

IN RE: PETITION FOR VARIANCE

SW/side of Taylor Avenue, 590' SW
of the c/l of Harford Road
14th Election District
6th Council District
(3023 Taylor Avenue)

John and Melinda Baylor
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0244-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by John and Melinda Baylor. According to State records, the legal owner of the property is Sterling Duncan Hill, who resides in Belgrade, MT. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the second story of an existing garage to be 22' in lieu of the permitted 15'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner John Baylor. Paul Nweke and Mary Woods, immediate neighbors of the Petitioners, attended the hearing to express their concerns with the proposal. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

Testimony and evidence revealed that the subject property is 17,489 square feet (0.496 acres) and zoned DR 5.5. The Petitioner testified he recently acquired the home, and rents rooms in the dwelling to four individuals who are volunteers at his mission, Burning Heart Ministries. Petitioner testified he is the director of the mission, a 501(c)(3) entity, and he intends to use the garage to store and repair furniture, clothing and other items for eventual distribution to the

ORDER RECEIVED FOR FILING

Date 5-25-12

By [Signature]

homeless and other disadvantageded citizens served through the organization's relief and outreach work. Petitioner testified he would like to increase the storage space in the garage by adding a second story to the structure. He advised the garage would not be used as a dwelling or for overnight habitation. Finally, the Petitioner stated he did not have a rental registration license or approval for a boarding house, since he was unaware that County law imposed such requirements.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. There were no adverse comments received from any of the County reviewing agencies.

The neighbors testified they were concerned that Petitioners would be providing counseling and/or housing for drug or alcohol addicted individuals. The Petitioner assured the neighbors that he was not going to do so, and I reminded Petitioner that – in any event – a State license would be required to provide such services.

Unfortunately for Petitioners, I am unable to reach the merits of their variance petition. Petitioners must first bring the property into compliance with the B.C.Z.R. and Baltimore County Code (B.C.C.) by obtaining from the Department of Permits, Approvals and Inspections a rental registration license (B.C.C. § 35-6-101 et seq) and approval of a boarding/rooming house, which is defined as a dwelling occupied by "three or more individuals who are 18 years old or older and not related to each other by blood, marriage and adoption." B.C.Z.R. § 101.1; 408.B. Provided the Petitioners secure the requisite license and boarding house use permit, they may refile their petition for variance relief concerning the proposed garage improvement.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioners, I find that Petitioners' variance request should be denied.

ORDER RECEIVED FOR FILING

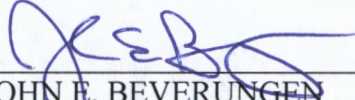
Date 5/25-12

By [Signature]

THEREFORE, IT IS ORDERED, this 24 day of May, 2012, by this Administrative Law Judge that Petitioners' Variance request from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the second story of an existing garage to be 22' in lieu of the permitted 15', be and is hereby DENIED (without prejudice).

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

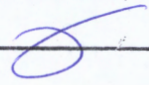
JEB:pz



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-25-12

By 



KEVIN KAMENETZ
County Executive

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

May 24, 2012

JOHN AND MELINDA BAYLOR
2813 TAYLOR AVENUE
PARKVILLE MD 21234

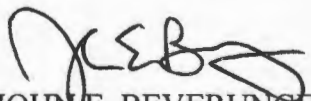
RE: Petition for Variance
Case No.: 2012-0244-A
Property: 3023 Taylor Avenue

Dear Mr. and Mrs. Baylor:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

c: Paul Nweke, 3025 Taylor Avenue, Parkville MD 21234
Mary Woods, 3028 Taylor Avenue, Parkville MD 21234



PETITION FOR ZONING HEARING(S)

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 3023 Taylor Ave Parkville MD 21234 which is presently zoned DR 5.6
 Deed References: 22718/00612 10 Digit Tax Account # 1700004914
 Property Owner(s) Printed Name(s) John S Baylort Jr & Melinda S Baylort

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

400.3 - BC2R To permit 2nd STORY ON AN EXISTING GARAGE TO BE 22FT IN HEIGHT IN LIEU OF THE PERMITTED 15 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John S. Baylort Jr Melinda S Baylort
 Name #1 - Type or Print Name #2 - Type or Print

John S Baylort Jr Melinda S Baylort
 Signature #1 Signature #2

2813 Taylor Ave Parkville MD
 Mailing Address City State

21234 410-459-5404 jbaylort@att.net
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2012-0244-A Filing Date 4/16/12 Do Not Schedule Dates: 4/15/12 Reviewer 19/11

Zoning Property Description for
3023 Taylor Ave. Beginning at a point
on the South ~~West~~ side of Taylor Ave.
which is 40' wide at the distance
of 590' South West of the center line
of the nearest intersecting ^{ROAD,} Hartford
Road which is 60' wide.

Election District: 14th
Councilman District: 6th

**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: # 2012-0244-A
3023 Taylor Avenue
S/w side of Taylor Avenue,
590 feet S/w of centerline
of Harford
14th Election District
6th Councilmanic District
Legal Owner(s): John &
Melinda Baylor

Variance: to permit 2nd
story on an existing garage
to be 22 feet in height in
lieu of the permitted 15
feet.

Hearing: Wednesday,
May 23, 2012 at 11:00
a.m. in Room 104, Jeffer-
son 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 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.

JT/5/657 May 8 303039

CERTIFICATE OF PUBLICATION

5/10/, 2012

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 5/8/, 2012.

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

J. Wilkinson

LEGAL ADVERTISING

Certificate of Posting

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

Date: May 8, 2012

Attention: Zoning Office - Ms. Kristen Lewis

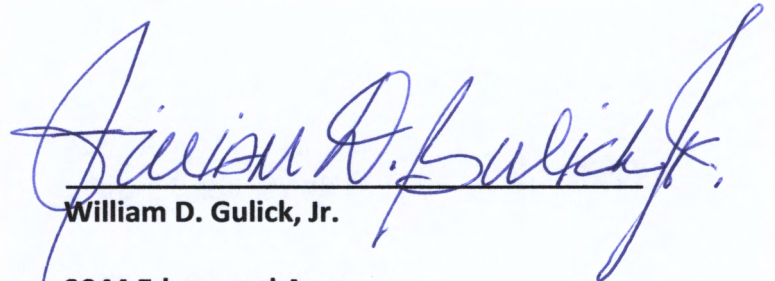
Re: Case Number: 2012-0244-A

Petitioner/Developer: John & Melinda Baylor

Date of Hearing/Closing: May 23, 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: 3023 Taylor Avenue

The sign(s) were posted on: May 8, 2012



William D. Gulick, Jr.

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

ZONING NOTICE

CASE # 2012-0244-A

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

JEFFERSON BUILDING-ROOM 104
105 W. CHESAPEAKE AVENUE
PLACE: TOWSON, MD 21204

DATE AND TIME: WEDNESDAY
MAY, 23, 2012 AT 1:00 AM

REQUEST: VARIANCE TO PERMIT
2ND STORY ON AN EXISTING
GARAGE TO BE 22 FEET IN HEIGHT
IN LIEU OF THE PERMITTED
15 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391 (410)

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

TAYLOR
AVENUE



ORE COUNTY, MARYLAND
OF BUDGET AND FINANCE
LANEOUS CASH RECEIPT

No. **82114**

Date: **4/6/12**

Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
806	0000		6150				75.00

Total: **75.00**

J. Baylor

2012-0244-A

PAID RECEIPT

ISSUED BY: J. BAYLOR
DATE: 4/07/2012
AMOUNT: \$75.00
RECEIPT NO: 82114
BY: J. BAYLOR
RECEIPT TOTAL: \$75.00
BALANCE: \$75.00
Baltimore County, Maryland

CASHIER'S
VALIDATION

ION

CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 8, 2012 Issue - Jeffersonian

Please forward billing to:
John Baylor, Jr.
2813 Taylor Avenue
Parkville, MD 21234

410-459-5404

NOTICE OF ZONING HEARING

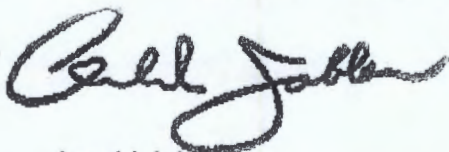
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0244-A

3023 Taylor Avenue
S/w side of Taylor Avenue, 590 feet S/w of centerline of Harford
14th Election District – 6th Councilmanic District
Legal Owners: John & Melinda Baylor

Variance to permit 2nd story on an existing garage to be 22 feet in height in lieu of the permitted 15 feet.

Hearing: Wednesday, May 23, 2012 at 11:00 a.m. in Room 104, 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

April 27, 2012

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: 2012-0244-A

3023 Taylor Avenue

S/w side of Taylor Avenue, 590 feet S/w of centerline of Harford

14th Election District – 6th Councilmanic District

Legal Owners: John & Melinda Baylor

Variance to permit 2nd story on an existing garage to be 22 feet in height in lieu of the permitted 15 feet.

Hearing: Wednesday, May 23, 2012 at 11:00 a.m. in Room 104, 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. Baylor, Jr., 2813 Taylor Avenue, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 8, 2012.**
- (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, 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: 2012-0244-A

Petitioner: John Baylor

Address or Location: 3023 Taylor Ave, Balt., Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: 410-459-5404



KEVIN KAMENETZ
County Executive

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

May 15, 2012

John S. and Melinda S. Baylor
2813 Taylor Avenue
Parkville, MD 21234

RE: Case Number: 2012-0244-A, Address: 3023 Taylor Avenue, 21234

Dear Mr. & Ms. Baylor:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 6, 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, reading "W. Carl Richards, Jr." in a cursive 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: 4-19-12

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

RE: Baltimore County
Item No 2012-0244-A
Variance
John Baylor
3023 Taylor 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. 2012-0244-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).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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: April 26, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2012
Item Nos. 2012-0208, 0241, 0242, 0243, 0244, 0245, 0246, 0247, 0248,
0249, 0250 And 0252.

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-04302012-NO COMMENTS.doc

RE: PETITION FOR VARIANCE

3023 Taylor Avenue; SW/S of Taylor Avenue,
590' of S/W of c/line Harford
14th Election & 6th Councilmanic Districts
Legal Owner(s): John Baylor
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-244-A

* * * * *

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

APR 19 2012

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 19th day of April, 2012, a copy of the foregoing Entry of Appearance was mailed to John Baylor, 2813 Taylor Avenue, Parkville, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - ZAC Comments - Distribution Mtg. of April 16th

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/23/2012 9:38 AM
Subject: ZAC Comments - Distribution Mtg. of April 16th

Good Morning,

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.

2012-0208-A - 12519 Falls Road
No hearing date assigned in data base as of today

2012-0241-A - 238 Colgate Avenue
Administrative Variance - Closing Date: 4/30

2012-0242-A - 5710 Country Farm Road
No hearing date assigned in data base as of today

2012-0243-A - 6600 Baltimore National Pike
No hearing date assigned in data base as of today

2012-0244-A - 3023 Taylor Avenue
No hearing date assigned in data base as of today

2012-0245-A - 519 Maryland Avenue
Administrative Variance - Closing Date: None reflected in data base as of today

2012-0246-SPHA - 7933 Eastern Avenue
No hearing date assigned in data base as of today

2012-0247-A - 601 Goucher Avenue
Administrative Variance - Closing Date: 5/7/12

2012-0248-SPHA - 2204 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0249-A - 2206 Lodge Forest Drive - **CRITICAL AREA**
No hearing date assigned in data base as of today

2012-0250-A - 513 Piccadilly Road
Administrative Variance - Closing Date: 5/7/12

2012-0251-A - 3516 Bay Drive - **CRITICAL AREA**
Administrative Variance - Closing Date: 5/7/12

MEMORANDUM

DATE: June 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0244-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 25, 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

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 - 14 Account Number - 1700004914

Owner Information

Owner Name: HILL STERLING DUNCAN **Use:** RESIDENTIAL
Mailing Address: 98 OLIVE TREE WAY **Principal Residence:** NO
BELGRADE MT 59714- **Deed Reference:** 1) /30762/ 00080
2)

Location & Structure Information

Premises Address **Legal Description**
3023 TAYLOR AVE .496 AC
BALTIMORE 21234-6405 3023 TAYLOR AVE
590FT SW OF HARFORD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0081	0008	0251		0000				3	

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1919	2,404 SF	17,489 SF	04

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	76,300	76,300		
Improvements:	143,500	72,000		
Total:	219,800	148,300	219,900	148,300
Preferential Land:	0			0

Transfer Information

Seller:	FEDERAL NATIONAL MORTGAGE	Date:	04/29/2011	Price:	\$104,900
Type:	NON-ARMS LENGTH OTHER	Deed1:	/30762/ 00080	Deed2:	
Seller:	BORSELLA JOHNNIE/DAVID T	Date:	02/16/2010	Price:	\$211,620
Type:	ARMS LENGTH IMPROVED	Deed1:	/30762/ 00076	Deed2:	
Seller:	DILWORTH EDWIN D	Date:	01/18/2002	Price:	\$130,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/15998/ 00439	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: NONE

Homestead Application Information

Homestead Application Status: No Application

14 ED

MEYER SEED COMPANY (PDM File/Project #)

7709

NE 7-D

081A1

7705

7703

7701

1403020253

7653

7649

7645

7643

7639

7637-1/2

7637

7623

7631

BALTIMORE CITY

Case No.: 2012-244-A

Exhibit Sheet

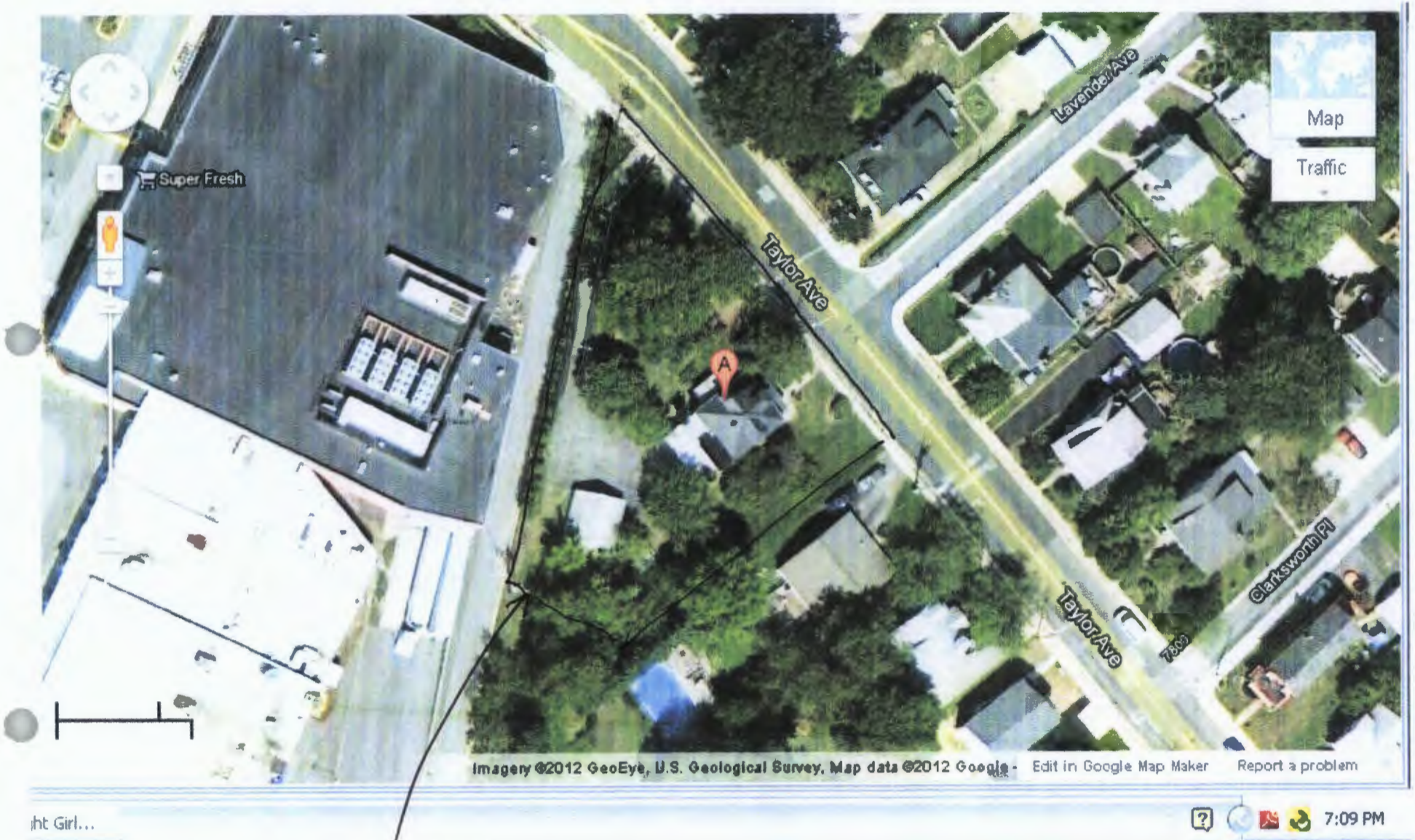
Walia
OW

5/24/12
JZ

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Google Earth Map	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



2012

2012-0244A
P's EX 2

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

ADDRESS 3023 TAYLOR AVE OWNER(S) NAME(S) John S. Baylor Jr.

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 64 10 DIGIT TAX # 1700004914 DEED REF. # 22718/00612



PLAN DRAWN BY GARY HARTMAN DATE 4-02-12 SCALE: 1 INCH = 40 FEET

CASE # 2012-0244-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 081A1

SITE ZONED DR S. 5

ELECTION DISTRICT 14th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE .496

OR SQUARE FEET 17,489 ^{sq}

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NONE

VIOLATION CASE INFO:

N/A

Ps EX1

12 copy