

MEMORANDUM

DATE: August 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0288-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 *
(11636 Greenspring Avenue)
3rd Election District *
2nd Councilmanic District *
Stephen A. and Angela N. Patrick *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0288-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, Stephen A. and Angela N. Patrick, for property located at 11636 Greenspring Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing accessory structure (garage) located in the side yard in lieu of the required rear yard only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments 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 June 7, 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 indicate that the requested variance would adversely affect the health, safety or general welfare of

ORDER RECEIVED FOR FILING

Date 6-28-13

By BSW

the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory building not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 28th day of June, 2013, that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing accessory structure (garage) located in the side yard in lieu of the required rear yard only, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

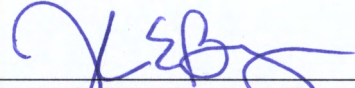
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this 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 garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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Date 6-28-13

By [Signature]

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 DLW



KEVIN KAMENETZ
County Executive

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

June 28, 2013

Stephen A. and Angela N. Patrick
11636 Greenspring Avenue
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 2013-0288-A
Property: 11636 Greenspring Avenue

Dear Mr. and Mrs. Patrick:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

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 11036 GREENSPRING AVENUE

which is presently zoned PCS

Deed Reference 31675/00013

10 Digit Tax Account # 0318040250

Property Owner(s) Printed Name(s) STEPHEN A. PATRICK

ANGELA N. PATRICK

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.1 BCZR To permit an existing accessory structure (Garage) located in the side yard in lieu of the required rear yard only

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

- ☐ **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:

STEPHEN PATRICK

Name- Type or Print

Stephen A. Patrick

Signature

11036 GREENSPRING AVE LUTHERVILLE MD

Mailing Address

City

State

21093 443-519-5510 spatrick.2033@yahoo.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Stephen A. Patrick

Signature

11036 GREENSPRING AVE LUTHERVILLE MD

Mailing Address

City

State

21093 443-519-5510 spatrick.2033@yahoo.com

Zip Code

Telephone #

Email Address

Legal Owners:

STEPHEN A. PATRICK

Name #1 - Type or Print

Stephen A. Patrick

Signature #1

11036 GREENSPRING AVE LUTHERVILLE MD

Mailing Address

ANGELA N. PATRICK

Name #2 - Type or Print

Signature #2

11036 GREENSPRING AVE LUTHERVILLE MD

City

State

21093 443-519-5510 spatrick.2033@yahoo.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

STEPHEN PATRICK

Name - Type or Print

Stephen A. Patrick

Signature

11036 GREENSPRING AVE LUTHERVILLE MD

Mailing Address

City

State

21093 443-519-5510 spatrick.2033@yahoo.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 5/29/13 day of MAY, 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 2013-0088-A Filing Date 5/29/13 Estimated Posting Date 6/9/13 Reviewer G

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: 11636 GREENSPRING AVE LUTHERVILLE MD 21093
Print or Type Address of property City State Zip Code

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

WE wish to extend the kitchen in order to create a dining room as well as a laundry room. The current kitchen is 10'x10' and the laundry room is located in the unfinished basement which has 6' ceilings. As it stands, the kitchen is too small to fit full size modern appliances let alone a table and chairs. My wife and I are planning to start a family which makes the extra space necessary. We believe that strict compliance with the BCZR would result in practical difficulty. The inability to add more living space to our property will not allow us to use our property to its full potential. The proposed addition will make my present detached garage part of the side yard. This is the only option I have to extend my kitchen.

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

Stephen A. Patrick
Signature of Affiant
Stephen A. Patrick
Name- Print or Type

Angela N. Patrick
Signature of Affiant
Angela N. Patrick
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 29th day of May, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Stephen A. Patrick Angela N. Patrick
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

Ruth A. Kacher
Notary Public
09/12/2013
My Commission Expires



EV. 10/12/11

ZONING PROPERTY DESCRIPTION FOR 11636 GREENSPRING AVENUE

Beginning in the center of Dover Road at the distance OD 545-83/100 feet on the sixth of south 28 ½ degrees east 52 line of that parcel of land recorded among the land records of Baltimore County in liber H.M.F No. 2, Folio 251 running thence and binding on said line and in the center of Dover Road south 21 degrees 25 minutes east 223-88/100 feet running for lines of division south 68 degrees 18 minutes west 431-33/100 feet to a stake north 25 degrees 13 minutes west 237-1/100 feet to a stake , north 69 degrees 56 minutes east 447-17/100 feet to the place of beginning, containing 2-32/100 acres.

SW

170' ± NW

2013-0288-A

2013-0288-A

ZONING PROPERTY DESCRIPTION FOR 11636 GREENSPRING AVE

BEGINNING AT A POINT ON THE SOUTH WEST SIDE OF GREENSPRING AVE WHICH IS 50' WIDE AT THE DISTANCE OF 170+- NORTH WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET VAUGHN HI CT WHICH IS 40' WIDE. LOCATED IN THE 3rd ELECTION DISTRICT AND 2nd COUNCIL DISTRICT.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0288 -A Address 11636 Greenspring Ave

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/29/13 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.

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- 0288 -A Address 11636 Greenspring Ave

Petitioner's Name Stephen Patrick Telephone _____

Posting Date: 6/9/13 Closing Date: 6/24/13

Wording for Sign: To Permit an existing accessory structure (Garage)
to be located in the rear yard in lieu of the required
rear yard only.

Revised 7/06/11

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

No. **099795**
 Date: **5/29/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/29/2013 5/29/2013 14:35:05 8
 REC #504 WALKIN SHIL SAN
 >>RECEIPT # 568294 5/29/2013 CFIN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					68.00 75.00

528 ZONING VERIFICATION
 099795
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: ~~68.00~~ 75.00

Rec From: Stephen Patrick
 For: Administrative Variance
2013-0288-A

**CASHIER'S
 VALIDATION**

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

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 8, 2013

Re:

Case Number: 2013- 0288-A

Petitioner / Developer: Stephen Patrick

Date of Closing: June 24, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 located at **11636 Greenspring Avenue**.

The sign(s) were posted on **June 7, 2013**.

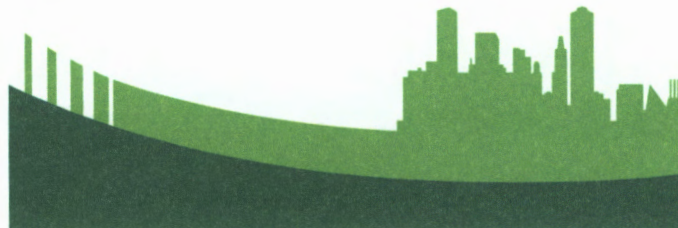
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0288-A

**REQUEST: VARIANCE TO PERMIT AN EXISTING
ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR
YARD ONLY.**

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 JUNE 24, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3391**



C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-25</u>	DEPS (if not received, date e-mail sent _____)	<u>C</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</u> by <u>Doak</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: ^{DAK}
Dennis A. Kennedy, 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 # 2013-0288-A
Address 11636 Greenspring Avenue
(Patrick Property)

Zoning Advisory Committee Meeting of June 3, 2013.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

A future building permit (for a garage) must be reviewed by Groundwater Mgmt., since the house is served by well and septic. A well variance may be required – if the proposed building is to be less than 30 feet from the well there.

Reviewer: *Dan Esser – Groundwater Management*

RECEIVED

JUN 25 2013

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

June 25, 2013

Stephen A. & Angela N. Patrick
11636 Greenspring Avenue
Lutherville MD 21093

RE: Case Number: 2013-0288 A, Address: 11636 Greenspring Avenue

Dear Mr. & Ms. Patrick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 29, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 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 2013-0288-A

Administrative Variance
Stephen A. & Angela N. Patrick
11636 Greenspring 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. 2013-0288-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 black ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 03 Account Number - 0318048250

Owner Information

Owner Name: PATRICK STEPHEN A
SMITH ANGELA N **Use:** RESIDENTIAL
Mailing Address: 11636 GREENSPRING AVE **Principal Residence:** YES
LUTH-TIMONIUM MD 21093-1410 **Deed Reference:** 1)/31675/ 00013
2)

Location & Structure Information

Premises Address **Legal Description**
11636 GREENSPRING AVE 1.76 AC WS
0-0000 GREENSPRING AVE
2640 S CAVES RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0059	0003	0283		0000				2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,176 SF	1.7600 AC	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	182,920	118,300		
Improvements:	133,420	119,700		
Total:	316,340	238,000	238,000	238,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KOPP RUTH S	02/02/2012	\$199,000
Type: ARMS LENGTH IMPROVED	Deed1: /31675/ 00013	Deed2:
Seller: ROBINSON MARY E	Date: 01/27/1971	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05161/ 00653	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: No Application

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

11
72179

P. 580

P. 527
R
446
P. 279

P. 23

BROADWAY

P. 424
P. 574
P. 50

P. 217

P. 280
P. 281
P. 282
P. 283

11 12

SWM

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VALLEY HI CT.

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P. 223

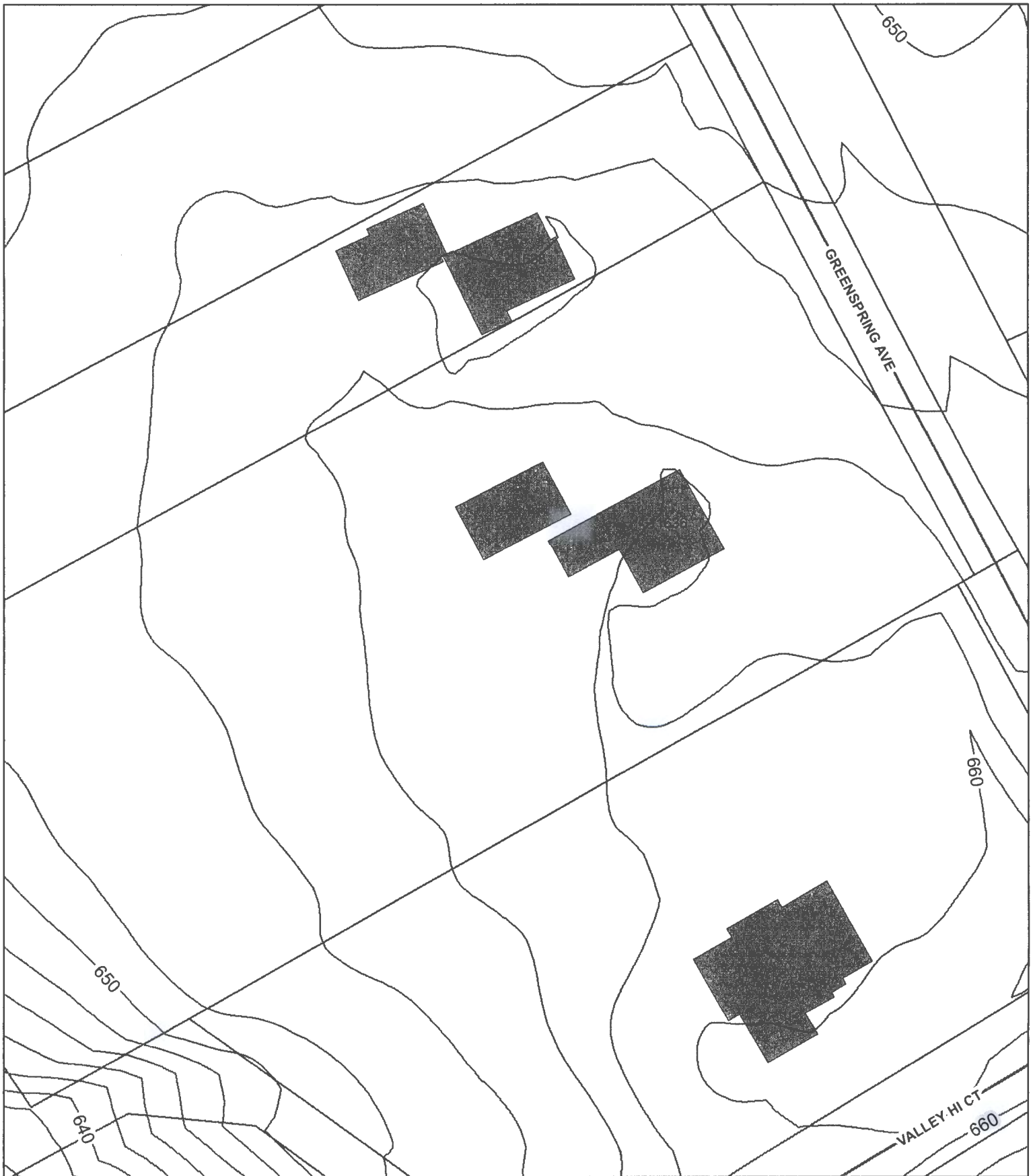
1

P. 519

5

10103

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=03+03... 6/26/2013



11636 Greenspring Ave



1:600

1 inch = 50 feet



05/23/2013

2013-0288A



2013-0288-A



11626

SITE OF PROPOSED ADDITION

2013-02-28-A



20B-0288A

11638
7

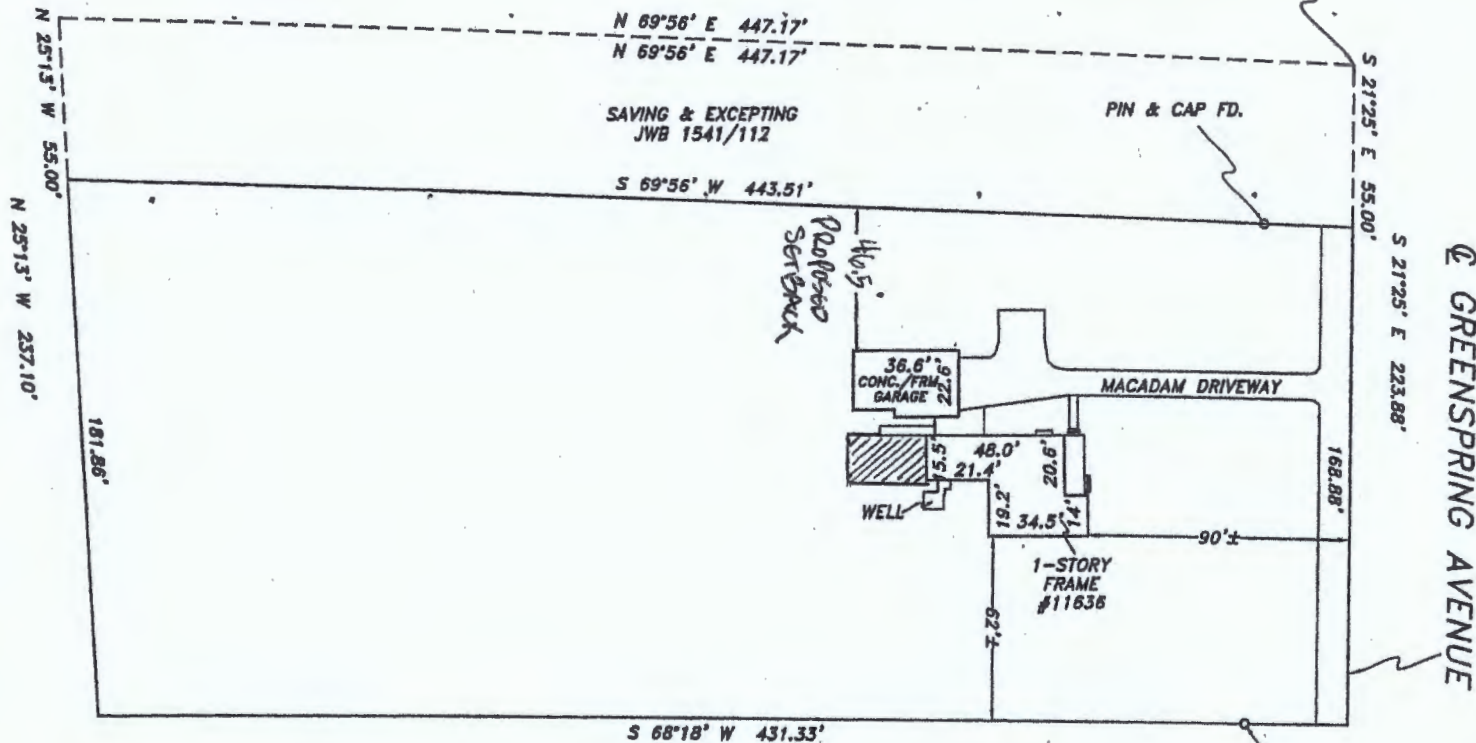
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
 ADDRESS: 11036 GREENSPRING AVENUE OWNERS NAME: STEPHEN + ANNEA PARKER
 SUBDIVISION NAME: N/A LOT # 11A BLOCK # N/A SECTION # N/A
 PLOT BOX # 5161 FORM # 053 10 DIGIT TAX # 0318046260 DEED REF # 3161500013

Site vicinity map



ZONING MAP # 0057
 SITE ZONE RC5
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 2
 LOT AREA 1.15
 SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? None with X
 WHERE IS?
 PUBLIC? Private X
 SETBACK IS:
 PUBLIC? Private X
 PRIOR HEARING? NO

P.O.B. - 545.83' ALONG THE 6TH LINE, HMF 2/251



NOTES:

- 1) B.L.L. information, if shown, was obtained from existing record plot or local agencies and is not guaranteed by NIT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NIT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 1'±

Subject property is shown in Zone X on the FIRM Map of Baltimore County, Maryland on Community Panel Number 240010 0230 F, effective SEPTEMBER 26, 2008

LOCATION DRAWING
 11036 GREENSPRING AVENUE
 BALTIMORE COUNTY, MARYLAND
 Scale 1" = 60' PROPOSED ADDITION

PLAN DRAWN BY STEPHEN A. PARKER DATE 5/29/13

2013-0288-A

(Pc-4)