

IN RE: PETITION FOR ADMIN. VARIANCE
(609 Stoneleigh Road)
9th Election District
5th Council District
Christian Merlo & Jamie Smith
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0161-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, Christian Merlo & Jamie Smith ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard. 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 February 7, 2014, 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

ORDER RECEIVED FOR FILING

Date 3-4-14

By low

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

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the proposed garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of March, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard, 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. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

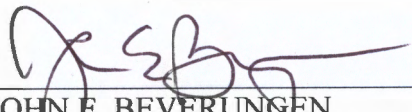
ORDER RECEIVED FOR FILING

Date 3-4-14

By EW

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 3-4-14

By kw

KEVIN KAMENETZ
County Executive



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

March 4, 2014

Christian Merlo
Jamie Smith
609 Stoneleigh Road
Baltimore, Maryland 21212

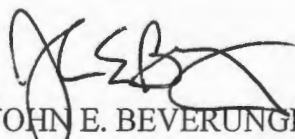
RE: Petition for Administrative Variance
Case No. 2014-0161-A
Property: 609 Stoneleigh Road

Dear Mr. Merlo and Ms. Smith:

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



original

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 609 Stoneleigh Rd which is presently zoned 21212

Deed Reference 20456100196 10 Digit Tax Account # 0919071550

Property Owner(s) Printed Name(s) Christian Merlo and Jamie Smith

(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) 400.1 - to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard
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:

Christian Merlo Jamie Smith

Name #1 – Type or Print

Name #2 – Type or Print

Christian Merlo

Jamie Smith

Signature #1

Signature #2

609 Stoneleigh Rd Baltimore MD

21212 4102969379 jamiesmith@verizon.net

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 ____ 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 2014-0161-A

Filing Date 1/27/14

Estimated Posting Date 2/9/14

Reviewer RJD

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: 609 Stoneleigh Rd. Baltimore MD 21212
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)

It was the original intent of the Stoneleigh community developer that all homes bordering Stoneleigh Road were to be built with their front facades and main entry facing Stoneleigh Road. This intent is evident in the consistent lot dimensions along this road featuring 50-75' frontage widths and lot depths of 100' or more. All homes facing Stoneleigh Road have been setback approximately 60' to maintain a consistent alignment of homes along this street. The builder who built the house at 609 Stoneleigh Rd. complied with the Stoneleigh Road setback but chose to construct a home on the lot with the front facade and main entry facing Marlborough Road. It is the only home in the 600 and 700 block not facing Stoneleigh road. The decision in placement of the house on the lot has resulted in a very shallow rear yard depth of only 15 feet and side yard depth of just 23'. The owners have a need for a one car garage with storage space of approx. 17' x 21' and the placement of this outbuilding can not comply with the current rear yard placement requirement of the zoning code. The hardship the owners face is that the original placement of the house on the lot has does not make it possible to construct the outbuilding without a variance.

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

Christian Merlo
Signature of Affiant
CHRISTIAN MERLO
Name- Print or Type

Jamie Smith
Signature of Affiant
Jamie Smith
Name- Print or Type

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

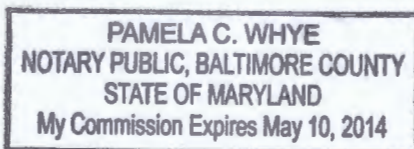
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2ND day of Dec, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Christian Merlo & Jamie Smith
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

Pamela C. Whye
Notary Public
5-10-2014
My Commission Expires



Zoning Property Description for:

**609 Stoneleigh Road
Baltimore, MD 21212**

Beginning at a point on the *west* side of Marlborough Road which has a fifty feet right-of-way width at the distance of 25 ft *south* of the nearest improved intersecting street, Stoneleigh Road, which has a 50 feet right-of-way width. Being Lot 17, Lot 18 and part of Lot 19, Block 10, in the Stoneleigh subdivision is recorded in Baltimore County Plat Book #7, Folio #87, containing 8,125 square feet. Located in the 9th Election District and 5th Council District.

Item #0161

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: 2014-0161-A
Petitioner: Christian Merlo and Janice Smith
Address or Location: 609 Stoneleigh Rd. Balt. MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christian Merlo and Janice Smith
Address: 609 Stoneleigh Rd
Baltimore MD 21212

Telephone Number: 410. 296. 9379

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

No. **108150**

Date: **1/27/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
 1/27/2014 1/27/2014 11:31:03 5

REC WELLS WALKIN RMOB LAB
 RECEIPT # 721812 1/27/2014 OFLA

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				575

Dep 5 528 ZONING VERIFICATION
 CR 10. 108150

Recpt Tot 175.00
 175.00 OK \$1.00 CA
 Baltimore County, Maryland

Total: **575**

Rec From:

For: **zoning hearing - case # 2014-0161-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0161-A

PETITIONER/DEVELOPER _____

C. MELLO / J. SMITH

DATE OF HEARING/CLOSING: _____

2/24/14

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

ATTENTION:

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 _____

609 STONELEIGH

THIS SIGN(S) WERE POSTED ON February 7/2014
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 2/7/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0161-A
TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE
YARD OF THE PRINCIPAL DWELLING IN LIEU OF THE
REQUIRED REAR YARD

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 4:30 P.M. ON
MONDAY FEBRUARY, 24, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

W. J. [Signature] 2/7/14

MEMORANDUM

DATE: April 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0161-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 3, 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment2-10

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC2-20

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

2-5

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 2-7-14by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0161 -A Address 609 Stoneleigh Rd

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

Filing Date: 1/27/14 Posting Date: 2/09/14 Closing Date: 2/24/14

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- 0161 -A Address 609 Stoneleigh

Petitioner's Name C Merlo & J Smith Telephone 410 296 9379

Posting Date: 2/09/14 Closing Date: 2/24/14

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the side yard of the principal
dwelling in lieu of the required rear yard

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

February 25, 2014

Christian Merlo & Janice Smith
609 Stoneleigh Road
Baltimore MD 21212

RE: Case Number: 2014-0161 A, Address: 609 Stoneleigh Road

Dear Mr. Merlo & Ms. Smith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 27, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 2-5-14

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

RE: Baltimore County

Item No 2014-0161-A

Administrative Variance
Christian Merlo & James Smith
609 Stoneleigh 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. 2014-0161-A

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 10, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2014
Item No. 2014-0076, 0103, 0157, 0158, 0160, 0161 and 0164

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\ZAC02102014 -.doc

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

FEB 20 2014



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 18, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0161-A
Address 609 Stoneleigh Road
(Merlo/Smith Property)

Zoning Advisory Committee Meeting of February 3, 2014.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0919071550		
Owner Information		
Owner Name:	MERLO CHRISTIAN SMITH JAMIE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	609 STONELEIGH RD BALTIMORE MD 21212-1646	Deed Reference: 1) /20456/ 00196 2)
Location & Structure Information		
Premises Address:	609 STONELEIGH RD 0-0000	Legal Description: LT 17.18 PT 19 609 STONELEIGH RD SS STONELEIGH
Map: 0080	Grid: 0002	Parcel: 0130
Sub District:	Subdivision: 0000	Section:
Block: 10	Lot: 17	Assessment Year: 2014
Plat No:	Plat Ref: 0007/ 0087	Town: NONE
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1928	2,142 SF	300 SF
Property Land Area	County Use	
8,125 SF	04	
Stories	Basement	Type
2.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
STUCCO	2 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land:	182,000	155,000
Improvements	174,800	207,100
Total:	356,800	362,100
Preferential Land:	0	356,800
		358,567
		0
Transfer Information		
Seller: HERBERT DAVID J	Date: 07/28/2004	Price: \$490,000
Type: ARMS LENGTH IMPROVED	Deed1: /20456/ 00196	Deed2:
Seller: MULES MARIE S	Date: 07/14/1994	Price: \$160,000
Type: NON-ARMS LENGTH OTHER	Deed1: /10648/ 00520	Deed2:
Seller: SCHISLER HERBERT N	Date: 02/04/1977	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05722/ 00765	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 05/07/2008		

View from Marlborough



proposed
location
of garage

close-up of proposed location of garage



View from Marlborough neighbor



view from back patio (close-up)



view from back patio



proposed location of garage



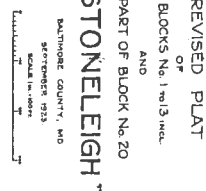
View from Stoneleigh



View from corner of Stoneleigh & Marlborough



Item #0161



Order for Record October 25, 1923
 Sent - Murphy's Clerk

LAYOUT DESIGNED BY:
THE ENGINEERING DEPARTMENT OF
THE ROLAND PAPER COMPANY.

Item # 0161

609 Stoneleigh Road



Publication Date: 1/27/2014



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

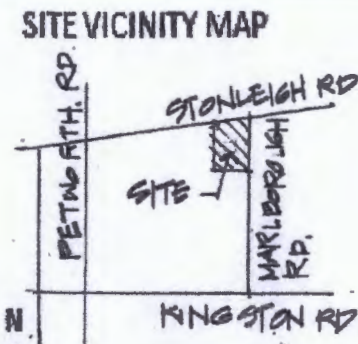
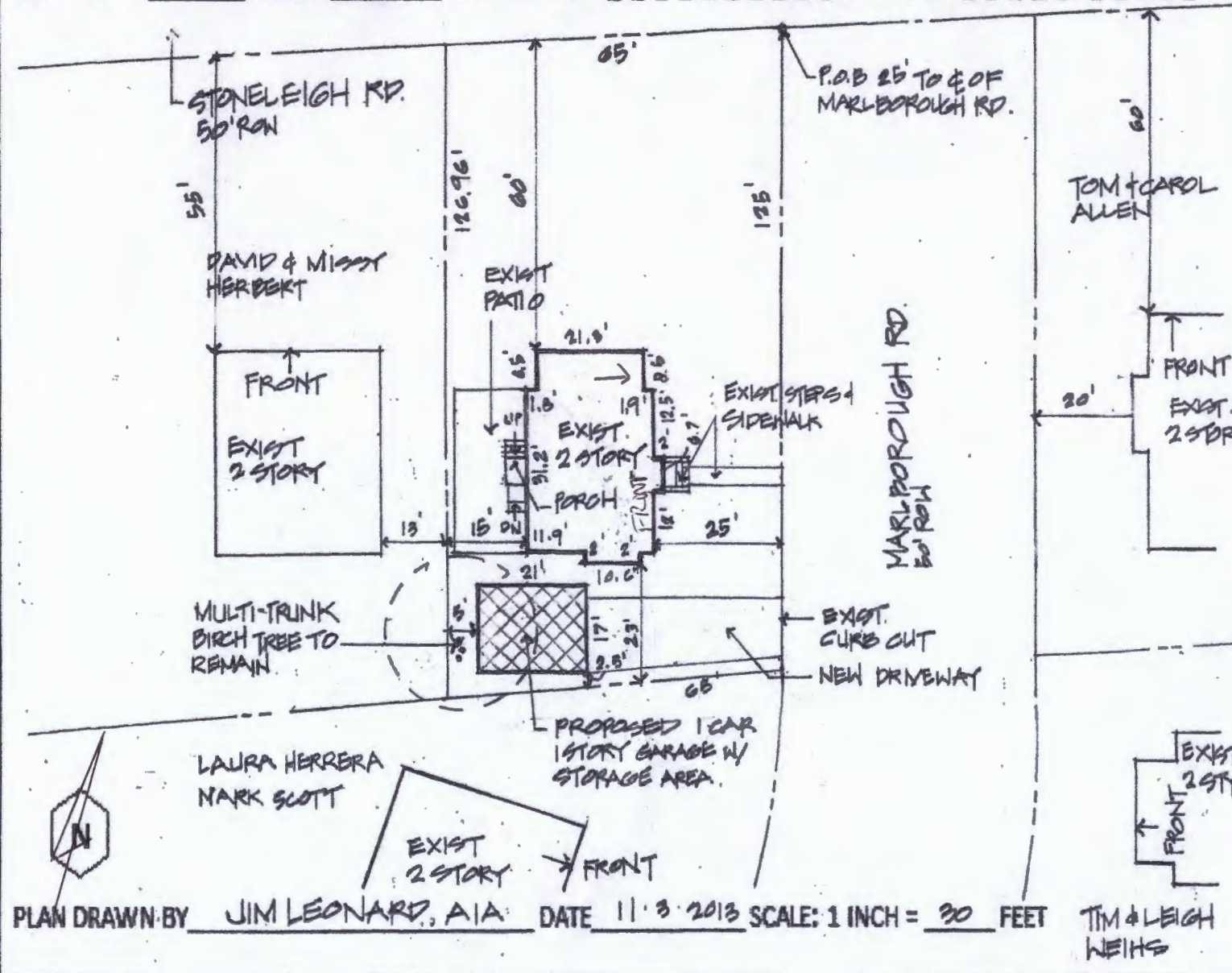


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0161

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 609 STONELEIGH RD. OWNER(S) NAME(S) CHRISTIAN MERLO + JAMIE SMITH.
 SUBDIVISION NAME STONELEIGH. LOT # PT 17, 18 BLOCK # 10 SECTION # _____
 PLAT BOOK # 7 FOLIO # 87 10 DIGIT TAX # 09 | 907 | 950 DEED REF. # 20456100196



MAP IS NOT TO SCALE
 ZONING MAP# 020A1
 SITE ZONED PR 5.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 8,125
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY JIM LEONARD, AIA DATE 11.3.2013 SCALE: 1 INCH = 30 FEET
 TIM & LEIGH WEHS

#2014-0161-A

Per. Exch. 1