

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Smith Avenue; 974 feet from
the E side of Satyr Hill Road
9th Election District
3rd Councilmanic District
(9212 Smith Avenue)

Robert R. and Eileen C. Wagner
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0216-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Robert R. and Eileen C. Wagner. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a free-standing garage in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 18, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date

4-6-12
ms

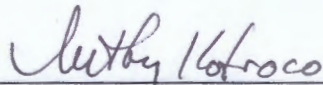
requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 6th day of April, 2012 that the Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a free-standing garage in the front yard in lieu of the required rear, be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 4-6-12

By pm 2



KEVIN KAMENETZ
County Executive

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

April 6, 2012

ROBERT R. AND EILEEN C. WAGNER
9212 SMITH AVENUE
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2012-0216-A
Property: 9212 Smith Avenue

Dear Mr. and Mrs. Wagner:

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. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9212 SMITH AVE which is presently zoned DR-2

Deed Reference 05695/00301 10 Digit Tax Account # 0921350000

Property Owner(s) Printed Name(s) ROBERT R. & EILEEN C. WAGNER

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1, BC22, TO PERMIT A FREE-STANDING GARAGE IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 4-6-12
BY [Signature]

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 3 day of March, 2012 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0216-A Filing Date 3/8/12 Estimated Posting Date 3/18/12 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 9212 SMITH AVE. BALTIMORE MD. 21234-1413
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

WE HAVE A SEPTIC SYSTEM WITH A DRAINAGE
FIELD IN THE REAR OF OUR PROPERTY - TO THE RIGHT
OF OUR PROPERTY A DRIVEWAY IS OWNED BY OUR
NEIGHBOR WHICH WE HAVE NO CONTROL - AS THEY HAVE
TO HAVE ACCESS. ADDITIONAL EXPENSE TO PAVE
A DRIVEWAY TO REAR YARD.
ALSO TREES.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Robert Wagner
Signature of Affiant
ROBERT WAGNER
Name- Print or Type

Eileen C. Wagner
Signature of Affiant
Eileen C. Wagner
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of Feb. 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Robert Russell Wagner + Eileen Connors Wagner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Nichole White
Notary Public
Exp 6/7/13
My Commission Expires

ZONING DESCRIPTION
9212 SMITH AVENUE

Beginning at a point on the northwest side of Smith Avenue (15 ft. of paving), 974 ft. along a 90 degree angle curve in the road to the east side of Satyr Hill Road. Thence running the following distances: east 110 ft., thence north 268 ft., thence west 113 ft., thence south 265 ft. to the point of beginning, as recorded in Deed Liber 05695, Folio 00301, containing 0.67 acres. Located in the 9th Election District and 3rd Councilmanic District of of Baltimore County.

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry
Commercial and Residential
2944 Edgewood Avenue
Baltimore, MD 21234
Phone - 410-530-6293
E-mail - wdgjr@comcast.net

To: Baltimore County, Zoning Office - Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

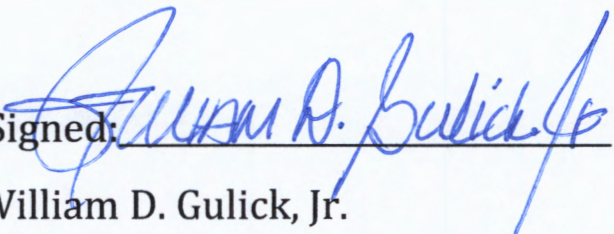
1	March 18, 2012	Certificate Of Posting
2	March 18, 2012	Site Photos

Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: Case No.: 2012-0216-A, 9212 Smith Ave.

Remarks:

Signed: 

William D. Gulick, Jr.

Project Manager

cc: Robert Wagner

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: March 18, 2012

Attention: Zoning Office, Ms. Kristen Lewis

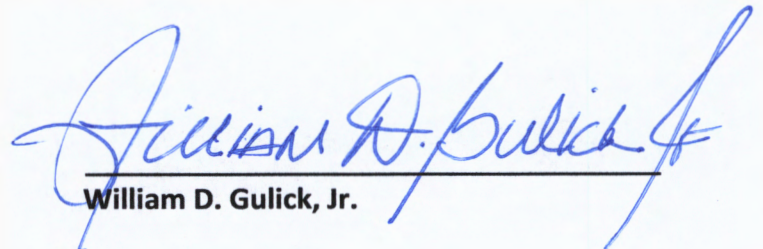
Re: Case Number: 2012-0216-A

Petitioner/Developer: Robert Wagner

Date of Hearing/Closing: April 2, 2012

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: 9212 Smith Avenue

The sign(s) were posted on: March 18, 2012



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0216-A
TO PERMIT A GARAGE TO BE
LOCATED IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR
YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON APRIL 2, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 867-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

4 SMITH AVENUE

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

No. **80021**

Date: **3/8/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/09/2012 3/08/2012 14:22:58 S
 REC 8903 WALKIN ROOS LRB
 RECEIPT # 579456 3/08/2012 OFLN
 5 528 ZONING VERIFICATION
 NO. 090021
 Recpt Tot \$75.00
 \$75.00 OK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	906	0000		6150						75.00

Total: **75.00**

Rec From: **R. WAGNER**

For: **2012-0216-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0216 -A Address 9212 Smith Ave.

Contact Person: J. Murrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/8/12 Posting Date: 3/18/12 Closing Date: 4/2/12

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 2012- 0216 -A Address 9212 Smith Ave.

Petitioner's Name ROBERT WAGNER Telephone _____

Posting Date: 3/18/12 Closing Date: 4/2/12

Wording for Sign: To Permit A GARAGE TO BE LOCATED IN THE FRONT
YARD IN LIEU OF THE REQUIRED REAR YARD.

Revised 7/06/11

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/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: 2012-0216-A

Petitioner: ROBERT WAGNER

Address or Location: 9212 SMITH Ave, BALTO, Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT WAGNER

Address: 9212 SMITH Ave, BALTO, Md. 21234

Telephone Number: 410-828-5680

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

April 3, 2012

Robert & Eileen Wagner
9212 Smith Avenue
Baltimore MD 21234

RE: Case Number: 2012-0216A, Address: 9212 Smith Avenue, 21234

Dear Mr. & Ms. Wagner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 18, 2012. 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: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 3-19-12

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

RE: Baltimore County
Item No 2012-0216
Administrative Variance
Robert & Eileen Wagner
9212 Smith Avenue

Dear Ms. Lewis:

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. 2012-0216

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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2012
Item Nos. 2012-214,215,216,217,218,219
And 221

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-04022012-NO COMMENTS.doc

MEMORANDUM

DATE: May 8, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0216-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 7, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File
Office of Administrative Hearings

Debra Wiley - ZAC Comments - Distribution Mtg. of March 19, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/21/2012 1:34 PM
Subject: ZAC Comments - Distribution Mtg. of March 19, 2012

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.

2012-0214-A - 1709 Newport Circle - **CRITICAL AREA**
(Administrative Variance) Closing Date: 4/2/12

2012-0215-A - 9004 Hour Glass Court
(Administrative Variance) Closing Date: 4/2/12

2012-0216-A - 9212 Smith Avenue
(Administrative Variance) Closing Date: 4/2/12

2012-0217-A - 8118 Perry Hills Court
No hearing date assigned as of today

2012-0218-SPHA - 8611 Old Harford Road
No hearing date assigned as of today

2012-0219-A - 6014 Shady Spring Avenue
(Administrative Variance) Closing Date: 4/9/12

2012-0220-A - 7304 Gephardt Avenue (**CRITICAL AREA & FLOODPLAIN**)
(Administrative Variance) Closing Date: 4/9/12

2012-0221-A - 300 Hopkins Road
No hearing date assigned 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

ZAC AGENDA

Case Number: 2012-0216

Primary Use: Residential

Reviewer: JCM

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Robert & Eileen Wagner

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 9th

Councilmanic Dist: 3rd

Property Address: 9212 Smith Ave

Location: NW side of Smith Ave, 974 ft along a 90 degree angle curve in road to the east side of Satyr Hill Rd

Existing Zoning: DR 2

Area: 0.67 acres +/-

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit a free-standing garage in the front yard in lieu of the required rear yard.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 4/2/2012

Miscellaneous:

Case Number: 2012-0217-A

Primary Use: Commercial

Reviewer: LW

Type: VARIANCE

Legal Owner: Steven L. Michael, Rita Marie Ritrovato, William J. Wade

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 14th

Councilmanic Dist: 6th

Property Address: 8118 Perry Hills Ct

Location: E/S of Perry Hills Ct at the S/W corner of White Marsh Blvd

Existing Zoning: BR

Area: 15.54 acres

Proposed Zoning: VARIANCE to permit (a) a total of six signs (6) enterprise wall signs, in lieu of the maximum three (3) permitted under the Zoning Regulations, and (b) four (4) signs on the front façade of the store building, in lieu of the maximum two (2) permitted under the Zoning Regulation.

Attorney: Thomas C Kline, 222 Central Park Ave, Ste 2000 VA Beach VA 23462 757-687

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

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

2012-0216-A

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

Account Identifier:

District - 09 Account Number - 0921350000

Owner Information

Owner Name:	WAGNER ROBERT RUSSELL WAGNER EILEEN C	Use:	RESIDENTIAL
Mailing Address:	9212 SMITH AV BALTIMORE MD 21234-1413	Principal Residence:	YES
		Deed Reference:	1) /05695/ 00301 2)

Location & Structure Information

Premises Address	Legal Description
9212 SMITH AVE 0-0000	0.67 AC NWS SMITH AV 2800 SW CROMWELL BRIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0062	0020	0285		0000				2	Plat Ref:

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,847 SF	29,185 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	196,290	196,200		
Improvements:	194,780	143,800		
Total:	391,070	340,000	340,000	340,000
Preferential Land:	0			0

Transfer Information

Seller:	ULMAN BERNARD, JR	Date:	11/10/1976	Price:	\$60,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/05695/ 00301	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

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

Tax Exempt:	Special Tax Recapture:
Exempt Class:	

FOR ADMINISTRATIVE
LAW JUDGE

0907580760

0920550180

9220

Pt. Bk. 14, Folio 19

0903230010

0920550850

20010270
20020517

9216

FRONT

PRIVATE DRIVE TO 9214

0919325600

FRONT

0903230000

062A3

0921350000

DR 2

9212

3 CD

9 ED

NE 11-D

PDM # 090225

M00711117006

Pt. Bk./Folio # C005146

0908652912

0908802800

9210

FRONT

0907580060

9211

0912200110

071A1

9208

FRONT

0908652911

0918101820

PDM # 090353

Pt. Bk./Folio # 079134

Pt. Bk./Lot # 2, Folio 134

PAVING









Case No.: 2012-0216-A

Exhibit Sheet

4/6/12

Petitioner/Developer

Protestant

DW5812

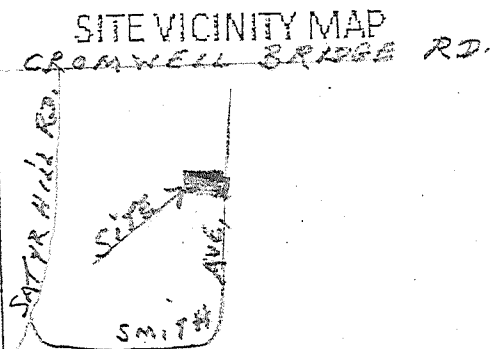
No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

ADDRESS 9212 SMITH AVENUE OWNER(S) NAME(S) Robert R. & Ellen C. Wagner

(SUBDIVISION NAME = N/A) MAP GRID 0063 0020 PARCEL 0285 LOT# — BLOCK# — SECTION# —

PLAT BOOK# — FOLIO# — 10 DIGIT TAX# 0921350000 DEED REF.# 05695/00301



MAP IS NOT TO SCALE

ZONING MAP# 062A3 (NE 11-D)

SITE ZONED DR-2

ELECTION DISTRICT 9th

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.67 ±

OR SQUARE FEET 29185 ±

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC — PRIVATE X

SEWER IS:

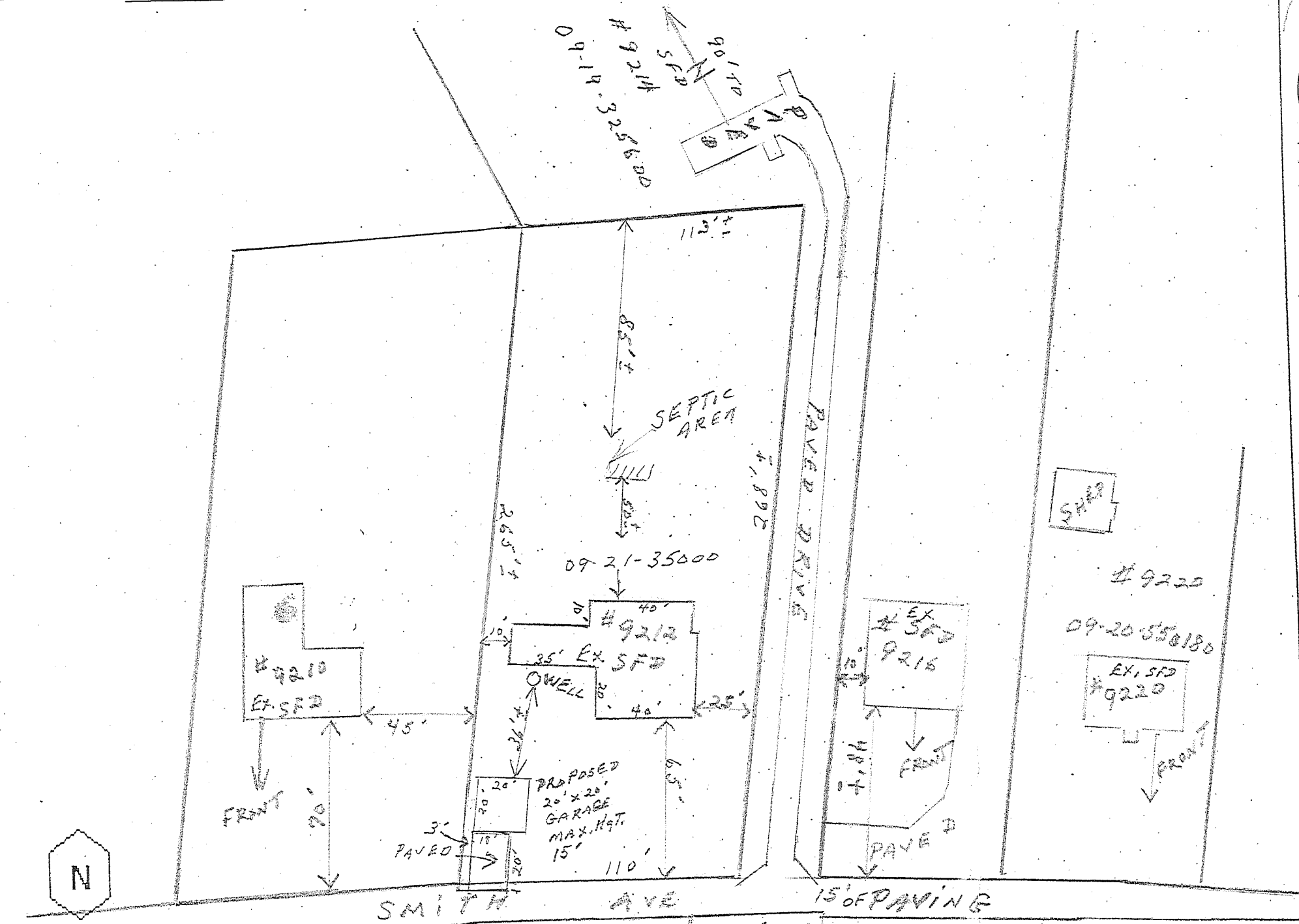
PUBLIC — PRIVATE X

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

SCALE: 1 in. = 50 ft



PLAN DRAWN BY John Sullivan DATE 2/18/12 SCALE: 1 INCH = 50 FEET

SW 974' ALONG CURVE OF SOUTHWAVE
TO EAST SIDE OF SATYR HILL RD.

(CURVE = 90° angle)

170' TO EX
H9211

VIOLATION CASE INFO:
N/A

HOUSE BUILT IN 1948

SITE IS NOT IN ANY
FLOOD ZONE OR NEAR
RIVERENE PER D. LYKENS
DEPS.

NO STREET R/W BUT CO.
MAINTAINS THE ROAD PER
R. MAIOLETESI, BUR. OF
LAND ACQ.

EXHIBIT #1