



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

February 28, 2013

Claude Profili
Lois J. Profili
1147 Engleberth Road
Baltimore, Maryland 21221

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1147 Engleberth Road)
Case No. 2013-0176-A

Dear Mr. and Mrs. Profili:

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

IN RE: PETITION FOR ADMIN. VARIANCE

15th Election District

6th Councilmanic District

(1147 Engleberth Road)

Claude and Lois J. Profili

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0176-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Claude and Lois J. Profili, for property located at 1147 Engleberth Road. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an attached garage addition on the side of the dwelling with a side yard setback of 3' 9" in lieu of the required 50'. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on February 26, 2013, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. § 500.14. In addition, a ZAC comment was received from the Bureau of Development Plans Review (DPR) dated January 31, 2013 indicating that Petitioners must comply with Baltimore County's various floodplain regulations and building code requirements.

ORDER RECEIVED FOR FILING

Date

2-28-13

By

[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 3, 2013, 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 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 28th day of February, 2013 that a Variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an attached garage addition on the side of the dwelling with a side yard setback of 3' 9" in lieu of the required 50', be and is hereby GRANTED, subject to the following:

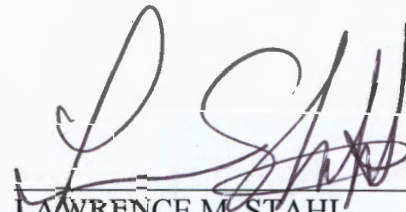
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the ZAC comments from DRP and DEPS; copies attached and made a part hereof.

ORDER RECEIVED FOR FILING

Date 2-28-13

By [Signature]

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 2-28-13

By low



CBA

FLOOD PLAIN

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 1147 Engleberth Road which is presently zoned RCS

Deed Reference 18856/00040 10 Digit Tax Account # 1519070083

Property Owner(s) Printed Name(s) Claude & Lois Profili

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3B.2.6 TO PERMIT AN ATTACHED GARAGE ADDITION ON THE SIDE OF THE DWELLING WITH A SIDE YARD SETBACK OF 3'9" IN LIEU OF THE REQUIRED 50 FEET.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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 Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Claude Profili / Lois J. Profili

Name #1 - Type or Print

Name #2 - Type or Print

Claude Profili / Lois J. Profili

Signature #1

Signature #2

1147 Engleberth Rd, Baltimore, Maryland

Mailing Address

City

State

21221 / 410 686 7902 / 1cprofili@comcast.net

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 _____ 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 2013-0196-A Filing Date 1/23/13 Estimated Posting Date 2/3/13 Reviewer AT

~ 2/18/13 Rev 10/12/11

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: 1147 ENGLEBERTH RD, BALTIMORE MD 21221
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)

SEE ATTACHED

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

Claude Profili
Signature of Affiant

Claude Profili
Name- Print or Type

Lois J Profili
Signature of Affiant

Lois J PROFILI
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 11th day of September, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Claude & Lois Profili
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

Perry X. McKinnis
Notary Public

9/5/2015
My Commission Expires

Request for Administrative Variance Facts

The property when viewed as is, appears typical, but ownership of the existing garage and property surrounding it is questionable and has not been guaranteed clear title. Furthermore the existing garage is dilapidated and not safe to access because of the door located inches from the property line.

A new garage is needed to provide protection from the elements of the Chesapeake Bay for vehicle and household goods storage. Locating a new addition on the west side of the existing dwelling will provide direct access from inside the house and interior stairs to the basement (eliminating unsafe existing exterior stairs).

Also the location requested will maintain the structure above the base flood elevation of the 100 year flood zone and keep ground coverage to a minimum by using the existing side road for access.

2013-0176-A

ZONING PROPERTY DESCRIPTION FOR 1147 ENGLEBERTH ROAD

Beginning at a point 80 feet to the rear of the southeast side of Engleberth Road, which is 20 feet wide, at a distance of 825 feet south of the centerline of Cross Road, which is 20 feet wide. Being Lot 7 in the subdivision of Eagles Nest Point, as recorded in Baltimore County Plat Book 8, Folio 70, containing 11,172 square feet. Located in the 15th Election District and 6th Council District.

2013-0176-A

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

No.

94036/

Date:

1/23/13

PAID RECEIPT

BUDGET ACTUAL FUND 199
 1/24/2013 1/23/2013 11111111

NEED #505 WITHIN 60 DAYS

RECEIPT # 001877 1/23/2013 70111

5. 500 OWNERS VERIFICATION

01/23/13

Receipt Tot \$75.00

\$75.00 13 \$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		6157				\$ 75

Total:

\$ 75

Rec

From:

CLAUDE PROFILI

For:

1147 ENGLEBERTH RD

2013-0176-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0176-A

PETITIONER/DEVELOPER _____

CLAUDE PROFIL

DATE OF HEARING/CLOSING: _____

2/18/13

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 THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 1147 ENGLEBERTH RD

THIS SIGN(S) WERE POSTED ON February 3, 2013
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 2/3/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411



Warden Jg 2/3/13

MEMORANDUM

DATE: April 3, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0176-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 1, 2013. 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- 0176-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

1-31

Floodplain

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

C

2-26

CBCA

DEPS
(if not received, date e-mail sent 2-26)

C

FIRE DEPARTMENT

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 2-3-13 by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

FEB 26 2013



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: February 26, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0176-A
Address 1147 Engleberth Road
(Profili Property)

Zoning Advisory Committee Meeting of January 28, 2013.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located in a Limited Development Area (LDA) and a Buffer Management Area (BMA) within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for any lot coverage amount over 25%, must meet BMA requirements for development within the 100-foot tidal buffer, and must meet a 15% tree cover requirement. Please be advised that the lot coverage limits are based on the property area above mean high water, and do not include any allowances for area of the property that extend into the water. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed garage addition and driveway can be minimized provided that lot coverage limits can be met, and mitigation is provided pursuant to Critical Area requirements. Mitigation requirements may include the planting of native trees and shrubs, and the removal of existing lot coverage within the actual property limits. Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

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Date 2-28-13

By [Signature]

2. Conserve fish, wildlife, and plant habitat;

The entire garage addition proposed, and a portion of the proposed driveway would be within the 100-foot tidal buffer, and must comply with all BMA requirements for development within the buffer including required mitigation. In addition, the 15% afforestation requirement and Critical Area lot coverage requirements for the entire property must be met. Therefore, the subject zoning petition can conserve fish, wildlife, and plant habitat if all Critical Area requirements can be met.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

The proposed garage and driveway are permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage on the property is limited. Compliance with the Critical Area requirements, and mitigation for impacts can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Reviewer: *Paul Dennis; Environmental Impact Review*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2013
Item No. 2013-0176

DATE: January 31, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN
cc: file
ZAC-ITEM NO 13-0176-02042013.doc

ORDER RECEIVED FOR FILING

Date 2-28-13

By DW

Debra Wiley - Admin. Var. - 2013-0176-A

From: Debra Wiley
To: Livingston, Jeffrey
Date: 2/26/2013 12:16 PM
Subject: Admin. Var. - 2013-0176-A

Hi Jeff,

We have received an administrative variance (closing date of 2/18) for Claude & Lois Profili, 1147 Engleberth Rd., 21221 and note that it's in the CBCA. Can you provide a ZAC comment since there's none in the file.

Thanks in advance.

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-30-13

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

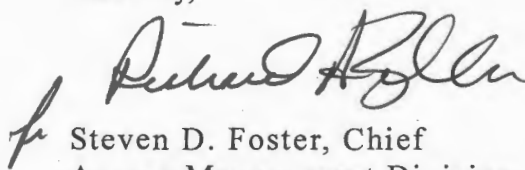
RE: Baltimore County
Item No 2013-0176-A
Administrative Variance
Claude & Lois Profili
1147 Englebert Road

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. 2013-0176-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



KEVIN KAMENETZ
County Executive

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

February 20, 2013

Claude and Lois Profili
1147 Engleberth Road
Baltimore MD 21221

RE: Case Number: 2013-0176 A, Address: 1147 Engleberth Road, 21221

Dear Mr. & Ms. Profili:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 23, 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." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0176 -A Address 1147 ENGLEBERTH ROAD

Contact Person: AARIN TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/23/13 Posting Date: 2/3/13 Closing Date: 2/18/13

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- 0176 -A Address 1147 ENGLEBERTH ROAD

Petitioner's Name CLAUDE PROFILI Telephone 410.686.7902

Posting Date: 2/3/13 Closing Date: 2/18/13

Wording for Sign: To Permit AN ATTACHED GARAGE ADDITION ON THE
SIDE OF THE DWELLING WITH A SIDE YARD SETBACK OF
3'9" IN LIEU OF THE REQUIRED 50 FEET.

Revised 7/06/11

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1519070083

Owner Information

Owner Name: PROFILI LOIS J
PROFILI CLAUDE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1147 ENGLEBERTH RD
BALTIMORE MD 21221-2009
Deed Reference: 1) /18856/ 00040
2)

Location & Structure Information

Premises Address
1147 ENGELBERTH RD
0-0000

Legal Description

AKA 1147 ENGELBERTH RD
Waterfront EAGLES NEST POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0105	0004	0212		0000			7	3	Plat Ref: 0008/ 0070

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	2,392 SF	11,172 SF	34

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2012	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	301,100	261,100		
Improvements:	353,100	272,500		
Total:	654,200	533,600	533,600	533,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SCHOLING KAREN	09/26/2003	\$400,000
Type: ARMS LENGTH IMPROVED	Deed1: /18856/ 00040	Deed2:
Seller: GONTRUM JOHN B,TRUSTEE	Date: 10/20/1995	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /11264/ 00174	Deed2:
Seller: SCHOLING ELLEN E	Date: 08/18/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11172/ 00670	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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 06/08/2012



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

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

District - 15 **Account Number - 1519070083**



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 ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

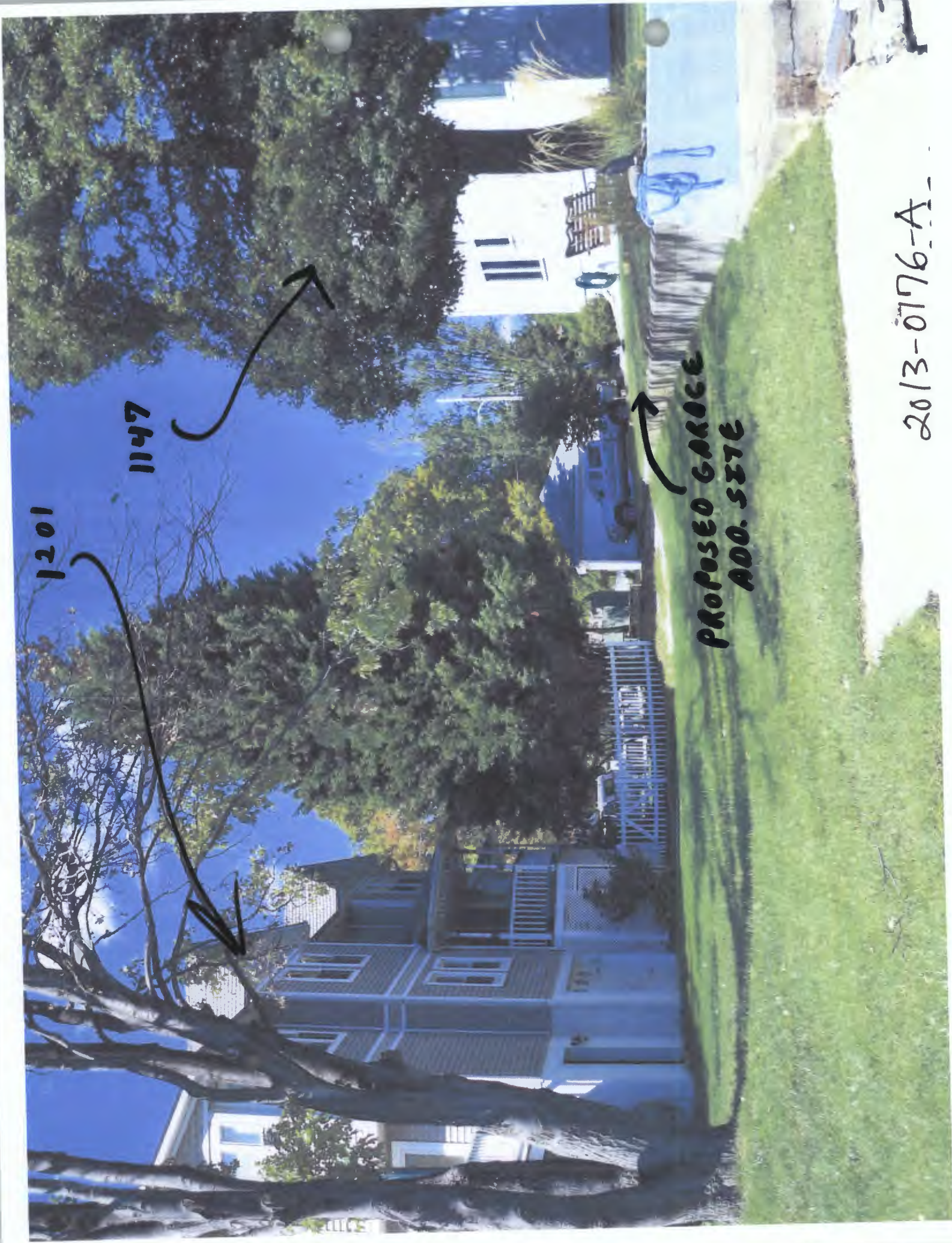
1147

1201

PROPOSED
GARAGE ADD.
SITE.

ENGLEBERTH RD.

2013-0176-A



1201

1147

PROPOSED GARAGE
ADD. SITE

2013-0176-A

