

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 9th Election District *
 5th Councilmanic District * OFFICE OF
(1312 Regester Avenue) *
 Thomas J. Stone & Corinna McShane * ADMINISTRATIVE HEARINGS
 Petitioners * FOR BALTIMORE COUNTY
 * **Case No. 2014-0018-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Thomas J. Stone & Corinna McShane, for property located at 1312 Regester Avenue. The variance request is from Section 301.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit a proposed deck with steps (open projection) with a side yard setback of 2' in lieu of the minimum required 7.5'. The subject property and requested relief are more particularly described on Petitioners’ Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief. However, it is to be noted that a letter of support was contained in the file from an adjacent neighbor, Pamela J. Boskind (1310 Regester Avenue), who indicated she had no objections.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 4, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

ORDER RECEIVED FOR FILING

Date 8-26-13

By pw

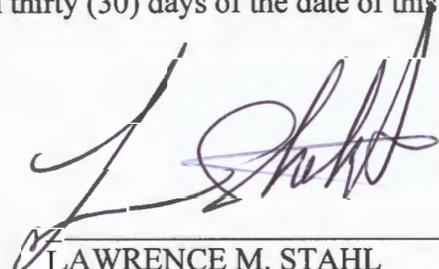
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements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

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 26th day of August, 2013 that a Variance from Section 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed deck with steps (open projection) with a side yard setback of 2' in lieu of the minimum required 7.5', be and is hereby GRANTED, 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, the 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.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 8-26-13

2

By [Signature]



KEVIN KAMENETZ
County Executive

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

August 26, 2013

Thomas J. Stone
Corinna McShane
1312 Regester Avenue
Idlewylde, Maryland 21239

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(1312 Regester Avenue)
Case No. 2014-0018-A

Dear Mr. Stone and Ms. McShane:

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 "L. Stahl", is written over the typed name and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS: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 1312 Regester Ave Idlewylde which is presently zoned DRS.S

Deed Reference 27097/00604 2039 Digit Tax Account # 0913551270

Property Owner(s) Printed Name(s) Corinna McShane Stone & Thomas Stone

(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) 301.1, BC2R, to permit a proposed deck with steps (open projection) with a side yard setback of 2 feet in lieu of the minimum required $7\frac{1}{2}$ feet.

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:

X
Name _____
Signature _____
Mailing Address _____
City _____ State _____
Zip Code _____ Telephone # _____ Email Address: L _____

Legal Owners:

Corinna McShane Stone Thomas Stone
Name #1 - Type or Print Name #2 - Type or Print
Corinna McShane Stone [Signature]
Signature #1 Signature #2
1312 Regester Ave Idlewylde MD
Mailing Address City State
21239 410-825-2917 reenie79@hotmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
Name: Type or Print
Signature _____
ORDER RECEIVED FOR FILING
8-26-13
Mailing Address _____ City _____ State _____
Date _____
Zip Code _____ Telephone # _____ Email Address _____
By _____

Representative to be contacted:

Corinna Stone
Name: Type or Print
Corinna Stone
Signature
1312 Regester Ave Idlewylde MD
Mailing Address City State
21239 410-825-2917 reenie79@hotmail.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 _____ 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 2014-0018-A Filing Date 7/25/13 Estimated Posting Date 8/4/13 Reviewer [Signature]

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 1312 Regester Avenue Idlawylde MD 21239
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 have a 4 1/2' x 7' deck. It serves merely as a walkway to get from the kitchen to the yard. It is so small and we can not use it for anything. To make the deck any bigger it would encroach into the 7 1/2 foot set back from our property line and neighbor. We would like to make the deck bigger so that our toddler can have a safe and closed in area close to the house ~~and~~ to play outside in. We would like a 10' x 12' deck. This would make the set back 2 feet. I have talked with my neighbor at 1310 Regester and she is ok with us building the deck with a 2 foot set back.

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

Corinna McShane Stone
Signature of Affiant

Thomas Stone
Signature of Affiant

Corinna (McShane) Stone
Name- Print or Type

Thomas Stone
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 22nd day of July, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Corinna (McShane) Stone Thomas Stone
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

Jamie A. Kass
Notary Public

My Commission Expires JAMIE A. KASS
Notary Public-Maryland
Baltimore County
My Commission Expires
January 13, 2017

Item #0018

Zoning property description for 1312 Regester Avenue Idlewylde, MD 21239

Beginning at a point on the NE side of Regester Avenue which is which is 50 feet wide at the distance of of 300 feet SE of the centerline of Overbrook Road which is 50 feet wide.

Being Lot # 443, Block #n/a, Section #2 in the subdivision of Idlewylde as recorded in Baltimore County Plat book #13, Folio #37, containing 9,200 square feet. Located in the 9th election district and 5th council district.

Item #0018

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: 2014-0018-A

Petitioner: Corinna & Tom Stone

Address or Location: 1312 Regester Ave Idlewylde, MD 21239

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: See above

Telephone Number: 410-825-2917

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

No. **101591**

Date: **7/25/13**

PAID RECEIPT

BUSINESS ACTUAL TIME AMOUNT
 7/26/2013 7/25/2013 11:12:00 5
 1605 MALKIN ROAD LAB
 RECEIPT # 670419 7/25/2013 OFER
 Dept 5 520 ZONING VERIFICATION
 NO. 101591
 Receipt Tot \$75.00
 \$75.00 CA \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					075 ⁰⁰

Total: **\$75⁰⁰**

Rec From:

For:

Zoning hearing - case # 2014-0018-A

DISTRIBUTION

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

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 2014-0018-A

Petitioner: Corina & Thomas Stone

Closing Date: 8/19/13

**Baltimore County Department of
Permits and Development Management
Room 105, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204**

**This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____**

1312 Regester Avenue

_____ on 8/4/13

Sincerely,

 Richard E. Hoffman

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

Certificate of Posting

Case No. 2014-0018-A



1312 Register Avenue

(posted 8/4/13)

Richard E. Hoffman 8/4/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

M E M O R A N D U M

DATE: September 27, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0018-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 25, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-30</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>8-4-13</u> by <u>Hoffman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes <input type="checkbox"/> No <input type="checkbox"/>	
PEOPLE'S COUNSEL COMMENT LETTER	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ~~2013~~ ²⁰¹⁴ 0018 -A Address 1312 Regester Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/25/13 Posting Date: 8/4/13 Closing Date: 8/19/13

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~~ ²⁰¹⁴ 0018 -A Address 1312 Regester Ave

Petitioner's Name Corinna & Thomas Stone Telephone 410 825-2917

Posting Date: 8/4/13 Closing Date: 8/19/13

Wording for Sign: To Permit a proposed deck with steps (open projection) with a side yard setback of 2 feet in lieu of the minimum required 7 1/2 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

August 20, 2013

Corinna McShane & Thomas Stone
1312 Regester Asvenue
Idlewylde MD 21239

RE: Case Number: 2014-0018 A, Address: 1312 Regester Avenue

Dear Mr. & Ms. Stone:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 25, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel



Maryland Department of Transportation

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

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

Date: 7-30-13

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

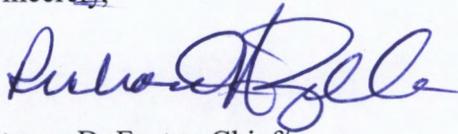
RE: Baltimore County
Item No 2014-0018-A
Administrative Variance
Thomas Stone & Corinna
McShane Stone
1312 Register Avenue.

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. 2014-0018-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/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2013
Item Nos. 2014-0010, 0011, 0012, 0013, 0015, 0016, 0017, 0018 and
0019.

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

DAK
cc:file

July 22, 2013

I am Pamela Boskind and live at 1310 Register Ave. I am aware that Tom and Corinna (McShane) Stone want to build a 10'x12' deck with a 2' setback at 1312 Register Ave. on the side of their property adjacent to mine and I am ok with that.

Pamela J. Boskind

Item #0018

Real Property Data Search (w1)

[Search Help](#)

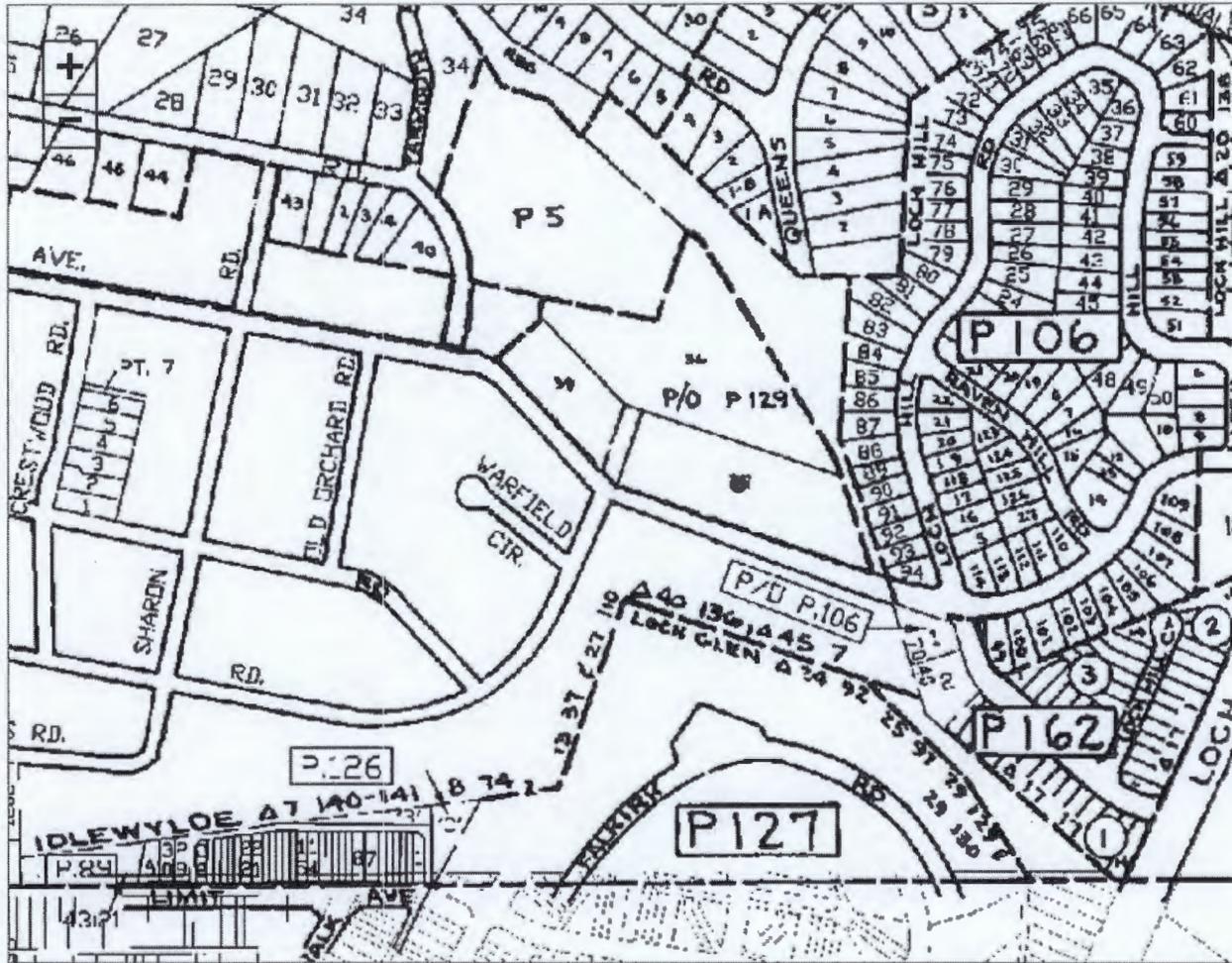
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier: District - 09 Account Number - 0922250231			
Owner Information			
Owner Name:	BOSKIND PAMELA J/BRIAN W BOSKIND RACHEL J	Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	1310 REGESTER AVE BALTIMORE MD 21239-1614	Deed Reference:	1) /14095/ 00640 2)
Location & Structure Information			
Premises Address:	1310 REGESTER AVE 0-0000	Legal Description:	1310 REGESTER AVE IDLEWYLDE
Map:	Grid:	Parcel:	Sub District:
0080	0003	0128	
Subdivision:	Section:	Block:	Lot:
0000			442
Assessment Year:	Plat No:	Plat Ref:	
2014		0013/ 0037	
Special Tax Areas:	Town:	NONE	
	Ad Valorem:		
	Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
1949	1,337 SF		9,250 SF
County Use			
04			
Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT	SIDING
Full/Half Bath	Garage	Last Major Renovation	
1 full/ 1 half	1 Attached		
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2011	07/01/2013
			As of
			07/01/2014
Land:	101,300	101,300	
Improvements	109,000	109,000	
Total:	210,300	210,300	210,300
Preferential Land:	0		
Transfer Information			
Seller: BOSKIND PAMELA J	Date: 10/18/1999	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /14095/ 00640	Deed2:	
Seller: BOSKIND NORMAN WAYNE	Date: 05/13/1998	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /12857/ 00320	Deed2:	
Seller: VEHRENCAMP ETHEL R,ET AL	Date: 01/08/1973	Price: \$27,000	
Type: ARMS LENGTH IMPROVED	Deed1: /05327/ 00554	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
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 09/25/2008			

Baltimore County

New Search

District: 09 Account Number: 0922250231



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 (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Account Identifier: District - 09 Account Number - 0913551270

Owner Information

Owner Name:	STONE THOMAS J MCSHANE CORINNA	Use:	RESIDENTIAL
Mailing Address:	1312 REGESTER AVE BALTIMORE MD 21239-1614	Principal Residence:	YES
		Deed Reference:	1) /27097/ 00604 2)

Location & Structure Information

Premises Address:	1312 REGESTER AVE 0-0000	Legal Description:	1312 REGESTER AVE IDLEWYLDE
--------------------------	-----------------------------	---------------------------	--------------------------------

Map: 0080	Grid: 0003	Parcel: 0128	Sub District:	Subdivision: 0000	Section: 2	Block:	Lot: 443	Assessment Year: 2014	Plat No:	Plat Ref: 0013/ 0037
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Town: NONE

Special Tax Areas:

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1948	1,337 SF	400 SF	9,200 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1.500000	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Attached	

Value Information

	<u>Base Value</u>	<u>Value</u> As of 01/01/2011	<u>Phase-in Assessments</u> As of	
			07/01/2013	07/01/2014
Land:	101,300	101,300		
Improvements	135,100	135,100		
Total:	236,400	236,400	236,400	
Preferential Land:	0			

Transfer Information

Seller: HAYDEN PATRICK H	Date: 06/17/2008	Price: \$324,000
Type: ARMS LENGTH IMPROVED	Deed1: /27097/ 00604	Deed2:
Seller: MITCHELL KENNETH D	Date: 04/08/2002	Price: \$140,200
Type: ARMS LENGTH IMPROVED	Deed1: /16277/ 00560	Deed2:
Seller: COLBURN EDWARD H	Date: 08/03/1948	Price: \$10,500
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00000	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

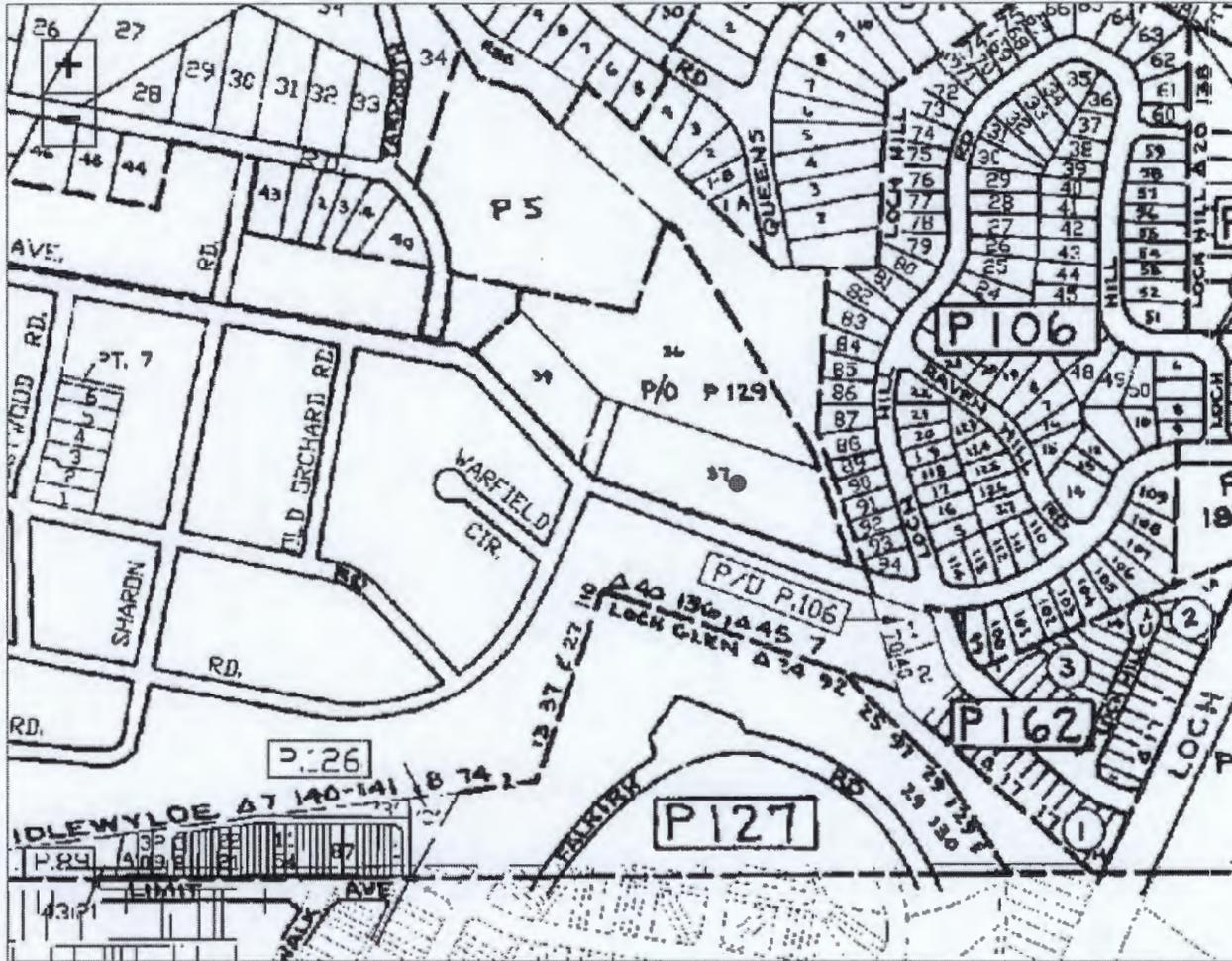
Homestead Application Information

Homestead Application Status: Approved 07/31/2008

Baltimore County

New Search

District: 09 Account Number: 0913551270



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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.



1312
REGISTER
Ave



1310
REGISTER
Ave



Existing deck is
4 1/2 feet & would like
10 feet. This
would be a setback
of 2 feet

Item #0018

1312 Regester Avenue



Publication Date: 7/25/2013



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

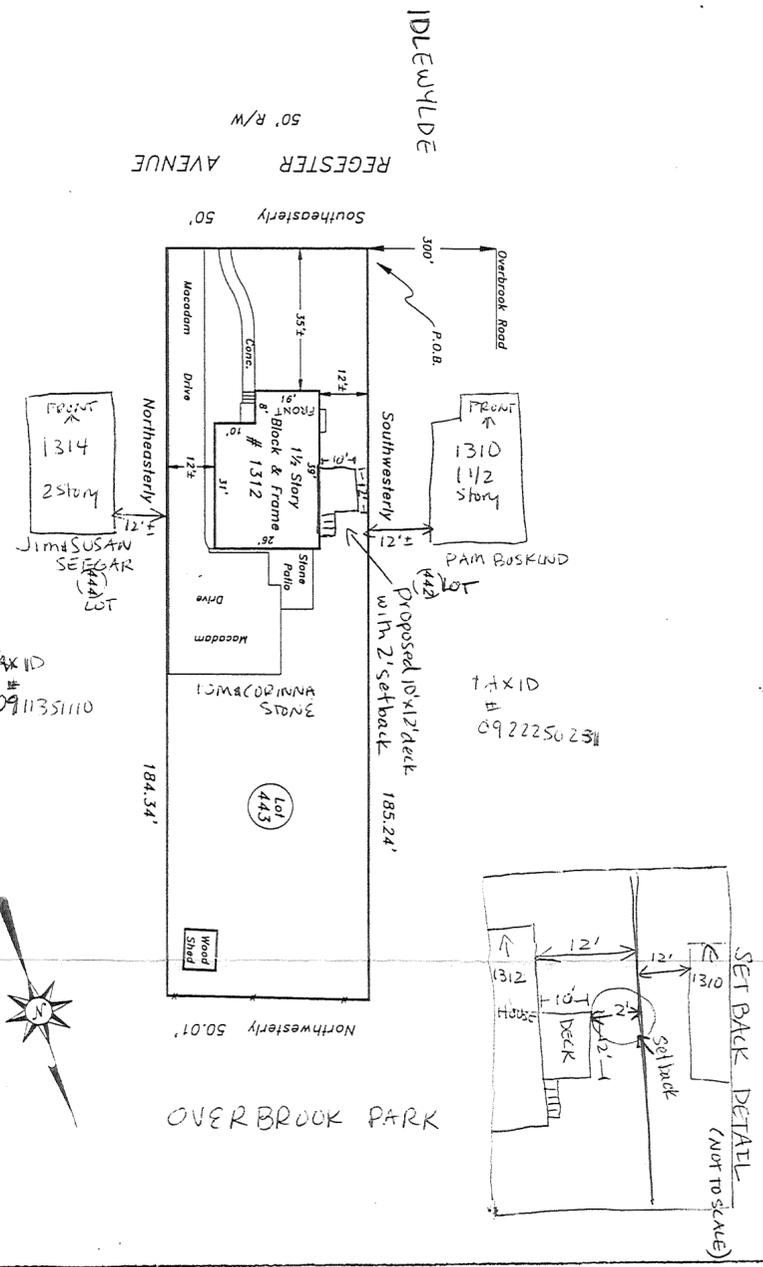


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

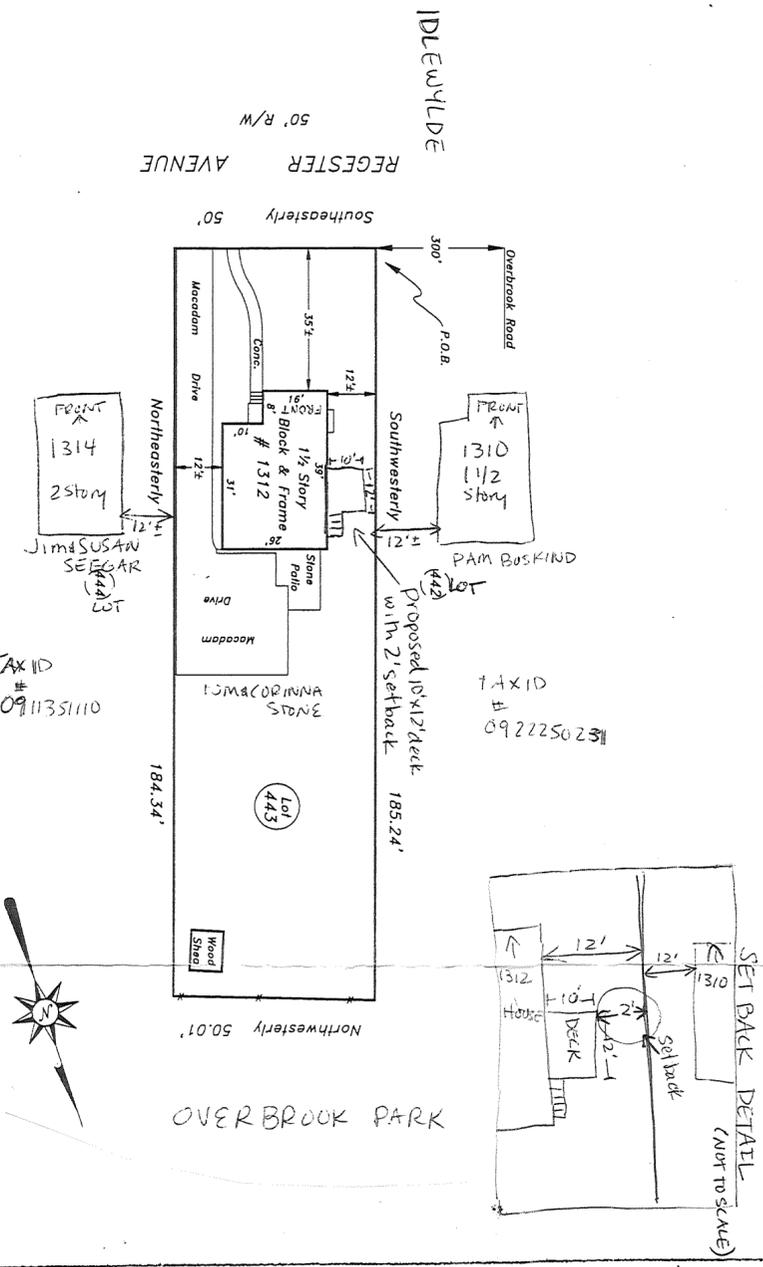
Item #0018

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ MARK TYPE REQUESTED WITH
 ADDRESS 1312 Regester Ave Idlewylde MD OWNERS) NAME(S) Thomas J Stone & Corinna Stone
 SUBDIVISION NAME Idlewylde 21239 LOT # 443 BLOCK # N/A SECTION # 2
 PLAT BOOK # 13 FOUO # 37 10 DIGIT TAX # 09135512 ZODDED REF. # 27097100604



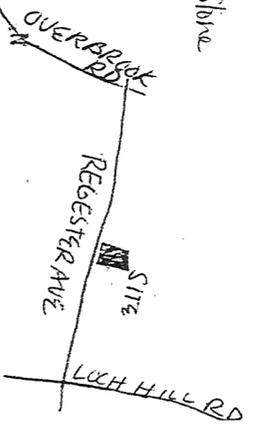
PLAN DRAWN BY Corinna Stone DATE 7/22/13 SCALE: 1 INCH = 30 FEET

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ MARK TYPE REQUESTED WITH
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PLAN DRAWN BY Corinna Stone DATE 7/22/13 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 080B1
 SITE ZONED DRS.5
 ELECTION DISTRICT 09
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 9,200
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAN? N/D
 UTILITIES? MARK WITH
 WATERS: _____
 PUBLIC PRIVATE _____
 SEWER IS: _____
 PUBLIC PRIVATE _____
 PRIOR HEARING? N/D
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
N/A

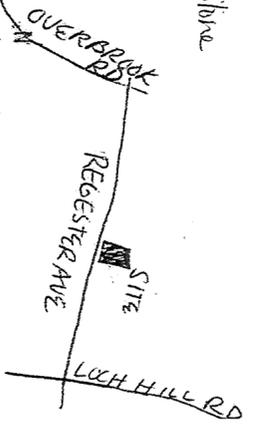
VIOLATION CASE INFO:

N/A

#2014-0018-A

RJ

SITE VICINITY MAP



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Pat. Exp.