

M E M O R A N D U M

DATE: August 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0284-A Appeal Period Expired

The appeal period for the above-referenced case expired on July 29, 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 *
(8808 Church Lane)
2nd Election District *
4th Councilmanic District *
Barbara C. Washington *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0284-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 owner of the subject property, Barbara C. Washington, for property located at 8808 Church Lane. The variance request is from Section 427.1.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a 5 ft. high fence with a zero ft. setback from the adjoining residential front yard property line in lieu of the required 10 ft. setback. The subject property and requested relief are more particularly described on Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 7, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 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

ORDER RECEIVED FOR FILING

Date 6-28-13

By bw

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 Petitioner.

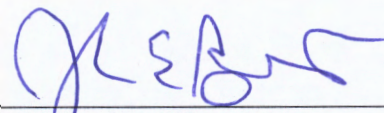
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 28th day of June, 2013, that a Variance from Section 427.1.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a 5 ft. high fence with a zero ft. setback from the adjoining residential front yard property line in lieu of the required 10 ft. setback, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-28-13

By [Signature]



KEVIN KAMENETZ
County Executive

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

June 28, 2013

Barbara C. Washington
8808 Church Lane
Baltimore, Maryland 21133

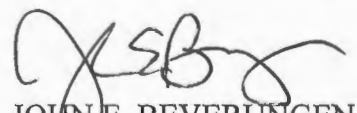
Re: Petition for Administrative Variance
Case No. 2013-0284-A
Property: 8808 Church Lane

Dear Ms. Washington:

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

c: R. Steven Bowers, 7 Haymarket Court, Baltimore, MD 21236



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 8808 CHURCH LANE BALT 21133 which is presently zoned DR35

Deed Reference 26697100586 10 Digit Tax Account # 2100014825

Property Owner(s) Printed Name(s) BARBARA WASHINGTON

(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) 427.1.B.2 to permit a 5 ft. high fence with a zero ft. setback from the adjoining residential front yard property line in lieu of the required 10 ft. setback 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

Mailing Address City State

Zip Code Telephone # Email Address

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 6 day of June 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

Filing Date 5/20/13

Estimated Posting Date 6/9/13

Reviewer BH

2013-0284-A

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: 8808 CHURCH LANE BALT MD 21133
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 OWNER, BARBARA WASHINGTON, IS REQUESTING A VARIANCE
FOR THE 14 LINEAR FEET OF 5 FOOT HIGH FENCE ALONG
THE REAR LINE WHICH IS LOCATED IN THE NEIGHBOR'S
FRONT YARD FOR THE FOLLOWING REASONS:

- ① SHE OPERATES A STATE LICENSED DAY CARE CENTER FOR
CHILDREN UNDER 2 YEARS OLD
- ② SHE IS REQUIRED TO HAVE A FENCED AREA WITH 5 FOOT FENCE
- ③ HER FAMILY'S SECURITY, PRIVACY & PROTECTION
- ④ CHURCH LANE IS A HEAVILY TRAFFICED STREET
- ⑤ NEIGHBORHOOD DOGS WHICH ARE ALLOWED TO ROAM
FREELY AND COULD JUMP A 42 INCH FENCE

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

Signature of Affiant

Signature of Affiant

Name- Print or Type

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 21 day of MAY, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Barbara C. Leonard Washington
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

James M. Morris
Notary Public

My Commission Expires

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: 8808 CHURCH LANE BALT MD 21133
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 OWNER, BARBARA WASHINGTON, IS REQUESTING A VARIANCE
FOR THE 14' LINEAR FEET OF 5 FOOT HIGH FENCE ALONG
THE REAR LINE WHICH IS LOCATED IN THE NEIGHBOR'S
FRONT YARD FOR THE FOLLOWING REASONS:

- ① SHE OPERATES A STATE LICENSED DAY CARE CENTER FOR
CHILDREN UNDER 2 YEARS OLD
- ② SHE IS REQUIRED TO HAVE A FENCED AREA WITH 5 FOOT FENCE
- ③ HER FAMILY'S SECURITY, PRIVACY & PROTECTION
- ④ CHURCH LANE IS A HEAVILY TRAFFICED STREET
- ⑤ NEIGHBORHOOD DOGS WHICH ARE ALLOWED TO ROAM
FREELY AND COULD JUMP A 42 INCH FENCE

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

Signature of Affiant

Signature of Affiant

Name- Print or Type

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 21 day of MAY, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Barbara C. L. Washington
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

ZONING PROPERTY DESCRIPTION FOR: 8808 CHURCH LANE

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF CHURCH LANE WHICH IS 65 FEET WIDE AT THE DISTANCE OF 3 FEET NORTHWEST OF THE CENTERLINE OF BLAIR AVE WHICH IS 50 FEET WIDE.

BEING LOT #: 16, BLOCK #: B, IN THE SUBDIVISION OF PAMS VILLAGE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #: 0063, FOLIO #: 0035 CONTAINING .2331 ACRES. LOCATED IN THE 2ND ELECTION DISTRICT AND 4TH COUNCIL DISTRICT.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0284 -A Address 8808 Church LaneContact Person: Bruno Redaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 5/28/13 Posting Date: 6/9/13 Closing Date: 6/24/13

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- 0284 -A Address 8808 Church LanePetitioner's Name Barbara Washington Telephone 410-855-7022Posting Date: 6/9/13 Closing Date: 6/24/13Wording for Sign: To Permit a 5 ft. high fence with a zero ft. setback
from the adjoining residential front yard property line in lieu of
the required 10 ft. setback.

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/neighbor 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: 2013-0284-A
Petitioner: BARBARA WASHINGTON
Address or Location: 8808 CHURCH LANE BALT 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVE BOWERS
Address: 7 HAYMARKET CRT
BALTIMORE MD 21236
Telephone Number: (410) 227-9843

02304 2012-01-7-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 06/09/2013

Case Number: 2013-0284-A

Petitioner / Developer: BARBARA WASHINGTON~ STEVE BOWERS
of LONG FENCE COMPANY

Date of Hearing (Closing): JUNE 24, 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:
8808 CHURCH LANE

The sign(s) were posted on: JUNE 7, 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)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>6-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-5</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>6-7-13</u> by <u>O'Keefe</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: 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

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: June 25, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0284-A
Address 8808 Church Lane
(Washington Property)

Zoning Advisory Committee Meeting of June 3, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED
JUN 25 2013
OFFICE OF ADMINISTRATIVE HEARINGS



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

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

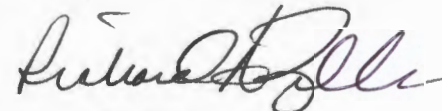
RE: Baltimore County
Item No 2013-0284-A -
Administrative Variance
Barbara Washington
8808 Church Lane.

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. 2013-0284-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



KEVIN KAMENETZ
County Executive

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

June 25, 2013

Barbara Washington
8808 Church Lane
Baltimore MD 21133

RE: Case Number: 2013-0284 A, Address: 8808 Church Lane

Dear Ms. Washington:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 28, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
R Steven Bowers, 7 Haymarket Court, Baltimore MD 21236

Administrative Hearings - 2013-0284-A - Administrative Variance

From: Administrative Hearings
To: mrdecksmd@hotmail.com
Date: 6/28/2013 11:00 AM
Subject: 2013-0284-A - Administrative Variance
Attachments: Message from "zoneprt1"

Mr. Bowers,

Per your request, please find attached the Opinion and Order for the above-referenced case.

Per Mr. Bowers @ his 6/27 /
visit, please email Order to
him @:

mrdecksmd@hotmail.com

Deb

Message Id: 51CDA4F1.C7D : 229 : 52248
Subject: 2013-0284-A - Administrative Variance
Created By: administrativehearings@baltimorecountymd.gov
Scheduled Date:
Creation Date: 6/28/2013 11:00 AM
From: Administrative Hearings

Recipients

Recipient	Action	Date & Time	Comment
 hotmail.com	Pending		
To: mrdecksmd@hotmail.com (mrdecksmd@hotmail.com)			

Post Offices

Post Office	Delivered	Route
hotmail.com		hotmail.com

Files

File	Size	Date & Time
MAIL		
MESSAGE	366	6/28/2013 11:00 AM
TEXT.htm	358	6/28/2013 11:00 AM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id:	51CD6CB1.NCH_DOM.NCH_PO.100.1796364.1.334.1
Common Record Id:	51CD6CB1.NCH_DOM.NCH_PO.200.20000E5.1.42B01.1

Maryland Department of Assessments and Taxation
Real Property Data Search (vw.6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 02 Account Number - 2100014875

Owner Information

Owner Name: LEONARD BARBARA C
WASHINGTON GILBERT S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8808 CHURCH LN
RANDALLSTOWN MD 21133-4139
Deed Reference: 1) /26697/ 00586
2)

Location & Structure Information

Premises Address 8808 CHURCH LN
0-0000
Legal Description .2331 AC
8808 CHURCH LN
PAMS VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0077	0009	0280		0000		B	16	1	
									Plat Ref: 0063/ 0035

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,744 SF	10,153 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2013	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	74,500	56,500		
Improvements:	131,400	109,200		
Total:	205,900	165,700	205,900	165,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HARTZ WAYNE	02/25/2008	\$264,000
Type: ARMS LENGTH IMPROVED	Deed1: /26697/ 00586	Deed2:
MCNANEY JAMES L	05/23/2006	\$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /23880/ 00572	Deed2:
MCNANEY JAMES L	06/25/2003	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18275/ 00176	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 05/09/2008

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

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=02+21... 6/26/2013



AREA IN FRONT OF NEIGHBOR'S
HOUSE TO BE FENCED



SIDE YARD & COMMON DRIVEWAY
OF HOUSES TO REAR.

#0284

8808 Church Lane



Publication Date: 5/23/2013



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

0284

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

ADDRESS 8808 CHURCH LANE OWNER(S) NAME(S) BARBARA WASHINGTON

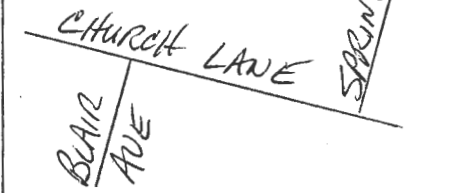
SUBDIVISION NAME PAMS VILLAGE LOT # 16 BLOCK # B SECTION # _____

PLAT BOOK # 0063 FOLIO # 0035 10 DIGIT TAX # 2100014875 DEED REF. # 26697100586



CHURCH LANE 65 FT

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 0077
SITE ZONED DR 3.5
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE .2331
OR SQUARE FEET _____
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? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO: N/A

PLAN DRAWN BY STEVE BOWERS
DATE 5/27/2013 SCALE: 1 INCH = 50 FEET