136 and we never got an item 2011-0139 to review.

Dennis Kennedy

>>> Patricia Zook 11/9/2010 2:35 PM >>>
Good afternoon Dennis -

The following two administrative variance case files were delivered to our office today. Both files are missing comments from your office.

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Legal Owner(s): Michael Ferger Sr.
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2007 Tufton Avenue
Location: S side of Tufton Road; 2,400 feet W of the c/l of Falls Road.
8th Election District, 2nd Councilmanic District
Legal Owner(s): John Wang and Paula Woo
Closing Date: 11/8/2010

ADMINISTRATIVE VARIANCE To permit a pool to be located in the side yard in lieu of the required rear yard.

If you don't have comments, just reply to this email and I'll place it in the case file(s).

Thanks again for your help, Dennis.

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

410-887-3868

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 10, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2010
Item Nos. 2011- 139

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-11012010A -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 2010

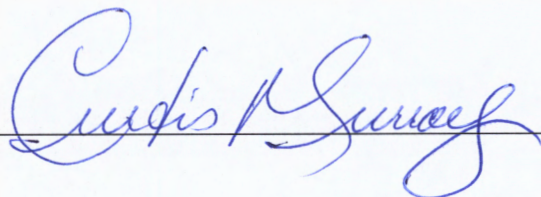
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-139- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

NOV 04 2010

ZONING COMMISSIONER

Closing 11/8/10
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-139- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Curtis R. Surace



AV
11-8-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 1, 2010

SUBJECT: Zoning Item # 11-139-A
Address 2007 Tufton Avenue
(Wang Property)

Zoning Advisory Committee Meeting of October 18, 2010.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. As per Section 33-6-103 (a) (1) a person making application for a development, subdivision, building, grading, or erosion and sediment control approval on areas of land 40,000 square feet or greater must comply with the Forest Conservation Law. – Gris Batchelder; Environmental Impact Review (EIR)
2. The proposed pool (permit) will require review by Groundwater Mgmt., to make sure there's enough distance from the septic reserve area on the lot. – Dan Esser; *Groundwater Management*

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS **2007 TUFTON AVE**

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

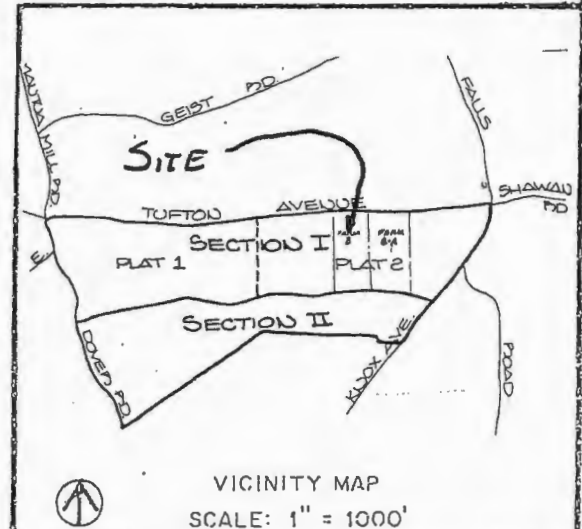
SUBDIVISION NAME **REISTERSTOWN MD 21134**

PLAT BOOK # **2** FOLIO # **65** LOT # **8** SECTION # **1**

OWNER **JOHN C. WANG & PAULA Y. WOO**

2400' TO FALL ROAD

TUFTON 70' ROW AVE.



LOCATION INFORMATION

ELECTION DISTRICT **8**

COUNCILMANIC DISTRICT **2**

1" = 200' SCALE MAP #

ZONING **RC-2**

LOT SIZE **24.38** **1,061,992**
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ PUBLIC ☒ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

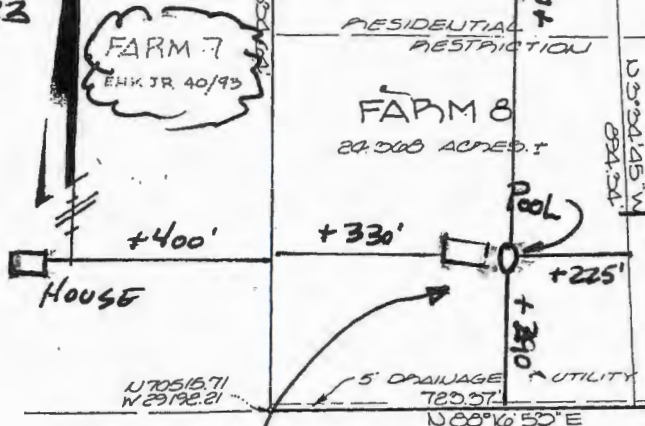
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PROPOSED FUTURE HWY LINE
AS ESTABLISHED BY AND RE-
CORDED TO BE PERSONAL TO THE
ENGINEERING DEPT. OF CALTO.CO

GABRIEL SPARAGANA
2101 TUFTON AVE
REISTERSTOWN, MD
TUFTON FARMS
TAX # 170000992

#40
Folio 92



**SEE ENLARGED
PLAN ATTACHED**

MARY BOSKIN
2001 TUFTON AVE
REISTERSTOWN, MD

TUFTON FARMS
TAX # 1800004510
PLAT BOOK EHK, JR
43
FOLIO 65

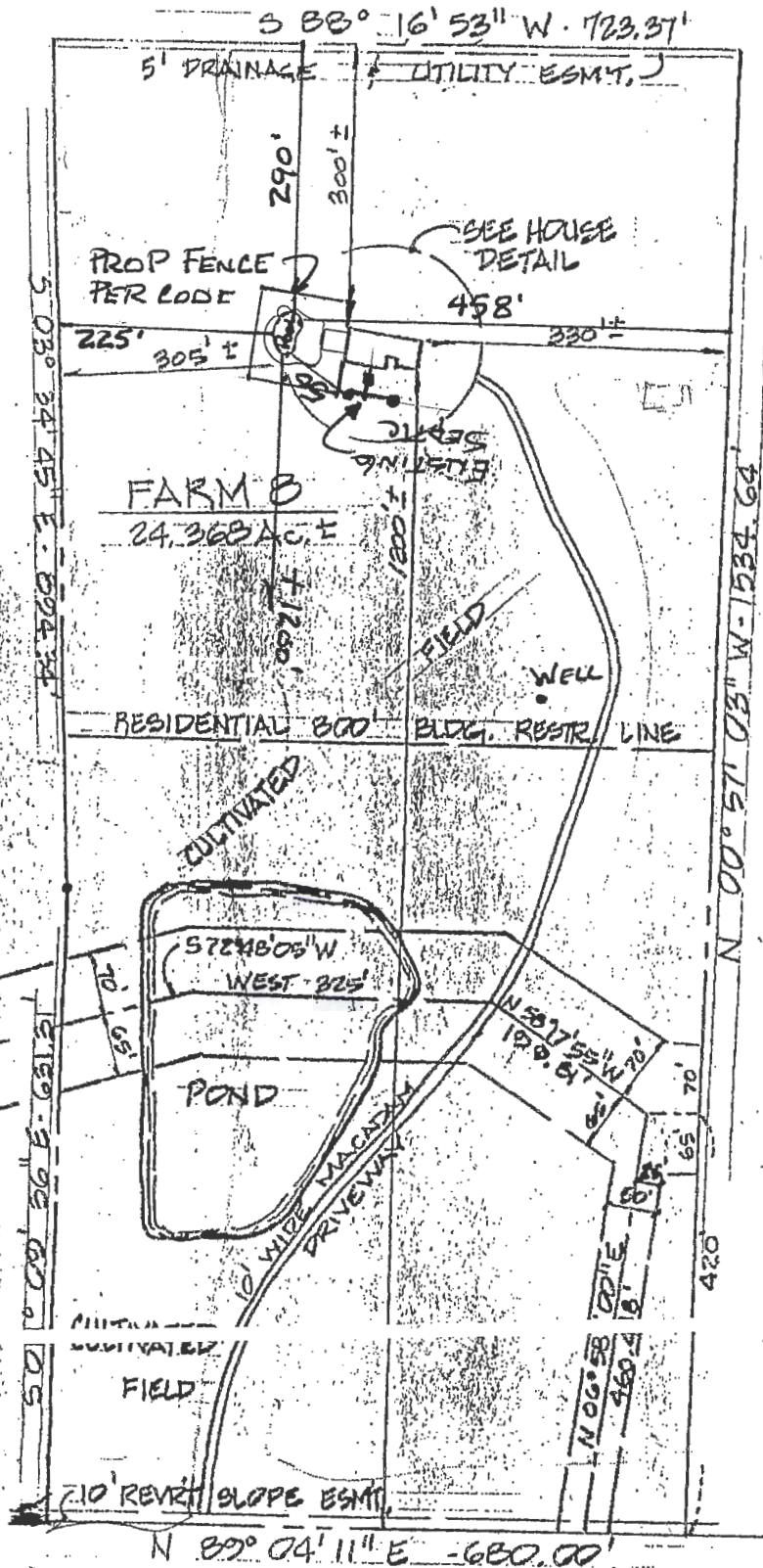
PREPARED BY **C.M. BEAVER**

SCALE OF DRAWING: 1" = **400'**

EDWIN J. KIRBY, JR. PROF. L.S.



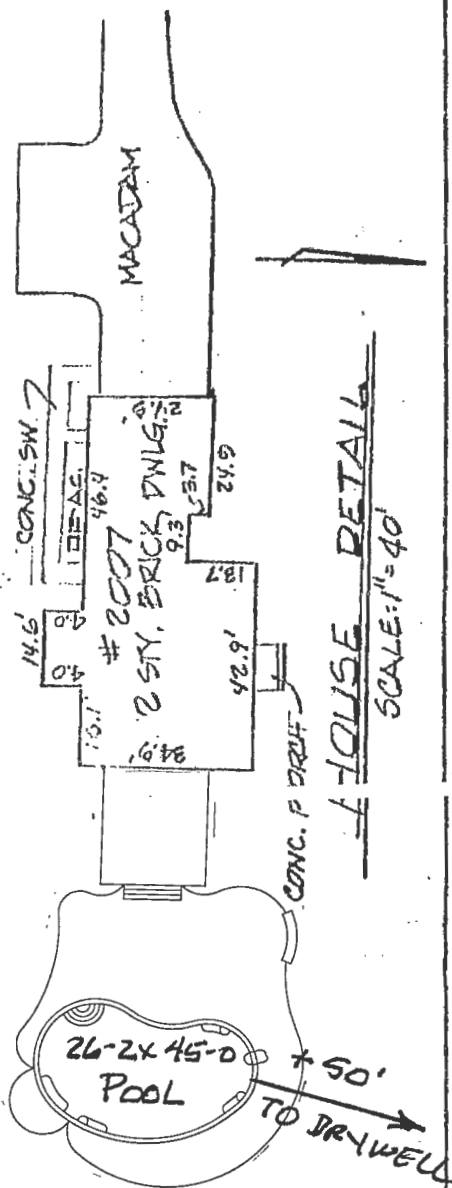
NOTE: ALSO KNOWN AS FARM #8, AS SHOWN ON PLAT OF DIVISION OF FARM #8, PLAT 2 SECTION I, TUFTON FARMS, Recorded in Balt. County, Md. in P.B. E.H.K. Jr. 43, F.65



TUFTON AVENUE

LOCATION SURVEY

#2007 TUFTON AVE.
BALTIMORE COUNTY, MD



Scale: 1"=20'

Date: 10/28/97

NW 19-E

2200000980

2200000983

3 CD

TUFTON AVE

NW 18-F

041B2

Pt. Bk./Folio # 043065

1800004510

Pt. Bk./Folio # 040093

Lot # 8

Pt. Bk. 43, Folio 65

1700009992

1800004509

Pt. Bk. 40, Folio 93

7

8

8A

RC 2

PDM # 080231

NW 18-E

8 ED

2 CD

2007

2101

Pt. Bk./Folio # 043027

2106

Lot # 19

Pt. Bk. 43, Folio 27

1800003324

19

041B3

Lot # 20
1800003325

1800003326

Lot # 21
21

2102

18

Lot # 18

2104

2102
Pt. Bk. 44, Folio
Pt. Bk./Folio # 044093

1800009172

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

Account Identifier: District - 08 Account Number - 1800004509

Owner Information

Owner Name:	WANG JOHN C WON PAULA Y	Use:	1
Mailing Address:	2007 TUFTON AVE REISTERSTOWN MD 21136-5528	Principal Residence:	1
		Deed Reference:	2

Location & Structure Information

Premises Address	Legal Description
2007 TUFTON AVE	24.368 AC
	2007 TUFTON AVE
	TUFTON FARMS FARM 8

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
41	15	58			1		8	2

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1979	4,248 SF	24.37 AC

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

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011	PREFERENTIAL LA INCLUDED IN LAND
Land	258,760	258,760			
Improvements:	575,520	575,520			
Total:	834,280	834,280	834,280	NOT AVAIL	
Preferential Land:	8,760	8,760	8,760	NOT AVAIL	

Transfer Information

Seller:	WANG KO PEN	Date:	06/30/2004	Price:
Type:	NOT ARMS-LENGTH	Deed1:	/20343/ 51	Deed2:
Seller:	GREMPER DONALD E	Date:	12/18/2002	Price:
Type:	NOT ARMS-LENGTH	Deed1:	/17252/ 175	Deed2:
Seller:	GRAZIOSI ROBERT AG USE 83-84	Date:	10/06/1986	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 7328/ 790	Deed2:

Exemption Information

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

Tax Exempt: NO

Exempt Class:

Special Tax Rec
AGRICULTURAL TR

ELECTRICAL BOX BEHIND SHED ON SOUTHEAST SIDE



SOUTH EAST SIDE LOOKING NORTH PROPOSED LOCATION

01 2 00 0



SOUTH EAST SIDE OF HOUSE LOOKING SOUTH PACED

2004-02 04 00 J



EAST SIDE OF HOUSE LOOKING WEST



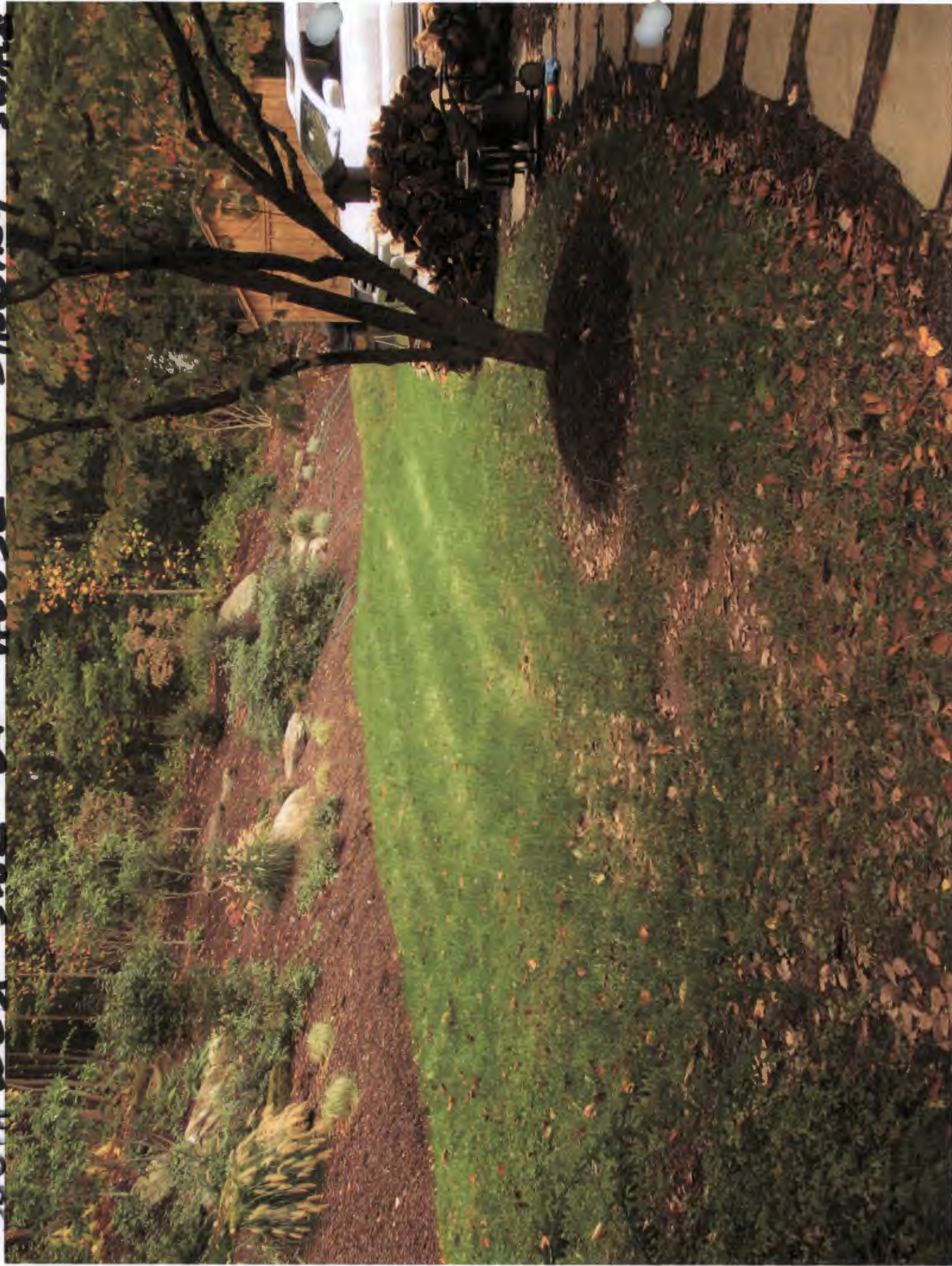
WEST SIDE OF HWY 56 LOOKING SOUTH



WEST SIDE OF HOUSE LOOKING EAST



SOUTH WEST SIDE OF HOUSE SHOWING SWATH

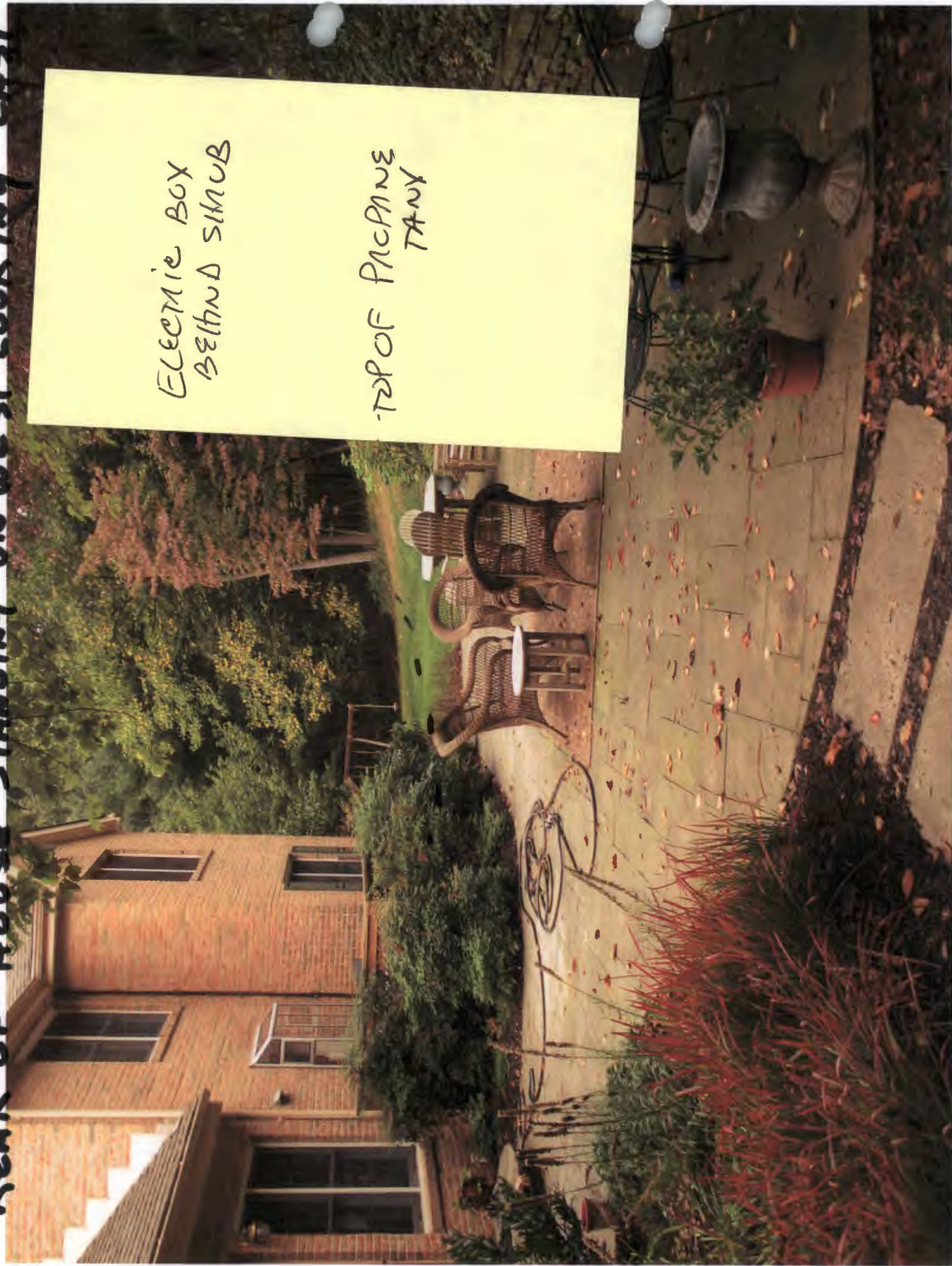


+ SLOPE UP

REAR OF HOUSE STANDING ON WEST LOOKING EAST

ELECTRIC BOX
BEHIND SHRUB

-TOP OF PICKNICK
TABLE



CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/24/10

Case Number: 2011-0139-A

Petitioner / Developer: JOHN WANG

Date of Hearing (Closing): NOVEMBER 8, 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:
2007 TUFTON ROAD

The sign(s) were posted on: OCTOBER 23, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)