

**IN RE: PETITION FOR VARIANCE**  
**(3462 Loganview Dr.)**  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilman District  
John & Beate Reynolds  
Petitioners

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2014-0049-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by John & Beate Reynolds, the legal owners of the subject property. The Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard addition with a setback of 3 ft. in lieu of the required 10 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.

Appearing at the public hearing in support of the requests was John & Beate Reynolds. The file reveals that the Petition was properly advertised and posted as required by the Baltimore County Zoning Regulations. There were no protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The Petitioners last year sought variance relief for a one (1) foot setback in lieu of the required 10'. At that time, the DOP expressed concerns with the Petition and the neighbors (Mr. & Mrs. DelaCruz) also opposed the relief. That petition was denied. In this case, the Petitioners propose to locate the structure 3 feet from the property line, and neither the DOP nor the neighbors oppose the petition.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), which did not oppose the request, but suggested the parties

**ORDER RECEIVED FOR FILING**

Date 11-13-13

By kw

consider a 10 foot maintenance and utility easement along the property line with the reduced side yard setback (between 3462 and 3460 Loganview Drive).

Testimony and evidence revealed that the subject property is approximately 5,000 square feet and is zoned DR 5.5. As shown on the site plan, the lot is only 50 feet wide. Mr. Reynolds indicated his health is failing, and that the proposed addition will accommodate his medical needs. Mrs. Reynolds stated she spoke with their neighbors (who previously opposed the petition for variance in the 2013 case), and indicated they did not object to the requested relief.

Based upon the testimony and evidence presented, I will grant the petition for variance. To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioners have met this test. Mr. Reynolds is disabled and requires living space on one floor, and given the small lot size and configuration, the addition can only be located where proposed.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct the improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 13<sup>th</sup> day of November, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to

Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side yard addition with a setback of

**ORDER RECEIVED FOR FILING**

Date 11-13-13

2

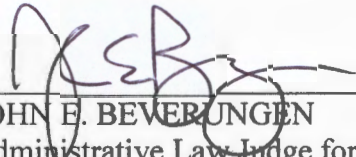
By LOW

3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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:slm

ORDER RECEIVED FOR FILING

Date 11-13-13

By ESW

**IN RE: PETITION FOR VARIANCE**

**(3462 Logan View Drive)**

12<sup>th</sup> Election District

7<sup>th</sup> Councilman District

John & Beate Reynolds

*Legal Owners*

Petitioners

\*

BEFORE THE OFFICE

\*

OF ADMINISTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

\*

**CASE NO. 2013-0226-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by John & Beate Reynolds, the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 1B01.2.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing addition with a side yard setback of 1 ft. in lieu of the required 10 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.

Appearing at the public hearing in support of the requests was John & Beate Reynolds and Henry and Wendy Tiburzi. Mr. and Mrs. Delacruz, the adjoining neighbors, attended the hearing and opposed the relief. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only substantive Zoning Advisory Committee (ZAC) comment was received from Department of Planning (DOP), which indicated it "was concerned about the Petitioners' Variance request."

This property is the subject of violation case # CO012447 for building an addition on the side of the house without permits.

**ORDER RECEIVED FOR FILING**

Date 6/5/13

By DN

Testimony and evidence revealed that the subject property is approximately 5,000 square feet and is zoned DR 5.5. Mr. and Mrs. Reynolds stated that they wanted to complete the addition to give themselves some additional living space for their retirement years. They both indicated they were unaware a building permit (or variance relief) was needed before construction of the addition. Mr. and Mrs. DelaCruz, who resides at 3460 Logan View Drive, object to the petition, and they both expressed concern with the addition (which is now essentially complete) being just 1' from the property boundary. They stated that the contractor who built the addition stood in their yard to complete the construction, and they questioned why the Petitioners did not construct the addition off the rear of the home rather than on the side facing their home.

Based upon the testimony and evidence presented, I will deny the Petition for variance.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioners have failed to satisfy this test. There was no testimony or evidence of any kind tending to show that the property is "unique," and I am therefore obliged to deny the Petition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be denied.

THEREFORE, IT IS ORDERED, this 5<sup>th</sup> day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing addition with a side yard setback of 1 ft. in lieu of the required 10 ft., be and is hereby DENIED.

ORDER RECEIVED FOR FILING

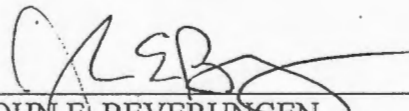
Date

6/5/13

2 By

Sen

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:sln

ORDER RECEIVED FOR FILING

Date 6/5/13

By sln



KEVIN KAMENETZ  
*County Executive*

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

June 27, 2013

John & Beate Reynolds  
3462 Logan View Drive  
Baltimore, Maryland 21222

RE: Petitions for Variance  
Case No.: 2013-0226-A  
Property: 3462 Logan View Drive

Dear Mr. and Mrs. Reynolds:

I am in receipt of your letter dated June 19, 2013 in regard to the captioned matter, wherein variance relief was denied.

Although I am sympathetic to your plight, I am not at liberty to rescind the ruling in the June 5, 2013 Order. Your recourse at this juncture would be to file an appeal with the Baltimore County Board of Appeals, which reviews all appeals from Orders issued by this office.

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 typed name of John E. Beverungen.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln



KEVIN KAMENETZ  
County Executive

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

November 13, 2013

John Reynolds  
Beate Reynolds  
3462 Loganview Drive  
Dundalk, Maryland 21222

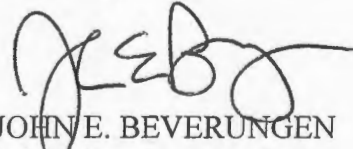
RE: Petition for Variance  
Property: 3462 Loganview Drive  
Case No.: 2014-0049-A

Dear Mr. and Mrs. Reynolds:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Henry T. Tiburzi, 1217 Waterview Way, Essex, MD 21221



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approval and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3462 Loganview Drive which is presently zoned DR 5.5  
Deed References: 1229400363 10 Digit Tax Account # 1202023760  
Property Owner(s) Printed Name(s) John & Beate Reynolds

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 1B02-3C1; BC2R to permit a sideyard addition with a setback of 3' in lieu of required 10'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition) I am requesting this variance for insurance purposes. Most importantly for my husband's health. We are retired teachers and my husband's health is failing. My husband John needs his living space to be on one level. He is no longer able to climb stairs or walk distance.

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 (Petitioners):

John Reynolds, Beate Reynolds  
Name #1 - Type or Print Name #2 - Type or Print

John Reynolds, Beate Reynolds  
Signature #1 Signature #2

3462 Loganview Drive Dundalk MD  
Mailing Address City State

21222, 443 553 5990  
Zip Code Telephone # Email Address

## Representative to be contacted:

Henry T. Burz  
Name - Type or Print

Henry T. Burz  
Signature

1217 Waterway Way Essex MD  
Mailing Address City State

21221, 410 908 3931  
Zip Code Telephone # Email Address

CASE NUMBER 2014-0049-A Filing Date 8/28/13 Do Not Schedule Dates: Reviewer JCM

**ZONING PORPERTY DESCRIPTION FOR 3462 Loganview Drive.**

**PART A**

**\*Beginning at point on the west side of Loganview Drive which is 45' wide at the distance of 530' (+/-), south of the centerline of the nearest improved intersecting street, Courtway which is 50' wide.**

**PART B**

**Being Lot # 32, Block 1, in the subdivision of Dundalk as recorded in Baltimore County Plat Book #14, Folio #14 containing 5000 square feet. Located in the 12<sup>th</sup> Election District and 7<sup>th</sup> Council District.**

# 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2014-0048-A

Petitioner: John and Beate Reynolds

Address or Location: 3462 Logan View Drive

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: John Reynolds

Address: 3462 Logan View DR  
Baltimore Md 21222

Telephone Number: 443 503-5990

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

No. **102559**

Date: **8/28/13**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 8/28/2013 8/28/2013 09:32:18 2

REC 4502 WALTON JEN JEE  
 >>RECEIPT # 843087 8/28/2013 OPEN

Dept - 5 528 ZONING VERIFICATION

TR NO. 102559

Reqt Int \$75.00  
 \$75.00 CR \$1.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150 |         |          |         | 75.00  |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total: **75.00**

Rec From: **J. REYNOLDS**

For: **2014-0049-A**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

# Letter of Transmittal

**William D. Gulick, Jr.**

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

**To: Zoning Office, Attn. Ms Kristen Lewis**

**We Are Sending You:** ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies      Date      Description

|   |          |                        |
|---|----------|------------------------|
| 1 | 10.23.03 | Certificate Of Posting |
| 2 | 10.23.03 | Site Photos            |
|   |          |                        |
|   |          |                        |

**Transmittals** are as checked below:

☐ For approval ☒ For your use ☐ As requested ☒ For review & content

**Project: Case No.: 2014-0049-A**

**Remarks:**

3462 Loganview Dr.

Signed

William D. Gulick, Jr.

Project Manager

# Certificate of Posting

Department of Permits, Approval, and Inspections  
Baltimore County  
111 W. Chesapeake Avenue  
Room 111  
Towson, MD 21204

Date: Oct. 23, 2013

Attention: Ms. Kristen Lewis

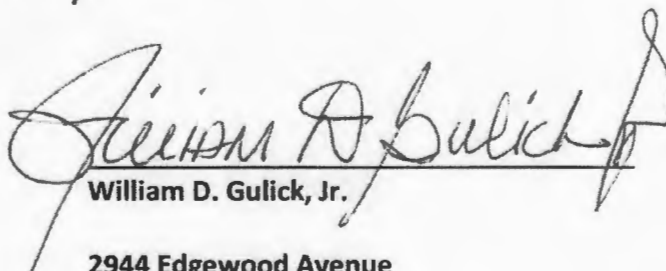
Re: Case Number: 2014-0049-A

Petitioner/Developer: John & Beate Reynolds

Date of Hearing/Closing: Nov 12, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 3462 Loganview Drive

The sign(s) were posted on: *OCT. 23, 2013*

A handwritten signature in cursive script, reading "William D. Gulick, Jr.", written over a horizontal line.

William D. Gulick, Jr.  
2944 Edgewood Avenue  
Baltimore, MD 21234  
(410) 530-6293

# ZONING NOTICE

CASE # 2014-0019 - A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

JEFFERSON BUILDING, ROOM 205  
105 WEST CHESAPEAKE AVENUE  
PLACE: TOWSON, MD 21204

DATE AND TIME: <sup>TUESDAY</sup> MON, 12, 2013 AT 2:30 PM

REQUEST: VARIANCE TO PERMIT A  
SIDEYARD ADDITION WITH A SETBACK  
OF 8' IN LIEU OF THE REQUIRED 10'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 410-527-2332 (910)

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

LOGANVIEW DRIVE



# THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 24, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 22, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

## NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2014-0049-A

3462 Loganview Drive

W/s Loganview Drive, 530 ft. S/of centerline of Court Way

12th Election District - 7th Councilmanic District

Legal Owner(s): John & Beate Reynolds

Variance: to permit a sideyard addition with a setback of 3' in lieu of the required 10'.

Hearing: Tuesday, November 12, 2013 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/25/13 Oct. 22

953987



KEVIN KAMENETZ  
County Executive

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

September 23, 2013

## NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2014-0049-A**

3462 Loganview Drive

W/s Loganview Drive, 530 ft. S/of centerline of Court Way

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: John & Beate Reynolds

Variance to permit a sideyard addition with a setback of 3' in lieu of the required 10'.

Hearing: Tuesday, November 12, 2013 at 2:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Reynolds, 3462 Loganview Road, Dundalk 21222  
Henry Tiburzi, 1217 Waterview Way, Essex 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 23, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, October 22, 2013 Issue - Jeffersonian

Please forward billing to:  
John Reynolds  
3462 Loganview Drive  
Dundalk, MD 21222

443-503-5990

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## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2014-0049-A**

3462 Loganview Drive  
W/s Loganview Drive, 530 ft. S/of centerline of Court Way  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: John & Beate Reynolds

Variance to permit a sideyard addition with a setback of 3' in lieu of the required 10'.

Hearing: Tuesday, November 12, 2013 at 2:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

## **M E M O R A N D U M**

DATE: December 16, 2013.  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0049-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on December 13, 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

|                                                                    |   |                   |
|--------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR VARIANCE                                          | * | BEFORE THE OFFICE |
| 3462 Loganview Drive; W/S Loganview Drive,                         | * | OF ADMINSTRATIVE  |
| 530' S of c/line Court Way                                         | * | HEARINGS FOR      |
| 12 <sup>th</sup> Election & 7 <sup>th</sup> Councilmanic Districts | * | BALTIMORE COUNTY  |
| Legal Owner(s): John & Beate Reynolds                              | * | 2014-049-A        |
| Petitioner(s)                                                      | * |                   |

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

SEP 11 2013

.....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 11th day of September, 2013, a copy of the foregoing Entry of Appearance was mailed to Henry Tiburzi, 1217 Water Way, Essex, MD 21221, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NO. 2014-0049-A

# CHECKLIST

| <u>Comment Received</u> | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|-------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>9/13/13</u>          | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>N/C</u>                                              |
| _____                   | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                   | FIRE DEPARTMENT                                                       | _____                                                   |
| <u>10/10/13</u>         | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>C</u>                                                |
| <u>9/12/13</u>          | STATE HIGHWAY ADMINISTRATION                                          | <u>no obj</u>                                           |
| _____                   | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                   | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                   | ADJACENT PROPERTY OWNERS                                              | _____                                                   |

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 10/22/13

SIGN POSTING Date: 10/23/13

by Mulick

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



KEVIN KAMENETZ  
*County Executive*

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

November 6, 2013

John & Beate Reynolds  
3462 Loganview Drive  
Essex MD 21222

RE: Case Number: 2014-0049 A, Address: 3462 Loganview Drive

Dear Mr. & Ms. Reynolds:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 28, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
Henry Tiburzi, 1217 Waterview Way, Essex MD 21221

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



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

Date: 9-12-13

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

RE: Baltimore County  
Item No 2014-0049-A  
Variance  
John & Beate Reynolds  
3462 Loganview Drive

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. 2014-0049-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 'Richard Zeller', is written over the word 'Sincerely,'.

for 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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.roads.maryland.gov](http://www.roads.maryland.gov)

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** October 10, 2013

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 3462 Loganview Drive

**INFORMATION:**

**Item Number:** 14-049

**Petitioner:** John and Beate Reynolds

**Zoning:** DR 5.5

**Requested Action:** Variance

**RECEIVED**

**OCT 11 2013**

**OFFICE OF ADMINISTRATIVE HEARINGS**

**SUMMARY OF RECOMMENDATIONS:**

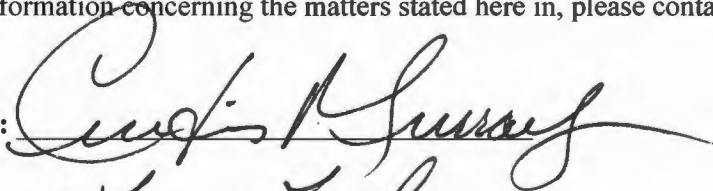
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The property described above was the subject of a prior zoning case (13-226) wherein the petitioner requested a side yard setback of 1-foot in lieu of the required 10-feet. The relief requested in the aforementioned case (13-226) was denied, as the subject property was not unique nor warranted variance relief.

Currently as part of this case (14-049) the petitioner requests a side yard setback of 3-feet in lieu of the required 10-feet. The Department of Planning does not oppose this request as the requested relief was reduced. However, and relief granted shall be subject to the following:

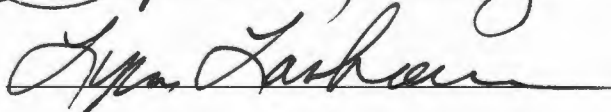
Consider a 10-foot maintenance and utility easement along the property line with the reduced side yard setback (between 3462 Loganview Drive and 3460 Loganview Drive).

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

**Prepared By:**



**Division Chief:**  
AVA/LL:cjm



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections  
**DATE:** September 13, 2013

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 16, 2013  
Item No. 2014-0047, 0048, 0049, 0050, 0051, 0052, 0054, 0055, 0056,  
0057, 0058 and 0059

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

DATE:

TO: W. Carl Richards, Jr.  
Zoning Review Supervisor

FROM: Glenn Berry, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: -  
Legal Owner/Petitioner: John & Beate Reynolds  
Contract Purchaser:  
Property Address: 3462 Loganview DR  
Location Description: w/s of Loganview Drive, 530 FT +/- SOF centerline  
COURTWAY

VIOLATION INFORMATION: Case No. ~~0125691~~ 2014-0049-A  
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case.  
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Tim Kidd - updates ADDRESS  
bldg inspection  
case # 0125691

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☒ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/  
C: Code Enforcement Officer

March 22, 2013

To whom it may concern:

There is an addition being built at 3462 Loganview Dr. Baltimore MD 21222. They are working without a permit and by the looks of it everything is out of code. I would like to remain anonymous to avoid any issues that may arise from being a snitch.

Thank you,

Annoyed Resident

# CODE ENFORCEMENT REI T

FA0170441

DATE: 3/22/13 INTAKE BY: GB CASE #: 000125691 INSPEC: \_\_\_\_\_

COMPLAINT  
LOCATION: 3462 LOGANVIEW DR

ZIP CODE: 21222 DIST: \_\_\_\_\_

COMPLAINANT  
NAME: ANONY LETTER PHONE #: (H) \_\_\_\_\_ (W) \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PROBLEM: ADD BEING BUILT - NO PERMITS

IS THIS A RENTAL UNIT? YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, IS THIS SECTION 8? YES \_\_\_\_\_ NO \_\_\_\_\_  
OWNER/TENANT  
INFORMATION: \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ ZONING: \_\_\_\_\_

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

12th  
DIST.

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

|                              |                            |         |
|------------------------------|----------------------------|---------|
| Citation Case No.<br>0125691 | Property No.<br>1202023760 | Zoning: |
|------------------------------|----------------------------|---------|

Name(s): Reynolds John  
Reynolds Beate

Address: 3462 Loganview DR. Dundalk MD  
21222

Violation Location: Same —

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003  
Building Regulations Article 35  
Subtitle 3 building Permits  
Section 35.2.301/304 Penalty For  
Action without Permits.

Secure All Necessary  
Permits For Rear/Side  
Addition to House. Must  
Have all Required Inspections.  
If any Questions Please call  
#410-887-3953.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

|               |              |
|---------------|--------------|
| ON OR BEFORE: | DATE ISSUED: |
|---------------|--------------|

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

|            |
|------------|
| Print Name |
|------------|

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

|                      |                      |
|----------------------|----------------------|
| ON OR BEFORE: 4/5/13 | DATE ISSUED: 3/27/13 |
|----------------------|----------------------|

INSPECTOR: Tim Kidd Tim Kidd

DATE: 04/17/2013

## STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:50:21

| PROPERTY NO. | DIST | GROUP | CLASS | OCC. | HISTORIC | DEL | LOAD DATE |
|--------------|------|-------|-------|------|----------|-----|-----------|
| 12 02 023760 | 12   | 3-0   | 04-00 | H    | NO       |     | 04/03/13  |

REYNOLDS JOHN

DESC-1..

REYNOLDS BEATE

DESC-2.. DUNDALK

3462 LOGANVIEW DR

PREMISE. 03462 LOGANVIEW

DR

00000-0000

BALTIMORE

MD 21222-5951 FORMER OWNER: SELBY STEPHEN G

| FCV           |          | PHASED IN        |         |         |  |
|---------------|----------|------------------|---------|---------|--|
| PRIOR         | PROPOSED | CURR             | CURR    | PRIOR   |  |
| LAND: 49,000  | 49,000   | FCV              | ASSESS  | ASSESS  |  |
| IMPV: 157,800 | 99,700   | TOTAL... 148,700 | 148,700 | 148,700 |  |
| TOTL: 206,800 | 148,700  | PREF... 0        | 0       | 0       |  |
| PREF: 0       | 0        | CURT... 148,700  | 148,700 | 148,700 |  |
| CURT: 206,800 | 148,700  | EXEMPT.          | 0       | 0       |  |
| DATE: 09/08   | 09/08    |                  |         |         |  |

| TAXABLE BASIS   |  | FM DATE  |
|-----------------|--|----------|
| ASSESS: 148,700 |  | 09/15/12 |
| ASSESS: 148,700 |  |          |
| ASSESS: 0       |  |          |

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



# Department of Permits, Approvals & Inspections Complaint Report

**Report Criteria:**

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 6/4/2013 to 6/4/2013

PE Range: BI01 to bi06

|                  |                    |                    |                      |                       |                    |                      |               |                     |                 |
|------------------|--------------------|--------------------|----------------------|-----------------------|--------------------|----------------------|---------------|---------------------|-----------------|
| <u>Record ID</u> | <u>AS/400 Case</u> | <u>Assigned To</u> | <u>Assigned Date</u> | <u>Scheduled Time</u> | <u>Received By</u> | <u>Received Date</u> | <u>Status</u> | <u>Hearing Date</u> | <u>ADC Grid</u> |
| CO0125691        |                    | Tim Kidd           | 04/09/2013           |                       | Glenn Berry        | 03/22/2013           | Open - Normal |                     | 44G8            |

Complaint Description: ADDITION BEING BUILT - NO PERMITS.

Facility:FA0170441  
PDM 1202023760  
3462 LOGANVIEW DR  
DUNDALK, MD, 21222Owner :REYNOLDS JOHN REYNOLDS BEATE  
3462 LOGANVIEW DR  
BALTIMORE MD 21222Complainant:

ANONYMOUS EMAIL

**Daily Activity Details**

|                      |                  |                      |                               |               |               |
|----------------------|------------------|----------------------|-------------------------------|---------------|---------------|
| <u>Serial Number</u> | <u>Inspector</u> | <u>Activity Date</u> | <u>Service</u>                | <u>Result</u> | <u>Action</u> |
| A0179242             | Tim Kidd         | 04/08/2013           | IN-OFFICE ADMINISTRATIVE WORK | FACT FINDING  | MONITOR       |

Inspector Notes: 4/8/13 Owners have applied for variance case #2013-0226A. R/C 6/4/13 TK/lk**Violation Details**

Violation Record ID: IV0088989 Comply By: 06/04/2013 Complied On: Status: NOT IN COMPLIANCE

Program Category/Section Source: Building Inspection/IBC

Violation Description IBC Violation

Correction Text:

Violation Text:

Violation Comment:

|                      |                  |                      |                    |                   |                          |
|----------------------|------------------|----------------------|--------------------|-------------------|--------------------------|
| <u>Serial Number</u> | <u>Inspector</u> | <u>Activity Date</u> | <u>Service</u>     | <u>Result</u>     | <u>Action</u>            |
| DA0178095            | Tim Kidd         | 03/27/2013           | INITIAL INSPECTION | NOT IN COMPLIANCE | CORRECTION NOTICE ISSUED |

Inspector Notes: 3/27/13 Visited site to find nearly finished addition to side of house. Will post site and mail correction notices. Also had spoke with owner to inform of process to secure permits. R/C 4/5/13 TK/lk**Violation Details**

Violation Record ID: IV0088362 Comply By: 04/05/2013 Complied On: Status: NOT IN COMPLIANCE

Program Category/Section Source: Building Inspection/IBC

Violation Description IBC Violation

Correction Text:

Violation Text:

Violation Comment:

Comment Details - No Comments

Lien Information - None

Mileage:



# Department of Permits, Approvals & Inspections Complaint Report

## Report Criteria:

Employee(s): EE0000000 to EE9999999  
Scheduled Date(s): 7/9/2013 to 7/10/2013  
PE Range: BI01 to BI06

| Record ID | AS/400 Case | Assigned To | Assigned Date | Scheduled Time | Received By | Received Date | Status        | Hearing Date | ADC Grid |
|-----------|-------------|-------------|---------------|----------------|-------------|---------------|---------------|--------------|----------|
| CO0125691 |             | Tim Kidd    | 04/09/2013    |                | Glenn Berry | 03/22/2013    | Open - Normal |              | 44G8     |

Complaint Description: ADDITION BEING BUILT - NO PERMITS.

| Facility:                                                              | Owner:                                                                  | Complainant:    |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------|
| FA0170441<br>PDM 1202023760<br>3462 LOGANVIEW DR<br>DUNDALK, MD, 21222 | REYNOLDS JOHN REYNOLDS BEATE<br>3462 LOGANVIEW DR<br>BALTIMORE MD 21222 | ANONYMOUS EMAIL |

### Daily Activity Details

| Serial Number | Inspector | Activity Date | Service                       | Result       | Action  |
|---------------|-----------|---------------|-------------------------------|--------------|---------|
| DA0188444     | Tim Kidd  | 06/18/2013    | IN-OFFICE ADMINISTRATIVE WORK | FACT FINDING | MONITOR |

Inspector Notes: 6/18/13 On June 5th variance was denied. Owners have 30 days to appeal. Will follow up with findings. R/C 7/9/13 TK/lk

### Violation Details

| Violation Record ID:                                     | Comply By: | Complied On:          | Status:           |
|----------------------------------------------------------|------------|-----------------------|-------------------|
| IV0093931                                                | 07/09/2013 |                       | NOT IN COMPLIANCE |
| Program Category/Section Source: Building Inspection/IBC |            | Violation Description | IBC Violation     |
| Correction Text:                                         |            |                       |                   |
| Violation Text:                                          |            |                       |                   |
| Violation Comment:                                       |            |                       |                   |

| Serial Number | Inspector | Activity Date | Service                       | Result       | Action  |
|---------------|-----------|---------------|-------------------------------|--------------|---------|
| DA0179242     | Tim Kidd  | 04/08/2013    | IN-OFFICE ADMINISTRATIVE WORK | FACT FINDING | MONITOR |

Inspector Notes: 4/8/13 Owners have applied for variance case #2013-0226A. R/C 6/4/13 TK/lk

### Violation Details

| Violation Record ID:                                     | Comply By: | Complied On:          | Status:           |
|----------------------------------------------------------|------------|-----------------------|-------------------|
| IV0088989                                                | 06/04/2013 |                       | NOT IN COMPLIANCE |
| Program Category/Section Source: Building Inspection/IBC |            | Violation Description | IBC Violation     |
| Correction Text:                                         |            |                       |                   |
| Violation Text:                                          |            |                       |                   |
| Violation Comment:                                       |            |                       |                   |

| Serial Number | Inspector | Activity Date | Service            | Result            | Action                   |
|---------------|-----------|---------------|--------------------|-------------------|--------------------------|
| DA0178095     | Tim Kidd  | 03/27/2013    | INITIAL INSPECTION | NOT IN COMPLIANCE | CORRECTION NOTICE ISSUED |

Inspector Notes: 3/27/13 Visited site to find nearly finished addition to side of house. Will post site and mail correction notices. Also had spoke with owner to inform of process to secure permits. R/C 4/5/13 TK/lk

### Violation Details

| Violation Record ID:                                     | Comply By: | Complied On:          | Status:           |
|----------------------------------------------------------|------------|-----------------------|-------------------|
| IV0088362                                                | 04/05/2013 |                       | NOT IN COMPLIANCE |
| Program Category/Section Source: Building Inspection/IBC |            | Violation Description | IBC Violation     |
| Correction Text:                                         |            |                       |                   |
| Violation Text:                                          |            |                       |                   |
| Violation Comment:                                       |            |                       |                   |

Turn over →



# Department of Permits, Approvals & Inspections Complaint Report

**Report Criteria:**

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 3/22/2013 to 3/22/2013

PE Range: BI01 to bi06

|                  |                    |                    |                      |                       |                    |                      |               |                     |                 |
|------------------|--------------------|--------------------|----------------------|-----------------------|--------------------|----------------------|---------------|---------------------|-----------------|
| <u>Record ID</u> | <u>AS/400 Case</u> | <u>Assigned To</u> | <u>Assigned Date</u> | <u>Scheduled Time</u> | <u>Received By</u> | <u>Received Date</u> | <u>Status</u> | <u>Hearing Date</u> | <u>ADC Grid</u> |
| CO0125691        |                    | Lewis Mayer        | 03/22/2013           |                       | Glenn Berry        | 03/22/2013           | Open - Normal |                     | 44G8            |

Complaint Description: ADDITION BEING BUILT - NO PERMITS.

|                                                                        |                                                                         |                     |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------|
| <u>Facility:</u>                                                       | <u>Owner:</u>                                                           | <u>Complainant:</u> |
| FA0170441<br>PDM 1202023760<br>3462 LOGANVIEW DR<br>DUNDALK, MD, 21222 | REYNOLDS JOHN REYNOLDS BEATE<br>3462 LOGANVIEW DR<br>BALTIMORE MD 21222 | ANONYMOUS EMAIL     |

Daily Activity Details - No Data

Violation Details - No Data

Comment Details - No Comments

Lien Information - None *to side / REAR OF HOUSE.*

Mileage:

*443 503-5990*  
*3/27/13. will post site and will mail.*  
*correction notices. Also had spike with owner*  
*to inform of process. to secure permits. R/C 4.5.13*  
*T. Kidd*

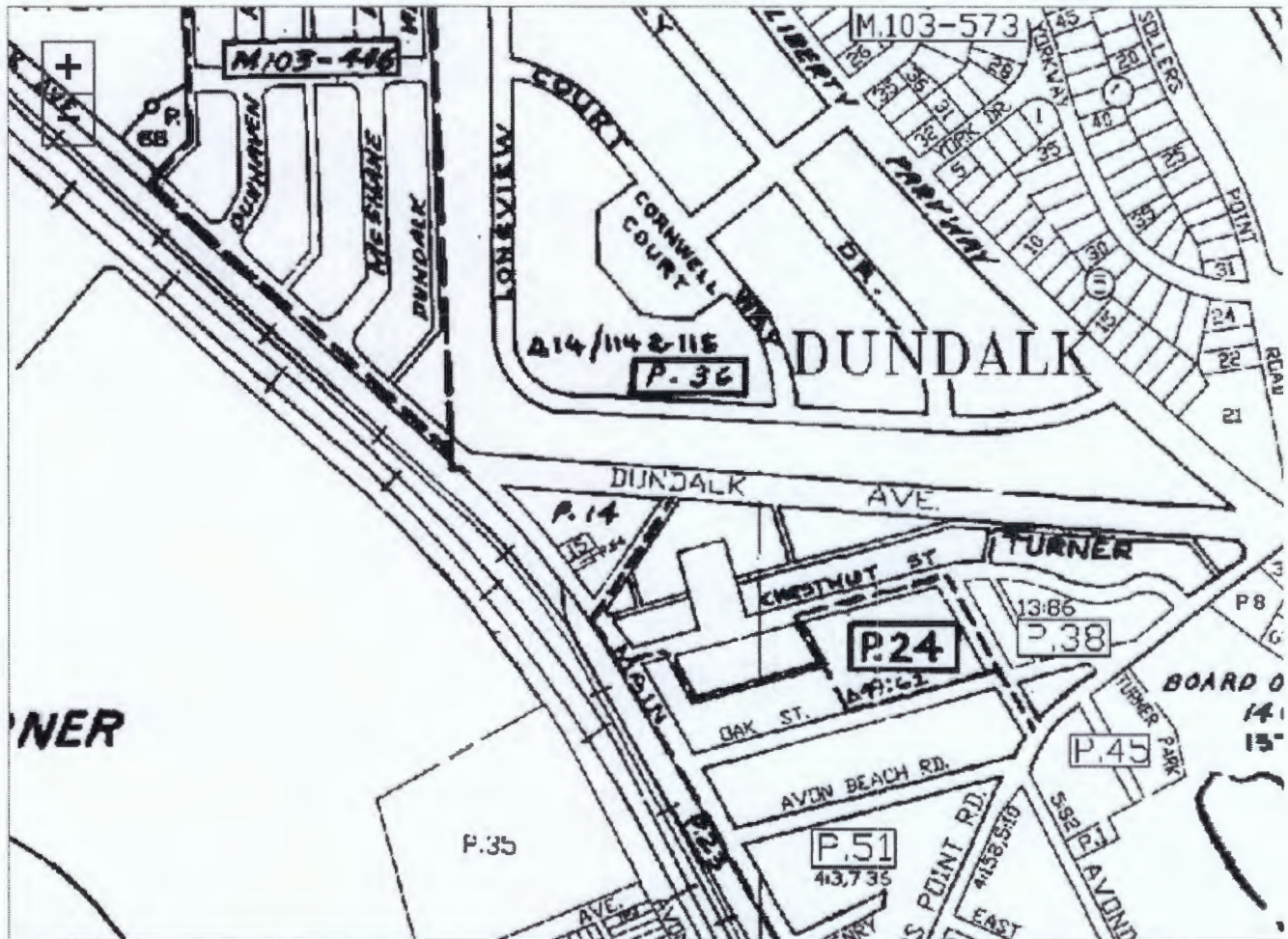
Real Property Data Search ( w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                             | <a href="#">View GroundRent Redemption</a>   | <a href="#">View GroundRent Registration</a>           |
|----------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------|
| <b>Account Identifier:</b> District - 12 Account Number - 1202023760 |                                              |                                                        |
| <b>Owner Information</b>                                             |                                              |                                                        |
| <b>Owner Name:</b>                                                   | REYNOLDS JOHN<br>REYNOLDS BEATE              | <b>Use:</b> RESIDENTIAL                                |
| <b>Mailing Address:</b>                                              | 3462 LOGANVIEW DR<br>BALTIMORE MD 21222-5951 | <b>Principal Residence:</b> YES                        |
|                                                                      |                                              | <b>Deed Reference:</b> 1) /12294/ 00363<br>2)          |
| <b>Location &amp; Structure Information</b>                          |                                              |                                                        |
| <b>Premises Address:</b>                                             | 3462 LOGANVIEW DR<br>0-0000                  | <b>Legal Description:</b> 3462 LOGANVIEW DR<br>DUNDALK |
| <b>Map:</b> 0110                                                     | <b>Grid:</b> 0005                            | <b>Parcel:</b> 0036                                    |
| <b>Sub District:</b>                                                 | <b>Subdivision:</b> 0000                     | <b>Section:</b> 1                                      |
| <b>Block:</b> 32                                                     | <b>Lot:</b> 2012                             | <b>Assessment Year:</b> 6C                             |
|                                                                      |                                              | <b>Plat No:</b> 0014/ 0114                             |
|                                                                      |                                              | <b>Plat Ref:</b> NONE                                  |
| <b>Special Tax Areas:</b>                                            |                                              |                                                        |
| <b>Primary Structure Built</b>                                       | <b>Above Grade Enclosed Area</b>             | <b>Finished Basement Area</b>                          |
| 1950                                                                 | 1,785 SF                                     | 5,000 SF                                               |
| <b>Stories</b>                                                       | <b>Basement</b>                              | <b>Type</b>                                            |
| 1.500000                                                             | NO                                           | STANDARD UNIT                                          |
| <b>Exterior</b>                                                      | <b>Full/Half Bath</b>                        | <b>Garage</b>                                          |
| SIDING                                                               | 1 full/ 1 half                               |                                                        |
| <b>Last Major Renovation</b>                                         |                                              |                                                        |
|                                                                      |                                              |                                                        |
| <b>Value Information</b>                                             |                                              |                                                        |
|                                                                      | <b>Base Value</b>                            | <b>Value</b>                                           |
|                                                                      |                                              | As of                                                  |
|                                                                      |                                              | 01/01/2012                                             |
| <b>Land:</b>                                                         | 49,000                                       | 49,000                                                 |
| <b>Improvements</b>                                                  | 157,800                                      | 99,700                                                 |
| <b>Total:</b>                                                        | 206,800                                      | 148,700                                                |
| <b>Preferential Land:</b>                                            | 0                                            | 0                                                      |
|                                                                      |                                              |                                                        |
| <b>Transfer Information</b>                                          |                                              |                                                        |
| <b>Seller:</b> SELBY STEPHEN G                                       | <b>Date:</b> 07/24/1997                      | <b>Price:</b> \$90,000                                 |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /12294/ 00363                  | <b>Deed2:</b>                                          |
| <b>Seller:</b> HOWARD EDDIE ELMER                                    | <b>Date:</b> 05/23/1990                      | <b>Price:</b> \$79,400                                 |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /08487/ 00564                  | <b>Deed2:</b>                                          |
| <b>Seller:</b>                                                       | <b>Date:</b>                                 | <b>Price:</b>                                          |
| <b>Type:</b>                                                         | <b>Deed1:</b>                                | <b>Deed2:</b>                                          |
| <b>Exemption Information</b>                                         |                                              |                                                        |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                                 | <b>07/01/2013</b>                                      |
| <b>County:</b>                                                       | 000                                          | 0.00                                                   |
| <b>State:</b>                                                        | 000                                          | 0.00                                                   |
| <b>Municipal:</b>                                                    | 000                                          | 0.00 0.00                                              |
| <b>Tax Exempt:</b>                                                   | <b>Special Tax Recapture:</b>                |                                                        |
| <b>Exempt Class:</b>                                                 | NONE                                         |                                                        |
| <b>Homestead Application Information</b>                             |                                              |                                                        |
| <b>Homestead Application Status:</b> Approved 09/27/2013             |                                              |                                                        |

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **12** Account Number: **1202023760**

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](http://www.plats.net) (<http://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](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->

Case No.:

2014-0049-A

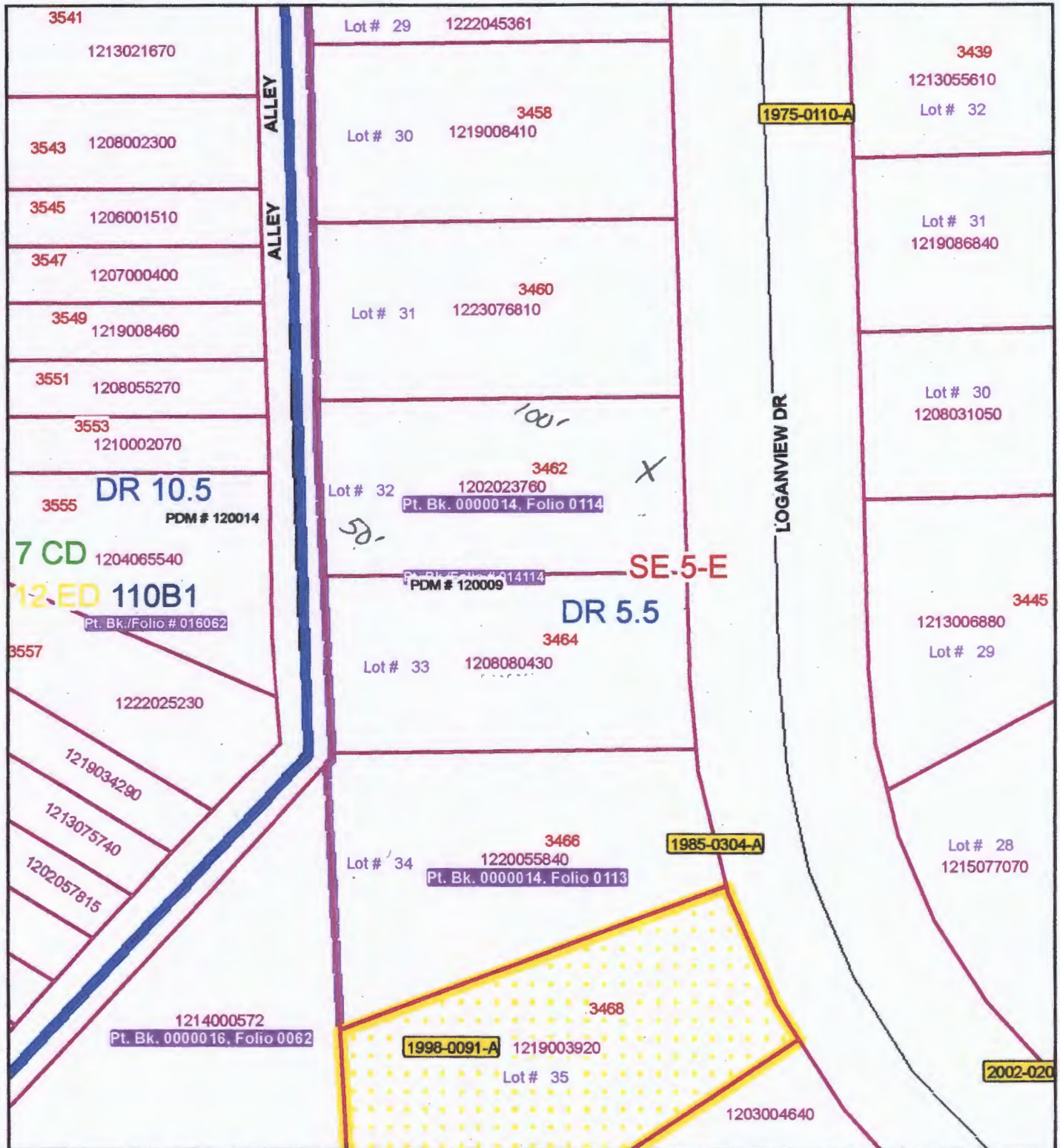
Exhibit Sheet

Petitioner/Developer

Protestants

|        |           |  |
|--------|-----------|--|
| No. 1  | Site plan |  |
| No. 2  |           |  |
| No. 3  |           |  |
| No. 4  |           |  |
| No. 5  |           |  |
| No. 6  |           |  |
| No. 7  |           |  |
| No. 8  |           |  |
| No. 9  |           |  |
| No. 10 |           |  |
| No. 11 |           |  |
| No. 12 |           |  |

# 3462 Loganview Drive



Publication Date: 3/27/2013



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

