



KEVIN KAMENETZ
County Executive

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

March 19, 2013

Kurtis Brooks
Terrina A. Brooks
13 North Beaumont Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(13 North Beaumont Avenue)
Case No. 2013-0190-A

Dear Mr. and Mrs. Brooks:

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: Marcia Schwartz and Douglas M. Helfman, 11 North Beaumont Avenue,
Catonsville, Maryland 21228

IN RE: PETITION FOR ADMIN. VARIANCE *

(13 North Beaumont Avenue)

1st Election District *

1st Council District

Kurtis and Terrina A. Brooks *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0190-A

* * * * *

OPINION AND ORDER

This matter comes before the Administrative Law Office as a Petition for Administrative Variance filed by the legal owners of the property, Kurtis and Terrina A. Brooks. The Petitioners are requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed/garage) with a height of 19 feet in lieu of the required 15 feet maximum. 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. There were no adverse comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received on March 18, 2013 from Marcia Schwartz and Douglas M. Helfman, adjacent neighbors at 11 North Beaumont Avenue, who had no objection to the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 24, 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 (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 3-19-13

By RSW

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 19th day of March, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed/garage) with a height of 19 feet in lieu of the required 15 feet maximum, be and is hereby GRANTED.

The relief granted herein shall be 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

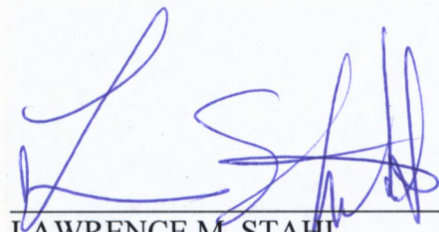
Date 3-19-13

By WJ

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

3. The garage shall not be used for commercial purposes.

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 3-19-13

By DW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 13 North Beaumont Ave which is presently zoned DR2

Deed Reference 29897/00305 10 Digit Tax Account # 0113553360

Property Owner(s) Printed Name(s) TERRINA & Kurtis Brooks

(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) 400.3 BCCR

To permit an accessory structure (shed) with a height of 19' in lieu of the maximum required 15'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Terrina Brooks Kurtis Brooks

Name #1 – Type or Print

Name #2 – Type or Print

Terrina Brooks Kurtis Brooks

Signature #1

Signature #2

13 North Beaumont Ave, Catonsville, MD

Mailing Address

City

State

21228 443-534-8509 teenyhenderson@

Zip Code

Telephone #

Email Address

Verizon.net

Representative to be contacted:

Kurtis Brooks

Name – Type or Print

Kurtis Brooks

Signature

13 North Beaumont Ave, Catonsville, MD

Mailing Address

City

State

21228 443-534-8509 teenyhenderson@

Zip Code

Telephone #

Email Address

Verizon.net

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 2 day of 15 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 2013-0190-A Filing Date 2/15/13 Estimated Posting Date 2/24/13 Reviewer JF

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 13 North Beaumont Ave, Catonsville, MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

^(TWO STORY)
I am building a 14x24 shed/garage @ 19 feet tall. After the walls were in place we realized on the second floor the head space was too short. Therefore, we are requesting to raise the roof pitch from 15 feet to 19 feet. The shed will be used for storage since our home is almost 100 yrs old with limited storage space. Our hardship is that we need 4 feet more of headspace in order to stand up on the second floor.

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

Kurtis Brooks
Signature of Affiant

Kurtis Brooks
Name- Print or Type

Terrina Brooks
Signature of Affiant

TERRINA BROOKS
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 28th day of JANUARY, 20 13, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Kurtis Brooks, Terrina Brooks
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

Brandon D. Thomas, SR
Notary Public
5/2/16
My Commission Expires

BRANDON D. THOMAS, SR
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-02-2016

ZONING Property Description For 13 North Beaumont
Avenue. *Beginning at a point on the South Side
of North Beaumont Avenue which is 50'
wide at the distance of 778.5' North
of the centerline of the nearest improved
intersecting street Frederick Road which is
70' wide. Election District 1,
Council District 1.

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: 2013-0190-A

Petitioner: Kurtis & Terrina Brooks

Address or Location: 13 North Beaumont Ave Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kurtis & Terrina Brooks

Address: 13 North Beaumont Ave
Catonsville, MD 21228

Telephone Number: 443-534-8509

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

No. **94118**

Date: **2-15-13**

PAID RECEIPT

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
601	806	0000		6150				75.00

Total: **75.00**

Rec From: **KURTIS BROOKS**

For: **Petition for Ad. Variance**
13 N. Beaumont Ave

Hearing Case # 2013-0190-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 2-24-13

RE: Case Number: 2013-0190-A

Petitioner/Developer: Curtis Brooks

Date of Hearing/Closing: 3-11-13

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 13N. Beaumont Ave

2-24-13

(Month, Day, Year)

Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 2013-0190-A
TO PERMIT AN ADMINISTRATIVE VARIANCE
TO BE GRANTED WITH A HEIGHT OF 10 FEET
BEYOND THE MAXIMUM REQUIREMENT OF 10 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-227(b)(1) BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 3/11/13

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
1000 CHESTER AVE., TOWSON, MD 21204, (410) 887-3054
OR BY VISITING THE ZONING REVIEW BUREAU

MEMORANDUM

DATE: April 19, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0190-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 18, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-25</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>2-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>3-18</u>	ADJACENT PROPERTY OWNERS	<u>Supports</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-21-13</u> by <u>P. Lion</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any:

At Stahl's suggestion, D. Wiley contacted Pet. Spoke to Mr. Brooks on 3/15 - Advised him OAH can either: ① Prepare Order w/o including "garage" since sign posting reflects "shed" OR ② obtain support ltr. from adj. neighbor indicating no problem/objection to "shed/garage" Gave him OAH fax #. Rec'd 3-18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0190 -A Address 13 N. Beaumont Ave
Contact Person: Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-15-13 Posting Date: 2-24-13 Closing Date: 3-11-13

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- 0190 -A Address 13 N. Beaumont Ave
Petitioner's Name Terrina & Kurtis Brooks Telephone 443-534-8509
Posting Date: 2-24-13 Closing Date: 3-11-13
Wording for Sign: To Permit an accessory structure (shed) with
a height of 12' in lieu of the maximum required 15'.

Revised 7/06/11

received
AB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2013.
Item Nos. 2013-0186, 0187, 0190 and 0191.

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

DAK:CEN
Cc: file



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-21-13

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

RE: Baltimore County

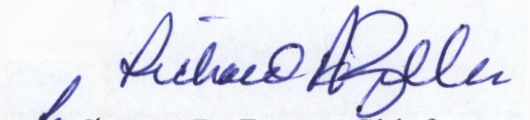
Item No 2013-0190-A
Administrative Variance
Termina & Curtis Brooks
13 N. Beaumont Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0190-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,


for 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



KEVIN KAMENETZ
County Executive

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

March 13, 2013

Terrina & Kurtis Brooks
13 North Beaumont Avenue
Catonsville MD 21228

RE: Case Number: 2013-0190 A, Address: 13 North Beaumont Avenue, 21228

Dear Mr. & Ms. Brooks:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on , 2013. 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 written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

MARCIA SCHWARTZ & DOUGLAS HELFMAN

RECEIVED

MAR 18 2013

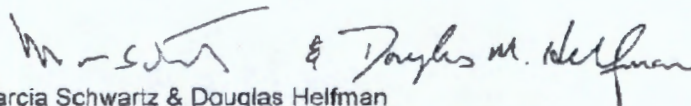
March 15, 2013

OFFICE OF ADMINISTRATIVE HEARINGS

To Whom It May Concern:

We do not have an objection to the height variance of 19 feet for the shed/garage being built at 13 N Beaumont Avenue by Terrina and Kurtis Brooks.

Sincerely,



Marcia Schwartz & Douglas Helfman
Owners 11 N Beaumont Avenue, Catonsville, MD 21228

Case # 20B-0190
Kurtis/Terrina Brooks

Debra Wiley - Administrative Variance 2013-0190-A - 13 N. Beaumont Ave., 21228

From: Debra Wiley
To: teenyhenderson@verizon.net
Date: 3/19/2013 9:40 AM
Subject: Administrative Variance 2013-0190-A - 13 N. Beaumont Ave., 21228
Attachments: Message from "zoneprt1"

Good Morning,

As promised, please find attached a copy of the decision for the above-referenced matter; a copy has also been placed in US mail today.

Let me know if I can be of any further assistance. Have a great day !

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

Subject: Administrative Variance 2013-0190-A - 13 N. Beaumont Ave., 21228
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 3/19/2013 9:40 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: teenyhenderson@verizon.net (teenyhenderson@verizon.net)	Transferred	3/19/2013 9:41 AM	

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 0113553360

Owner Information

Owner Name: BROOKS TERRINA ANNETTE
BROOKS KURTIS
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 13 N BEAUMONT AVE
BALTIMORE MD 21228-4480
Deed Reference: 1) /29897/ 00305
2)

Location & Structure Information

Premises Address
13 BEAUMONT AVE
0-0000
Legal Description
LT WS BEAUMONT AV
13 BEAUMONT AVE
N OF FREDERICK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0101	0007	0219		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1915	3,468 SF	20,000 SF	04

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2013	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	144,700	109,700		
Improvements:	231,000	208,800		
Total:	375,700	318,500	375,700	318,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HENDERSON TERRINA A	09/21/2010	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29897/ 00305	Deed2:
MILLER ESTHER R	01/04/1999	\$184,900
Type: NON-ARMS LENGTH OTHER	Deed1: /13421/ 00157	Deed2:
	Date:	Price:
	Deed1:	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: Application received



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

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

District - 01 Account Number - 0113553360



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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 01 Account Number - 0111670161

Owner Information

Owner Name: HELFMAN DOUGLAS M
SCHWARTZ MARCIA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11 N BEAUMONT AV
BALTIMORE MD 21228
Deed Reference: 1) /08607/ 00199
2)

Location & Structure Information

Premises Address
11 N BEAUMONT AVE
0-0000
Legal Description
WS N BEAUMONT AV
678 N FREDERICK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0101	0007	1299		0000				1	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	3,262 SF	20,000 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2013	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
<u>Land</u>	144,700	109,700		
<u>Improvements:</u>	257,300	265,000		
<u>Total:</u>	402,000	374,700	402,000	374,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
LLOYD ARLYNNE F	09/28/1990	\$182,900
<u>Type:</u>	<u>Deed 1:</u>	<u>Deed 2:</u>
ARMS LENGTH IMPROVED	/08607/ 00199	
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed 1:</u>	<u>Deed 2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed 1:</u>	<u>Deed 2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

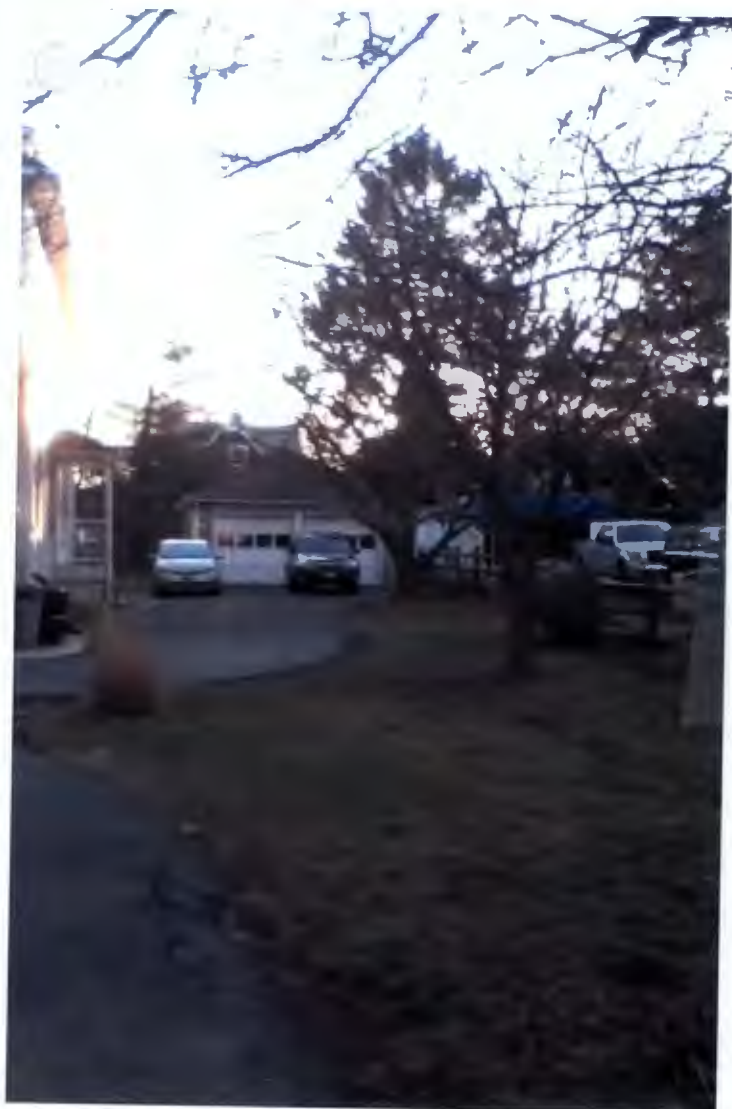
Tax Exempt:
Exempt Class: Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 08/28/2012

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http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=01+01... 3/19/2013









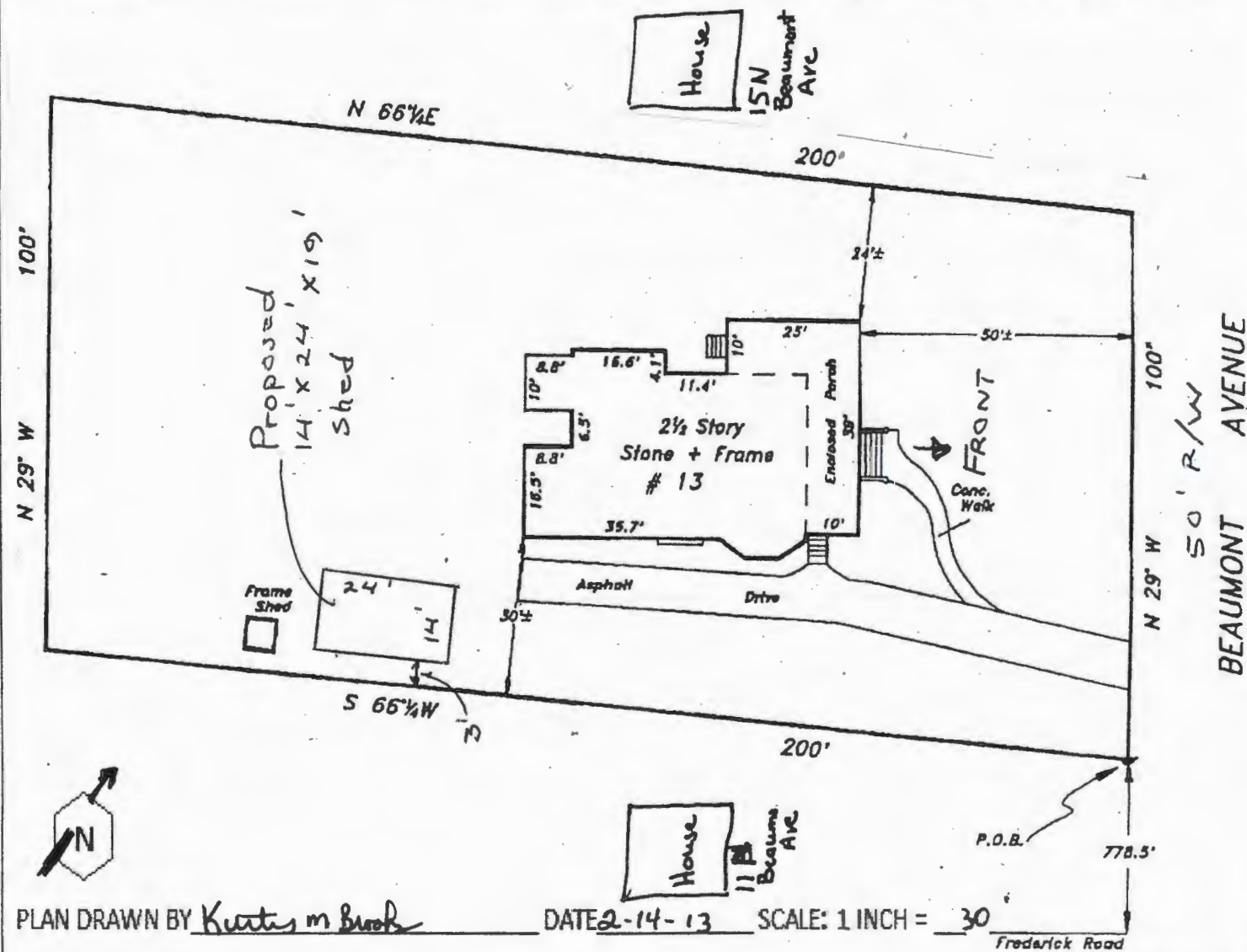


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 13 North Beaumont Ave OWNER(S) NAME(S) Kurtis (TERRINA) Brooks
Catonville, MD 21228

SUBDIVISION NAME _____ LOT # ☒ BLOCK # ☒ SECTION # ☒

PLAT BOOK # ☒ FOLIO # ☒ 10 DIGIT TAX # 0113553360 DEED REF. # 29897/00305



SITE VICINITY MAP



ZONING MAP# 101A2

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE 20,000

OR SQUARE FEET 3,468

HISTORIC? ☒

IN CBCA? ☒

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

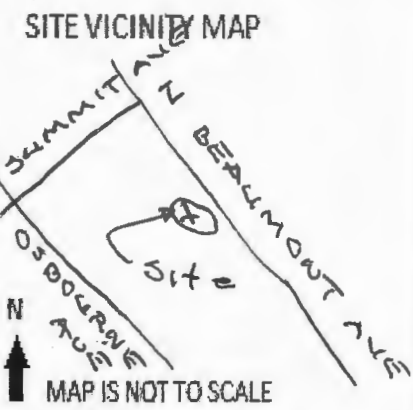
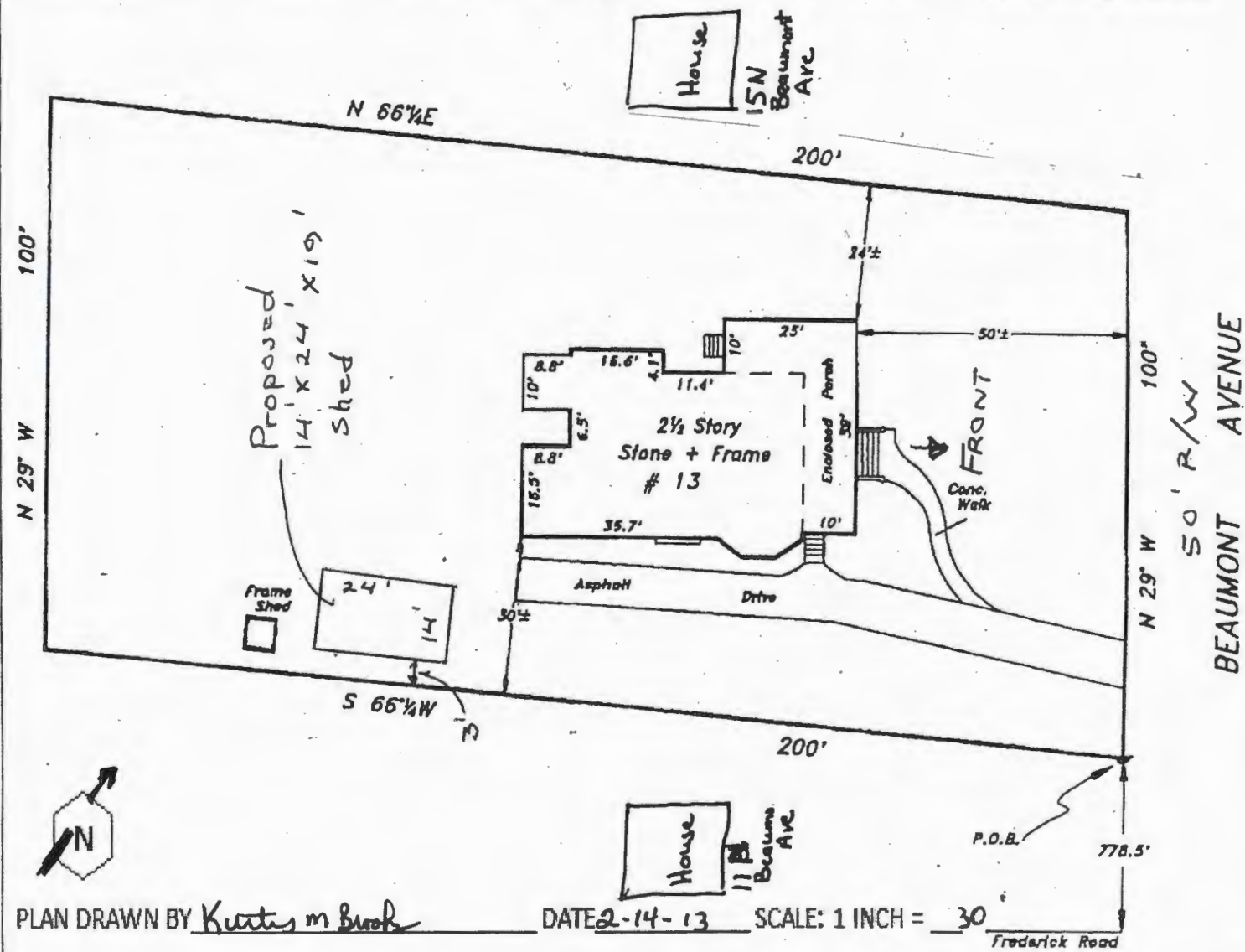
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 13 North Beaumont Ave Catonsville, MD 21228 OWNER(S) NAME(S) Kurtis (Terra) Brooks
 SUBDIVISION NAME _____ LOT # ☒ BLOCK # ☒ SECTION # ☒
 PLAT BOOK # ☒ FOLIO # ☒ 10 DIGIT TAX # 0113553360 DEED REF. # 29897/00305



SITE VICINITY MAP
 ZONING MAP # 101A2
 SITE ZONED DR2
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE 20,000
 OR SQUARE FEET 3,468
 HISTORIC? ☒
 IN CBCA? ☒
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ☒
 WATER IS: PUBLIC ☒ PRIVATE _____
 SEWER IS: PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

 VIOLATION CASE INFO:

