

IN RE: PETITION FOR ADMIN. VARIANCE *
(1723 Magnolia Avenue)
13th Election District *
1st Councilmanic District *
Benjamin C. Sweet *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0007-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, Benjamin C. Sweet. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed addition for a house located on a corner lot requiring double frontage setbacks, to have a side yard setback of 32' and a rear yard setback of 28' in lieu of the required 40' each; and (2) To permit an open projection (porch/deck) to have a side yard setback of 26' in lieu of the required 30'. 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. A ZAC comment was received by the Department of Planning (DOP) on July 29, 2013, indicating that this property is a contributing structure in the Relay County Historic District, and was reviewed by the Baltimore County Landmarks Preservation Commission at their July 11, 2013 meeting and received a Certificate of Appropriateness. Therefore, DOP staff supports this administrative variance request.

ORDER RECEIVED FOR FILING

Date 8-13-13

By [Signature]

It is also to be noted that a letter of support was located in the case file from Gary E. Stevens, an adjacent neighbor at 4946 Hazel Avenue, indicating he had no problem or complaint with the Petitioner's desire to make a change to his residence.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 16, 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 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 13th day of August, 2013, that a Variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed addition for a house located on a corner lot requiring double frontage setbacks, to have a side yard setback of 32' and a rear yard setback of 28' in lieu of the required 40' each; and (2) To permit an open projection (porch/deck) to have a side yard setback of 26' in lieu of the required 30', be and is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

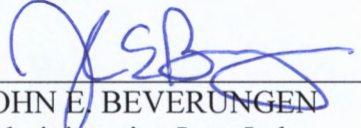
Date 8-13-13

By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 8-13-13

By PW



KEVIN KAMENETZ
County Executive

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

August 13, 2013

Benjamin C. Sweet
1723 Magnolia Avenue
Relay, Maryland 21227

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1723 Magnolia Avenue)
Case No. 2014-0007-A

Dear Mr. Sweet:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

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 1723 Magnolia Ave, Relay, MD 21227 which is presently zoned DR-2

Deed Reference 19518 / 00489 10 Digit Tax Account # 1 3 2 3 1 5 3 4 0 0

Property Owner(s) Printed Name(s) Benjamin C. Sweet

(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)

SEE
Attached

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:

Benjamin C. Sweet

Name #1 – Type or Print

Name #2 – Type or Print

Benjamin C. Sweet

Signature #1

Signature #2

1723 Magnolia Ave. Relay, MD

Mailing Address

City

State

21227 / (410)242-3894 / benjamin.sweet@verizon.net

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 2014-0007-A Filing Date 7/9/13 Estimated Posting Date 7/21/13 Reviewer G. H

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: 1723 Magnolia Avenue Relay, Maryland 21227
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)

My wife Lynda and I live in a small Victorian built in 1910 in the historic town of Relay, Maryland. Our small living room is the only family gathering area in our house and is 10'x13' wide. Since we have indoor space limitations we are often excluded from holding family parties and holiday events. My wife and I are planning on having a baby soon and raise a family together and would like to stay in our current house and are requesting an Administrative Variance. It has lots of fond memories, and I have worked very diligently to restore the house to its original appearance and condition. We have been working with Ms. Vicki Nevy and Karin Brown with the Baltimore County Landmarks Preservation Commission to get approval on an 18'x26' addition to the rear of our home and have submitted the required documents. This would give us a nice family room to allow adequate space for a growing family. We had several County Commissioners visit our home on June 6th and we have made adjustments to decrease the proposed addition from their suggestions. It is going to be on their July 11th meeting agenda.

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

Benjamin C. Sweet
Signature of Affiant

Benjamin C. Sweet
Name- Print or Type

Lynda M. Sweet
Signature of Affiant

Lynda M. Sweet
Name- Print or Type

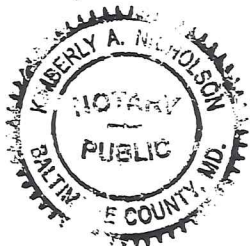
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of June, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Benjamin C. Sweet + Lynda M. Sweet
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



Kimberly A. Nicholson
Notary Public

3/18/17
My Commission Expires

Sections 1B02.3.C.1 and 301.1 - to permit a proposed addition, for a house located on a corner lot requiring double frontage setbacks, to have a side yard setback of 32 feet and a rear yard setback of 28 feet in lieu of the required 40 feet each; and to permit an open projection (porch/deck) to have a side yard setback of 26 feet in lieu of the required 30 feet.

**ZONING PROPERTY DESCRIPTION FOR 1723 MAGNOLIA AVENUE
RELAY, MARYLAND 21227**

PART A

Property is a corner lot. Beginning at a point on the east side of Magnolia Avenue which is 50 feet of right-of-way width wide at the distance of 25 feet east of the centerline of the nearest improved intersecting street Hazel which is 40 feet of right-of-way width wide. Distance of right-of-way from the centerline of Hazel to the property line is 20 feet.

PART B OPTION 2

Being Part of Lots 87 and 88, in the subdivision of Cedar Heights as recorded in Baltimore County Plat Book JWS #1, Folio #62, containing 9,975.00 Square Feet. Located in the 13th Election District and 1st Council District.

2014-0007-A

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 17, 2013

Re:

Case Number: 2014- 0007-A

Petitioner / Developer: Benjamin Sweet

Date of Closing: August 5, 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 **1723 Magnolia Avenue**.

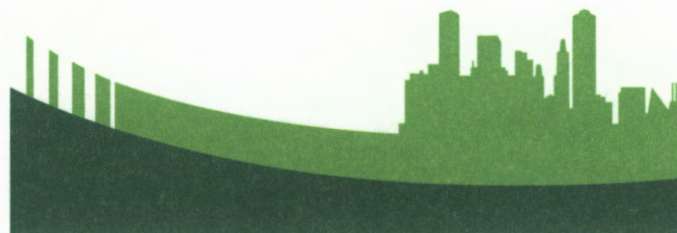
The sign(s) were posted on **July 16, 2013**.

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. 2014-0007-A

REQUEST: TO PERMIT A PROPOSED ADDITION FOR A HOUSE LOCATED ON A CORNER LOT REQUIRING DOUBLE FRONTAGE SETBACKS TO HAVE A SIDE YARD SETBACK OF 32 FEET AND A REAR YARD SETBACK OF 28 FEET IN LIEU OF THE REQUIRED 40 FEET RESPECTIVELY; AND TO PERMIT AN OPEN PROJECTION (PORCH) TO HAVE A SIDE YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 30 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 August 5, 2013.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2014-0007-A

REQUEST: TO PERMIT A PROPOSED ADDITION FOR A HOUSE LOCATED ON A CORNER LOT REQUIRING DOUBLE FRONTAGE SETBACKS TO HAVE A SIDE YARD SETBACK OF 32 FEET AND A REAR YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 40 FEET RESPECTIVELY, AND TO PERMIT AN OPEN PROJECTION (PORCH) TO HAVE A SIDE YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 30 FEET.

PUBLIC HEARING?

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

M E M O R A N D U M

DATE: September 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0007-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
<u>7-29</u>	PLANNING (if not received, date e-mail sent _____)	<u>C - Supports</u>
<u>7-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>7-8</u>	<u>ADJACENT</u> PROPERTY OWNERS	<u>Supports</u> <u>Dany Stevens</u> <u>4946 Hazel Ave.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-16</u> by <u>Joak</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013 0007 -AAddress 1723 Magnolia AveContact Person: Gary Hucik
Planner Please Print Your Name

Phone Number: 410-887-3391

Posting Date: 7/9/13Posting Date: 7/21/13 Closing Date: 8/5/13

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 0007 -AAddress 1723 Magnolia AvePetitioner's Name Benjamin SweetTelephone 410-242-3894Posting Date: 7/21/13Closing Date: 8/5/13

Wording for Sign: To Permit a proposed addition for a house located on a corner lot requiring double frontage setbacks to have a side yard set back of 32 feet and a rear yard set back 28 feet in lieu of the required 40 feet respectively, and to permit an open projection (porch) to have a side yard set back of 26 feet in lieu of the required 30 feet



KEVIN KAMENETZ
County Executive

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

August 6, 2013

Benjamin C. Sweet
1723 Magnolia Avenue
Relay MD 21227

RE: Case Number: 2014-0007 A, Address: 1723 Magnolia Avenue

Dear Mr. Sweet:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 9, 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



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

Date: 7-16-13

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

RE: Baltimore County
Item No 2014-0007-A
Administrative Variance
Benjamin C. Sweet
1723 Magnolia 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. 2014-0007-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2013

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2013
Item Nos. 2013- 0306, 0320, 2014-0001,0002,
0003,0005,0006,0007,0008 and 0009.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN
Cc: file

7/21/13
to act
y

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 19, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1723 Magnolia Avenue

INFORMATION:

Item Number: 14-007

Petitioner: Benjamin C. Sweet

Zoning: DR 2

Requested Action: Administrative Variance



SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan to permit a proposed addition for a house located on a corner lot requiring double frontage setbacks, to have a side yard setback of 32 feet and a rear yard setback of 28 feet in lieu of the required 40 feet each, and to permit an open projection (porch/deck) to have a side yard setback of 26 feet in lieu of the required 30 feet.

This property is a contributing structure in the Relay County Historic District. The applicant proposes to construct an addition to the principal structure and to replace two sheds in the rear yard with one shed.

The matter was reviewed by the Baltimore County Landmarks Preservation Commission at their July 11, 2013 meeting and received a Certificate of Appropriateness. Department of Planning staff supports this administrative variance request.

For further information concerning the matters stated here in, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____

Division Chief: _____

AVA/LL:cjm

0 AV 8-5-13

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 06 2013



OFFICE OF ADMINISTRATIVE HEARINGS

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: August 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0007-A
Address 1723 Magnolia Avenue
(Sweet Property)

Zoning Advisory Committee Meeting of July 15, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

TO WHOM IT MAY CONCERN,

THE SWEETS, WHO RESIDE ON
MAGNOLIA AVENUE, HAVE MADE ME
AWARE OF THEIR PLANS TO ADD
ON ADDITION TO THEIR HOUSE.

THE ADDITION WILL BE ADDED
TO THE REAR OF THEIR HOUSE WHICH
IS ADJACENT TO MY PROPERTY AT
4946 HAZEL AVENUE.

I HAVE NO PROBLEM OR COMPLAINT
AS TO THEIR DESIRE TO MAKE THIS
CHANGE TO THEIR RESIDENCE.

Carol E. Stevens 7-08-13

RESIDENT
4946 HAZEL AVENUE

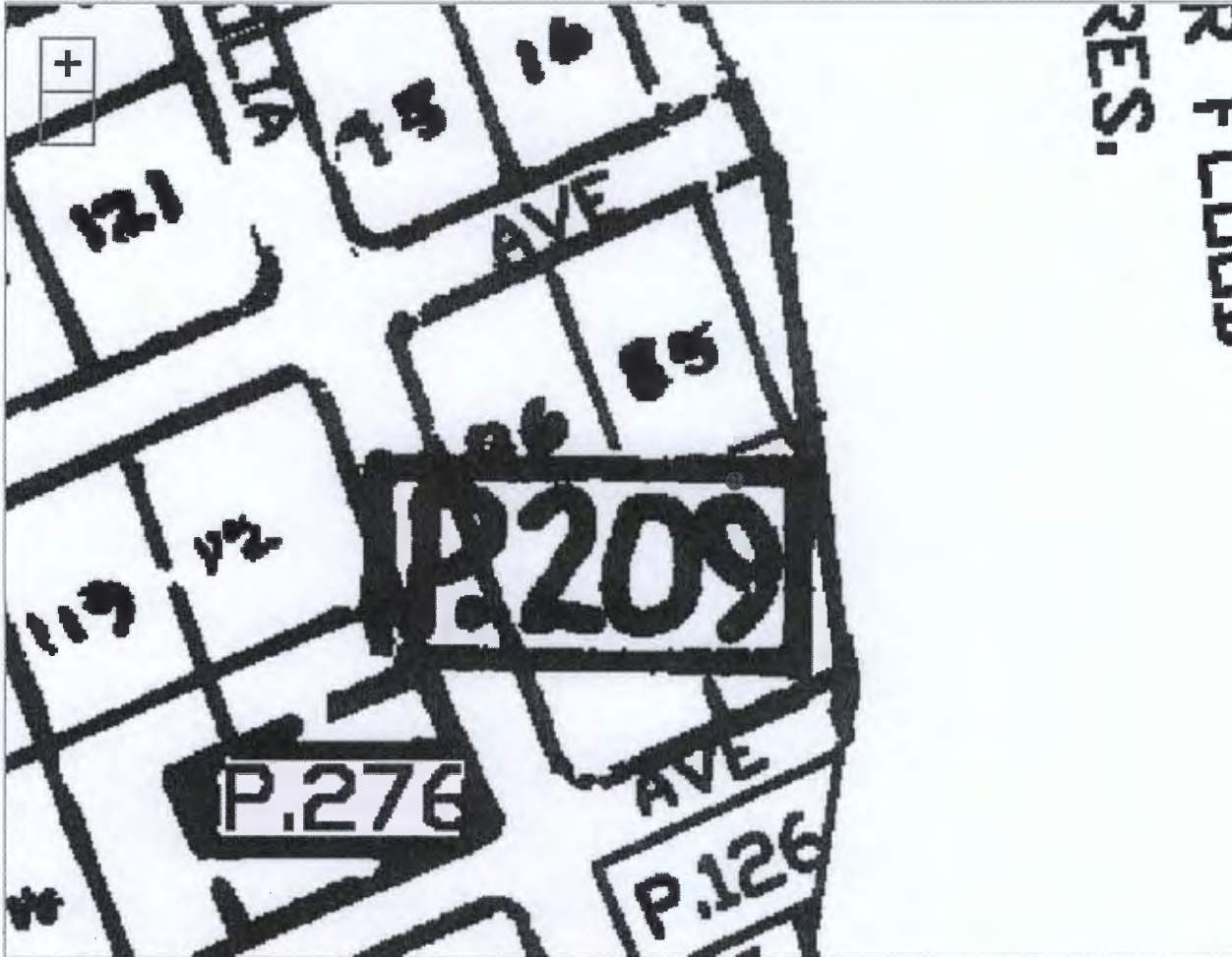
Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 13 Account Number - 1307290400		
Owner Information		
Owner Name:	STEVENS GARY E STEVENS BEVERLY J	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4946 HAZEL AV BALTIMORE MD 21227	Deed Reference: 1) /07210/ 00028 2)
Location & Structure Information		
Premises Address:	4946 HAZEL AVE 0-0000	Legal Description: PT LT 88 CEDAR HEIGHTS
Map: 0108	Grid: 0017	Parcel: 0127
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref: 0001/ 0062	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	1,950 SF	9,900 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	113,900	85,900
Improvements	160,500	148,100
Total:	274,400	234,000
Preferential Land:	0	274,400
		234,000
		0
Transfer Information		
Seller: GIBSON DOROTHY E	Date: 06/12/1986	Price: \$79,900
Type: ARMS LENGTH IMPROVED	Deed1: /07210/ 00028	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
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 05/22/2012		

Baltimore County

[New Search](#)District: **13** Account Number: **1307290400**

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.



☐ Loading... Please Wait. Loading... Please Wait.

->

Real Property Data Search (w3)

Search Help

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 13 Account Number - 1323153400		
Owner Information		
Owner Name:	SWEET BENJAMIN C	Use: RESIDENTIAL
Mailing Address:	1723 MAGNOLIA AVE BALTIMORE MD 21227-4936	Principal Residence: YES Deed Reference: 1) /19518/ 00489 2)
Location & Structure Information		
Premises Address:	1723 MAGNOLIA AVE 0-0000	Legal Description: PT LT 87,88 1723 MAGNOLIA AVE CEDAR HEIGHTS
Map: 0108	Grid: 0017	Parcel: 0127
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 2013	Assessment Year:
Plat No:	Plat Ref: 0001/ 0062	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1910	1,392 SF	
Property Land Area	County Use	
9,975 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
ASBESTOS SHINGLE	1 full	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2012
Land:	113,900	85,900
Improvements	97,900	88,600
Total:	211,800	174,500
Preferential Land:	0	0
Transfer Information		
Seller: WEST BERTHA L	Date: 01/30/2004	Price: \$180,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19518/ 00489	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
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 02/15/2012		

Baltimore County

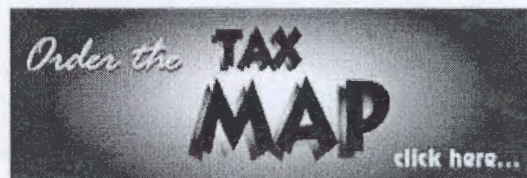
[New Search](#)District: **13** Account Number: **1323153400**

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.

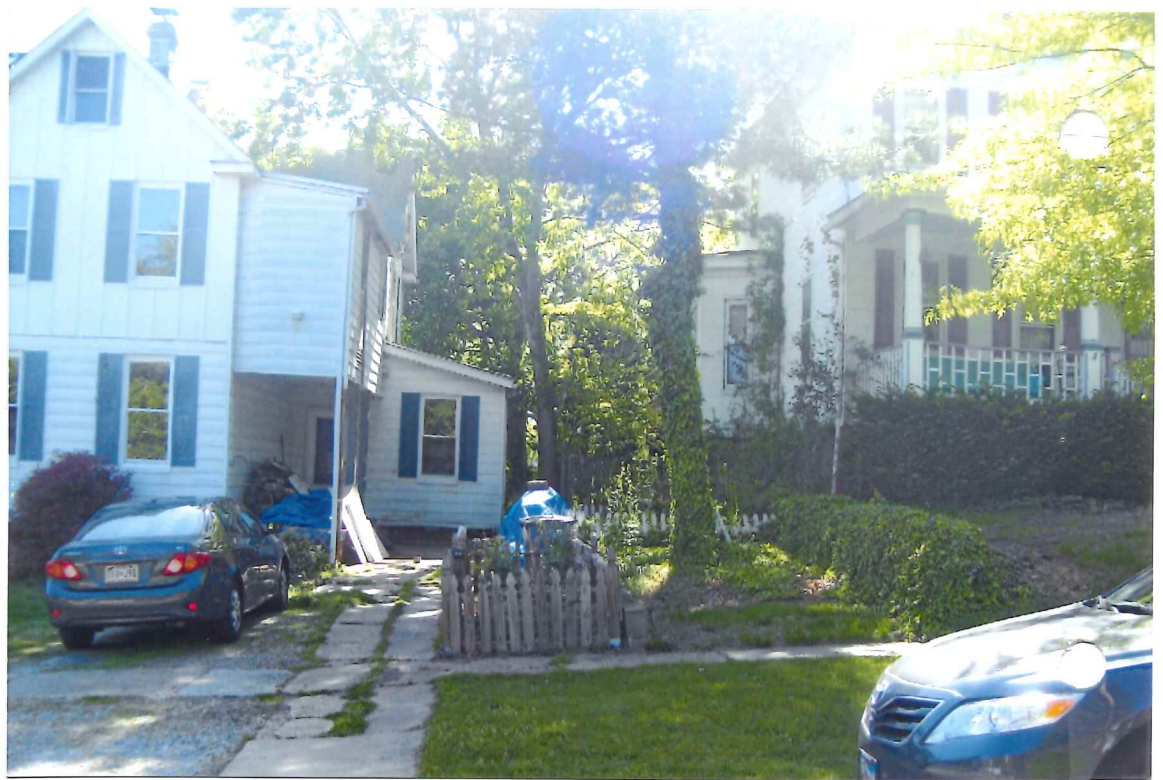
Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml.

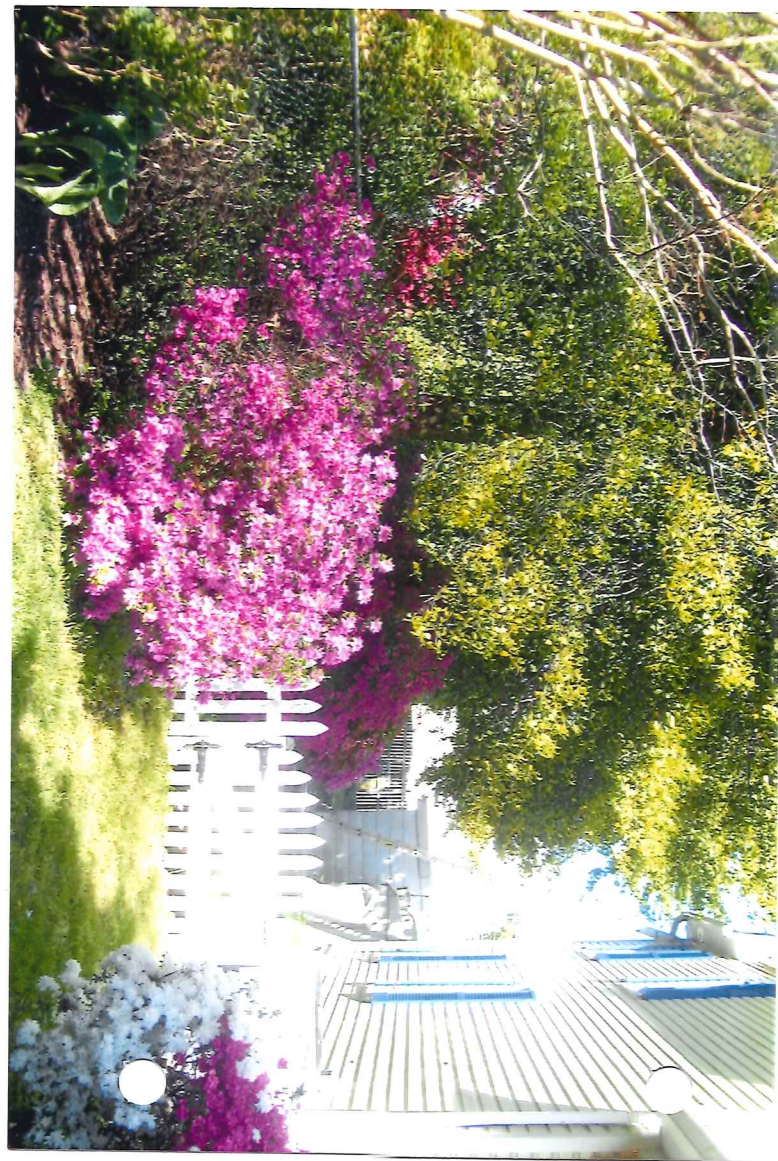
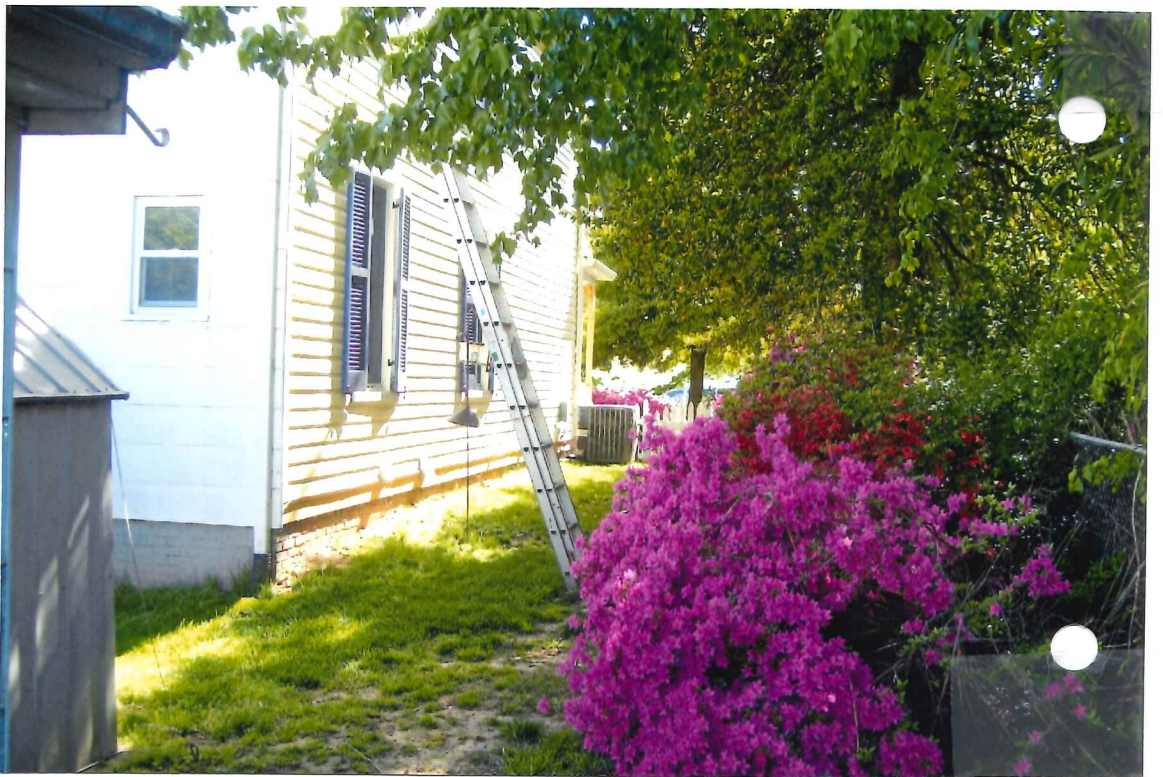


 Loading... Please Wait. Loading... Please Wait.

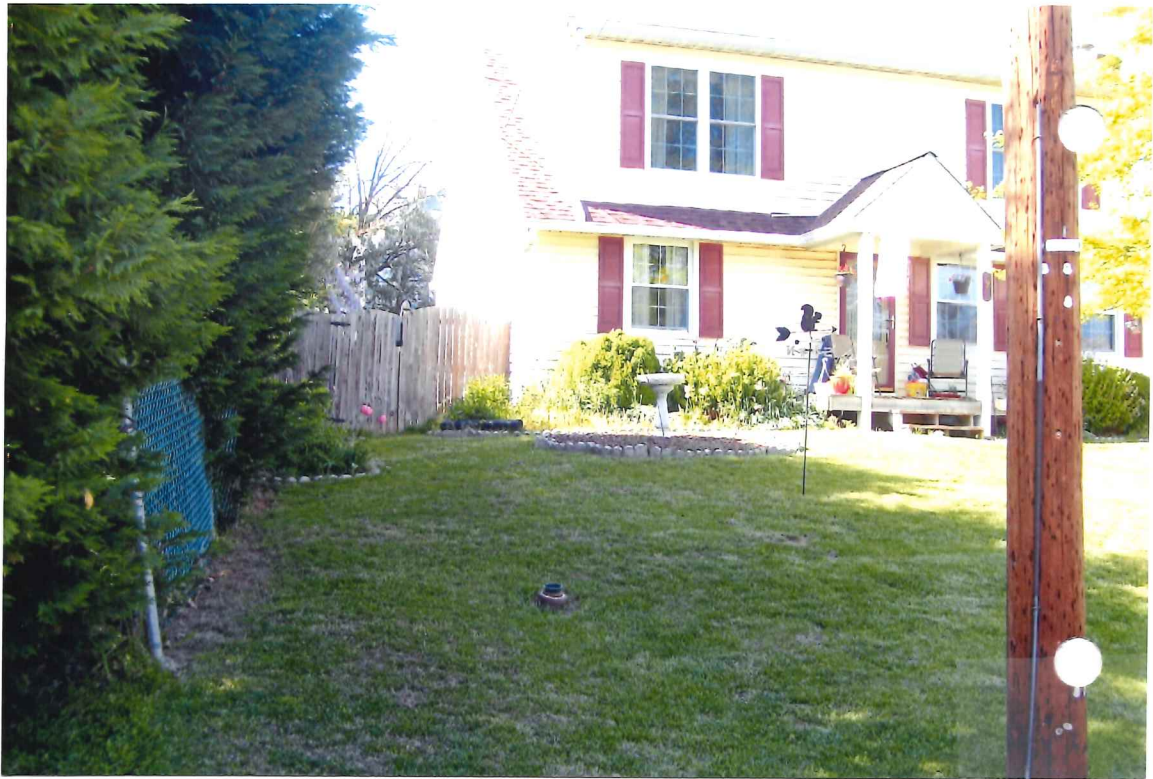
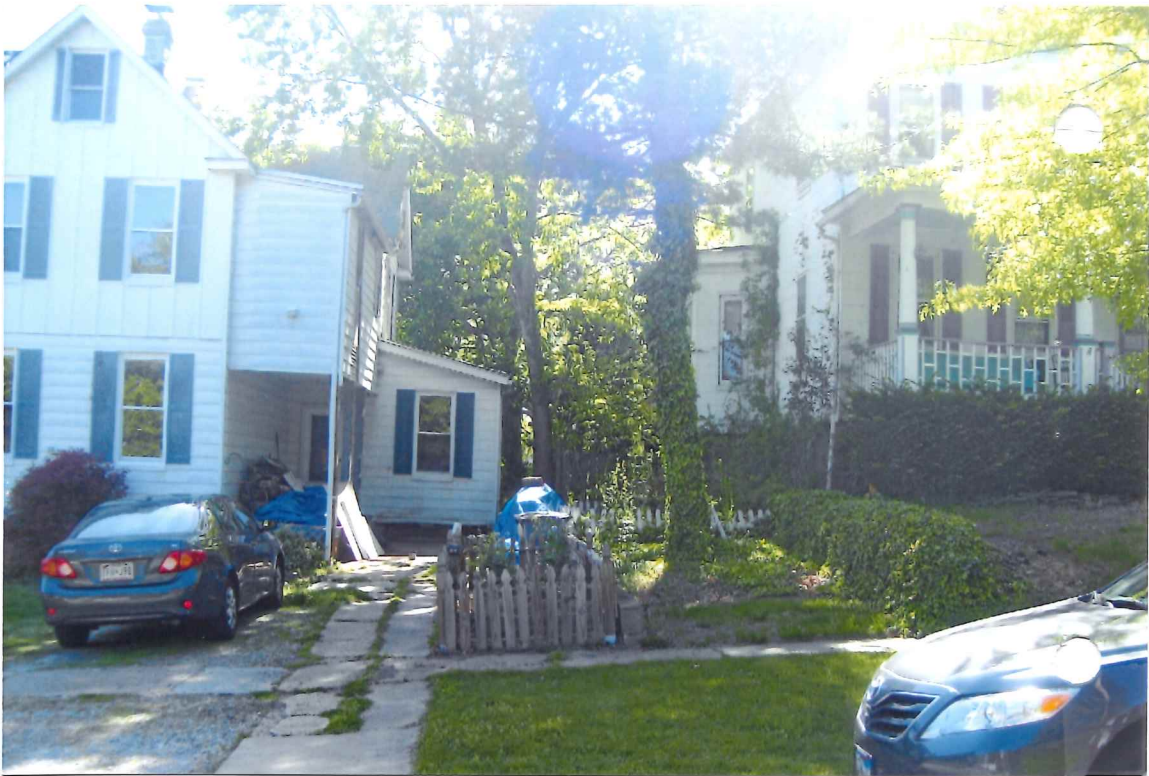
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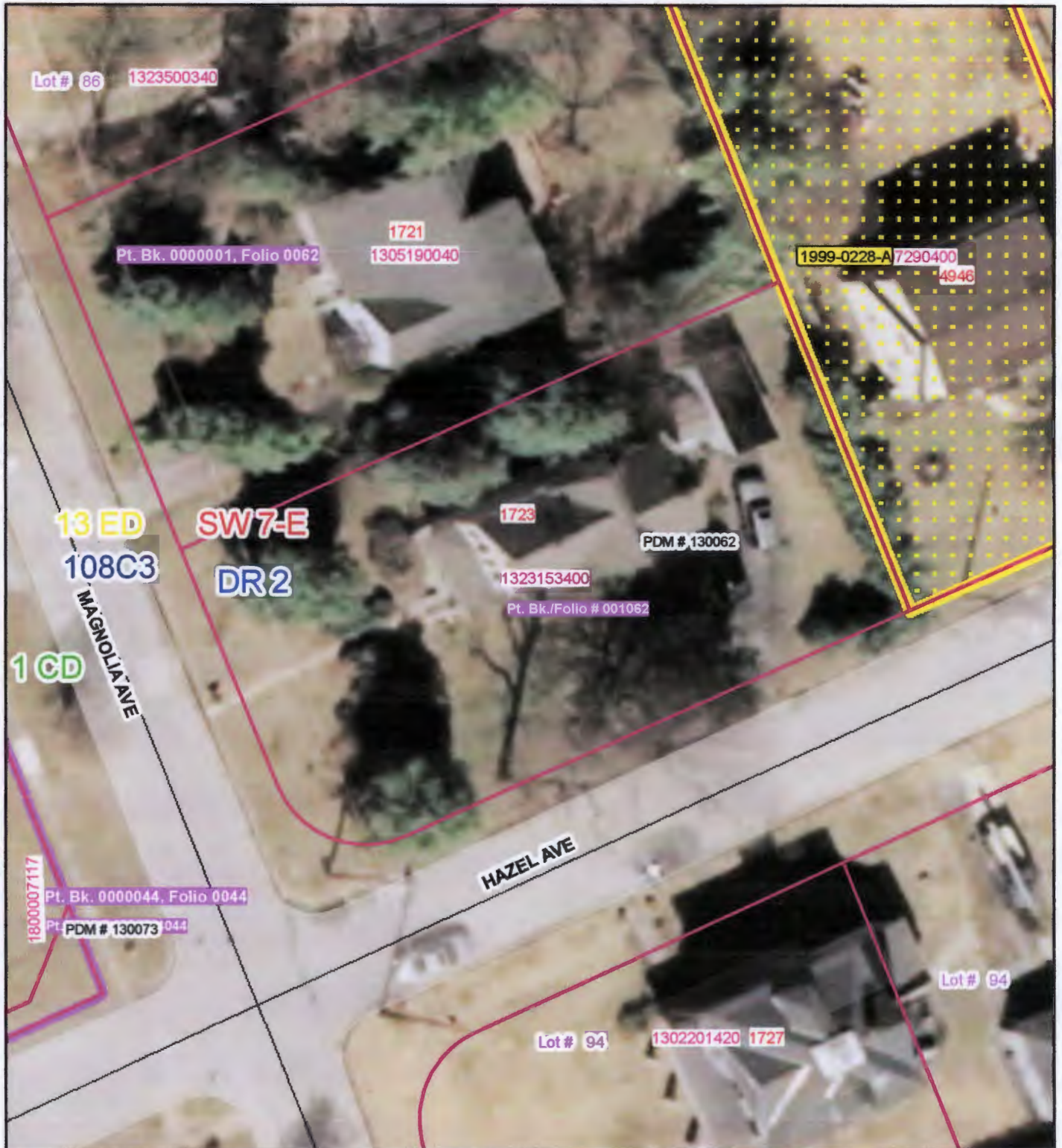








1723 Magnolia Avenue



Publication Date: 7/1/2013



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

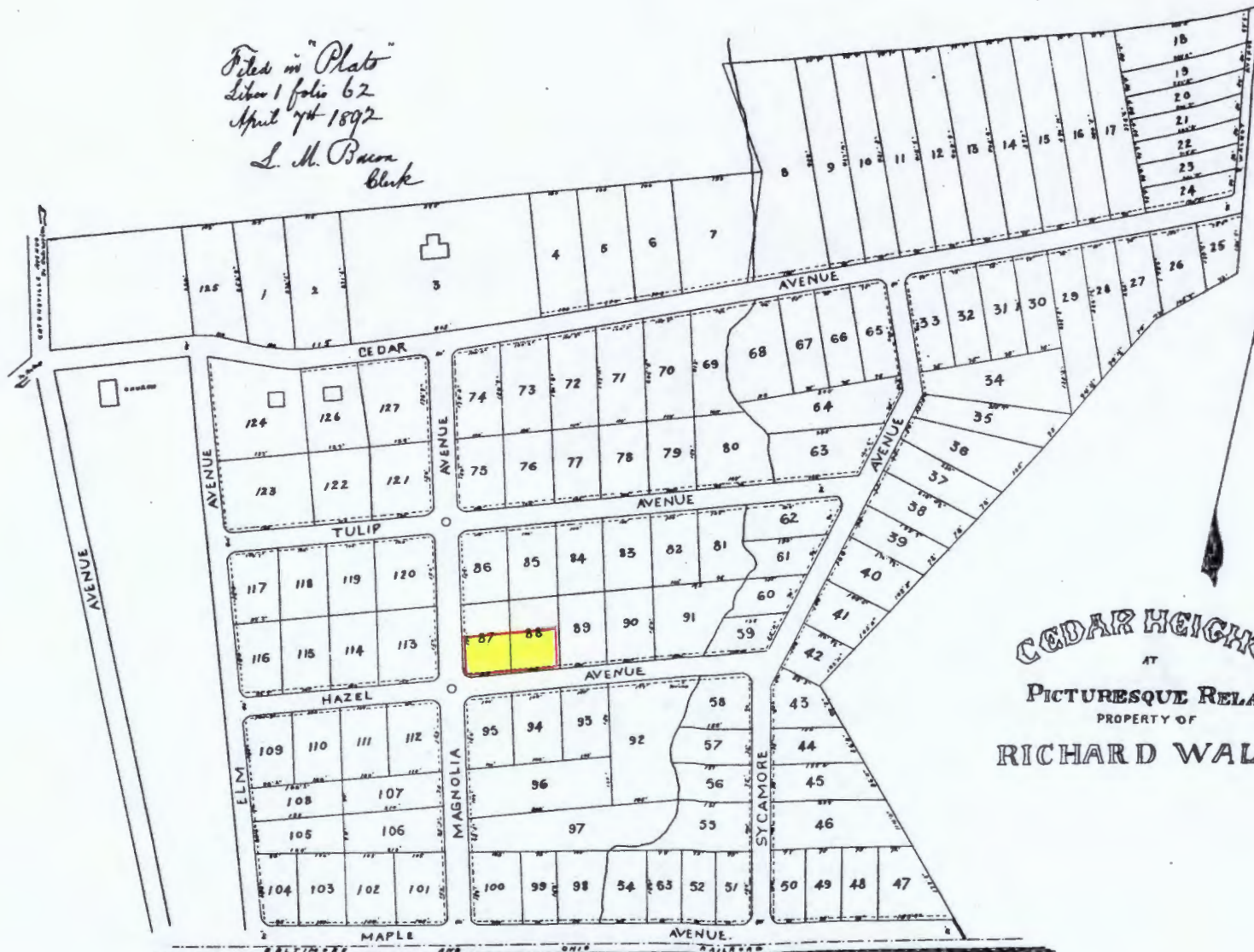


0 5 10 20 30 40
Feet

1 inch = 30 feet

2014-0007-A

Filed in "Plats"
 Liber 1 folio 62
 April 7th 1892
 L. M. Bacon
 Clerk

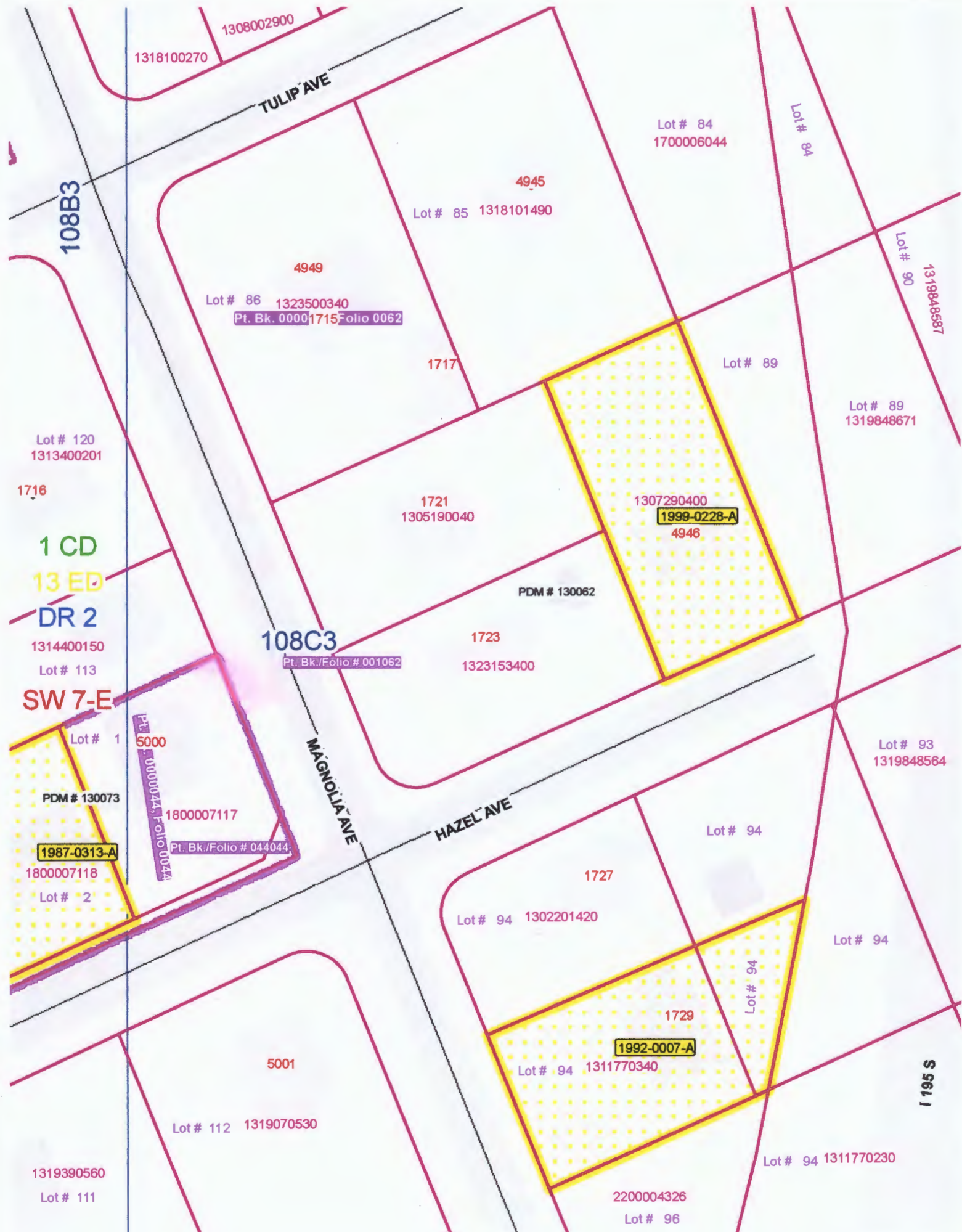


CEDAR HEIGHTS
 AT
 PICTURESQUE RELAY
 PROPERTY OF
 RICHARD WALZL

W. H. Skyring
 Surveyor, 1890

THIS PHOTO TAKEN FROM THE
 RECORDS OF THE CIRCUIT
 COURT FOR BALTIMORE
 COUNTY IS FOR OFFICIAL
 USE ONLY AND NOT TO BE
 DUPLICATED FOR SALE OR
 GIFT.

2014-0007-4



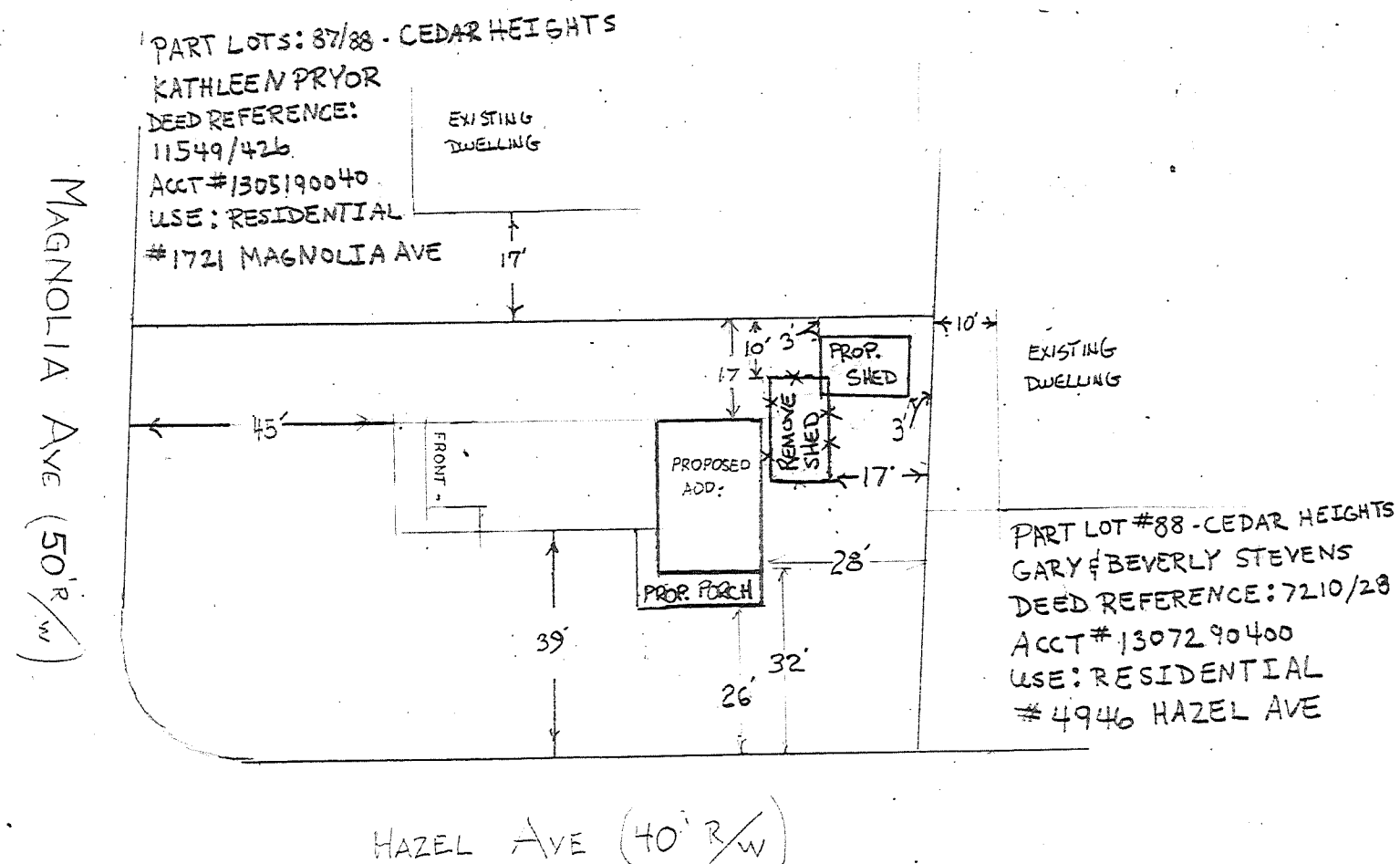
2014-0007-A

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

ADDRESS 1723 Magnolia Avenue Relay, MD 21227 OWNER(S) NAME(S) Benjamin & Lynda Sweet

SUBDIVISION NAME Cedar Heights LOT # 87+88 BLOCK # N/A SECTION # N/A

PLAT BOOK # 1 FOLIO # 62 10 DIGIT TAX # 1323153400 DEED REF. # 19518/00489

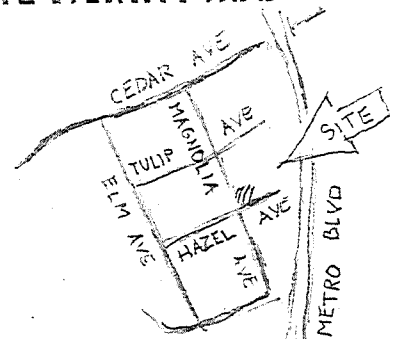


PLAN DRAWN BY OWNER

DATE JULY 2, 2013 SCALE: 1 INCH = 30 FEET

2014-0007-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 108C3

SITE ZONED DR-2

ELECTION DISTRICT 13

COUNCIL DISTRICT 1st

LOT AREA ACREAGE _____

OR SQUARE FEET 9,975 S.F.

HISTORIC? YES

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:

Pet. Ex. 1