

IN RE: PETITION FOR ADMIN. VARIANCE *
(605 Almond Avenue)
15th Election District *
7th Council District
Richard L. and Linda N. Stempor *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0111-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, Richard L. and Linda N. Stempor. The Petitioners are requesting Variance relief from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 3 ft. in lieu of the required 7.5 ft. for a carport. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 17, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 12-18-13

By LOW

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 18th day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 3 ft. in lieu of the required 7.5 ft. for a carport, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

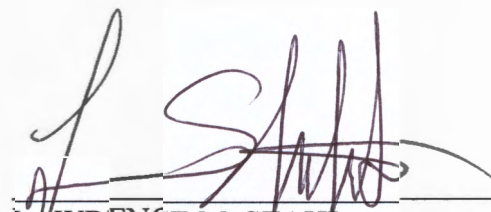
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 12-18-13

By DW

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 12-18-13

By DLW

KEVIN KAMENETZ
County Executive



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

December 18, 2013

Richard L. Stempor
Linda N. Stempor
605 Almond Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 2014-0111-A
Property: 605 Almond Avenue

Dear Mr. and Ms. Stempor:

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,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Robert M. Infussi, Sr., Expedite, LLC, 1536 Dunkeld Way, Bel Air, MD 21015



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 605 Almond Ave which is presently zoned DR-5.5

Deed Reference 33642-473 10 Digit Tax Account # 1510500880

Property Owner(s) Printed Name(s) Richard/Linda Stempor

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1. B02.3.C.1 & 301.1: BC2R
To permit A side YARD setback of 3 ft. in lieu
of the required 7.5 ft for A. CARPORT.
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:

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 11 day of July, 2014 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 2014-0111-A

Filing Date 7/7/13

Estimated Posting Date 11/13/13

Reviewer JCM

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: 605 Almond Ave Baltimore MD 21221
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)

MR. & MRS STemper Live AT 605 Almond Ave. Baltimore Md. 21221. would like to CONSTRUCT A CARPORT ON THE side OF the house. The property IS ZONED DR.5.5 and calls For side YARD SET BACKS OF 7.5". we do NOT have the Room so we ARE Filing For A VARIANCE. The STemper ARE BOTH HANDICAPPED And ARE IN there LATE YEARS. it would BE EASIER and SAFER with the STEPS UNDER COVER For them.

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

x Richard Stempor
Signature of Affiant
Richard STempor
Name- Print or Type

x Linda Stempor
Signature of Affiant
Linda STempor
Name- Print or Type

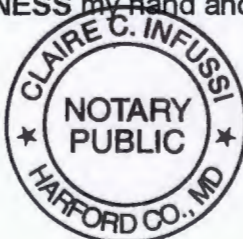
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of November, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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



Claire Infussi
CLAIRE C. INFUSI, Notary Public
Notary Public, State of Maryland
County of Harford
My Commission Expires 10/24/15
My Commission Expires October 24, 2015

Zoning Hearing Property Description

Property Address;

605 Almond Avenue, Baltimore, Maryland, 21221

**Being Lot # (9), Block (C), Section (N/A) in the subdivision of
Alpine Gardens, SE of George Avenue as recorded in Baltimore County Plat
Book # (0027), Folio # (0048), containing 5,568 SF.**

Located in the 15 Election District and the 7 Council District.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0111-A

Petitioner: RICHARD STEMPOR

Address or Location: 605 Almond Ave. Baltimore, Md 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT INFUSI

Address: 1536 DUN KELL WAY
BEL AIR, MD 21015

Telephone Number: 410 812 2236

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

No. **102660**

Date: **11/7/13**

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 11/06/2013 11/07/2013 09:19:50 5
 PER W605 WALKIN R905 LRB
 RECEIPT # 706240 11/07/2013 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 102660
 Rcpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
000	806	0000	6150					75.00

Total: **75.00**

Rec From: **R. STEMPOR**

For: **2014-0111-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0111-A

PETITIONER/DEVELOPER _____

BOB INFUSSI

DATE OF HEARING/CLOSING: _____

12/2/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

RECEIVED

DEC 06 2013

ATTENTION:

OFFICE OF ADMINISTRATIVE HEARINGS

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 AT _____

605 ALMOND AVE

THIS SIGN(S) WERE POSTED ON _____

November 17, 2013

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 11/17/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

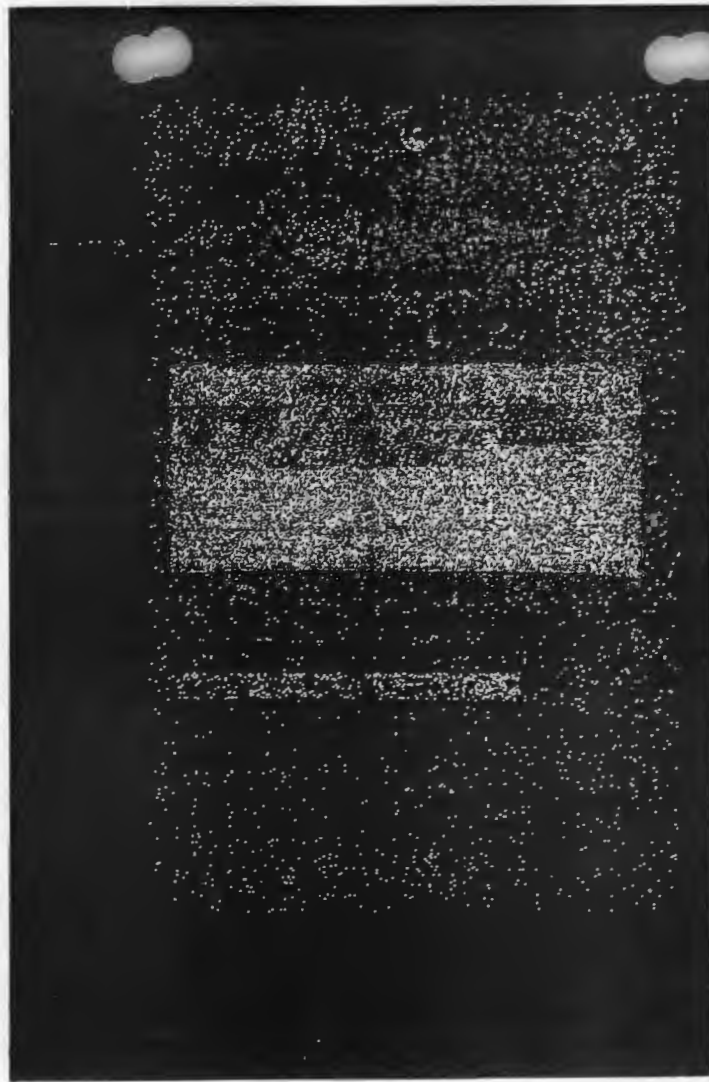
60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

12-9 @ 11:28 AM
Left v.m. for Ogle - Need orig. Cannot read fax copy.



mgallan@ 11/17/13

MEMORANDUM

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0111-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 17, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>Sign Posting</u>		

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0111 -A Address 605 ALMOND Ave.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/7/13 Posting Date: 11/17 Closing Date: 12/2

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0111 -A Address 605 ALMOND Ave.
Petitioner's Name RICHARD STEMPOR Telephone 836-221-2244
Posting Date: 11/17 Closing Date: 12/2
Wording for Sign: To Permit A SIDEYARD SETBACK OF 3ft. in Lieu
of The REQUIRED 7.5ft. for A CARPORT.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

November 26, 2013

Richard & Linda Stempor
605 Almond Avenue
Baltimore MD 21221

RE: Case Number: 2014-0111A, Address: 605 Almond Avenue

Dear Mr. & Ms. Stempor:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 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.", is written over a circular embossed seal. The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

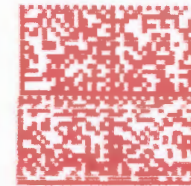
c: People's Counsel
Robert Infussi, 1536 Dunkeld Way, Bel Air MD 21015



Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Jefferson Building
Towson, Maryland, 21204

XX12/20/13EAL TMD212PRST15TCLA

PRESORTED
FIRST CLASS



Hasler

016H26512962

\$00.360

12/20/2013

Mailed From 21204

US POSTAGE

RECEIVED

DEC 24 2013

OFFICE OF ADMINISTRATIVE HEARINGS

2014-0111-A

Return Service Requested

Richard L. Stempor
Linda N. Stempor
605 Almond Avenue
Baltimore,

Re Sent 12/30/13

T 212 NF2 126081310112/21/13
RETURN TO SENDER
STEMPOR
TEMPORARILY AWAY
RETURN TO SENDER
BC: 21204471028 *4130-00197-21-06
KLH 558 12 21

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



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

Date: 11-15-13

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

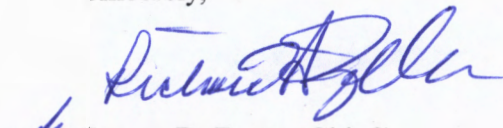
RE: Baltimore County
Item No 2014-0111-A
Administrative Variances
Richard & Linda Stempson
605 Almond Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0111-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,


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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 20, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For November 18, 2013
Item No. 2014-0078, 0106, 0107, 0109, 0110, 0111, 0112, 0113 and
0114

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC11182013 -.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 368362		
Owner Information		
Owner Name:	INFUSSI CLAIRE	Use: RESIDENTIAL
Mailing Address:	1536 DUNKELD WAY BEL AIR MD 21015-5628	Principal Residence: YES Deed Reference: 1) /07781/ 00523 2)
Location & Structure Information		
Premises Address:	1536 DUNKELD WAY BEL AIR 21015-0000	Legal Description: LOT 52 9893 SF 1536 DUNKELD WAY GLENANGUS S13C P 125/14
Map: 0049	Grid: 0004F	Parcel: 0373
Sub District:	Subdivision: 0133	Section: 13C
Block:	Lot: 52	Assessment Year: 2012
Plat No: 125014	Plat Ref:	
Special Tax Areas:		Town: NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built 2008	Above Grade Enclosed Area 4,538 SF	Finished Basement Area
		Property Land Area 9,893 SF
County Use 000000		
Stories 2.000000	Basement YES	Type END UNIT
Exterior BRICK	Full/Half Bath 2 full/ 1 half	Garage 2 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
Land:	130,000	130,000
Improvements	550,400	498,800
Total:	680,400	628,800
Preferential Land:	0	0
Transfer Information		
Seller: EDGEWOOD CORPORATION	Date: 04/16/2008	Price: \$703,000
Type: ARMS LENGTH IMPROVED	Deed1: /07781/ 00523	Deed2:
Seller: EDGEWOOD CORPORATION	Date: 07/22/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01361/ 00639	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 04/16/2009		





10.22.2013

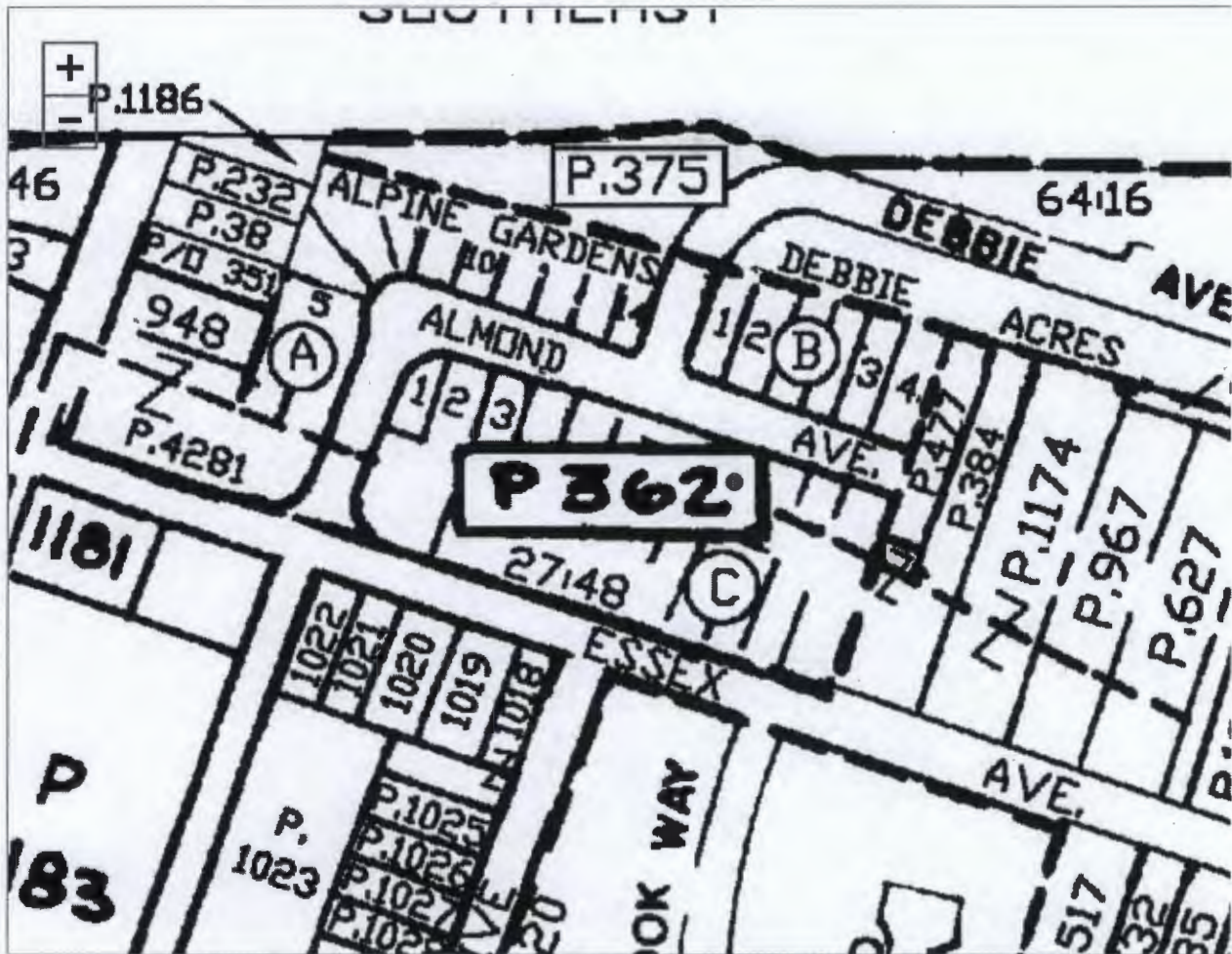
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1510250880		
Owner Information		
Owner Name:	STEMPOR LINDA N STEMPOR RICHARD L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	605 ALMOND AVE BALTIMORE MD 21221-3304	Deed Reference: 1) /33642/ 00473 2)
Location & Structure Information		
Premises Address:	605 ALMOND AVE 0-0000	Legal Description: 379 SE GEORGE AVE ALPINE GARDENS
Map:	Grid:	Parcel:
0090	0020	0362
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
C	9	2012
Plat No:	Plat Ref: 0027/ 0048	
Town:	NONE	
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1966	1,173 SF	120 SF
Property Land Area	County Use	
5,568 SF	04	
Stories	Basement	Type
1.000000	YES	END UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
		As of
		07/01/2014
Land:	89,500	89,500
Improvements	98,000	73,800
Total:	187,500	163,300
Preferential Land:	0	163,300
		0
Transfer Information		
Seller: JESSOP MARGARET A	Date: 05/21/2013	Price: \$165,000
Type: ARMS LENGTH IMPROVED	Deed1: /33642/ 00473	Deed2:
Seller: JESSOP RICHARD M	Date: 06/07/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05272/ 00821	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

[New Search](#)District: **15** Account Number: **1510250880**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

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

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



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

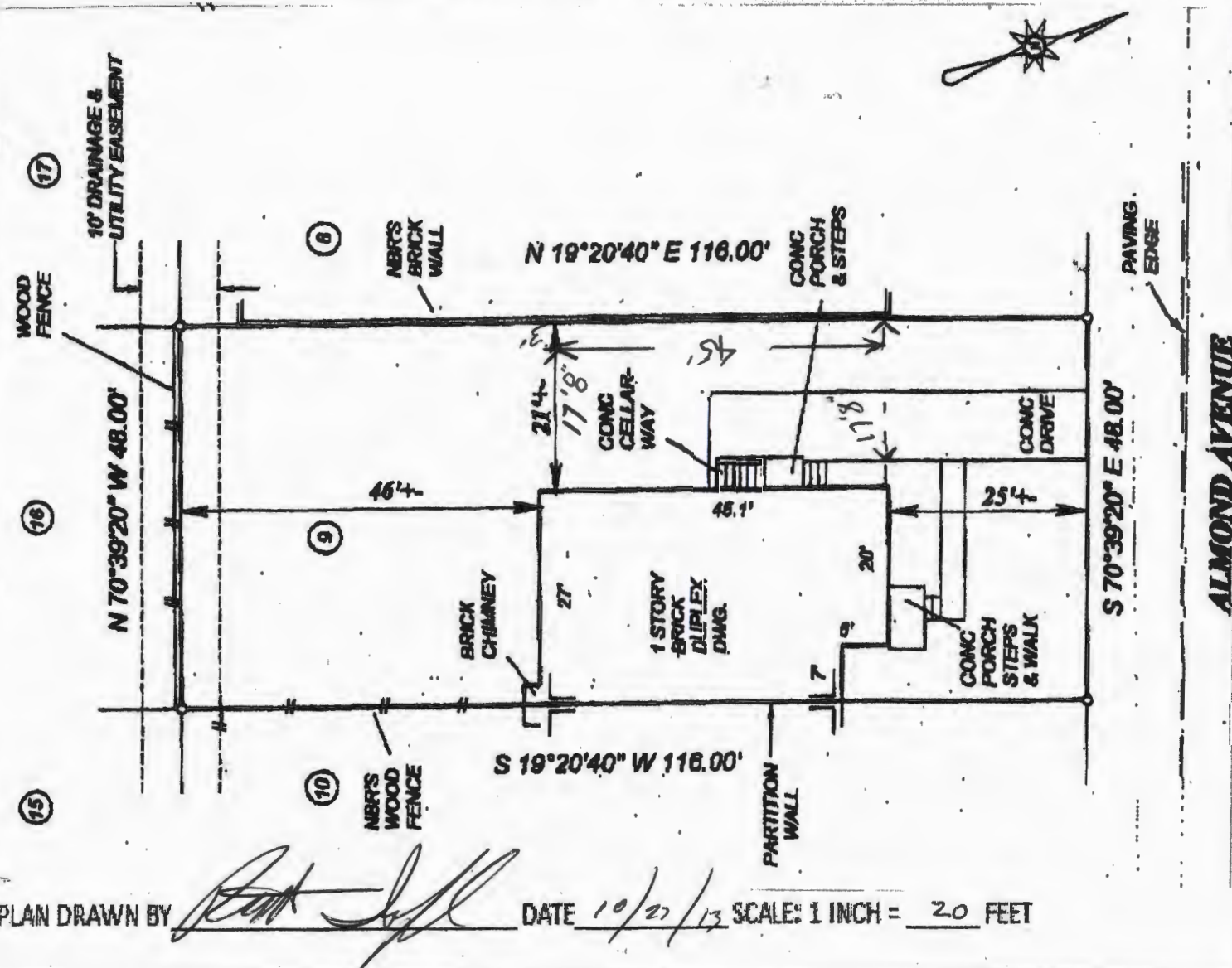
→

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

ADDRESS 605 Almond Ave 21221 OWNER(S) NAME(S) Richard/Linda Stempson

SUBDIVISION NAME Alpine Gardens LOT # 9 BLOCK # C SECTION # N/A

PLAT BOOK # 27 FOLIO # 48 10 DIGIT TAX # 2510550280 DEED REF. # 33642473



SITE VICINITY MAP



ZONING MAP

SITE ZONED DR-S-15

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 5568

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per. Exh. 1



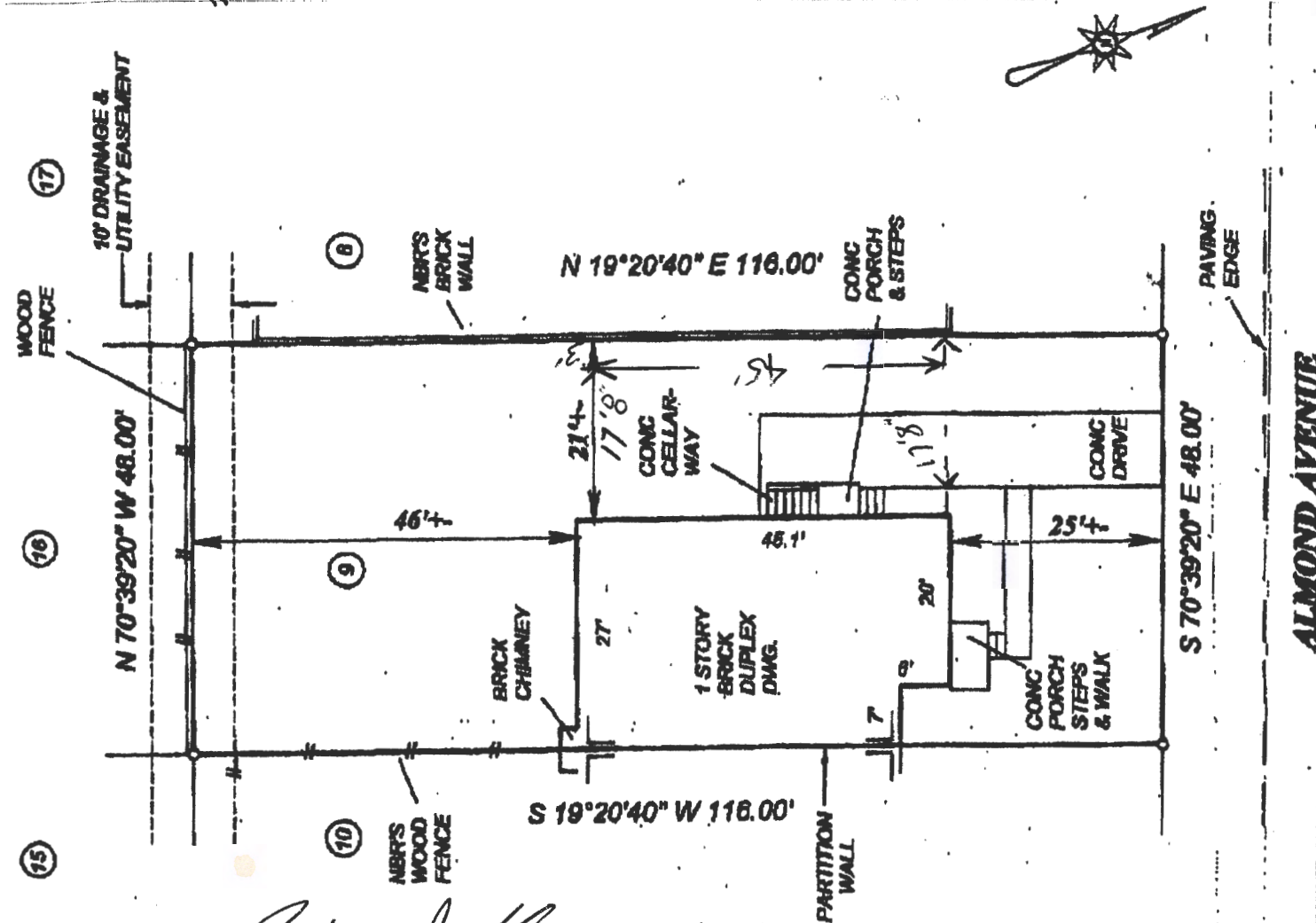
12.12.2013

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

ADDRESS 605 Almond Ave 21221 OWNER(S) NAME(S) Richard/Linda Stempson

SUBDIVISION NAME ALPINE GARDENS LOT # 9 BLOCK # C SECTION # N/A

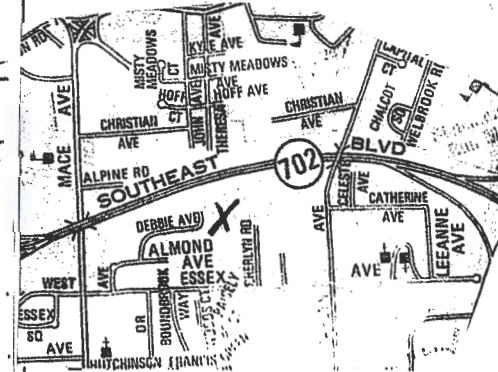
PLAT BOOK # 27 FOLIO # 48 10 DIGIT TAX # 2510550880 DEED REF. # 336421973



PLAN DRAWN BY [Signature]

DATE 10/27/13 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP#

SITE ZONED DR-S-15

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 5568

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

[Search Help](#)

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1510250880		
Owner Information		
Owner Name:	STEMPOR LINDA N STEMPOR RICHARD L 605 ALMOND AVE BALTIMORE MD 21221-3304	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /33642/ 00473 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	605 ALMOND AVE 0-0000	Legal Description: 379 SE GEORGE AVE ALPINE GARDENS
Map: 0090	Grid: 0020	Parcel: 0362
Sub District:	Subdivision: 0000	Section:
		Block: C
		Lot: 9
		Assessment Year: 2012
		Plat No:
		Plat Ref: 0027/ 0048
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1966	1,173 SF	120 SF
Property Land Area	County Use	
5,568 SF	04	
Stories	Basement	Type
1.000000	YES	END UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	89,500	89,500
Improvements	98,000	73,800
Total:	187,500	163,300
Preferential Land:	0	0
Transfer Information		
Seller: JESSOP MARGARET A	Date: 05/21/2013	Price: \$165,000
Type: ARMS LENGTH IMPROVED	Deed1: /33642/ 00473	Deed2:
Seller: JESSOP RICHARD M	Date: 06/07/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05272/ 00821	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: 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.

863-221-2902

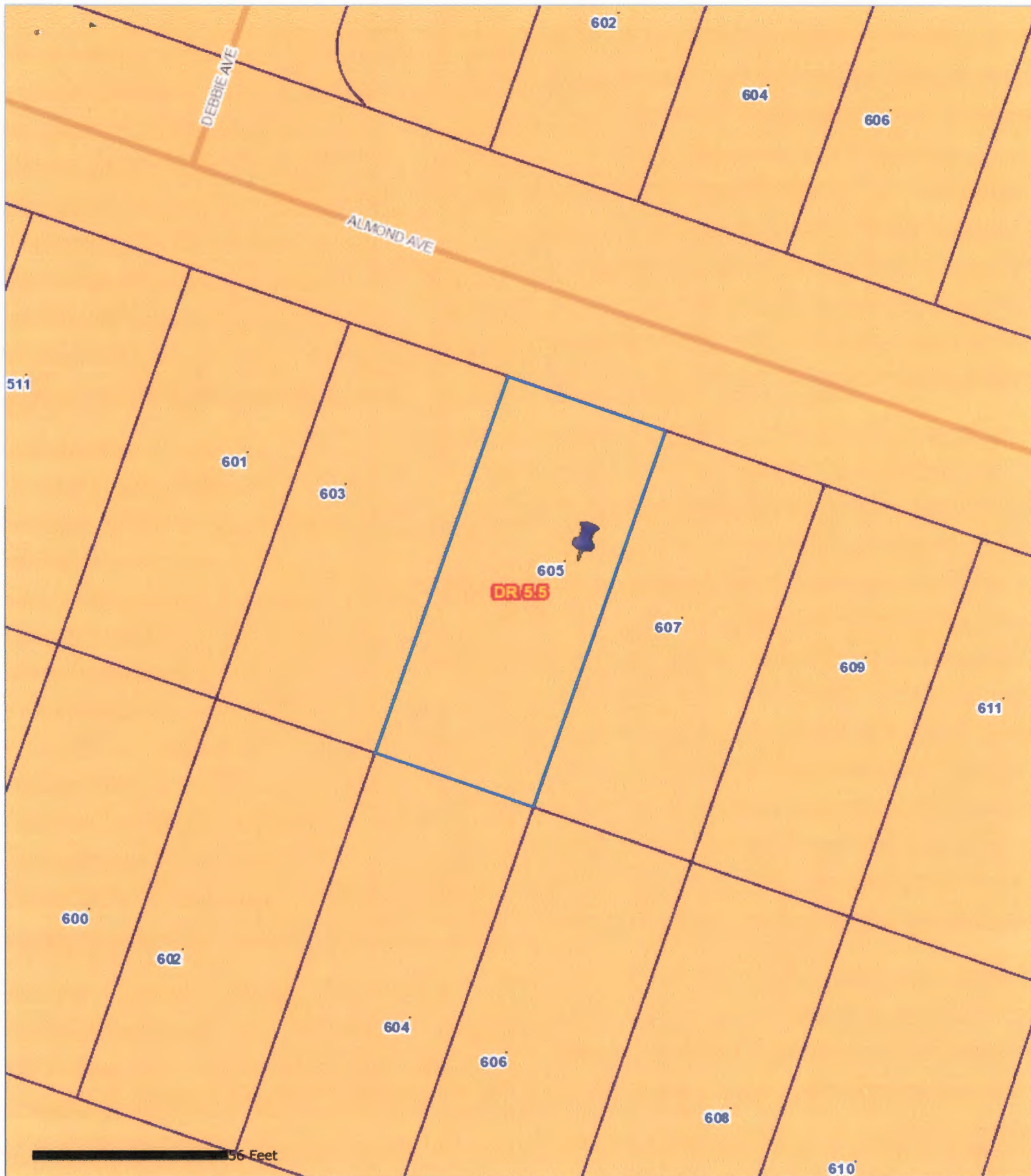


Environmental Map

Created By
Baltimore County
My Neighborhood



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My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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