

MEMORANDUM

DATE: August 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0296-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 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

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Birch Avenue; 104 feet
NW of Osage Avenue
13th Election District
1st Council District
(1228 Birch Avenue)

Albert T. and Patricia A. Collins
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0296-A**

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Albert T. and Patricia A. Collins. The Petitioners are requesting Variance relief from Section 1B02.3.B (1945-1953 Zoning Regulations Section III "A" Residential Zone C.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear yard setback of 3 feet in lieu of the required 7 feet. 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.

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 May 27, 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

ORDER RECEIVED FOR FILING

Date 6-25-12

By pm

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.

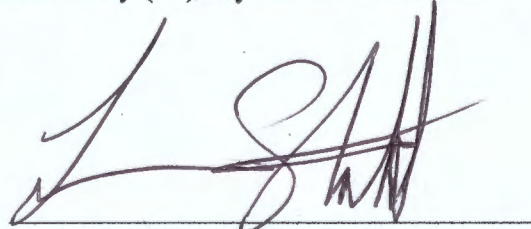
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.B (1945-1953 Zoning Regulations Section III "A" Residential Zone C.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear yard setback of 3 feet in lieu of the required 7 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, 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.


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 6-25-12 2

By [Signature]



KEVIN KAMENETZ
County Executive

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

June 25, 2012

ALBERT T. AND PATRICIA A. COLLINS
1228 BIRCH AVENUE
ARBUTAS MD 21227

RE: Petition For Administrative Variance
Case No. 2012-0296-A
Property: 1228 Birch Avenue

Dear Mr. and Mrs. Collins:

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,

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: Richard English, 11 Newburg Avenue #100, Catonsville MD 21228

cid
PMZ

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 1228 BIRCH AVENUE ARBUTUS which is presently zoned DR S.5

Deed Reference: 1 Tax Account # 13187220780

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)

1B02.3.B, BCZR
(1945-1953 Zoning Regulations
Section III-"A" Residential Zone C.3)

To permit a rear addition to a single family dwelling with a rear yard set back of 3 feet in lieu of the required 7 feet.

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):

ALBERT T. COLLINS
Name - Type or Print _____
Signature _____
PATRICIA A. COLLINS
Name - Type or Print _____
Signature _____
1228 BIRCH AVE 410-536-4922
Address _____ Telephone No. _____
ARBUTUS MD 21227
City _____ State _____ Zip Code _____
BUTZ@SEVEN@COMCAST.NET

Representative to be Contacted:

RICHARD ENGLISH
Name _____
11 NEWBURG AVE S#106 410-788-3990
Address _____ Telephone No. _____
CATONS VILLE MD 21228
City _____ State _____ Zip Code _____
R. ENGLISH @ WML2@ALL.NET

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. 2012-0296-A

Reviewed By JS/LW Date 5-17-12

Estimated Posting Date 5-27-12

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 1228 BIRCH AVENUE
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) _____

Albert & Patricia Collins need to construct a first floor master suite to accommodate them as they grow older in their home. The decision to expand out the rear is a cost effective and practical use of the existing floor plan.

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.

Albert T. Collins
Signature

Patricia A. Collins
Signature

ALBERT T. COLLINS
Name- print or type

PATRICIA A. COLLINS
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 15 day of MAY, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): ALBERT T. COLLINS & PATRICIA A. COLLINS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

11/17/2015
Commission expires

PLACE SEAL HERE:

THOMAS EDWARD TOULAN
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires November 17, 2015

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 1228 BIRCH AVENUE AR BUTAS which is presently zoned DR S.S.

Deed Reference: 1 Tax Account # 13182220780

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)

1B02.3.B, BCZR
(1945-1953 Zoning Regulations
Section III-"A" Residential Zone C.3)

To permit a rear addition to a single family dwelling with a rear yard set back of 3 feet in lieu of the required 7 feet.

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):

ALBERT T. COLLINS
Name - Type or Print _____
Signature _____
PATRICIA A. COLLINS
Name - Type or Print _____
Signature _____
1228 BIRCH AVE 410-536-4922
Address _____ Telephone No. _____
ARBUTAS MO 21227
City _____ State _____ Zip Code _____
BUTZ SEVEN @ COMCAST.NET

Representative to be Contacted:

RICHARD ENGLISH
Name _____
11 NEWBURG AVE S#100 410-788-3990
Address _____ Telephone No. _____
CATONS VILLE MO 21228
City _____ State _____ Zip Code _____
R. ENGLISH @ WALL 2 WALL.NET

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. 2012-0296-A

Reviewed By JS/LW Date 5-17-12

Estimated Posting Date 5-27-12

FRM476-09 ORDER RECEIVED FOR FILING

Rev 3/09

Date 6-25-12

By PS

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Address number Road or Street name

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

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Albert & Patricia Collins need to construct a first floor master suite to accommodate them as they grow older in their home. The decision to expand out the rear is a cost effective and practical use of the existing floor plan.

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Albert T. Collins
Signature

Patricia A. Collins
Signature

ALBERT T. COLLINS
Name- print or type

PATRICIA A. COLLINS
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 15 day of MAY, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): ALBERT T. COLLINS & PATRICIA A. COLLINS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Thomas Edward Toulan
Name of Notary Public

11/17/2015
Commission expires

PLACE SEAL HERE:

THOMAS EDWARD TOULAN
NOTARY PUBLIC STATE OF MARYLAND
County of Baltimore
My Commission Expires November 17, 2015

Zoning Description for 1228 Birch Avenue

Northeast side of Birch Avenue 104ft northwest of the center line of Osage Avenue. Both roads are 30ft wide.

Typical metes and bounds: N. 43 28'32" W. 50.00 ft , N. 38 36' 00" E. 121.68 ft., S. 14 42' 00" E. 61.79 ft. and S. 38 36' 00" W. 91.65ft. to the place of the beginning.

Containing 5830 square feet and located in the 13th Election District and the 1st Councilmatic District, also known as lot 8 in the subdivision of "Teipewood".

2012-0296-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0296 -A Address 1228 Birch Avenue
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/17/12 Posting Date: 5/27/12 Closing Date: 6/16/12

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- 0296 -A Address 1228 Birch Avenue
Petitioner's Name Albert + Patricia A. Collins Telephone 410-536-4922
Posting Date: 5/27/12 Closing Date: 6/16/12
Wording for Sign: To permit a rear addition to a single family dwelling with a rear yard set back of 3 feet in lieu of the required 7 feet.

Revised 7/06/11

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

No. **83471**

Date: **5-17-12**

PAID RECEIPT

BUSINESS ACTUAL TIME DWH
 5/21/2012 5/17/2012 11:56:22 5

RECEIPT # 589513 5/17/2012 OFLN

Dest 5 528 ZONING VERIFICATION
 CR NO. 083471

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
000	806	0000		6150				75.00

Total: **\$ 75.00**

Rec From: **COLLINS, 1228 BIRCH AVE**

For: **2012-0896-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2012-0296-A

RE: Case No.: _____

Petitioner/Developer: _____

Albert & Patricia Collins

June 16, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

1228 Birch Ave

May 27, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

May 27, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

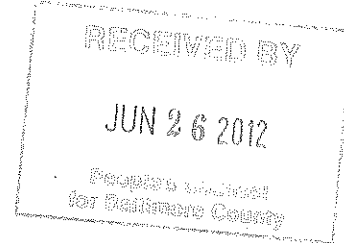




KEVIN KAMENETZ
County Executive

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

June 19, 2012



Albert T. & Patricia A. Collins
1228 Birch Avenue
Arbutus, MD 21227

RE: Case Number: 2012-0296-A, Address: 128 Birch Avenue, 21227

Dear Mr. & Ms. Collins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 17, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richard English, 11 Newburg Avenue, Catonsville, MD 21228

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



Maryland Department of Transportation

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

Date: 6-1-12

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

RE: Baltimore County
Item No 2012-0296-A
Administrative Variance
Albert T. & Patricia A. Collins
1228 Birch 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. 2012-0296-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 that reads "Richard A. Zeller".
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: May 31, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2012
Item Nos. 2008-0531, 2012- 0295, 0296, 0297
and 0299.

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-06112012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUN 16 2012
OFFICE OF ADMINISTRATIVE HEARINGS

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: June 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0296-A
Address 1228 Birch Avenue
(Collins Property)

Zoning Advisory Committee Meeting of May 28, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

Debra Wiley - ZAC Comments - Distribution Mtg. of May 28, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/11/2012 1:36 PM
Subject: ZAC Comments - Distribution Mtg. of May 28, 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.

2008-0531-SPHX - 810 Back River Neck Road
No hearing date in data base as of 6/11/12

2012-0295-A - 12628 Fork Road
Administrative Variance - Closing Date: 6/11/12

2012-0296-A - 1228 Birch Avenue
Administrative Variance - Closing Date: 6/16/12

Saturday

2012-0297-A - 2919 Cornwall Road
No hearing date in data base as of 6/11/12

2012-0299-A - 6701 North Point Road
Administrative Variance - Closing Date: 6/18/12

2012-0300-A - 3641 Bay Drive
No hearing date in data base as of 6/11/12

Thanks.

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 (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 13 Account Number - 1318720780

Owner Information

Owner Name:	COLLINS ALBERT T COLLINS PATRICIA A	Use:	RESIDENTIAL
Mailing Address:	1228 BIRCH AVE BALTIMORE MD 21227-2623	Principal Residence:	YES
		Deed Reference:	1) /13445/ 00091 2)

Location & Structure Information

Premises Address	Legal Description
1228 BIRCH AVE 0-0000	1228 BIRCH AVE TEIPEWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0101	0023	1245		0000		D	8	1	Plat Ref:	0019/ 0081

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,008 SF	5,830 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	80,830	80,800		
Improvements:	131,600	115,800		
Total:	212,430	196,600	196,600	196,600
Preferential Land:	0			0

Transfer Information

Seller:	SERAFIN JEFF A	Date:	01/12/1999	Price:	\$94,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/13445/ 00091	Deed2:	
Seller:	PFROGNER C JAMES	Date:	06/04/1987	Price:	\$77,200
Type:	ARMS LENGTH IMPROVED	Deed1:	/07558/ 00275	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:	NONE

Homestead Application Information

Homestead Application Status: Approved 01/12/2010

Case No.: 2012-0296-A

Exhibit Sheet

6/26/12
P3

8/3/12
low

Petitioner/Developer

Protestant

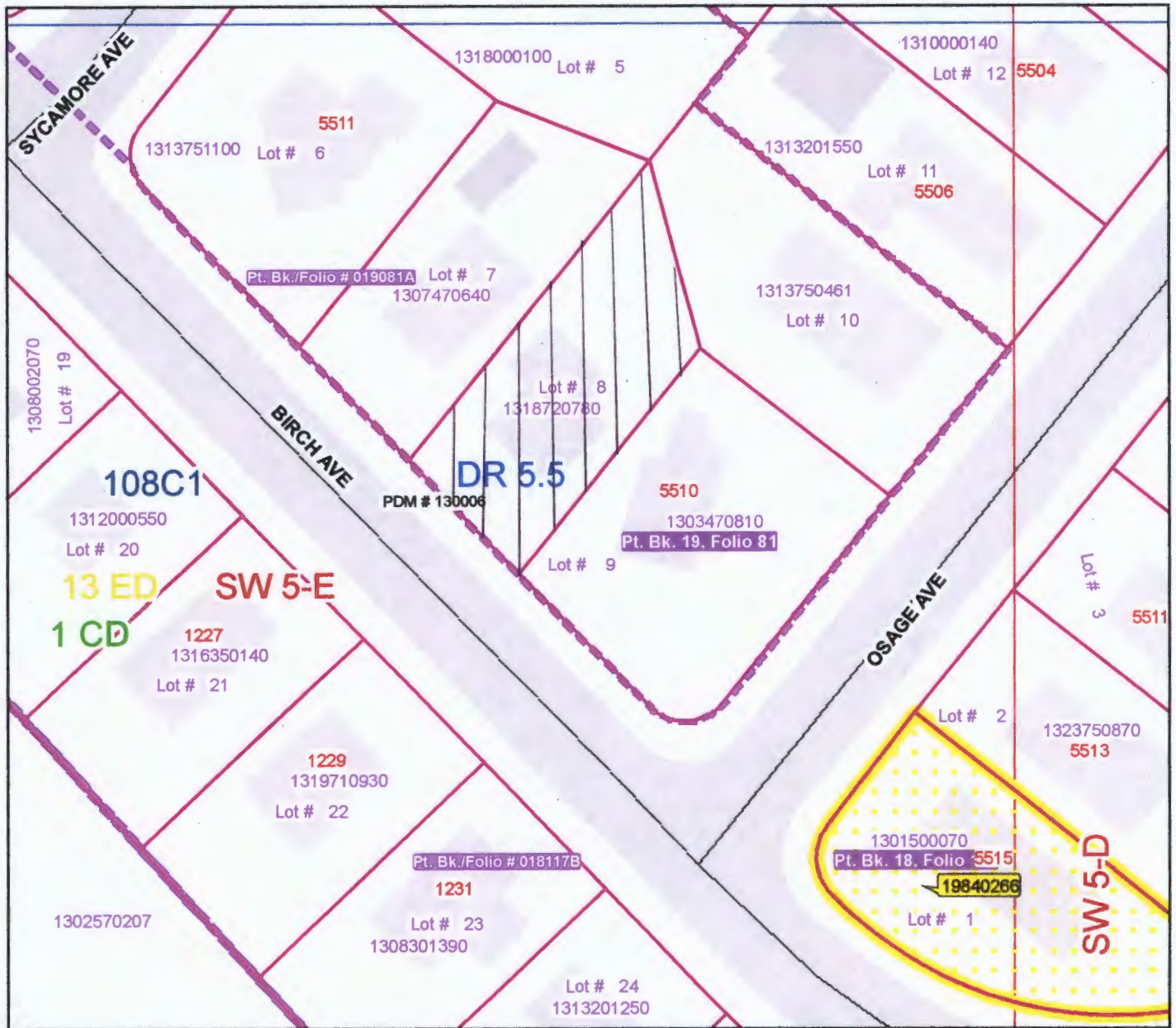
No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

2012-0296-A



1228 Brich Avenue

2012-0296-A



DQ Map Notes



Publication Date: May 17, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

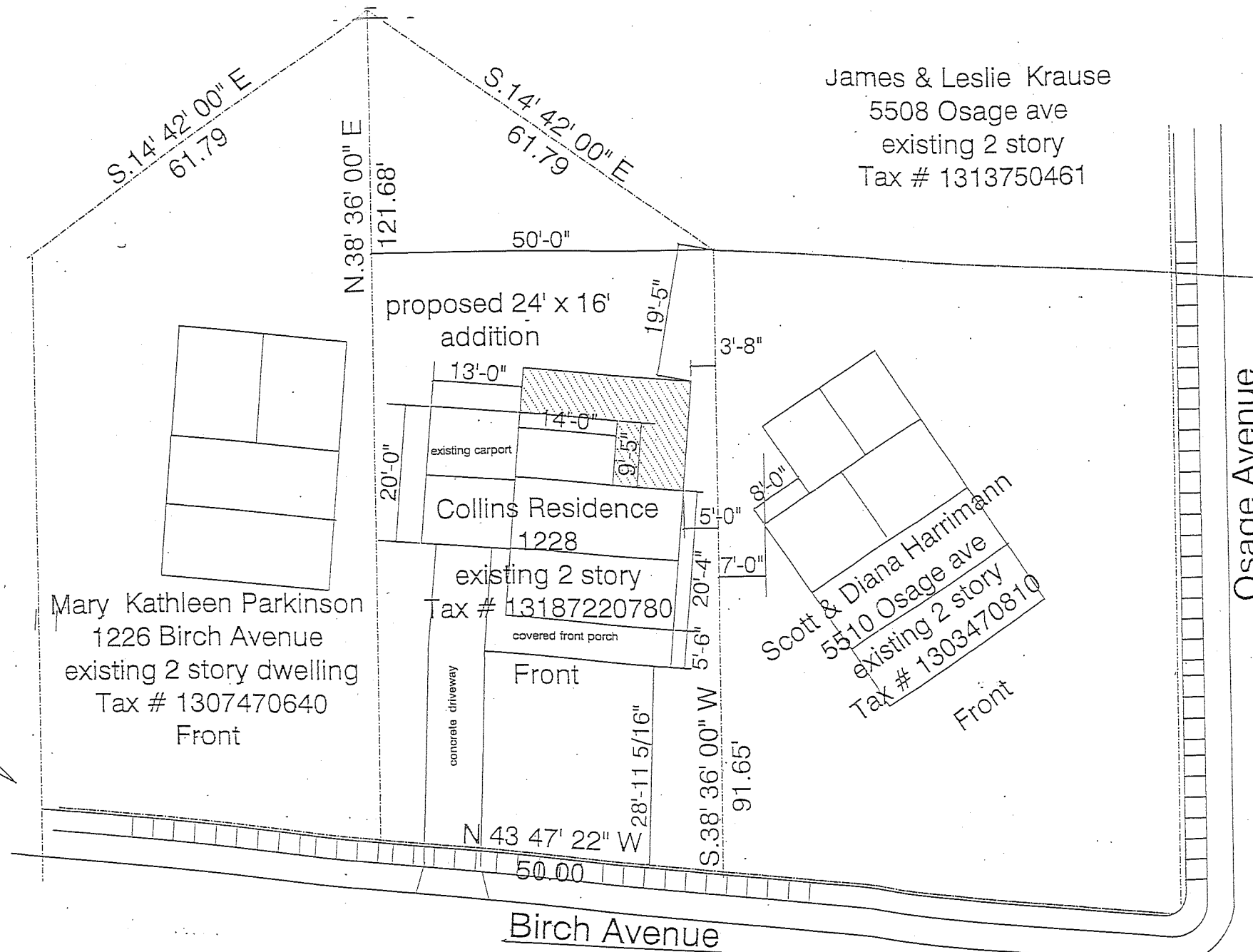
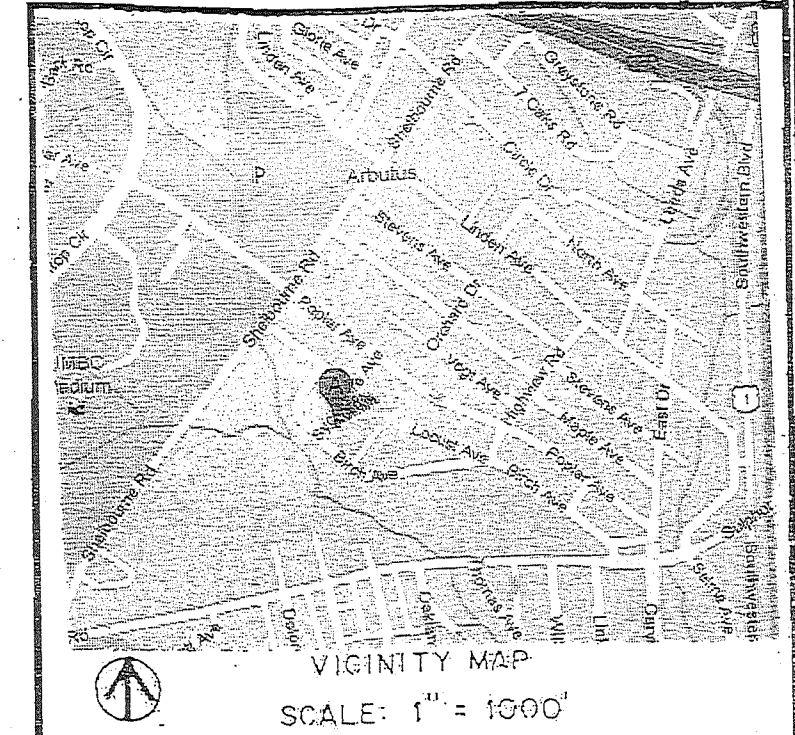
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1226 Birch Avenue Arbutus SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Teipewood

PLAT BOOK # 19 FOLIO # 81 LOT # 8 SECTION #

OWNER Albert & Patricia Collins



LOCATION INFORMATION

ELECTION DISTRICT **13**

COUNCILMANIC DISTRICT **1 st**

1" = 200' SCALE MAP # **108C1**

ZONING **DR5.5**

LOT SIZE **5,830 sf**
ACREAGE **SQUARE FEET**

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY / BUILDING	☐	☒
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PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY RJE

SCALE OF DRAWING: 1" = 20

2012 | 0296A

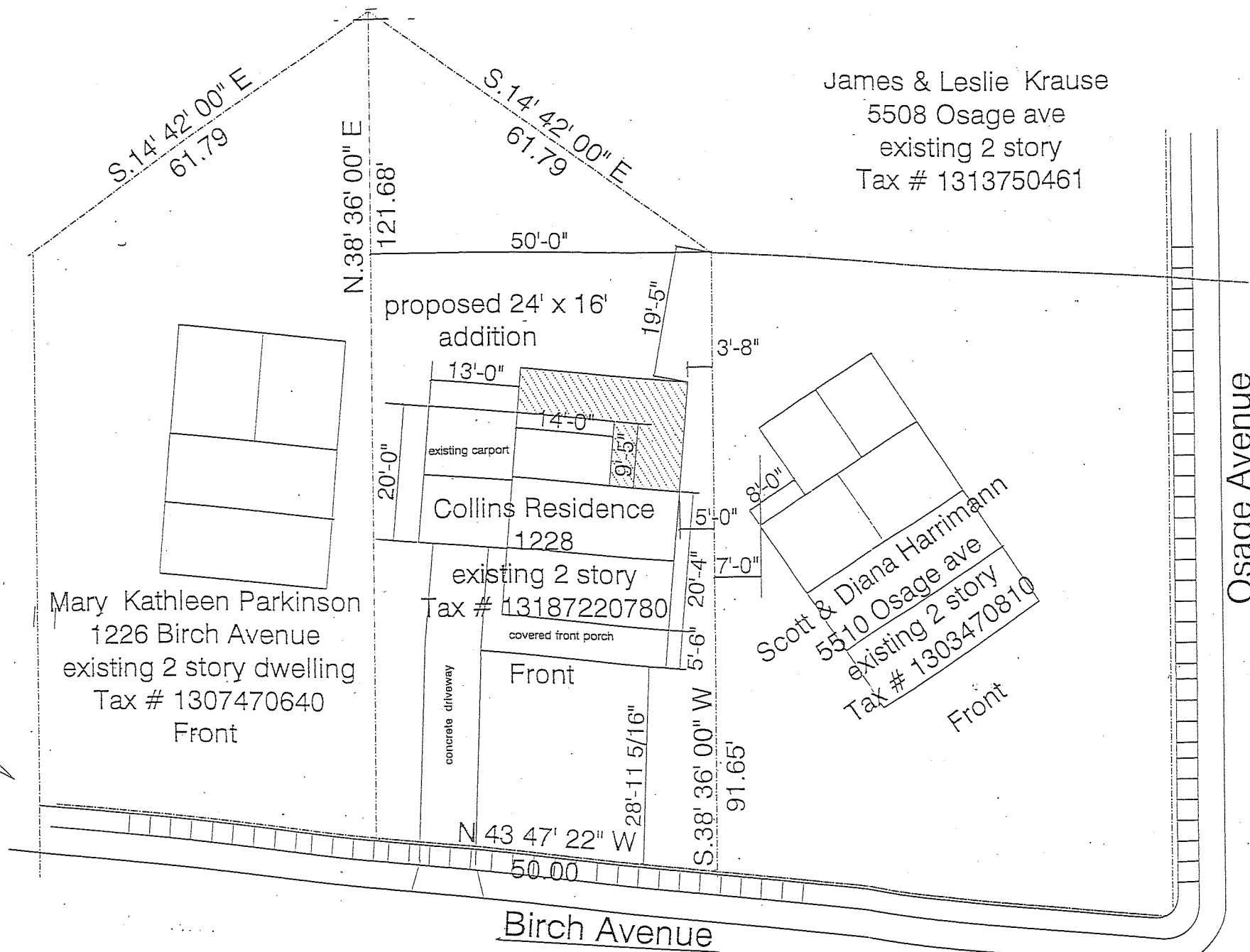
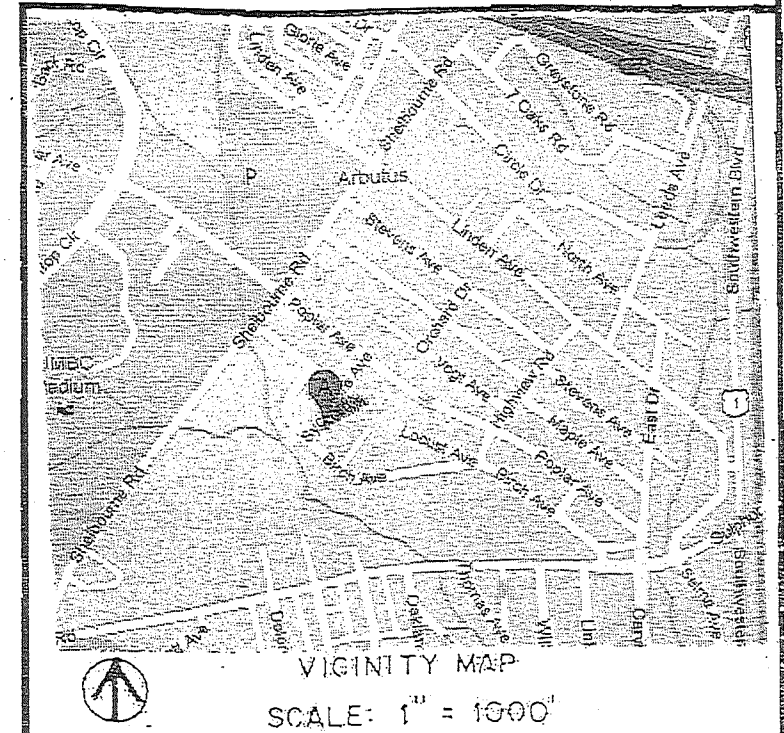
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1228 Birch Avenue Arbutus SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Teipewood

PLAT BOOK # 19 FOLIO # 81 LOT # 8 SECTION #

OWNER Albert & Patricia Collins



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1 st

1" = 200' SCALE MAP # 108C1

ZONING DR5.5

LOT SIZE 5,830 sf
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING

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SCALE OF DRAWING: 1" = 20'

EXHIBIT #1