



KEVIN KAMENETZ
County Executive

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

October 3, 2012

Pamela S. Ryan
825 Queens Park Drive
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(825 Queens Park Drive)
Case No. 2013-0048-A

Dear Ms. Ryan:

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".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Kevin Brown, 224 8th Avenue, N.W., Glen Burnie, MD 21061

IN RE: PETITION FOR ADMIN. VARIANCE *
(825 Queens Park Drive)
Pamela S. Ryan *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0048-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owner of the property, Pamela S. Ryan. The Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (enclosure of an existing porch) to have a rear yard setback of 25' in lieu of the required 30'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 9, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 10-3-12

By [Signature]

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.

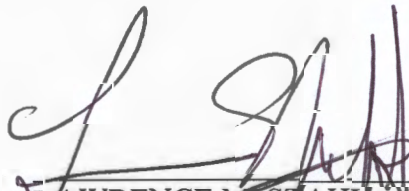
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of October, 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 (enclosure of an existing porch) to have a rear yard setback of 25' in lieu of the required 30', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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 10-3-12

By lw



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 825 QUEENS PARK DRIVE

which is presently zoned DR-3.5

Deed Reference 18800/00335

10 Digit Tax Account # 23 000 12874

Property Owner(s) Printed Name(s) JAMES RYAN & PAMELA RYAN

(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) 1802.3.C.1 (BCZR)

TO PERMIT A PROPOSED ADDITION (ENCLOSURE OF AN EXISTING PORCH) TO HAVE A REAR YARD SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 30 FEET.

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 raise, 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:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

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 10-3-12 day of Oct, 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

2013-0048-A

Filing Date

8/29/12

Estimated Posting Date

9/9/12

Reviewer

JS

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: 825 QUEENS PARK DRIVE, QUINCY MILLS, MD 21117
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 PROPERTY CURRENTLY HAS AN EXISTING DECK WHICH IS TO REMAIN & IS 25' FROM THE REAR PROPERTY LINE. THE PROPOSED SUNROOM ENCLOSURE IS TO BE BUILT OVER THE EXISTING DECK UTILIZING THE SAME FOUNDATION TO SUPPORT SUNROOM. THE NEW SUNROOM WOULD NOT EXTEND ANY FURTHER THAN THE EXISTING DECK AND THE REAR SETBACK OF 25'

THERE IS NO OTHER PRACTICAL LOCATION TO BUILD A SUNROOM ON THE PROPERTY. THE OWNER WOULD LIKE TO ENJOY HER REAR YARD IN AN ENCLOSED AREA AS OTHERS CURRENTLY DO IN THE NEIGHBORHOOD.

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

x Pamala Ryan
Signature of Affiant
PAMALA RYAN
Name- Print or Type

x Deborah A. Ingino
Signature of Affiant
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 29th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Pamala Ryan
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

Deborah A. Ingino
Notary Public

My Commission Expires

BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 18, 2014

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: 825 QUEENS PARK DRIVE OWINGS MILLS MD 21117
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 PROPERTY CURRENTLY HAS AN EXISTING DECK WHICH IS TO REMAIN & IS 25' FROM THE REAR PROPERTY LINE. THE PROPOSED SUNROOM ENCLOSURE IS TO BE BUILT OVER THE EXISTING DECK UTILIZING THE SAME FOUNDATION TO SUPPORT SUNROOM. THE NEW SUNROOM WOULD NOT EXTEND ANY FURTHER THAN THE EXISTING DECK INTO THE REAR SETBACK OF 25'

THERE IS NO OTHER PRACTICAL LOCATION TO BUILD A SUNROOM ON THE PROPERTY & THE OWNER WOULD LIKE TO ENJOY HER REAR YARD IN AN ENCLOSED AREA AS OTHERS CURRENTLY DO IN THE NEIGHBORHOOD.

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

K *Pamela Ryan*
Signature of Affiant

PAMALA RYAN
Name- Print or Type

K *Deceased*
Signature of Affiant

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 29th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Pamela Ryan
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

Barbara A. Ingino
Notary Public

My Commission Expires BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 18, 2014

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0048 -AAddress 825 QUEENS PARK DR.Contact Person: JASON SEIDELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-29-12Posting Date: 9-9-12Closing Date: 9-24-12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2013- 0048 -AAddress 825 QUEENS PARK DR.Petitioner's Name PAMELA RYANTelephone 410-654-0818Posting Date: 9-9-12Closing Date: 9-24-12

Wording for Sign: TO PERMIT A PROPOSED ADDITION (ENCLOSURE OF AN EXISTING PORCH)
TO HAVE A REAR YARD SETBACK OF 25 FEET IN LIEU OF THE
REQUIRED 30 FEET.

Revised 7/06/11

Debra Wiley - Admin. Var. - 2013-0048-A

From: Debra Wiley
To: Fisher, June
Date: 9/24/2012 1:20 PM
Subject: Admin. Var. - 2013-0048-A

Hi June,

I have received the sign posting from Richard Hoffman for the above-referenced case, which I believe closes today.

Apparently, his wife is very ill and he asked if he could fax it to our office rather than stop by.

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

ZONING PROPERTY DESCRIPTION FOR 825 QUEENS PARK DRIVE, OWINGS MILLS, MD.

Beginning at a point on the Northwest side of Queens Park Drive (50 feet right-of-way wide) at the distance of 1,350' (+/-) East and South of the centerline of Crystal Palace Court (50 feet right-of-way wide)

Being Lot # 63, as shown on Plats "Gwynnbrook Property" recorded among the Land Records of Baltimore County in Plat Book 74, Folio 48 containing 10,572 square feet, located in the 4th Election District and the 2nd Council District.

2013-0048-A

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

No. 88958

Date: 8-29-12

PAID RECEIPT

BUSINESS TOTAL TDA
8/29/2012 8:55:01 14:43:00
NO. 88958 BAL. 0000 BAL. 0000
RECEIPT # 88958-1-00000000
\$ 75.00 CASH ON HAND
\$ 75.00
BALTIMORE COUNTY, MARYLAND

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

Total: \$ 75.00

Rec From: PAMELA RYAN

For: 2013-0048-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

(410) 879-3122**CERTIFICATE OF POSTING**RE: Case No. 2013-0048-APetitioner: Pamela RyanHearing / Closing Date: 9/24/12

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

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

825 Queens Park Drive

_____ on _____

9/9/12

Sincerely,

Alfred

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 02 2012



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0048-A
Address 825 Queens Park Drive
(Ryan Property)

Zoning Advisory Committee Meeting of September 10, 2012.

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

Reviewer: *Jeff Livingston – Development Coordination*



KEVIN KAMENETZ
County Executive

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

September 25, 2012

Pamala Ryan
825 Queen Park Drive
Owings Mills, MD 21117

RE: Case Number: 2013-0048 A, Address: 825 Queens Park Drive

Dear Ms. Ryan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 29, 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
Kevin Brown, 224 8th Avenue, Glen Burnie, MD 21061

9/24

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:45 AM
Subject: ZAC Comments - Distribution Mtg. of 9/24

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.

2013-0043-SPHA - (Floodplain)
1472 Martin Blvd.

2013-0048-A - Administrative Variance - Closing Date: 9/24
825 Queens Park Drive

2013-0049-SPHA
734 Essex Ave.

2013-0050-A - Administrative Variance - Closing Date: 9/24 (Critical Area & Floodplain)
1907 Cape May Road

2013-0051-A - Administrative Variance - Closing Date: 9/24
12220 Dover Rd.

2013-0052-A
15815 Falls Rd.

2013-0053-SPHA
9401, 9403, 9405, 9407, 9409, 9411 Silver Charm Dr.

2013-0055-A - Administrative Variance - Closing Date: 10/1
2909 Knoll Acres Dr.

2013-0056-A (Critical Area & Floodplain)
6920 River Drive Rd.

2013-0057-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
3 Kingston Cove Rd.

2013-0058-A - Administrative Variance - Closing Date: 10/1
6523 Darnell Rd.

2013-0059-A - Administrative Variance - Closing Date: 10/1
119 Williams Ave.

2013-0060-SPH

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-11-12

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

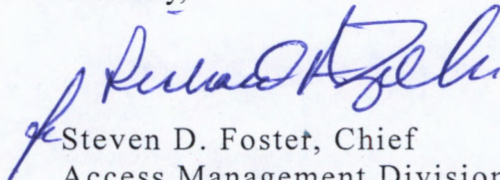
RE: Baltimore County
Item No 2013-0048-A.
Administrative Variance
Pamela Ryan
825 Queens Park Drive.

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. 2013-0048-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 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2012
Item Nos. 2013-0043, 0048, 0049, 0050, 0051, 0052, 0053, 0055, 0057, 0058,
0059 and 0060.

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-09242012-NO COMMENTS.doc

M E M O R A N D U M

DATE: November 5, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0048-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 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- 0048-A

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

9-17

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

NC

10/2

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

NC

FIRE DEPARTMENT

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

9-11

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 9-9-12 by Hoffman 15 days

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 (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 04 Account Number - 2300012874

Owner Information

Owner Name: RYAN LEWIS JAMES
RYAN PAMALA S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 825 QUEENS PARK DR
OWINGS MILLS MD 21117-2251
Deed Reference: 1) /18806/ 00335
2)

Location & Structure Information

Premises Address 825 QUEENS PARK DR
0-0000
Legal Description .2427 AC
825 QUEENS PARK DR NS
GWYNNBROOK PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	7
0058	0003	0922		0000			63	1	Plat Ref:	0074/0048

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	4,302 SF	10,572 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2010	07/01/2011
Land	170,570	170,500		
Improvements:	634,510	433,900		
Total:	805,080	604,400	604,400	604,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
NVR INC	09/17/2003	\$712,057
Type: ARMS LENGTH IMPROVED	Deed1: /18806/ 00335	Deed2:
GWYNNBROOK DEVELOPMENT	04/22/2003	\$375,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17879/ 00740	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

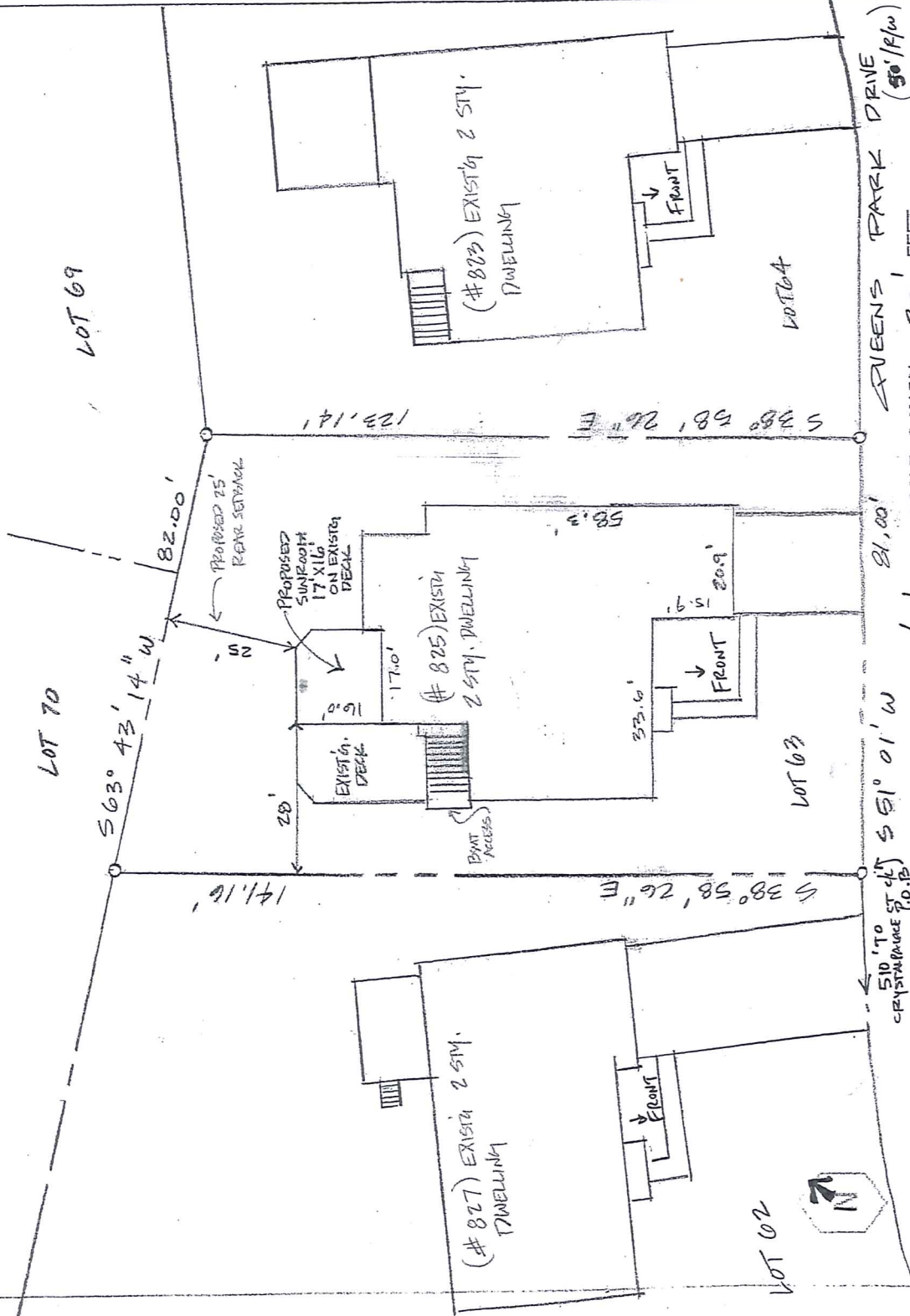
Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

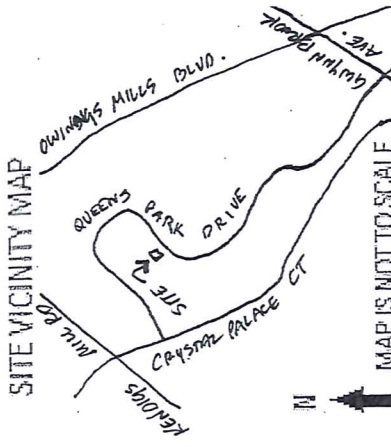
Homestead Application Status: Approved 02/06/2012

2013-0048-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 825 QUEEN'S PARK DRIVE OWNER(S) NAME(S) PAMELA S. RYAN
 SUBDIVISION NAME Gwynndrook Property LOT # 63 BLOCK # _____ SECTION # _____
 PLAT BOOK # 74 FOLIO # 48 10 DIGIT TAX # 2300012874 DEED REF. # 18806100335



PLAN DRAWN BY PROFESSIONAL ENGINEER, INC. DATE 8/20/2012 SCALE: 1 INCH = 30 FEET



ZONING MAP# 058B1
 SITE ZONED PR 3.5
 ELECTION DISTRICT 4th
 COUNCIL DISTRICT 2nd
 LOT AREA ACREAGE _____
 OR SQUARE FEET 10,572
 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:

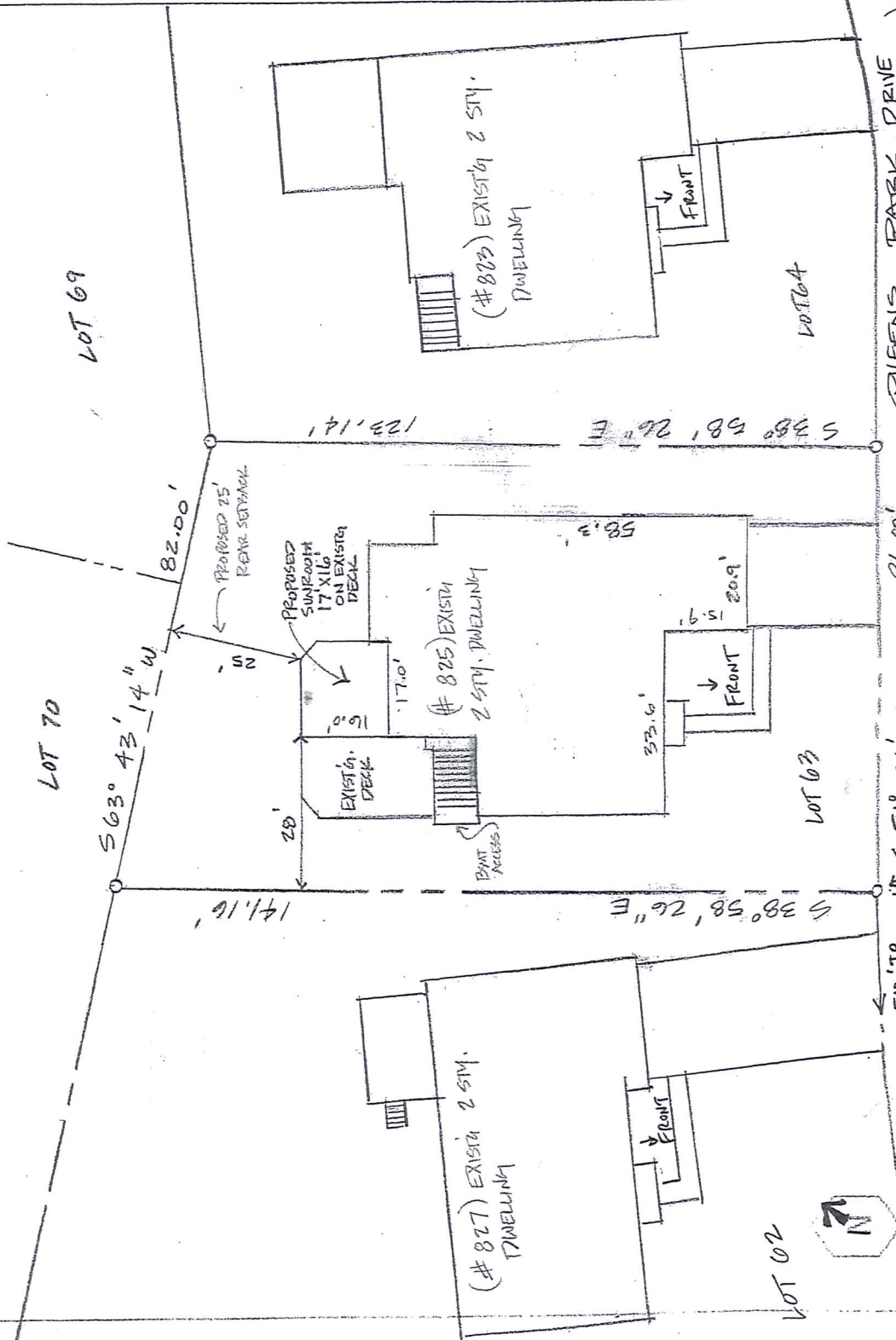
2013-0048-A Pet. #1

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

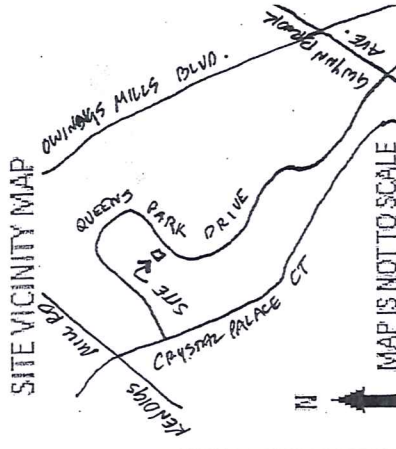
ADDRESS 825 QUEEN'S PARK DRIVE OWNER(S) NAME(S) PAMELA S. RYAN

SUBDIVISION NAME Gwynnbrook Property LOT # 63 BLOCK # SECTION #

PLAT BOOK # 74 FOLIO # 46 10 DIGIT TAX # 2300012874 DEED REF. # 18806/00335



PLAN DRAWN BY PAUL ENCLOSURES, INC. DATE 8/20/2012 SCALE: 1 INCH = 30' FEET



MAP IS NOT TO SCALE

ZONING MAP# 058 B1
SITE ZONED DR 3.5
ELECTION DISTRICT 4TH
COUNCIL DISTRICT 2ND
LOT AREA ACREAGE
OR SQUARE FEET 10,572
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:

2013-0048-A

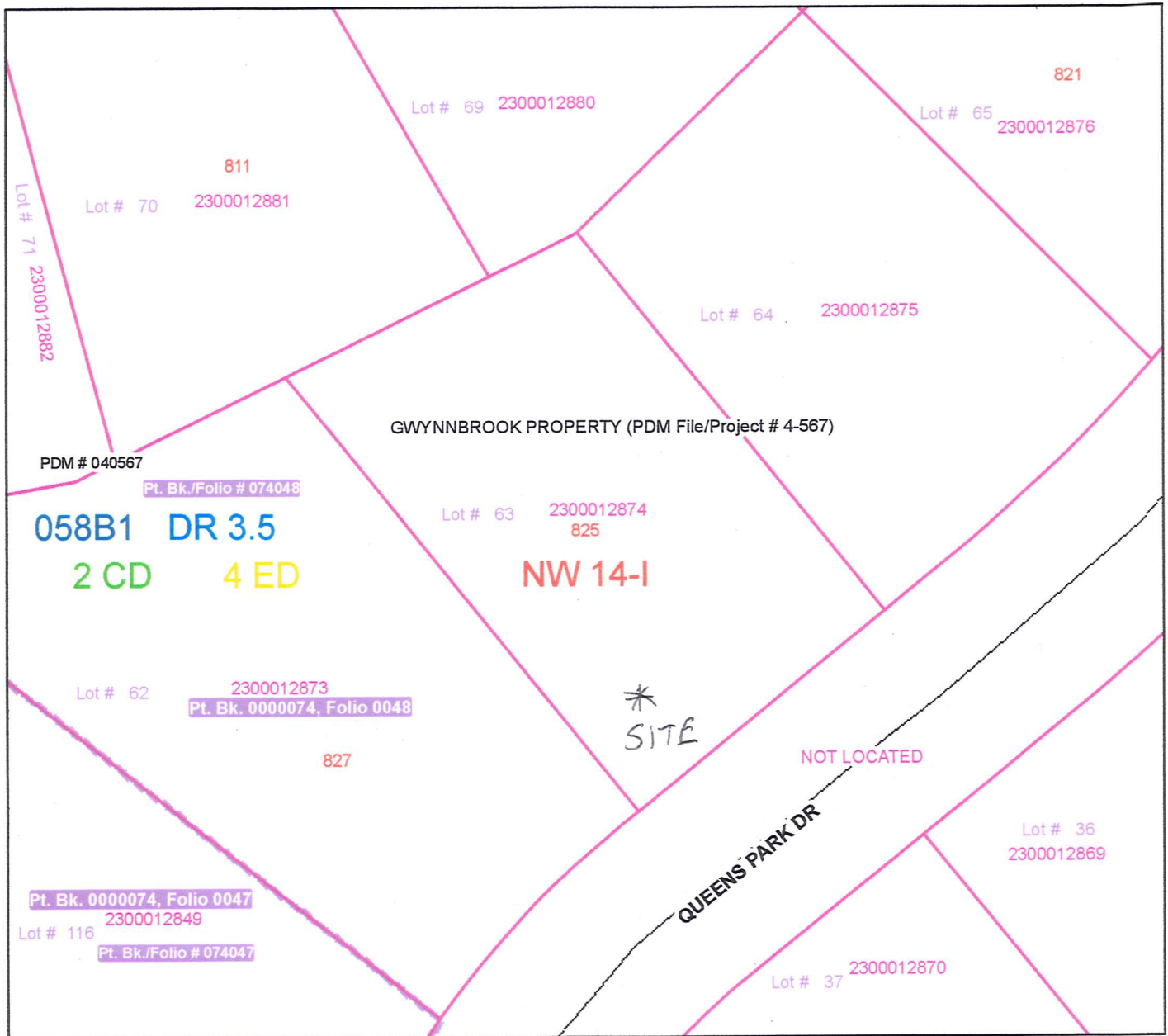
PLAT BOOK # 74 FOLIO # 48 10 DIGIT TAX # 2300012874 DEED REF. # 18806100335



2013-0048-4

AND CAPPED OFF IT BELOW

825 Queens Park Drive



Publication Date: August 28, 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

2013-0048-A



2013-0048-A



2013-0048-4



2013-0048-A



2013-0048-A



2013-0048-A