

M E M O R A N D U M

DATE: September 5, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0332-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 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

N side of Piccadilly Road, 575' SE of the
c/line of Eton Road
9th Election District
5th Council District
(536 Piccadilly Road)

Wendy E. and E. Neil Jacobs
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0332-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, Wendy E. and E. Neil Jacobs. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a rear yard setback of 17 feet in lieu of the required 30 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 July 15, 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

ORDER RECEIVED FOR FILING

Date 8-3-12

By law

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 3rd day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a rear yard setback of 17 feet in lieu of the required 30 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:dlw

ORDER RECEIVED FOR FILING

Date 8-3-12

By 127



KEVIN KAMENETZ
County Executive

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

August 3, 2012

Wendy E. Jacobs
E. Neil Jacobs
536 Piccadilly Road
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 2012-0332-A
Property: 536 Piccadilly Road

Dear Mr. and Mrs. Jacobs:

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 word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
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 536 Piccadilly Rd. which is presently zoned DR 3.5

Deed Reference 0032192-339 10 Digit Tax Account # 0901500030

Property Owner(s) Printed Name(s) Wendy E + E. Neil Jacobs

(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) 1B02.3.C.1 - to permit a proposed addition to have a rear yard setback of 17 feet in lieu of the required 30
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. (revised)

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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Wendy E. Jacobs, E. Neil Jacobs

Name #1 - Type or Print

Name #2 - Type or Print

Wendy E. Jacobs

E. Neil Jacobs

Signature #1

Signature #2

536 Piccadilly Rd. Towson MD

Mailing Address City State

21204, 443-250-4602, wejcpc@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

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 8-3-12 day of August 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 2012-0332-A Filing Date 7/3/12 Estimated Posting Date 7/15/12 Reviewer RTD

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: 536 Piccadilly Rd. Towson MD 21204
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)

Existing kitchen is unchanged from 1956 and is too small. We propose enlarging the kitchen to make it an eat-in kitchen. The current back porch foot print would be part of the addition, which would also extend 3 feet beyond the existing porch slab.

The lot is triangular shape, resulting in a very small addition off existing kitchen to be cause of a setback variance. There is not other reasonable way to enlarge the kitchen.

The affected neighbors (#534 Piccadilly) are very supportive of this variance application and of the plan to enlarge the kitchen.

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

Signature of Affiant

Signature of Affiant

Name- Print or Type

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 2 day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Wendy E Jacobs
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

Notary Public

My Commission Expires

KAREN J. SHEA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES OCTOBER 16, 2014

ZONING DESCRIPTION

Zoning Description for 536 Piccadilly Road

Beginning at a point on the North side of Piccadilly Road, which is 50 feet wide at the distance of 575 feet Southeast of the center line of the nearest improved intersection street, Eton Road, which is 50 feet wide. Being Lot #112 in the subdivision of Chestnut Hill as recorded in Baltimore County Plat Book #0014, Folio #0118, containing 15,138 square feet.

Located in the 9th Election District, 5th Councilmanic District.

Item #0332

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: 2012-0332-A
Petitioner: Wendy E. Jacobs
Address or Location: 536 Piccadilly Rd., Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wendy E. Jacobs
Address: 536 Piccadilly Rd.
Towson, MD 21204
Telephone Number: 443-250-4602

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0332 -A Address 536 Piccadilly Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/3/12 Posting Date: 7/15/12 Closing Date: 7/30/12

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)

revised

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0332 -A Address 536 Piccadilly Rd
Petitioner's Name Wendy + Neil Jacobs Telephone 443 250 4602
Posting Date: 7/15/12 Closing Date: 7/30/12
Wording for Sign: To Permit a proposed addition to have a rear yard setback
of 17 feet in lieu of the required 30

Revised 7/06/11

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

No.

85548

Date:

7/3/12

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150	-					\$75.00

Total:

\$75.00

Rec
From:

For:

zoning hearing - case # 2012-0332-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS

ACTUAL

TIME

DATE

7/03/2012

7/03/2012 10:31:23

8

6 W504

WALKIN SHIL SAN

RECEIPT # 533819

7/03/2012

OFLN

Dpt

5

520 ZONING VERIFICATION

CK NO.

085548

Recpt Tot

\$75.00

\$75.00 CK

\$.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2012-0332-A

Petitioner/Developer WENDY
FNEIL JACOBS

Date Of Hearing/Closing: 7/30/12

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 536 PICCADILLY RD

This sign(s) were posted on July 15, 2012
Month/Day, Year

Sincerely,

Martin Ogle 7/15/12
Signature of Sign Poster and Date

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2012-0332-A

TO PERMIT A PROPOSED ADDITION TO HAVE A REAR
YARD SETBACK OF 17 FEET IN LIEU OF THE REQUIRED
30

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
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY, JULY 30, 2012.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

Malcolm D. 7/15/12



KEVIN KAMENETZ
County Executive

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

July 31, 2012

Wendy E. & E. Neil Jacobs
536 Piccadilly Road
Towson MD 21204

RE: Case Number: 2012-0332 A, Address: 536 Piccadilly Road, 21204

Dear: Mr. & Ms. Jacobs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 3, 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

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



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

Date: 7-16-12

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

RE: Baltimore County
Item No 2012-0332-A
Administrative Variance
Wendy E. & E. Neil Jacobs
536 Piccadilly Road.

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. 2012-0332-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: July 19, 2012

FROM: *pvd* Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

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-07302012-NO COMMENTS.doc

Case No.: 2012-0332-A

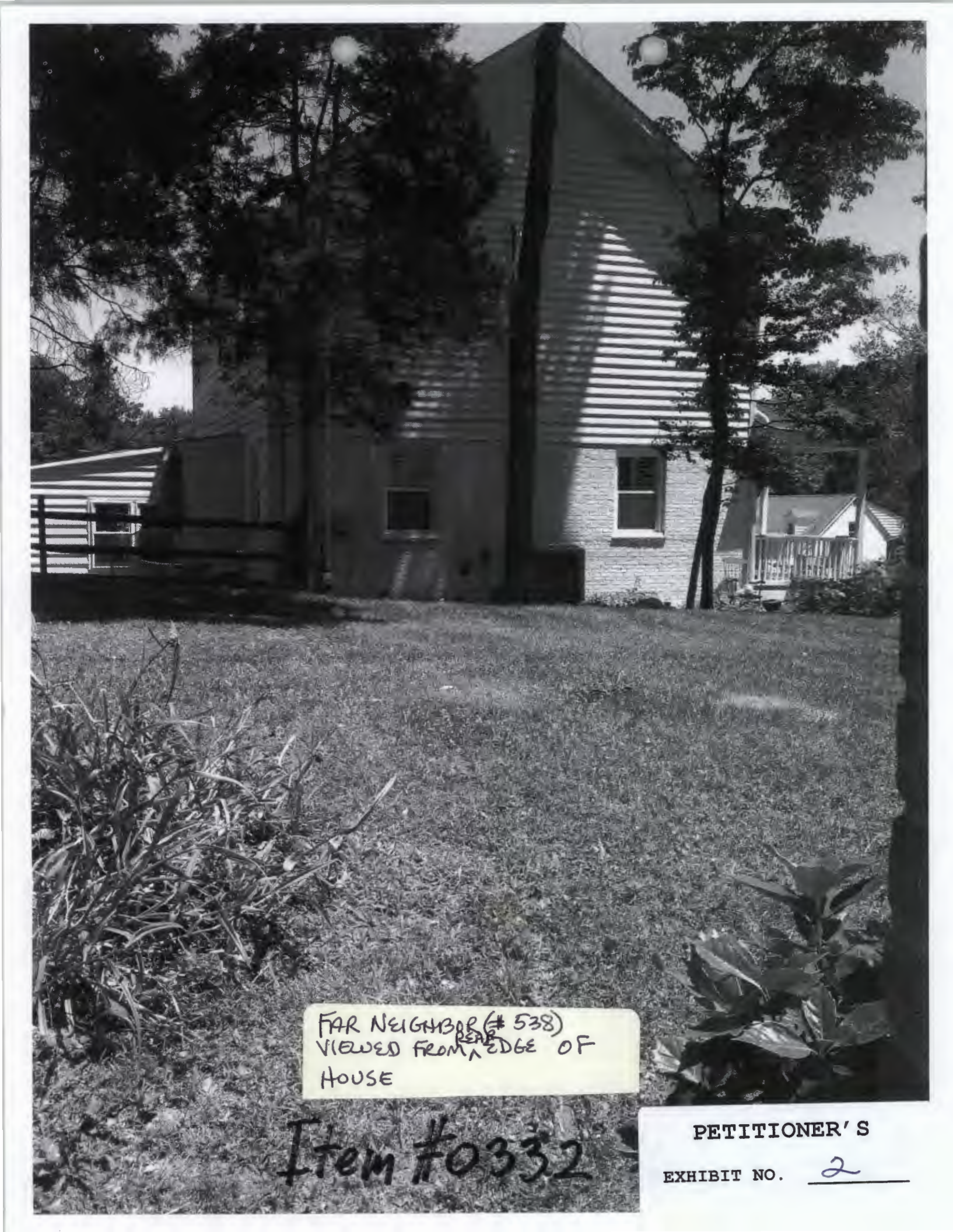
Exhibit Sheet

Petitioner/Developer

Protestant

9/5/12 DW
8/3/12 DW

No. 1	Site Plan	
No. 2	Photos (10)	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7	RECORDED & INDEXED	RECORDED & INDEXED
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

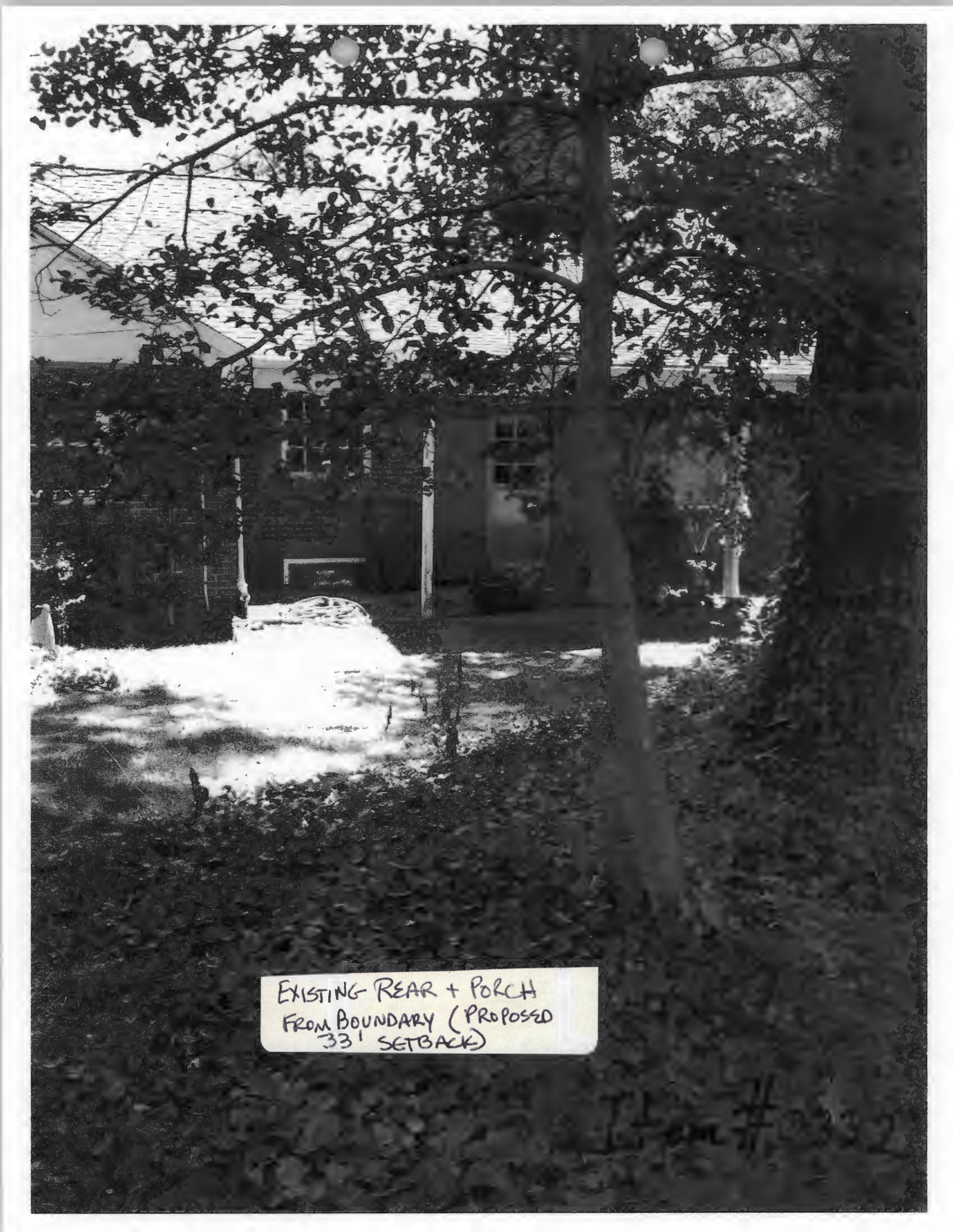


FAR NEIGHBOR (# 538)
VIEWED FROM ^{REAR} EDGE OF
HOUSE

Item #0332

PETITIONER'S

EXHIBIT NO. 2

A black and white photograph showing the rear of a house. A large, leafy tree is in the foreground, partially obscuring the view. The house has a gabled roof and several windows. A porch is visible on the right side of the house. The ground in front of the house appears to be a lawn or yard with some shadows from the tree.

EXISTING REAR + PORCH
FROM BOUNDARY (PROPOSED
33' SETBACK)

Item #0332



OK APPROX.
LOCATION OF
2ND PROPOSED
CORNER STAKE

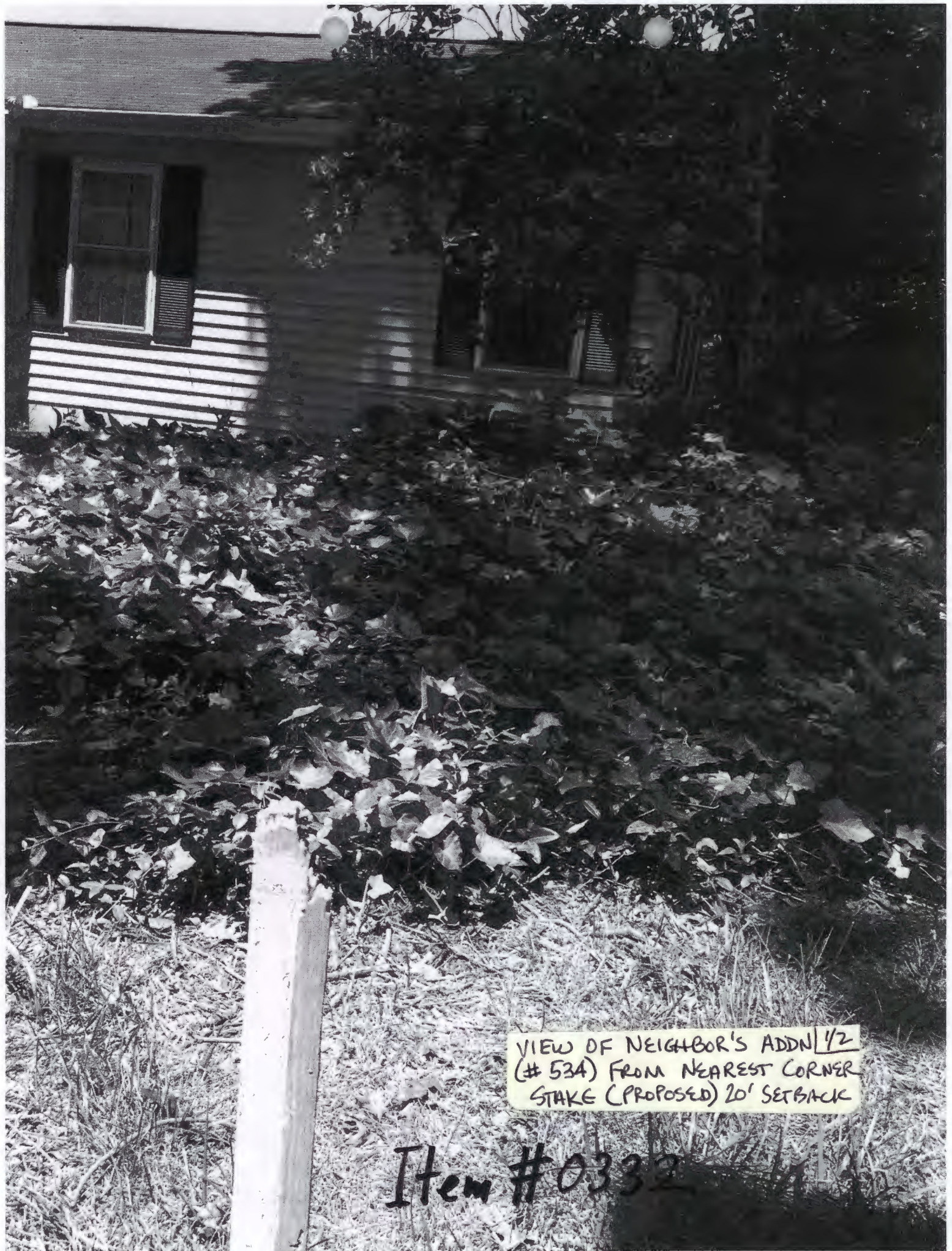
1ST PROPOSED CORNER
OF NEW ADDN.

Item #0332

A black and white photograph showing a view from a 2nd corner stake. In the foreground, a stone path leads towards a wooded area. A wooden stake is visible in the lower center. The background is filled with trees and foliage. A yellow text box is overlaid on the right side of the image.

VIEW FROM 2nd CORNER
STAKE TO NEAR NEIGHBOR
(PROPOSED SETBACK 33')

Item #0332



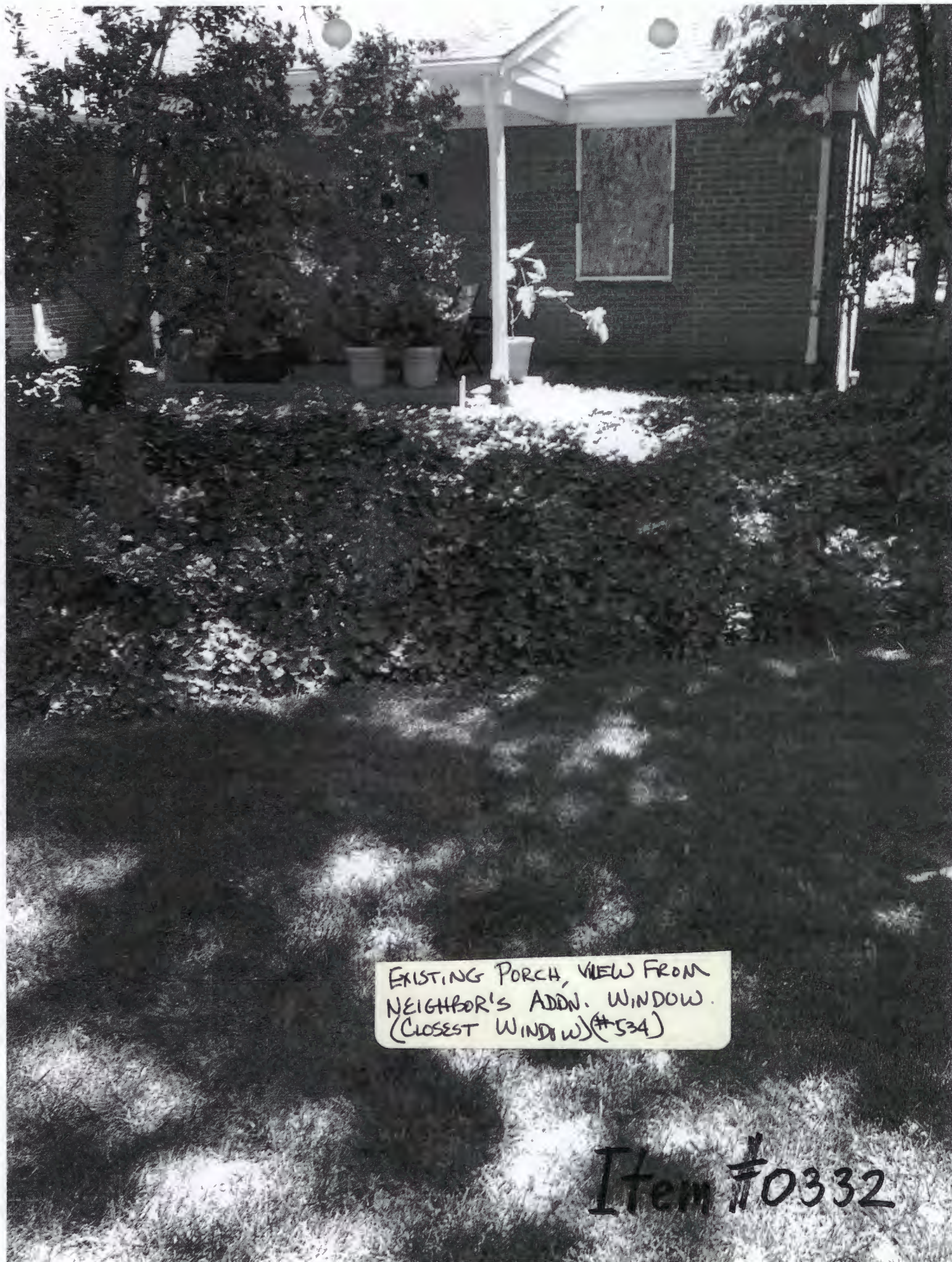
VIEW OF NEIGHBOR'S ADDN $\frac{1}{2}$
(# 534) FROM NEAREST CORNER
STAKE (PROPOSED) 20' SETBACK

Item #0332



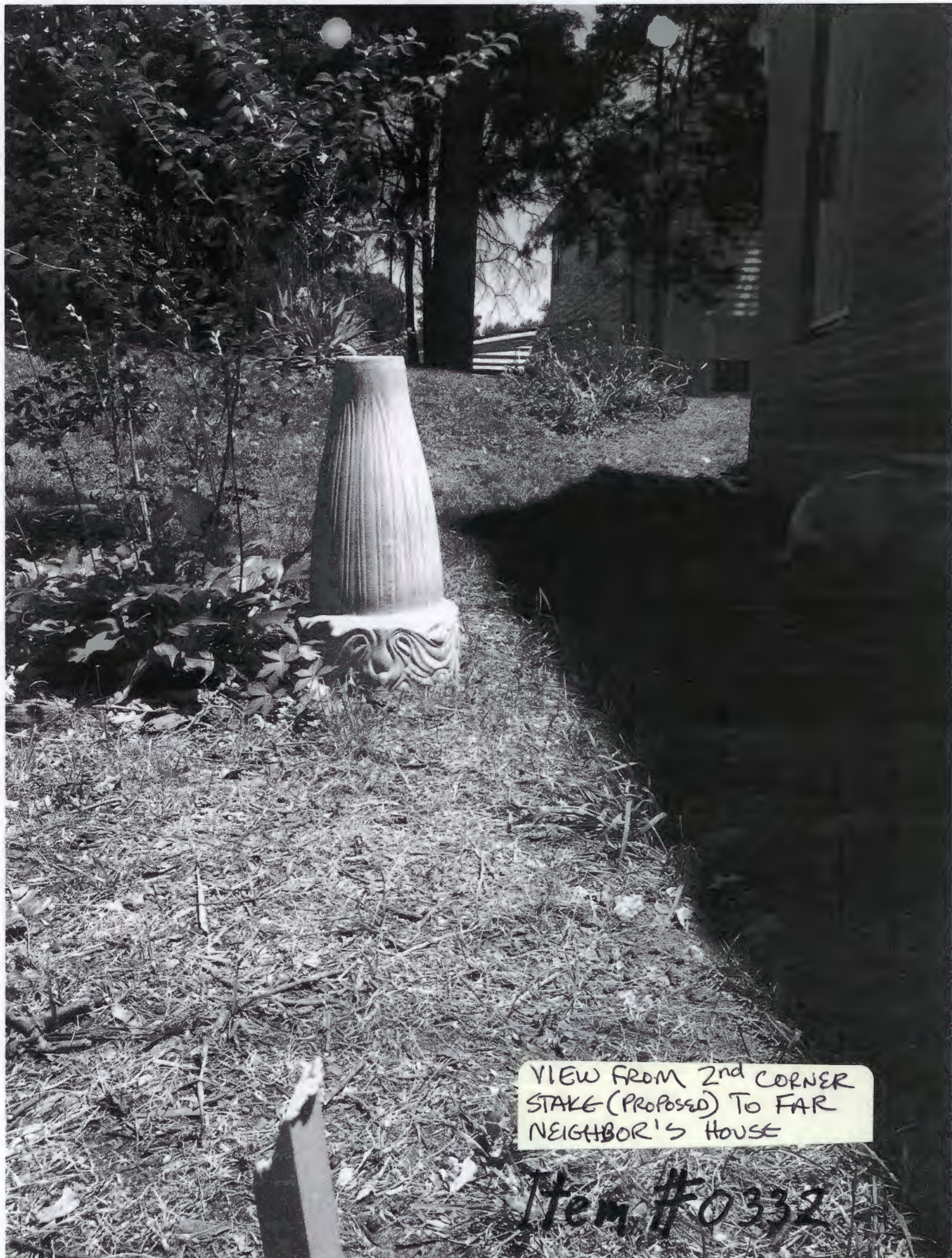
VIEW FROM BOUNDARY 2/2
TO NEIGHBOR'S ADDN. AT
CLOSEST POINT

Item #332



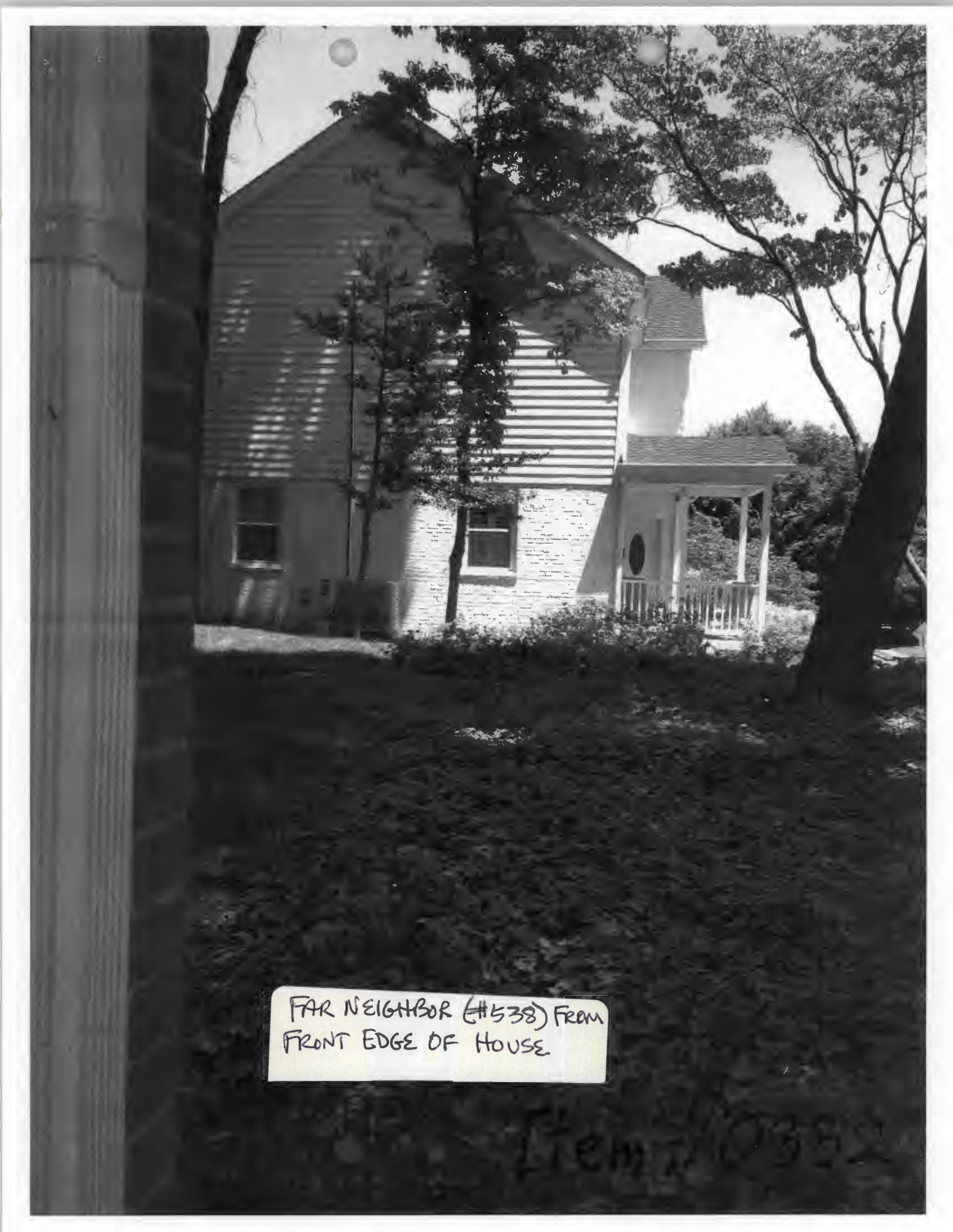
EXISTING PORCH, VIEW FROM
NEIGHBOR'S ADDN. WINDOW.
(CLOSEST WINDOW) (#534)

Item #0332



VIEW FROM 2nd CORNER
STAKE (PROPOSED) TO FAR
NEIGHBOR'S HOUSE

Item #0332



FAR NEIGHBOR (#538) FROM
FRONT EDGE OF HOUSE

Item # 0382

A black and white photograph showing the rear of a single-story house. The house has a gabled roof with a brick chimney. A covered porch with wooden support posts extends across the back. On the left, a brick wall is visible with a window. A yellow sign is attached to the wall. In the foreground, there is a pile of lumber and a coiled hose. Two folding chairs are on the porch. Trees are visible in the background.

EXISTING REAR, SHOWS
STREET - FAR RIGHT BEHIND
TREES

Item #0332

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-15-12</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: See photos (10) submitted

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

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

Account Identifier: District - 09 Account Number - 0901500030

Owner Information

Owner Name: JACOBS WENDY E
JACOBS E NEIL
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 536 PICCADILLY RD
BALTIMORE MD 21204-3715
Deed Reference: 1) /32192/ 00339
2)

Location & Structure Information

Premises Address
536 PICCADILLY RD
0-0000
Legal Description
1181 S TRAFALGAR RD
CHESTNUT HILL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0069	0012	0845		0000			112	2	Plat Ref: 0014/0118

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,565 SF	15,138 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
		01/01/2011	07/01/2011	07/01/2012
Land	153,780	153,700		
Improvements:	237,570	163,200		
Total:	391,350	316,900	316,900	316,900
Preferential Land:	0			0.

Transfer Information

Seller: DEEMS EDWARD M	Date: 06/14/2012	Price: \$265,000
Type: ARMS LENGTH IMPROVED	Deed1: /32192/ 00339	Deed2:
Seller: AMOSS J PEARSON	Date: 08/29/1973	Price: \$49,000
Type: ARMS LENGTH IMPROVED	Deed1: /05390/ 00380	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

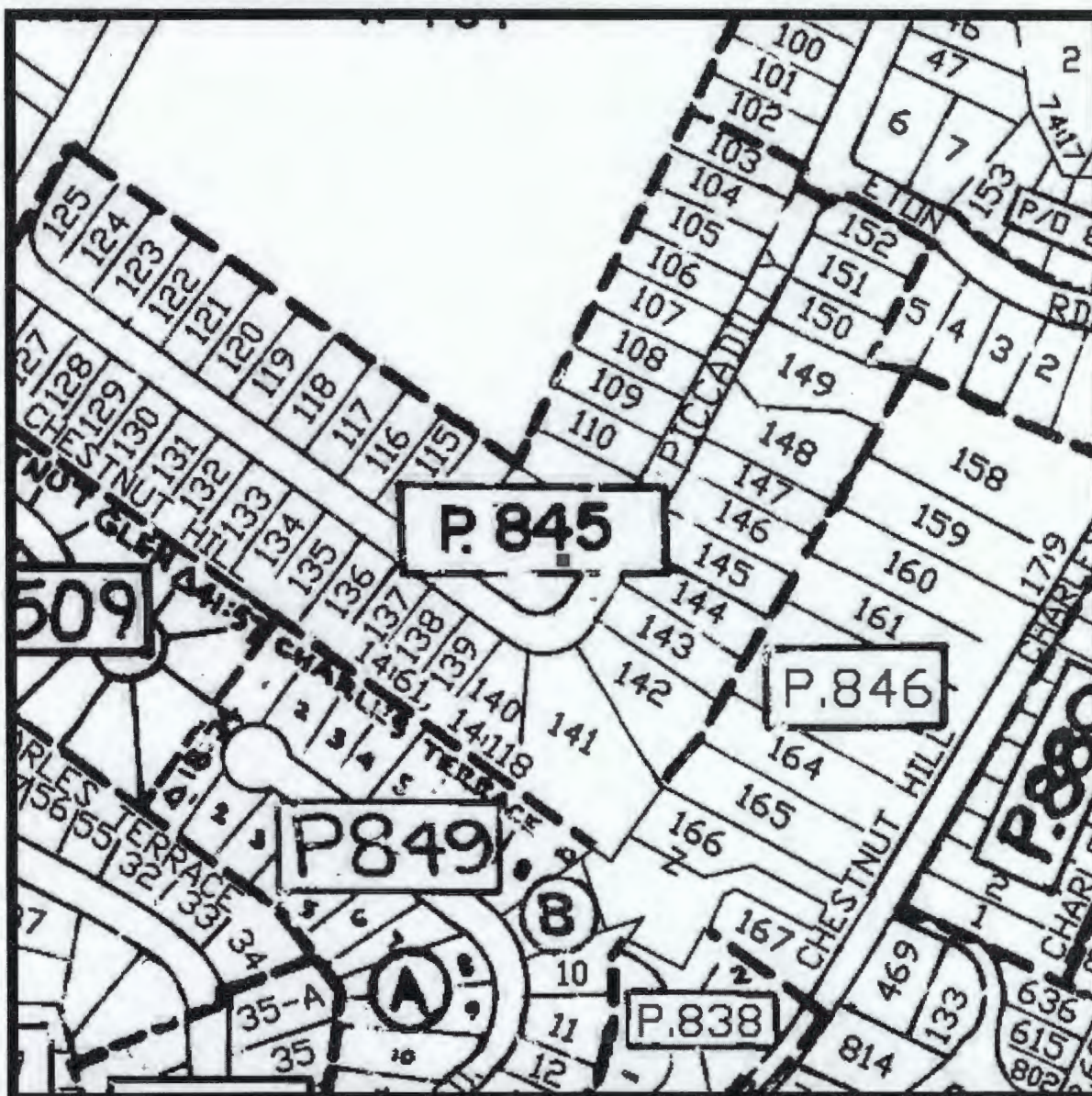
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 09 Account Number - 0901500030

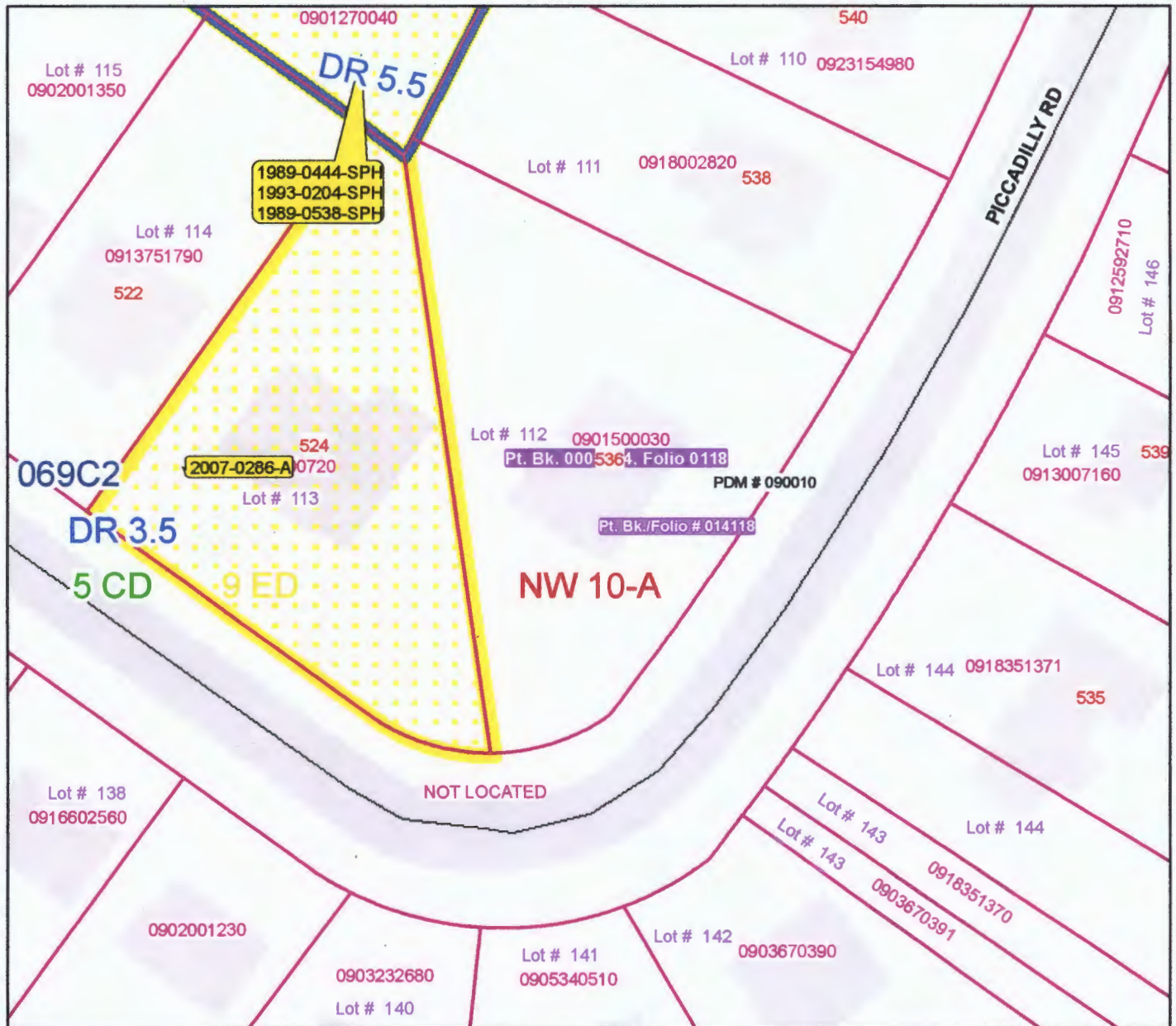


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

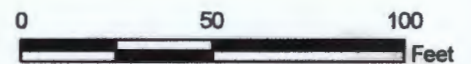
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

536 Piccadilly Road



Publication Date: July 02, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

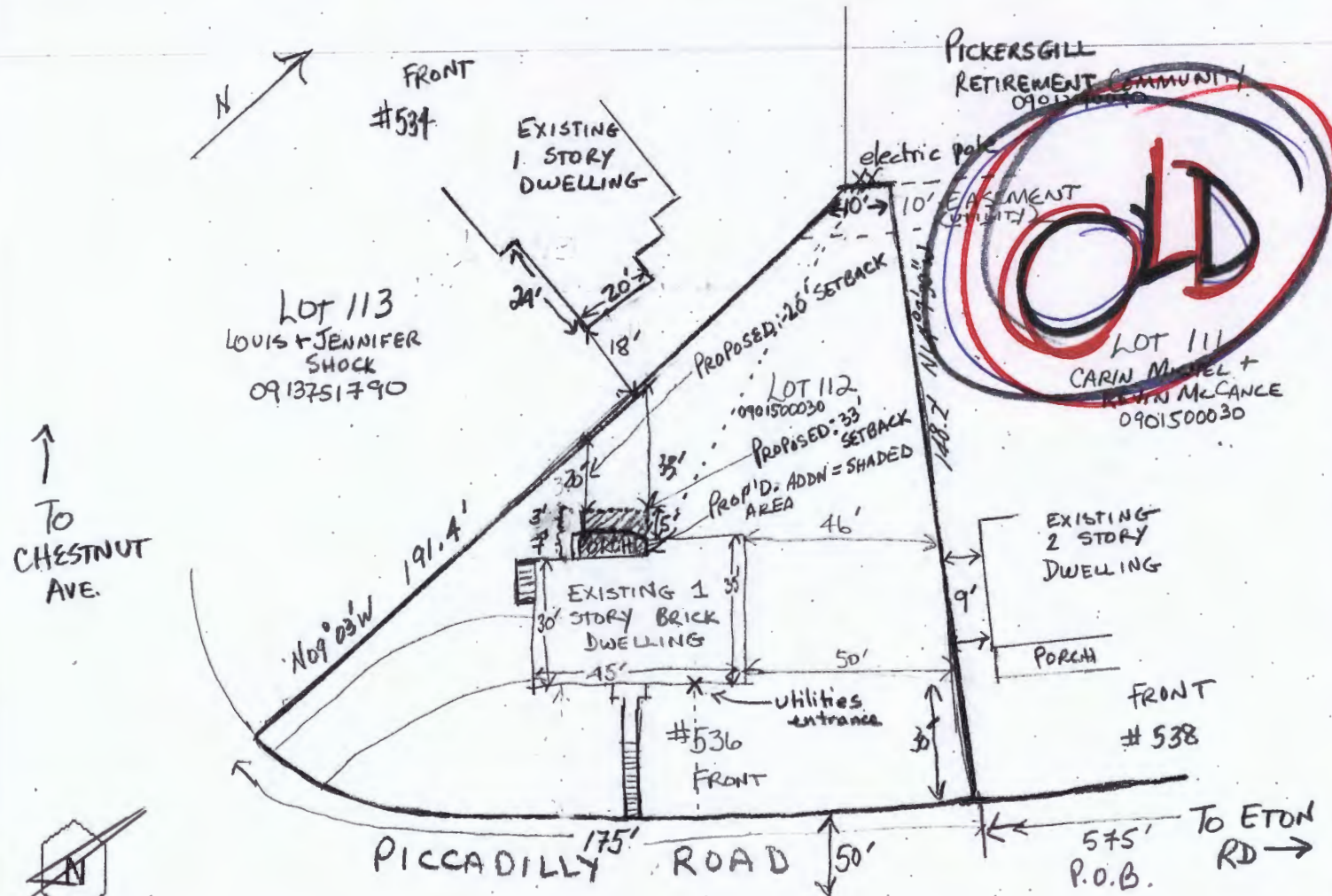
Item #0332

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

ADDRESS 536 Piccadilly Rd. OWNER(S) NAME(S) Wendy E + ENEIL JACOBS

SUBDIVISION NAME Chestnut Hill LOT # 112 BLOCK # SECTION #

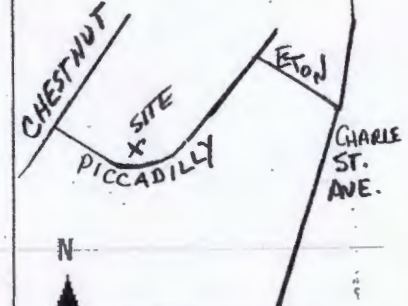
PLAT BOOK # 14 FOLIO # 118 10 DIGIT TAX # 0901500030 DEED REF. # 321921339



PLAN DRAWN BY Wendy Jacobs DATE 6/27/12 SCALE: 1 INCH = 40 FEET

2012-0332-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 06902

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE .35

OR SQUARE FEET 15,138

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE

SEWER IS: PUBLIC ☒ PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

2012-0332-A

RDD

2012-0332-A

2012-0332-A

2012-0332-A

2012-0332-A

2012-0332-A

2012-0332-A

2012-0332-A

2012-0332-A

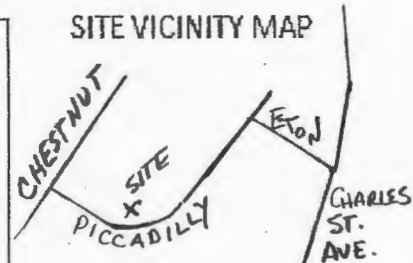
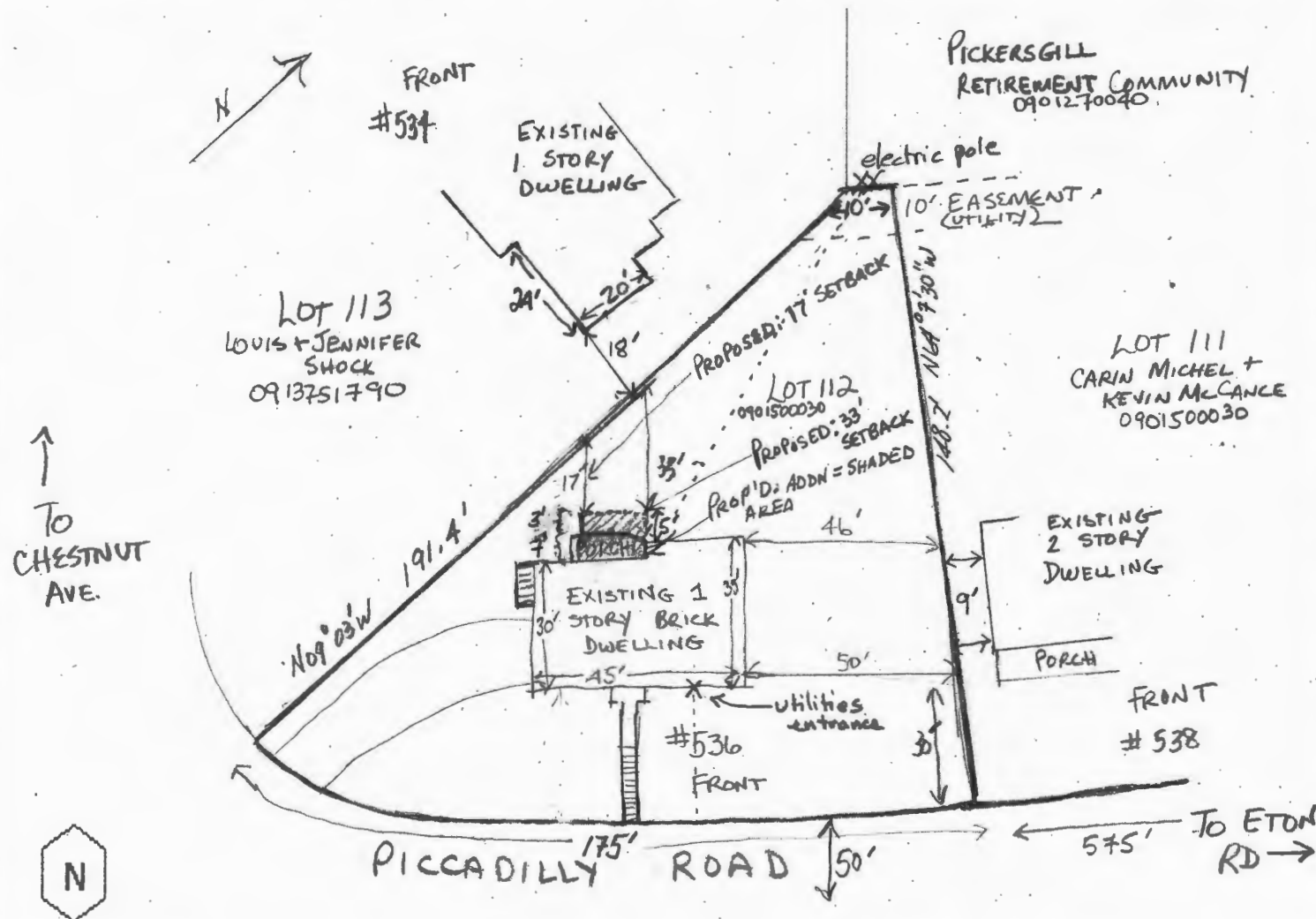
Revised

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

ADDRESS 536 Piccadilly Rd. OWNER(S) NAME(S) Wendy E + ENEIL JACOBS

SUBDIVISION NAME Chestnut Hill LOT # 112 BLOCK # SECTION #

PLAT BOOK # 14 FOLIO # 118 10 DIGIT TAX # 0901500030 DEED REF. # 321921339



MAP IS NOT TO SCALE

ZONING MAP# 06902

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE .35

OR SQUARE FEET 15,138

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE

SEWER IS: PUBLIC ☒ PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Wendy Jacobs DATE 6/27/12 SCALE: 1 INCH = 40 FEET

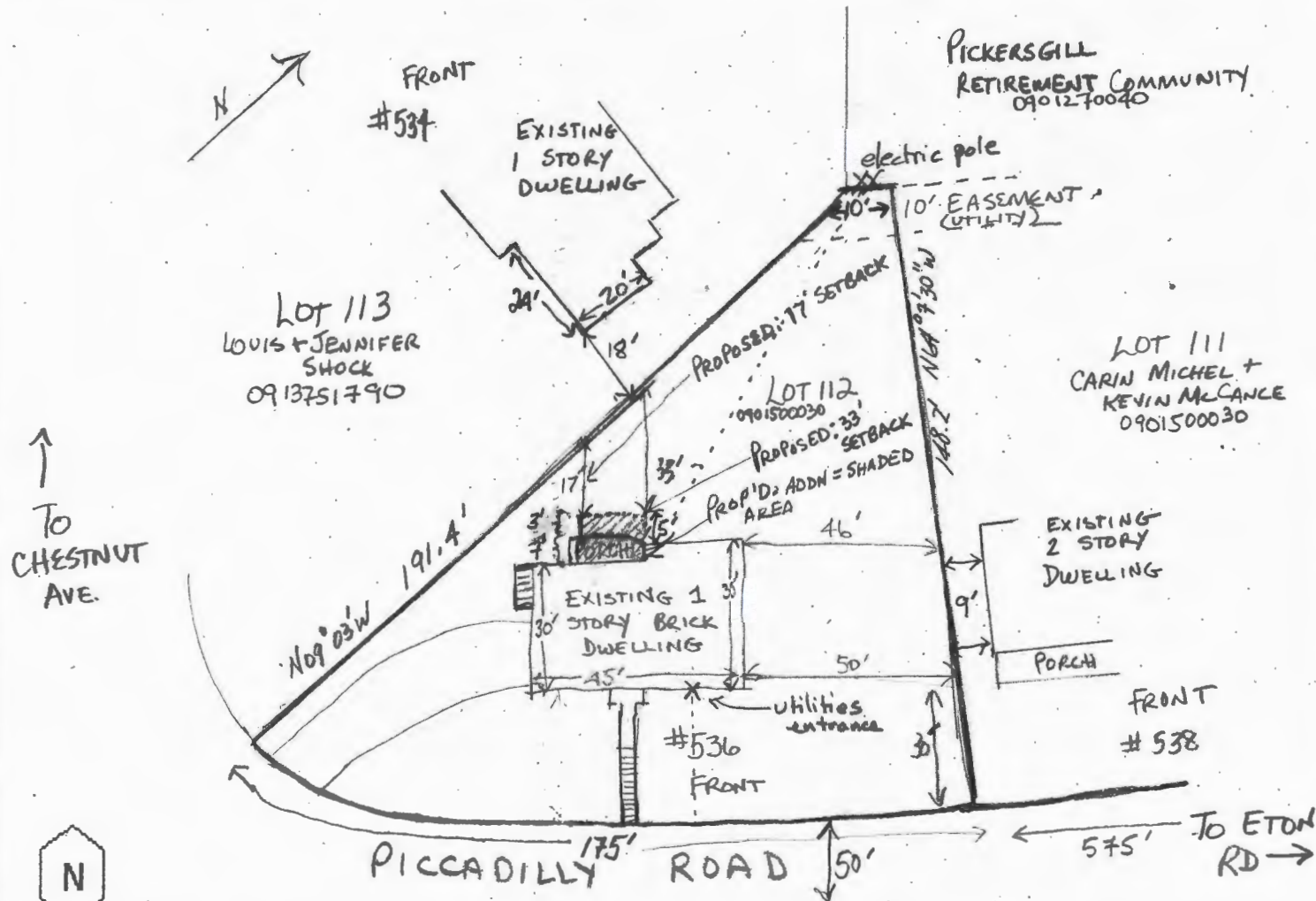
2012-0332A

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

ADDRESS 536 Piccadilly Rd. OWNER(S) NAME(S) Wendy E + ENEIL JACOBS

SUBDIVISION NAME Chestnut Hill LOT# 112 BLOCK# SECTION#

PLAT BOOK # 14 FOLIO # 118 10 DIGIT TAX # 0901500030 DEED REF. # 321921339



PLAN DRAWN BY Wendy Jacobs DATE 6/27/12 SCALE: 1 INCH = 40 FEET

2012-0332A

SITE VICINITY MAP



F

MAP IS NOT TO SCALE

ZONING MAP# 06902

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE .35

OR SQUARE FEET 15,138

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

VIOLATION CASE INFO:

CASE INFO: