

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
S side of Blister Street, 200 feet S of		
the c/l of Aileron Street	*	OFFICE OF
15 <sup>th</sup> Election District		
6 <sup>th</sup> Council District	*	ADMINISTRATIVE HEARINGS
<b>(54 Blister Street)</b>		
	*	FOR BALTIMORE COUNTY
Ralph T. Prophet		
<i>Petitioner</i>	*	<b>CASE NO. 2012-0087A</b>

\* \* \* \* \*

**ORDER AND OPINION**

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owner of the property, Ralph T. Prophet. The Petitioner is requesting Variance relief pursuant to Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition with a rear yard setback of 24.9 feet in lieu of the required 30 feet, and a front yard setback of 19.1 feet in lieu of the front yard average of 25.5 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1. The existing dwelling contains 768 square feet and the Petitioner desire to construct two additions to accommodate the family. The front addition measures 16 feet x 8 feet and the rear addition measures 14 feet x 20 feet.

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 October 2, 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 10-24-11

By SMA

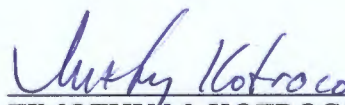
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements 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, this 24<sup>th</sup> day of October, 2011 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition with a rear yard setback of 24.9 feet in lieu of the required 30 feet, and a front yard setback of 19.1 feet in lieu of the front yard average of 25.5 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
Administrative Law Judge for  
Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 10-24-11

2

By SMA



KEVIN KAMENETZ  
*County Executive*

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

October 24, 2011

RALPH T. PROPHET  
54 BLISTER STREET  
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance  
Case No. 2012-0087-A  
Property: 54 Blister Street

Dear Mr. Prophet:

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, Approvals 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 that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Administrative Law Judge  
for Baltimore County

TMK:pz

Enclosure

Fill out complete

1

# Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 54 Blister St Middle River md 21220

which is presently zoned PR-5.5

Deed Reference: 271341696 Tax Account # 1511470280

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) 1302.3.C-1 and 303.1 - to

permit a proposed addition with a rear yard setback of 24.9 feet in lieu of the required 30, and a front yard setback of 19.1 feet in lieu of the front yard average of 25.5

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 Ralph T. Prophet  
Signature Ralph T Prophet  
Address 54 Blister Street Telephone No. 443-841-4200  
Middle River, md 21220  
City State Zip Code

**Legal Owner(s):**

Name - Type or Print Ralph T. Prophet  
Signature Ralph T Prophet  
Name - Type or Print  
Signature  
54 Blister Street 443-841-4200  
Address Telephone No.  
Middle River md 21220  
City State Zip Code

**Attorney For Petitioner:**

Name - Type or Print  
Signature  
Company N/A  
Address Telephone No.  
City State Zip Code

**Representative to be Contacted:**

Name  
Address N/A Telephone No.  
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. 2012-0087-A **ORDER RECEIVED FOR FILING** Reviewed By [Signature] Date 9/23/11  
Date 10-24-11 Estimated Posting Date 10/2/11

Zoning Commissioner of Baltimore County

By SMA

## 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 54 Blythe St Middle River Md  
Address number Road or Street name

and that this address is the subject of this variance request as required by law. 21220

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)

The house is very small and not  
enough space for my family. I have children  
and the need for more space is urgent.  
lot size is only 5400 sq ft and the house  
is less than 800 sq ft.

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

Name- print or type

Name- print or type

**A Notary Public must complete the following section prior to the filing appointment.**

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

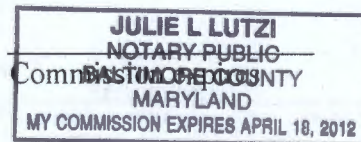
I HEREBY CERTIFY, this 23rd day of September, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here):

Ronald T. Lester  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Julie Lutz  
Name of Notary Public



PLACE SEAL HERE:

**ZONING DESCRIPTION**

**ZONING DESCRIPTION FOR 54 BLISTER STREET**

BEGINNING AT A POINT ON THE SOUTH SIDE OF BLISTER STREET WHICH IS 50 FEET WIDE AT THE DISTANCE OF 200 FT. SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET RIGHT AILERON, WHICH IS 50 FT. WIDE. BEING LOT #210 SECTION 1 IN THE SUBDIVISION OF AERO ACRES AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #13 FOLIO #139, CONTAINING 5,400 SQUARE FEET; ALSO KNOWN AS 54 BLISTER STREET AND LOCATED IN THE 15TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

Item #0087

CERTIFICATE OF POSTING  
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0087

PETITIONER/DEVELOPER \_\_\_\_\_

RALPH T. PROPLET

DATE OF HEARING/CLOSING: \_\_\_\_\_

10/17/11

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

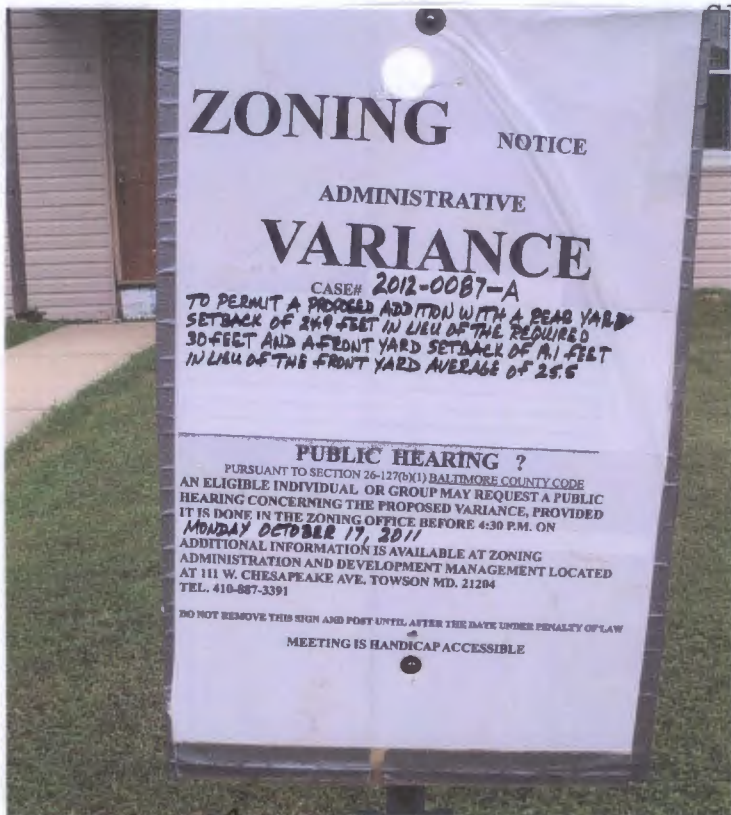
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE  
PROPERTY AT 54 BLISTER ST.

THIS SIGN(S) WERE POSTED ON October 2, 2011  
(MONTH, DAY, YEAR)

SINCERELY,  
Martin Ogle 10/2/11  
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE  
(SIGN POSTER)  
60 CHELMSFORD COURT  
BALTIMORE, MD 21220  
(ADDRESS)  
PHONE NUMBER: 443-629-3411



Martin Ogle 10/2/11

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/neighbor 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: 2012-0087-A

Petitioner: Ralph J. Probst

Address or Location: 54 Bliste St. middle River md 21220

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Ralph J. Probst

Address: 54 Bliste St  
middle River md 21220

Telephone Number: 443-841-4200



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2012- 0087 -A Address 54 Blister St  
Contact Person: David Duvall Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 9/23/11 Posting Date: 10/02 Closing Date: 10/17

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 2012- 0087 -A Address 54 Blister St  
Petitioner's Name Ralph T Proplet Telephone 443 841 4200  
Posting Date: 10/2/11 Closing Date: 10/17/11  
Wording for Sign: To Permit a proposed addition with a rear yard setback of 24.9 feet in lieu of the required 30 and a front yard setback of 19.1 feet in lieu of the front yard average of 25.5

Revised 7/06/11

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

No. **73606**

Date: 9/23/0

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
22	800	0002		6150					575 =

Total: 575 =

Rec From:

For: Issuing hearing case # 2002-0097-A

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
**PLEASE PRESS HARD!!!!**

**CASHIER'S  
 VALIDATION**





KEVIN KAMENETZ  
County Executive

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

October 12, 2011

Mr. Ralph Proplet  
54 Blister Street  
Middle River, MD 21220

RE: Case Number 2012-0087A, 54 Blister Street

Dear Mr. Proplet,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel



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

Beverley K. Swaim-Staley, Secretary  
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-2-11

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

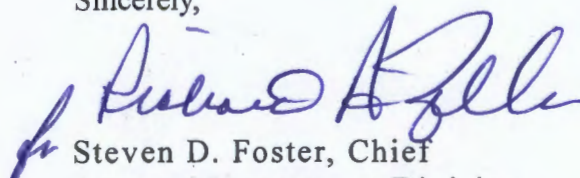
RE: Baltimore County  
Item No. 2012-0087-A  
Administrative Variance  
Ralph T. Prophet  
54 Blister Street.

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. 2012-0087-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](mailto:rzeller@sha.state.md.us)). Thank you for your cooperation.

Sincerely,

  
Steven D. Foster, Chief  
Access Management Division

SDF/rz

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.roads.maryland.gov](http://www.roads.maryland.gov)

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



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

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

DATE: October 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 2012-0087-A  
Address 54 Blister Street  
(Prophet Property)

Zoning Advisory Committee Meeting of October 3, 2011.

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

Reviewer: *Paul Dennis; Environmental Impact Review*

RECEIVED  
**OCT 07 2011**  
OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

*Healey*  
*10/17/11*

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

**DATE:** October 7, 2011

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 17, 2011  
Item Nos. 2012-082,084, 085,086, 087, 088,089,  
And 090.

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-10172011 -NO COMMENTS.doc

**From:** Dennis Kennedy  
**To:** Zook, Patricia  
**CC:** Richards, Carl  
**Date:** 10/18/2011 4:11 PM  
**Subject:** Re: comments on Administrative Variances cases  
**Attachments:** ZAC-ITEM NO12-0083-10172011.doc

Patti:

We had no comment of Item 2012-0087-A.  
Attached is a comment on 2012-0083-A.  
Dennis Kennedy

>>> Patricia Zook 10/18/2011 2:49 PM >>>  
Good afternoon Dennis -

I have two administrative variance case files that are missing comments from your office:  
2012-0087-A and 2012-0083-A.

If you don't have comments, feel free to reply to this e-mail and I'll place it in the files.

As always, thanks for your help.

Patti Zook  
Baltimore County  
Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204  
410-887-3868  
pzook@baltimorecountymd.gov

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**Debra Wiley - ZAC Comments**

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**From:** Debra Wiley  
**To:** Kennedy, Dennis; Lykens, David; Livingston, Jeffrey; Lanham, Lynn; Murra...  
**Date:** 10/6/2011 11:56 PM  
**Subject:** ZAC Comments

---

Hi there,

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.

2012-0074-A ? 3435 Yardley Drive  
Administrative Variance ? Closing Date: 10/10

2012-0075-A ? 8528 Lucerne Road  
No hearing date per data base as of: 10/6/11

2012-0076-A ? 10606 Bird River Road  
Administrative Variance ? Closing Date: 10/10

2012-0077-A ? 1472 Martin Blvd.  
No hearing date per data base as of: 10/6/11

2012-0078-SPHA ? 7801 Eastern Ave.  
Hearing Date: 11/1/11

2012-0079-A ? 1110 Gladway Road  
Administrative Variance ? Closing Date: 10/10

2012-0080-SPH ? 19 Shipping Place  
No hearing date per data base as of: 10/6/11

2012-0081-A ? 7410 Old Harford Road  
Administrative Variance ? Closing Date: 10/17

2012-0082-A ? 30-115 West Ridgely Road  
No hearing date per data base as of: 10/6/11

2012-0083-A ? 1003 Meadow Glen Road  
Administrative Variance ? Closing Date: 10/17

2012-0084-A ? 1609 Eastern Blvd.  
No hearing date per data base as of: 10/6/11

2012-0085-A ? 5713 Daybreak Terrace  
No hearing date per data base as of: 10/6/11



2012-0086-SPH ? 2140 B Harris Mill Road  
No hearing date per data base as of: 10/6/11

2012-0087-A ? 54 Blister Street  
Administrative Variance ? Closing Date: 10/17

2012-0088-SPH ? 11618 Franklinville Road  
No hearing date per data base as of: 10/6/11

2012-0089-SPHX ? (**Floodplain**) - 169 Frederick Road  
No hearing date per data base as of: 10/6/11

2012-0090-A ? 500 Oella Avenue  
Administrative Variance ? Closing Date: 10/29

2012-0091-X ? (**Floodplain**) - 10729 Park Heights Avenue  
No hearing date per data base as of: 10/6/11

2012-0092-A ? 12116 Sugar Mill Circle  
Administrative Variance ? Closing Date: 10/24

2012-0093-XA ? 3430 Sweet Air Road  
No hearing date per data base as of: 10/6/11

2012-0094-A ? (**CBCA**) - 944 Lance Avenue  
No hearing date per data base as of: 10/6/11

2012-0095-SPH ? 112 Cherrydell Road  
No hearing date per data base as of: 10/6/11

2012-0096-A ? 607 Dunkirk Road  
Administrative Variance ? Closing Date: 10/31

Thank you.

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

**Patricia Zook - comments on Administrative Variances cases**

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**From:** Patricia Zook  
**To:** Kennedy, Dennis  
**Date:** 10/18/2011 2:49 PM  
**Subject:** comments on Administrative Variances cases

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Good afternoon Dennis -

I have two administrative variance case files that are missing comments from your office:  
2012-0087-A and 2012-0083-A.

If you don't have comments, feel free to reply to this e-mail and I'll place it in the files.

As always, thanks for your help.

Patti Zook  
Baltimore County  
Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

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Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



*street view not available  
for this neighborhood*

2012-0087-A

Maryland Department of Assessments and Taxation Real Property Data Search (vw1.1A) BALTIMORE COUNTY	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">GroundRent</a> <a href="#">Redemption</a> <a href="#">GroundRent</a> <a href="#">Registration</a>
---	---

**Account Identifier:** District - 15 Account Number - 1511470280

**Owner Information**

<b>Owner Name:</b>	PROPHET RALPH THOMAS	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	YES
<b>Mailing Address:</b>	54 BLISTER ST MIDDLE RIVER MD 21220-4605	<b>Deed Reference:</b>	1) /27134/ 00695 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
54 BLISTER ST 0-0000	54 BLISTER ST AERO ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0090	0016	0564		0000	1		210	3	Plat Ref: 0013/0139

**Special Tax Areas**

<b>Town Ad Valorem Tax Class</b>	NONE
----------------------------------	------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	768 SF	5,400 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT SIDING	

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
<b>Land</b>	48,000	48,000	01/01/2009	07/01/2011
<b>Improvements:</b>	88,300	88,300		07/01/2012
<b>Total:</b>	136,300	136,300		136,300
<b>Preferential Land:</b>	0			

**Transfer Information**

<b>Seller:</b>	LASEK GREGORY	<b>Date:</b>	06/26/2008	<b>Price:</b>	\$135,500
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/27134/ 00695	<b>Deed2:</b>	
<b>Seller:</b>	HARTMAN RONALD M	<b>Date:</b>	04/25/2006	<b>Price:</b>	\$115,000
<b>Type:</b>	ARMS LENGTH IMPROVED	<b>Deed1:</b>	/23739/ 00539	<b>Deed2:</b>	
<b>Seller:</b>	KLUTTZ AARON W	<b>Date:</b>	10/06/2000	<b>Price:</b>	\$76,800
<b>Type:</b>	ARMS LENGTH IMPROVED	<b>Deed1:</b>	/14740/ 00007	<b>Deed2:</b>	

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<b>County</b>	000	0.00	
<b>State</b>	000	0.00	
<b>Municipal</b>	000	0.00	

**Tax Exempt:** \_\_\_\_\_ **Special Tax Recapture:** \_\_\_\_\_  
**Exempt Class:** \_\_\_\_\_

Item # 0087

Rear South Case # 2012-0087-A



X  
A/C Unit  
Here

Item # 0087

Front North  
Case # 2012-0087-A



X

Here  
Addition

X

Item #0087

CASE # 2012-0087-A

West side



Item #0087



Item # 0087





Item #0087

South Deer D. Scott Arch Case# 2012-0087-A



Item # 0087



Item # 0087



Item #0087



Item #0087

Case # 2012-0087-A

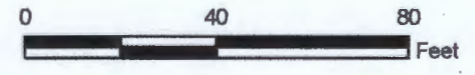
East side



# 54 Blister Street

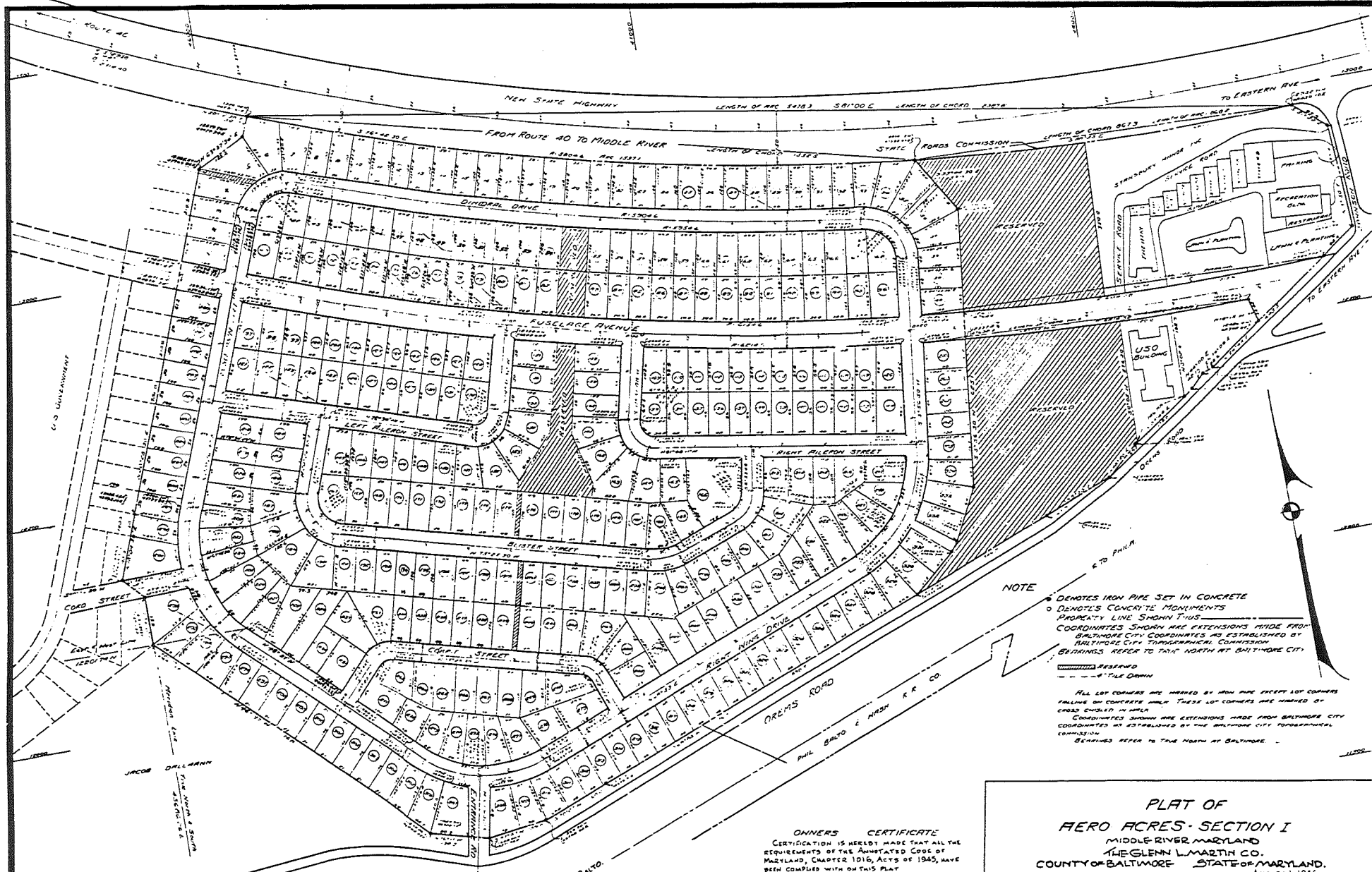


Publication Date: September 20, 2011  
Publication Agency: Department of Permits & Development Management  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

Item # 0087



NOTE  
 \* DENOTES IRON PIPE SET IN CONCRETE  
 ○ DENOTES CONCRETE MONUMENTS  
 PROPERTY LINE SHOWN IN US  
 COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY BALTIMORE CITY TOPOGRAHICAL COMMISSION  
 BEARINGS REFER TO TRUE NORTH AT BALTIMORE CITY

RESERVED  
 - - - - - THE DRAIN  
 ALL LOT CORNERS ARE MARKED BY IRON PIPE EXCEPT LOT CORNERS FALLING ON CONCRETE PAVES. THESE LOT CORNERS ARE MARKED BY CROSS CORNERS IN SUELA  
 COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY THE BALTIMORE CITY TOPOGRAHICAL COMMISSION  
 BEARINGS REFER TO TRUE NORTH AT BALTIMORE

PLAT OF  
**AERO ACRES - SECTION I**  
 MIDDLE RIVER, MARYLAND  
 THE GLENN L. MARTIN CO.  
 COUNTY OF BALTIMORE, STATE OF MARYLAND.  
 SCALE 1"=100 FT  
 AUGUST 1, 1946

OWNERS CERTIFICATE  
 CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, CHAPTER 1016, ACTS OF 1945, HAVE BEEN COMPLIED WITH ON THIS PLAT  
 THE GLENN L. MARTIN COMPANY

HARRY T. ROWLAND  
 VICE PRESIDENT

THOMAS J. CASSEY, CIVIL ENGINEER,  
 MIDDLE RIVER, MD.  
 REGISTERED LAND SURVEYOR No. 866

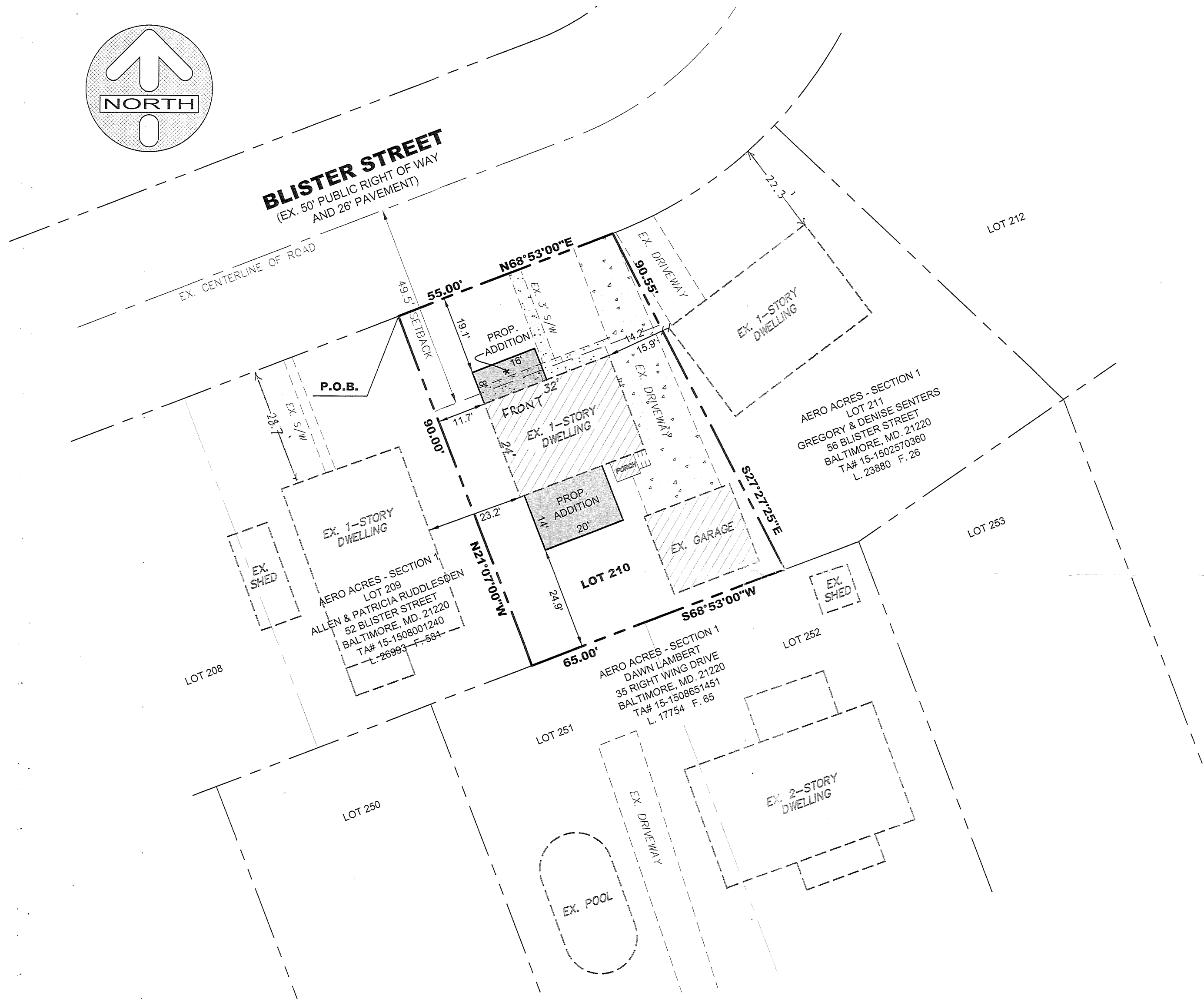
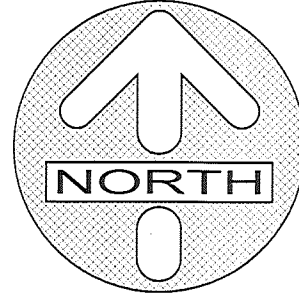
FILED  
 Geo. Allen, Jr.  
 Aug. 12, 1946  
 not. Robert J. Spitzer

Approved Aug 12, 1946  
 Galb. [Signature]  
 Acting [Signature]

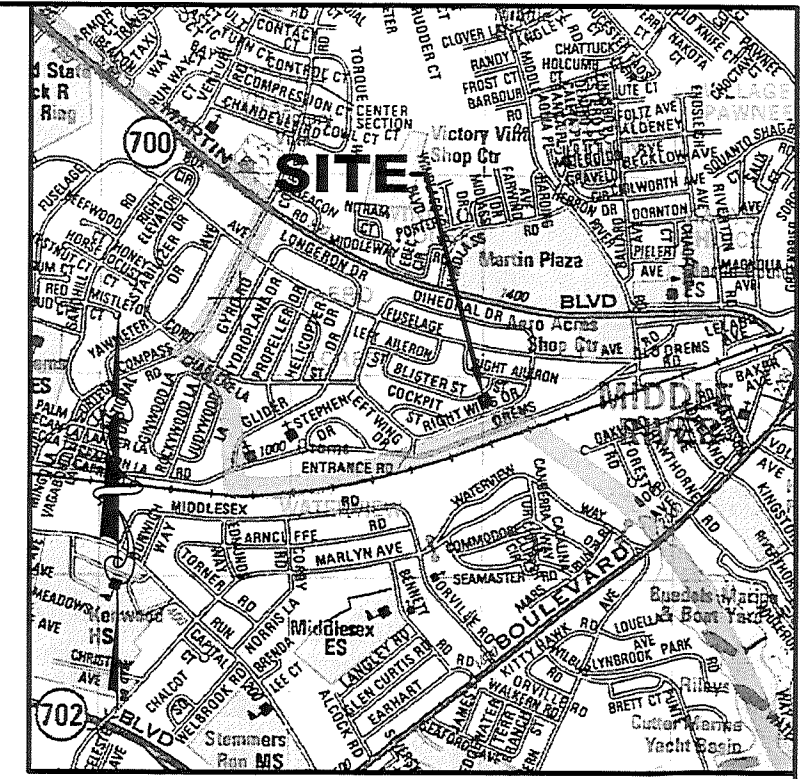
Item # 0087



# 54 BLISTER STREET HEARING SITE PLAN



**PLAN VIEW**  
SCALE: 1" = 20'



**VICINITY MAP**  
SCALE: 1"=2000'

ZONING MAP#	09032
SITE ZONED	DR 5.5
ELECTION DISTRICT	15th
COUNCIL DISTRICT	6th
LOT AREA ACREAGE	0.124 AC.
-OR SQUARE FEET	5,400 SF.
HISTORIC?	NO
IN CBCA?	NO
IN FLOODPLAIN?	NO
UTILITES	
WATER IS:	PUBLIC
SEWER IS:	PUBLIC
PRIOR HEARING?	NO
IF SO GIVE CASE NUMBER AND ORDER NUMBER:	

VIOLATION CASE INFO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

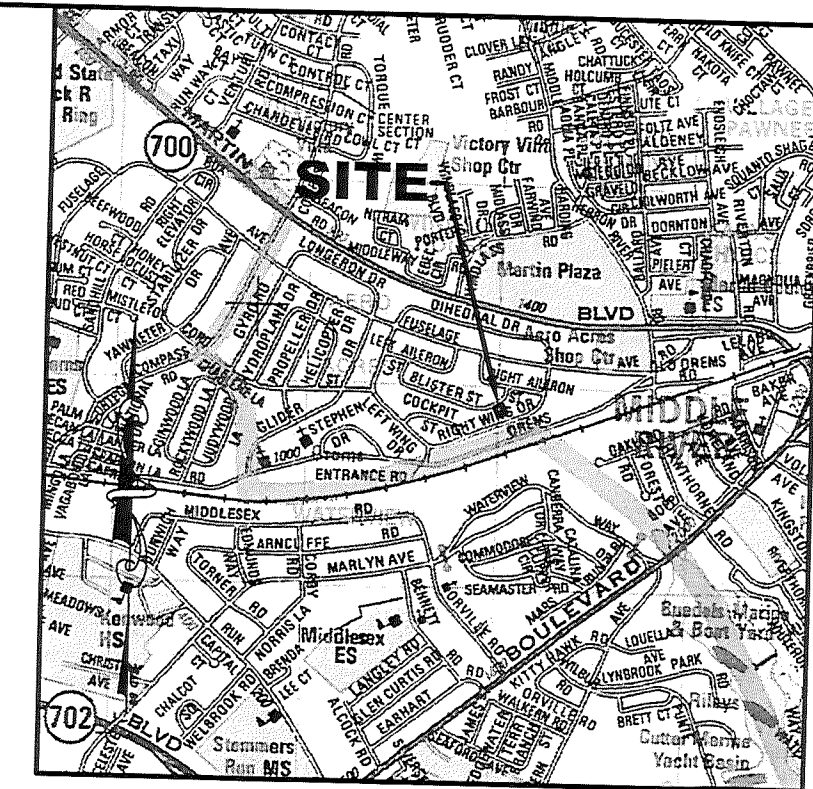
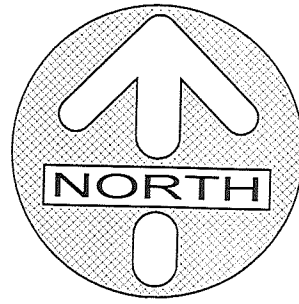
*RP*

#2012-0087-A

**ZONING HEARING PLAN FOR VARIANCE**

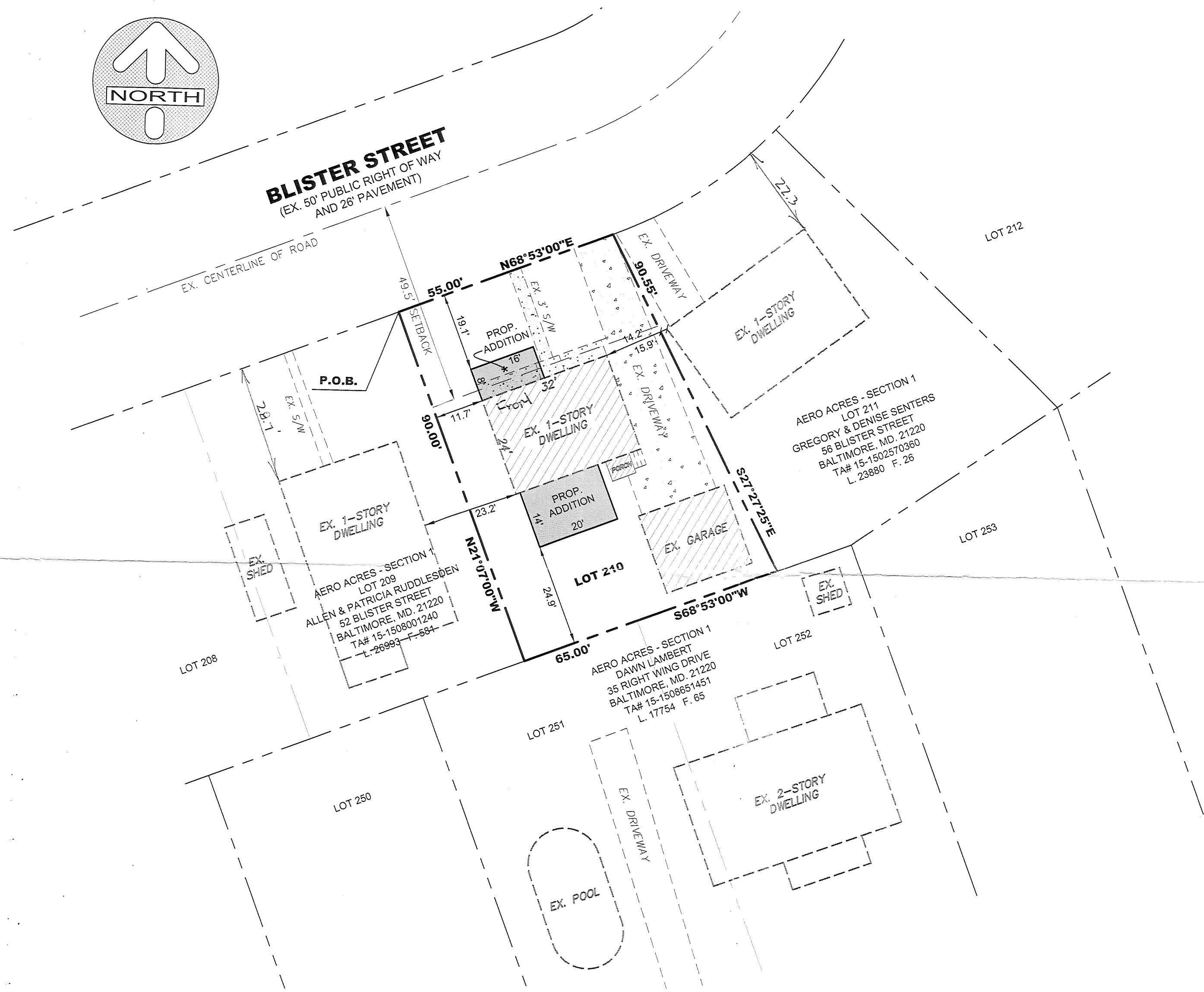
OWNER: RALPH T. PROPHET  
 ADDRESS: 54 BLISTER STREET  
 SUBDIVISION NAME: AERO ACRES  
 LOT# 210 BLOCK# - SECTION# 1  
 PLAT BOOK# 13 FOLIO# 139  
 TA# 15-1511470280 DEED REF# 27134 / 695  
 SCALE: 1"=20' DATE: SEPTEMBER 2010

# 54 BLISTER STREET HEARING SITE PLAN



**VICINITY MAP**

SCALE: 1"=2000'



**PLAN VIEW**  
SCALE: 1" = 20'

ZONING MAP#	09082
SITE ZONED	DR 5.5
ELECTION DISTRICT	15th
COUNCIL DISTRICT	6th
LOT AREA ACREAGE	0.124 AC.
-OR SQUARE FEET	5,400 SF.
HISTORIC?	NO
IN CBCA?	NO
IN FLOODPLAIN?	NO
UTILITES	
WATER IS:	PUBLIC
SEWER IS:	PUBLIC
PRIOR HEARING?	NO
IF SO GIVE CASE NUMBER AND ORDER NUMBER:	

VIOLATION CASE INFO:

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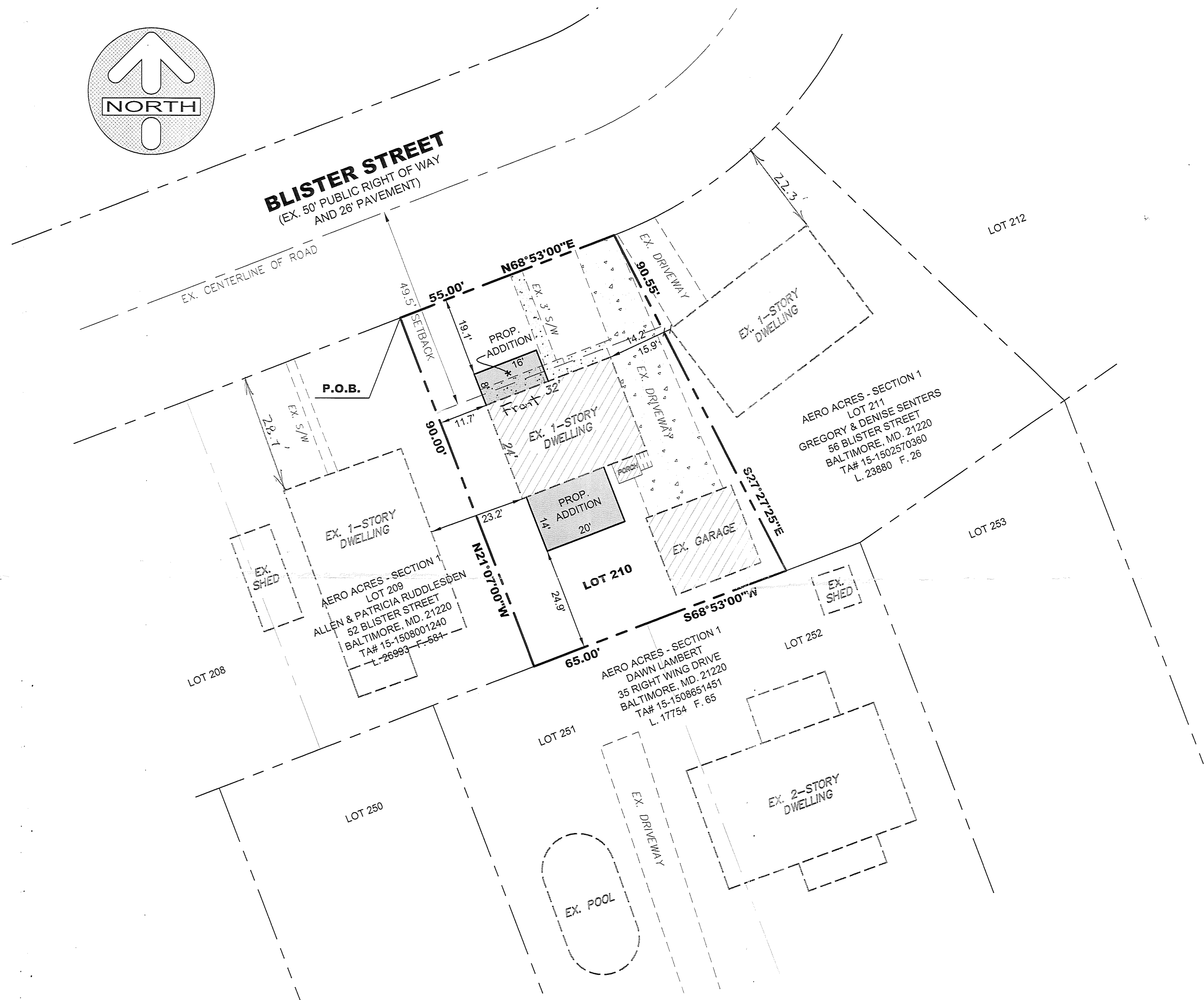
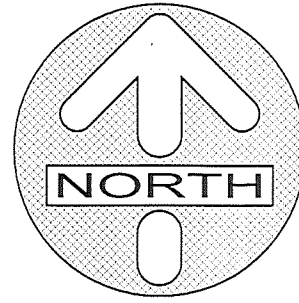
*RTP*

#2012-0087-A

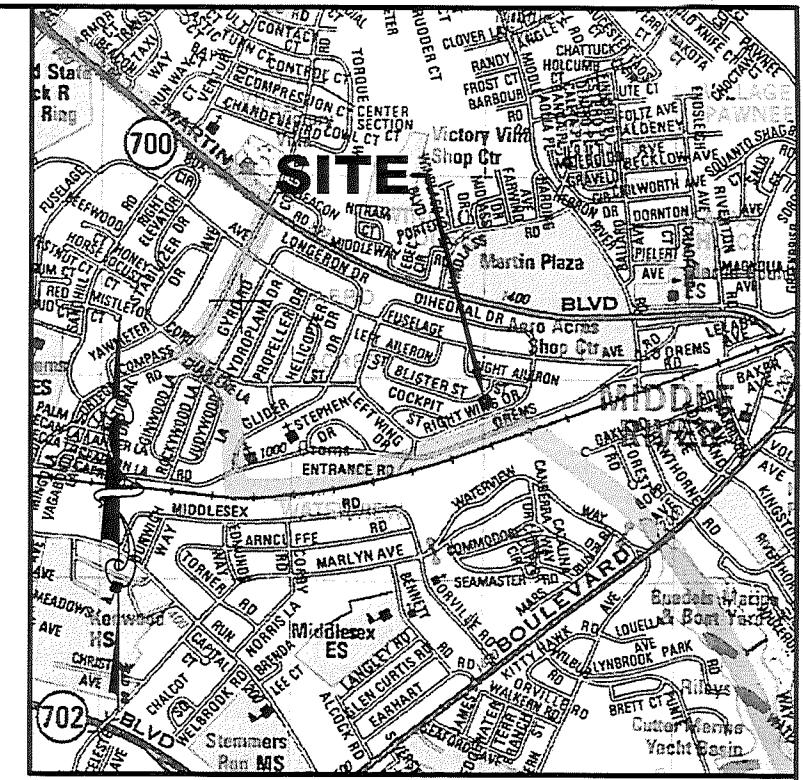
**ZONING HEARING PLAN FOR VARIANCE**

OWNER: RALPH T. PROPHET  
 ADDRESS: 54 BLISTER STREET  
 SUBDIVISION NAME: AERO ACRES  
 LOT# 210 BLOCK# - SECTION# 1  
 PLAT BOOK# 13 FOLIO# 139  
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UTILITES	
WATER IS:	PUBLIC
SEWER IS:	PUBLIC
PRIOR HEARING?	NO
IF SO GIVE CASE NUMBER AND ORDER NUMBER:	

VIOLATION CASE INFO:

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*RTP*  
#2012-0087-A

**ZONING HEARING PLAN FOR VARIANCE**

OWNER: RALPH T. PROPHET  
 ADDRESS: 54 BLISTER STREET  
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