

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
W side of Falls Road, 900 feet N of		
Jonathans Court	*	DEPUTY ZONING
8 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(13212 Falls Road)		
	*	FOR BALTIMORE COUNTY
Dawn M. Symonds		
<i>Petitioner</i>	*	CASE NO. 2011-0173-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Dawn M. Symonds. Petitioner requests Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b of the B.C.Z.R., a proposed dwelling addition (attached garage) with a side yard setback of 15 feet in lieu of the minimum required 50 feet. The subject property and requested relief are more fully described in the site plan prepared by architect Austin B. Childs, which is contained within the file.

Appearing at the public hearing in support of the requested special hearing relief was the Petitioner's architect, Austin Childs of the Chickenranch Design Studio, who prepared the site plan and is assisting the Petitioner in the permitting process. There were no Protestants or other interested persons in attendance.

The evidence presented, by way of proffer from Mr. Childs, revealed that the property is located at 13212 Falls Road, and is zoned R.C. 5. The property is approximately one acre, and is improved with an existing dwelling of 1,542 square feet. Pursuant to B.C.Z.R. Section 1A04.3.B.2.b, a minimum of 50 feet side yard setback is required in an R.C. 5 zone, and Petitioner

ORDER RECEIVED FOR FILING

Date 1-13-11

By P3

is proposing to construct an attached garage which would be 15 feet from the southern property line and adjoining owner, Mary and Timothy Quin, at 13208 Falls Road. Mr. Childs explained that his client is soon to be married, and that her spouse has children and that was why she was seeking additional storage and living space.

According to the Office of Planning comment, the dwelling at the subject property was constructed in 1950s and the lot is a single lot of record which is not in an approved subdivision. As such, the Petitioner was able to seek zoning relief pursuant to B.C.Z.R. 1A04.3.B.1.b. Given the lack of opposition and the fact that the proposed addition will be expertly and tastefully designed and completed by Mr. Childs and his architectural firm, I am of the opinion that the Petitioner is entitled to the relief sought in the special hearing, and by this order I thereby approve the side yard setback of 15 feet in lieu of the required 50 feet in the R.C. 5 zone.

At the hearing, I discussed with Mr. Childs the Office of Planning's comments, particularly the requirement that the Petitioner's proposed addition must comply with the performance standards for the R.C. 5 zone as set forth in B.C.Z.R. Section 1A04. Mr. Childs indicated that he was familiar with such standards, and was aware that he would need to comply with same in connection with the garage addition project.

Finally, there is located within the file a Certificate of Publication reflecting that on December 28, 2010, an advertisement was published in *The Jeffersonian* announcing the January 11, 2011 public hearing in this matter, and the file also included a Certificate of Posting reflecting that Linda O'Keefe posted the requisite sign on the property on December 27, 2010. As such, I find that the posting and notice requirements of the B.C.Z.R. have been satisfied in this matter.

ORDER RECEIVED FOR FILING

Date 1-13-11

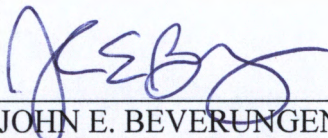
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioners' request for special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 13 day of January, 2011 that Petitioner's request for Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b of the B.C.Z.R., a proposed dwelling addition (attached garage) with a side yard setback of 15 feet in lieu of the minimum required 50 feet be and are hereby **GRANTED** subject to the following restrictions:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of a building permit for the dwelling addition to be constructed, the Petitioner must demonstrate to the Office of Planning satisfaction of the B.C.Z.R. Section 1A04.4 Performance Standards.
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Deputy Zoning Commissioner
for Baltimore County

Attachment

JEB:pz

ORDER RECEIVED FOR FILING

Date 1-13-11 3

By JEB



KEVIN KAMENETZ
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 12, 2011

DAWN M. SYMONDS
13212 FALLS ROAD
COCKEYSVILLE MD 21030

Re: Petition for Special Hearing
Case No. 2011-0173-SPH
Property: 13212 Falls Road

Dear Ms. Symonds:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Austin B. Childs, Chickenranch Design Studio, 16260 Falls Road, Monkton MD 21111

John



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13212 FALLS ROAD
which is presently zoned BCS

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve pursuant to Sections 1A04.3.B.1.b (1) and 1A04.3.B.2.b, BC2R, a proposed dwelling addition (attached garage) with a side yard setback of 15 ft in lieu of the minimum required 50 ft.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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):

DAWN SYMONDS

Name - Type or Print _____

Signature Dawn Symonds

Name - Type or Print _____

Signature _____

13212 FALLS ROAD 240-508-3543

Address _____ Telephone No. _____

COCKEYSVILLE, MARYLAND 21030

City _____ State _____ Zip Code _____

Representative to be Contacted:

AUSTIN CHILDS

Name _____

16260 FALLS ROAD 410-472-2488

Address _____ Telephone No. _____

MONKTON, MARYLAND 21111

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2011-0173-SPH

REV 9/15/98

Reviewed By JNP Date 11/9/2010

ORDER RECEIVED FOR FILING

Date 1-13-11

By [Signature]

**ZONING DESCRIPTION for the
SYMONDS PROPERTY, 13212 FALLS ROAD,
COCKEYSVILLE, MARYLAND 21030**

Beginning at a point on the West side Falls Road, which is 40 ft. wide at the distance of 900 ft. north of the centerline of the nearest intersecting street, Jonathans Court, which is 24 ft. wide, thence running N 08°35' E 110 ft., thence N 80°55' W 449.9 ft., thence S 17°40' W 82 ft., thence S 77°19' E 463.3 ft., to the point of beginning, containing 1.0 acre.

2011-0173-SPH

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

No. 61044

Date: 11/9/2010

PAID RECEIPT

BUSINESS ACTUAL TIME 11/10/2010 11/09/2010 14:20:30 2

Rev Source/ Sub Rev/ Sub

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		650				65.00	061044

Total: 65.00

Rec From: Monketon Design Build Group LLC
For: Special Hearing - 13012 Falls Road
2011-01173-SPH (SYMONE)

Receipt # 532100 11/09/2010 OFM
5 528 ZIMING VERIFICATION
Receipt Tot \$65.00
\$65.00 OX \$0.00 CM
Baltimore County, Maryland

CASHIER'S
VALIDATION

DISTRIBUTION

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

GOLD - ACCOUNTING

**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: 2011-0173-SPH
Petitioner: Dawn Symonds
Address or Location: 13212 Falls Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAWN SYMONDS
Address: 13212 FALLS ROAD
COCKEYSVILLE, MD 21030

Telephone Number: 240-508-3543

**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: # 2011-0173-SPH
13212 Falls Road
W/S of Falls Road, 900' N of
Jonathans Court
8th Election District
2nd Councilmanic District
Legal Owner(s):
/ Dawn Symonds

Special Hearing: to approve, pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b (BZCR), a proposed dwelling addition (attached garage) with a side yard setback of 15 feet, in lieu of the minimum required 50 feet.

Hearing: Tuesday, January 11, 2011 at 10:00 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/12/683 Dec. 28 263964

CERTIFICATE OF PUBLICATION

12/30/, 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 12/28/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 01/01/2011

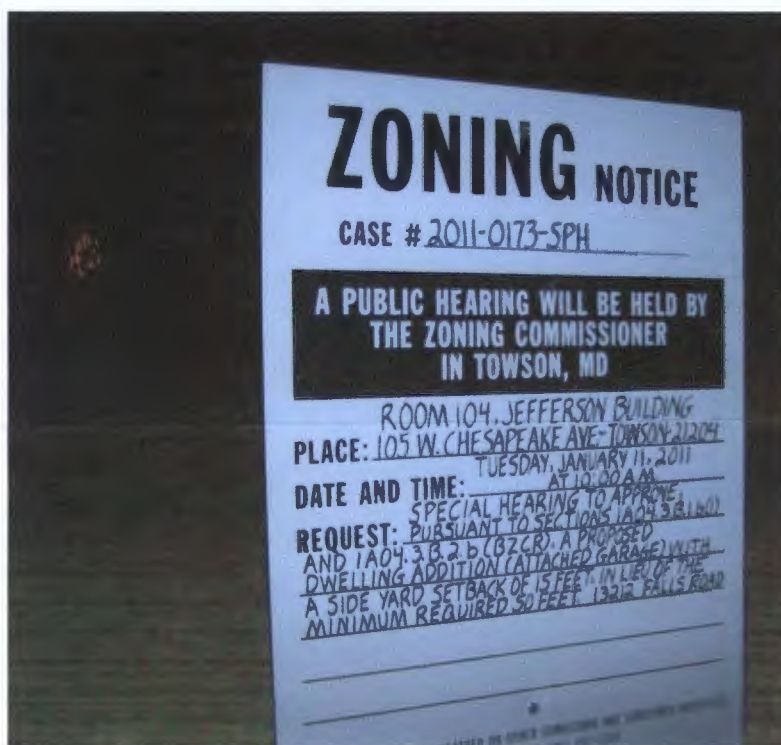
Case Number: 2011-0173-SPH

Petitioner / Developer: DAWN SYMONDS~AUSTIN B. CHILDS, AIA

Date of Hearing (Closing): JANUARY 11, 2011

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:
13212 FALLS ROAD

The sign(s) were posted on: DECEMBER 27, 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)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management
December 22, 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: 2011-0173-SPH

13212 Falls Road
W/s of Falls Road, 900' N of Jonathans Court
8th Election District – 2nd Councilmanic District
Legal Owners: Dawn Symonds

Special Hearing to approve, pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b (BZCR), a proposed dwelling addition (attached garage) with a side yard setback of 15 feet, in lieu of the minimum required 50 feet.

Hearing: Tuesday, January 11, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Dawn Symonds, 13212 Falls Road, Cockeysville 21030
Austin Childs, 16260 Falls Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 27, 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.**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-173- Special Hearing**

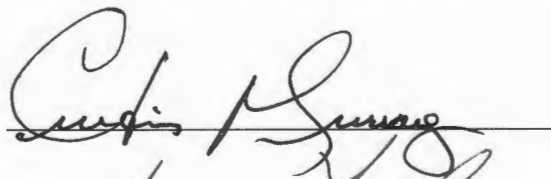
The Office of Planning has reviewed the above referenced case(s) and offers the following comments:

The petitioner requests a special hearing pursuant to Sections 1A04.3.B.1.b(1) and 1A04.3.B.2.b of the BCZR to allow a side yard setback of 15 feet on lieu of the required 50 feet in order to add an attached garage to the side of the existing dwelling built in the 1950's. The lot is a single lot of record that is not in an approved subdivision and in existence prior to September 2, 2003.

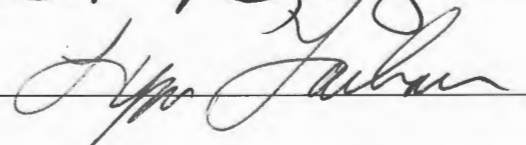
Provided the Zoning Commissioner grant the petitioner's request architecture should comply with Section 1A04.4 Performance Standards.

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:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

DATE: November 29, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11292010 -NO COMMENTS.doc



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

January 6, 2011

Dawn Symonds
13212 Falls Road
Cockeysville, Maryland 21030

Dear Ms. Symonds:

RE: 2011-0173- A Case Number, 13212 Falls Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 9, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: People's Counsel
Austin Childs 16260 Falls Road Monkton Maryland 21111

1/11 10am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 22, 2010
SUBJECT: Zoning Item # 11-173-SPH
Address 13212 Falls Road
Symonds Property

Zoning Advisory Committee Meeting of November 15, 2010.

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

The proposed garage (bldg. permit) will be reviewed by Groundwater Mgmt., for setbacks.

Reviewer: Dan Esser Date: 12/7/10



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Hearing 11/11

Date: Nov. 24, 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. 2011-0173-SPH
MD 25 (Falls Rd)
DAWN SYMONDS
13212 FALLS RD
SPECIAL HEARING-

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 11-22-2010. A field inspection and internal review reveals that an entrance onto MD 25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 13212 FALLS RD, Case Number 2011-0173-SPH.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

Michael P. Baileg
For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

Herring 11/11

November 24, 2010

Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

The Fire Marshal's office has no comment on the following zoning cases:

2011-0159-A, 2011-0160-A, 2011-0161-A, 2011-0162-A, 2011-0163-A, 2011-0163-A,
2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,

A handwritten signature in black ink, appearing to read "Steven Judlick".

Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

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



Printed on Recycled Paper

PLEASE PRINT CLEARLY

CASE NAME Dawn Symonds
CASE NUMBER 2011 173 SPH
DATE 1-11-11

PETITIONER'S SIGN-IN SHEET

[illegible]

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
13212 Falls Road; W/S of Falls Road, * ZONING COMMISSIONER
900' N of Jonathans Court *
8th Election & 2nd Councilmanic Districts * FOR
Legal Owner(s): Dawn Symonds *
Petitioner(s) * BALTIMORE COUNTY
* 2011-173-SPH

* * * * *

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

RECEIVED

DEC 08 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to Austin Childs, 16260 Falls Road, Monkton, Maryland 21111, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case Number:

2011 0173 SPH

13212 Falls Rd

Petition Type # 1:

SPECIAL HEARING

Petition Request # 1:

approve, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b, BCZR, a proposed dwelling addition (attached garage) with a side yard setback of 15 feet in lieu of the minimum required 50 feet.

Petition Type # 2:

Petition Request # 2:

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

041B3

Existing Use:

Residential

Proposed Use:

Residential

Existing Zoning Classification

R.C. 5

Requested Zoning Classification:

Existing District:

Requested District:

North/South Coordinate:

East/West Coordinate:

Census Tract:

1000 Foot
Scale Map
Reference:

Hearing - 1/11 @ 10 am Rm 105 Jefferson Bldg

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

Account Identifier: District - 08 Account Number - 0808006550

Owner Information		
Owner Name:	SYMONDS DAWN M	Use:
		Principal Residence:
Mailing Address:	13212 FALLS RD COCKEYSVILLE MD 21030-1412	Deed Reference:

Location & Structure Information	
Premises Address	Legal Description
13212 FALLS RD	1 AC 13212 FALLS RD WS 2050 S KNOX AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
41	22	41						2

Special Tax Areas	Town Ad Valorem Tax Class
-------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area
1951	1,542 SF	1.00 AC

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
		01/01/2011	07/01/2010	07/01/2011
Land	250,000	175,000		
Improvements:	277,700	198,500		
Total:	527,700	373,500	527,700	373,500
Preferential Land:	0	0	0	0

Transfer Information				
Seller:	CUMMINGS CHARLES W	Date:	07/17/2006	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/24166/ 659	Deed2:
Seller:	ANGLADA DREW J	Date:	07/29/2005	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/22277/ 375	Deed2:
Seller:	SPILMAN JOHN A,5TH	Date:	12/06/1996	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/11929/ 746	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 Reca
Exempt Class:		* NONE *



600014520

1600014519

Pt. Bk. 39, Folio 113

Lot # 27
1700009554

13221

RC-4

1700009553

Lot # 26
13215

PDM # 080756

3 CD

Pt. Bk./Folio # 039113

1700009552 Lot # 25

1700009551 Lot # 24

Lot # 23
1700009550

2

20060033

13218

0807058325

0808006550

13212

NW 18-E

SITE

0812059225

19900237

13208

0802095150

13204

2200024390

Lot # 2

HOPKINS, ROBERT M & ELEANOR PROPERTY (PDM File/Project # MS 94217)

PDM # 080652

Pt. Bk./Folio # MP94217

2200025644

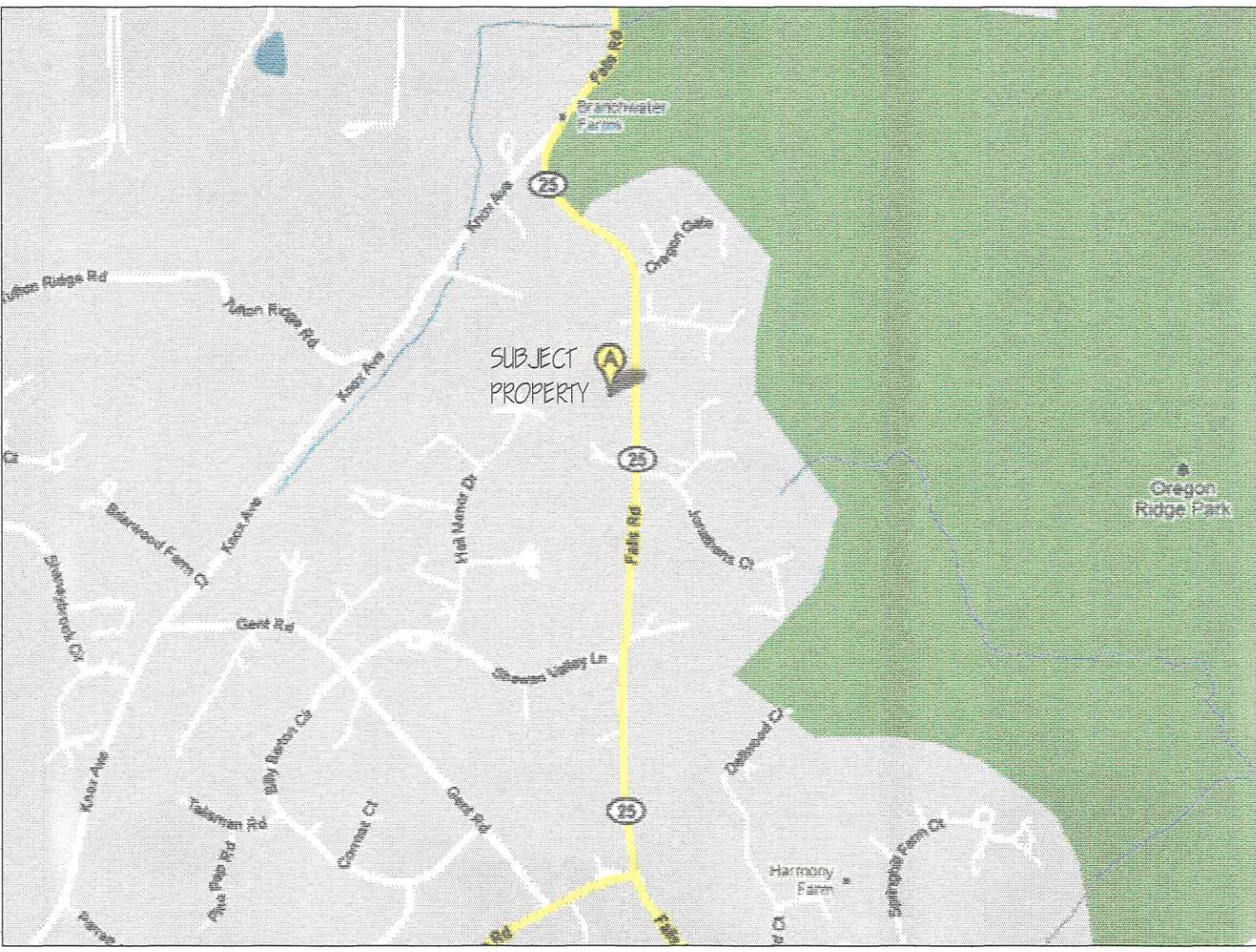
Lot # 3

0808070050

Lot # 1

13128

2011-0173-SPH

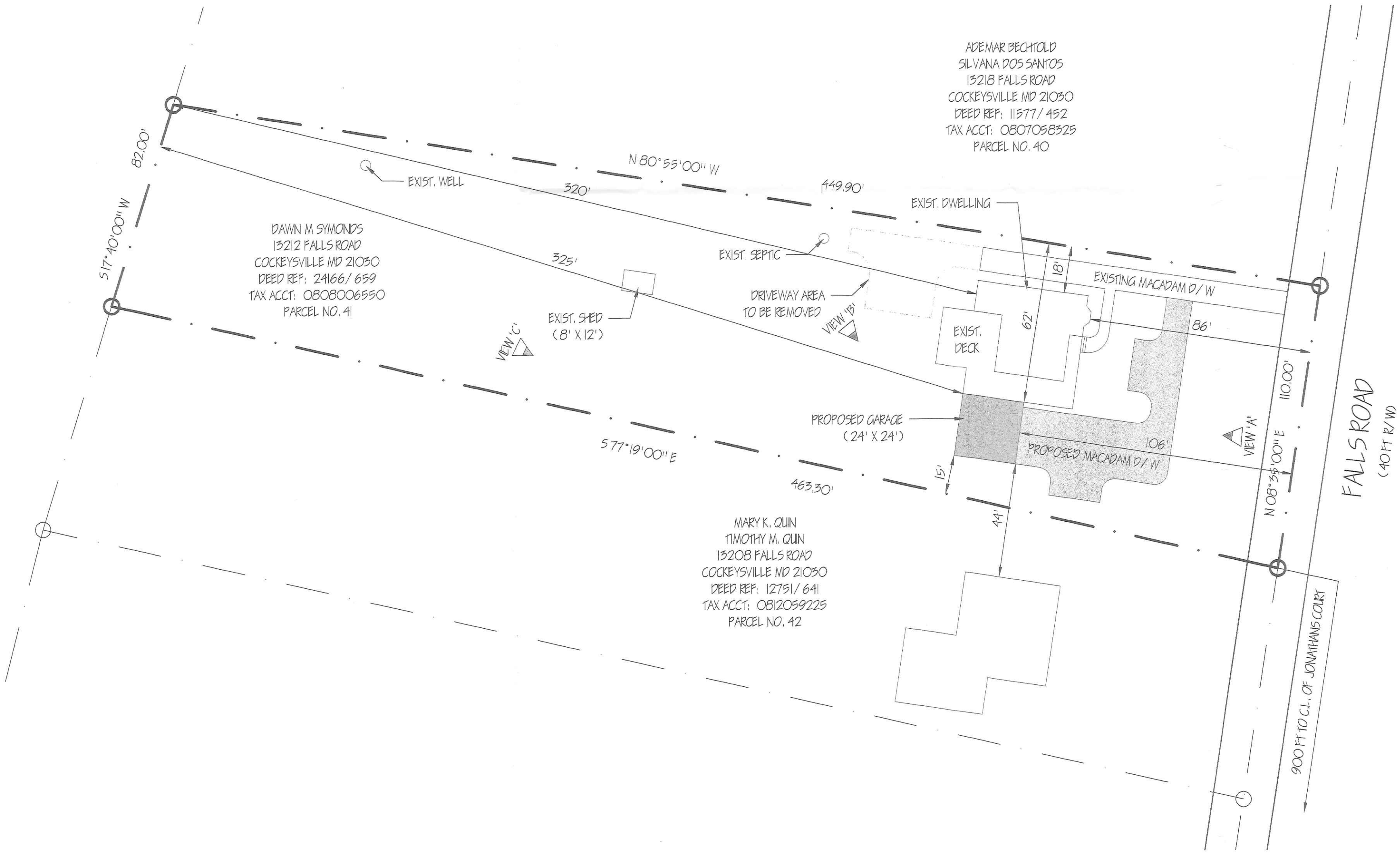


VICINITY MAP
N.T.S.

THE
SYMONDS
RESIDENCE

GARAGE

13212 Falls Road
Cockeysville, MD 21030



SITE PLAN
SCALE: 1" = 30'

PROJECT DATA:

PROPERTY ADDRESS:	13212 Falls Road
OWNER:	Dawn M. Symonds
LOCATION INFORMATION:	
ELECTION DISTRICT:	8
COUNCILMANIC DISTRICT:	2
1"=200' SCALE MAP #:	04185
ZONING:	RC-5
LOT SIZE:	1.00 Acres
SEWER:	PRIVATE
WATER:	PRIVATE
CHES. BAY CRITICAL AREA:	NO
100 YEAR FLOOD PLAIN:	NO
HISTORIC PROPERTY:	NO
PRIOR ZONING HEARING:	NO

LOT COVERAGE:

EXISTING HOUSE	1142 SQ FT
EXISTING SHED	96 SQ FT
EXISTING DRIVEWAY/ WALKS	2258 SQ FT
TOTAL	3496 SQ FT (8.0%)
PROPOSED GARAGE	576 SQ FT
PROPOSED DRIVEWAY (ADDITIONAL)	1181 SQ FT
TOTAL (INCL. PROPOSED)	5253 SQ FT (12.0%)

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No.	Date	Item
REVISIONS		

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio
16260 falls road
monkton, maryland 21111
410.472.2488
achildsaia@msn.com

SITE PLAN

CONTRACT NO.	
SCALE	1" = 30'
DATE	October 28, 2010

SP.1

2011-0173-SAH