

MEMORANDUM

DATE: July 22, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0266-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(2517 H Sycamore Avenue)
15th Election District *
7th Council District *
Samantha and Bryan Winterling *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0266-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, Samantha and Bryan Winterling. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 2.75' and 3' in lieu of the required 10' for a proposed dwelling. 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. In addition, it is to be noted that letters of support were received from adjacent neighbors, Robert L. Schaefer (2519 Sycamore Avenue) and Esther Tyson (2517 Sycamore 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 May 26, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-18-13

By PW

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 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 18th day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 2.75' and 3' in lieu of the required 10' for a proposed dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

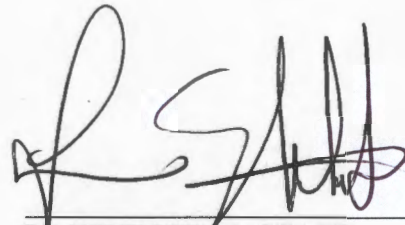
- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, 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 6-18-13

By [Signature]

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 6-18-13

By DLW



KEVIN KAMENETZ
County Executive

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

June 18, 2013

Samantha Winterling
Bryan Winterling
2517 H Sycamore Avenue
Edgemere, Maryland 21219

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(2517 H Sycamore Avenue)
Case No. 2013-0266-A

Dear Mr. and Mrs. Winterling:

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 and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Robert L. Schaefer, 2519 Sycamore Avenue, Edgemere, Maryland 21219
Esther Tyson, 2517 Sycamore Avenue, Edgemere, Maryland 21219



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 2517 H Sycamore Ave which is presently zoned DR-5.5

Deed Reference _____ 10 Digit Tax Account # 1520800571

Property Owner(s) Printed Name(s) SAMANTHA WINTERLING / BRYAN WINTERLING

(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) 1B02.3.C.1 to permit side yard setbacks of 2.75 ft. and 3 ft. in lieu of the required 10 ft. for a proposed dwelling.

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:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2517 H Sycamore Ave Edgemore MD

Mailing Address _____ City _____ State _____

21219 443-642-0918 Bryan.Winterling@a

Zip Code _____ Telephone # _____ Email Address yahoo.com

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0266-A Filing Date 5/13/13 Estimated Posting Date 5/26/13 Reviewer 17h

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: 2517 H Sycamore Ave Edgmore MD 21219
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)

With OUR CURRENT House being built in 1918, the current Foundation is not sturdy enough to be built onto. The Floor in our existing house are sinking. Almost every room is not level. This property is our first house & we would love to be able to stay here. Our children have made friends & play sports with Rec. League. Our Family has grown since the purchase of this house in 2006. We have ran out of space. In building a bigger and better environment for my family. With the setbacks being 10ft on this property, having a 14ft wide house is just not feasible.

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

Samantha Winterling
Signature of Affiant

Samantha Winterling
Name- Print or Type

Bryan Winterling
Signature of Affiant

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

Samantha Winterling and Bryan Winterling
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

Russ A. Himes
Notary Public

02/21/2015
My Commission Expires

ZONING DESCRIPTION

Zoning description for 2517-1/2 Sycamore Avenue

BEGINNING FOR THE SAME on the northeast side of Sycamore Avenue at the distance of 597.0 feet southeasterly measured along the northeast side of Sycamore Avenue from the intersection of the northeast side of Sycamore Avenue with the southeast side of Sparrows Point Road, said point being also 47 feet southeasterly measured along the northeast side of Sycamore Avenue from the intersection of the northeast side of Sycamore Avenue and the division line of Lots No. 2 and 3 as shown on the Plat of the land described in the Deed from Caroline Snyder, et al, to Annie E. Snyder, which Plat is recorded among the Land Records of Baltimore County in Plat Book JWS No. 1 folio 271

Containing 5,202 square feet and located in the 15th Election District and 7th Councilmanic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0266 -A Address 2517 1/2 Sycamore Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/12/13 Posting Date: 5/26/13 Closing Date: 6/10/13

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- 0266 -A Address 2517 1/2 Sycamore Ave.
Petitioner's Name Bryan & Samantha Winterling Telephone 443-642-0918
Posting Date: 5/26/13 Closing Date: 6/10/13
Wording for Sign: To Permit side yard setbacks of 3 ft. and 2.75 ft.
in lieu of the required 10 ft. for each side for a proposed
new dwelling.

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: 2013-0266-A
Petitioner: Samantha Winterling and Bryan Winterling
Address or Location: 2517 1/2 Sycamore Ave, Edgemere MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: Samantha Winterling and Bryan Winterling
Address: 2517 1/2 Sycamore Ave
Edgemere MD 21219
Telephone Number: 443 642 0918

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

No. **098433**

Date: **5/13/13**

PAID RECEIPT

BUSINESS DATE TIME
 5/14/2013 5/13/2013 10:34:47

REG NO. 5005 WALKIN BUCK DND
 RECEIPT # 66483 5/13/2013 07:11
 5 528 ZONING VERIFICATION
 CR NO. 098433

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	106	0000		61.4				\$ 75.00

Recpt Tot \$75.00
 \$75.00 OK \$100.00
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **Walking**

For: **Admin. Variance**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

2-13-0268

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0244-A

PETITIONER/DEVELOPER _____

BRYAN WINTERLING

DATE OF HEARING/CLOSING: _____

6/10/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

2517 1/2 SYCAMORE AVE

THIS SIGN(S) WERE POSTED ON May 24, 2013
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 5/24/13
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE 2013-0266-A

TO PERMIT SIDE YARD SETBACKS OF 3 FT. AND
2.75 FT. IN LIEU OF THE REQUIRED 10 FT. FOR
EACH SIDE FOR A PROPOSED NEW DWELLING

PUBLIC HEARING ?

PURSUANT TO SECTION 31-1370(X)(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
MONDAY, MAY 10, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-687-3351

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

maled 5/24/13

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5-21

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

5-14

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-26by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

6/13 @ 11:20 am
 Per Larry Stahl ---
 Deb Spoke to Mr.
 Winterling, Need
 clarification of size.
 He advised her 2-

story. Also, reg'd
 ltr. from both
 neighbors that they
 support.

Deb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2013
Item Nos. 2013- 0264, and 0266.

DATE: May 21, 2013

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: 5-14-13

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

RE: Baltimore County
Item No. 2013-0266-A
Administrative Variance
Samantha & Bryan Winterling
2517 Sycamore 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. 2013-0266-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 the typed name "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

June 10, 2013

Samantha & Bryan Winterling
2517 H Sycamore Avenue
Edgemere MD 21219

RE: Case Number: 2013-0266 A, Address: 2517 H Sycamore Avenue

Dear Mr. & Ms. Winterling:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 26, 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

Administrative Hearings - Case#20130266-A

From: Bryan Winterling <Bryan.Winterling@motion-ind.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 6/14/2013 8:25 AM
Subject: Case#20130266-A
CC: Samantha Winterling <swinterling@LorienHealth.com>
Attachments: house2.pdf; house3.pdf

Good Morning

On case#20130266-A, I spoke with a lady by the name of Debbie yesterday.
Attached is the letters from neighbors stating that they are ok with our plans.
Also, she requested the height of new construction, and that would be 32ft.
Thanks
Feel free to contact me with any questions

*Bryan Winterling
Motion Industries Inc
Operations Manager MD65
410-238-3127*

June 13, 2013

To whom it may concern:

Bryan and Samantha Winterling came to me today and asked if I had any issues with the new house plans. I, Robert Schaefer reside at 2519 Sycamore Ave, Edgemere MD 21219. I have no issue with the new house plans. With the size of their family they definently need the added space.

If you have any questions please don't hesitate to contact me at (443)889-4375

Thank you ,

-Robert Schaefer 6-13-13

Robert Schaefer

Re: Bryan and Samantha Winterling Case # 20130266-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1520800571

Owner Information

Owner Name: WINTERLING SAMANTHA
WINTERLING BRYAN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2517H SYCAMORE AVE
BALTIMORE MD 21219-1330
Deed Reference: 1) /00000/ 00000
2)

Location & Structure Information

Premises Address
2517H SYCAMORE AVE
0-0000
Legal Description
PT LT 3
2517 1/2 SYCAMORE AV
A E SNYDER

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0111	0011	0076		0000			3	3	Plat Ref:	0001/0271

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1918	880 SF	5,202 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	71,500	71,500		
Improvements:	56,500	37,000		
Total:	128,000	108,500	108,500	108,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
RICE DONALD	08/27/2010	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
RICE DONALD	01/19/2007	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25091/ 00205	Deed2:
CILENTO DONALD H	11/09/2004	\$38,000
Type: NON-ARMS LENGTH OTHER	Deed1: /20950/ 00355	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

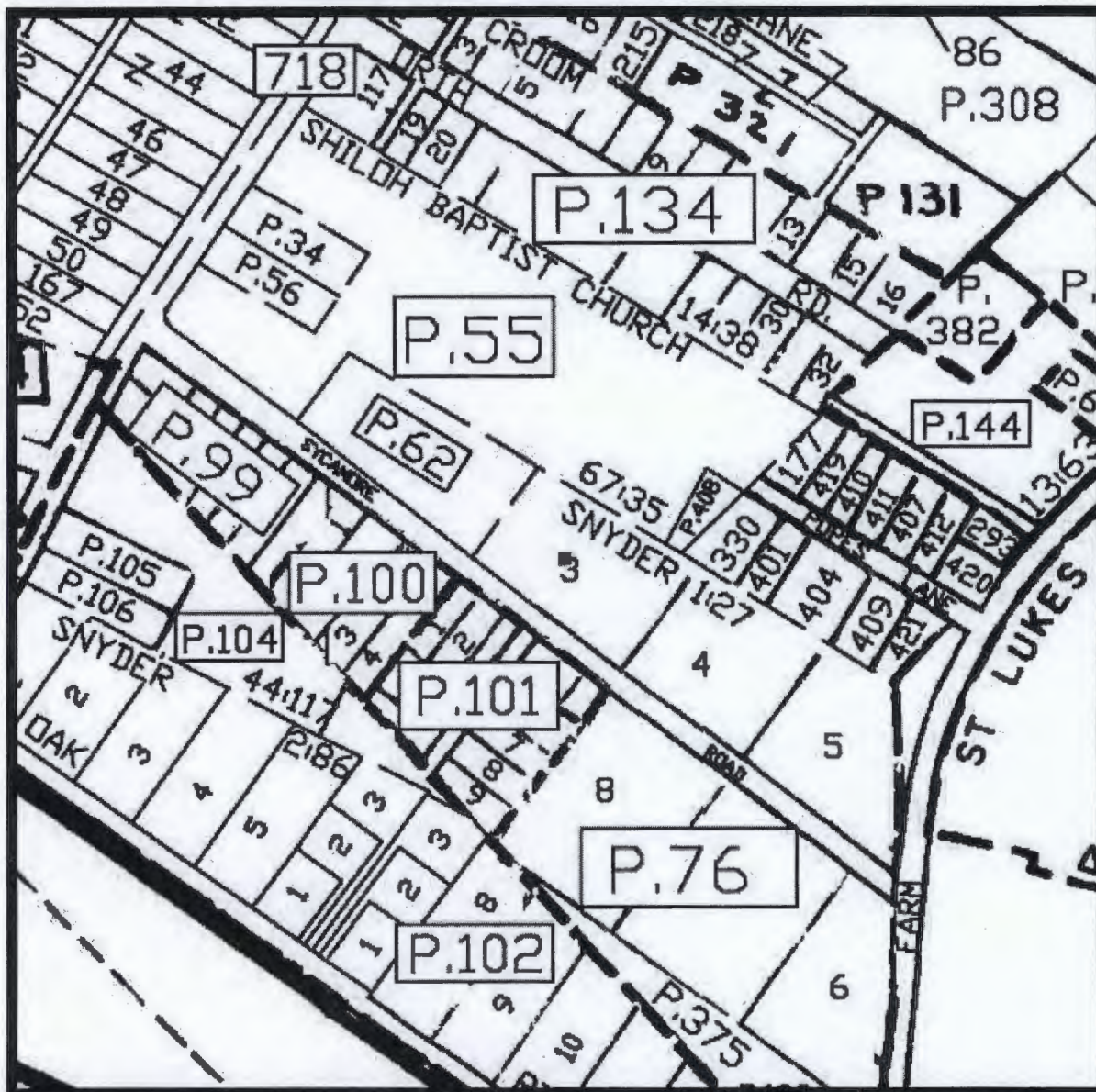
Homestead Application Status: No Application



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

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

District - 15 Account Number - 1520800571



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

I, Esther Tyson was approached today June 13, 2013 concerning the new house that Bryan and Sam are requesting to have built. I am there neighbor who lives at 2517 Sycamore ave edgemere md 21219. I have no problem with them wanting to better the neighborhood. I am very happy that they are so young and they are able to have make this happen.

Esther Tyson

Case # 20130266-A

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

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

Account Identifier: District - 15 Account Number - 1520800570

Owner Information

Owner Name: TYSON ESTHER
TUCKER WILLIAM
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2517 SYCAMORE AVE
BALTIMORE MD 21219-1330
Deed Reference: 1) /23278/ 00312
2)

Location & Structure Information

Premises Address 2517 SYCAMORE AVE
0-0000
Legal Description PT LT 3
2517 SYCAMORE AVE
A E SNYDER

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0111	0011	0076		0000				3	Plat Ref:	0001/0271

Town NONE
Special Tax Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	925 SF	6,956 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
<u>Land</u>	72,900	72,900		
<u>Improvements:</u>	122,400	79,100		
<u>Total:</u>	195,300	152,000	152,000	152,000
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u> TYSON ESTHER	<u>Date:</u> 01/24/2006	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /23278/ 00312	<u>Deed2:</u>
<u>Seller:</u> TUCKER REUBEN	<u>Date:</u> 07/31/1995	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /11145/ 00287	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</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

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

<u>Homestead Application Status:</u>	No Application
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Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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Account Identifier:

District - 15 Account Number - 1520800572

Owner Information

Owner Name: SCHAEFER ROBERT L **Use:** RESIDENTIAL
Mailing Address: 2519 SYCAMORE AVE
BALTIMORE MD 21219-1330 **Principal Residence:** YES
Deed Reference: 1) /29756/ 00105
2)

Location & Structure Information

Premises Address **Legal Description**
2519 SYCAMORE AVE PT LT 3
0-0000 2519 SYCAMORE AVE
A E SNYDER

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0111	0011	0076		0000			3	3	Plat Ref:	0001/ 0271

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1918	1,120 SF	6,594 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	72,500	72,500		
Improvements:	65,500	39,900		
Total:	138,000	112,400	112,400	112,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
FANNIE MAE	08/10/2010	\$94,000
Type: NON-ARMS LENGTH OTHER	Deed1: /29756/ 00105	Deed2:
NKODO JOSEPH	01/14/2010	\$163,100
Type: NON-ARMS LENGTH OTHER	Deed1: /29086/ 00366	Deed2:
ALPHA PROPERTIES LLC	01/17/2003	\$99,900
Type: ARMS LENGTH IMPROVED	Deed1: /17400/ 00688	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 12/08/2010





← pet house





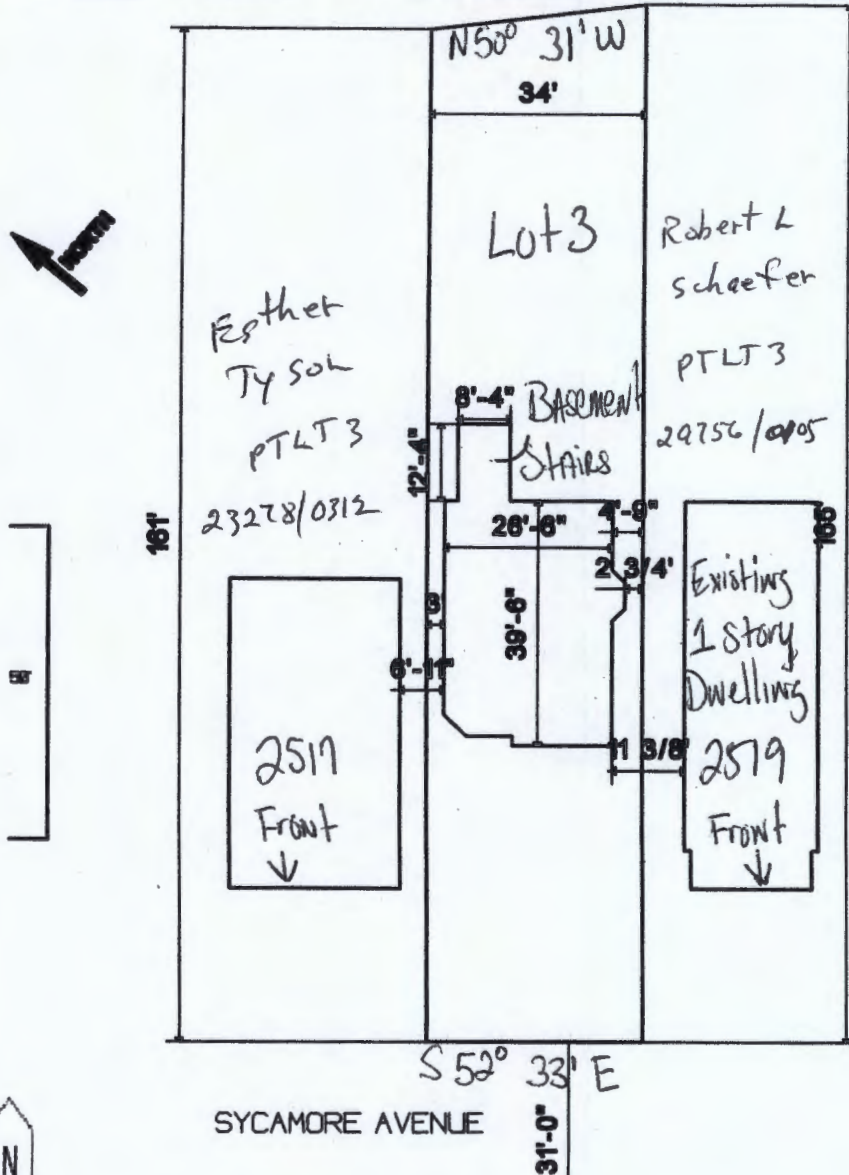


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2517 1/2 Sycamore Avenue OWNER(S) NAME(S) Samantha & Bryan Winterling

SUBDIVISION NAME _____ LOT # 3 BLOCK # _____ SECTION # _____

PLAT BOOK # 1 FOLIO # 271 10 DIGIT TAX # 152080057 DEED REF. # 26091/00205



SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 111C2

SITE ZONED DL-S15

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 5,202

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY B. Winterling DATE 5/5/13 SCALE: 1 INCH = 30 FEET

Pet.
Exh. 1