

**IN RE: PETITION FOR ADMIN. VARIANCE**

NW side of Bullneck Road, 682 feet NE  
of the c/l of Dundalk Avenue  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
(8122 Bullneck Road)

William Scott Weber  
*Petitioner*

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\* Case No. 2011-0271-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before this Administrative Law Judge as a Petition for Administrative Variance filed by the legal owner of the subject waterfront property, William Scott Weber for property located at 8122 Bullneck Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage addition on the side of an existing dwelling with a side setback of 0.75 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a garage measuring 18 feet x 24 feet to accommodate his vehicle. The most affected property owner at 8124 Bullneck Road did not express any concerns about the proposal.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated March 17, 2011, which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated April 7, 2011 and offers the following comments:

**ORDER RECEIVED FOR FILING**

Date 4-20-11

By 12

1. This lot is located within an Intensely Developed Area (IDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). Relief to the side yard setback requirement will not impact any of the Critical Area requirements for this lot. The 10% pollutant reduction requirement and all BMA regulations must be addressed to minimize adverse impacts on water quality that result from development activities.
2. The zoning request will not result in any forest clearing or wetland impacts, and mitigation may be required for any new impervious surfaces on this lot. Therefore, the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The CBCA regulations apply to development activities within the Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. Any proposed development activities must meet all IDA and BMA regulations.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 21, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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 Administrative Law Judge for Baltimore County, this 20<sup>th</sup> day of April, 2011 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage addition on the side of an existing dwelling

ORDER RECEIVED FOR FILING

Date 4-20-11

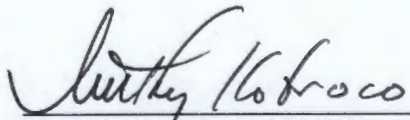
By [Signature]



with a side setback of 0.75 feet in lieu of the required 10 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 7.7 feet [NAVD 88].
3. The flood protection elevation for this site is 8.7 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. This lot is located within an Intensely Developed Area (IDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). The 10% pollutant reduction requirement and all BMA regulations must be addressed to minimize adverse impacts on water quality that result from development activities. Any proposed development activities must meet all IDA and BMA regulations.

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

  
TIMOTHY M. KOTROCO  
Administrative Law Judge  
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

3

Date 4-20-11



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
TIMOTHY M. KOTROCO  
*Administrative Law Judges*

April 20, 2011

WILLIAM SCOTT WEBER  
8122 BULLNECK ROAD  
DUNDALK MD 21222

Re: Petition for Administrative Variance  
Case No. 2011-0271-A  
Property: 8122 Bullneck Road

Dear Mr. Weber:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Administrative Law Judge  
for Baltimore County

TMK:pz

Enclosure

c: Carl Dyhrberg, 1619 Mussula Road, Towson MD 21286





CBCA/Flood

TAX ACCOUNT # 1213085740

# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8122 BULLNECK RD  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B 0 2.3 C 1

TO PERMIT A GARAGE ADDITION ON SIDE OF EXISTING DWELLING WITH A SIDE SETBACK OF 0.75 FEET IN LIEU OF THE REQUIRED 10 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

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Date

Telephone No.

City

State

Zip Code

By

## Legal Owner(s):

WILLIAM SCOTT WERER

Name - Type or Print

Signature

Name - Type or Print

Signature

8122 BULLNECK ROAD 4105300221

Address

Telephone No.

DUNDALK MD

City

State

21222

Zip Code

## Representative to be Contacted:

CARL DYHRBERG

Name

1619 MUSCULA RD 4104656999

Address

Telephone No.

TOWSON MD

City

State

21284

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.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0271-A

REV 10/25/01

Reviewed By ATGHI Date 3/14/11

Estimated Posting Date 3/27/11 ~ 4/11/11



# 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 8122 BULLNECK ROAD  
Address  
OWDALK MD 21222  
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):

HARDSHIP BECAUSE OF PRACTICAL DIFFICULTY.  
MR WEBER HAS NO ALTERNATIVE PLACE  
TO BUILD GARAGE. THIS WOULD CAUSE  
UNREASONABLE HARDSHIP TO GARAGE HIS  
TRUCKS AND PROTECT THIS HOME. SITE CONSTRAINTS  
PRECLUDE SITING ELSEWHERE

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.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27<sup>th</sup> day of February, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Scott Weber  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires 1/6/2012

## ZONING DESCRIPTION FOR 8122 BULLNECK ROAD

Beginning at a point on the North West side of Bullneck Road which is 50 feet wide at the distance of 682 feet North East of the centerline of the nearest improved intersecting street, Dundalk Avenue, which is 80 feet wide. Being Lot 15, Block 1 in the subdivision of "Plat of Murray Point, Section A, Dundalk" as recorded in the Baltimore County Plat Book 12, Folio # 83 containing 5,085 Square Feet. Also known as 8122 Bullneck Road and located in the 12<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.

2011-0271-A

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

No. 6475

Date: 3/14/11

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------------|--------------------|----------|---------|--------|
| 001  | K06  | 000  |          | 6150                  |                    |          |         | 75     |
|      |      |      |          |                       |                    |          |         |        |
|      |      |      |          |                       |                    |          |         |        |
|      |      |      |          |                       |                    |          |         |        |
|      |      |      |          |                       |                    |          |         |        |
|      |      |      |          |                       |                    |          |         |        |
|      |      |      |          |                       |                    |          |         |        |

Total: 75

Rec  
From:

For:

8122 BULLNECK RD

2011-1271-A

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

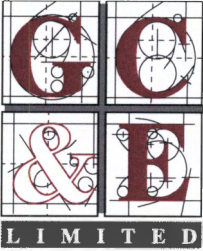
YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**





# Gerhold, Cross & Etzel, Ltd.

*Registered Professional Land Surveyors • Established 1906*

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • [www.gcelimited.com](http://www.gcelimited.com)

## CERTIFICATE OF POSTING

RE: Case #2011-0271-A

PETITIONER: William Weber

DATE OF CLOSING: April 11, 2011

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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 LOCATED AT

(see page 2 for full size photo)

LOCATION:  
8122 Bullneck Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100  
320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX

POSTED ON: 3/21/11

# **ZONING NOTICE**

## **ADMINISTRATIVE VARIANCE**

**CASE # : 2011-0271-A**

**To permit a garage addition on side of  
existing dwelling a side setback of  
0.75 feet in lieu of the required 10 feet**

## **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 IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON March 14, 2011**

**ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT**

**111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204**

**TEL. 410-887-3391**



# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2011-0271-A

To permit a garage addition on side of  
existing dwelling a side setback of  
0.75 feet in lieu of the required 10 feet

## PUBLIC HEARING?

PURSUANT TO SECTION 24-127(b)(1) BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON March 14, 2011

ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. JONES AVE.  
TOWSON, MD. 21204

TEL: 410-867-3391

HEARING AND HANDICAPPED ACCESSIBLE







**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2011- 0271 -A Address 8122 BULLNECK RD

Contact Person: AARON TSUI Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/14/11 Posting Date: 3/27/11 Closing Date: 4/11/11

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- 0271 -A Address 8122 BULLNECK RD  
Petitioner's Name WILLIAM WEBER Telephone 443-465 6899  
Posting Date: 3/27/11 Closing Date: 4/11/11  
Wording for Sign: To Permit A GARAGE ADDITION ON SIDE OF  
EXISTING DWELLING A SIDE SETBACK OF 0.75 FEET  
IN LIEU OF THE REQUIRED 10 FEET.

Revised 2/17/11



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

April 6, 2011

Mr. William Scott Weber  
8122 Bullneck Road  
Dundalk, MD 21222

RE: Case Number 2011-0271A, 8122 Bullneck Road

Dear Mr. Weber,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 2011. 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 dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that appears to be a seal or official mark.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel  
Carl Dyhrberg, 1619 Mussla Road, Towson, MD 21204





KEVIN KAMENETZ  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

March 16, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 21, 2011**

Item No.:

**Administrative Variance:** 2011-0265A, 2011-0268A, 2011-0271A, 2011-0273A

**Special Hearing:** 2011-0267-SPHA, 2011-0269-SPH, 2011-0270-SPHX

**Special Exception:** 2011-0270-SPHX

**Variance:** 2011-0267-SPHA,

**Comments:**

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector  
Baltimore County Fire Marshal's Office  
700 E. Joppa Road, 3<sup>RD</sup> Floor  
Towson, Maryland 21286  
Office: 410-887-4880  
dmuddiman@baltimorecountymd.gov  
cc: File



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: MARCH 25, 2011

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

RE: Baltimore County  
Item No 2011-0271-A  
8122 BULLNECK ROAD  
WM SCOTT WEBER  
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. 2011-0271-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



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 28, 2011  
Item No. 2011-271

**DATE:** March 17, 2011

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab  
cc: File  
ZAC-ITEM NO 11-271-03282011.doc

BALTIMORE COUNTY, MARYLAND  
BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

APR 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability  
(DEPS) - Development Coordination

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-271-A  
Address 8122 Bullneck Road  
(Weber Property)

Zoning Advisory Committee Meeting of March 21, 2011.

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

1. This lot is located within an Intensely Developed Area (IDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area (CBCA). Relief to the side yard setback requirement will not impact any of the Critical Area requirements for this lot. The 10% pollutant reduction requirement and all BMA regulations must be addressed to minimize adverse impacts on water quality that result from development activities.
2. The zoning request will not result in any forest clearing or wetland impacts, and mitigation may be required for any new impervious surfaces on this lot. Therefore, the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The CBCA regulations apply to development activities within the Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. Any proposed development activities must meet all IDA and BMA regulations.

Reviewer: *Thomas Panzarella; Environmental Impact Review*



Maryland Department of Assessments and Taxation  
Real Property Data Search (vw6.2A)  
BALTIMORE COUNTY

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[GroundRent Redemption](#)  
[GroundRent Registration](#)

**Account Identifier:** District - 12 Account Number - 1213085740

#### Owner Information

**Owner Name:** WEBER WILLIAM SCOTT **Use:** RESIDENTIAL  
**Mailing Address:** 8122 BULLNECK RD **Principal Residence:** YES  
BALTIMORE MD 21222-6029 **Deed Reference:** 1)/10867/ 00397  
2)

#### Location & Structure Information

**Premises Address** **Legal Description**  
8122 BULLNECK RD  
0-0000  
8122 BULLNECK RD  
Waterfront MURRAY POINT

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref: |  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|-----------|--|
| 0110 | 0005 | 0030   |              | 0000        | A       | 1     | 15  | 3               |          | 0012/ C   |  |

**Special Tax Areas** **Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1943                    | 1,815 SF      | 5,246 SF           | 34         |

| Stories  | Basement | Type          | Exterior |
|----------|----------|---------------|----------|
| 2.000000 | NO       | STANDARD UNIT | SIDING   |

#### Value Information

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2009 | 07/01/2010           | 07/01/2011 |
| <b>Land</b>               | 179,500    | 179,500    |                      |            |
| <b>Improvements:</b>      | 127,250    | 163,350    |                      |            |
| <b>Total:</b>             | 306,750    | 342,850    | 330,817              | 342,850    |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

#### Transfer Information

| Seller:              | Date:         | Price:    |
|----------------------|---------------|-----------|
| MURPHY JOS           | 12/14/1994    | \$135,000 |
| Type:                | Deed1:        | Deed2:    |
| ARMS LENGTH IMPROVED | /10867/ 00397 |           |
| Seller:              | Date:         | Price:    |
|                      |               |           |
| Type:                | Deed1:        | Deed2:    |
|                      |               |           |
| Seller:              | Date:         | Price:    |
|                      |               |           |
| Type:                | Deed1:        | Deed2:    |
|                      |               |           |

#### Exemption Information

| Partial Exempt Assessments | Class | 07/01/2011 | 07/01/2012 |
|----------------------------|-------|------------|------------|
| <b>County</b>              |       |            | 0.00       |
| <b>State</b>               |       |            | 0.00       |
| <b>Municipal</b>           |       |            | 0.00       |

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** \* NONE \*

Google maps

Address ~~8108~~ Bullneck Road

Address is approximate

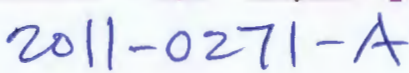
**Save trees. Go green!**  
Download Google Maps on your  
phone at [google.com/gmm](http://google.com/gmm)





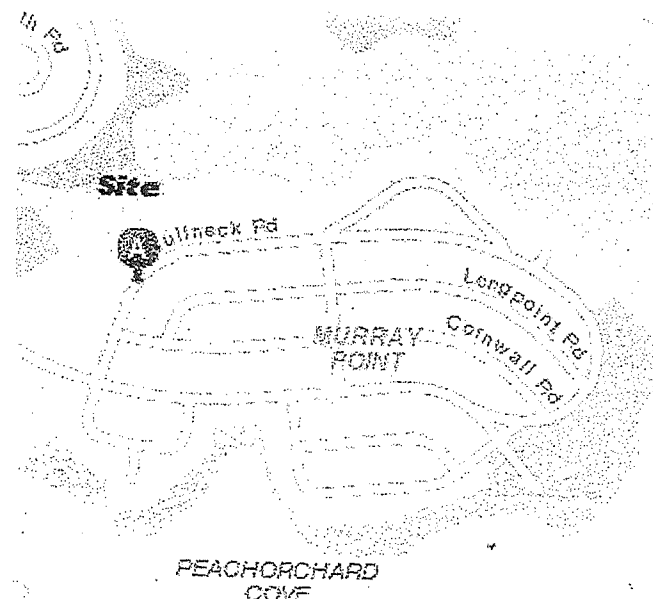
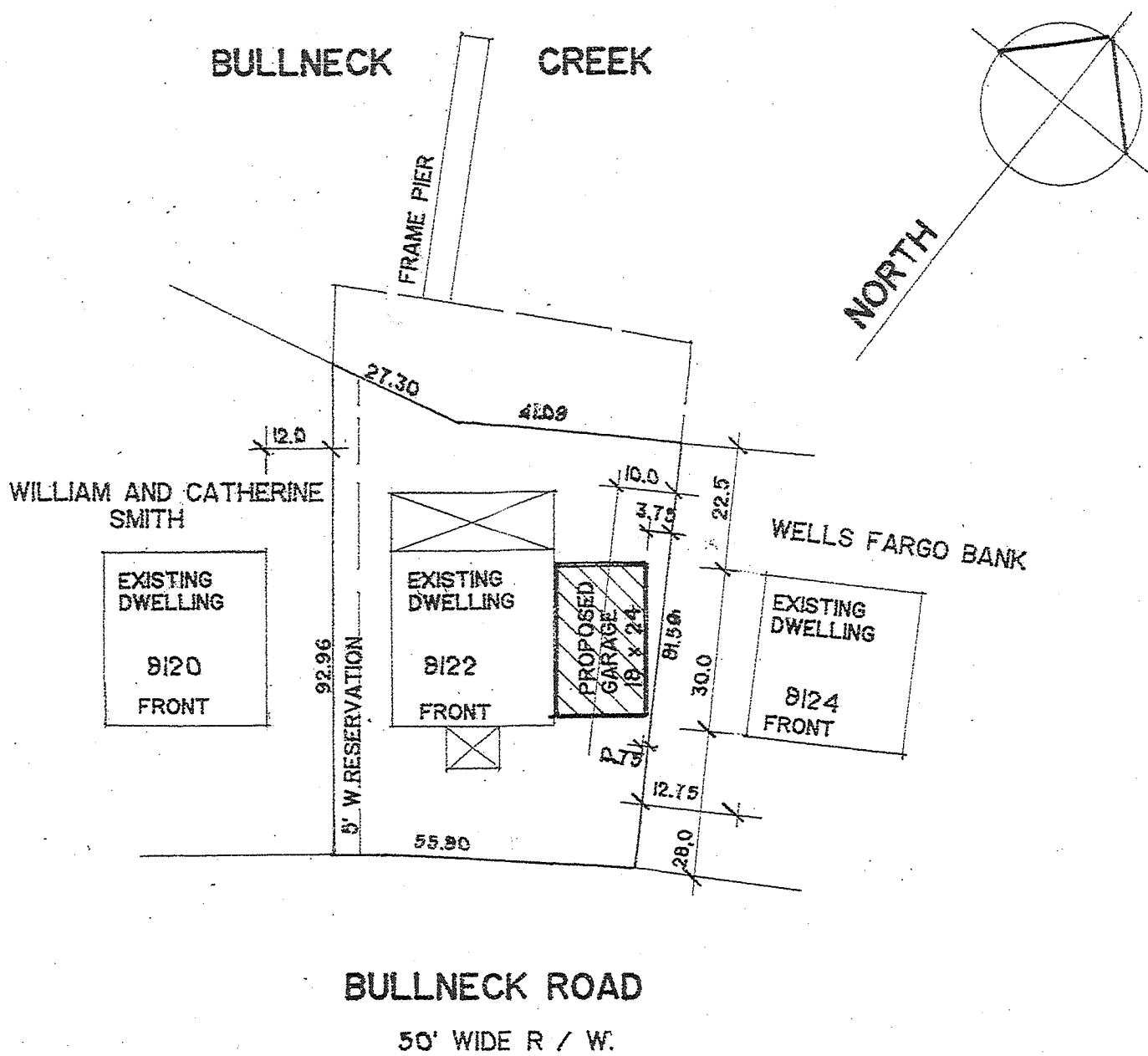


2011-0271-A





**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE**  
 8122 BULLNECK ROAD IN THE SUBDIVISION OF MURRAY POINT  
 PLAT BOOK # 0012, FOLIO # 0083, LOT #15, SECTION # A  
 OWNER: WILLIAM SCOTT WEBER



VICINITY MAP - Scale 1" = 300'

**LOCATION INFORMATION**

|                                |                              |
|--------------------------------|------------------------------|
| ELECTION DISTRICT              | 12                           |
| COUNCILMANIC                   | 7                            |
| 1"=200' SCALE MAP #            | 040410-110C1                 |
| ZONING - DR                    | 5.5                          |
| LOT SIZE                       | 0.12 ACRES 5,246 SQUARE FEET |
| PUBLIC SEWER                   | - YES                        |
| PUBLIC WATER                   | - YES                        |
| CHESAPEAKE BAY CRITICAL AREA - | NO YES                       |
| 100-YEAR FLOOD PLAIN -         | NO YES                       |
| HISTORIC PROPERTY-             | NO                           |
| PRIOR ZONING HEARING -         | NONE                         |

**ZONING OFFICE USE ONLY**

|             |        |             |
|-------------|--------|-------------|
| REVIEWED BY | ITEM # | CASE #      |
| ATGHI       | 0271   | 2011-0271-A |