

IN RE: PETITION FOR ADMIN. VARIANCE *
(311 Oak Forest Avenue)
1st Election District *
1st Council District *
Kelly S. and Carl D. Broschious, Jr. *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0313-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, Kelly S. and Carl D. Broschious, Jr. The Petitioners are requesting Variance relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit 2 additions with street side setbacks of 22 ft. and 24 ft. in lieu of the required 40 ft., and (2) To permit the sum of both sides to be 32 ft. and 34 ft. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 28, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-17-13

By DW

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.

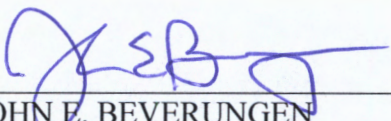
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of July, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit 2 additions with street side setbacks of 22 ft. and 24 ft. in lieu of the required 40 ft., and (2) To permit the sum of both sides to be 32 ft. and 34 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-17-13

2

By [Signature]



KEVIN KAMENETZ
County Executive

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

July 17, 2013

Carl D. Broschious, Jr.
Kelly S. Broschious
311 Oak Forest Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 2013-0313-A
Property: 311 Oak Forest Avenue

Dear Mr. and Mrs. Broschious:

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", with a stylized flourish at the end.

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 311 Oak Forest Avenue which is presently zoned DR-2

Deed Reference 2122/00694 10 Digit Tax Account # 0112590140

Property Owner(s) Printed Name(s) Carl and Kelly Broscions

(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)

BCZR: 1B02.3.C.1 → To permit 2 additions with street side setbacks of 22 feet and 24 feet in lieu of the required 40 feet, and to permit the sum of both sides to be 32 feet and 34 feet in lieu of the required 40 feet.

of the zoning requi

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 _____ 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 2013-0313-A

Filing Date 6/21/13

Estimated Posting Date 6/30/15

Reviewer JS

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: 311 Oak Forest Ave Catonsville MD 21228
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)

Kelly Broschious has a progressive eye disease, retinitis pigmentosa, which slowly diminishes her sight. She can no longer drive because of her worsening condition. We are hoping to add on to the first floor of our house and change the location of our laundry room so Kelly can live mostly on a single floor and function with greater safety as a completely blind person. Thank you for your consideration.

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

Carl D Broschious Jr
Signature of Affiant
Carl D Broschious Jr
Name- Print or Type

Kelly S Broschious
Signature of Affiant
Kelly S. Broschious
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Carl D. Broschious, Jr. & Kelly S. Broschious
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

SEAN S. WRAY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires May 15, 2014

[Signature]
Notary Public

05/15/2014
My Commission Expires

Property Description for 311 Oak Forest Ave

Northeast corner of the intersection of Oak Forest Ave (22 feet wide) and Tredegar Ave (20 feet wide).

Being Lot #'s 151, 152, 153 in the subdivision of Oak Forest Park, containing 11,250 square feet. Located in the 1st Election District and the 1st Councilmatic District.

2013-0313-1

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: 2013-0313-A

Petitioner: BROSCIOUS

Address or Location: 311 OAK FOREST AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CARL + KELLY BROSCIOUS

Address: 311 OAK FOREST AVE
CATONSVILLE, MD 21228

Telephone Number: 410-744-6982

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

No. **099650**

Date: **6/21/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
 6/24/2013 6/21/2013 11:29:21 2

REC #002 WALKIN JEVA JEE
 >> RECEIPT # 029713 6/21/2013 OFLN

Rep. 5 528 ZENING VERIFICATION
 CR NO. 099650

Receipt Tot \$75.00
 \$75.00 CR 9.00 CA
 Baltimore County, Maryland

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

Total: **\$ 75.00**

Rec From: **BRUSCIOS**

For: **2013-0313-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

July 1, 2013

Re:

Case Number: 2013- 0313-A
Petitioner / Owner: Broschious
Date of Closing: July 15, 2013

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

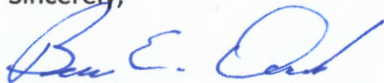
Attention: Kristen Lewis

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 **311 Oak Forest Avenue**.

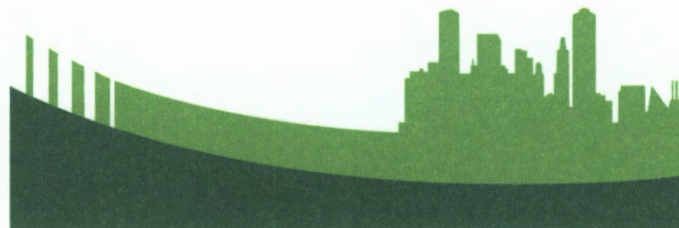
The sign(s) were posted on **June 28, 2013**.

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

ADMINISTRATIVE VARIANCE
CASE NO. 2013-0313-A

**REQUEST: VARIANCE TO PERMIT TWO ADDITIONS
WITH STREET SIDE SETBACKS OF 22 FEET AND 24
FEET IN LIEU OF THE REQUIRED 40 FEET, AND TO
PERMIT THE SUM OF BOTH SIDES TO BE 32 FEET
AND 34 FEET IN LIEU OF THE REQUIRED 40 FEET.**

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 July 15, 2013.**

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0313-A

REQUEST: VARIANCE TO PERMIT TWO ADDITIONS WITH STREET SIDE SETBACKS OF 22 FEET AND 24 FEET IN LIEU OF THE REQUIRED 40 FEET, AND TO PERMIT THE SUM OF BOTH SIDES TO BE 32 FEET AND 34 FEET IN LIEU OF THE REQUIRED 40 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 28-127(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 July 15, 2013.

MEMORANDUM

DATE: August 20, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0313-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 16, 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 Comment7-3

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 _____)

7-2

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: 6-28-13by Dook

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

See ltr. from doctor

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0313 -A Address 311 OAK FOREST AVE
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/21/13 Posting Date: 6/30/13 Closing Date: 7/15/13

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- 0313 -A Address 311 OAK FOREST AVE
Petitioner's Name BRASCIOS Telephone 410-744-6982
Posting Date: 6/30/13 Closing Date: 7/15/13
Wording for Sign: To Permit 2 ADDITIONS WITH STREET SIDE SETBACKS OF 22 FEET
AND 24 FEET IN LIEU OF THE REQUIRED 40 FEET, AND TO PERMIT THE
SUM OF BOTH SIDES TO BE 32 FEET AND 34 IN LIEU OF THE REQUIRED
40 FEET.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 3, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 08, 2013
Item Nos. 2013- 0313, 0314, 0315, 0316, 0317, 0318 and 0319.

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/2/13

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

RE: Baltimore County
Item No 2013-0313-A
Administrative Variance
Carl D. & Kelly S. Broschious
311 Oak Forest 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. 2013-0313-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 'Steven D. Foster', is written over a horizontal line.

Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

July 16, 2013

Carl D. & Kelly S. Broschius
311 Oak Forest Avenue
Catonsville MD 21228

RE: Case Number: 2013-0313 A, Address: 311 Oak Forest Avenue

Dear Mr. & Ms. Broschius:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel



THE WILMER OPHTHALMOLOGICAL INSTITUTE
THE JOHNS HOPKINS UNIVERSITY SCHOOL OF MEDICINE
THE JOHNS HOPKINS HOSPITAL

Daniel Finkelstein, M.D.
Professor of Ophthalmology
The Bioethics Institute

219 Maumenee Building
600 N. Wolfe Street
Baltimore, Maryland 21287-922
Department Office & Patient Appointment
(410)955-3429 * Fax (410)955-086
email:df@jhmi.edu

November 25, 2002

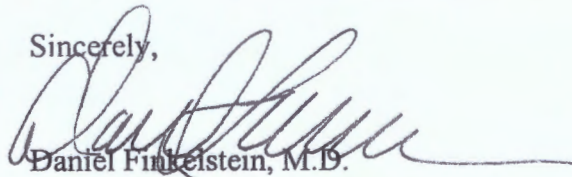
Mrs. Kelly Broschius
403 North Main Street
Shrewsbury, PA 17361

Dear Mrs. Broschius:

You have been seen at the Retinitis Pigmentosa Center of the Wilmer Eye Institute and found to have visual fields centrally constricted to less than 20 degrees in each eye, classifying you as legally blind.

Please don't hesitate to contact me if I can provide any further information in this regard.

Sincerely,



Daniel Finkelstein, M.D.

enclosure - Goldmann visual fields

2013-0313-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 - 01 Account Number - 0112590140

Owner Information

Owner Name: BROSCIOUS CARL D JR
BROSCIOUS KELLY S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 311 OAK FOREST AVENUE
BALTIMORE MD 21228
Deed Reference: 1) /21122/ 00694
2)

Location & Structure Information

Premises Address 311 OAK FOREST AVE
0-0000
Legal Description LTS 151,152,153
311 OAK FOREST AVE
OAK FOREST PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0018	0394		0000			151	1	
									Plat Ref: 0005/ 0090

Town NONE
Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	1,557 SF	11,250 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	170,300	128,300		
Improvements:	231,100	236,600		
Total:	401,400	364,900	401,400	364,900
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
LODEN GEORGE B	12/14/2004	\$466,000
Type: ARMS LENGTH IMPROVED	Deed 1: /21122/ 00694	Deed 2:
Seller: SHULTZ JOSEPH M	Date: 12/02/1948	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed 1: /00000/ 00000	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:

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 11/20/2012



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

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

District - 01 Account Number - 0112590140



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

M. Bowler, 309 Oak Forest Ave



312 Montrose C. Reiter



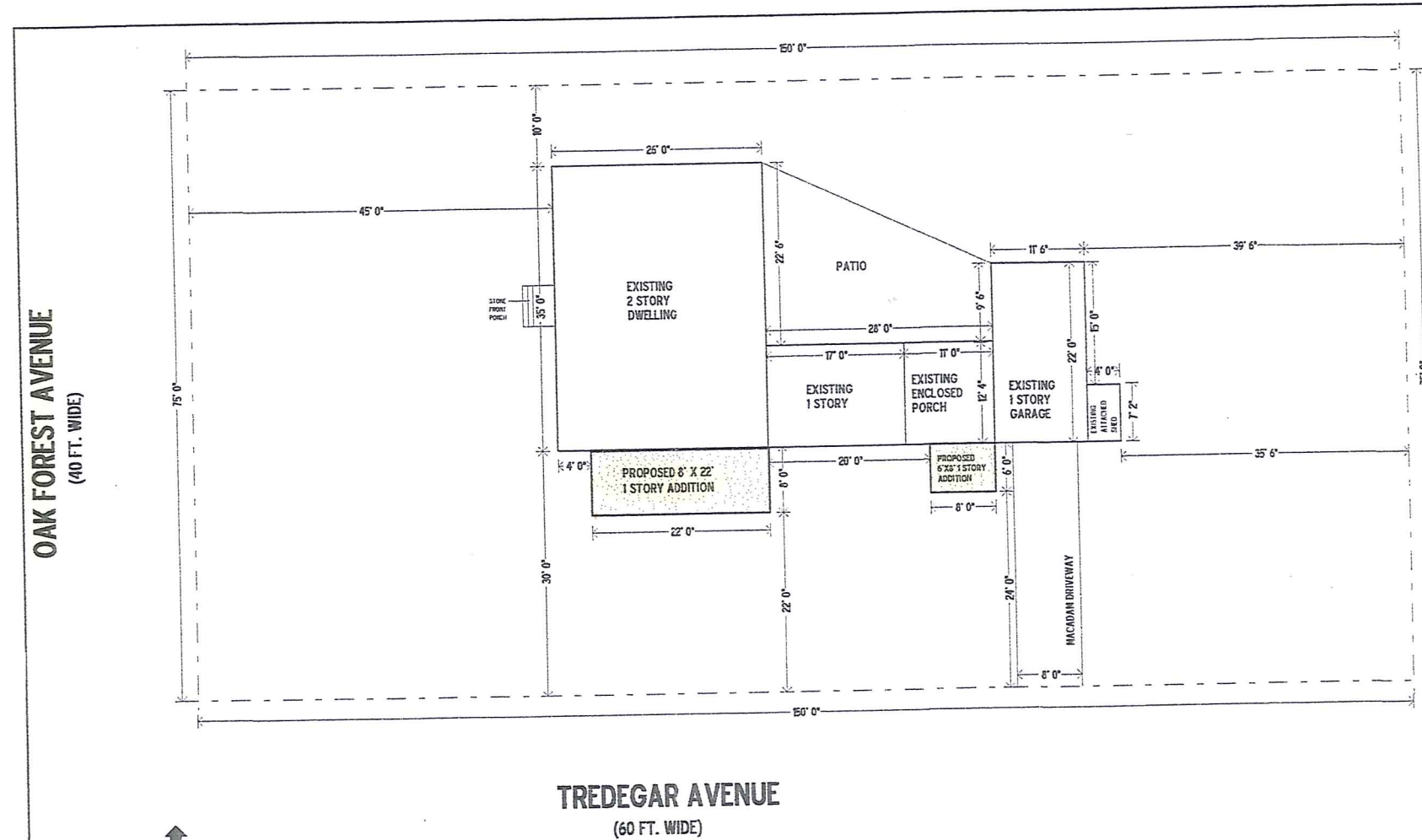
SITE VICINITY MAP

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

ADDRESS 311 Oak Forest Ave OWNER(S) NAME(S) Carl & Kelly Broscius

SUBDIVISION NAME Oak Forest LOT # 151 BLOCK # _____ SECTION # _____

PLAT BOOK # 5 FOLIO # 90-91 10 DIGIT TAX # 0112590140 DEED REF. # 21122/00694



311 OAK FOREST AVE	SITE PLAN	SCALE: 1:20
	OWNERS: CARL AND KELLY BROSCIOUS	JUNE 2013



PLAN DRAWN BY John Bolster DATE June 2013 SCALE: 1 INCH = 20 FEET

N



MAP IS NOT TO SCALE

ZONING MAP# 100C3

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE 0.258

OR SQUARE FEET 11,250

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:

2013-0313-A

Pet. Exp 1