

IN RE: PETITION FOR ADMIN. VARIANCE *

(1600 Nicodemus Road)

7th Election District *

4th Councilmanic District *

William T. and Heather Petry *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0273-A

* * * * *

OPINION AND ORDER

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, William T. and Heather Petry, for property located at 1600 Nicodemus Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage/shed) to be located in the front yard of the principal dwelling in lieu of the required rear yard. 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 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 31, 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 6-21-13

By 182

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 accessory structure height and usage, I will impose conditions that the garage/shed 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 21st day of June, 2013, that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage/shed) to be located in the front yard of the principal dwelling in lieu of the required rear yard, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The garage/shed shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

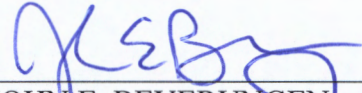
ORDER RECEIVED FOR FILING

Date 6-21-13

By KW

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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-21-13

By law



KEVIN KAMENETZ
County Executive

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

June 21, 2013

William T. Petry
Heather Petry
1600 Nicodemus Road
Reisterstown, Maryland 21136

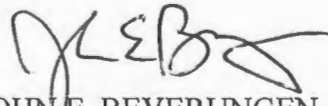
Re: Petition for Administrative Variance
Case No. 2013-0273-A
Property: 1600 Nicodemus Road

Dear Mr. and Mrs. Petry:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals an appeal within thirty (30) days from 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: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 1600 Nicodemus Rd. which is presently zoned RC4

Deed Reference 27404/00514 10 Digit Tax Account # 19000/2160

Property Owner(s) Printed Name(s) William T. Petry and Heather Petry

(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)

Section 400.1 – to permit a proposed detached accessory structure (garage) to be located in the front yard of the principal dwelling in lieu of the required rear yard

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:

William T. Petry / Heather M. Petry
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

1600 Nicodemus Rd. Reisterstown MD
Mailing Address City State

21136 / 443-655-0139 / william.petry@us.army.mil
Zip Code Telephone # Email Address

Representative to be contacted:

William T. Petry
Name – Type or Print

[Signature]
Signature

1600 Nicodemus Rd. Reisterstown MD
Mailing Address City State

21136 / 443-655-0139 / william.petry@us.army.mil
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 6 day of June, 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 2013-0273-A Filing Date 5/29/13 Estimated Posting Date 6/2/13 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: 11600 Nicodemus Rd Reisterstown MD 21136
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)

Placing the shed in the desired corner of the yard, the side yard, allows for better operational use and more reliable practical use of the yard. If the structure is placed elsewhere, it will infringe upon the neighbor, who lives directly behind the above listed residence. As well, placing the structure elsewhere will require additional building material, which will cost additional funds. Due to the slope of the yard, the structure would have to be built up, rather than built into the slope. The structure will sit in the side corner of yard, not causing an eye sore, because of the wooded environment, as well it will sit down in elevation (approximately 10') and approximately 110' off to the side, from the main dwelling. The structure/shed will be natural in color (tan and green), as to not stand out.

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

William T. Petry
Signature of Affiant

William T. Petry
Name- Print or Type

Heather M. Petry
Signature of Affiant

Heather M. Petry
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 20th day of MAY, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

William T. Petry and Heather M. Petry
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

Linda C. Murray Linda C. Murray
Notary Public
My Commission Expires 2/8/14

Item #0273

REV. 10/12/11

ZONING PROPERTY DESCRIPTION FOR 1600 Nicodemus Road, Reisterstown, Maryland
21136

Beginning at a point on the North side of Nicodemus Road, which is fourteen (14) feet wide at the distance of 1800 feet East of the centerline of the nearest improved intersection street Ivy Mill Road, which is fourteen (14) feet wide.

Thence the following courses and distances: seventh line (1) North 66 degrees 20 minutes 00 seconds East 168.35 feet, thence leaving said road and sad outline (2) North 17 degrees 32 minutes 00 seconds West 15.23 feet to the end of the forth line of the parcel heretofore conveyed unto Robert L. Barley and Wife, and thence running with and binding on the fifth and sixth lines thereof the two following courses and distances vis: (3) North 17 degrees 32 minutes 00 seconds West 187.44 feet, and (4) South 72 degrees 28 minutes 00 seconds West 280.10 feet to intersect the fifth line of the whole tract and thence binding thereon in part and on the sixth line of said whole tract the two following course and distances vis: (5) South 17 degrees 32 minutes 00 seconds East 221.90 feet to the point in the center of Nicodemus Road and thence binding thereon (6) North 71 degrees 50 minutes 00 seconds East 112.80 feet to the place of beginning, as recorded in Deed Liber No. 1440, folio 114, containing 1.386 acres. Located in the 7th Election District and 4th Council District.

Item #0273

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: 2013-0273-A
Petitioner: William T. Petry
Address or Location: 1600 Nicodemus Rd., Reisterstown, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: William T. Petry
Address: 1600 Nicodemus Rd.
Reisterstown, MD 21136

Telephone Number: 410-526-0859

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0273 -A Address 1600 Nicodemus RdContact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 5/20/13 Posting Date: 6/2/13 Closing Date: 6/17/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0273 -A Address 1600 Nicodemus RdPetitioner's Name Wm + H Petry Telephone 443-655-0139Posting Date: 6/2/13 Closing Date: 6/17/13Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the front yard of the principal
dwelling in lieu of the required rear yard

Revised 7/06/11

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

No. **099727**

Date: **5/20/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/21/2013 5/20/2013 10:15:39 2

REG USD2 WALKIN JEN JEE

D>RECEIPT # 825190 5/20/2013

OFPLN

Dep 5 528 COMMUNICATION
 CR NO. 099727

Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
00	306	0000		6150				075

Total: **075**

Rec From:

For:

zoning hearing - case # 2013-0273-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/31/2013

Case Number: 2013-0273-A

Petitioner / Developer: WILLIAM PETRY

Date of Hearing (Closing): JUNE 17, 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:
1600 NICODEMUS ROAD

The sign(s) were posted on: MAY 31, 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)

MEMORANDUM

DATE: July 25, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0273-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment6-7DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)6-5

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: 5-31-03 by D. KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

June 18, 2013

William T. & Heather M. Petry
1600 Nicodemus Road
Randallstown MD 21136

RE: Case Number: 2013-0273 A, Address: 1600 Nicodemus Road

Dear Mr. & Ms. Petry:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 07, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2013
Item Nos. 2013- 0273, 0274, 0275,
0276, 0277, 0279, 0281, 0282, 0283, 0284, 0285, 0286, 0287 and 0288.

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-5-13

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

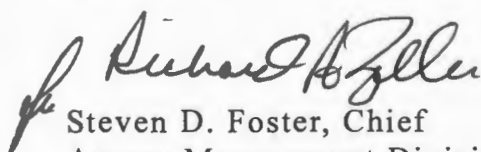
RE: Baltimore County
Item No 2013-~~0273~~ 0273-A
Administrative Variance
William T. & Heather M. Petry
1600 Nicodemus Road.

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. 2013-0273-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

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 - 04 Account Number - 1900012160

Owner Information

Owner Name: PETRY WILLIAM T
PETRY HEATHER
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1600 NICODEMUS RD
REISTERSTOWN MD 21136-5831
Deed Reference: 1) /27404/ 00514
2)

Location & Structure Information

Premises Address
1600 NICODEMUS RD
0-0000
Legal Description
1.386 AC
1600 NICODEMUS RD NS
1500 E IVY MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0048	0019	0553		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	3,031 SF	1.3800 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
<u>Land</u>	103,800	77,800		
<u>Improvements:</u>	292,000	215,000		
<u>Total:</u>	395,800	292,800	395,800	292,800
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
HARTMAN JOEL	10/22/2008	\$435,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /27404/ 00514	<u>Deed2:</u>
<u>Seller:</u> SUSEL GARY	<u>Date:</u> 10/23/2006	<u>Price:</u> \$104,279
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /24660/ 00641	<u>Deed2:</u>
<u>Seller:</u> RITZ JOHN F	<u>Date:</u> 05/09/2006	<u>Price:</u> \$279,001
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /23810/ 00125	<u>Deed2:</u>

Exemption Information

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

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 11/15/2008



Requested shed location
(South West Corner of Property)

Standing in North West Corner of Property
Looking Up Hill/Grade (toward requested shed area)

Item #0273

A photograph of a grassy field with a dense forest in the background. A text box is overlaid on the image.

Looking at North West Corner of Property
Down Hill/Grade

Item #0273



Requested shed location
(South West Corner of Property)

Item #0273

Birds Eye/Satellite View – 1600 Nicodemus Road, Reisterstown, MD 21136



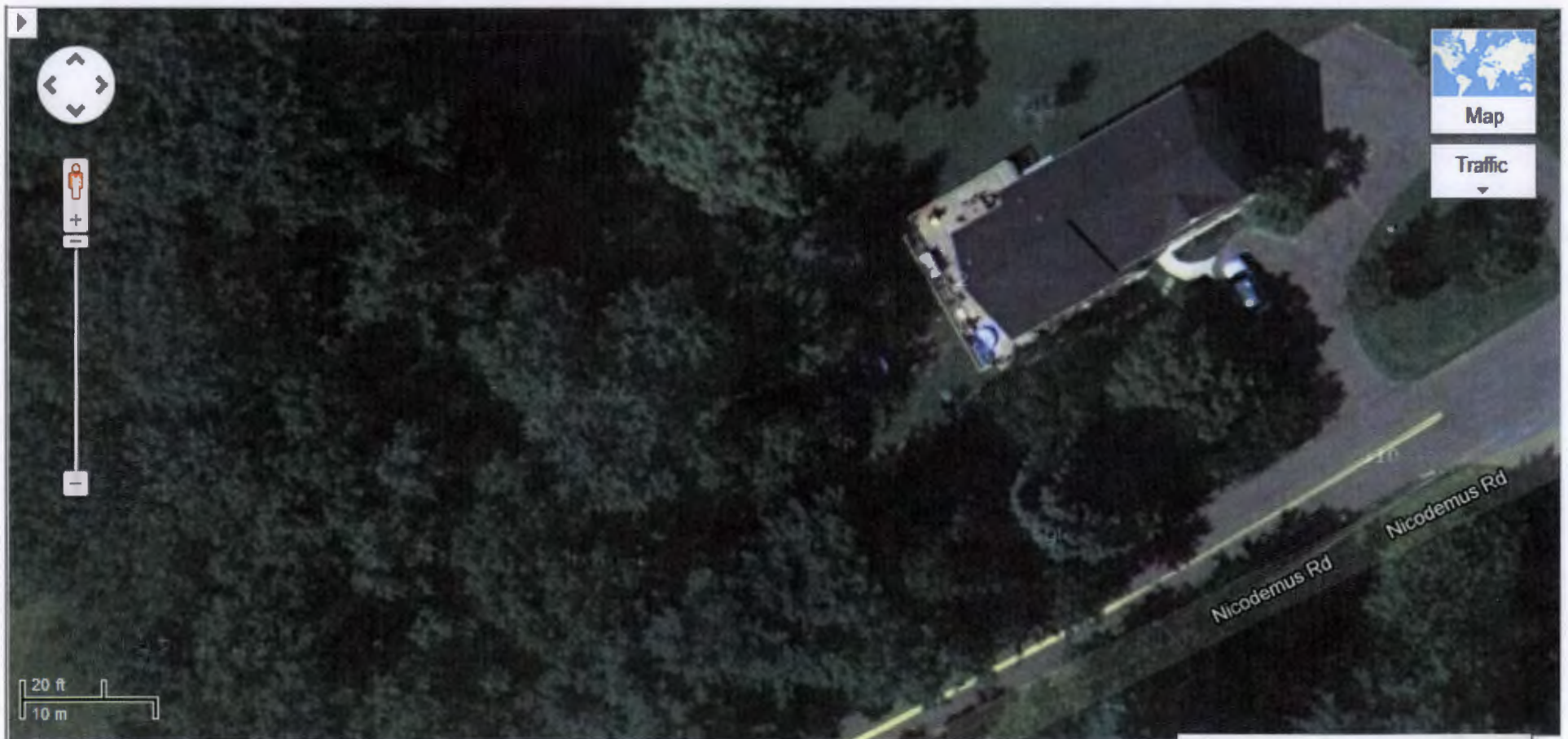
Item #0273

Birds Eye/Satellite View – 1600 Nicodemus Road, Reisterstown, MD 21136



Item #0273

Birds Eye/Satellite View – 1600 Nicodemus Road, Reisterstown, MD 21136



Item #0273

Street View – Headed West by Southwest on Nicodemus Road
(at 1600 Nicodemus Road Property)



Item #0273

Street View – Headed West by Southwest on Nicodemus Road
(at 1600 Nicodemus Road Property)



Item #0273

Street View – Headed West Southwest on Nicodemus
Road/Looking North by Northwest (at 1600 Nicodemus Road
Property)



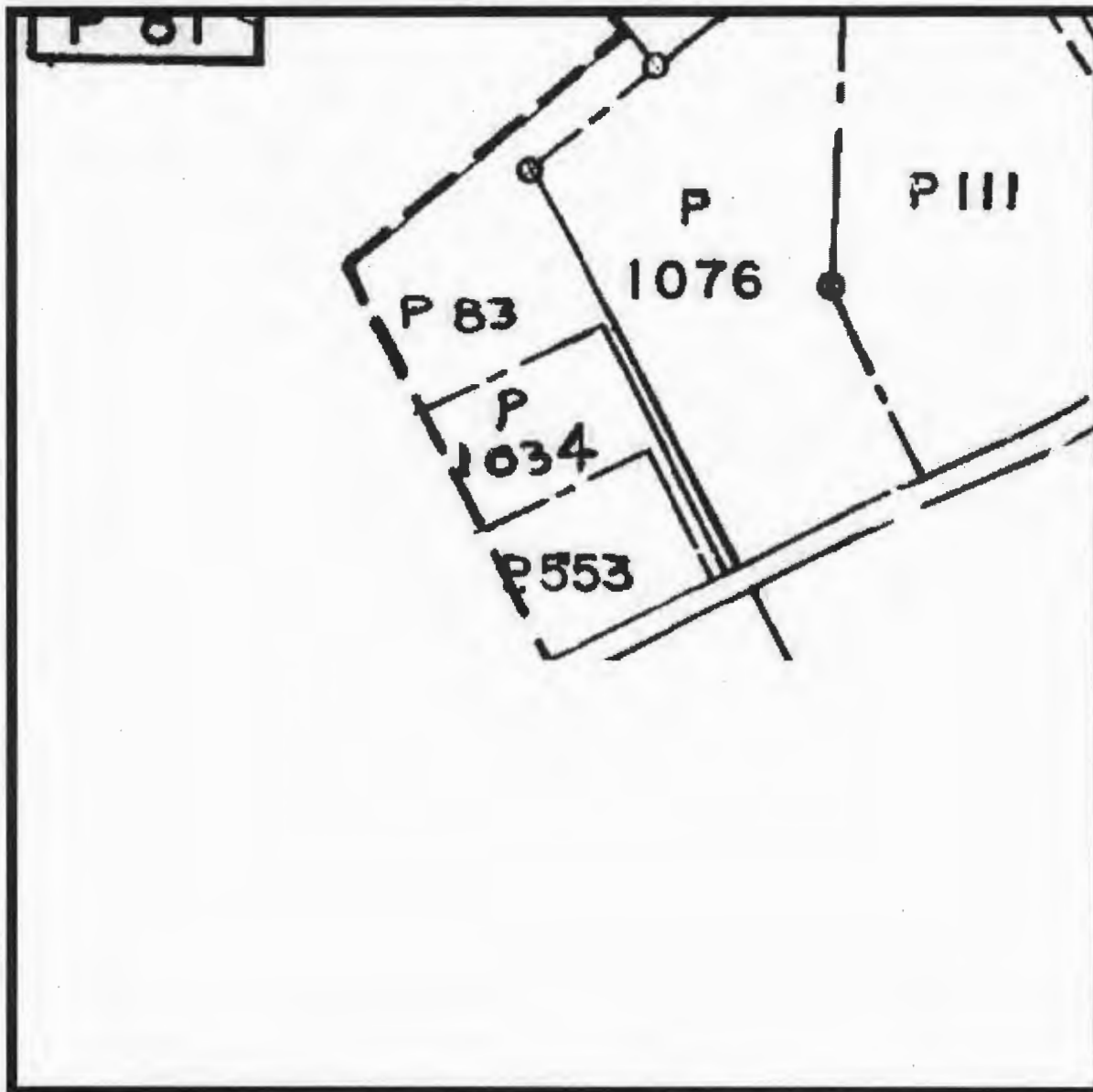
Item #0273



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

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

District - 04 Account Number - 1900012160

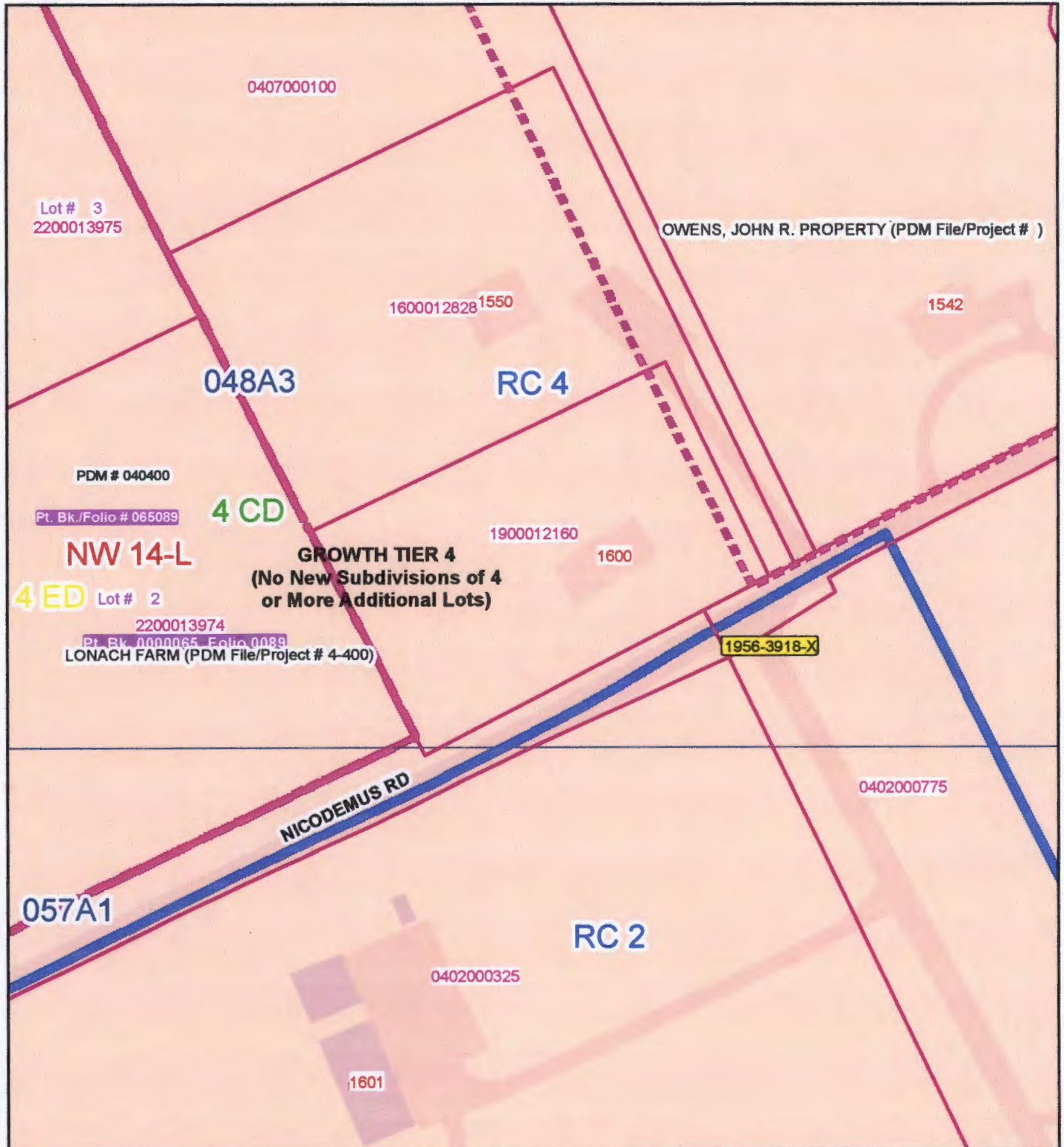


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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

1600 Nicodemus Road



Publication Date: 5/20/2013



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

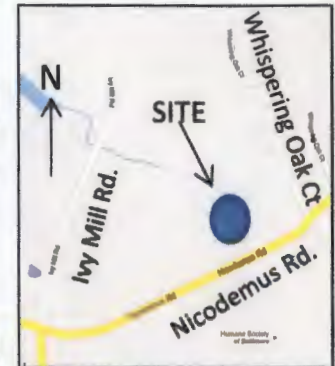
Item #0273

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

ADDRESS 1600 NICODEMUS RD OWNER(S) NAME(S) WILLIAM & HEATHER PETRY

SUBDIVISION NAME N/A LOT# N/A BLOCK# N/A SECTION# N/A

PLAT BOOK# N/A FOLIO# N/A 10 DIGIT TAX# 1900012160 DEED REF# 27404/ 00514



MAP IS NOT TO SCALE

ZONING MAP# 043A3

SITE ZONED RC4

ELECTION DISTRICT 7TH

COUNCIL DISTRICT 4TH

LOT AREA ACREAGE 1.386

OR SQUARE FEET 60,374

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC__ PRIVATE X

SEWER IS:

PUBLIC__ PRIVATE X

PRIOR HEARING? NO

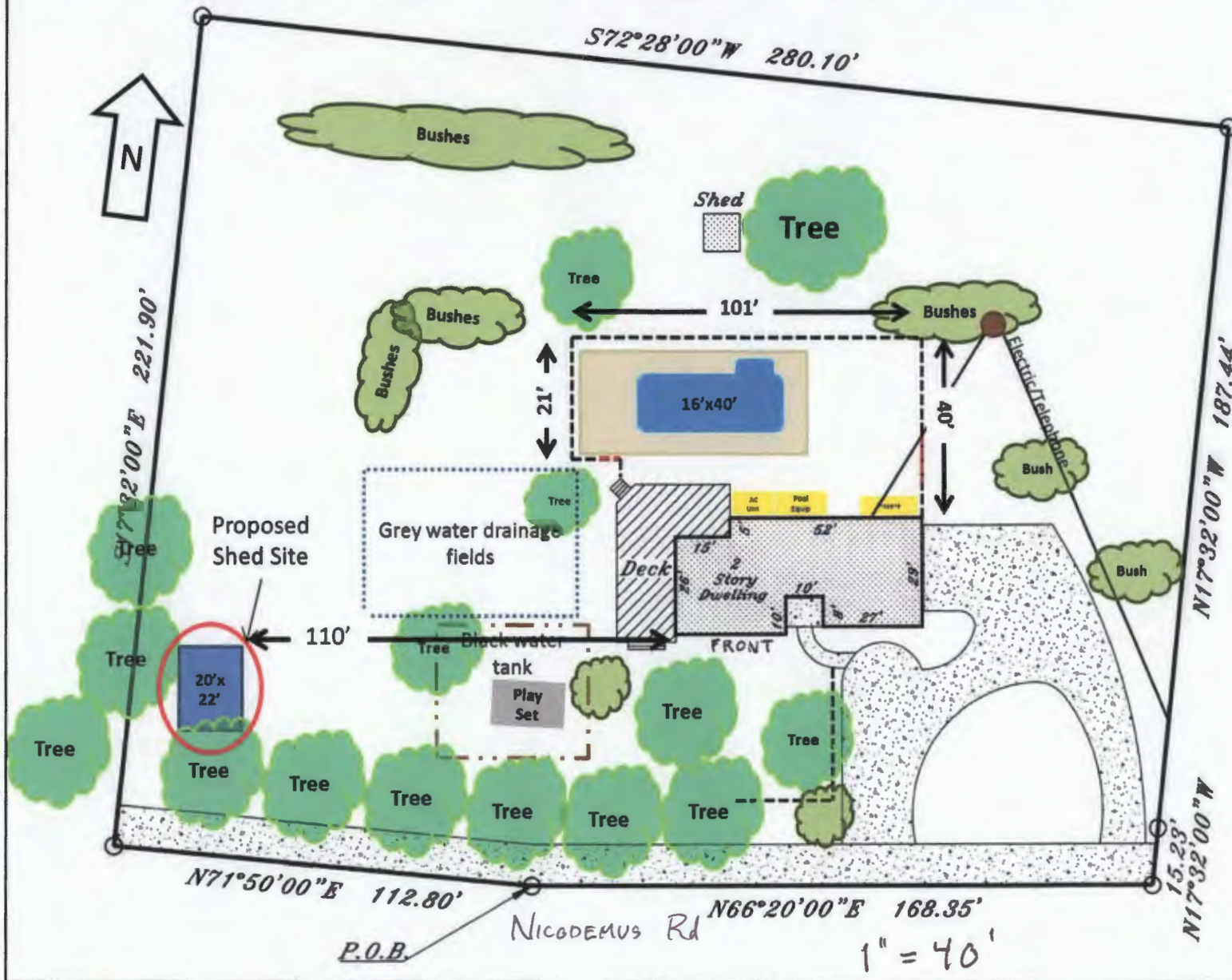
IF SO, GIVE CASE NUMBER

AND ORDER RESULT

BELOW:

VIOLATION CASE INFO:

#2013-0273-A



1" = 40'

Pet. Exh 1