

IN RE: PETITION FOR ADMIN. VARIANCE *
(1 Maple Avenue)
1st Election District *
1st Council District *
Leyla Abdu *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0119-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Leyla Abdu. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a 3 season room addition with a 0 ft. side yard setback in lieu of the required 10 ft. and a combined side yard setback of 20 ft. in lieu of the required 25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 24, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (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

ORDER RECEIVED FOR FILING

Date 1-6-14

By GW

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

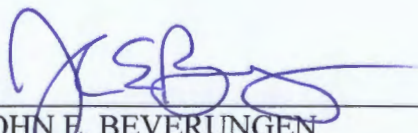
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 6th day of January, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a 3 season room addition with a 0 ft. side yard setback in lieu of the required 10 ft. and a combined side yard setback of 20 ft. in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-6-14

By dlw



KEVIN KAMENETZ
County Executive

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

January 6, 2014

Leyla Abdu
P.O. Box 36633
Baltimore, Maryland 21286

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1 Maple Avenue)
Case No. 2014-0119-A

Dear Ms. Abdu:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Ashley Mogenhan, Patio Enclosures, Inc., 224 8th Avenue, NW, Glen Burnie, MD 21061



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 1 Maple Ave

which is presently zoned DB 3.5

Deed Reference 31126/00253 ✓

10 Digit Tax Account # 2400009283 ✓

Property Owner(s) Printed Name(s) Leyla Abdu

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3.C.1; BC2R, to PERMIT A 3 SEASON ROOM ADDITION w/ A ZERO FT. SIDEYARD SETBACK IN LIEU OF THE REQUIRED 10 FT. AND A COMBINED SIDEYARD SETBACK OF 20FT. IN LIEU OF THE REQUIRED 25FT.

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:

Leyla Abdu

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

PO Box 36633 Baltimore MD

Mailing Address

City

State

21286/410-747-0637

Zip Code

Telephone #

Email Address

Representative to be contacted:

Ashley Mogenhan; Patio Enclosures, Inc.

Name - Type or Print

Signature

2248th Ave NW, Glen Burnie MD

Mailing Address

City

State

21061/443-797-0851

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 11/13, 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 2014-0119-A

Filing Date 11/13/13

Estimated Posting Date 11/21/13

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: 1 Maple Ave Baltimore MD 21228
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)

The existing screened porch is constructed on the side property line. The homeowner would like to enclose the porch to give privacy as well as protection from weather, insects etc. The proposed enclosure shall replace the screened porch and will not extend any further than the existing room's footprint.

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

[Signature]
Signature of Affiant
LEYLA ABDU
Name- Print or Type

Signature of Affiant

Name- Print or Type

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

Anne Arundel
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of Nov, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Leyla Abdu
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
8/3/14
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 1 MAPLE AVE, BALTIMORE, MD
21228.

Beginning at a point on the east side of Maple Avenue which is 30' wide at the distance of 200' south of the centerline of the nearest improved intersecting street Frederick Road which is 60' wide.

Being Lot # 2 in the subdivision of Hazlen Terrace as recorded in Baltimore County Plat Book #9, Folio #21 containing 12,675 square feet. Located in the 1st Election District and the 1st Council District.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0119-A

Petitioner: LEYLA ABDY

Address or Location: 1 MAPLE ^{Ave} TERRACE, CATONSVILLE MD. 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: ASHLEY MOGENHAUN FOR PATIO ENCLOSURES

Address: 224 8TH AVE., NW
GLEN BERNIE, MD. 21061

Telephone Number: 443-297-0351

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

No. 105026

Date: 11/13/13

PAID RECEIPT

BUSINESS ACTUAL TIME BFN
1/11/2013 11/13/2013 09:36:11 5

REC MSCS WALKIN RDCS LRB
RECEIPT # 707226 11/13/2013 GFLN

REC S 528 ZONING VERIFICATION
ID. 105026

Recpt Tot \$75.00
\$75.00 CX \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: L. ABON

For: 2014-0119-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 2014-0119A

Petitioner: Leyla Abou

Hearing / Closing Date: 12/9/13

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

RECEIVED

JAN 02 2014

OFFICE OF ADMINISTRATIVE HEARINGS

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

1 Maple Court

on 11/24/13

Sincerely,

 11/24/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

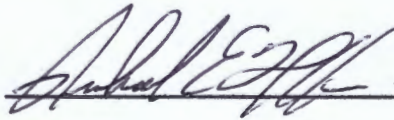
Certificate of Posting

Case No. 2014-0119-A



1 Maple Avenue

(Posted 11/24/13)

 11/24/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

MEMORANDUM

DATE: February 14, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0119-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 5, 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 VARIANCE
1 Maple Avenue; E/S Maple Avenue,
200' S of c/line of Frederick Road
1st Election & 1st Councilmanic Districts
Legal Owner(s): Leyla Abdu
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-119-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.

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 17th day of December, 2013, a copy of the foregoing Entry of Appearance was mailed to Ashley Mogenhan, Patio Enclosures, Inc, 224 8th Avenue NW, Glen Burnie, MD 21061, Representative for Petitioner(s).

RECEIVED

DEC 17 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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>11-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
<u>11-14</u>	<u>R+P</u>	<u>NC</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Missing Date: Rec'd 1-2-14 by Hobbsman
Posted 11-24

12-12-13, 12-19, 12-24, 12-27 Dick Hobbsman indicated
 PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐ it's on way. also
 PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐ notified Janet Krotter
if my reader is please
get it to OK.
Copy in file is
not legible

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0119 -A Address 1 MAPLE AVE

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/13/13 Posting Date: 11/24 Closing Date: 12/9

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- 0119 -A Address 1 MAPLE AVE

Petitioner's Name CEYLA ABDU Telephone 410-747-0637

Posting Date: 11/24/13 Closing Date: 12/9/13

Wording for Sign: TO PERMIT A 3 SEASON ROOM WITH A ZERO FT.
SIDEYARD SETBACK IN LIEU OF THE REQUIRED 10 FT. AND A
COMBINED SIDEYARD SETBACK OF 20 FT. IN LIEU OF THE
REQUIRED 25 FT.

Revised 7/06/11

IN RE: PETITION FOR ADMIN. VARIANCE *

(1 Maple Avenue)

1st Election District *

1st Council District *

Leyla Abdu *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2014-0119-A

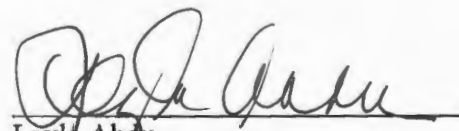
* * * * *

AFFIDAVIT

I, Leyla Abdu, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

1. The residence at 1 Maple Avenue is owned by Leyla Abdu. No other person or entity has an interest in the operation and/or affairs of 1 Maple Avenue.
2. I, Leyla Abdu, reside year round and actually occupy property known as 1 Maple Avenue, and I consider this to be my principal residence.

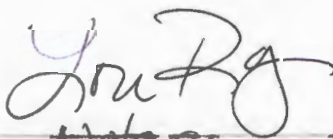
I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.


Leyla Abdu

RECEIVED

DEC 16 2013

OFFICE OF ADMINISTRATIVE HEARINGS


Notary Comm. exp. 8/31/14



State of Maryland

DEPARTMENT OF ASSESSMENTS AND TAXATION

Homestead Tax Credit Program

MARTIN O'MALLEY
Governor

ROBERT E. YOUNG
Director

December 13, 2013
Leyla Abdu
1 Maple Ave
Baltimore, MD 21228

This letter is to inform you that your Homestead Eligibility application for tax credit has been approved. Please keep this document for your records. Thank you.

If you have any questions, you may telephone this office at 410-767-2165.

Sincerely,
Maryland State Department of Assessments & Taxation
Homestead Eligibility Program

Room 900 - 301 West Preston Street - Baltimore, Maryland 21201
TTY users call Maryland Relay 1-800-735-2258
FAX (410) 225-9344



Fax Cover Page

To:	Debbie	Date:	12/12/13
Company:	Baulti. Co. Admin.	Fax Number:	410-887-3468
From:	Ashley Mogenhan	Total Pages:	6
Re:	Case # 2014-0119-A Deed		

0031126 253

Colony Title Group
 File No: 11-39714
 Tax ID: # 24-00-009283

This Deed, made this 3 day of August, 2011, by and between Anna H. Steffen, party of the first part, Grantor; and Leyla Abdu, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Ninety Five Thousand Dollars 00/100 (\$295,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Leyla Abdu, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a point 5 feet westerly from an iron pipe found on the easterly side of Maple Avenue (30 feet wide) and being also westerly 5 feet from the southernmost corner of Lot 17, as shown on Plat of Hazlen Terrace and recorded among the Land Records of Baltimore County, Maryland in Plat Book 9, folio 21, said point also being the beginning point described in a Deed dated July 13, 1960 and between Kate Fleischman party of the first part and Fritz K. Steffen and Anna Harter parties of the second part, recorded among the Land Records of Baltimore County, Maryland in Deed Liber 3724, folio 564, thence binding on and running with the first, second and part of the third lines described in said Fleischman to Steffen and Harter Deed the following courses, S 03 degrees 05' 22" W for a distance of 64.98 feet, thence S 86 degrees 54' 38" E for a distance of 5.00 feet to an iron pipe found, thence S 86 degrees 54' 38" E for a distance of 189.76 feet to a rebar and cap set thence leaving said third line and running across the land described in the aforementioned Fleischman to Steffen and Harter Deed for a new line of division N 03 degrees 18' 00" E for a distance of 65.10 feet to a rebar and cap set in the fifth or N 86 degrees 47' W 250 foot line of said Deed, thence running with the remainder of said fifth line and the sixth line of the aforementioned line N 86 degrees 56' 38" W for a distance of 190.00 feet to a pipe found, thence N 86 degrees 56' 38" W for a distance of 5.00 feet to the place of beginning. Containing 0.29 acres of land more or less as now surveyed by John C. Mellema, Sr., Inc.

The improvements thereon being known as No. 1 Maple Avenue, Baltimore, Maryland 21228.

BEING all and the same lot of ground which by Deed dated 2/1/05, and recorded among the Land Records of Baltimore County, in Liber No. 21423, Folio 582, was granted and conveyed by Anna H. Steffen unto Anna H. Steffen.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

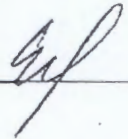
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Leyla Abdu, as sole owner, in fee simple.

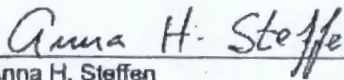
0031126 254

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.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:



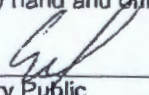

Anna H. Steffen (Seal)

STATE OF MARYLAND, COUNTY OF Annapolis, to wit:

I hereby certify that on this 3 day of August, 2011, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Anna H. Steffen, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

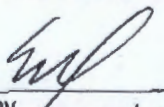
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My commission expires: 12/31/11

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Attorney

EDWIN E. TILLMAN, JR.

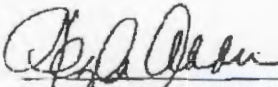
AFTER RECORDING, PLEASE RETURN TO:
Colony Title Group
10500 Little Patuxent Parkway
Suite 170
Columbia, MD 21044

0031126 255

**AFFIDAVIT OF GRANTEE
PRIMARY RESIDENCE**

THE UNDERSIGNED STATES UNDER OATH AS FOLLOWS:

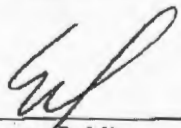
1. The undersigned is the Grantee of residentially improved real property located at 1 Maple Avenue, Baltimore, Maryland 21228 in Baltimore County, Maryland.
2. The undersigned state that the above referenced property will be her principal residence which she will occupy.


Leyla Abdu

{SEAL}

{SEAL}

STATE OF MARYLAND
COUNTY OF HowardSubscribed and Sworn to before me, a Notary Public in and for the State of Maryland, County of Baltimore, this 3 day of August, 2011.


Notary Public

My Commission Expires: 12/9/11

2011

MARYLAND
FORM

0031126 256

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Anna H. Steffen

2. Reasons for Exemption

Resident
Status

☒ I, Transferor, am a resident of the State of Maryland.
Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal
Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Anna H. Steffen

Name

Anna H Steffen
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

11-39714

0031126 257

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore
 Information provided is for the use of the Clerk's Office and State Department of
 Assessments and Taxation, and the County Finance Office only.
 (Type or Print in Black Ink Only All Copies Must Be Legible)

IMP FD SURE 40.00
 RECORDING FEE 28.00
 IN TAX STATE 1,475.00
 TOTAL 1,535.00
 Rec'd 6003 Rec'd # 77185
 JLE JS Bk # 2342
 Dec 24, 2011 09:00 am

1	Type(s) of Instruments	☐ Deed ☐ Deed of Trust ☒ Improved Sale ☐ Mortgage ☐ Lease ☐ Unimproved Sale ☐ Multiple ☐ Other ☐ Not an Arms-Length Sale (9)																																																															
2	Conveyance Check Box	Arms-Length (1) ☒ Arms-Length (2) ☐ Arms Length (3) ☐ Length Sale (9) ☐																																																															
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DUPLICATE PAID RECEIPT

11-39714



KEVIN KAMENETZ
County Executive

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

December 11, 2013

Layla Abdu
P O Box 36633
Baltimore MD

RE: Case Number: 2014-0119 A, Address: 1 Maple Avenue

Dear Ms. Abdu:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 13, 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." The signature is written in a cursive style with a large, stylized "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

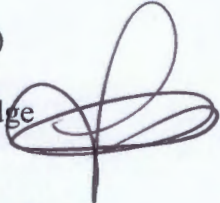
c: People's Counsel
Ashley Mogenhan, 224 8th Avenue, Glen Burnie MD 21061

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 12, 2013

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

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings 

RE: Petition for Administrative Variance – 12/09/13 Closing Date
Case No. 2014-0119-A – 1 Maple Avenue, 21228

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 20, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2013
Item No. 2014-0117, 0118 and 0119

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\ZAC11252013 -.doc

KEVIN KAMENETZ
County Executive



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

December 13, 2013

Ashley Mogenhan, Permits Coordinator
Patio EnclosuresTM
224 8th Avenue N.W.
Glen Burnie, Maryland 21061

RE: Petition for Administrative Variance – Leyla Abdu
Case No. 2014-0119-A
Property: 1 Maple Avenue, 21228

Dear Ms. Mogenhan:

Judge Lawrence M. Stahl is in receipt of your email package received today regarding the above. It appears this office, in reliance upon certain Maryland Department of Assessments and Taxation (SDAT) records, determined that the dwelling is not your client's principal residence. Having reviewed your e-mail response, Judge Stahl believes this matter can proceed as an administrative variance, provided your client sign and return to this Office the enclosed Affidavit, which must be notarized.

Should you have further questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Debra Wiley".

Debra Wiley
Legal Administrative Secretary

Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

(1 Maple Avenue)

1st Election District *

1st Council District *

Leyla Abdu *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2014-0119-A

* * * * *

AFFIDAVIT

I, Leyla Abdu, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

1. The residence at 1 Maple Avenue is owned by Leyla Abdu. No other person or entity has an interest in the operation and/or affairs of 1 Maple Avenue.
2. I, Leyla Abdu, reside year round and actually occupy property known as 1 Maple Avenue, and I consider this to be my principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Leyla Abdu

BALTIMORE COUNTY, MARYLAND

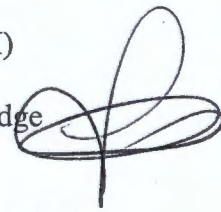
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Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

12/13 Judge
Stahl
revised
Pet. is rep.
case + believed
matter could
proceed provided
Pet. sign on
Affidavit which
must be
notarized.
Above
Rec'd 12/14/13

443.797.0351

12-12 Deb
Advised Ashley (Pat's Enclosure) - Judge needs proof that
SPAT is incorrect - Perhaps Sign Affidavit

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



Maryland Department of Transportation

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

Date: 11-20-13

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

RE: Baltimore County
Item No 2014-0119-A
Administration Variance
Leyla Abdu
1 Maple 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. 2014-0119-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

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

Debra Wiley - 2014-0119-A - 1 Maple Ave. - Leyla Abdu

From: Debra Wiley
To: ashley.mogenhan@patioenclosures.com
Date: 1/6/2014 3:07 PM
Subject: 2014-0119-A - 1 Maple Ave. - Leyla Abdu
Attachments: 20140106145108203.pdf

Ashley,

As promised, please find attached the cover letter and Opinion & Order for the above-referenced case which was signed today.

Thank you.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 1/6/2014 2:51 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 01.06.2014 14:51:07 (-0500)
Queries to: officeofhearings@baltimorecountymd.gov

Message Id: 52CB0CEF.EFE : 38 : 53259
Subject: 2014-0119-A - 1 Maple Ave. - Leyla Abdu
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 1/6/2014 3:07 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
patioenclosures.com	Transferred	1/6/2014 3:07 PM	
To: ashley.mogenhan@patioenclosures.com (ashley.mogenhan@patioenclosures.com)			

Post Offices

Post Office	Delivered	Route
patioenclosures.com		patioenclosures.com

Files

File	Size	Date & Time
20140106145108203.pdf	134351	1/6/2014 3:04 PM
MESSAGE	1309	1/6/2014 3:07 PM
TEXT.htm	986	1/6/2014 3:07 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 52CAC69F.NCH_DOM.NCH_PO.100.1687076.1.1A9DA.1
Common Record Id: 52CAC69F.NCH_DOM.NCH_PO.200.2000026.1.44939.1

Debra Wiley - Sign Posting for 2014-0119-A

From: Debra Wiley
To: Fisher, June; Lewis, Kristen
Date: 1/6/2014 9:34 AM
Subject: Sign Posting for 2014-0119-A

Hi,

HAPPY NEW YEAR !!!

Today is my first day back from vacation and Sherry is not in. I see that the above sign posting came in. Do either of you know when this was delivered here as it's not stamped in?

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

1/6 1:14 PM
Per June -
Sherry delivered
Thursday
(1-2-14)

Administrative Hearings - RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

From: "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 12/16/2013 8:24 AM
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)
Attachments: ~WRD000.jpg; image001.jpg; image002.jpg; Abdu Principal Residence Affidavit.pdf

Good Morning,

Attached is the signed and notarized affidavit. I will drop off the original sometime today. Where is your office located?

Thank you,

Ashley Mogenhan
Permits Coordinator
Patio EnclosuresTM
224 8th Avenue N.W.
Glen Burnie, MD 21061
Direct: (443) 797-0351
Fax: (410) 760-0494
Email: ashley.mogenhan@patioenclosures.com
www.patioenclosures.com

From: administrativehearings@baltimorecountymd.gov
[mailto:administrativehearings@baltimorecountymd.gov]
Sent: Friday, December 13, 2013 11:33 AM
To: Mogenhan, Ashley
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Ashley,

I've just spoken to Judge Stahl and he has indicated that our office will need the original before we can process. In the meantime, however, you can email me a copy but nothing will happen until receipt of the original.

Thanks.

>>> "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com> 12/13/2013 11:10 AM >>>

Debbie,

I will do my best to get the form back to you today. Monday will be the latest I will get the form back. Do you need the original or can I email it back to you?

Thank you,

Ashley Mogenhan
Permits Coordinator
Patio EnclosuresTM.
224 8th Avenue N.W.
Glen Burnie, MD 21061
Direct: (443) 797-0351
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Email: ashley.mogenhan@patioenclosures.com
www.patioenclosures.com

From: Administrative Hearings [<mailto:administrativehearings@baltimorecountymd.gov>]
Sent: Friday, December 13, 2013 11:02 AM
To: Mogenhan, Ashley
Subject: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Hi Ashley,

Judge Stahl has reviewed your e-mail response, and believes this matter can proceed as an administrative variance, provided Ms. Abdu sign and return to our Office the attached Affidavit, which **must be notarized**.

Please let me know at your earliest convenience when our office might anticipate receiving same, as I need to retrieve Ms. Abdu's file. The Zoning Office was very quick to pick it up late yesterday.

Thanks in advance and please feel free to contact me with any further concerns or questions.

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Debra Wiley - Missing Sign Postings - Administrative Variances (AV)

From: Debra Wiley
To: Fisher, June; Lewis, Kristen
Date: 12/24/2013 9:42 AM
Subject: Missing Sign Postings - Administrative Variances (AV)

Good Morning,

I have spoken to numerous sign posters and they've indicated that the original proofs are on their way. If perhaps you receive, our office needs ASAP as the fax/email versions are not legible. They are as follows:

2014-0119-AV - Closed 12/9 - 1 Maple Ave. (Hoffman)
2014-0122-AV - Closed 12/16 - 3512 Blue Coat Rd. (Ogle)

Thanks very much !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Administrative Hearings - RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

From: Administrative Hearings
To: Mogenhan, Ashley
Date: 12/17/2013 12:02 PM
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Hi Ashley,

In reviewing the above referenced file, it appears that there is no proof that the subject property was posted with a sign. Can you please get that from the Petitioner and/or sign poster in order that this can be processed.

Thanks in advance.

>>> "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com> 12/16/2013 8:23 AM >>>

Good Morning,

Attached is the signed and notarized affidavit. I will drop off the original sometime today. Where is your office located?

Thank you,

Ashley Mogenhan
Permits Coordinator
Patio EnclosuresTM
224 8th Avenue N.W.
Glen Burnie, MD 21061
Direct: (443) 797-0351
Fax: (410) 760-0494
Email: ashley.mogenhan@patioenclosures.com
www.patioenclosures.com

From: administrativehearings@baltimorecountymd.gov
[mailto:administrativehearings@baltimorecountymd.gov]
Sent: Friday, December 13, 2013 11:33 AM
To: Mogenhan, Ashley
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Ashley,

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process. In the meantime, however, you can email me a copy but nothing will happen until receipt of the original.

Thanks.

>>> "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com> 12/13/2013 11:10 AM >>>

Debbie,

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Ashley Mogenhan
Permits Coordinator
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Glen Burnie, MD 21061
Direct: (443) 797-0351
Fax: (410) 760-0494
Email: ashley.mogenhan@patioenclosures.com
www.patioenclosures.com

From: Administrative Hearings [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Friday, December 13, 2013 11:02 AM
To: Mogenhan, Ashley
Subject: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Hi Ashley,

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Thanks in advance and please feel free to contact me with any further concerns or questions.

CONNECT WITH BALTIMORE COUNTY

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Administrative Hearings - RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

From: "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 12/13/2013 11:35 AM
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)
Attachments: ~WRD000.jpg; image001.jpg; image002.jpg

Ok, I will get it to you asap. Thanks again!

Ashley Mogenhan
 Permits Coordinator
 Patio EnclosuresTM
 224 8th Avenue N.W.
 Glen Burnie, MD 21061
 Direct: (443) 797-0351
 Fax: (410) 760-0494
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From: administrativehearings@baltimorecountymd.gov
 [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Friday, December 13, 2013 11:33 AM
To: Mogenhan, Ashley
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

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Ashley Mogenhan

Permits Coordinator
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From: Administrative Hearings [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Friday, December 13, 2013 11:02 AM
To: Mogenhan, Ashley
Subject: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

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Thanks in advance and please feel free to contact me with any further concerns or questions.

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Administrative Hearings - RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

From: Administrative Hearings
To: Mogenhan, Ashley
Date: 12/13/2013 11:32 AM
Subject: RE: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Ashley,

I've just spoken to Judge Stahl and he has indicated that our office will need the original before we can process. In the meantime, however, you can email me a copy but nothing will happen until receipt of the original.

Thanks.

>>> "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com> 12/13/2013 11:10 AM >>>

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Ashley Mogenhan
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From: Administrative Hearings [mailto:administrativehearings@baltimorecountymd.gov]
Sent: Friday, December 13, 2013 11:02 AM
To: Mogenhan, Ashley
Subject: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Hi Ashley,

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Thanks in advance and please feel free to contact me with any further concerns or questions.

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Administrative Hearings - Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

From: Administrative Hearings
To: ashley.mogehan@patioenclosures.com
Date: 12/13/2013 11:02 AM
Subject: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)
Attachments: Message from "zoneprt1"

Hi Ashley,

Judge Stahl has reviewed your e-mail response, and believes this matter can proceed as an administrative variance, provided Ms. Abdu sign and return to our Office the attached Affidavit, which **must be notarized**.

Please let me know at your earliest convenience when our office might anticipate receiving same, as I need to retrieve Ms. Abdu's file. The Zoning Office was very quick to pick it up late yesterday.

Thanks in advance and please feel free to contact me with any further concerns or questions.

Message Id: 52AB2F8B.3F9 : 229 : 52248
Subject: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)
Created By: administrativehearings@baltimorecountymd.gov
Scheduled Date:
Creation Date: 12/13/2013 11:02 AM
From: Administrative Hearings

Recipients

Recipient	Action	Date & Time	Comment
 patioenclosures.com	Pending		
To: ashley.mogenhan@patioenclosures.com (ashley.mogenhan@patioenclosures.com)			

Post Offices

Post Office	Delivered	Route
patioenclosures.com		patioenclosures.com

Files

File	Size	Date & Time
MAIL		
MESSAGE	934	12/13/2013 11:02 AM
TEXT.htm	878	12/13/2013 11:02 AM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 52AAE93B.NCH_DOM.NCH_PO.100.1796364.1.4A9.1
Common Record Id: 52AAE93B.NCH_DOM.NCH_PO.200.20000E5.1.486E5.1

Administrative Hearings - Fwd: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

From: Administrative Hearings
To: Lewis, Kristen
Date: 12/13/2013 11:04 AM
Subject: Fwd: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)
Attachments: Case No. 2014-0119-A (Leyla Abdu, 1 Maple Ave., 21228)

Hi Kristen,

Per our conversation, if we receive the attached Affidavit we will need the file returned. I will be sure to let you know ASAP.

Thanks.

Administrative Hearings - Case # 2014-0119-A

From: "Mogenhan, Ashley" <ashley.mogenhan@patioenclosures.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 12/13/2013 8:43 AM
Subject: Case # 2014-0119-A

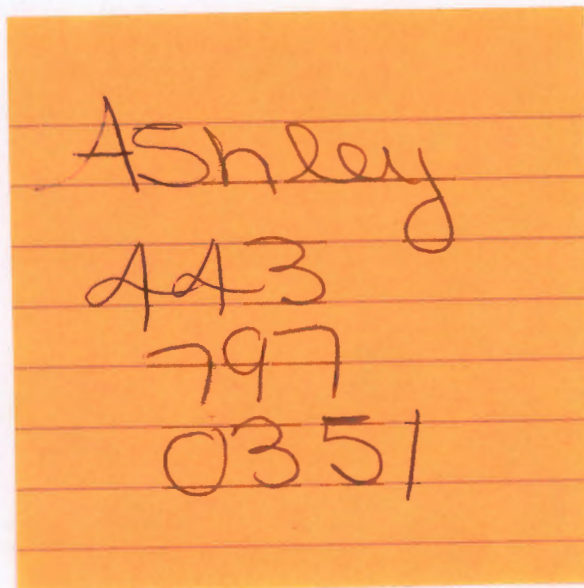
Attn: Debbie

Good Morning,

Per our phone conversation yesterday afternoon and this morning, the Real Property Data Tax Assessment is incorrect for 1 Maple Ave, 21228. This is the homeowners principal residence. The homeowner resolved some open issues w/ the Homestead Office last night and the tax assessment will be corrected. According to the Homestead and Tax Assessment offices, the process will take about a week. The 2 offices understand we are under a time crunch and informed me they are faxing a letter to me stating the homeowner proved proof of her principal residence at the above mentioned address or something similar. I will forward you the letter asap.

Thank you for your help w/ this matter.

Sincerely,
Ashley Mogenhan
Permits Coordinator
Patio EnclosuresTM
224 8th Avenue N.W.
Glen Burnie, MD 21061
Direct: (443) 797-0351
Fax: (410) 760-0494
Email: ashley.mogenhan@patioenclosures.com
www.patioenclosures.com





Fax Cover Page

To:	Debbie	Date:	12/13/13
Company:	Balt H. Co. Admin. Vari.	Fax Number:	410-887-3468
From:	Ashley Mogenbrun	Total Pages:	2
Re:	Case # 2014-0119-A Homestead		

Real Property Data Search (w2)

[Search Help](#)

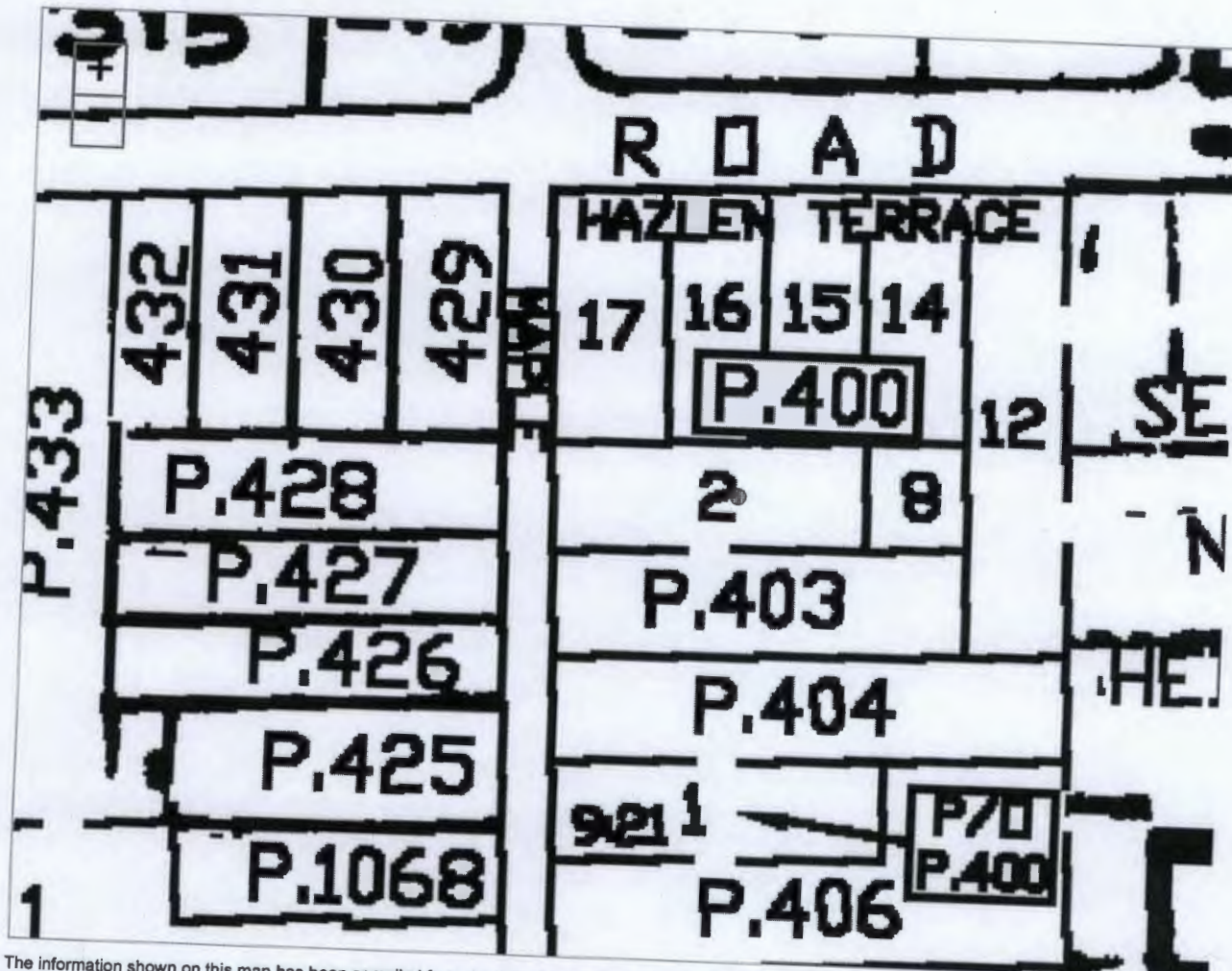
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 2400009283 ✓		
Owner Information		
Owner Name:	ABDU LEYLA	Use: RESIDENTIAL
Mailing Address:	PO BOX 36633 BALTIMORE MD 21286-	Principal Residence: NO
		Deed Reference: 1) /31126/ 00253 ✓ 2)
Location & Structure Information		
Premises Address:	1 MAPLE AVE BALTIMORE 21228-	Legal Description: .29 AC PTLTS 2,4,6,8 ES MAPLE AVE HAZLEN TERRACE
Map: 0100	Grid: 0012	Parcel: 0400
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 2	Assessment Year: 2013
Plat No:	Plat Ref: 0009/ 0021	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1952	1,170 SF	390 SF
Property Land Area	County Use	
12,675 SF	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	3 full	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	142,900	107,900
Improvements	137,400	172,200
Total:	280,300	280,100
Preferential Land:	0	280,100
		280,100
		0
Transfer Information		
Seller: STEFFEN ANNA H	Date: 08/24/2011	Price: \$295,000
Type: ARMS LENGTH IMPROVED	Deed1: /31126/ 00253	Deed2:
Seller: STEFFEN ANNA H	Date: 02/15/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21423/ 00582	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: Application received		

Baltimore County

[New Search](#)

District: 01 Account Number: 2400009283

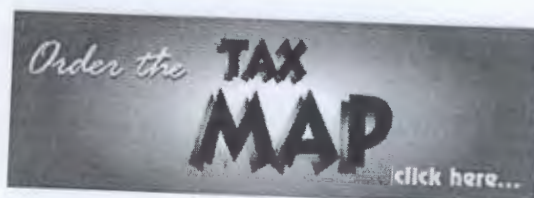


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.



Adeline

From: Jeanette Tansey
To: kmatthews@baltimorecountymd.gov
Date: 11/14/2013 4:39 PM
Subject: ZAC Agenda due 11/25/13

Following are the comments for the Department of Recreation and Parks regarding Local Open Space on the above noted agenda:

2014-0115-SPH - This appears to be within the Roland Run environmental greenway, therefore approval is not recommended.

2014-0116-SPHA - No comment

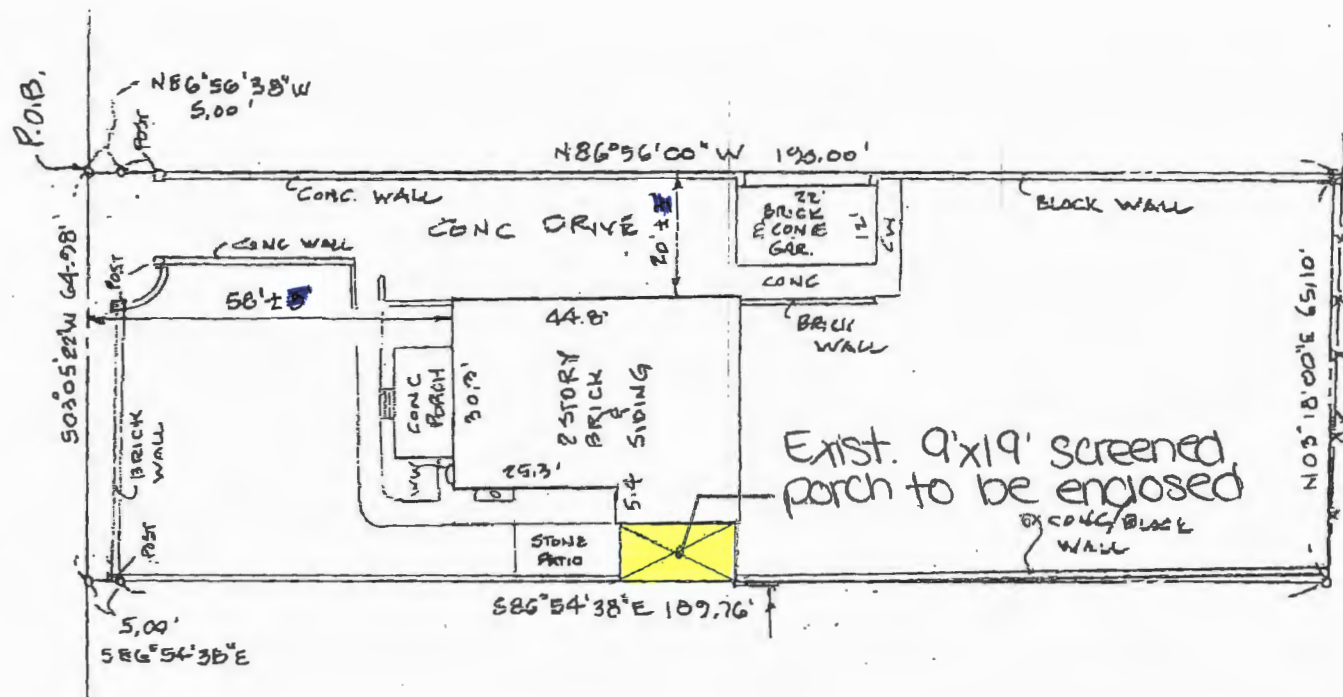
2014-0117-A - No comment

2014-0118-A - No comment

2014-0119-A - No comment

Jeanette M. S. Tansey, R.L.A.
Development Plans Review
Department of Permits, Approvals and Inspections
111 W. Chesapeake Ave, Rm 119
Towson, MD 21204
410-887-3751
410-887-2877 Fax
jtansey@baltimorecountymd.gov

PLAT BOOK # 9 FOLIO # 21 10 DIGIT TAX # 2400009283 DEED REF. # 31126100253



PLAN DRAWN BY Patio Enclosures, Inc. DATE 10/31/13 SCALE: 1 INCH = 30 FEET

4

MAP IS NOT TO SCALE

ZONING MAP#

SITE ZONED DR 3.5

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE

OR SQUARE FEET 12,675

HISTORIC? *No*

IN CECA? 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:

Pet Exh. 1