

IN RE: PETITION FOR ADMIN. VARIANCE \*  
(1309 Blue Mount Road)  
7<sup>th</sup> Election District \*  
3<sup>rd</sup> Councilmanic District \*  
Thomas E. & Corazon G. Braswell \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
CASE NO. 2014-0058-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Thomas and Corazon Braswell for property located at 1309 Blue Mount Road. The Petitioners are requesting Variance relief from Section 1A08.6.C.2.f of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (free standing carport) in the front yard in lieu of the required rear yard, to replace a free standing carport destroyed by fire.

This matter was originally filed as an Administrative Variance, with a closing date of September 30, 2013. On October 7, 2013, Administrative Law Judge John E. Beverungen requested a formal hearing on this matter. The hearing was subsequently scheduled for Thursday, December 12, 2013 at 2:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The file reveals that the Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Appearing at the public hearing in support for this case was Thomas Braswell, legal owner. David Billingsley, whose firm prepared the site plan, also attended the hearing. There were no Protestants in attendance, and the file does not contain any letters of protest or

**ORDER RECEIVED FOR FILING**

Date 12-16-13

By low

opposition.

Testimony and evidence revealed that the subject property is approximately 2.704 acres and is zoned RC 7. Earlier this year a fire destroyed the Petitioners' freestanding carport, which was originally constructed in the 1950s. The Petitioners want to construct a carport of the same size, and in the same location/footprint, as the original structure, but require zoning relief to do so.

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).

The Petitioners have met this test. The property is narrow and extremely deep, and is therefore unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to construct the carport in the location proposed. The grant of relief would not be injurious in any way to the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioners' variance request should be granted.

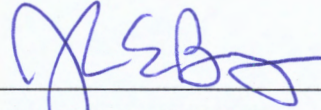
THEREFORE, IT IS ORDERED, this 16th day of December, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1A08.6.C.2.f of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (free standing carport) in the front yard in lieu of the required rear yard (to replace a free standing carport destroyed by fire) , be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 12-16-13

By lw

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 12-16-13

By WJ

KEVIN KAMENETZ  
County Executive



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

December 16, 2013

Thomas E. Braswell  
Corazon G. Braswell  
1309 Blue Mount Road  
Monkton, Maryland 21111

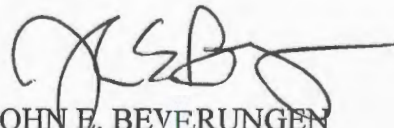
RE: Petition for Administrative Variance  
Property: 1309 Blue Mount Road  
Case No.: 2014-0058-A

Dear Mr. and Mrs. Braswell:

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: David Billingsley, Central Drafting & Design, 601 Charwood Court,  
Edgewood, MD 21040



# 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 1309 BLUE MOUNT ROAD which is presently zoned RC7

Deed Reference L. 6235 F. 408 10 Digit Tax Account # 0108030625

Property Owner(s) Printed Name(s) THOMAS E. & CORAZON G. BRASWELL

(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)

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:

THOMAS E. BRASWELL / CORAZON G. BRASWELL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1309 BLUE MOUNT RD. MONKTON, MD.

Mailing Address

City

State

Zip Code

21111 (443) 909-9834

Telephone #

Email Address

## Representative to be contacted:

DAVID BILLINGSLEY  
CENTRAL DRAFTING & DESIGN

Name - Type or Print

Signature

601 CHALKWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

Zip Code

21040 (410) 679-4633

Telephone #

dwb0202@yahoo.com

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: 2014-0058-A

Filing Date 9.5.2013

Estimated Posting Date 1/1

Reviewer JW

# 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: 1309 BLUEMOUNT ROAD MONKTON MD. 21111  
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)

SEE ATTACHED

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

[Signature]  
Signature of Affiant

THOMAS E. BRASWELL  
Name- Print or Type

[Signature]  
Signature of Affiant

CORAZON G. BRASWELL  
Name- Print or Type

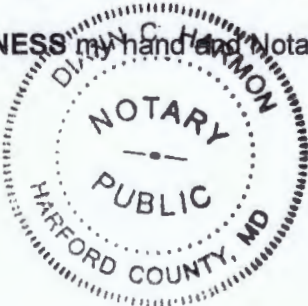
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 3 day of September, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

THOMAS E. BRASWELL AND CORAZON G. BRASWELL  
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



[Signature]  
Notary Public

06/26/15  
My Commission Expires

0058-A

1A08.6.C.2.f TO PERMIT AN ACCESSORY STRUCTURE (FREE STANDING CARPORT)  
IN THE FRONT YARD TO REPLACE A FREE STANDING CARPORT DESTROYED BY FIRE.

2014-0058-A

**PRACTICAL DIFFICULTY OR HARDSHIP**

In January, 2013, fire destroyed an existing free standing carport located in the front yard of our residence. We have enclosed photos of the carport taken during and after the fire.

We wish to construct a new carport in the same location. We have enclosed photos showing the location of the support post of the destroyed structure to verify that the new structure is within the footprint of the destroyed structure.

Locating the new structure to the side or rear yard will create a hardship in that substantial grading will be required because of the slope of the existing ground, many mature trees will need to be removed and additional impervious area will be created.

The carport has been in the present location for many years and we respectfully request approval to maintain the location.

0058-A

## **ZONING DESCRIPTION**

### **1309 BLUE MOUNT ROAD**

Beginning at a point in the center of Blue Mount Road (formerly known as Woods Road) distant 330 feet southeasterly from its intersection with Blue Mount Road, thence:

- (1) S 11° 09' W 783.5 feet, thence
- (2) N 85° 40' E 163.2 feet, thence
- (3) N 11° 09' E 708.3 feet, thence
- (4) N 69° 27' W 122.7 feet, thence
- (5) N 58° 50' W 39.4 feet to the place of beginning.

Containing 2.704 acres of land, more or less.

Being known as 1309 Blue Mount Road. Located in the 7<sup>TH</sup> Election District, 3<sup>RD</sup> Councilmanic District of Baltimore County, Md.

2014-0058-A

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

No. 102586

Date: 9/5/13

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|-----|---------|----------|---------|--------|
|      |      |      |          | Source/ | Rev/ |     |         |          |         |        |
| 001  | 006  | 000  |          | 6150    |      |     |         |          |         | 75.00  |
|      |      |      |          |         |      |     |         |          |         |        |
|      |      |      |          |         |      |     |         |          |         |        |
|      |      |      |          |         |      |     |         |          |         |        |
|      |      |      |          |         |      |     |         |          |         |        |

Total: 75.00

Rec From: CENTRAL D I D

For: 1309 BLUE MOUNT ROAD

2014-0058-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION

**Bruce E. Doak Consulting, LLC**

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

**CERTIFICATE OF POSTING**

November 21, 2013

Re:

Case Number: 2014- 0058-A

Petitioner / Developer: Thomas E. & Corazon G. Braswell

Date of Hearing: December 12, 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 **1309 Blue Mount Road**.

The sign(s) were posted on **November 21, 2013**.

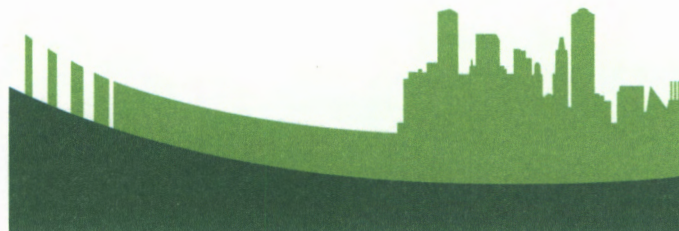
Sincerely,



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. 2014-0058-A**

**REQUEST: VARIANCE TO PERMIT AN ACCESSORY STRUCTURE (FREE STANDING CARPORT) IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD TO REPLACE A FREE STANDING CARPORT DESTROYED BY FIRE.**

## **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 SEPTEMBER 30, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204  
410-687-3391**

ADMINISTRATIVE VARIANCE  
CASE NO. 2014-0058-A

PUBLIC HEARINGS

<sup>a</sup> The authors gratefully acknowledge Dr. J. H. Duerksen for his critical reading of the manuscript.

131

100%  
 Pure  
 Juice  
 100%  
 Pure  
 Juice  
 100%  
 Pure  
 Juice  
 100%  
 Pure  
 Juice  
 100%  
 Pure  
 Juice

1309

**Bruce E. Doak Consulting, LLC**

**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**

September 16, 2013

Re:

Case Number: 2014- 0058-A

Petitioner / Developer: Thomas E. & Corazon G. Braswell

Date of Closing: September 30, 2013

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

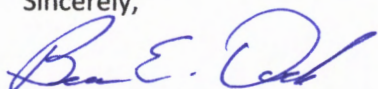
Attention: Kristen Lewis

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 **1309 Blue Mount Road**.

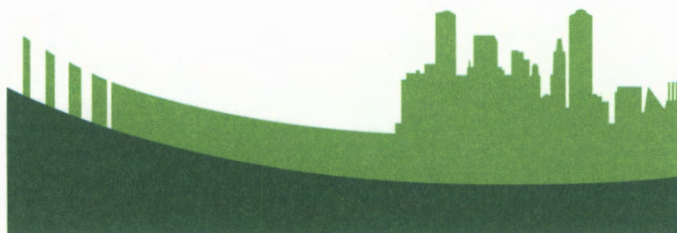
The sign(s) were posted on **September 14, 2013**.

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. 2014-0058-A**

**REQUEST: TO PERMIT AN ACCESSORY  
STRUCTURE (FREE STANDING CARPORT) IN THE  
FRONT YARD THAT WAS DESTROYED BY FIRE.**

## **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 SEPTEMBER 30,  
2013.**

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

**ZONING NOTICE**  
**ADMINISTRATIVE VARIANCE**  
**CASE NO. 2014-0058-A**

NOTICE TO PRESENT AN ACCESSORY  
STRUCTURE (PARK OVERHEAD) IN THE  
ADJUT VARI THAT WAS DESTROYED BY FIRE.

**PUBLIC HEARING?**

SUBJECT TO REVIEW BY THE ZONING BOARD  
ON THE 15TH DAY OF OCTOBER 2014. THE  
BOARD'S DECISION ON THIS MATTER WILL BE  
FINAL AND NOT SUBJECT TO APPEAL. THE  
BOARD'S DECISION WILL BE FINAL AND NOT  
SUBJECT TO APPEAL.

FOR MORE INFORMATION, CONTACT THE  
ZONING BOARD AT 410-326-1234 OR  
VISIT THE ZONING BOARD WEBSITE AT  
WWW.CITYOFBALTIMORE.GOV/ZONING

1311

1309 1309





## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 21, 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 November 21, 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: #2014-0058-A**

1309 Blue Mount Road

S/s Blue Mount Road, 2700 feet +/- E/of centerline of Monkton Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Thomas & Corazon Braswell

**Variance:** to permit an accessory structure (free standing carport) in the front yard in lieu of the required rear yard to replace a free standing carport destroyed by fire.

**Hearing: Thursday, December 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.

11/238 November 21

958650



KEVIN KAMENETZ  
County Executive

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

October 28, 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: 2014-0058-A**

1309 Blue Mount Road

S/s Blue Mount Road, 2700 feet +/- E/of centerline of Monkton Road

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Thomas & Corazon Braswell

Variance to permit an accessory structure (free standing carport) in the front yard in lieu of the required rear yard to replace a free standing carport destroyed by fire.

Hearing: Thursday, December 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 hearing information.

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Braswell, 1309 Blue Mount Road, Monkton 21111  
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 22, 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  
Thursday, November 21, 2013 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Thomas Braswell  
1309 Blue Mount Road  
Monkton, MD 21111

443-909-9834

---

## 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: 2014-0058-A**

1309 Blue Mount Road  
S/s Blue Mount Road, 2700 feet +/- E/of centerline of Monkton Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Thomas & Corazon Braswell

Variance to permit an accessory structure (free standing carport) in the front yard in lieu of the required rear yard to replace a free standing carport destroyed by fire.

Hearing: Thursday, December 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: January 27, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0058-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 15, 2014. 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 ADMINSTRATIVE \* BEFORE THE OFFICE  
VARIANCE  
1309 Blue Mount Road; S/S Blue Mount Road\* OF ADMINSTRATIVE  
2700' E of c/line Monkton Road  
7<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): Thomas & Corazon Braswell  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2014-058-A

\* \* \* \* \*

**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

OCT 21 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 21<sup>st</sup> day of October, 2013, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CHECKLIST

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| 9/13                            | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | Nc                                                                  |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| 9/12                            | STATE HIGHWAY ADMINISTRATION                                          | No Obj                                                              |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: 11/21/13                                                        |                                                                     |
| SIGN POSTING                    | Date: 11/21/13 by DOCK                                                |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

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

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| <u>9-13</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                                           |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>9-12</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                 |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING                    | Date: <u>9-14-13</u> by <u>Book</u>                                   |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2014- 0058 -A

Address 1309 Blue Mount Rd

Contact Person: LEONARD WASILEWSKI  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/5/13

Posting Date: 9/15/13

Closing Date: 9/30/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2014- 0058 -A

Address 1309 Blue Mount Road

Petitioner's Name THOMAS E & CORAZOW G. BRASWELL

Telephone (443) 909-9834

Posting Date: 9/15/13

Closing Date: 9/30/13

Wording for Sign: To Permit AN ACCESSORY structure (free standing car port)  
in the front yard that was destroyed by fire.

Revised 7/25/13



Copy

# Department of Permits, Approvals & Inspections Complaint Report

## Report Criteria:

Employee(s): EE0000000 to EE9999999  
Scheduled Date(s): 8/16/2013 to 8/16/2013  
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 |
|-----------|-------------|-------------|---------------|----------------|-------------|---------------|---------------|--------------|----------|
| CO0135548 |             | Glenn Berry | 08/16/2013    |                | Glenn Berry | 08/16/2013    | Open - Normal |              | 7K11     |

Complaint Description: ACCESSORY PARKING STRUCTURE BEING BUILT IN FRONT OF SINGEL FAMILY DWELLING.

| Facility:                                                               | Owner:                                                                         | Complainant: |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------|
| FA0227979<br>PDM 0708030625<br>1309 BLUE MOUNT RD<br>MONKTON, MD, 21111 | BRASWELL THOMAS E BRASWELL CORAZON G<br>1309 BLUE MOUNT RD<br>MONKTON MD 21111 | NA@ANON.COM  |

Daily Activity Details - No Data  
Violation Details - No Data

Comment Details - No Comments

Lien Information - None

Mileage:

2014-0058-A

8/19/13 Carport ~~construction~~ under construction  
in front yard. Posted with ① SWO ② obtain  
permit ③ Variance may be required for front yard

R/c 9/3/13 R Harrick LK

Owner called  
8/20/13 said he would  
file for permit/variance  
R had

# CODE ENFORCEMENT REPORT

FA0227979

DATE: 8/16/13 INTAKE BY: GB CASE#: 0135548 INSPEC: \_\_\_\_\_

## COMPLAINT

LOCATION: 1309 BLUE MOUNT Rd.  
ZIP CODE: \_\_\_\_\_ DIST: 7

## COMPLAINT

NAME: D2A@aron.com PHONE#:(H) \_\_\_\_\_ (W) \_\_\_\_\_

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

PROBLEM: ACCESSORY PARKING STRUCTURE BEING  
BUILT IN FRONT OF S.F.D.

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: \_\_\_\_\_

**From:** <NA@anon.com>  
**To:** <paiefence@baltimorecountymd.gov>  
**Date:** 8/15/2013 5:42 PM  
**Subject:** Web-Code Enforcement Complaint

---

## Results of Form Submission

### Web-Code Enforcement Complaint

| Label                  | Value                                                                                                                            |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Location               | 1309 Blue Mount Road                                                                                                             |
| Location Zip Code      | 21111                                                                                                                            |
| Description of Problem | Accessory parking structure being constructed forward of -front- foundation wall line. Not connected to home. Suspect no permit. |
| Can we contact you?    |                                                                                                                                  |
| Email                  | NA@anon.com                                                                                                                      |
| Name                   |                                                                                                                                  |
| Address                |                                                                                                                                  |
| Zip Code               |                                                                                                                                  |
| Home Phone Number      |                                                                                                                                  |
| Work Phone Number      |                                                                                                                                  |
| Additional Information |                                                                                                                                  |

Baltimore County  
Permits, Approvals  
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953



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

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

**BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE**

Citation Case No. 135548 Property No. 0708070625 Zoning: \_\_\_\_\_

Name(s): Braswell Thomas

Braswell Corazon

Address: 1309 Blue mount Rd

Violation Location: Same

**DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:**

Baltimore County Code  
Article 35

35-2-301 Permits Required

35-2-304 Penalty for action without permit

Secure all required permits for  
structure in front of property

Variance may be required for  
structure in front yard

**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 \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**STOP WORK NOTICE**

PURSUANT TO INSEPTION 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: 9-3-13 DATE ISSUED: 8/19/13

INSPECTOR: Rodney Harriek PRINT NAME: Rodney Harriek

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



# Department of Permits, Approvals & Inspections Complaint Report

**Report Criteria:**

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 9/3/2013 to 9/3/2013

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> |
| CO0135548        |                    | Glenn Berry        | 08/16/2013           |                       | Glenn Berry        | 08/16/2013           | Open - Normal |                     | 7K11            |

Complaint Description: ACCESSORY PARKING STRUCTURE BEING BUILT IN FRONT OF SINGEL FAMILY DWELLING.

|                                                                         |                                                                                |                     |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------------|
| <u>Facility:</u>                                                        | <u>Owner :</u>                                                                 | <u>Complainant:</u> |
| FA0227979<br>PDM 0708030625<br>1309 BLUE MOUNT RD<br>MONKTON, MD, 21111 | BRASWELL THOMAS E BRASWELL CORAZON G<br>1309 BLUE MOUNT RD<br>MONKTON MD 21111 | NA@ANON.COM         |

**Daily Activity Details**

|                      |                  |                      |                    |                   |                          |
|----------------------|------------------|----------------------|--------------------|-------------------|--------------------------|
| <u>Serial Number</u> | <u>Inspector</u> | <u>Activity Date</u> | <u>Service</u>     | <u>Result</u>     | <u>Action</u>            |
| DA0197954            | Rodney Larrick   | 08/19/2013           | INITIAL INSPECTION | NOT IN COMPLIANCE | CORRECTION NOTICE ISSUED |

Inspector Notes: 8/19/13 Carport under construction in front yard. Posted with 1. Stop Work Order 2. Obtain permit 3. Variance may be required for front yard. R/C 9/3/13 RL/lk**Violation Details**

|                                  |                         |            |            |                       |               |         |                   |
|----------------------------------|-------------------------|------------|------------|-----------------------|---------------|---------|-------------------|
| Violation Record ID:             | IV0098119               | Comply By: | 09/03/2013 | 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

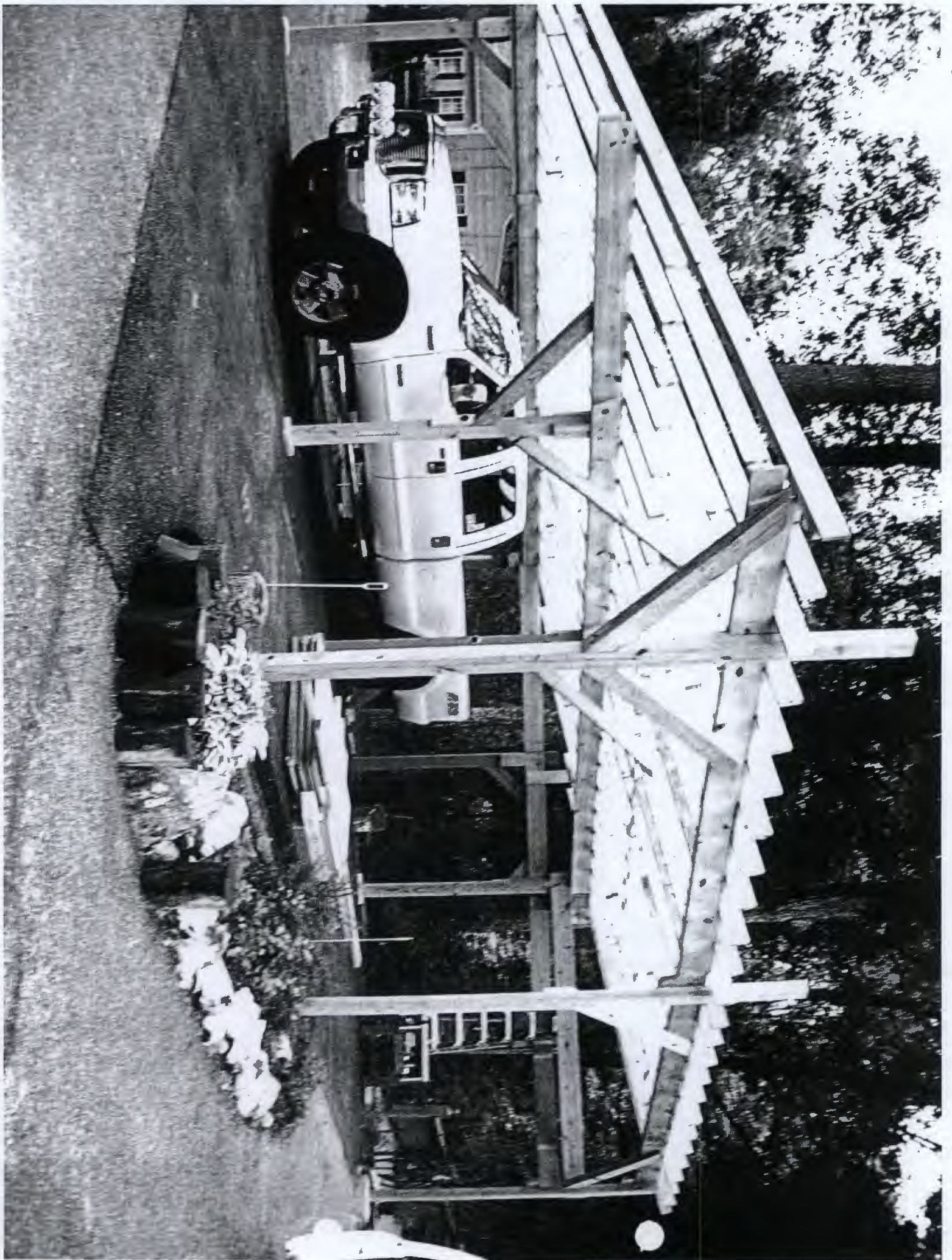
Lien Information - None

9/4/ Permit B824811 Obtained For Razing

Mileage:

9/10/13 Owner to file for variance

R/C 9/25/13 R Larrick LK





KEVIN KAMENETZ  
County Executive

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

September 30, 2013

Thomas E. & Corazon G. Braswell  
1309 Blue Mount Road  
Monkton MD 21111

RE: Case Number: 2014-0058 A, Address: 1309 Blue Mount Road

Dear Mr. & Ms. Braswell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 5, 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  
David Billingsley, Central Drafting & Design, 601 Charwood Court, Edgewood MD 21040

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. 2014-0058-A  
Administrative Variance  
Thomas E. & Corazon G. Baswell  
1309 Blue Mount Road.

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. 2014-0058-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

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**  
**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 Memorandum**

DATE: October 7, 2013

TO: Kristen Lewis, Office of Zoning Review  
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge  
Office of Administrative Hearings



RE: Petition for Administrative Variance – 09/30/13 Closing Date  
**Case No. 2014-0058-A – 1309 Blue Mount Road**

---

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Specifically, the Affidavit (page 2 of the zoning petition) indicated that the property is not under an active zoning violation citation; however, it has been assigned Case No. C00135548 from the Code Enforcement Division.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

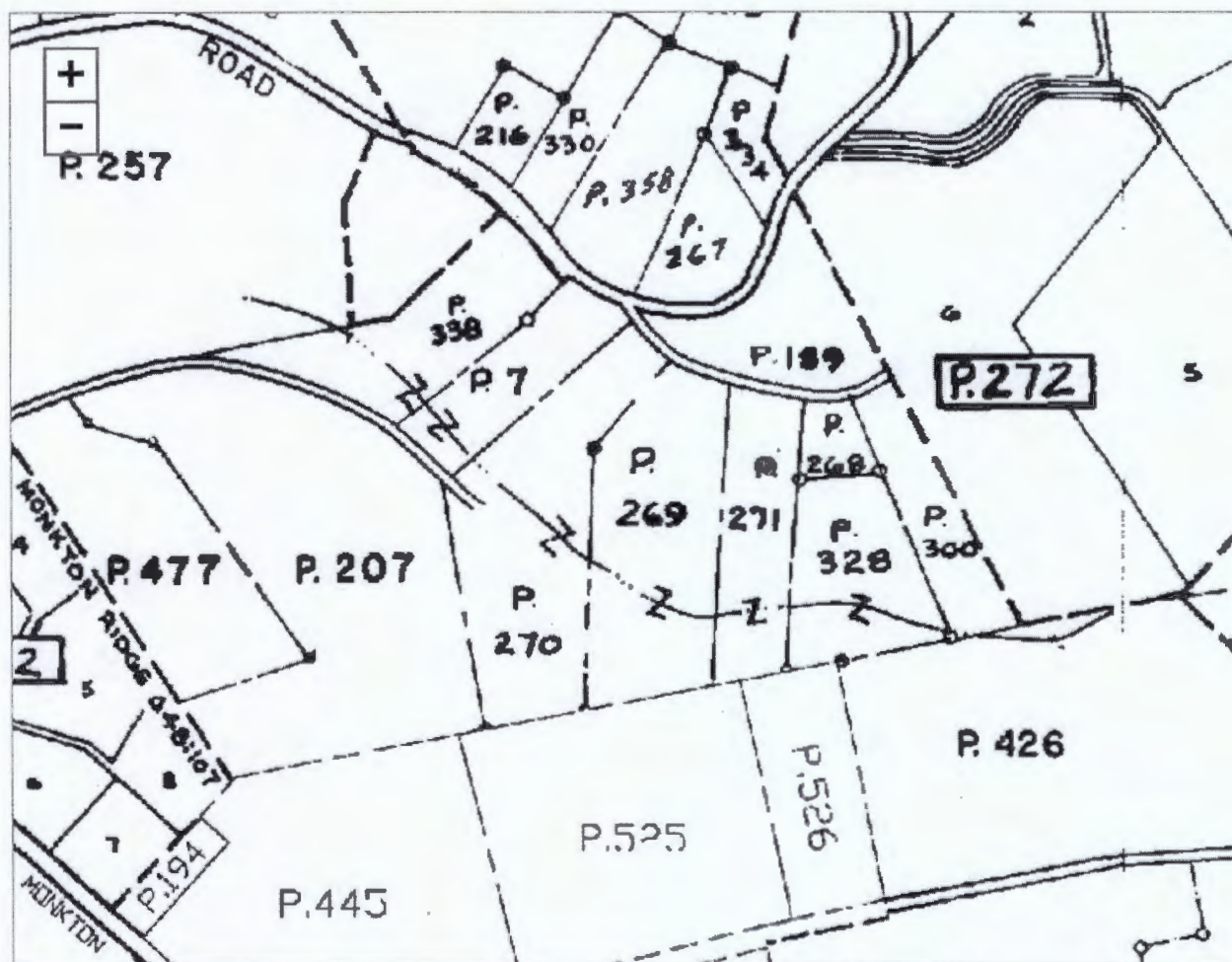
Real Property Data Search ( w4)

[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 - 07 Account Number - 0708030625 |                                             |                                                                                     |
| Owner Information                                                    |                                             |                                                                                     |
| <b>Owner Name:</b>                                                   | BRASWELL THOMAS E<br>BRASWELL CORAZON G     | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                          |
| <b>Mailing Address:</b>                                              | 1309 BLUE MOUNT RD<br>MONKTON MD 21111-1229 | <b>Deed Reference:</b> 1) /06235/ 00408<br>2)                                       |
| Location & Structure Information                                     |                                             |                                                                                     |
| <b>Premises Address:</b>                                             | 1309 BLUEMOUNT RD<br>0-0000                 | <b>Legal Description:</b> 2.704 AC SS RER 380<br>BLUEMONT RD<br>3900 E BIG FALLS RD |
| <b>Map:</b> 0022                                                     | <b>Grid:</b> 0017                           | <b>Parcel:</b> 0271                                                                 |
| <b>Sub District:</b>                                                 | <b>Subdivision:</b> 0000                    | <b>Section:</b>                                                                     |
| <b>Block:</b>                                                        | <b>Lot:</b>                                 | <b>Assessment Year:</b> 2014                                                        |
| <b>Plat No:</b>                                                      | <b>Plat Ref:</b>                            |                                                                                     |
| <b>Special Tax Areas:</b>                                            |                                             | <b>Town:</b> NONE                                                                   |
|                                                                      |                                             | <b>Ad Valorem:</b>                                                                  |
|                                                                      |                                             | <b>Tax Class:</b>                                                                   |
| <b>Primary Structure Built</b> 1955                                  | <b>Above Grade Enclosed Area</b> 988 SF     | <b>Finished Basement Area</b>                                                       |
|                                                                      |                                             | <b>Property Land Area</b> 2.7000 AC                                                 |
|                                                                      |                                             | <b>County Use</b> 04                                                                |
| <b>Stories</b> 1.000000                                              | <b>Basement</b> YES                         | <b>Type</b> STANDARD UNIT                                                           |
|                                                                      |                                             | <b>Exterior</b> FRAME                                                               |
|                                                                      |                                             | <b>Full/Half Bath</b> 1 full                                                        |
|                                                                      |                                             | <b>Garage</b>                                                                       |
|                                                                      |                                             | <b>Last Major Renovation</b>                                                        |
| Value Information                                                    |                                             |                                                                                     |
|                                                                      | <b>Base Value</b>                           | <b>Value</b>                                                                        |
|                                                                      |                                             | <b>Phase-in Assessments</b>                                                         |
|                                                                      |                                             | <b>As of</b> 01/01/2011                                                             |
|                                                                      |                                             | <b>As of</b> 07/01/2013                                                             |
|                                                                      |                                             | <b>As of</b> 07/01/2014                                                             |
| <b>Land:</b>                                                         | 152,100                                     | 152,100                                                                             |
| <b>Improvements</b>                                                  | 96,700                                      | 96,700                                                                              |
| <b>Total:</b>                                                        | 248,800                                     | 248,800                                                                             |
| <b>Preferential Land:</b>                                            | 0                                           |                                                                                     |
| Transfer Information                                                 |                                             |                                                                                     |
| <b>Seller:</b> HEAPS PAULINE                                         | <b>Date:</b> 11/28/1980                     | <b>Price:</b> \$65,000                                                              |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /06235/ 00408                 | <b>Deed2:</b>                                                                       |
| <b>Seller:</b>                                                       | <b>Date:</b>                                | <b>Price:</b>                                                                       |
| <b>Type:</b>                                                         | <b>Deed1:</b>                               | <b>Deed2:</b>                                                                       |
| <b>Seller:</b>                                                       | <b>Date:</b>                                | <b>Price:</b>                                                                       |
| <b>Type:</b>                                                         | <b>Deed1:</b>                               | <b>Deed2:</b>                                                                       |
| Exemption Information                                                |                                             |                                                                                     |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                                | <b>07/01/2013</b> <b>07/01/2014</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                                        |                                                                                     |
| Homestead Application Information                                    |                                             |                                                                                     |
| <b>Homestead Application Status:</b> No Application                  |                                             |                                                                                     |

Baltimore County

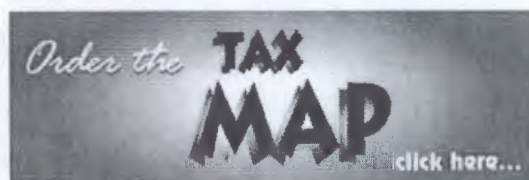
[New Search](#)District: **07** Account Number: **0708030625**

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).

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).



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

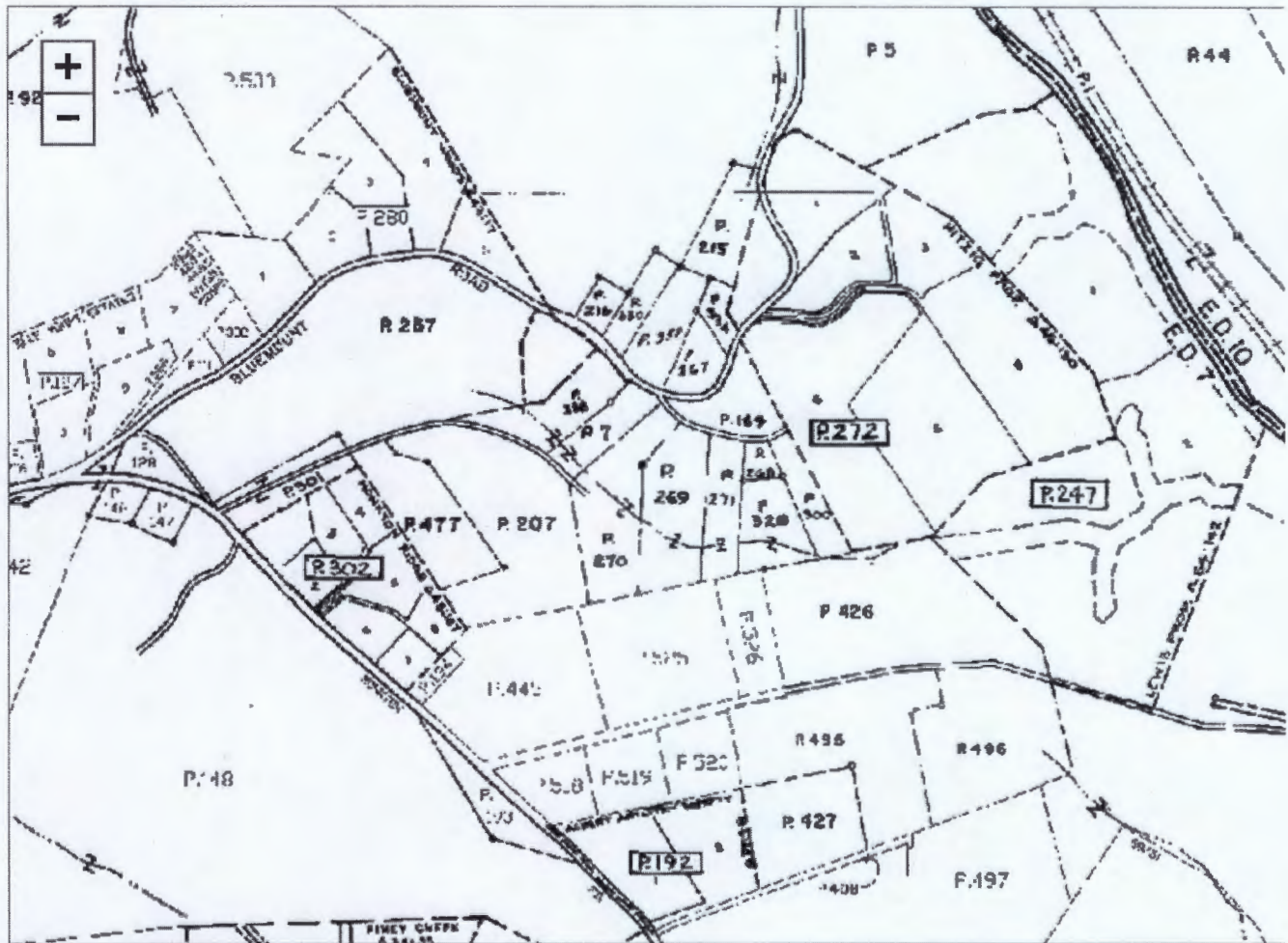
→

## Real Property Data Search ( w4)

## Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                            | <a href="#">View GroundRent Redemption</a>       | <a href="#">View GroundRent Registr</a>                             |
|-----------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------|
| <b>Account Identifier:</b>                          | <b>District - 07 Account Number - 0708030625</b> |                                                                     |
| <b>Owner Information</b>                            |                                                  |                                                                     |
| <b>Owner Name:</b>                                  | BRASWELL THOMAS E<br>BRASWELL CORAZON G          | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES          |
| <b>Mailing Address:</b>                             | 1309 BLUE MOUNT RD<br>MONKTON MD 21111-1229      | <b>Deed Reference:</b> 1) /06235/ 004<br>2)                         |
| <b>Location &amp; Structure Information</b>         |                                                  |                                                                     |
| <b>Premises Address:</b>                            | 1309 BLUEMOUNT RD<br>0-0000                      | <b>Legal Description:</b> 2.704 AC SS 1<br>BLUEMONT<br>3900 E BIG F |
| <b>Map:</b> 0022                                    | <b>Grid:</b> 0017                                | <b>Parcel:</b> 0271                                                 |
| <b>Sub District:</b>                                | <b>Subdivision:</b> 0000                         | <b>Section:</b>                                                     |
| <b>Block:</b>                                       | <b>Lot:</b>                                      | <b>Assessment Year:</b> 2014                                        |
| <b>Special Tax Areas:</b>                           | <b>Town:</b> NONE                                | <b>Ad Valorem:</b>                                                  |
|                                                     | <b>Tax Class:</b>                                |                                                                     |
| <b>Primary Structure Built</b> 1955                 | <b>Above Grade Enclosed Area</b> 988 SF          | <b>Finished Basement Area</b>                                       |
|                                                     |                                                  | <b>Property Land Area</b> 2.7000 AC                                 |
| <b>Stories</b> 1.000000                             | <b>Basement</b> YES                              | <b>Type</b> STANDARD UNIT                                           |
|                                                     |                                                  | <b>Exterior</b> FRAME                                               |
|                                                     |                                                  | <b>Full/Half Bath</b> 1 full                                        |
|                                                     |                                                  | <b>Garage</b>                                                       |
|                                                     |                                                  | <b>Last Major Ren</b>                                               |
| <b>Value Information</b>                            |                                                  |                                                                     |
|                                                     | <b>Base Value</b>                                | <b>Value</b>                                                        |
|                                                     |                                                  | <b>As of</b> 01/01/2011                                             |
| <b>Land:</b>                                        | 152,100                                          | 152,100                                                             |
| <b>Improvements</b>                                 | 96,700                                           | 96,700                                                              |
| <b>Total:</b>                                       | 248,800                                          | 248,800                                                             |
| <b>Preferential Land:</b>                           | 0                                                |                                                                     |
|                                                     |                                                  | <b>Phase-in Assessments</b>                                         |
|                                                     |                                                  | <b>As of</b> 07/01/2013                                             |
|                                                     |                                                  | <b>As of</b> 07/01/                                                 |
| <b>Transfer Information</b>                         |                                                  |                                                                     |
| <b>Seller:</b> HEAPS PAULINE                        | <b>Date:</b> 11/28/1980                          | <b>Price:</b> \$65,000                                              |
| <b>Type:</b> ARMS LENGTH IMPROVED                   | <b>Deed1:</b> /06235/ 00408                      | <b>Deed2:</b>                                                       |
| <b>Seller:</b>                                      | <b>Date:</b>                                     | <b>Price:</b>                                                       |
| <b>Type:</b>                                        | <b>Deed1:</b>                                    | <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                                                                |
| <b>Tax Exempt:</b>                                  | <b>Special Tax Recapture:</b>                    |                                                                     |
| <b>Exempt Class:</b>                                | NONE                                             |                                                                     |
| <b>Homestead Application Information</b>            |                                                  |                                                                     |
| <b>Homestead Application Status:</b> No Application |                                                  |                                                                     |

Baltimore County

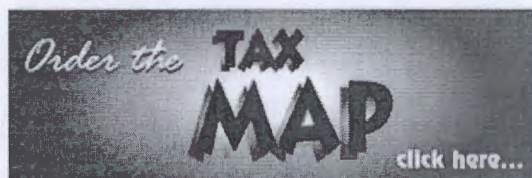
[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **07** Account Number: **0708030625**

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 NAME 1309 BLUE MOUNT RD.  
CASE NUMBER 2014-0058-A  
DATE 12/12/13

[illegible]

Case No.:

2014-0058-A

## Exhibit Sheet

Petitioner/Developer

Protestants

DW 1-27-14

DW 12-16-13

|                        |                                |  |
|------------------------|--------------------------------|--|
| No. 1                  | Plan                           |  |
| No. 2                  | SDAT sheet                     |  |
| No. 3                  | tax map                        |  |
| No. 4                  | deed                           |  |
| No. 5                  | Aerial photo                   |  |
| No. <del>5</del><br>5A | Aerial photo (enlarged)        |  |
| No. <del>6</del><br>6  | Google Earth photo             |  |
| No. <del>7</del><br>7  | 7A-7D photos - fire            |  |
| No. <del>8</del><br>8  | 8A-8I<br>photos of new carport |  |
| No. 10                 |                                |  |
| No. 11                 |                                |  |
| No. 12                 |                                |  |

## **PETITIONER'S EXHIBITS**

**1309 BLUE MOUNT ROAD  
CASE NO. 2014-0058-A**

- 1. PLAT TO ACCOMPANY PETITION DATED AUGUST 27, 2013 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. PORTION OF TAX MAP 0022**
- 4. DEED OF RECORD – L.6235 F.408 DATED NOVEMBER 17, 1980**
- 5. AERIAL PHOTO (BALTO. CO. MY NEIGHBORHOOD)**
- 5a. ENLARGED AERIAL PHOTO (BALTO. CO. MY NEIGHBORHOOD)**
- 6. AERIAL PHOTO (GOOGLE)**
- 7a – 7d. PHOTOS OF FIRE**
- 8a – 8i. PHOTOS OF NEW CARPORT**

Real Property Data Search ( w2)

[Search Help](#)

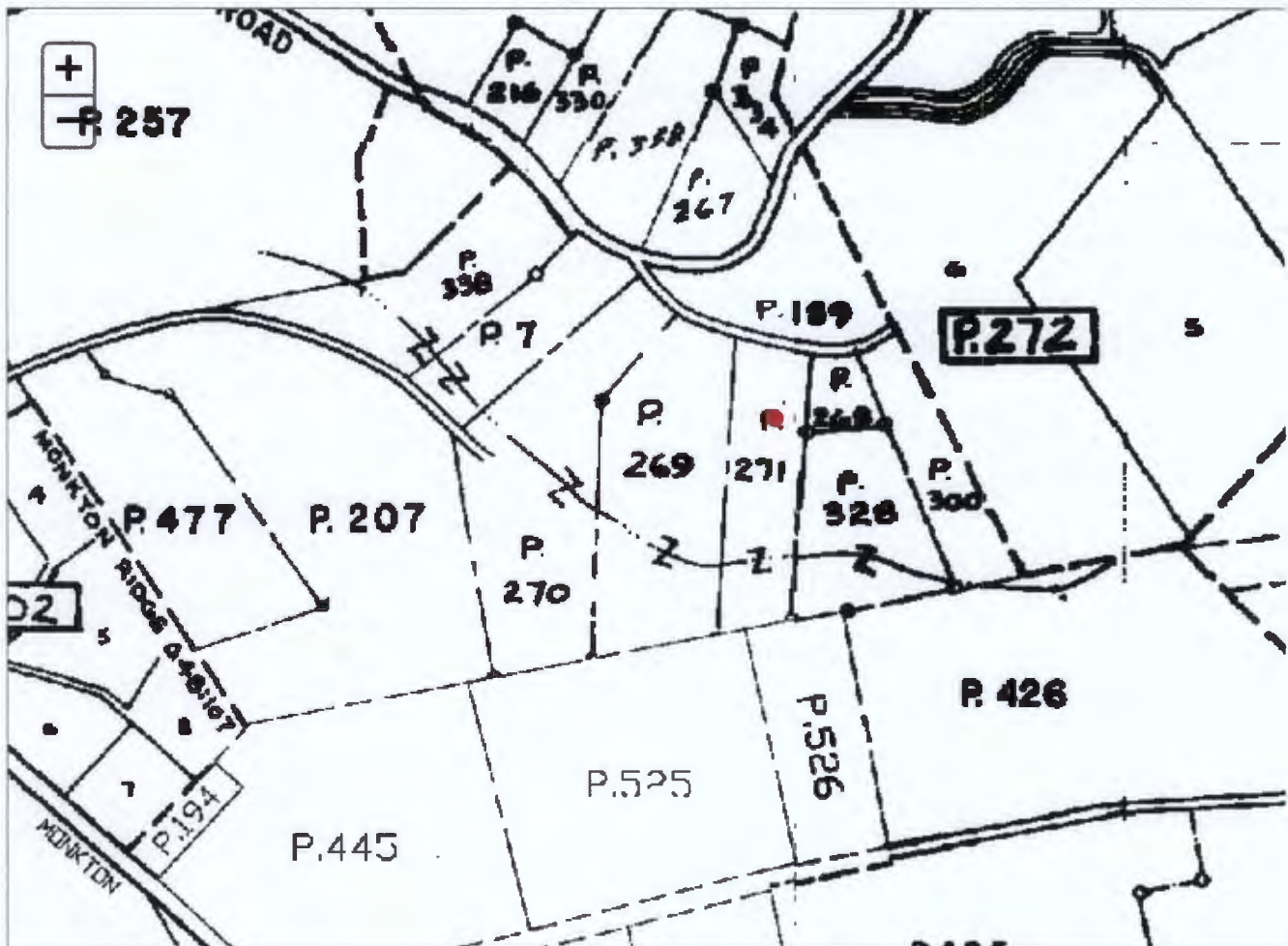
Search Result for BALTIMORE COUNTY

|                                                                      |                                                                                        |                                                                                                             |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <a href="#">View Map</a>                                             | <a href="#">View GroundRent Redemption</a>                                             | <a href="#">View GroundRent Registration</a>                                                                |
| <b>Account Identifier:</b> District - 07 Account Number - 0708030625 |                                                                                        |                                                                                                             |
| Owner Information                                                    |                                                                                        |                                                                                                             |
| <b>Owner Name:</b>                                                   | BRASWELL THOMAS E<br>BRASWELL CORAZON G<br>1309 BLUE MOUNT RD<br>MONKTON MD 21111-1229 | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES<br><b>Deed Reference:</b> 1) /06235/ 00408<br>2) |
| <b>Mailing Address:</b>                                              |                                                                                        |                                                                                                             |
| Location & Structure Information                                     |                                                                                        |                                                                                                             |
| <b>Premises Address:</b>                                             | 1309 BLUEMOUNT RD<br>0-0000                                                            | <b>Legal Description:</b> 2.704 AC SS RER 380<br>BLUEMONT RD<br>3900 E BIG FALLS RD                         |
| <b>Map:</b> 0022                                                     | <b>Grid:</b> 0017                                                                      | <b>Parcel:</b> 0271                                                                                         |
| <b>Sub District:</b>                                                 | <b>Subdivision:</b> 0000                                                               | <b>Section:</b>                                                                                             |
| <b>Block:</b>                                                        | <b>Lot:</b>                                                                            | <b>Assessment Year:</b> 2011                                                                                |
| <b>Plat No:</b>                                                      | <b>Plat Ref:</b>                                                                       |                                                                                                             |
| <b>Special Tax Areas:</b>                                            | <b>Town:</b>                                                                           | NONE                                                                                                        |
| <b>Ad Valorem:</b>                                                   |                                                                                        |                                                                                                             |
| <b>Tax Class:</b>                                                    |                                                                                        |                                                                                                             |
| <b>Primary Structure Built</b> 1955                                  | <b>Above Grade Enclosed Area</b> 988 SF                                                | <b>Finished Basement Area</b>                                                                               |
| <b>Property Land Area</b> 2.7000 AC                                  | <b>County Use</b> 04                                                                   |                                                                                                             |
| <b>Stories</b> 1.000000                                              | <b>Basement</b> YES                                                                    | <b>Type</b> STANDARD UNIT                                                                                   |
| <b>Exterior</b> FRAME                                                | <b>Full/Half Bath</b> 1 full                                                           | <b>Garage</b>                                                                                               |
| <b>Last Major Renovation</b>                                         |                                                                                        |                                                                                                             |
| Value Information                                                    |                                                                                        |                                                                                                             |
| <b>Base Value</b>                                                    | <b>Value</b>                                                                           | <b>Phase-in Assessments</b>                                                                                 |
|                                                                      | As of                                                                                  | As of                                                                                                       |
|                                                                      | 01/01/2011                                                                             | 07/01/2012                                                                                                  |
| <b>Land:</b> 187,200                                                 | 152,100                                                                                | As of 07/01/2013                                                                                            |
| <b>Improvements</b> 122,040                                          | 96,700                                                                                 |                                                                                                             |
| <b>Total:</b> 309,240                                                | 248,800                                                                                | 248,800                                                                                                     |
| <b>Preferential Land:</b> 0                                          |                                                                                        | 0                                                                                                           |
| Transfer Information                                                 |                                                                                        |                                                                                                             |
| <b>Seller:</b> HEAPS PAULINE                                         | <b>Date:</b> 11/28/1980                                                                | <b>Price:</b> \$65,000                                                                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /06235/ 00408                                                            | <b>Deed2:</b>                                                                                               |
| <b>Seller:</b>                                                       | <b>Date:</b>                                                                           | <b>Price:</b>                                                                                               |
| <b>Type:</b>                                                         | <b>Deed1:</b>                                                                          | <b>Deed2:</b>                                                                                               |
| <b>Seller:</b>                                                       | <b>Date:</b>                                                                           | <b>Price:</b>                                                                                               |
| <b>Type:</b>                                                         | <b>Deed1:</b>                                                                          | <b>Deed2:</b>                                                                                               |
| Exemption Information                                                |                                                                                        |                                                                                                             |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                                                                           | <b>07/01/2012</b>                                                                                           |
| <b>County:</b> 000                                                   | 0.00                                                                                   | 07/01/2013                                                                                                  |
| <b>State:</b> 000                                                    | 0.00                                                                                   |                                                                                                             |
| <b>Municipal:</b> 000                                                | 0.00 0.00                                                                              | 0.00 0.00                                                                                                   |
| <b>Tax Exempt:</b>                                                   | <b>Special Tax Recapture:</b>                                                          |                                                                                                             |
| <b>Exempt Class:</b>                                                 | NONE                                                                                   |                                                                                                             |
| Homestead Application Information                                    |                                                                                        |                                                                                                             |
| <b>Homestead Application Status:</b> No Application                  |                                                                                        |                                                                                                             |

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PETITIONER'S  
EXHIBIT NO. 2

## Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **07** Account Number: **0708030625**

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 Wait. Loading... Please Wait. -->

PETITIONER'S  
EXHIBIT NO. 3

DEED -- FEE SIMPLE -- INDIVIDUAL GRANTOR -- LONG FORM

This Deed, MADE THIS 17<sup>th</sup> day of November

in the year one thousand nine hundred and eighty by and between  
PAULINE HEAPS, Grantor, party

of the first part, and  
THOMAS E. BRASWELL and CORAZON G. BRASWELL, his wife, Grantees, parties  
of the second part.

WITNESSETH, That in consideration of the sum of SIXTY FIVE THOUSAND DOLLARS  
(\$65,000.00) and other good and valuable considerations, the said Grantor  
whereof is hereby acknowledged,  
the said Grantor

does grant and convey to the said Grantees, as tenants by the entireties, their  
assigns, the survivor of them, and the survivor's

heirs  
personal representatives, assigns and assigns, in fee simple, all  
that lot of ground situate in Baltimore County, Maryland  
and described as follows, that is to say:

BEGINNING for the outlines to include the same at a pipe in or near  
the centerline of Woods Road at the end of seventy-three and six-tenths  
feet in the north sixty-nine degrees, twenty-seven minutes west one  
hundred ninety-six and three-tenths foot line as described in a deed from  
Walter S. Ford and wife to Daniel C. Leight and wife dated September 6,  
1947, recorded among the Land Records of Baltimore County in Liber J.W.B.  
No. 1604, folio 86, etc., running thence binding on that deed and in or  
near the centerline of Woods Road as now surveyed by magnetic bearings as  
given in that deed, north sixty-nine degrees twenty-seven minutes west  
one hundred twenty-two and seven-tenths feet to a railroad spike, thence  
still continuing along that deed and in the centerline of said road, north  
fifty-eight degrees, fifty minutes west thirty-nine and four-tenths feet  
to a bolt, thence by a line of division as now surveyed, south eleven  
degrees, nine minutes west seven hundred eighty-three and five-tenths feet  
to a pipe and to intersect the outlines of the above mentioned deed, thence  
binding on the outline of that deed as now surveyed, north eighty-six  
degrees, forty minutes east one hundred sixty-three and two-tenths feet  
to a pipe and to a parcel of land belonging to Samuel J. Thomas and wife,  
thence binding on the westernmost line of that parcel as now surveyed,  
north eleven degrees, nine minutes east seven hundred eight and three-  
tenths feet to the place of beginning, containing two acres and seven  
hundred four one thousandths of an acre (2.704) of land more or less.  
The improvements thereon being now or formerly known as 1309 Blue Mount  
Road.

BEING the same property described in a Deed dated October 20, 1953  
and recorded among the Land Records of Baltimore County in Liber 2377,  
folio 433 from Frederick W. Nordt and Cleo Lillian Nordt, his wife,  
unto Lester Heaps and Pauline Heaps, his wife. The said Lester Heaps

B 013\*\*\*\*\*375001a

PETITIONER'S  
EXHIBIT NO. 4

having since departed this life on or about December 9, 1953.

THE party of the first part, Grantor herein, by affixing her signature hereto, does declare and affirm under the penalties of perjury that the consideration set forth herein is true and correct.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Grantees, as tenants by the entirety, their assigns, the survivor of them, and the survivor's

personal representatives, ~~heirs~~

and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test:

Pauline Heaps (SEAL)  
PAULINE HEAPS

(SEAL)

STATE OF MARYLAND, Baltimore County, to wit:  
I HEREBY CERTIFY, That on this 17th day of NOVEMBER,  
in the year one thousand nine hundred and eighty, before me,  
the subscriber, a Notary Public of the State aforesaid, personally appeared

PAULINE HEAPS  
known to me (or satisfactorily proven) to be the person whose name is subscribed to  
the within instrument, and acknowledged that she executed the same for the purposes  
therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Sharon E. Rogers  
Notary Public

My Commission expires:



Rec'd for record DEC 11 1980 at 9:37  
Per Elmer H. Kahline, Jr., Clerk  
Mail to MONUMENTAL TITLE CO  
Receipt No. 900



1309 Blue Mount Road

Created By  
Baltimore County  
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 12/7/2013



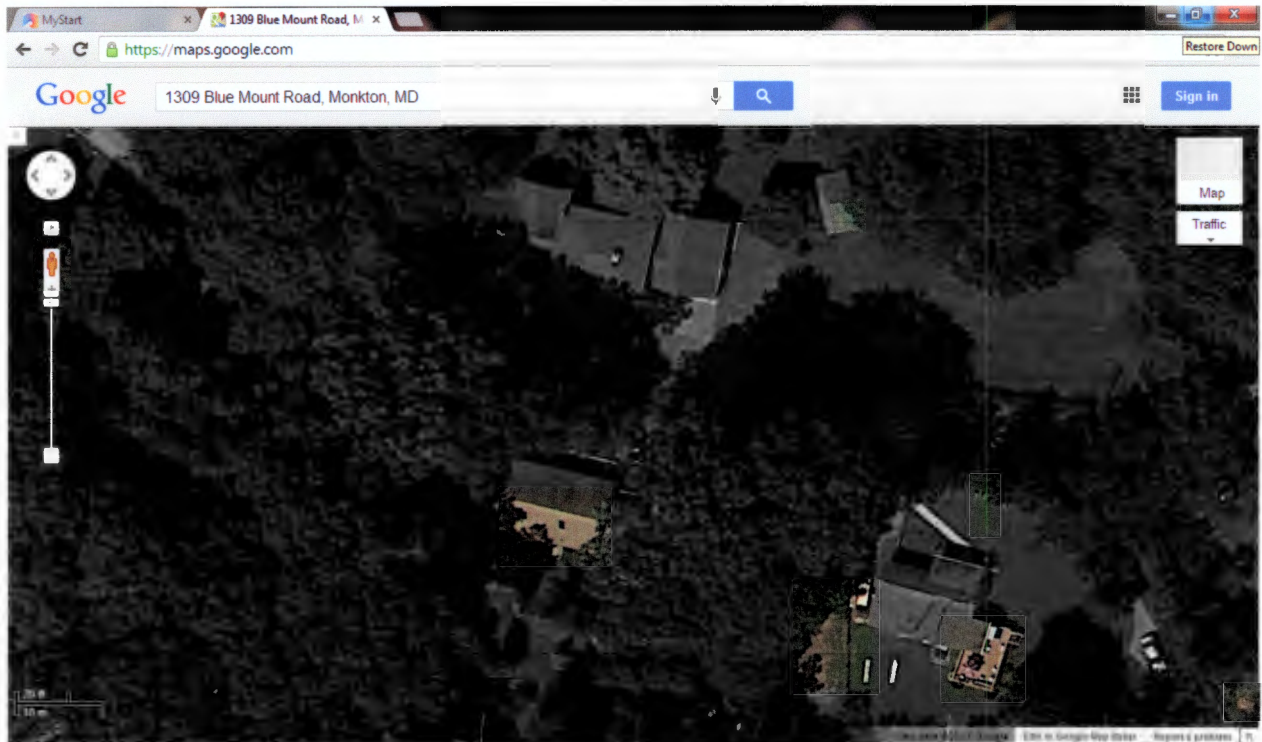
1309 Blue Mount Road

Created By  
Baltimore County  
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 12/7/2013



PETITIONER'S  
EXHIBIT NO. 6



a



b



c



d

2



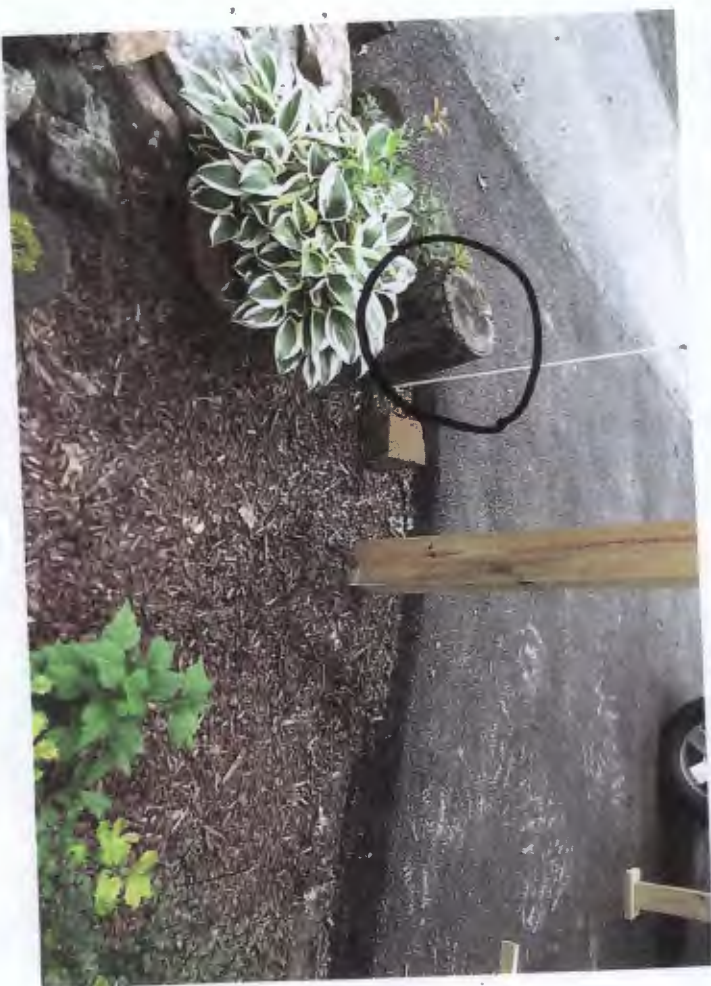
f



4



9





**PHOTOS OF FIRE**

JAN. 26, 2013

PETITIONER'S  
EXHIBIT NO. 7 a-d











1

2014-0058-A

2



3

4

5



0058-A

6



7



8





6

## PHOTOS OF FIRE

2014-0058-A



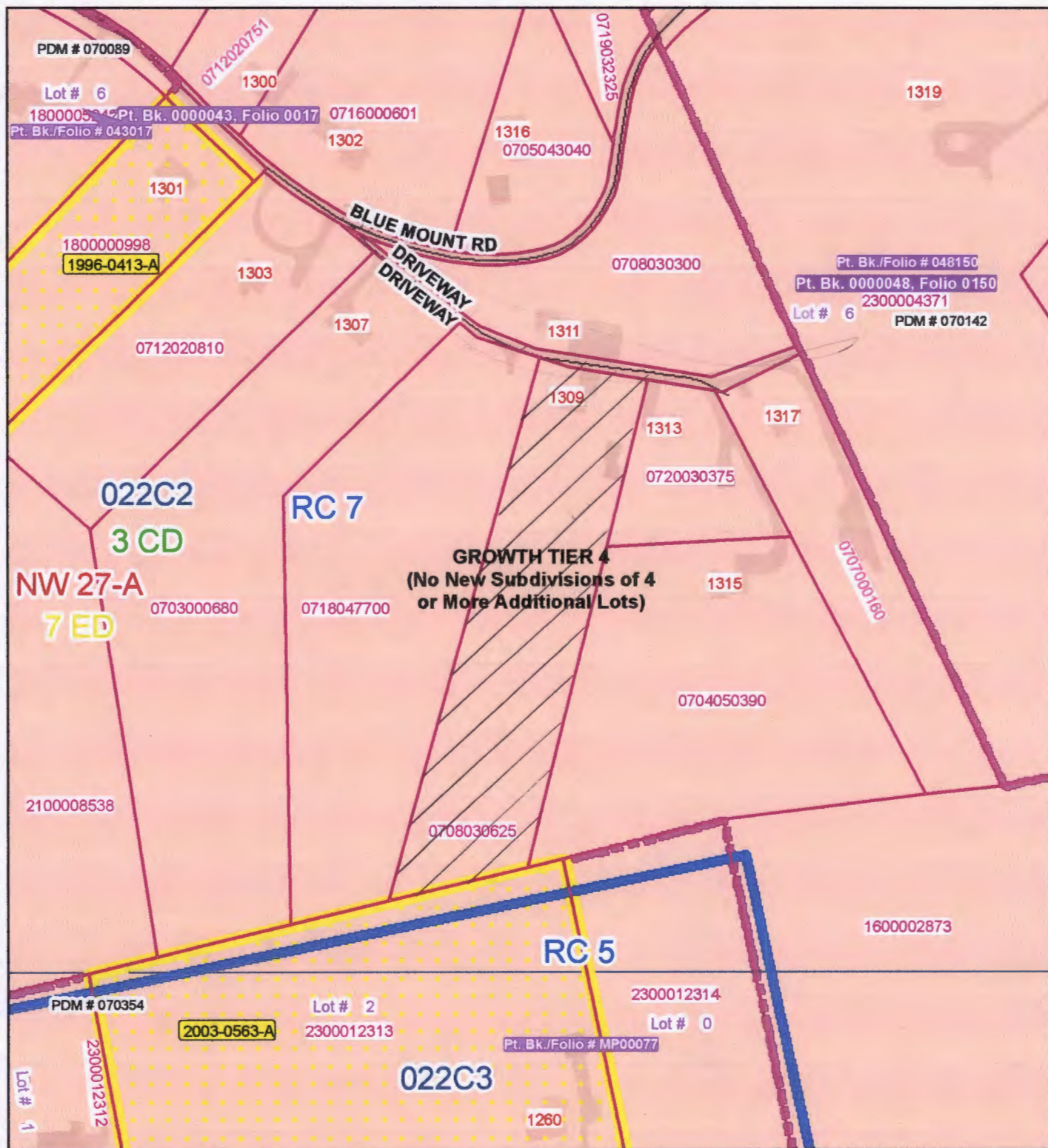








1309 Blue Mount Road 2014-0058-A



Publication Date: 9/5/2013



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



A horizontal scale bar with markings at 0, 50, 100, 200, 300, and 400 feet. The bar is black with white tick marks and numbers. The word "Feet" is written at the right end.

1 inch = 200 feet







