



KEVIN KAMENETZ
County Executive

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

September 13, 2012

Stephen J. Moulis
Annie M. Greer
714 Murdock Road
Baltimore, MD 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(714 Murdock Road)
Case No. 2013-0034-A

Dear Mr. Moulis and Ms. Greer:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: A. Kent Rayburn, AIA, P.O. Box 586, Riderwood, MD 21139
Anthony and Linda Hollis, 712 Murdock Road, Baltimore, MD 21212
Kate R. Whalen, 715 Murdock Road, Baltimore, MD 21212

IN RE: PETITION FOR ADMIN. VARIANCE *
(714 Murdock Road)
Stephen J. Moulis & Annie M. Greer *
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0034-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Stephen J. Moulis & Annie M. Greer, for property located at 714 Murdock Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed second story addition with a side yard setback of 7' and an existing building side yard setback of 8' in lieu of the required 10' each. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief. However, it is to be noted that the Petitioners offered two letters of support from Anthony and Linda Hollis (712 Murdock Road) and Kate R. Whalen (715 Murdock Road), adjacent neighbors, stating that they had no objections.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 24, 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
ORDER RECEIVED FOR FILING

Date 9-13-12

By aw

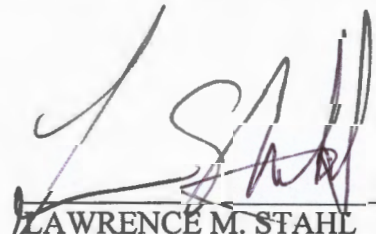
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 13th day of September, 2012, that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed second story addition with a side yard setback of 7' and an existing building side yard setback of 8' in lieu of the required 10' each, be and is hereby GRANTED, subject to the following:

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

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 9-13-12

2

By OW



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 714 Murdock Road which is presently zoned DR 5.5

Deed Reference 28409/00048 10 Digit Tax Account # 0902856140

Property Owner(s) Printed Name(s) Stephen Moulis, Annie Greer

(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 second story addition with a side yard setback of 7 feet and an existing building side yard setback of 8 feet in lieu of the required 10 each

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:

N.A.

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N.A.

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Stephen J. Moulis, Annie M. Greer

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

714 Murdock Rd Baltimore, MD

Mailing Address

City

State

21212 / 443-413-4225

Zip Code

Telephone #

Email Address

Representative to be contacted:

A. Kent Rayburn, AIA

Name – Type or Print

Signature

PO Box 586 Riderwood, MD

Mailing Address

City

State

21139 410-337-7777, akrbar@comcast.net

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 2013-0034-A Filing Date 8/17/12 Estimated Posting Date 8/26/12 Reviewer RTA

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: 714 Murdock Road Baltimore MD 21212
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 single family residence has 8' side yard set-backs (both sides). The variance requested is to allow a single room addition at the second floor level that would overhang the existing 1st floor enclosed garage by 1'-0", which would reduce the side yard set-back to 7' at the 2nd floor level only. The existing set-backs at ground level are to remain as is.

The addition is for a much needed bedroom for a growing family (Mom, Dad, 3 children and Grandfather). The additional 1'-0" is necessary to achieve an acceptable room width.

This block of Murdock Road has a number of other houses with side set-backs less than 8' and the adjacent home-owner has no objection to the planned addition.

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

[Signature]
Signature of Affiant

STEPHEN J. MOULIS
Name- Print or Type

[Signature]
Signature of Affiant

Annie M. Greer
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 15th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

STEPHEN J. MOULIS AND ANNIE M. GREER
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

MONA PATEL BASTI
NOTARY PUBLIC
BALTIMORE
MARYLAND
MY COMMISSION EXPIRES 10/8/2014

[Signature]
Notary Public

10/8/14
My Commission Expires

Item #0034

REV. 10/12/11

ZONING PROPERTY DESCRIPTION FOR 714 MURDOCK ROAD

Beginning at a point on the north side of Murdock Road which is 50' wide at the distance of 400'+/- east of the centerline of the nearest improved intersecting street, Edgewood Road, which is 50' wide; being Lot #27/28, Block D in the subdivision of Anneslie as recorded in Baltimore County Plat Book #7, Folio 40 containing 6250 sq. ft.; Located in the 9th Election District and 5th Council District.

Item #0034

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

No. **87129**
 Date: **8/17/12**

PAID RECEIPT

BUSINESS ACTUAL TIME ROW
 8/17/2012 8/17/2012 11:31:30 1
 REF #601 MAIL KRAW KTR
 >> RECEIPT # 456734 8/17/2012 GFLH
 Dept: 5 528 ZONING VERIFICATION
 CR NO. 087129
 Recpt Tot \$75.00
 \$75.00 CF 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				875.00

Total: **\$ 75.00**

Rec From:

For: **Zoning hearing - case # 2013-0034-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0034 -A Address 714 Murdock Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/17/12 Posting Date: 8/26 Closing Date: 9/10

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 2013- 0034 -A Address 714 Murdock Rd
Petitioner's Name S J Moulis Telephone 443 413 4225
Posting Date: 8/26/12 Closing Date: 9/10/12
Wording for Sign: To Permit a proposed second story addition with a side yard setback of 7 feet and an existing building side yard setback of 8 feet in lieu of the required 10 each

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0034-A

Petitioner: Annie Greer & Stephen Moulis

Address or Location: 714 Murdock Rd Baltimore MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Annie Greer & Stephen Moulis

Address: 714 Murdock Rd

Baltimore, MD 21212

Telephone Number: 443-413-4225

Certificate of Posting

RE: Case NO. 2013-0034-A

Petitioner/Developer _____

S.J. Moulis

Date of Hearing/Closing 9/10/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

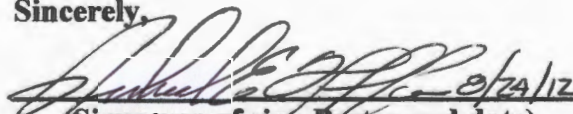
Attention: *KRISTEN*

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

714 Murdock Road

The sign(s) were posted on 8/24/12
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2013-0034-A

Petitioner/Developer: _____

S.J. Moulis

Date of Hearing/Closing: 9/10/12



714 Murdock Road

Posting Date: 8/24/12

[Signature] 8/24/12
(Signature and date of sign poster)

AV 9/10/12

FAX

To: Debra Wiley
410-887-3468

From: Dick Hoffman
410-879-3122

Re: 714 Murdock Road
Case # 2013-0034-A

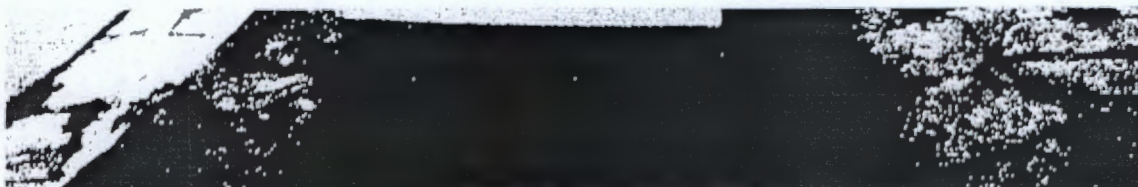
Debra,

Attached is a copy of the posting certification and photo of sign posting for the subject case number. Copies will be delivered to Kristen today.

Sorry, I was on vacation and they didn't get delivered sooner.

Thanks,
Dick Hoffman,
Sign Poster

(3 sheets, including this cover)



714 Murdock Road

Posting Date: 8/24/12

(Signature and date of sign poster)

Certificate of Posting

RE: Case NO. 2013-0034-A

Petitioner/Developer

S.J. Moulis

Date of Hearing/Closing 9/10/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

714 Murdock Road

The sign(s) were posted on 8/24/12
(Month, Day, Year)

Sincerely,

(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

MEMORANDUM

DATE: October 17, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0034-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 15, 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

CASE NO. 2013- 0034-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-28</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>8-21</u>	ADJACENT PROPERTY OWNERS	<u>for support</u> { <u>Kate Whalen (715)</u> <u>Anthony + Linda</u> <u>Alexis (712)</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 09 Account Number - 0902856140

Owner Information

Owner Name: MOULIS STEPHEN J
GREER ANNIE M
Use: RESIDENTIAL
Principal Residence: YES ✓
Mailing Address: 714 MURDOCK RD
BALTIMORE MD 21212-2018
Deed Reference: 1) /28409/ 00048
2)

Location & Structure Information**Premises Address**

714 MURDOCK RD
0-0000

Legal Description

LT 27,28
714 MURDOCK RD NS
ANNESLIE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0002	0107		0000		D	27	2	Plat Ref: 0007/0040

Town NONE
Ad Valorem
Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1939	1,344 SF	6,250 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT 1/2 BRICK FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	111,250	111,200		
Improvements:	264,080	199,000		
Total:	375,330	310,200	310,200	310,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
ROGERS DONALD F JR	07/20/2009	\$351,000
Type: ARMS LENGTH IMPROVED	Deed1: /28409/ 00048	Deed2:
BURKE JOHN S	08/08/2000	\$185,000
Type: ARMS LENGTH IMPROVED	Deed1: /14622/ 00450	Deed2:
JOLLY ROBERT R, JR	07/11/1996	\$136,900
Type: ARMS LENGTH IMPROVED	Deed1: /11693/ 00442	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

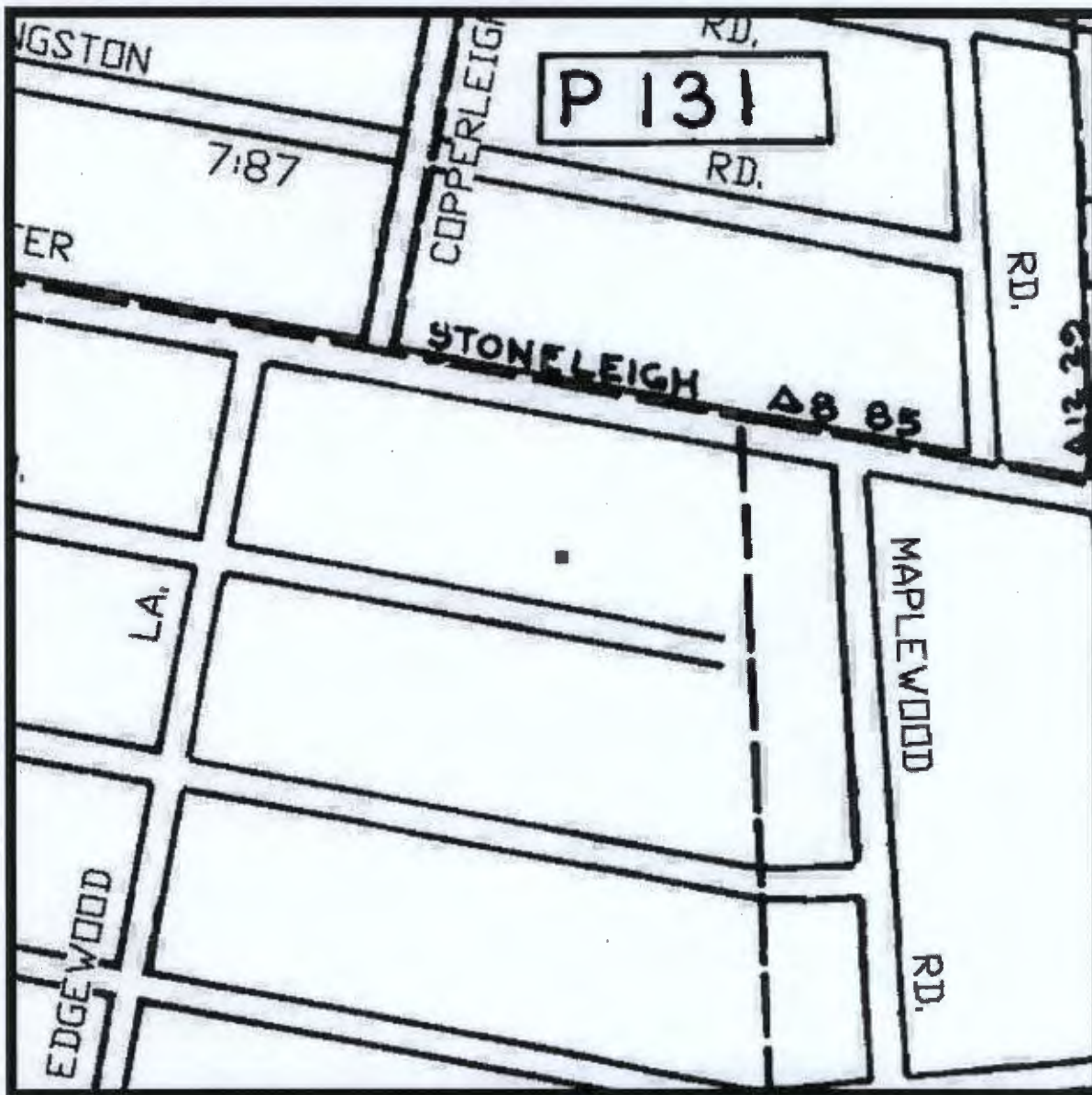
Homestead Application Status: Approved 04/04/2012



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

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

District - 09 Account Number - 0902856140



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.

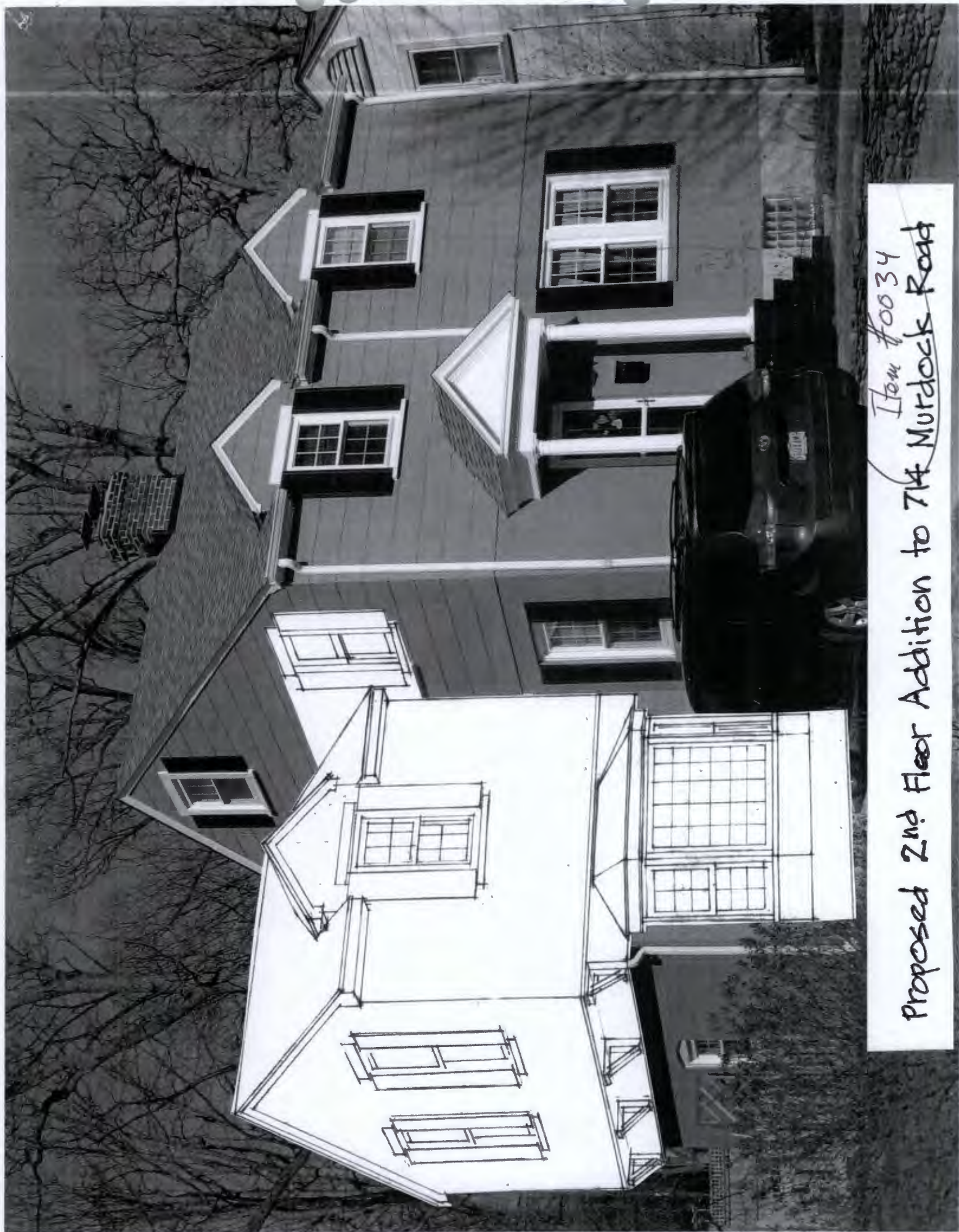
Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Item # 2012-0034-A



Item #0034



Proposed 2nd Floor Addition to 714 Murdock Road
Item #0034

9/10

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

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.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Regester Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

Subject: ZAC Comments - Distribution Mtg. of 8/27
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/30/2012 8:06 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	

August 21, 2012

To Whom It May Concern:

We are a neighbor of Annie Greer and Stephen Moulis at 714 Murdock Rd. They have asked for our blessing in regards to their addition that will extend closer to our house and we have given it.

Thank you,

Linda L. B. Holbe
Austin Whitell

Item # 0034

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

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[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 09 Account Number - 0902200540

Owner Information

Owner Name: HOLLIS ANTHONY W L
HOLLIS LINDA L B
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 712 MURDOCK RD
BALTIMORE MD 21212-2018
Deed Reference: 1) /12731/ 00347
2)

Location & Structure Information

Premises Address 712 MURDOCK RD
0-0000
Legal Description LT 29,30
712 MURDOCK RD
ANNESLIE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0002	0107		0000		D	29	2	Plat Ref: 0007/0040

Town NONE
Ad Valorem Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,240 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	111,250	111,200		
Improvements:	181,300	158,800		
Total:	292,550	270,000	270,000	270,000
Preferential Land:	0			0

Transfer Information

Seller: BENSON RUTH D	Date: 03/18/1998	Price: \$65,000
Type: NON-ARMS LENGTH OTHER	Deed1: /12731/ 00347	Deed2:
Seller: BENSON MARY E	Date: 08/15/1938	Price: \$0
Type:	Deed1: /06024/ 00097	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

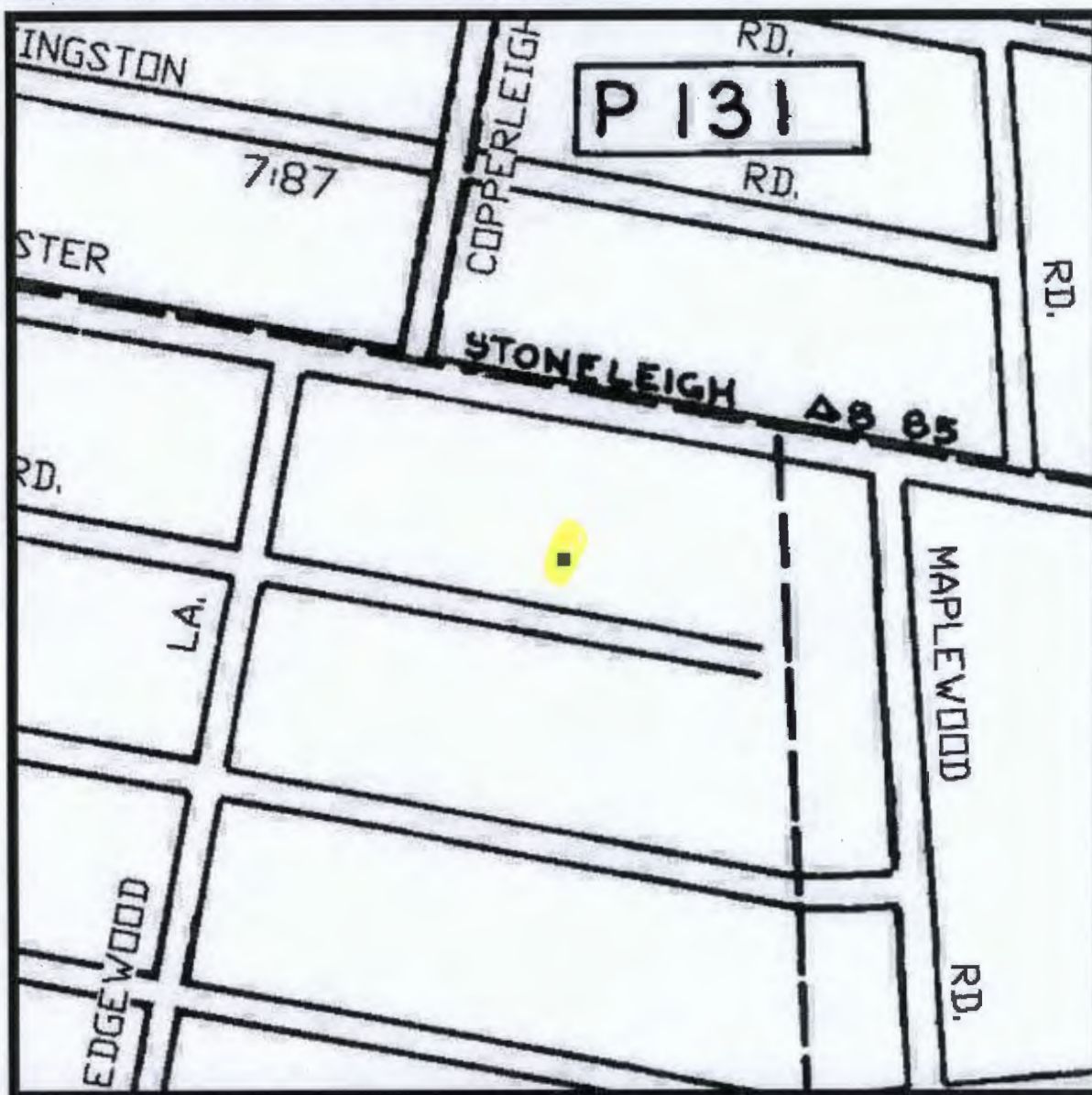
Homestead Application Status: Approved 07/23/2008



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

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District - 09 Account Number - 0902200540



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

8/21/2012

Greetings,

I have been asked to write a letter of support for the addition that will be built at 714 Murdock Rd. We live at 715 Murdock Rd and face 714. Stephen and Annie have shown us the plans and we are just fine with their addition plans.

Thank you,

A handwritten signature in cursive script, appearing to read 'Kathryn'.

410 493 1903

Item # 0034

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

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 09 Account Number - 0907470760

Owner Information

Owner Name: FEDOR BENJAMIN A
WHALEN KATE R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 715 MURDOCK RD
BALTIMORE MD 21212-2019
Deed Reference: 1) /31059/ 00468
2)

Location & Structure Information

Premises Address
715 MURDOCK RD
0-0000
Legal Description
LT 15,16
715 MURDOCK RD
ANNESLIE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0002	0107		0000	H		15	2	
									Plat Ref: 0007/0040

Town
NONE
Ad Valorem Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	1,361 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	111,250	111,200		
Improvements:	193,860	165,700		
Total:	305,110	276,900	276,900	276,900
Preferential Land:	0			0

Transfer Information

Seller: HAKE BRYAN J	Date: 08/03/2011	Price: \$310,000
Type: ARMS LENGTH IMPROVED	Deed1: /31059/ 00468	Deed2:
Seller: GORE MARY DOLORES	Date: 05/04/1998	Price: \$132,000
Type: ARMS LENGTH IMPROVED	Deed1: /12833/ 00099	Deed2:
Seller: HARDESTY MICHAEL MANGIONE TERESA	Date: 06/12/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08818/ 00599	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

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District - 09 Account Number - 0907470760



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KEVIN KAMENETZ
County Executive

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

September 11, 2012

Stephen J. & Annie M. Greer
714 Murdock Road
Baltimore MD 21212

RE: Case Number: 2013-0034 A, Address: 714 Murdock Road

Dear Mr. & Ms. Greer:

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
A Kent Rayburn, AIA, P O Box 586, Riderwood MD 21139

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

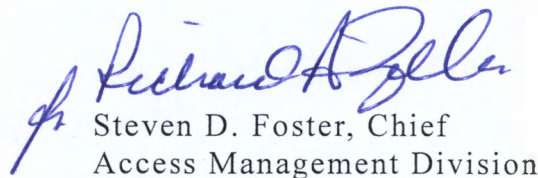
RE: Baltimore County
Item No 2013-0034-A
Administrative Variance
Stephen F. Maulis & Annie M. Greer
714 Murdock Road.

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. 2013-0034-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

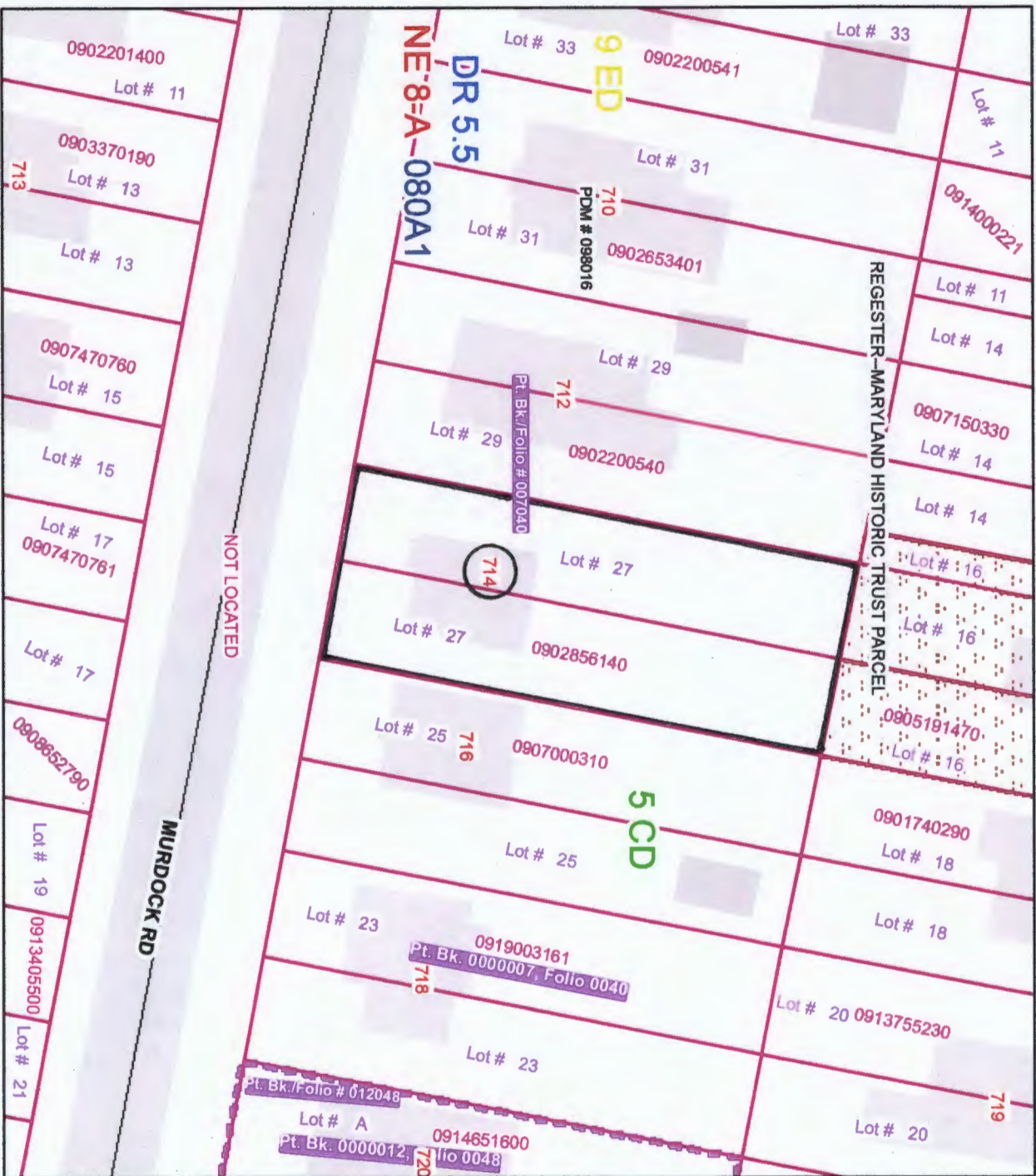
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08102012-NO COMMENTS.doc

714 Murdock Road



Publication Date: August 10, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

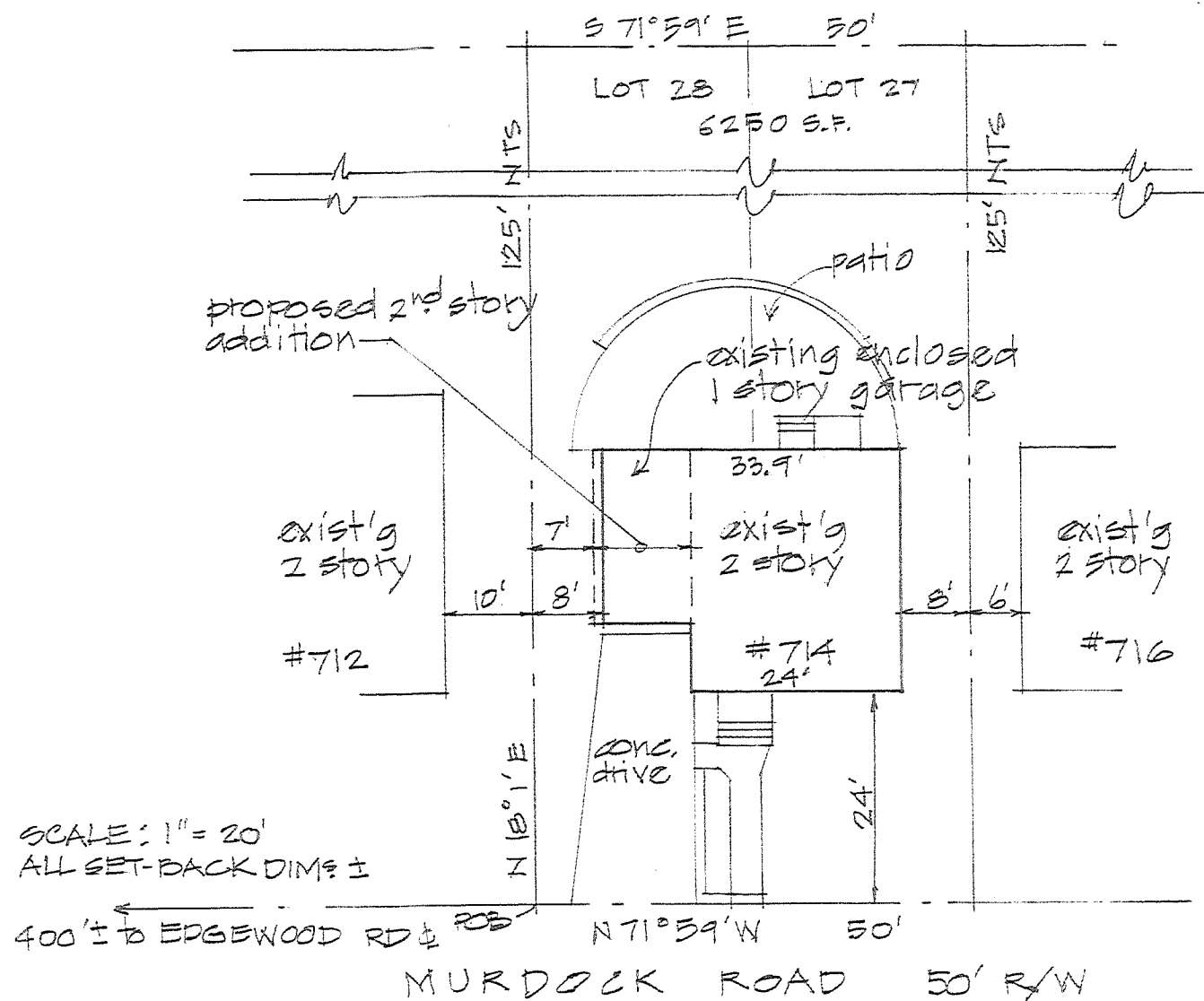


0 40 80
 Feet

1 inch = 40 feet

Item # 0034

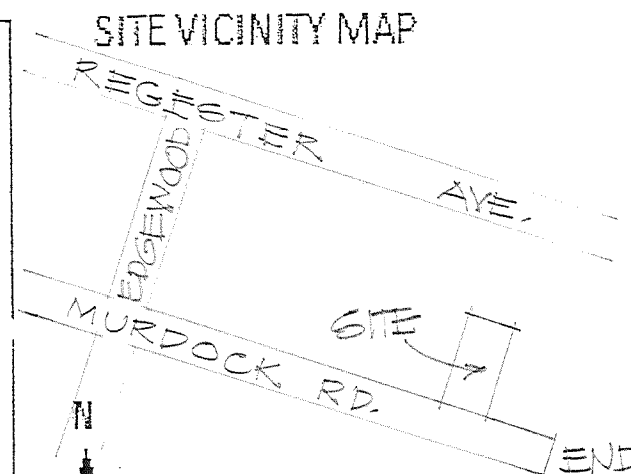
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 714 Murdock Road OWNER(S) NAME(S) S.J. Moulis, A.M. Greer
 SUBDIVISION NAME Anneslie LOT # 27/28 BLOCK # D SECTION # _____
 PLAT BOOK # 7 FOLIO # 46 10 DIGIT TAX # 0902856140 DEED REF. # 28409/00048



SCALE: 1" = 20'
 ALL SET-BACK DIMS ±



PLAN DRAWN BY A. Kent Rayburn, AIA DATE 08/10/12 SCALE: 1 INCH = 20' FEET



MAP IS NOT TO SCALE
 ZONING MAP# 080A1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 09
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 6250
 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

R.D.
 #2013-0034-A

VIOLATION CASE INFO: