

MEMORANDUM

DATE: August 23, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0326-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 22, 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



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 13 South Beaumont Avenue which is presently zoned D.R.-2 (vested R6)

Deed Reference 11715/00314 10 Digit Tax Account # 0108652141

Property Owner(s) Printed Name(s) David P. & Gay L. Warshaw

(SELECT THE HEARING(S) BY MARKING X 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. X **ADMINISTRATIVE VARIANCE** from section(s) 1802.3.8 BC2R (Section 211.3 and 211.4 of the 1958 Zoning Regulations) to permit a proposed addition (enclose existing porch/dedicated) with a side yard setback of 4 feet and a sum of side yard setbacks of 15 feet, and a rear yard setback of 20 feet, in lieu of the minimum required 8 feet, 20 feet and 30 feet, respectively.
- 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:

David P. Warshaw , Gay L. Warshaw
Name #1 - Type or Print Name #2 - Type or Print

David P. Warshaw , Gay L. Warshaw
Signature #1 Signature #2

13 South Beaumont Ave Catonsville MD
Mailing Address City State

21228 , 410-744-0845 , dave@crashman.org
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David P. Warshaw
Name - Type or Print

David P. Warshaw
Signature

13 South Beaumont Ave Catonsville MD
Mailing Address City State

21228 , 410-744-0845 , dave@crashman.org
Zip Code Telephone # Email Address

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 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0326-A Filing Date 6/29/2012 Estimated Posting Date 7/1/2012 Reviewer SNP/GM

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: 13 South Beaumont Avenue Catonsville MD 21228
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)

The existing deck is unusable in warm weather due to insects (particularly mosquitoes), full sun exposure for much of the day, and in extreme or inclement weather. The proposed porch would allow use of this space for most of the year.

If the proposed porch was built within the setback requirements, the space would be unreasonably small. The side variance is also needed to accommodate a 2nd door for access to the side yard and front of the house.

The proposed design makes only minor alterations to the existing structure. The design proposes a porch roof that will blend seamlessly into the existing roof line and will have no impact on the neighborhood or connecting properties. The porch will appear as an integral and original part of the house and will improve its value.

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

David Warsaw
Signature of Affiant
David P. Warsaw
Name- Print or Type

Gay L. Warsaw
Signature of Affiant
Gay L. Warsaw
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 19 day of June, 2012 before me a Notary of Maryland, in and for the County aforesaid, personally appeared

David Warsaw + Gay Lynn Warsaw
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

Justin Scott
Notary Public
My Commission Expires
JUSTIN SCOTT
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires April 30, 2016

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Beaumont Avenue; 410 feet
S of the c/l of Frederick Road
1st Election District
1st Council District
(13 South Beaumont Avenue)

David P. and Gay L. Warshaw
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0326-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, David P. and Gay L. Warshaw. The Petitioners are requesting Variance relief from Section 1B02.3.B (Sections 211.3 and 211.4 of the 1958 zoning regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (enclose existing porch/deck) with a side yard setback of 4 feet and a sum of side yard setbacks of 15 feet, and a rear yard setback of 20 feet in lieu of the minimum required 8 feet, 20 feet and 30 feet, respectively. 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 July 1, 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 7-23-12

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.

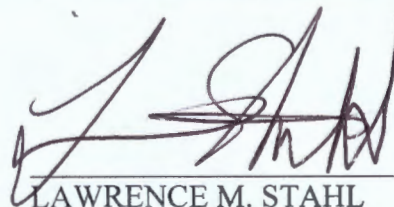
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.B (Sections 211.3 and 211.4 of the 1958 zoning regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (enclose existing porch/deck) with a side yard setback of 4 feet and a sum of side yard setbacks of 15 feet, and a rear yard setback of 20 feet in lieu of the minimum required 8 feet, 20 feet and 30 feet, respectively, respectively, 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 7-23-12

By pm



KEVIN KAMENETZ
County Executive

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

July 23, 2012

DAVID P. AND GAY L. WARSHAW
13 SOUTH BEAUMONT AVENUE
CATONSVILLE MD 21228

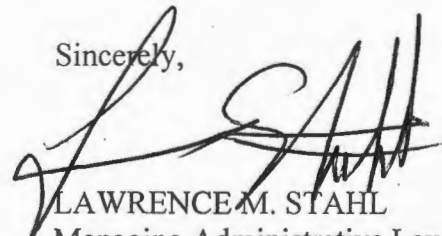
RE: Petition For Administrative Variance
Case No. 2012-0326-A
Property: 13 South Beaumont Avenue

Dear Mr. and Mrs. Warshaw:

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0326 -A Address 13 S. Beaumont Avenue

Contact Person: Jeffrey Perlow / Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/20/2012 Posting Date: 7/1/2012 Closing Date: 7/16/2012

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- 0326 -A Address 13 S. Beaumont Avenue

Petitioner's Name David & Gay Warsaw Telephone _____

Posting Date: 7/1/2012 Closing Date: 7/16/2012

Wording for Sign: To Permit a proposed addition (enclose existing deck/porch) with a side yard setback of 4 feet, a sum of side yard setbacks of 15 feet, and a rear yard setback of 20 feet in lieu of the minimum required 8 feet, 20 feet and 30 feet, respectively.

Revised 7/06/11

ZONING DESCRIPTION FOR 13 South Beaumont Avenue, Catonsville, MD 21228.

Beginning at a point on the east side of South Beaumont Avenue, which is 50 feet wide at the distance of 410 feet south of the centerline of the nearest improved intersecting street, Frederick Road, which is 66 feet wide.

Being Lot #11 in the subdivision of Beaumont Gardens, as recorded in Baltimore County Plat Book # GLB-25, Folio #72, containing 0.157 acres. Located in the 1st Election District and the 1st Council District.

ZONING DESCRIPTION FOR 13 South Beaumont Avenue, Catonsville, MD 21228.

Beginning at a point on the east side of South Beaumont Avenue, which is 50 feet wide at the distance of 410 feet south of the centerline of the nearest improved intersecting street, Frederick Road, which is 66 feet wide.

Being Lot #11 in the subdivision of Beaumont Gardens, as recorded in Baltimore County Plat Book # GLB-25, Folio #72, containing 0.157 acres. Located in the 1st Election District and the 1st Council District.

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2012-0326-A

Petitioner/Developer DAVID &
GAY WARSHAW

Date Of Hearing/Closing: 7/16/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 13 S. BEAUMONT AVENUE

This sign(s) were posted on

July 1, 2012
Month, Day, Year

Sincerely,

Martin Ogle 7/1/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2012-0326-A

TO PERMIT A PROPOSED ADDITION (ENCLOSE
EXISTING DECK/PORCH) WITH A SIDE YARD SETBACK
OF 4 FEET, A SUM OF SIDE YARD SETBACKS OF
15 FEET, AND A REAR YARD SETBACK OF 20 FEET
IN LIEU OF THE MINIMUM REQUIRED 8 FEET,
20 FEET AND 30 FEET, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-207(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY JULY 16, 2012
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL: 410-587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

07/01/2012

Myah 8/6 7/1/12



KEVIN KAMENETZ
County Executive

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

July 16, 2012

David P. & Gay L. Warshaw
13 South Beaumont Avenue
Catonsville MD 21228

RE: Case Number: 2012-0326 A, Address: 13 South Beaumont Avenue, 21228

Dear Mr. & Ms. Warshaw:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 20, 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.".

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: 6-27-12

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

RE: Baltimore County
Item No 2012-0326-A
Administrative Variance
David P. & Gay L. Warshaw
13 S. Beaumont 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. 2012-0326-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,

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: June 29, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 09, 2012
Item Nos. 2012-0276, 0285, 0317, 0324, 0325 and 0326.

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-07092012-NO COMMENTS.doc

Case No.: 2012-0326-A

Exhibit Sheet

7/24/12
P3

Petitioner/Developer

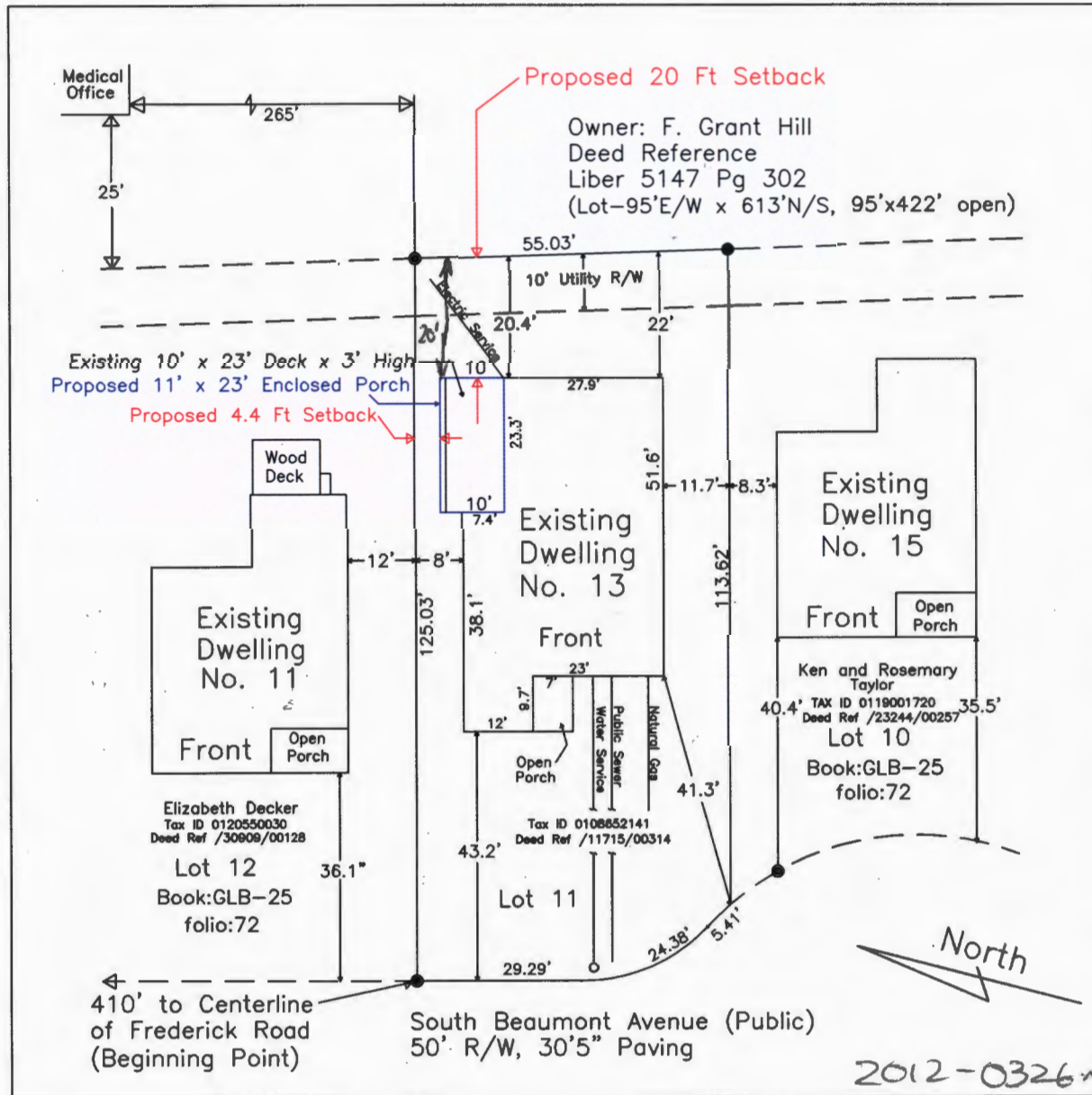
Protestant

8-22-12
P3

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		

Exhibit 1

Hearing Plan for Administrative Zoning Variance



Vicinity Map
Scale: 1"=1000'

Property Address : 13 South Beaumont Avenue
Subdivision name: Beaumont Gardens
Plat book: GLB-25 folio: 72 lot: 11
Owner: David P. & Gay L. Warshaw, Trustees
Date: June 20, 2012
Prepared by: David Warshaw, P.E.
Scale of Drawing: 1"= 30'
GIS Map Copy # 101A2
Councilmanic District: 1
Election District: 1
1"=200' scale map: SW-3F
Zoning: D.R. 2 (vested R-6)
Lot size: 0.157 Acres, 6816.3 Sq. Feet
Public Sewer & Water
CBCA/historic/floodplain: No
Prior Zoning Hearings: 93-405-A
Variance granted June 23, 1993,
for rear and side yard setbacks.

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-29

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

6-27

STATE HIGHWAY ADMINISTRATION

NC

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-1by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

**Photographs to Accompany Administrative Variance Request – 13 South Beaumont
Avenue Catonsville, MD 21228 – Petitioners : David P. and Gay L. Warshaw**

Existing Deck and Area of Proposed Covered Porch



Existing Deck and Area of Proposed Covered Porch



2012-0326-A

View of Rear showing Existing Deck and 15 South Beaumont Ave to Left



View of Rear showing Existing Deck and 11 South Beaumont Ave to Right



2012-0326-A

View from Front – 13 South Beaumont to Right, 11 South Beaumont to Left



2012-0326-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 01 Account Number - 0108652141

Owner Information

Owner Name: WARSHAW DAVID P
WARSHAW GAY L TRUSTEES
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 13 S BEAUMONT AVE
BALTIMORE MD 21228-5024
Deed Reference: 1)/11715/ 00314
2)

Location & Structure Information

Premises Address
13 BEAUMONT AVE
0-0000
Legal Description
13 BEAUMONT AVE
BEAUMONT GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0101	0007	0253		0000			11	1	Plat Ref: 0025/ 0072

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,491 SF	6,783 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	174,500	139,500		
Improvements:	186,950	157,800		
Total:	361,450	297,300	297,300	297,300
Preferential Land:	0			0

Transfer Information

Seller: WARSHAW DAVID P	Date: 07/24/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11715/ 00314	Deed2:
Seller: KOHL ALFRED B	Date: 09/09/1988	Price: \$112,000
Type: ARMS LENGTH IMPROVED	Deed1: /07967/ 00047	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

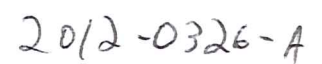
Exemption Information

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

Homestead Application Information

Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 01 Account Number - 0108652141

Owner Information

Owner Name:	WARSHAW DAVID P WARSHAW GAY L TRUSTEES	Use:	RESIDENTIAL
Mailing Address:	13 S BEAUMONT AVE BALTIMORE MD 21228-5024	Principal Residence:	YES
		Deed Reference:	1) /11715/ 00314 2)

Location & Structure Information

Premises Address	Legal Description
13 BEAUMONT AVE 0-0000	13 BEAUMONT AVE BEAUMONT GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0101	0007	0253		0000			11	1	Plat Ref:	0025/ 0072

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,491 SF	6,783 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	174,500	139,500		
Improvements:	186,950	157,800		
Total:	361,450	297,300	297,300	297,300
Preferential Land:	0			0

Transfer Information

Seller:	WARSHAW DAVID P	Date:	07/24/1996	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/11715/ 00314	Deed2:	
Seller:	KOHL ALFRED B	Date:	09/09/1988	Price:	\$112,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/07967/ 00047	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:	No Application
--------------------------------------	----------------

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 01 Account Number - 0108652141

Owner Information

Owner Name: WARSHAW DAVID P
WARSHAW GAY L TRUSTEES
Use: RESIDENTIAL
Mailing Address: 13 S BEAUMONT AVE
BALTIMORE MD 21228-5024
Principal Residence: YES
Deed Reference: 1) /11715/ 00314
2)

Location & Structure Information

Premises Address
13 BEAUMONT AVE
0-0000
Legal Description
13 BEAUMONT AVE
BEAUMONT GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0101	0007	0253		0000			11	1	
									Plat Ref: 0025/ 0072

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,491 SF	6,783 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2011	As Of 07/01/2012
Land	174,500	139,500		
Improvements:	186,950	157,800		
Total:	361,450	297,300	297,300	297,300
Preferential Land:	0			0

Transfer Information

Seller: WARSHAW DAVID P	Date: 07/24/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11715/ 00314	Deed2:
Seller: KOHL ALFRED B	Date: 09/09/1988	Price: \$112,000
Type: ARMS LENGTH IMPROVED	Deed1: /07967/ 00047	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:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

Medical Office

25'

265'

Proposed 20 Ft Setback

Owner: F. Grant Hill
Deed Reference
Liber 5147 Pg 302
(Lot-95'E/W x 613'N/S, 95'x422' open)

10' utility R/W

22'

20.4'

27.9'

10'

7.4'

10.03'

12'

8'

38.1'

125.03'

43.2'

29.29'

41.3'

5.4'

24.38'

Existing Dwelling No. 15

Front

Open Porch

Ken and Rosemary Taylor
TAX ID 0119001720 35.5'
Deed Ref /23244/00257

Lot 10
Book:GLB-25
folio:72

Existing Dwelling No. 13

Front

Open Porch

Natural Gas

Public Sewer

Water Service

Tax ID 0108652141
Deed Ref /11715/00314

Lot 11

Existing Dwelling No. 11

Front

Open Porch

Wood Deck

Elizabeth Decker
TAX ID 0120550633
Deed Ref /35959/00128

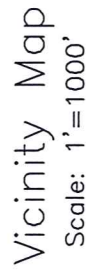
Lot 12
Book:GLB-25
folio:72

4' to Centerline of Frederick Road (Beginning Point)

South Beaumont Avenue (Public)
50' R/W, 30.5" Paving

North

2012-0320-A



Property Address : 13 South Beaumont Avenue
 Subdivision name: Beaumont Gardens
 Plat book: GLB-25 Folio: 72 lot: 11
 Owner: David P. & Gay L. Warshaw, Trustees
 Date: June 20, 2012
 Prepared by: David Warshaw, P.E.
 Scale of Drawing: 1"= 30'
 GIS Map Copy # 101A2
 Councilmanic District: 1
 Election District: 1
 1"=200' scale map: SW-3F
 Zoning: D.R. 2 (*Vested R-6*)
 Lot size: 0.157 Acres, 6816.3 Sq. Feet
 Public Sewer & Water
 CBCA/historic/floodplain: No
 Prior Zoning Hearings: 93-405-A
 Variance granted June 23, 1993,
 for rear and side yard setbacks.

Medical Office

265'

25'

Owner: F. Grant Hill
Deed Reference
Liber 5147 Pg 302
(Lot-95'E/W x 613'N/S, 95'x422' open)

Proposed 20 Ft Setback

Existing 10' x 23' Deck x 3' High
Proposed 11' x 23' Enclosed Porch
Proposed 4.4 Ft Setback

Existing Dwelling No. 11
Front
Open Porch
Elizabeth Decker
Tax ID 0120550030
Deed Ref /30609/00128
Lot 12
Book:GLB-25
folio:72

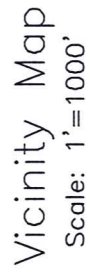
Existing Dwelling No. 12
Front
Open Porch
Ken and Rosemary Taylor
Tax ID 0119001720
Deed Ref /23244/00257
Lot 10
Book:GLB-25
folio:72

Existing Dwelling No. 13
Front
Open Porch
Natural Gas
Public Sewer
Water Service
Tax ID 0108652141
Deed Ref /11715/00314
Lot 11
Book:GLB-25
folio:72

North

410' to Centerline of Frederick Road (Beginning Point)

South Beaumont Avenue (Public)
50' R/W, 30'5" Paving



Property Address: 13 South Beaumont Avenue
Subdivision name: Beaumont Gardens
Plat book: GLB-25 folio: 72 lot: 11
Owner: David P. & Gay L. Warshaw, Trustees
Date: June 20, 2012
Prepared by: David Warshaw, P.E.
Scale of Drawing: 1"= 30'
GIS Map Copy # 101A2
Councilmanic District: 1
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CBCA/historic/floodplain: No
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