

M E M O R A N D U M

DATE: July 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0245-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 28, 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

IN RE: PETITION FOR ADMIN. VARIANCE *

(1 Brookstone Court)

8th Election District *

2nd Councilmanic District *

Will D. and Cathy Ann Jackson *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0245-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Will D. and Cathy Ann Jackson. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed detached accessory structure (garage) to be located on the side yard of the principal dwelling and have a height of 17 ft. in lieu of the required rear yard and maximum allowed 15 ft., and (2) To amend the Final Development Plan (FDP) for The Hill Farm, Lot #3 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 5, 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

ORDER RECEIVED FOR FILING

Date 5-29-13

By RW

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 building 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, by the Administrative Law Judge for Baltimore County, this 29th day of May, 2013, that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed detached accessory structure (garage) to be located on the side yard of the principal dwelling and have a height of 17 ft. in lieu of the required rear yard and maximum allowed 15 ft., and (2) To amend the Final Development Plan (FDP) for The Hill Farm, Lot #3 only, 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.

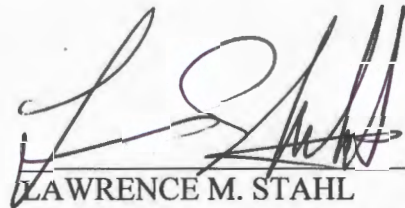
ORDER RECEIVED FOR FILING

Date 5-29-13

By [Signature]

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 5-29-13

By law



KEVIN KAMENETZ
County Executive

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

May 29, 2013

Will D. Jackson
Cathy Ann Jackson
1 Brookstone Court
Lutherville, Maryland 21093

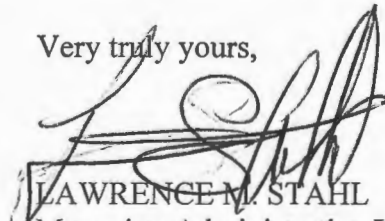
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(1 Brookstone Court)
Case No. 2013-0245-A

Dear Mr. and Mrs. Jackson:

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



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 1 Brookstone Ct. which is presently zoned RC5
Deed Reference 06273/00005 10 Digit Tax Account # 1800004358
Property Owner(s) Printed Name(s) Will AND Cathy Jackson

(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)

Section 400.1 and 400.3 - to permit a proposed detached accessory structure (garage) to be located on the side yard of the principal dwelling and have a height of 17 feet in lieu of the required rear yard and maximum allowed 15 feet; and to amend the final development plan for The Hill Farm, lot #3 only

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

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

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

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Will Jackson Cathy Jackson
Name #1 - Type or Print Name #2 - Type or Print

Will Jackson Cathy Jackson
Signature #1 Signature #2

1 Brookstone Ct. Lutherville, MD
Mailing Address City State

21093 410821-6141 Jackson.Will@ATT.net
Zip Code Telephone # Email Address

Representative to be contacted:

N/A

SAME

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 5 day of May, 2013 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 2013-0245-A Filing Date 4/23/13 Estimated Posting Date 5/5/13 Reviewer [Signature]

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: 1 Brookstone Ct. Lutherville, MD 21093
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 REASON WE ARE UNABLE TO RELOCATE THE PROPOSED LOCATION FOR THE GARAGE, IS BECAUSE THE SPACE IS ALREADY TAKEN BY A PATIO. THE NEW GARAGE IS SURROUNDED ON (3)⁺ SIDES BY A WOODED AREA, FURTHERMORE, THE BACK YARD HAS BEEN TAKEN UP BY POOL, SEPTIC TANKS AND DRAIN LINES. THE PROPERTY IS 2.2 AC AND I NEED TO SPREAD OUT. THE OTHER PROBLEM IS THAT IN THE BACK THERE IS A NATURAL GAS LINE THAT RUNS TO MY HOUSE FROM FALLS RD. IF THE GARAGE WAS PLACED IN THE BACK YARD IT WOULD COVER THE NATURAL GAS LINE.

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

Will D. Jackson
Signature of Affiant

Will D. Jackson
Name- Print or Type

Cathy Jackson
Signature of Affiant

Cathy Jackson
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 16th day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Will Jackson and Cathy Jackson
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

Loraine M. All
Notary Public

9-11-2014
My Commission Expires

Affidavit in Support of Administrative Variance

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

Will D. Jackson
Signature of Affiant

Will D. Jackson
Name- Print or Type

Cathy Jackson
Signature of Affiant

Cathy Jackson
Name- Print or Type

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Will Jackson and Cathy Jackson
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

Loraine M. All
Notary Public

9-11-2014
My Commission Expires

The zoning property description for 1 Brookstone Court, Lutherville, Maryland is Beginning at the south east side of Brookstone Court which is 50 feet wide at a east distance of 30 feet to the center line of Falls Road, which is 60 feet.

Being known and designated as lot no.3 in the sub division of Hill Farm, Containing 2.22 acres, as recorded in the plat book 0043 folio 103, Baltimore County, located in the Election District 8 and Council District 2.

Item # 0245

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0245 -A Address 1 Brookstone Ct

Contact Person: David Davell Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/23/13 Posting Date: 5/5/13 Closing Date: 5/20/13

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- 0245 -A Address 1 Brookstone Ct

Petitioner's Name Will Jackson Telephone 410 821 6141

Posting Date: 5/5/13 Closing Date: 5/20/13

Wording for Sign: To Permit a proposed detached accessory structure (garage) to be located on the side of the principal dwelling and have a height of 17 feet in lieu of the required rear and maximum allowed 15 feet; and to amend the final development plan for The Hill Farm, lot #3 only

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0245-A
Petitioner: WILL D. JACKSON
Address or Location: 1 BROOKSTONE Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILL D. JACKSON
Address: 1 BROOKSTONE Ct.
LUTHERVILLE, MARYLAND 21093
Telephone Number: 410 821-6141

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

No. **098544**

Date: **4/23/13**

PAID RECEIPT

BUSINESS ACTUAL TIME 0000
 4/23/2013 4/23/2013 11:24:33 2

REG MSDS MAIL DDA INH
 >>RECEIPT # 663077 4/23/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5135.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 098544

Receipt Tot 5135.00
 5135.00 IN 0.00 CA
 Baltimore County, Maryland

Total: **5135.00**

Rec From:

For: **zoning hearing - case # 2013-0245-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 5-5-13

RE: Case Number: 2013-0245-A

Petitioner/Developer: Will Jackson

Date of Hearing/Closing: 5/20/13

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 1 Brookstone Ct.



5/5/13

(Month, Day, Year)

J. 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)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-9</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-5</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246,0248, 0250,0251,0252,0253
and 0254.

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

DAK:CEN
Cc: file

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: May 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0245-A
Address 1 Brookstone Court
(Jackson Property)

Zoning Advisory Committee Meeting of May 6, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED
MAY 09 2013
OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

May 21, 2013

Will & Cathy Jackson
1 Brookstone Court
Lutherville MD 21093

RE: Case Number: 2013-0245 A, Address: 1 Brookstone Court, 21093

Dear Mr. & Ms. Jackson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 23, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-2-13

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

RE: Baltimore County
Item No 2013-0245-A
Administrative Variance
Will & Betty Jackson
1 Brookstone Court

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. 2013-0245-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 "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

Account Identifier: District - 08 Account Number - 1800004358

Owner Information

Owner Name: JACKSON WILL D
JACKSON CATHY ANN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1 BROOKSTONE CT
LUTH-TIMONIUM MD 21093-3703
Deed Reference: 1) /06273/ 00005
2)

Location & Structure Information

Premises Address 1 BROOKSTONE CT
0-0000
Legal Description 2.2253 AC 96934 SQ F
THE HILL FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0007	0551		0000			3	2	
									Plat Ref: 0043/ 0103

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1983	3,630 SF	2.2200 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	280,500	280,500		
Improvements:	664,200	383,000		
Total:	944,700	663,500	663,500	663,500
Preferential Land:	0			0

Transfer Information

Seller: ENSOR J IRVING, JR	Date: 04/01/1981	Price: \$61,500
Type: ARMS LENGTH IMPROVED	Deed1: /06273/ 00005	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	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:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Approved 10/01/2010

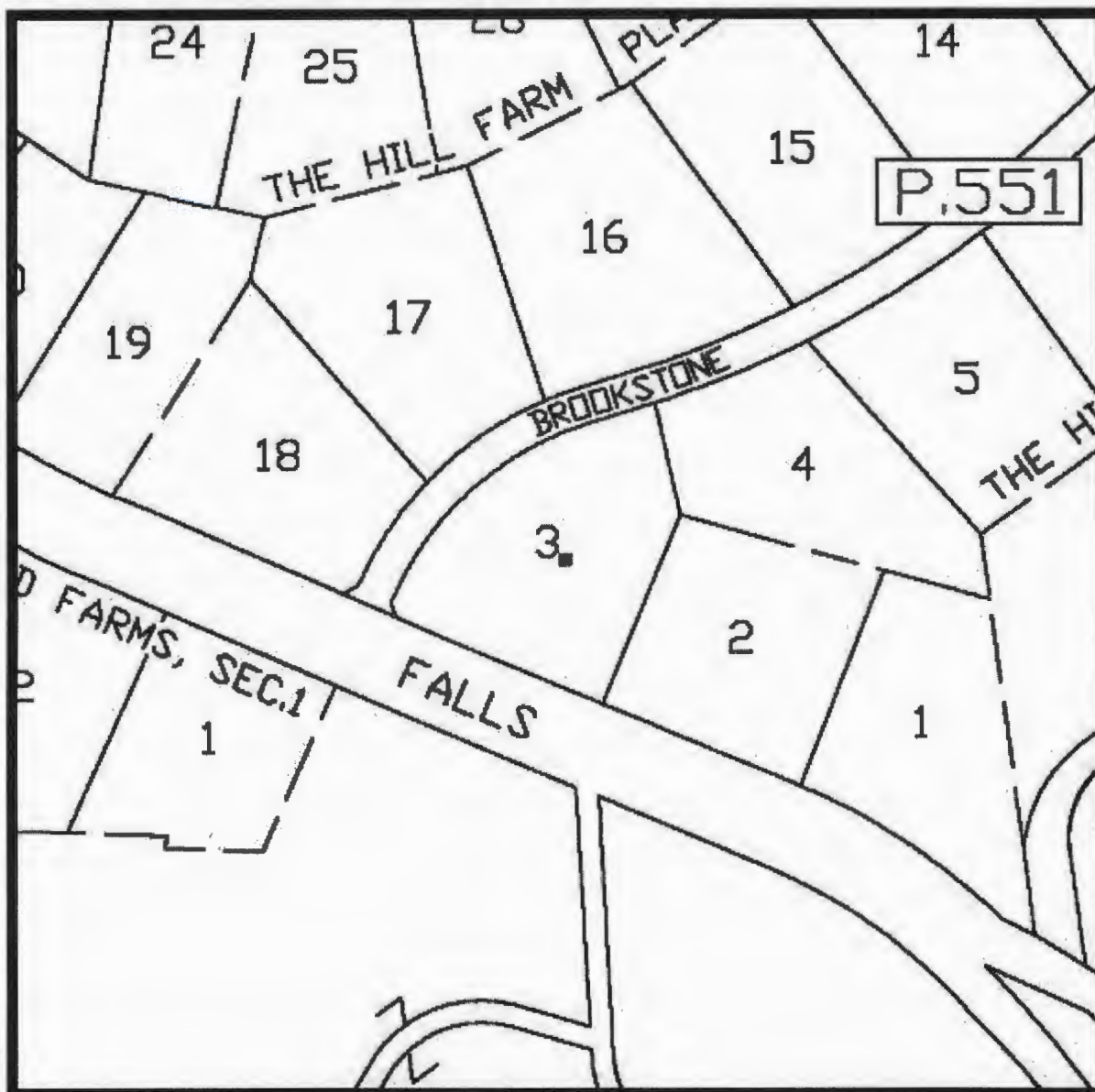
Item #0245



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

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

District - 08 Account Number - 1800004358



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



Item #0245



Item #0245



Item #0245



Item #0245



Item #0245



Item #0245



Item # 0245



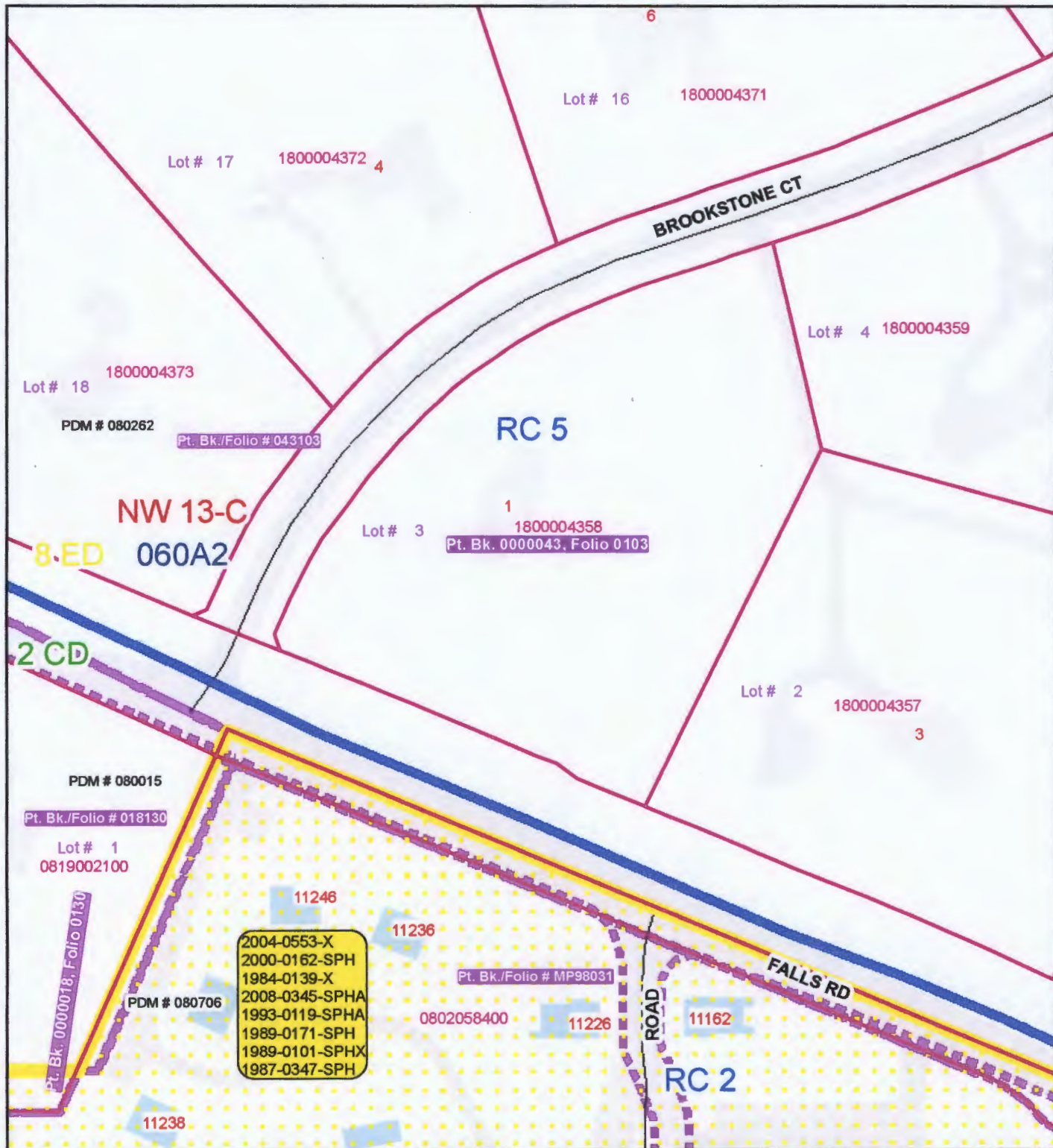
Item #0245



Item #0245

#0247

1 Brookstone Court

**Publication Date: 4/18/2013**

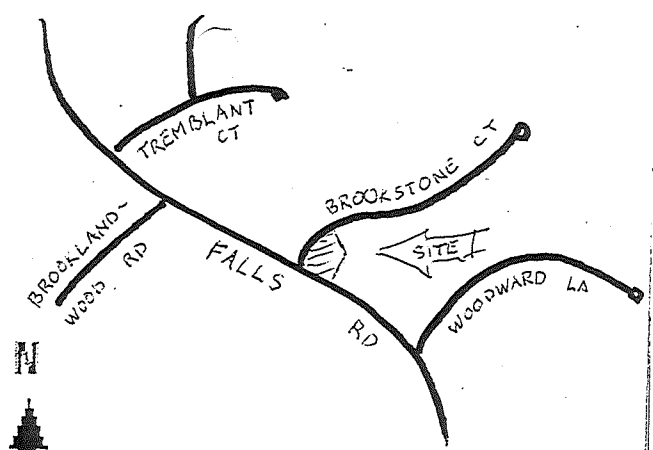
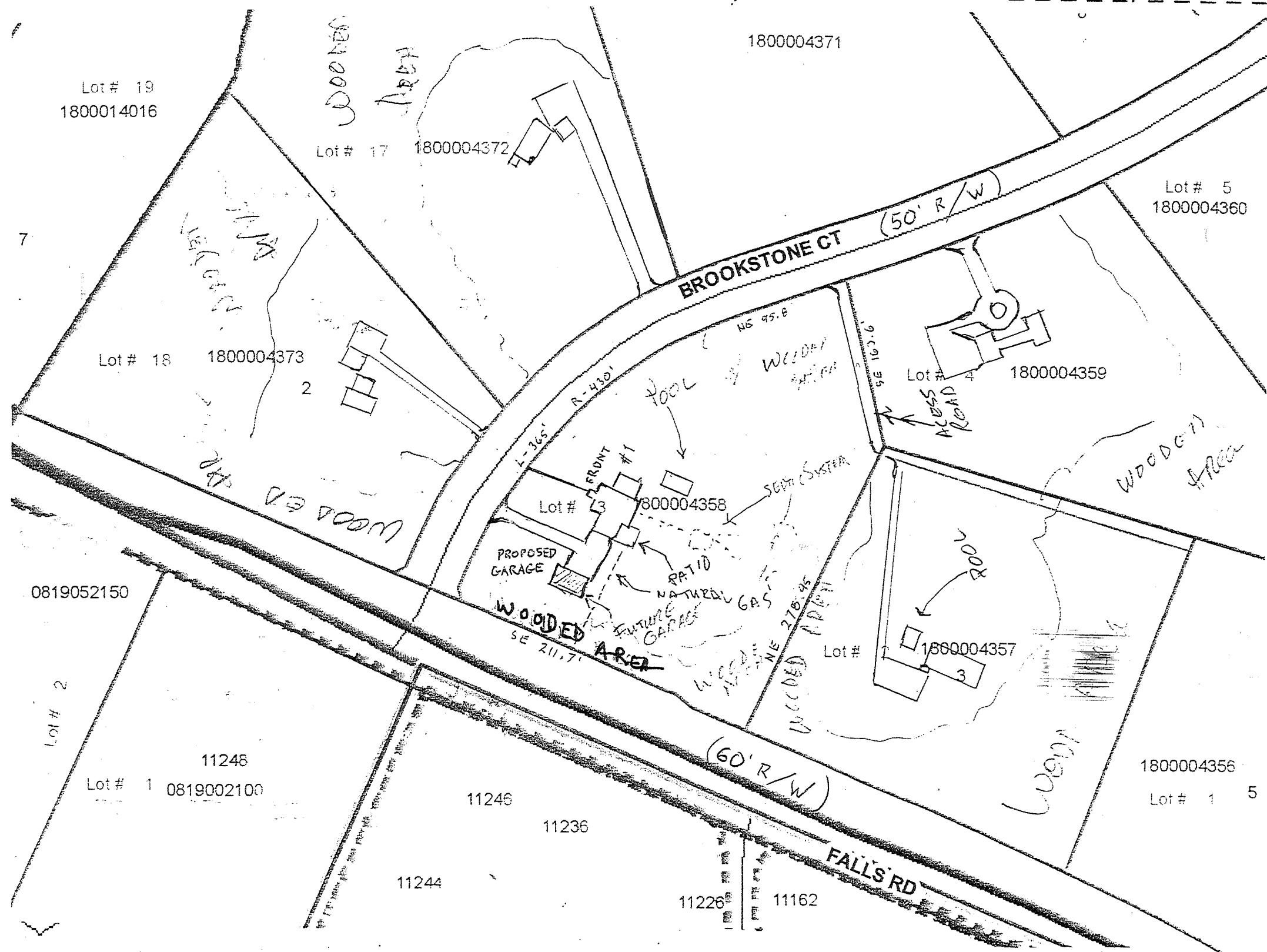
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 100 feet

Item #0245

ADDRESS 1 Brookstone Court OWNER(S) NAME(S) Will and Cath Jackson
SUBDIVISION NAME Hill Farm LOT# 3 BLOCK# SECTION#
PLAT BOOK # 43 FOLIO # 103 10 DIGIT TAX # 1800004358 DEED REF. # 06273/00005



MAP IS NOT TO SCALE
ZONING MAP# 060A2
SITE ZONED RC5
ELECTION DISTRICT 8TH
COUNCIL DISTRICT 2
LOT AREA ACREAGE 2.22
OR SQUARE FEET 1
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE ✓
SEWER IS:
PUBLIC PRIVATE ✓
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NONE

PLAN DRAWN BY Will Jackson DATE April 20, 13 SCALE: 1 INCH = 100 FEET
#2013-0245-A

VIOLATION CASE INFO:
Pet. Enh. 1