



KEVIN KAMENETZ
County Executive

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

May 23, 2013

George and Zoe Perdikakis
1124 Huntcreek Lane
Sparks, Maryland 21152

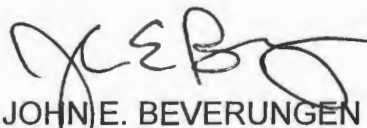
RE: Petitions for Variance
Case No. 2013-0216-A
Property: 10208 Greenside Drive

Dear Mr. and Mrs. Perdikakis:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Charles Phillips, 936 Ridgebrook Road, Sparks, Maryland 21152
Gilles Boisvert, 10213 Greenside Drive, Cockeysville, Maryland 21030
Mark and Esther Fedner, 200 Wickersham Way, Cockeysville, Maryland 21030

IN RE: PETITION FOR VARIANCE
(10208 Greenside Drive)
8th Election District
3rd Councilman District
G & Z Land Corporation Inc.,
George & Zoe Perdikakis
Legal Owners
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2013-0216-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by George and Zoe Perdikakis, the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 450.4 Attachment 1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (garage) to have a side yard setback of 6 ft. (combination of setbacks: 21 ft.) in lieu of the minimum required 8 ft (combination of setbacks: 20 ft.)

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.

Appearing at the public hearing in support of the requests was Charles Phillips. Several neighbors attend the hearing, including Gilles Boisvert, Mark and Esther Fedner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 6,487 square feet and is zoned DR 5.5. Mr. Phillips indicated the Petitioners want to construct a one story (approximately 12' in height from grade) addition on the north side of the dwelling adjoining 200

ORDER RECEIVED FOR FILING

Date 5/23/13
By Sen

Wickersham Way (Lot #8), and owned by the Fedners. Mr. Fedner expressed concern with the potential for storm water drainage onto his property, which he said sits lower than Petitioners' parcel (Lot #9). Mr. Phillips explained that when the Petitioners apply for building permits, they will need to demonstrate that storm drainage from the proposed addition will not flow onto neighboring properties.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. Mr. Phillips noted that the property is of irregular dimensions, which can be seen on the county zoning map. Thus, the property is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

THEREFORE, IT IS ORDERED, this 23rd day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed addition (garage) to have a side yard setback of 6 ft. (combination of setbacks: 21 ft.) in lieu of the minimum required 8 ft

ORDER RECEIVED FOR FILING

Date

5/23/13

By

Sen

(combination of setbacks: 20 ft.), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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.
- Petitioners must prior to issuance of any permits demonstrate to the satisfaction of Baltimore County that storm water drainage from the proposed addition will not flow onto neighboring properties.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 5/23/13

By sen



PETITION FOR ZONING HEARING(S)

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 10208 GREENSIDE DRIVE which is presently zoned DR 5.5
Deed References: 31518 / 404 10 Digit Tax Account # 0807062260
Property Owner(s) Printed Name(s) G+Z LAND CORPORATION, INC.

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a **Variance** from Section(s)
BCZR: 1B01.2.C → To permit a proposed addition (garage) to have a side yard setback of 6 feet (combination of setbacks: 21 feet) in lieu of the minimum required 8 feet (combination of setbacks: 20 feet).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

CONSTRUCT A GARAGE ADDITION TO A SINGLE FAMILY DWELLING

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:

Legal Owners (Petitioners):

Name- Type or Print

Name #1 - Type or Print

Name #2 - Type or Print

Signature

Signature #1

Signature #2

Mailing Address

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0216-A Filing Date 3/27/13 Do Not Schedule Dates: _____ Reviewer JS

REV. 10/4/11

Linda Olkete 410-660-0929 for info



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

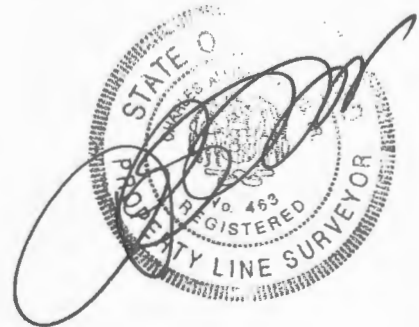
936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7885

**ZONING PROPERTY DESCRIPTION FOR
10208 GREENSIDE DRIVE
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD**

Beginning at a point on the west side of Greenside Drive, seventy (70) feet wide at a point distant 110 feet north from the intersection of the west side of Greenside Drive with the centerline of Wickersham Way which is fifty (50) feet wide. Thence with Greenside Drive the two following courses and distances, 1) by a curve to the right having a radius of 1225.00 feet for an arc length of 38.64 feet, 2) North 5 degrees 9 minutes 40 seconds East, a distance of 33.22 feet, thence leaving Greenside Drive and running 3) South 84 degrees 50 minutes 20 seconds East a distance of 79.26 feet, thence 4) South 5 degrees 56 minutes 26 seconds West, a distance of 17.95 feet, thence 5) South 84 degrees 3 minutes 34 seconds East a distance of 23.00 feet, thence 6) South 5 degrees 56 minutes 26 seconds West a distance of 45.00 feet, thence 7) South 38 degrees 59 minutes 55 seconds East a distance of 16.91 feet, thence 8) North 86 degrees 38 minutes 45 seconds West a distance of 92.00 feet to the point of beginning.

Containing 6,487 square feet or 0.15 acres of land, located in the 8th Election District and the 3rd Council District.

Being known and designated as Lot number 9, Block C, as shown on a plat of subdivision entitled "RAMSGATE, A Section Of Montrose", as recorded among the land records of Baltimore County, MD in Plat Book O.T.G. 31 at folio 33.



2013-0216-A

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: 2013-0216-A

Petitioner: G+Z LAND CORP.

Address or Location: 10208 GREENSIDE DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: G+Z Land Corporation

Address: 1124 Hunt Creek Lane

Sparks Md. 21152

Telephone Number: 410-472-3523

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

No.

96210

Date:

3/27/13

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
5/28/2013 3/27/2013 14:20:43 2

REC 0002 WALTON ALVA JR
/RECEIPT # 010000 3/27/2013 0FLN

Rev. Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
0001	800	0000		610				875.00

Dep: 5 520 ZONING VERIFICATION
OK NO. 096210

Recpt Tot: 875.00
1.00 01 4100.00 CA
105.00 06
Baltimore County, Maryland

Total:

875.00

Rec
From

GIZLAND CORP

For

2013 0216-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 04/29/2013

Case Number: 2013-0216-A

Petitioner / Developer: RAY HOPKINS of KCI TECHNOLOGIES~
MR. & MRS. PERDIKAKIS

Date of Hearing (Closing): MAY 22, 2013

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:
10208 GREENSIDE DRIVE

The sign(s) were posted on: APRIL 28, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 2, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 2, 2013

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2013-0216-A

10208 Greenside Drive

W/s Greenside Drive, 110 ft. N/of the

Intersection with Wickersham Way

8th Election District - 3rd Councilmanic District

Legal Owner(s): G & Z Land Corporation, Inc.

Variance: to permit a proposed addition (garage) to have a side yard setback of 6 feet (combination of setbacks: 21 feet) in lieu of the minimum required 8 feet (combination of setbacks: 20 feet).

Hearing: Wednesday, May 22, 2013 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/012 May 2

919442



KEVIN KAMENETZ
County Executive

April 16, 2013

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

NOTICE OF ZONING HEARING

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10208 Greenside Drive

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8th Election District – 3rd Councilmanic District

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Hearing: Wednesday, May 22, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the hearing location information.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Perdikakis, 1124 Hunt Creek Lane, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 2, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 2, 2013 Issue - Jeffersonian

Please forward billing to:
G & Z Land Corporation
1124 Hunt Creek Lane
Sparks, MD 21152

410-472-3523

NOTICE OF ZONING HEARING

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10208 Greenside Drive

W/s Greenside Drive, 110 ft. N/of the intersection with Wickersham Way

8th Election District – 3rd Councilmanic District

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: June 27, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0216-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 24, 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
10208 Greenside Drive; W/S Greenside Dr., * OF ADMINISTRATIVE
110' N c/line of Wickersham Way *
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): G&Z Land Corporation Inc * BALTIMORE COUNTY
Petitioner(s) *
* 2013-216-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

APR 02 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April 2013, a copy of the foregoing Entry of Appearance was mailed to George & Zoe Perdikakis, 1124 Hunt Creek Lane, Sparks, MD 21152, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-

0216-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
4/4/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
4/5/13	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
4/24/13	PLANNING (if not received, date e-mail sent _____)	C
4/4/13	STATE HIGHWAY ADMINISTRATION	No Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 5/2/13	
SIGN POSTING	Date: 4/28/13 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

5/22
2:30 PM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 5, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0216-A
Address 10208 Greenside Drive
(G&Z Land Corporation, Inc. Property)

Zoning Advisory Committee Meeting of April 1, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

APR 05 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 04, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2013
Item Nos. 2013- 0210, 0211, 0212,0213,0215 and 0216.

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: 4-4-13

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

RE: Baltimore County
Item No 2013-0216-A
Variance
G&Z Land Corporation, Inc.
George & Zoe Ford Kakis
10208 Greenside 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. 2013-0216-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,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over a rectangular stamp area.

Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

May 15, 2013

George & Zoe Perdikakis
1124 Huntcreek Lane
Sparks MD 21152

RE: Case Number: 2013-0216, Address: 10208 Greenside Drive

Dear Mr. & Ms. Perdikakis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 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

CASE NAME _____
CASE NUMBER 2013-216A
DATE 5-22-13

[illegible]

DATE _____

5-22-13

E - MAIL

[illegible]

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

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

Account Identifier: District - 08 Account Number - 0807062260

Owner Information			
Owner Name:	G & Z LAND CORPORATION INC	Use:	RESIDENTIAL
Mailing Address:	1124 HUNT CREEK LN SPARKS MD 21152-	Principal Residence:	NO
		Deed Reference:	1) /31518/ 00404 2)

Location & Structure Information	
Premises Address 10208 GREENSIDE DR COCKEYSVILLE 21030-	Legal Description 10208 GREENSIDE DR WS RAMSGATE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0051	0011	0447		0000		C	9	2	Plat Ref: 0031/ 0033

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,304 SF	6,487 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER	ASBESTOS SHINGLE

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	126,480	116,400		
Improvements:	185,350	194,700		
Total:	311,830	311,100	311,100	311,100
Preferential Land:	0			0

Transfer Information				
Seller:	CAMERA MIREYA E	Date:	12/20/2011	Price: \$267,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/31518/ 00404	Deed2:
Seller:	BUSCH MIREYA E	Date:	09/04/2003	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/18717/ 00306	Deed2:
Seller:	BUSCH BRIAN J	Date:	12/29/1993	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10245/ 00525	Deed2:

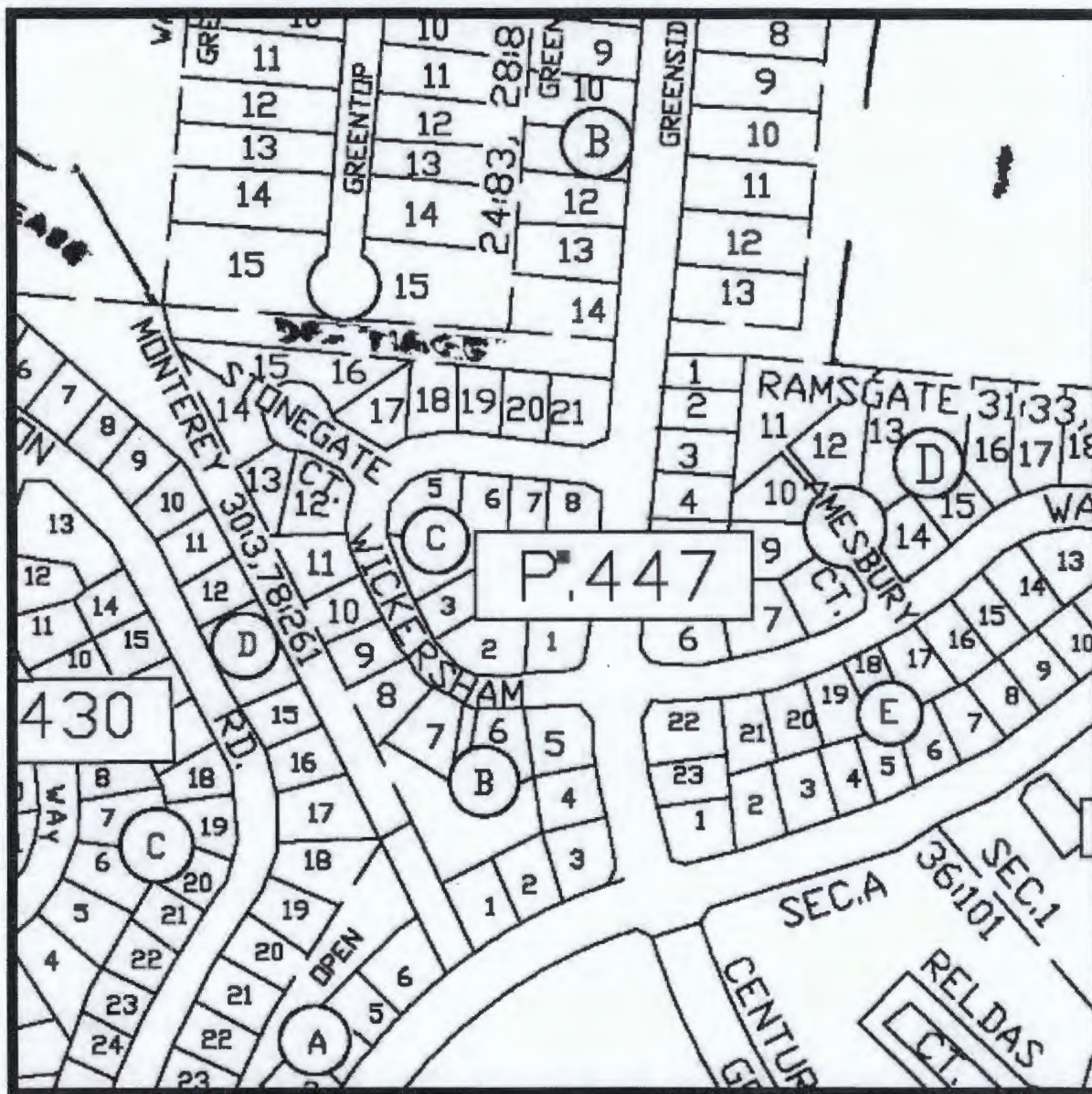
Exemption Information			
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information	
Homestead Application Status:	No Application

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
---	---	---

District - 08 Account Number - 0807062260



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.

Case No.: 2013 - 216A

Exhibit Sheet

193
6-27-13

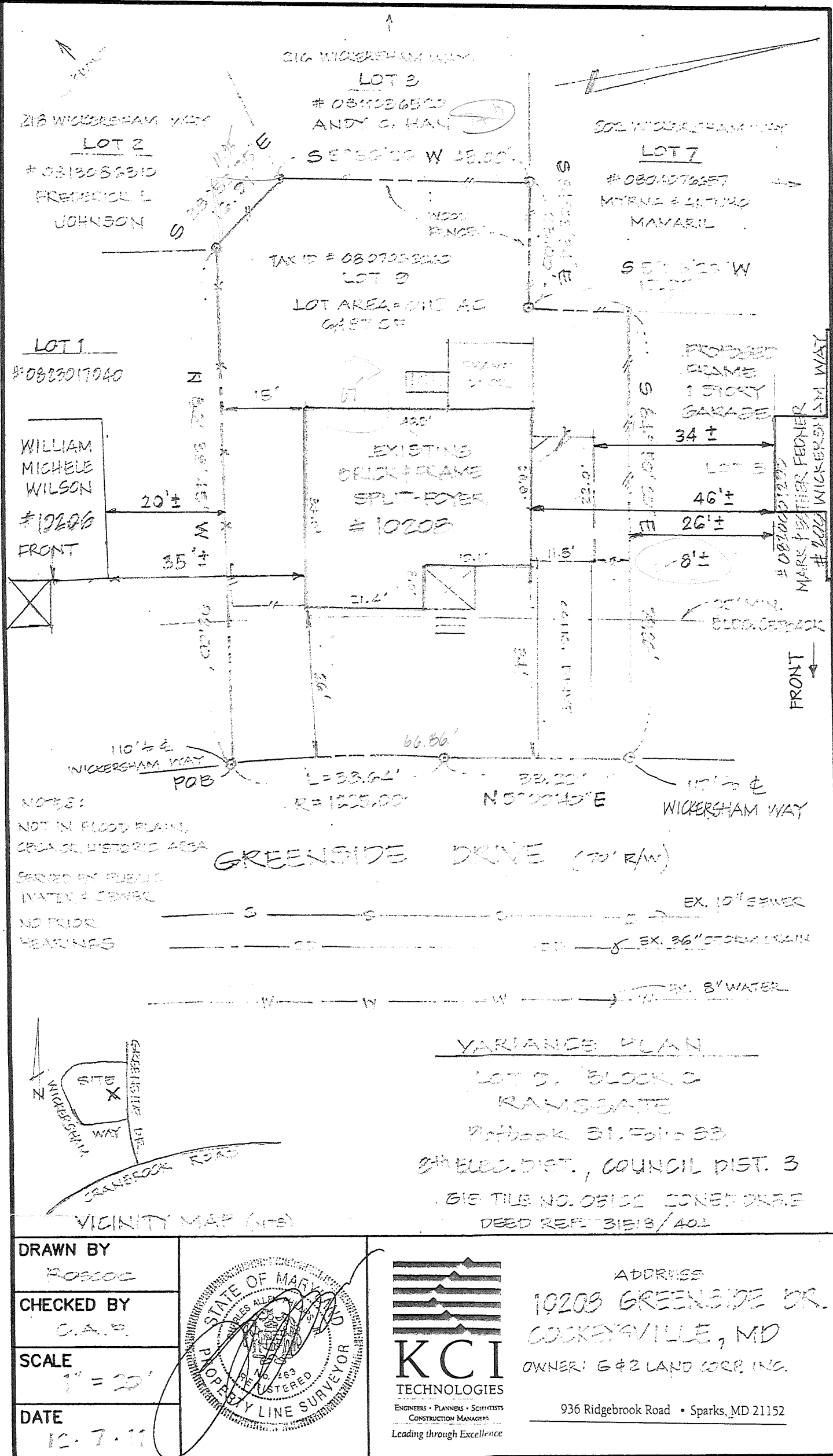
APN
5-2313

Petitioner/Developer

Protestant

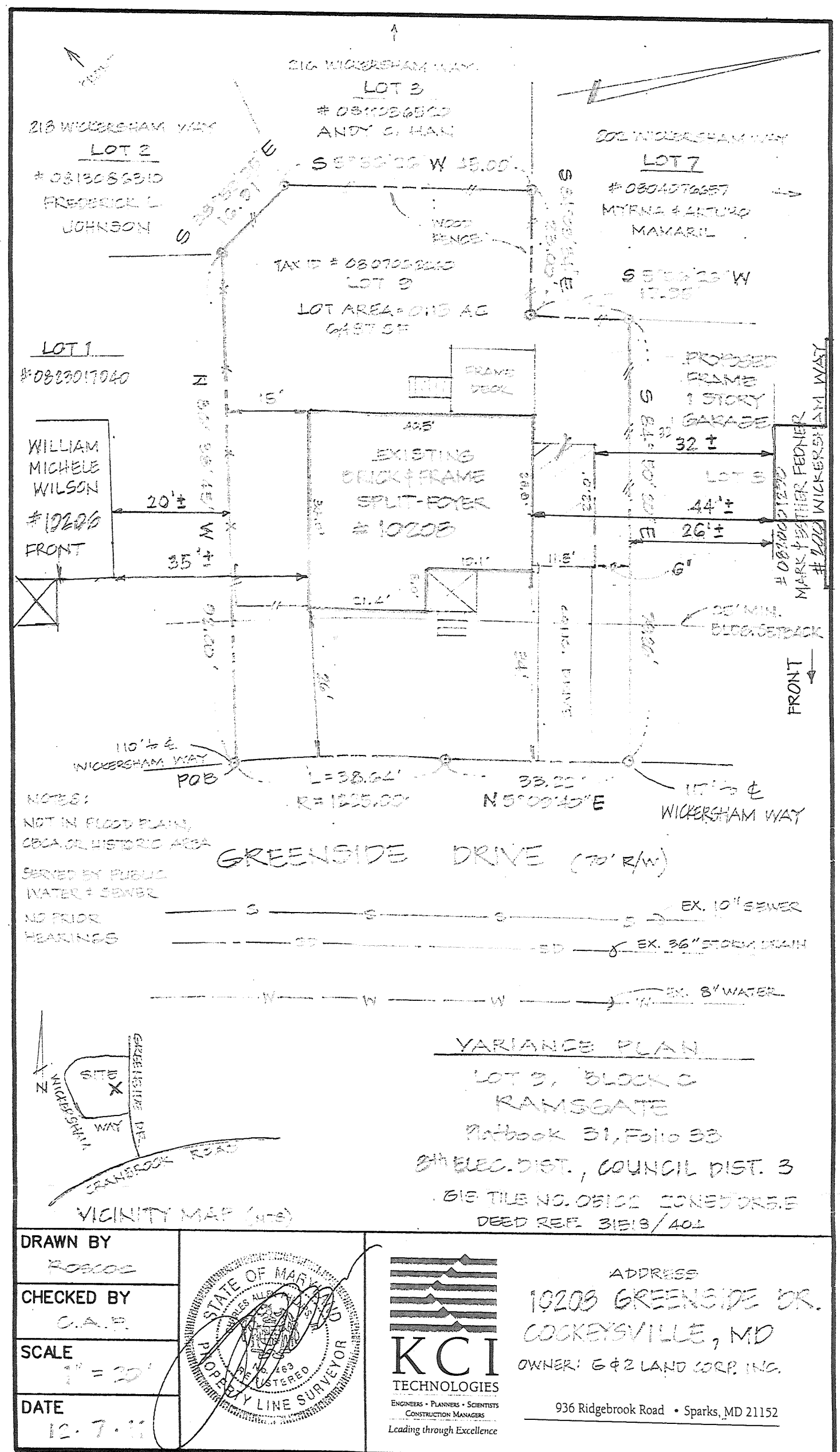
No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





#1

2013-0216-A



2013-0216-A