

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. 2013-0253-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 *

(7129 Cunning Circle)

15th Election District *

6th Council District *

John F. and Jean M. Gahan *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0253-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, John F. and Jean M. Gahan. The Petitioners are requesting Variance relief from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 9.5 ft. side street setback in lieu of a 25 ft. setback for a 300 sq. ft. one story master bedroom addition. 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 ZAC comments received 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 5-29-13

By bw

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.

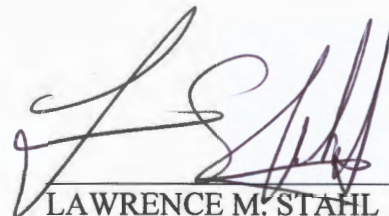
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 9.5 ft. side street setback in lieu of a 25 ft. setback for a 300 sq. ft. one story master bedroom addition, 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.

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 RLS



KEVIN KAMENETZ
County Executive

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

May 29, 2013

John F. Gahan
Jean M. Gahan
7129 Cuning Circle
Baltimore, Maryland 21220

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(7129 Cuning Circle)
Case No. 2013-0253-A

Dear Mr. and Mrs. Gahan:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: R. Craig Rodgers, P.O. Box 201, White Marsh, MD 21162



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 7129 CUNNING CIRCLE which is presently zoned DR 5.5

Deed Reference B153/740

10 Digit Tax Account # 18 0001 0610

Property Owner(s) Printed Name(s) JOHN F. GAHAN, JR. & JEAN M. GAHAN

(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

1. **X** ADMINISTRATIVE VARIANCE from section(s) 1002.3.A.1 DC2R

SIDE STREET
TO PERMIT A 9.5' SETBACK IN LIEU OF A 25' SETBACK FOR A 300 S.F. ONE STORY MASTER BEDROOM ADDITION

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:

JOHN F. GAHAN, JR.

JEAN M. GAHAN

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7129 CUNNING CIR. BALTIMORE MD

Mailing Address

City

State

21220 / 410-335-0431 /

Zip Code

Telephone #

Email Address

Representative to be contacted:

R. CRAIG RODGERS

Name - Type or Print

Signature

PO Box 201 WHITE MARSH MD.

Mailing Address

City

State

21162 / 443-677-2007 / craigrodgers200@gmail.com

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 2013-0253-A

Filing Date 4/25/13

Estimated Posting Date 5/5/13

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.

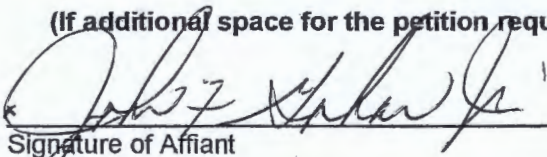
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 7129 CUNNING CIRCLE BALTIMORE MD. 21220
Print or Type Address of property City State Zip Code

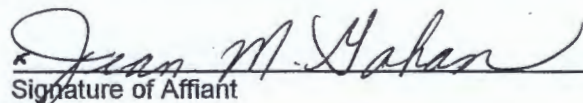
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

CURRENTLY, ALL THE BEDROOMS ARE ON THE UPPER LEVEL AND AS THE OWNERS GROW OLDER THE FLIGHTS OF STAIRS ARE BECOMING A PRACTICAL DIFFICULTY. A FIRST FLOOR MASTER BEDROOM ADDITION WOULD BRING RELIEF AND ALLOW THEM TO REMAIN IN THE NEIGHBORHOOD THEY ENJOY.

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


Signature of Affiant

JOHN F. GAHAN, JR.
Name- Print or Type


Signature of Affiant

JEAN M. GAHAN
Name- Print or Type

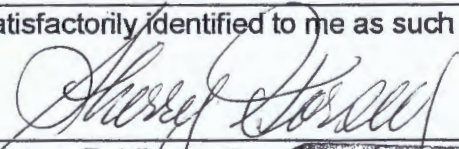
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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


Notary Public

My Commission Expires 9-29-15

Sherry L. Horsey
Notary Public
Baltimore County
My Commission Expires:

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: 7129 CUNNING CIRCLE BALTIMORE MD. 21220
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)

CURRENTLY, ALL THE BEDROOMS ARE ON THE UPPER LEVEL AND AS THE OWNERS GROW OLDER THE FLIGHTS OF STAIRS ARE BECOMING A PRACTICAL DIFFICULTY. A FIRST FLOOR MASTER BEDROOM ADDITION WOULD BRING RELIEF AND ALLOW THEM TO REMAIN IN THE NEIGHBORHOOD THEY ENJOY.

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

Signature of Affiant

JOHN F. GAHAN, JR.

Name- Print or Type

Signature of Affiant

JEAN M. GAHAN

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 18th day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

Notary Public

Sherry L. Horsey
Notary Public
Baltimore County

My Commission Expires: 4-22-15

My Commission Expires

ZONING DESCRIPTION

Beginning at a point on the corner of the south east side of Cunning Circle, which is 50 feet wide and the south west side of Eva Court, which is 50 feet wide, being Lot #46, Block G, Plat V, in the subdivision of Cunningham Cove as recorded in the Land Records of Baltimore County, Plat Book #45, Folio #145, containing 8362 square feet (.1919 acres +/-), located in the 15th Election District and 6th Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0253 -A Address 7129 CUNNING CIRCLE
Contact Person: WCR/JF Planner, Please Print Your Name Phone Number: 410-887-3391

Filing Date: 4-25-13 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- 0253 -A Address 7129 CUNNING CIRCLE
Petitioner's Name John & Jean Gahan Telephone 410-335-0431
Posting Date: 5-5-13 Closing Date: 5-20-13
Wording for Sign: To Permit an addition with a side street setback
of 9.5' in lieu of the minimum required 25'

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 - 0253 - A

Petitioner: John & Jean Gahan

Address or Location: 7129 Cuning Circle

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Gahan

Address: 7129 Cuning Circle
Balto. Md 21220

Telephone Number: 410 - 335 - 0431

**CASHIER'S
VALIDATION**

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>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>5-5-13</u> by <u>Dueck</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry
Commercial and Residential
2944 Edgewood Avenue
Baltimore, MD 21234
Phone - 410-530-6293
E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

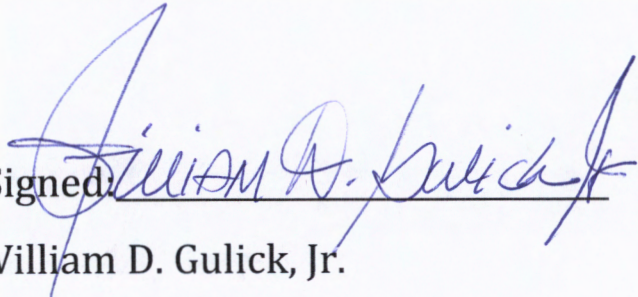
1	May 5, 2013	Certificate Of Posting
2	May 5, 2013	Site Photos

Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: 2013-0253-A

Remarks: 7129 Cuning Circle

Signed: 

William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: May 5, 2013

Attention: Ms. Kristen Lewis

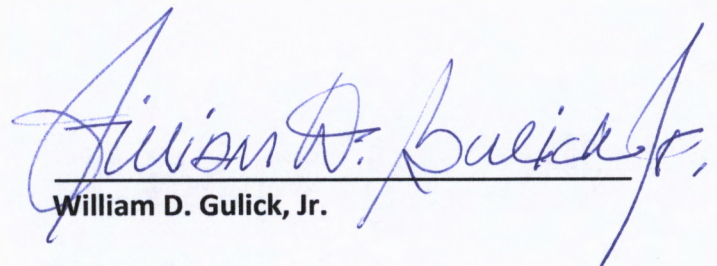
Re: Case Number: 2013-0253-A

Petitioner/Developer: John & Jean Gahan

Date of Hearing/Closing: May 20, 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: 7129 Cuning Circle @ Intersection of Eva Court.

The sign(s) were posted on: May 5, 2013



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2013-0253-A

TO PERMIT AN ADDITION WITH A
SIDE STREET SETBACK OF 9.5'
IN LIEU OF THE MINIMUM REQUIRED
25'.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MAY 20, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391 (410)

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER BOARD DATE. VIOLATION PENALTY OF \$100. RETURN DATE TO ZABO, RM. 301

MEETING IS HANDICAP ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

May 21, 2013

John F. Jr. & Jean M. Gaman
7129 Cunning Circle
Baltimore MD 21220

RE: Case Number: 2013-0253 A, Address: 7129 Cunning Circle, 21220

Dear Mr. & Ms. Gaman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 25, 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 stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
R. Craig Rodgers, P O Box 201, Whitmarsh MD 21162

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

FROM: Dennis A. Kennedy, ^{DAK}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 # 2013-0253-A
Address 7129 Cuning Circle
(Gahan 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



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

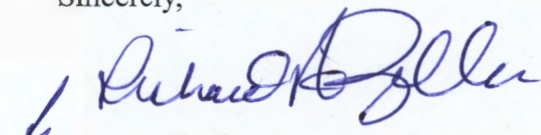
Item No 2013-0253-A -
Administrative Variance
John F. & Jean M. Gahon
7129 Cuning Circle

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. 2013-0253-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

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



CORNER OF EVA CT &
CUNNING CIRCLE-LOOKING
DOWN S.E. SIDE OF CUNNING

CASE NO. 2013-0253



CORNER OF EVA CT &
CUNNING CIRCLE-LOOKING
DOWN THE S.E. SIDE OF EVA CT.

CASE NO. 2013-0253
ADDITION TO BE ON LEFT
SIDE OF HOUSE



SUBJECT

ADDITION

**SIDEYARD - ADJACENT
TO EVA CT.**

CASE NO. 2013-0253



S.W. CORNER OF EVA CT.
& CUNNING CIRCLE

CASE NO. 2013-0253



ON CUNNING CIRCLE LOOKING
SOUTH BETWEEN 7129 & 7127

CASE NO. 2013-0253

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 - 1800010610

Owner Information

Owner Name: GAHAN JOHN F JR
GAHAN JEAN M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7129 CUNNING CIR
BALTIMORE MD 21220-1255
Deed Reference: 1) /08153/ 00740
2)

Location & Structure Information

Premises Address: 7129 CUNNING CIR
0-0000
Legal Description: 8362 SQ FT .1919 AC
SE COR EVA CT
CUNNINGHILL COVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	5
0084	0007	0012		0000		G	46	3	Plat Ref:	0045/ 0145

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	1,623 SF	8,362 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL	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	86,000	86,000		
Improvements:	221,900	146,200		
Total:	307,900	232,200	232,200	232,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
BECKNER CHARLES D, JR	04/21/1989	\$129,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/08153/ 00740	
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 05/18/2012



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

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

District - 15 Account Number - 1800010610



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.

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

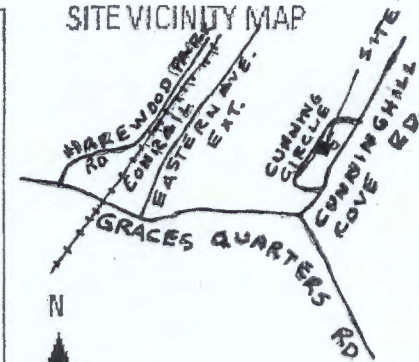


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7129 CUNNING CIRCLE OWNER(S) NAME(S) JOHN F. GAHAN, JR & JEAN GAHAN

SUBDIVISION NAME 1ST AMENDED PLAT CUNNINGHILL COVE LOT # 46 BLOCK # G SECTION #
PLAT BOOK # 45 FOLIO # 145 10 DIGIT TAX # 1800010610 DEED REF. # 08153/00140

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 084A2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE .1919

OR SQUARE FEET 8362

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

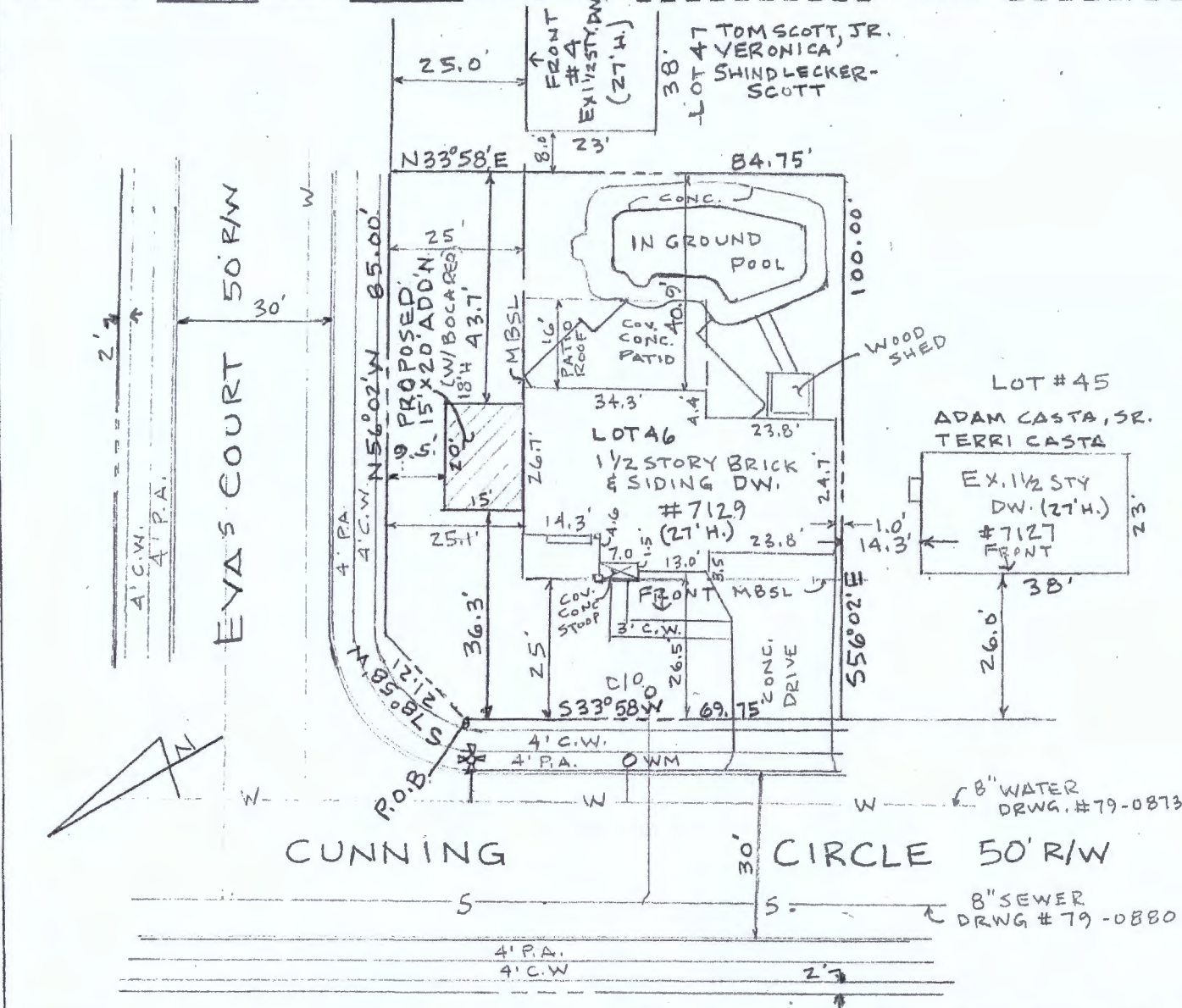
NO. 85-264-A

VARIANCE TO PERMIT A

1'SIDE YARD IN LIEU OF 8'

GRANTED

VIOLATION CASE INFO:



PLAN DRAWN BY: CRAIG RODGERS DATE: 4/23/13 SCALE: 1" = 30'

2013-0253-A

Pat. Exp. 1