

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Hollow Road; 114 feet N/W
of the c/l of Westchester Avenue
1st Election District
1st Councilmanic District
(606 Hollow Road)

Farley Y. Cofiell
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0363-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject property, Farley Y. Cofiell for property located at 606 Hollow Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage with a height of 20 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desire to construct a garage measuring 30 feet x 30 feet x 20 feet in size. A large existing shed will be removed to accommodate the new garage. The additional garage height will accommodate storage of the family's belongings.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 26, 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

ORDER RECEIVED FOR FILING

Date 8-5-11

By [Signature]

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.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 5th day of August, 2011 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage with a height of 20 feet in lieu of the permitted 15 feet be and is hereby GRANTED, subject to the following:

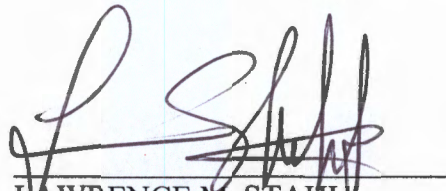
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 8-5-11

By [Signature]

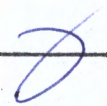
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 8-5-11

By 



KEVIN KAMENETZ
County Executive

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

August 5, 2011

FARLEY Y. COFIELL
606 HOLLOW ROAD
ELLCOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 2011-0363-A
Property: 606 Hollow Road

Dear Mr. Cofiell:

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 black ink, appearing to read "L. Stahl", is written over the typed name and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: American Builders Corp., Attn: Katie Gaver, 505 Brightview Drive, Millersville MD 21108

POSTING
DATE
REVISED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 606 Hollow Road
which is presently zoned _____

Deed Reference: 14912075 Tax Account # 1700011518

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.192; BC2R, TO Permit

A Garage in the side yard to be used as a storage shed
with a height of 20 feet in lieu of the permitted
15ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Farley Cofield

Name - Type or Print

Signature

Name - Type or Print

Signature

606 Hollow Road 410-446-4832

Address

Telephone No.

Ellicott City MD 21043

City

State

Zip Code

Representative to be Contacted:

Katie Gower

Name

505 Brightview Dr. 410-987-0555

Address

Telephone No.

Millersville MD 21108

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.

Zoning Commissioner of Baltimore County

Case No. 2011-0363

Reviewed By: Jam

Date

6.17.11 / 6.28 REV.

ORDER RECEIVED FOR FILING

Estimated Posting Date

7/10/11

FRM476_09

Date

8.5.11

By

[Signature]

Rev 3/09

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 606 Hollow Rd
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) Very little storage area in the house

and garage will serve as storage for family things. The garage cannot be moved further to the rear because of the existing extremely steep grade. This garage will not be used as guest quarters or any type of apartment.

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

[Signature]
Signature

Kathleen Gauer
Name- print or type

Signature

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

(Name Affiant(s) here): Kathleen Gauer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

ASHLEY NICOLE HANNINEN
Notary Public State of Maryland
My Commission Expires May 11, 2015
Name of Notary Public Commission expires

PLACE SEAL HERE:

ZONING PROPERTY DESCRIPTION FOR 606 HOLLOW ROAD ELLICOTT CITY, MD 21043

Beginning at a point on the Northeastern side of Hollow Road which is ⁵⁰~~113.67~~ feet wide at the distance of 113.67 West of the centerline of the nearest improved intersecting street ^{Hollow Road}~~Hollow Road~~ which is ¹¹⁴~~113.67~~ feet wide. ^{WESTCHESTER AVE.}

Thence the following courses and distances: (1) North 55 degrees 55 minutes 30 seconds East 114 feet

(2) North 34 degrees 4 minutes 30 seconds West 113.67 feet

(3) South 55 degrees 55 minutes 30 seconds West 114 feet

(4) South 34 degrees 4 minutes 30 second East 113,67 feet more or less to the place of beginning, as recorded in Deed Liber 2345 folio 576, containing 12,958 square feet. Located in the 1 election district and 1 council district.

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

No. **70342**

Date: **6.17.11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/20/2011 6/17/2011 10:40:54 5

REV W003 WALKIN R005 LRB
 >>RECEIPT # 522999 6/17/2011 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						070342 75.-

Dept 5 52B ZONING VERIFICATION

CR NO 070342

Recpt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Total: **75.-**

Rec From: **F. Cofie II**

For: **2011-0363-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 6-26-11

RE: Case Number: 2011-0363-A

Petitioner/Developer: Farley Copfield

Date of Hearing/Closing: 7-11-11

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 606 Hollow Rd

The signs(s) were posted on 6-26-11
(Month, Day, Year)

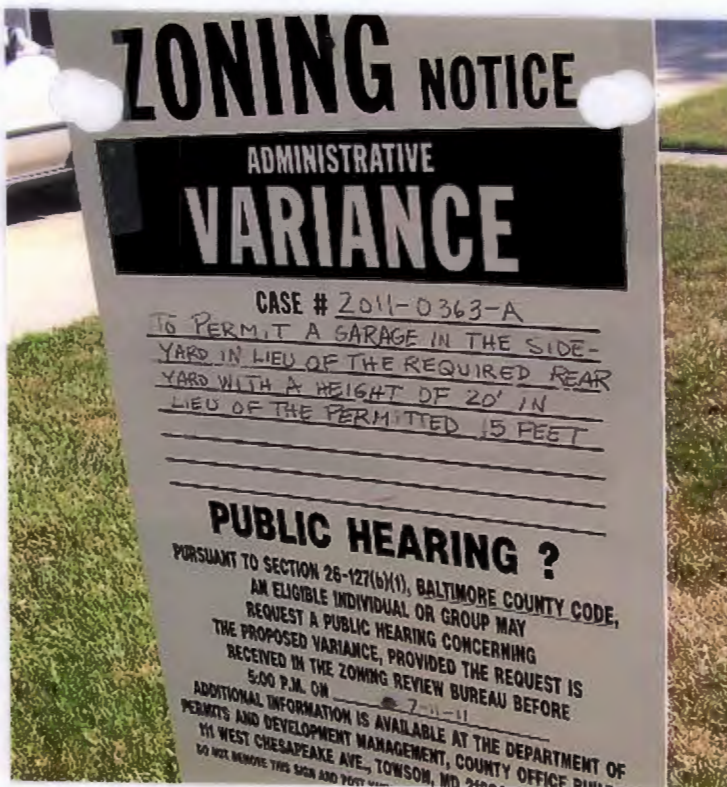
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2011-0363-A

Petitioner: American Builders Corp.

Address or Location: 606 Hollow Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: American Builders Corp.

Address: 505 Brightview Drive
Millersville, MD 21108

Telephone Number: 410-987-0555

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2011- 0363 -AAddress 606 Hollow Rd.Contact Person: J. MERPEY

Phone Number: 410-887-3391

REVISED DATE: 6.28.10

Planner, Please Print Your Name

REVISED: 7/10/11REVISED: 7.25.11Filing Date: 6-17-11Posting Date: 6.26Closing Date: 7.14.

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- 0363 -AAddress 606 Hollow Rd.Petitioner's Name FARLEY CofieldTelephone 410-446-4832Posting Date: 6/26 REVISED: 7/10/11Closing Date: 7/14 REVISED: 7/25/11

Wording for Sign: To Permit A GARAGE IN THE REAR YARD
HEIGHT OF 20ft. IN LIEU OF THE PERMITTED 15ft.



KEVIN KAMENETZ
County Executive

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

July 18, 2011

Mr. Farley Cofiell
606 Hollow Road
Ellicott City, MD 21043

RE: Case Number 2011-0363-A, 606 Hollow Road

Dear Mr. Cofiell,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Katie Gauer, 505 Brightview Drive, Millersville, MD 21108



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: 7-15-11

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

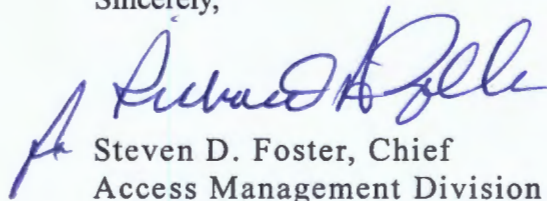
RE: Baltimore County
Item No. 2011-0363-A
Administrative Variance
Farley Cofield
606 Hollow Road

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. 2011-0363-A.

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). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz



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

State Highway
Administration

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

Maryland Department of Transportation

John 7/8/11

*Closing
7/25/11*

Date: 6-28-2011

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

RE: Baltimore County
Item No. 2011-0363-A
606 HOLLOW ROAD
FARLEY CORRELL
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. 2011-0363-A.

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). Thank you for your cooperation.

Sincerely,

For Steven D. Foster, Chief
Access Management Division

SDF/rz



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 13, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **July 11, 2011**

Item No.:

Special Hearing: 2011-0370-SPHA.

Administrative Variance: 2011-0363A, 2011-371A-0372A, 2011-0374A.

Variance: 2011-0370-SPHA, 2011-0373A, 2011-0375A.

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, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **June 27, 2011**

Item No.:

Special Hearing: 2011-0359-SPHA, 2011-0361-SPH, 2011-0364-SPH, 2011-0368-SPH

Administrative Variance: 2011-0363A, 2011-0365A, 2011-0367A, 2011-0369A

Variance: 2011-0360A, 2011-0366-ASA

Special Variance: 2011-0366-ASA

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, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2011
Item Nos. 2011-363, 370, 371, 372, 374
And 375.

DATE: July 18, 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-07252011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

7/25/11

*Hearing
Revised Plans*

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

DATE: July06, 2011

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 11, 2011
Item Nos. 2011-359, 361, 362, 363, 364, 365, 367, 368
And 369.

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-07112011 -NO COMMENTS.doc

AV 7/25/11

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: July 1, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-363-A
Address 606 Hollow Road
(Cofiell Property)

Zoning Advisory Committee Meeting of June 27, 2011.

X The Department of Environmental Protection and Sustainability has no
comments on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

JUL 01 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/21/2011 3:03 PM
Subject: ZAC Comments

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision. Also, please disregard if you've submitted comments.

Thanks.

2011-0363-A - *Administrative Variance* - 606 Hollow Road (Closing Date 7/25/11)

2011-0370-SPHA - 7924 Ellenham Ave. (Hearing Date: 8/10/11 @ 10 AM)

2011-0371-A - *Administrative Variance* - 12203 Worthington Road (Closing Date 7/25/11)

2011-0372-A - *Administrative Variance* - 3407 Louth Road (Closing Date 7/25/11)

2011-0373-A - 5 Mandel Court (Hearing Date: 8/7/11 @ 1:30 PM)

2011-0374-A - *Administrative Variance* - 7602 Old Harford Rd. (Closing Date 8/1/11)

2011-0375-A - 8048 Philadelphia Rd. - (No Hearing Date reflected in data base as of today)

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 1700011518

Owner Information

Owner Name: COFIELL FARLEY Y **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 606 HOLLOW RD **Deed Reference:** 1)/14912/ 00075
ELLICOTT CITY MD 21043-4716 2)

Location & Structure Information**Premises Address**

606 HOLLOW RD
0-0000

Legal Description

.297 AC NES HOLLOW R
606 HOLLOW RD
125 NW WESTCHESTER AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0009	1156		0000				1	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	1,080 SF	12,882 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	122,220	122,200		
Improvements:	142,750	120,700		
Total:	264,970	242,900	242,900	242,900
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
COFIELL FARLEY Y	01/09/2001	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14912/ 00075	Deed2:
LOWE CARROLL ELLIS,SR	02/01/1995	\$40,000
Type: NON-ARMS LENGTH OTHER	Deed1: /10928/ 00358	Deed2:
REEDY CHARLES W	05/10/1977	\$15,000
Type: ARMS LENGTH IMPROVED	Deed1: /05750/ 00911	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

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



American Builders Corp.

505 Brightview Drive

Millersville, MD 21108

410-987-0555 Phone ~ 410-987- 4611 Fax

americanbuilderscorp@msn.com

MHIC # 125132 ~ MHBR # 3785

PLEASE PLACE THE ENCLOSED PICTURES IN ZONING FILE:

2011-0363-A

THANKS,
AMERICAN BUILDERS

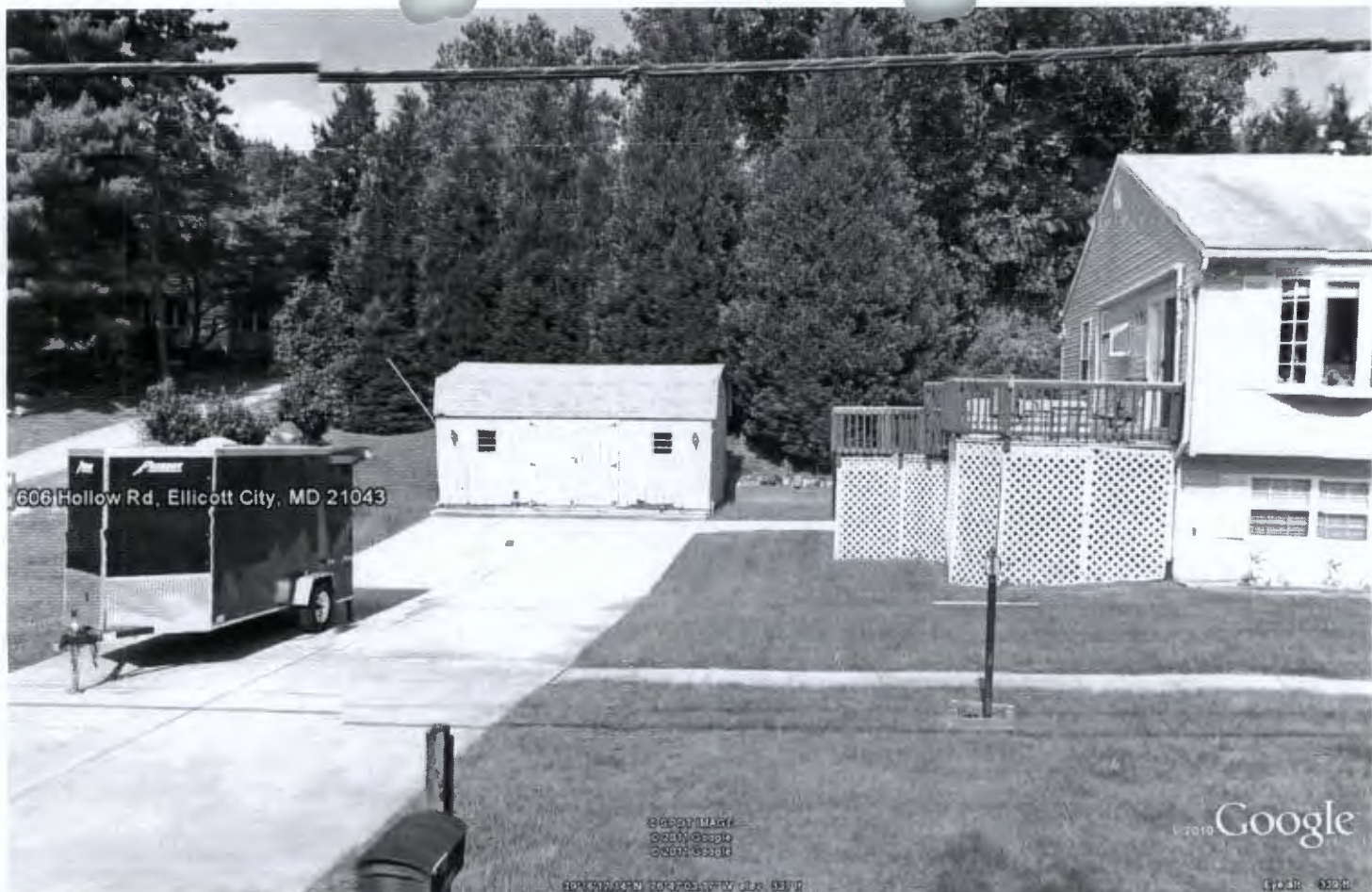




© 2007 MAPS
© 2011 Google
© 2011 Google
© 2011 Google
20°16'18.82"N 76°47'03.29"W and 133 ft

Google

Eye Alt. 17.0 ft



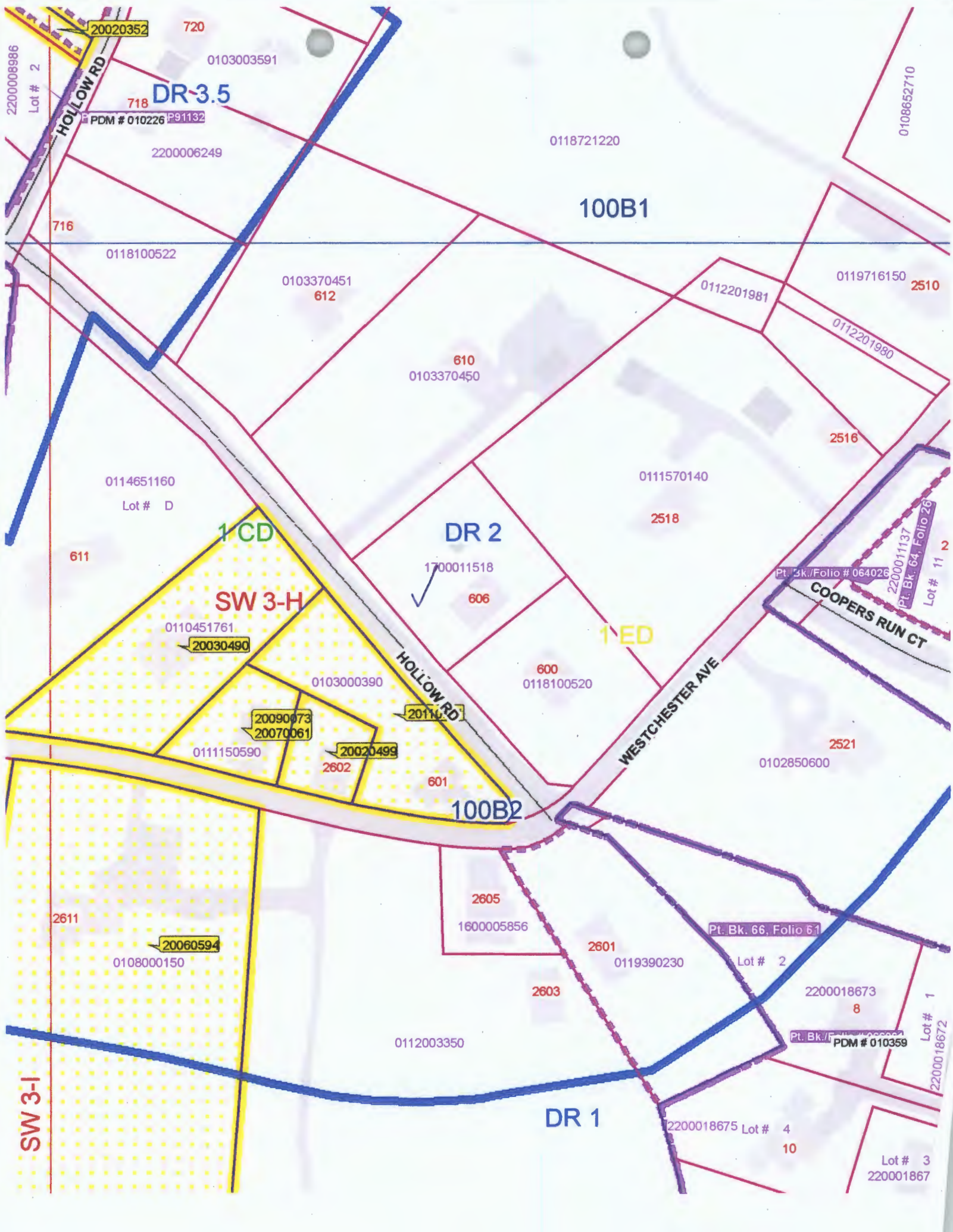
606 Hollow Rd, Ellicott City, MD 21043

© 2010 Google
All rights reserved.

Google

SPOTLIGHT PHOTOGRAPHY LLC 2010

SPOTLIGHT 2010



20020352

720

0103003591

DR-3.5

718

PDM # 010226 P91132

2200006249

0118721220

100B1

716

0118100522

0103370451
612

610
0103370450

0112201981

0119716150

2510

0112201980

2516

0111570140

2518

0114651160

Lot # D

611

1 CD

DR 2

1700011518

606

SW 3-H

0110451761

20030490

0103000390

20090073
20070061

0111150590

20020499

2602

601

100B2

1 ED

600
0118100520

WESTCHESTER AVE

COOPERS RUN CT

Pt. Bk. 64, Folio 26

Lot # 2

2200011137

2521

0102850600

2611

20060594

0108000150

2605

1600005856

2601

0119390230

Lot # 2

Pt. Bk. 66, Folio 51

2200018673

8

Pt. Bk. 66, Folio 51
PDM # 010359

0112003350

DR 1

2200018675 Lot # 4

10

Lot # 1

2200018672

Lot # 3
220001867

SW 3-1

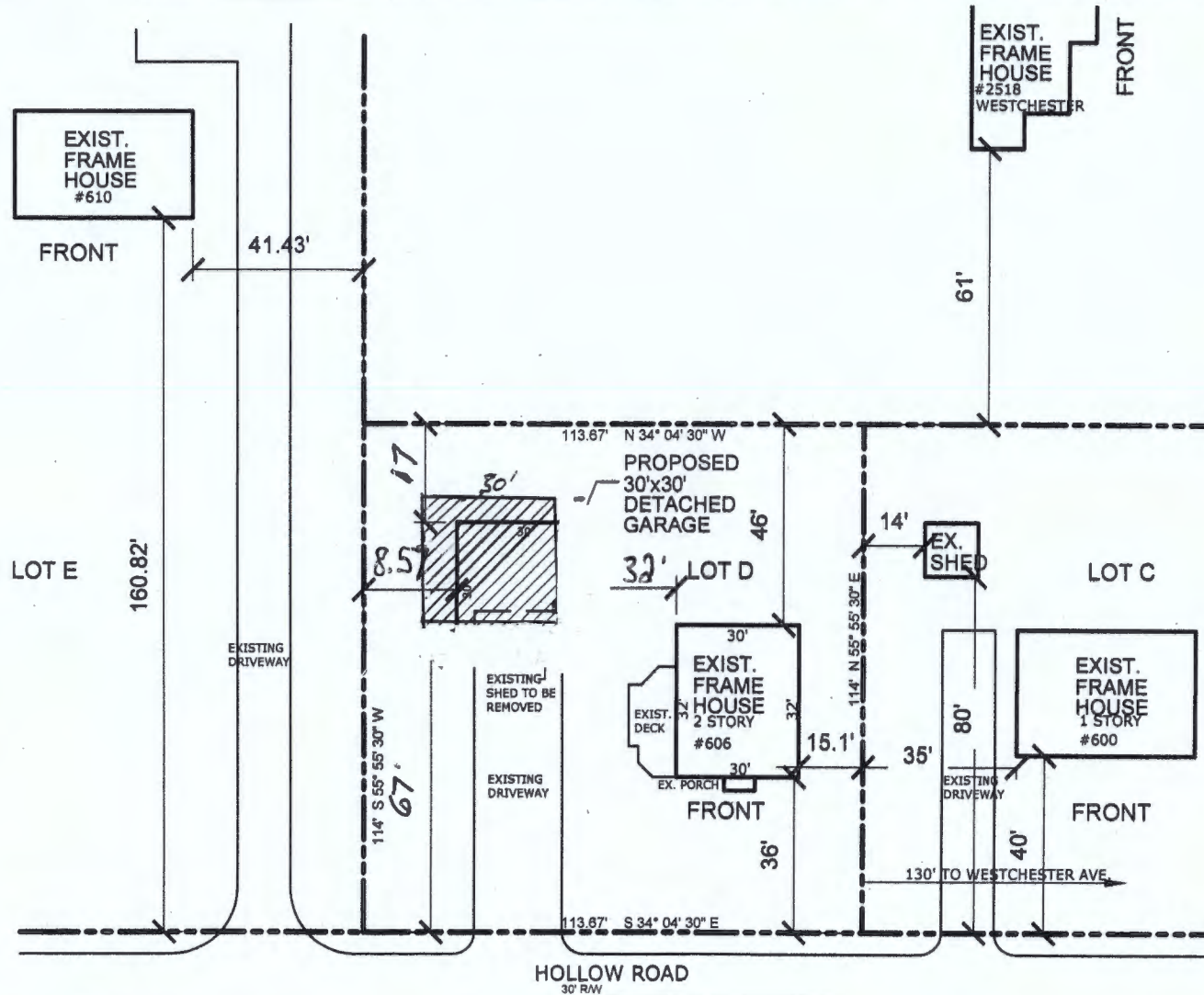
REVISED

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 606 Hollow Road OWNER(S) NAME(S) Farley Y CoField

SUBDIVISION NAME 125 NW Westchester Av LOT # D BLOCK # _____ SECTION # N/A

PLAT BOOK # _____ FOLIO # 911 10 DIGIT TAX # 5700011518 DEED REF. # 14912/00075



PLAN DRAWN BY CARRIE WALKER DATE 6-16-11 SCALE: 1 INCH = 40 FEET
WALKER ARCHITECTURE

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED DE 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .297

OR SQUARE FEET 12,882

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:
