

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Hawthorne Avenue, 185 feet E
of the c/l of Ivanhoe Place
3rd Election District
2nd Councilmanic District
(18 Hawthorne Avenue)

Grace K. Silverman and Chester K. Hoover
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0180-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, Grace K. Silverman and Chester K. Hoover for property located at 18 Hawthorne Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition to have a side yard setback of 6 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a rear addition measuring 24 feet x 20 feet in size. This proposed addition will contain a new kitchen and a new family room to replace the first floor space converted to master bedroom area. Petitioners need to convert the two story home to single level living space due to medical necessity. The existing dwelling was constructed 5 feet from the side property line and the proposed addition will be 6 feet from the side property line. The most affected property owner residing at 20 Hawthorne Avenue did not express any concern about the proposed 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 December 14, 2010 which indicates that they do not oppose the request provided it is constructed in accordance

ORDER RECEIVED FOR FILING

Date 12-22-10

By B

with the architectural elevation drawings prepared by Creative Outlooks LLC dated November 4, 2010.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 16, 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 22nd day of December, 2010 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition to have a side yard setback of 6 feet in lieu of the required 10 feet be and 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

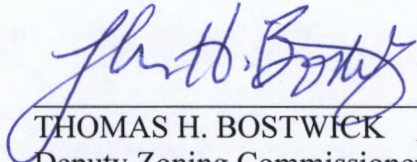
Date 12-22-10

2

By [Signature]

2. The proposed addition shall be constructed in accordance with the architectural elevation drawings prepared by Creative Outlooks LLC dated November 4, 2010.

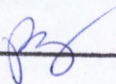
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

ORDER RECEIVED FOR FILING

Date 12-22-10

By 



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 22, 2010

GRACE K. SILVERMAN AND CHESTER K. HOOVER
18 HAWTHORNE AVENUE
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 2011-0180-A
Property: 18 Hawthorne Avenue

Dear Ms. Silverman and Mr. Hoover:

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: Brian Titus, 6235 Sykesville Road, Eldersburg MD 21784



Petition for Administrative Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 18 Hawthorne Avenue
which is presently zoned DR 5.5

Deed Reference: _____ / _____ Tax Account # 0306022790

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

proposed addition to have a side yard setback of 6 feet in lieu of the required 10

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 _____ Date _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s): DAYTIME: 410-345-4446
Grace K. Silverman aka GRACE K. Hoover

Name - Type or Print _____

Signature _____

Chester K. Hoover DAYTIME: 443-255-8818

Name - Type or Print _____

Signature _____

18 Hawthorne Ave 410-580-0712

Address _____ Telephone No. _____

Baltimore MD 21208

City _____ State _____ Zip Code _____

Representative to be Contacted:

Brian Titus 443-974-6002

Name _____

6235 Sykesville Rd. 410-795-2600

Address _____ Telephone No. _____

Eldersburg MD 21784

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No. 2011-0180-A

Reviewed By KTJ Date 11/12/10

Estimated Posting Date 11/21/10

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 18 Hawthorne Avenue
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)

1. We are driven to convert our two-story home to single-level living space by medical necessity. We are increasingly unable to negotiate stairs. 2. The first phase of the project converted our existing family room to a first floor master bedroom and remodeled a first floor powder room to a full bath. 3. The second stage of the project is to build a 24' wide x 20' deep (480 sq ft) addition which will house a new kitchen, and a new family room to replace the first floor space converted to master bedroom area. 4. Lot #283 is long and narrow -- it measures 40' x 199'. 5. The front setback of 25' precludes the addition being built on the front of the existing structure. 6. The narrow width of the lot and 10' side setbacks preclude the addition from being built on either side of the existing structure. 7. The rear setback of 30' establishes that the only buildable land lies in the backyard, immediately behind the existing structure. 8. The existing structure is 26'2" wide, but the proposed addition measures 24' in width - a full 2' narrower than the existing structure to which it will be attached. (See Attached additional sheet.)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Signature

GRACE K. SILVERMAN

Name- print or type

aka GRACE K. HOOPER

Signature

Chester K. Hoover

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 11th day of November, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Grace & Chester Hoover
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen Kimble
Name of Notary Public

11-24-2012
Commission expires

PLACE SEAL HERE:



Item #0180

Petition for Administrative Variance

Additional Attachment to Affidavit in Support of Administrative Variance for residence at 18 Hawthorne Avenue

9. The proposed addition will sit 42' off the rear property line, so there is no issue on the side of the Northern property line.
10. The proposed addition will sit 10' off the Northeast property line (the side facing #16 Hawthorne Avenue), so there is no issue on that side.
11. The foundation of the existing dwelling sits 5 feet off the Northwest side property line. The proposed addition would be 6 feet off the property line and would sit one foot inside the sideline footprint of the existing dwelling.
12. Lots #281 and #282 form a double lot adjacent to the Northwest side of the subject property. The dwelling and other improvements sits on Lot #281, but Lot #282 is largely vacant.
13. The proposed addition will not impact the dwelling at #20 Hawthorne because it is so far away. The 10' side setbacks assure that there is 20' separating dwellings (and their additions) from each other. In this case, the proposed addition will be 47'6" from the foundation of their neighbor's home at #20 Hawthorne – over twice the distance mandated by setbacks alone and more than the entire width (40') of Lot #282.
14. If the required 10' side setbacks are not waived, the maximum width of the addition would be only 20' and the width of the two rooms would be reduced from 11'6" to 9'6". This makes the addition inefficient and non-functional for the purposes for which it is intended.
15. If we cannot build this addition to our specifications it will be necessary for us to sell this home and move to one with single-level living. Forcing us to sell in a down real estate market presents a true financial hardship that could be avoided if the variance is granted.

Item #0180

ZONING DESCRIPTION FOR 18 Hawthorne Avenue, Baltimore, MD
21208

Beginning at the west side of Hawthorne Avenue which is 50 feet wide at the distance of 185 feet east of the centerline of the nearest improved intersecting street Ivanhoe Place which is 50 feet wide. Being Lot #283, Block *N/A*, Section # *N/A* in the subdivision of Ralston as recorded in the Baltimore County Plat Book # 1, Folio 276 containing 4,760 square feet. Also known as 18 Hawthorne Avenue, Baltimore, MD 21208 and located in the 3rd Election District, 2nd Councilmanic District.

Item # 0180

Date _____

1014

PLEASE PREPARE

GOLD ACCOUNTING

CASHER'S
VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0180 -A Address 18 Hawthorne Ave

Contact Person: David Davall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/12/10 Posting Date: 11/21/10 Closing Date: 12/6/10

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

- 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- 0180 -A Address 18 Hawthorne Ave

Petitioner's Name Grace K Silverman Telephone 410 345 4446

Posting Date: 11/21/10 Closing Date: 12/6/10

Wording for Sign: To Permit a proposed addition to have a side yard setback of 6 feet in lieu of the required 10.

WCR - Revised 7/7/08

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

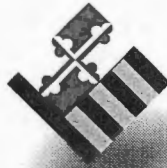
For Newspaper Advertising:

Item Number or Case Number: 2011-0180-A
Petitioner: GRACE SILVERMAN / CHESTER HOOVER
Address or Location: 18 HAWTHORNE AVENUE, BALTIMORE, MD
21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIAN TITUS % TRADEMARK REMODELING
Address: 6235 SYKESVILLE ROAD
ELDERSBURG, MD 21784

Telephone Number: (O) 410-795-2600 @ 443-974-6002



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

December 20, 2010

Grace K. Silverman
Chester K. Hoover
18 Hawthorne Ave
Baltimore, Maryland 21208

Dear Grace & Chester:

RE: 2011-0180-A 18 Hawthorne Avenue

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

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: People's Counsel
Brian Titus 6235 Sykesville Rd. Eldersburg Md 21784

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, (Acting) Director
Department of Permits and
Development Management

DATE: December 14, 2010

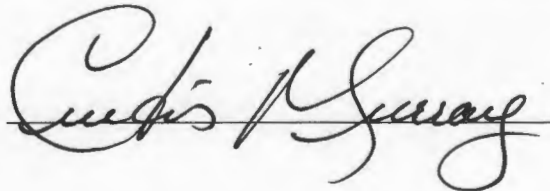
FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-180- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided it is constructed in accordance with the architectural elevation drawings prepared by Creative Outlooks LLC dated November 4, 2010.

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

DEC 15 2010

ZONING COMMISSIONER



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

State Highway
Administration

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

Maryland Department of Transportation

Date: DEC. 3, 2010

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

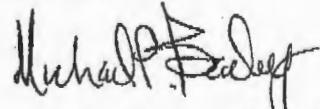
RE: Baltimore County
Item No 2011-0180-A
18 HAWTHORNE AVE.
SILVERMAN PROPERTY
ADMIN. VARIANCE

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. 2011-0180-A

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 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
Access Management Division

SDF/mb

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.marylandroads.com

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

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

December 09, 2010

ATTENTION: Kristen Mathews
ZAC 12-6-2010

Case Number(s): 2011-0152-SPHA
2011-0180-A
2011-0181-A
2011-0182-A
2011-0183-SPH
2011-0184-A
2011-0185-SPH
2011-0186-A
2011-0187-A
2011-0188-A

The fire marshal's office has no comments at this time.

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 on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For December 13, 2010
Item Nos. 2011- 152, 180, 182, 183,
184, 185, 186, 187 and 188

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-12132010 -NO COMMENTS.doc

CERTIFICATE OF POSTING

RE: Case No.: 2011-0180-A

Petitioner/Developer: GRACE SILVERMAN / TRADEMARK REMODELING

Date of Hearing/Closing: 12/6/10

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

Attention:

Ladies and Gentlemen:

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

18 HAWTHORNE AVE.

PIKESVILLE, MD 21208

The sign(s) were posted on 11/16/10
(Month/Day/Year)

Sincerely,

B Leddin
(Signature of Sign Poster/Date)

B LEDDIN
(Printed Name)

**SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784**

410-781-4000

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0001-A

To Permit A Variance From The
Use & Setback Setback Of
The Front & Side Of The Building

PUBLIC HEARING ?

PURSUANT TO SECTION 24-101(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON _____.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
101 WEST CHESAPEAKE AVE., TOWSON, MD 21204. (410) 387-6001
DO NOT REMOVE THIS SIGN AND NOT LATE AFTER 5:00 P.M. (UNDER PENALTY OF LAW)
HANDICAPPED ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0180-A

TO PERMIT A PROPOSED ADDITION TO
HAVE A SIDE YARD SETBACK OF
6 FEET IN LIEU OF THE REQUIRED
10.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 12/6/10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3)
BALTIMORE COUNTY

Account Identifier: District - 03 Account Number - 0306022790

Owner Information

Owner Name: SILVERMAN GRACE K
HOOVER CHESTER K
Use: Principal Residence:
Mailing Address: 18 HAWTHORNE AV
BALTIMORE MD 21208-4814
Deed Reference:

Location & Structure Information

Premises Address: 18 HAWTHORNE AVE
Legal Description: 18 HAWTHORNE AVE
RALSTON

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
78	8	592					283	2

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built: 1949
Enclosed Area: 1,664 SF
Property Land Area: 4,760.00 SF

Stories: 2
Basement: YES
Type: STANDARD UNIT
Exterior: BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	89,500	89,500		
Improvements:	200,910	200,910		
Total:	290,410	290,410	290,410	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	SILVERMAN GRACE K	Date:	12/07/2005	Price:
Type:	NOT ARMS-LENGTH	Deed1:	/23027/ 420	Deed2:
Seller:	FINK JOHN N	Date:	05/23/2000	Price:
Type:	IMPROVED ARMS-LENGTH	Deed1:	/14482/ 429	Deed2:
Seller:		Date:		Price:
Type:		Deed1:		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 Re:
* NONE

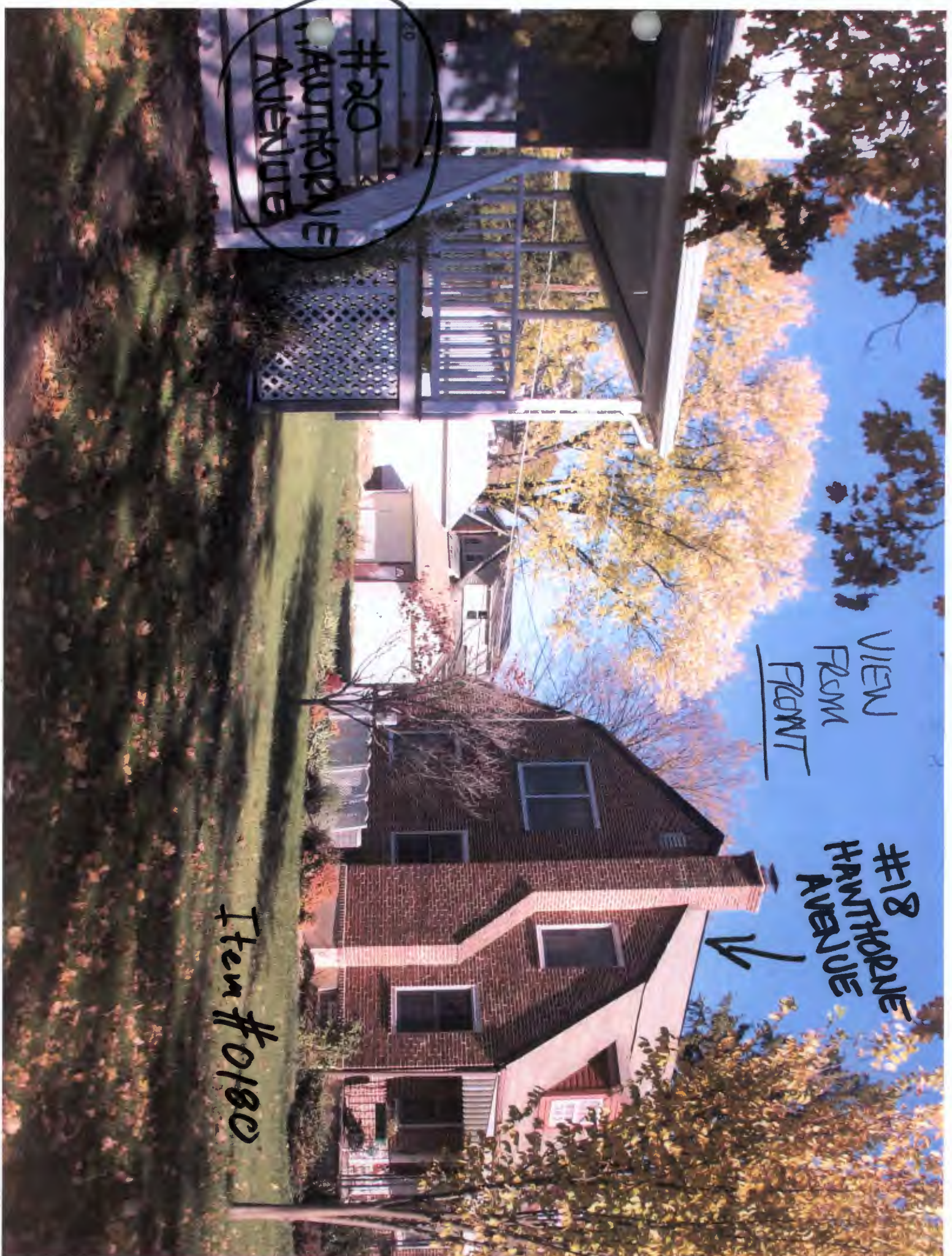
#20
AUTHORNE
AVENUE

VIEW
FROM
FRONT

#18
AUTHORNE
AVENUE



Item #0180



#18
HAWTHORNE

EXISTING
REAR
PORCH

24

Item #0180

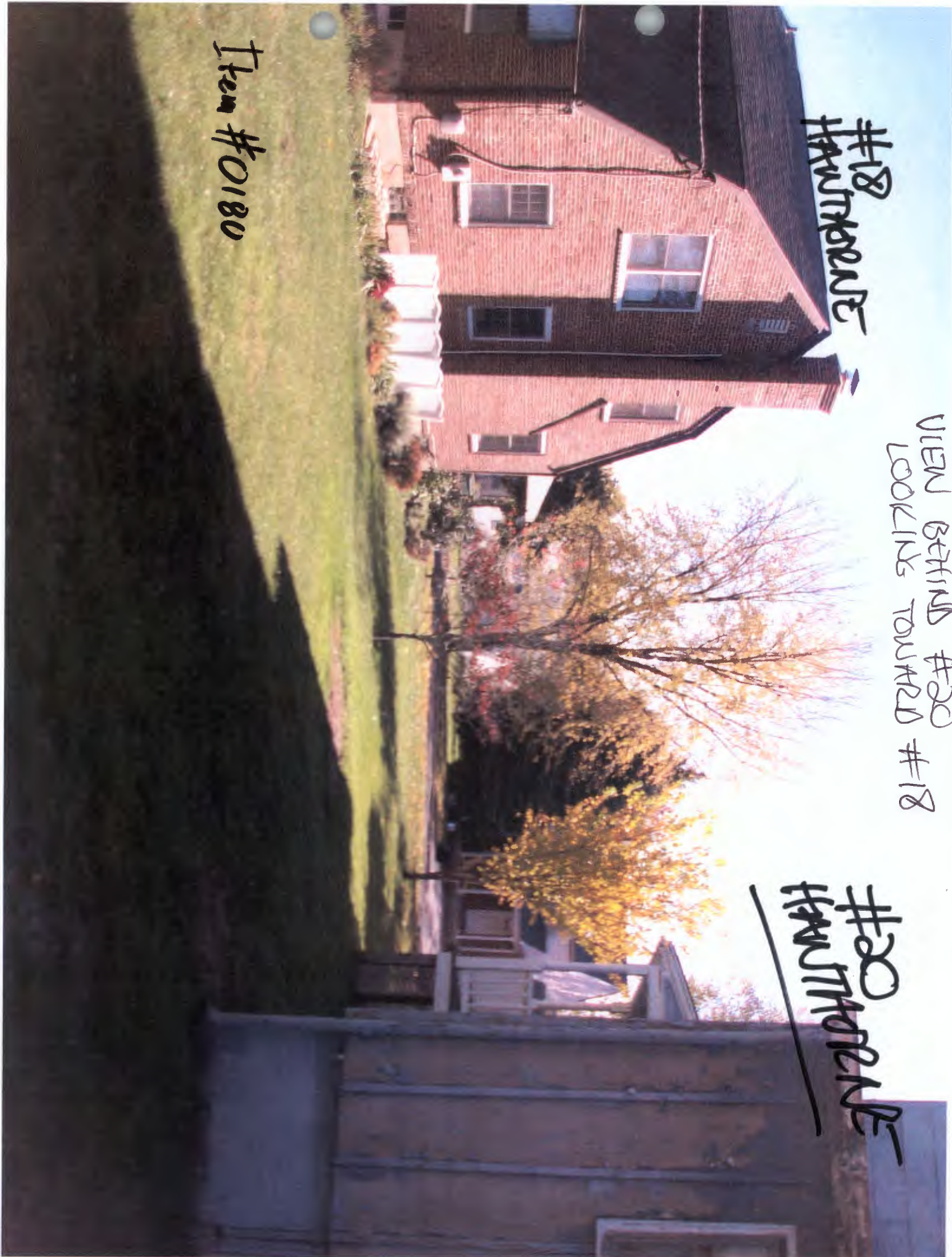


#18
HAWTHORNE

VIEW BEHIND #20
LOOKING TOWARD #18

#20
HAWTHORNE

Item #0180





Item # 0180



#2
Hautborne

FRONT
~~VIEW~~
VIEW

Item #0180



#18
HAMPTHERNE

#16
HAMPTHERNE

Item #0180

#20
HAWTHORNE

#18
HAWTHORNE

31'6"

31'6"

5'

Item # 0180

#18 Hawthorne

VIEW
FROM
REAR

#20 Hawthorne



#18 HAUTHORNE AVE



VIEW FROM
REAR

#20
HAUTHORNE
AVE



Item #0180

18 Hawthorne Avenue



Publication Date: November 12, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

Item #0180

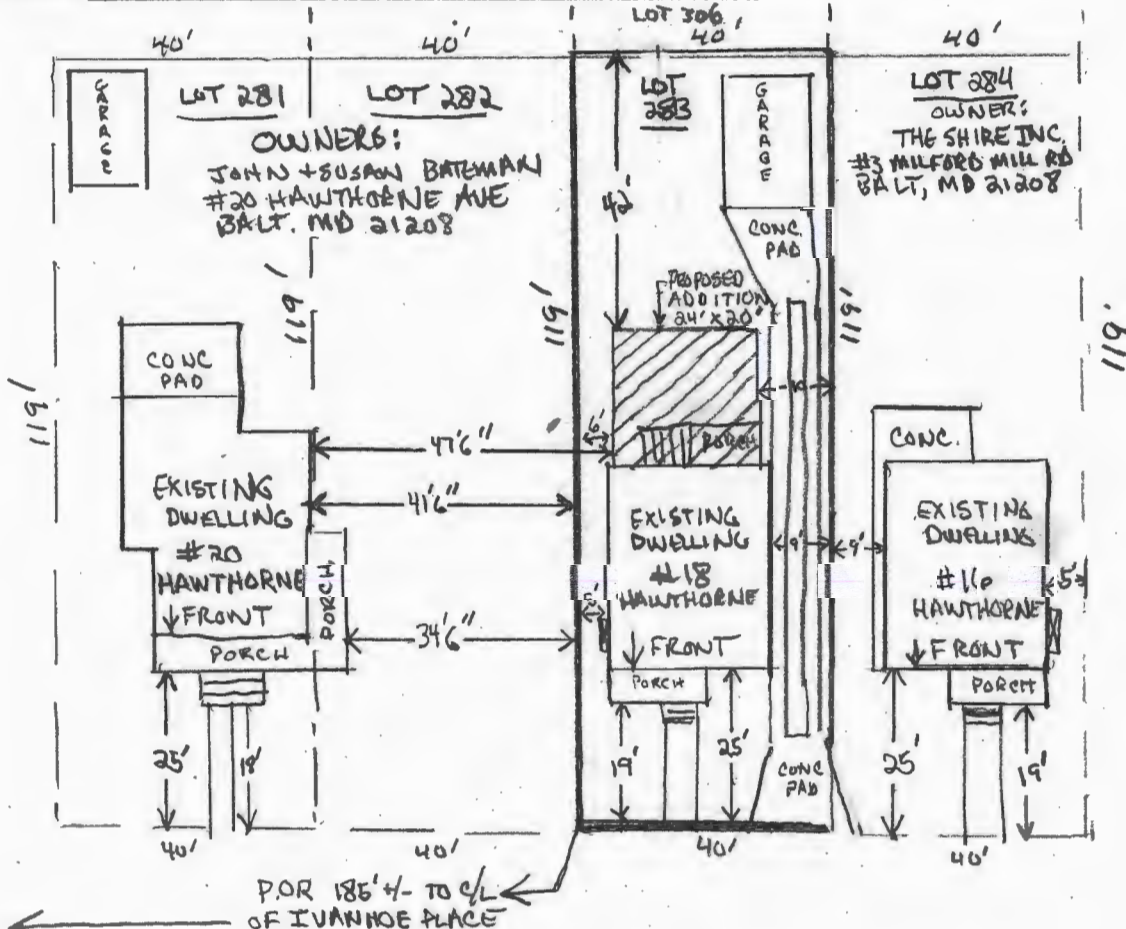
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 18 HAWTHORNE AVENUE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME RALSTON

PLAT BOOK # 1 FOLIO # 275 LOT # 283 SECTION #

OWNER CHESTER AND GRACE HOOVER



POR 185' 4" TO C/L OF IVANHOE PLACE

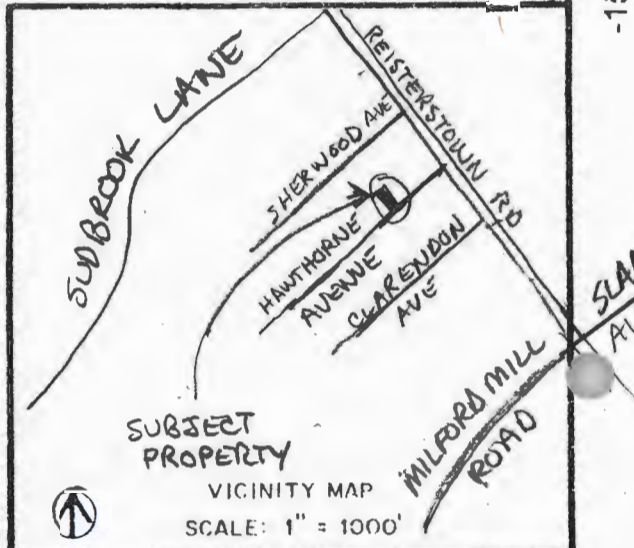
HAWTHORNE AVENUE
50' R/W / 25' PAVEMENT



NORTH

PREPARED BY BJT

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2
1" = 200' SCALE MAP # 078 B1
ZONING DR 5.5
LOT SIZE 11 ACRES 4760 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 NONE

ZONING OFFICE USE ONLY
REVIEWED BY RT ITEM # 17 CASE # 2011-0180-A