

**IN RE: PETITION FOR SPECIAL HEARING \***

N Side of Chapman, 936' E of  
Jerusalem Road  
11<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
(7730 Chapman Road)

James R. and Amalia A. Hatfield  
*Petitioners*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2011-0320-SPH**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before this Administrative Law Judge for consideration of a Petition for Special Hearing filed by James R. and Amalia A. Hatfield, the legal owners of the subject property. The Petition for Special Hearing was filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a property line setback of 40 feet in lieu of the required minimum setback of 50 feet for a proposed addition to an existing dwelling as required under Sections 1A04.3.B.1.B and 1A04.3.B.2.B. The subject property and requested relief are more fully described on the site plan, which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing on this Petition were James Hatfield, property owner, and Robert Infussi with Expedite, LLC, who is assisting the Petitioners with the permitting process. There were no Protestants or other persons present.

The Zoning Advisory Committee (ZAC) comments were made a part of the record of this case, none of which had any comments regarding the relief requested.

Testimony and evidence presented demonstrated that the subject site consists of 2.516 acres more or less and is zoned RC 5. The property is located off Chapman Road in the Kingsville area of Baltimore County. It is currently improved with a single family dwelling, inground pool, barn,

**ORDER RECEIVED FOR FILING**

Date 6-14-11

By [Signature]

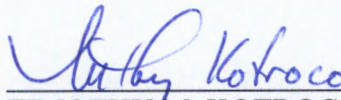
metal garage and a shed. The owner proposes an addition to his home and is in need of special hearing approval to proceed with its construction.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 14th day of June, 2011, that the Petitioners' request for Special Hearing relief, filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a property line setback of 40 feet in lieu of the required minimum setback of 50 feet for a proposed addition to an existing dwelling as required under Sections 1A04.3.B.1.B and 1A04.3.B.2.B, be and is hereby GRANTED, subject to the following:

1. Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (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.

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

Date 6-14-11

By  2



KEVIN KAMENETZ  
*County Executive*

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

June 14, 2011

JAMES R. AND AMALIA A. HATFIELD  
715 SENECA GARDEN ROAD  
MIDDLE RIVER MD 21220

Re: Petition for Special Hearing  
Case No. 2011-0320-SPH  
Property: 7730 Chapman Road

Dear Mr. and Mrs. Hatfield:

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 "Timothy M. Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO  
Administrative Law Judge  
for Baltimore County

TMK/pz

Enclosure

c: Robert Infussi, Expedite LLC, 1536 Dunkeld Way, Bel air MD 21015



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7730 CHAPMAN ROAD  
which is presently zoned RC-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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A PROPERTY LINE SETBACK OF 40 FEET IN LIEU OF THE REQUIRED MINIMUM SETBACK OF 50 FEET. FOR A PROPOSED ADDITION TO AN EXISTING DWELLING. AS REQUIRED UNDER SECTIONS 1A04.3.B.1.B AND 1A04.3.B.2.B

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):

JAMES R. HATFIELD

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

## Representative to be Contacted:

ROBERT T. INFUSSI (EXPEDITE, LLC)

Name

Address

City

State

Telephone No.

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Case No. 2011-0320-SPH

Reviewed By DT/TL Date 4/28/11

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 6-14-11

By [Signature]



**EXPEDITE, LLC**  
*Consulting*

ROBERT M. INFUSSI, SR. President

**ZONING DESCRIPTION  
7730 CHAPMEN ROAD**

*Beginning at a point in the center of Chapman Road an 18 ft. right a way at a distance Of 936 ft. East of Jerusalem Road then Northerly 282 ft. , Northerly 220.06 ft. , Northerly 620.84 ft. , then Southerly 104.14 ft. , Southerly 91.41 ft. , Southerly 170.69 ft. , Southerly 148.79 Ft. , Southerly 151.85 ft. , Southerly 54.65 ft. , Southerly 281.07 ft. , then Northerly along the centerline of Chapman Road 10.04 ft. , back to the point of the beginning.  
Containing 2.515 ac. in the 1<sup>st</sup> Election District and the 5<sup>th</sup> Councilmanic District.*

3RD

1536 Dunkeld Way ◻ Bel Air, Maryland 21015 ◻ 410 - 812 - 2236 ◻ Fax: 410 - 836 - 7271  
E-Mail: [expedite.llcrinfussi@verizon.net](mailto:expedite.llcrinfussi@verizon.net)

2011-0320-SPH

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

No. **67412**

Date: **4/28/11**

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------------|------------------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 0150                  |                        |          |         | 75.00  |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |
|      |      |      |          |                       |                        |          |         |        |

Total: **75.00**

Rec  
From:

**EXPEDITE**

For:

**2011-0300-SP4**

**7730 CHAPMAN RD.**

**D. THOMPSON**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 AMOUNT: \_\_\_\_\_  
 FROM: \_\_\_\_\_  
 FOR: \_\_\_\_\_  
 BY: \_\_\_\_\_

**CASHIER'S  
 VALIDATION**

**NOTICE OF ZONING  
HEARING**

The Administrative Law Judges 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: # 2011-0320-SPH**  
7730 Chapman Road  
N/side of Chapman Road,  
936 feet east of Jerusalem  
Road  
11th Election District  
3rd Councilmanic District  
Legal Owner(s): James &  
Amalia Hatfield  
**Special Hearing** to permit  
a property line setback of  
40 feet in lieu of the re-  
quired minimum setback of  
50 feet for a proposed addi-  
tion to an existing dwelling.  
**Hearing: Monday, June 6,**  
**2011 at 11:00 a.m. in**  
**Room 205, Jefferson**  
**Building, 105 West Ches-**  
**apeake Avenue, Towson**  
**21204.**

ARNOLD JABLON, DIRECTOR  
OF PERMITS, APPROVALS  
AND INSPECTIONS FOR  
BALTIMORE COUNTY

NOTES: (1) Hearings are  
Handicapped Accessible;  
for special accommoda-  
tions Please Contact the  
Administrative Hearings Of-  
fice at (410) 887-3868.

(2) For information con-  
cerning the File and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

05/188 May 19  
276081

# CERTIFICATE OF PUBLICATION

5/19/, 2011

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 5/19/, 2011.

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

J. Wilkinson

LEGAL ADVERTISING

**CERTIFICATE OF POSTING**

RE: Case No. 2011-0320-SPH

Petitioner/Developer BOB  
INFUSSI

Date Of Hearing/Closing: 6/6/11

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property  
at 7730 CHAPMAN ROAD

This sign(s) were posted on May 20, 2011  
Month, Day, Year

Sincerely,

Martin Ogle 5/20/11  
Signature of Sign Poster and Date

Martin Ogle  
60 Chelmsford Court  
Baltimore, Md, 21220  
443-629-3411

# ZONING NOTICE

CASE # 2011-0320-SPH

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING 106 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, JUNE 6, 2011  
AT 11:00 AM

REQUEST: SPECIAL HEARING TO  
PERMIT A PROPERTY LINE  
SETBACK OF 40 FEET IN LIEU OF THE  
REQUIRED MINIMUM SETBACK OF  
50 FEET FOR A PROPOSED ADDITION  
TO AN EXISTING DWELLING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

05/20/2011

*Madam Ogilvie* 5/20/11

TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 19, 2011 Issue - Jeffersonian

Please forward billing to:  
Robert Infussi  
Expedite, LLC  
1536 Dunkeld Way  
Baltimore, MD 21015

410-812-2236

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### NOTICE OF ZONING HEARING

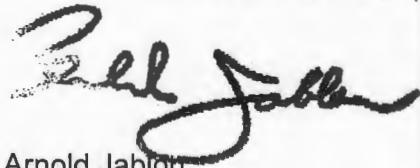
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2011-0320-SPH**

7730 Chapman Road  
N/side of Chapman Road, 936 feet east of Jerusalem Road  
11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: James & Amalia Hatfield

Special Hearing to permit a property line setback of 40 feet in lieu of the required minimum setback of 50 feet for a proposed addition to an existing dwelling.

Hearing: Monday, June 6, 2011 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ  
County Executive

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

May 12, 2011

## NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0320-SPH**

7730 Chapman Road

N/side of Chapman Road, 936 feet east of Jerusalem Road

11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: James & Amalia Hatfield

Special Hearing to permit a property line setback of 40 feet in lieu of the required minimum setback of 50 feet for a proposed addition to an existing dwelling.

Hearing: Monday, June 6, 2011 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Hatfield, 715 Seneca Garden Road, Baltimore 21220  
Robert Infussi, 1536 Dunkeld Way, Bel Air 21015

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 21, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighborhood 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: ~~XXXXXXXXXXXX~~ 2011-0320-SPH

Petitioner: HATFIELD

Address or Location: 7730 CHAPMAN RD.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Robert Infussi (Expedite, LLC)

Address: 1536 Dunkeld Way

Bel Air, MD 21015

Telephone Number: 410-812-2236



KEVIN KAMENETZ  
County Executive

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

May 26, 2011

Mr. & Mrs. Hatfield  
715 Seneca Garden Road  
Baltimore, MD 21220

RE: Case Number 2011-0320SPH, 7730 Chapman Road

Dear Mr. & Mrs. Hatfield,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 28, 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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel  
Robert Infussi, 1536 Dunkeld Way, Bel Air, MD 21015

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

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

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 23, 2011  
Item Nos. 2011-152, 319, 320, 321,  
And 323

**DATE:** May 11, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-052322011 -NO COMMENTS.doc



KEVIN KAMENETZ  
*County Executive*

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

May 9, 2011

County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 9, 2011**

Item No.:

**Administrative Variance:** 2011-0319A, 2011-0321A

**Special Hearing:** 2011-0152-SPHA, 2011-0320-SPH, 2011-0322-SPH, 2011-0325-SPH

**Variance:** 2011-0152-SPHA, 2011-0323-SPHXA

**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

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

Maryland Department of Transportation

Date: 5-16-11

Ms. Kristen Matthews  
Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 2011-0320-SPH  
Special Hearing  
James and Amalie Hattfield  
7730 Chapman Road

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. 2011-0320-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at ([rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us)). Thank you for your cooperation.

Sincerely,

Steven D. Foster, Chief  
Access Management Division

SDF/rz

TK 6/6 11Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-320-SPH  
Address 7730 Chapman Road  
(Hatfield Property)

Zoning Advisory Committee Meeting of May 9, 2011.

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

1. Groundwater Mgmt. will need to review any proposed building permits for this site.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

JUN 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

## MEMORANDUM

DATE: June 23, 2011

TO: David Lykens  
Department of Environmental Protection and Sustainability

FROM: Lawrence M. Stahl *LS*  
Managing Administrative Law Judge

SUBJECT: DEPS Comment for Case No. 2011-0320-SPH  
(7730 Chapman Road)

---

This comment was received after the close of the hearing record in this matter. It was not therefore included in the Opinion and Order issued; however, a copy, attached to this memo, is being retained in the file.

LMS:dlw  
Attachment

c: James R. and Amalia A. Hatfield, 715 Seneca Garden Road, Middle River, MD 21220  
Robert Infussi, Expedite LLC, 1536 Dunkeld Way, Bel Air, MD 21015

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
7730 Chapman Road; N/S of Chapman \*  
936 feet East of Jerusalem Road \* ZONING COMMISSIONER  
11<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic District \*  
Legal Owner(s): James and Amalie Hatfield \* FOR  
Petitioner(s) \*  
BALTIMORE COUNTY  
2011-0320-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.

RECEIVED

MAY 06 2011

*[Signature]*

*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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 6<sup>th</sup> day of May, 2011, a copy of the foregoing Entry of Appearance was mailed to James and Amalie Hatfield, 715 Seneca Garden Road, Baltimore, Maryland 21220, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

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

**Account Identifier:**

District - 11 Account Number - 1600004085 ✓

**Owner Information**

|                         |                                                 |                             |                          |
|-------------------------|-------------------------------------------------|-----------------------------|--------------------------|
| <b>Owner Name:</b>      | HATFIELD JAMES R<br>HATFIELD AMALIA A           | <b>Use:</b>                 | RESIDENTIAL              |
| <b>Mailing Address:</b> | 715 SENECA GARDEN RD<br>BALTIMORE MD 21220-3103 | <b>Principal Residence:</b> | NO                       |
|                         |                                                 | <b>Deed Reference:</b>      | 1) /05214/ 00414<br>2) - |

**Location & Structure Information**

|                           |                                                      |
|---------------------------|------------------------------------------------------|
| <b>Premises Address</b>   | <b>Legal Description</b>                             |
| 7730 CHAPMAN RD<br>0-0000 | 2.515 AC<br>NES CHAPMAN RD<br>2210FT NE JERUSALEM RD |

|            |             |               |                     |                    |                |              |            |                        |                  |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  |
| 0055       | 0021        | 0363          |                     | 0000               |                |              |            | 3                      | <b>Plat Ref:</b> |

**Town** NONE**Special Tax Areas**

**Ad**  
**Valorem**  
**Tax Class**

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1972                           | 2,550 SF             | 2.5100 AC                 | 04                |

|                |                 |                     |                 |
|----------------|-----------------|---------------------|-----------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>         | <b>Exterior</b> |
| 2.000000       | YES             | STANDARD UNIT FRAME |                 |

**Value Information**

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           |                   | As Of        | As Of                       | As Of      |
|                           |                   | 01/01/2009   | 07/01/2010                  | 07/01/2011 |
| <b>Land</b>               | 115,100           | 115,100      |                             |            |
| <b>Improvements:</b>      | 348,680           | 378,980      |                             |            |
| <b>Total:</b>             | 463,780           | 494,080      | 483,980                     | 494,080    |
| <b>Preferential Land:</b> | 0                 |              |                             | 0          |

**Transfer Information**

|                |                      |               |               |               |          |
|----------------|----------------------|---------------|---------------|---------------|----------|
| <b>Seller:</b> | FRANK JAMES A        | <b>Date:</b>  | 09/01/1971    | <b>Price:</b> | \$50,000 |
| <b>Type:</b>   | ARMS LENGTH IMPROVED | <b>Deed1:</b> | /05214/ 00414 | <b>Deed2:</b> |          |
| <b>Seller:</b> |                      | <b>Date:</b>  |               | <b>Price:</b> |          |
| <b>Type:</b>   |                      | <b>Deed1:</b> |               | <b>Deed2:</b> |          |
| <b>Seller:</b> |                      | <b>Date:</b>  |               | <b>Price:</b> |          |
| <b>Type:</b>   |                      | <b>Deed1:</b> |               | <b>Deed2:</b> |          |

**Exemption Information**

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

**Tax Exempt:**  
**Exempt Class:**

**Special Tax Recapture:**  
\* NONE \*

CASE NAME \_\_\_\_\_  
CASE NUMBER 2011-0320-SPN  
DATE \_\_\_\_\_

[illegible]



PETITIONER'S

EXHIBIT NO.

2

04 25 2011

2011-0320-SP4



04.25.2011

2011-0320-SP4



04.25.2011

2011-0320-SPH



04.25.2011

2011-0320-SPH



04.25.2011



04.25.2011

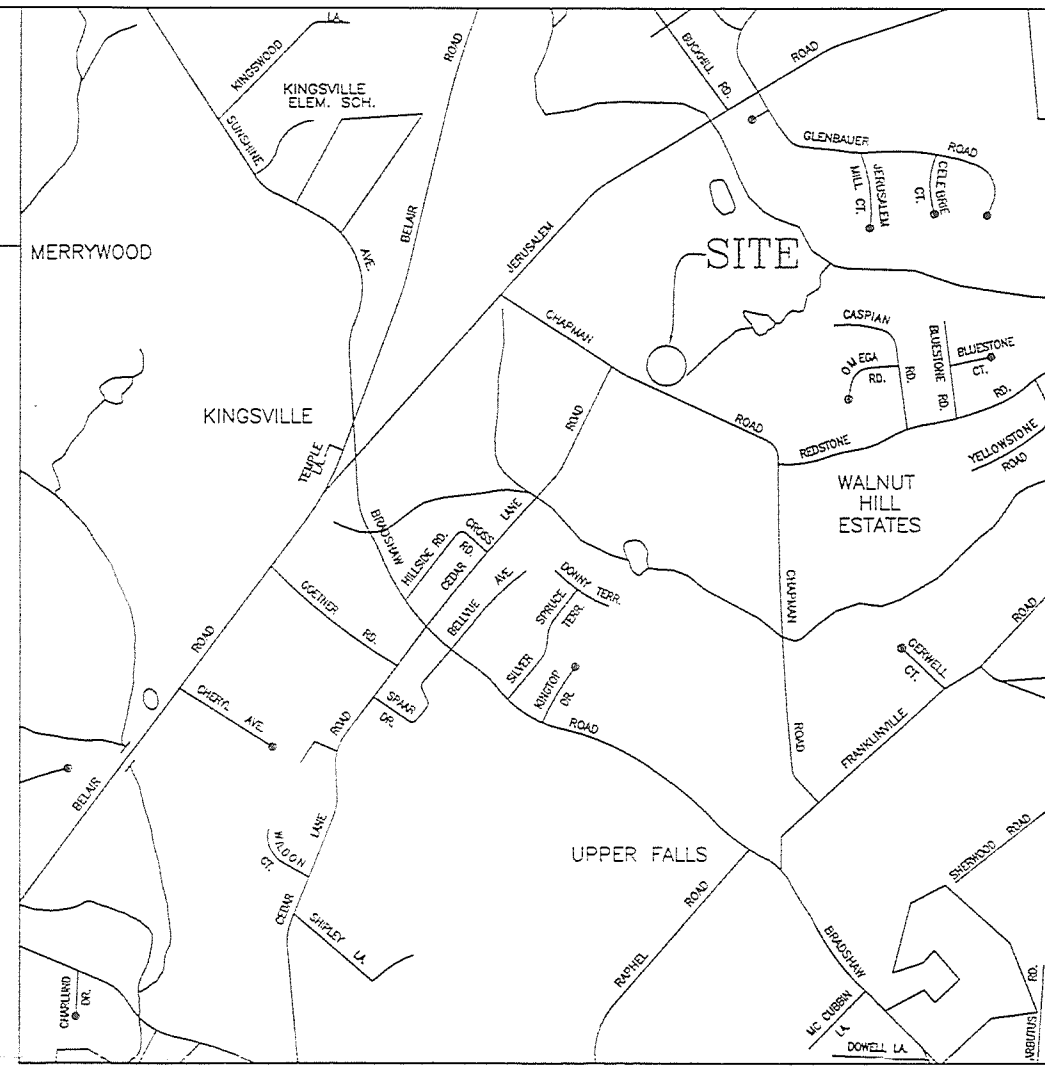
2011-0320-SPH

2011-0320-A

PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

PROPERTY ADDRESS - #7730 CHAPMAN ROAD

OWNER: JAMES R. & AMALIA A. HATFIELD  
TAX NO. 16-00-004085  
DEED REF. 5214/414



LOCATION MAP  
SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT 11th  
COUNCILMANIC DISTRICT 3rd  
1"=200 SCALE MAP #055A3, 055B3  
ZONING RC-5  
LOT SIZE 2.516 ACREAGE 109,608 SQUARE FEET  
SEWER ☐ PUBLIC ☐ PRIVATE ☒  
WATER ☐ ☐ ☒  
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO  
100 YEAR FLOOD PLAIN ☐ ☒  
HISTORIC PROPERTY/BUILDING ☐ ☒  
ZONING HISTORY - NONE

ZONING OFFICE USE ONLY

REVIEWED BY: ITEM # CASE #

PETITIONER'S

EXHIBIT NO. 1

I, LEONARD G. BUERHAUS, THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIXED ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THE BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06 OF THE ANNOTATED CODE OF MARYLAND. THIS SURVEY IS FOR THE EXCLUSIVE USE OF JAMES R. & AMALIA A. HATFIELD. THERE ARE NO VISIBLE ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT WHERE SHOWN.

LEONARD G. BUERHAUS, REGISTERED PROPERTY LINE SURVEYOR #349

LGB SURVEYS LLC  
9432 BELLHALL DRIVE  
NOTTINGHAM MD. 21236  
410-256-3135

DATE: APRIL 8, 2011  
SCALE: 1" = 40'