

IN RE: PETITION FOR VARIANCE

(4050 Link Avenue)

11th Election District

6th Councilman District

Nicholas Harrigan and Anthony Harrigan
Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0187-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Nicholas Harrigan and Anthony Harrigan, the legal owners of the subject property. The Petitioners are requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling with a side yard setback of 4 ft. 11 in. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Petitioners Nicholas Harrigan and Anthony Harrigan. Two neighbors also attended the hearing and expressed concern about the request. The Petition was advertised and posted as required by the B.C.Z.R.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated March 31, 2014. That agency did not object to the Petitioners' request.

Testimony and evidence revealed that the subject property is approximately 10,710 sq. ft. and is zoned D.R. 5.5. The property, known as Lot #74, is shown on the plat of Fullerton Farms. The property is improved with a single family dwelling constructed in 1959, and as noted in the

ORDER RECEIVED FOR FILING

Date

5/22/14

By

Sen

Petition, the lot is 50' wide and has side yard setbacks of 4' 11" and 9'. These setbacks and lot width are deficient under current law, and the Petitioners seek variance relief to "legitimize" the conditions.

But I do not believe the Petitioners require variance relief for this property. The Petitioners also own the adjoining "undersized" lot (known as Lot 75), for which they have also requested variance relief in companion case No.: 2014-0186-A. That case will be considered in a separate order. But with respect to 4050 Link Avenue (Lot 74), the dwelling was constructed over 50 years ago, and it is thus a legal, nonconforming building under B.C.Z.R. §104. This dwelling can remain as situated, and can also be reconstructed in its present location if it were to be destroyed by fire or other casualty. B.C.Z.R. §104.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the petition for variance relief shall be dismissed without prejudice (as unnecessary).

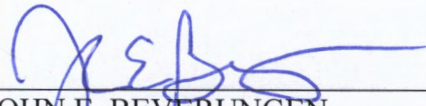
THEREFORE, IT IS ORDERED, this 22nd day of May, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling with a side yard setback of 4 ft. 11 in. in lieu of the required 10 ft., be and is hereby DISMISSED without prejudice.

IT IS FURTHER ORDERED that the single family dwelling known as 4050 Link Avenue shall be deemed a lawful, nonconforming structure under the B.C.Z.R.

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

COPIES RECEIVED FOR FILING
Date 5/22/14
By Den

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 5/22/14

By slm

KEVIN KAMENETZ
County Executive



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

May 22, 2014

Anthony & Nicholas Harrigan
2618 Canterbury Road
Baltimore, Maryland 21234

RE: Petition for Variance
Property: 4050 Link Avenue & 4046 Link Avenue
Case No.: 2014-0186-A & 2014-0187-A

Dear Messrs. Harrigan:

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 "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Teresa Harrigan, 2618 Canterbury Road, Baltimore, Maryland 21234
Linda Zmijewski, 4106 Link Avenue, Nottingham, Maryland 21236
Joseph Lobos, 4014 Link Avenue, Nottingham, Maryland 21236



PETITION FOR ZONING HEARING(S)

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 4050 Link Ave (lot 74) which is presently zoned DR 5.5
 Deed References: 11200/67186 10 Digit Tax Account # 1120067186
 Property Owner(s) Printed Name(s) Nicholas Harrigan Anthony Harrigan

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

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a Variance from Section(s)

See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To Be Presented AT Hearing

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Nicholas Harrigan, Anthony Harrigan
 Name #1 - Type or Print Name #2 - Type or Print

Nicholas Harrigan, Anthony Harrigan
 Signature #1 Signature #2

2618 Canterbury Rd. Baltimore MD
 Mailing Address City State

21234, 410-665-3976, nick.harrigan1@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Teresa D. Harrigan
 Name - Type or Print

Teresa D. Harrigan
 Signature

2618 Canterbury Rd Baltimore MD
 Mailing Address City State

21234, 410-665-3976, nick.harrigan1@gmail.com
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 5/22/14
 Den

CASE NUMBER 2014-0187-A Filing Date 3/11/14 Do Not Schedule Dates: Reviewer BH

1B02.3.C.1 to permit an existing dwelling with a side yard setback of 4 ft. 11 inches in lieu of the required 10 ft.

ZONING DESCRIPTION

Zoning Description For 4050 Link Avenue

Beginning at a point on the North side of Link Avenue, which is 50 feet wide at the distance of 75 ft. west of the centerline of the nearest improved intersecting street Schroeder Avenue, which is 30 ft. wide. Being Lot #74, Block C, in the subdivision of Fullerton Farms as recorded in Baltimore County Plat Book #0007, Folio# 0052, containing 10,710 square feet and located in the 11th Election District, 6th Councilmanic 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: 2014-0187-A
Petitioner: Nicholas + Anthony Harrigan
Address or Location: 4050 Link Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nicholas Harrigan
Address: 2618 Canterbury Rd

Telephone Number: 410-665-3976

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

No.

108017

Date:

3/11/14

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

12/2014 3/11/2014 11:28:29 2

REC 4902 MAIL JEAN JEE

>RECEIPT # 072325 3/11/2014 0714

Dep 5 528 ZIMING VERIFICATION

108017

Receipt Tot 175.00

1.00 11 1130.00 124

Baltimore County, Maryland

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

801	806	0000		6150					875.00

Total:

875.00

Rec
From:

For:

Variance case # 2014-0187-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

RE:CASE NO: 2014-0187-1

PETITIONER/DEVELOPER

ANTHONY HARRIGAN

DATE OF HEARING/CLOSING:

5/12/14

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 _____

4050 LINK AVE

THIS SIGN(S) WERE POSTED ON April 21, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 4/21/14
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

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

CASE # 2014-0187-A

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

DATE/TIME: MONDAY, MAY 13, 2014 AT 2:30 P.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING DWELLING
WITH A SIDE YARD SETBACK OF 4 FEET 11 INCHES IN
LIEU OF THE REQUIRED 10 FEET

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

myakus 4/24/14
4/21/14



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

April 24, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on April 22, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: #2014-0187-A

4050 Link Avenue

N/s Link Avenue, 75 ft. w/centerline of Schroeder Avenue

11th Election District - 6th Councilmanic District

Legal Owner(s): Nicholas Harrigan & Anthony Harrigan

Variance: to permit an existing dwelling with a side yard setback of 4 feet 11 inches in lieu of the required 10 feet.

Hearing: Monday, May 12, 2014 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 4/833 April 22

976707



KEVIN KAMENETZ
County Executive

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

March 28, 2014

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2014-0187-A

4050 Link Avenue

N/s Link Avenue, 75 ft. w/centerline of Schroeder Avenue

11th Election District – 6th Councilmanic District

Legal Owners: Nicholas Harrigan & Anthony Harrigan

Variance to permit an existing dwelling with a side yard setback of 4 feet 11 inches in lieu of the required 10 feet.

Hearing: Monday, May 12, 2014 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Harrigan, 2618 Canterbury Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 22, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 22, 2014 Issue - Jeffersonian

Please forward billing to:
Nicholas Harrigan
2618 Canterbury Road
Baltimore, MD 21234

410-665-3976

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2014-0187-A

4050 Link Avenue

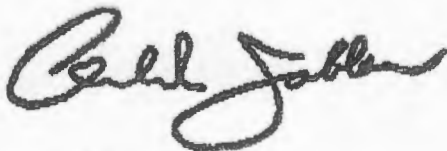
N/s Link Avenue, 75 ft. w/centerline of Schroeder Avenue

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

M E M O R A N D U M

DATE: June 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0187-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 23, 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 VARIANCE	*	BEFORE THE OFFICE
4050 Link Avenue; N/S Link Avenue,	*	OF ADMINSTRATIVE
75' West c/line Schroeder Avenue	*	HEARINGS FOR
11 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Nicholas & Anthony Harrigan*	*	2014-187-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAR 24 2014

.....

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 24th day of March, 2014, a copy of the foregoing Entry of Appearance was mailed to Teresa Harrigan, 2618 Canterbury Road, Baltimore, MD 21234, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/21/14DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C

DEPS

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

FIRE DEPARTMENT

3/31/14

PLANNING

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

C3/21/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/22/14

SIGN POSTING

Date:

4/21/14

by

oqle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

May 8, 2014

Nicholas Harrigan
Anthony Harrigan
2618 Canterbury Road
Baltimore MD 21234

RE: Case Number: 2014-0187 A, Address: 4050 Link Avenue

Dear Messrs. Harrigan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 11, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Teresa Harrigan, 2618 Canterbury Road, Baltimore MD 21234

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



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

Date: 3/21/14

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

RE: Baltimore County
Item No. 2014-0187-A
Variance
Nicholas Harrigan and
Anthony Harrigan
4050 Link 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. 2014-0187A

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, reading 'Richard A. Zeller'.

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

5/12/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2014

FROM: Andrea Van Arsdale
- Director, Department of Planning

RECEIVED

SUBJECT: 4050 Link Avenue

APR 02 2014

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 14-187

Petitioner: Nicholas & Anthony Harrigan

Zoning: DR 5.5

Requested Action: Variance

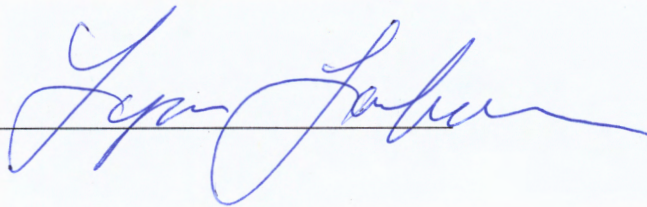
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has no objections to the petitioner's request to permit a proposed dwelling with a lot width of 50 feet and a side yard setback of 4 feet in lieu of the required 55 feet and 10 feet respectively on lot 75. Nor does the Department of Planning object to the setback relief requested for the existing house on lot 74.

The neighborhood is a mix of single family attached as well as single family detached. The lot widths along this street are also very similar to what is being requested and are consistent with the pattern of the neighborhood.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2014
Item No. 2014-0177, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186,
and 0187.

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\ZAC03242014 -.doc

Real Property Data Search (w4)

Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 11 Account Number - 1120067185	
Owner Information		
Owner Name:	TRAPANI NICHOLAS F	Use: RESIDENTIAL
Mailing Address:	4050 LINK AVE BALTIMORE MD 21236-2712	Principal Residence: NO Deed Reference: 1) /11030/ 00 2)
Location & Structure Information		
Premises Address:	4050 LINK AVE BALTIMORE 21236-2712	Legal Description: PT LT 74 4050 LINK AVE FULLERTO
Map: 0071	Grid: 0018	Parcel: 1175
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 74	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1959	Above Grade Enclosed Area 1,224 SF	Finished Basement Area
		Property Land Area 10,710 SF
Stories 1.500000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 2 full	Garage 1 Carport
Last Major Ren		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	92,600	92,600
Improvements	119,600	92,400
Total:	212,200	185,000
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
		0.00
		0.00
		0.00 0.00
		0.00 0.00
Transfer Information		
Seller: TRAPANI NICHOLAS F	Date: 05/03/1995	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /11030/ 00114	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: Denied		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 11 Account Number: 1120067185



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

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

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

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



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

☒ Loading... Please

Loading... Please Wait.

->

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER: 2014-186-A & 2014-187

DATE 5-12-14

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

Case No.: 2014-0187-A

Exhibit Sheet

EW
6-24-14

serv
5-22-14

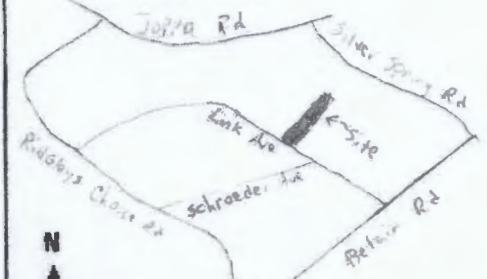
Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

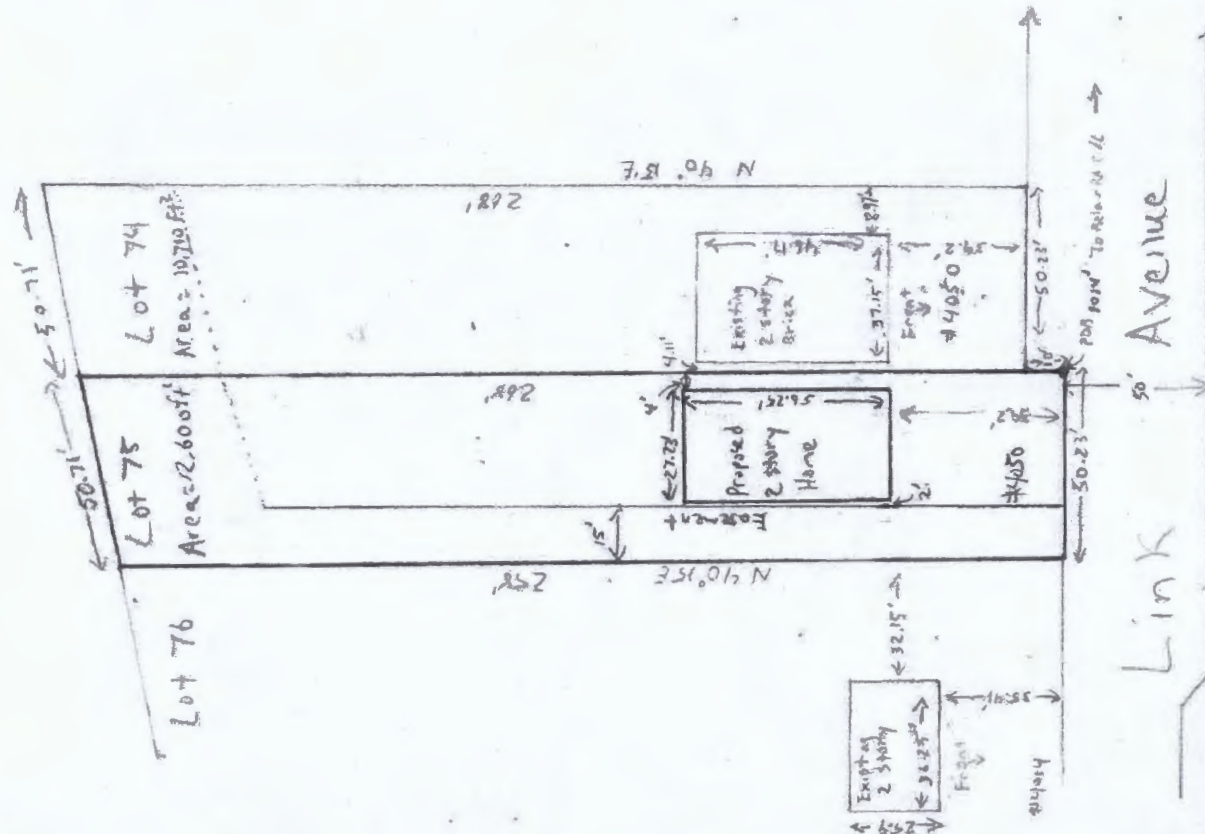
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4046 Link Ave OWNER(S) NAME(S) Nicholas + Anthony Harrigan
 SUBDIVISION NAME Fullerton Farms LOT # 75 BLOCK # C SECTION # N/4
 PLAT BOOK # 7 FOLIO # 52 10 DIGIT TAX # 1120067186 DEED REF. # 11200/67186

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071C2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 11th
 COUNCIL DISTRICT 6th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 12,600
 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 Nicholas Harrigan DATE 1/30/13 SCALE: 1 INCH = 50 FEET

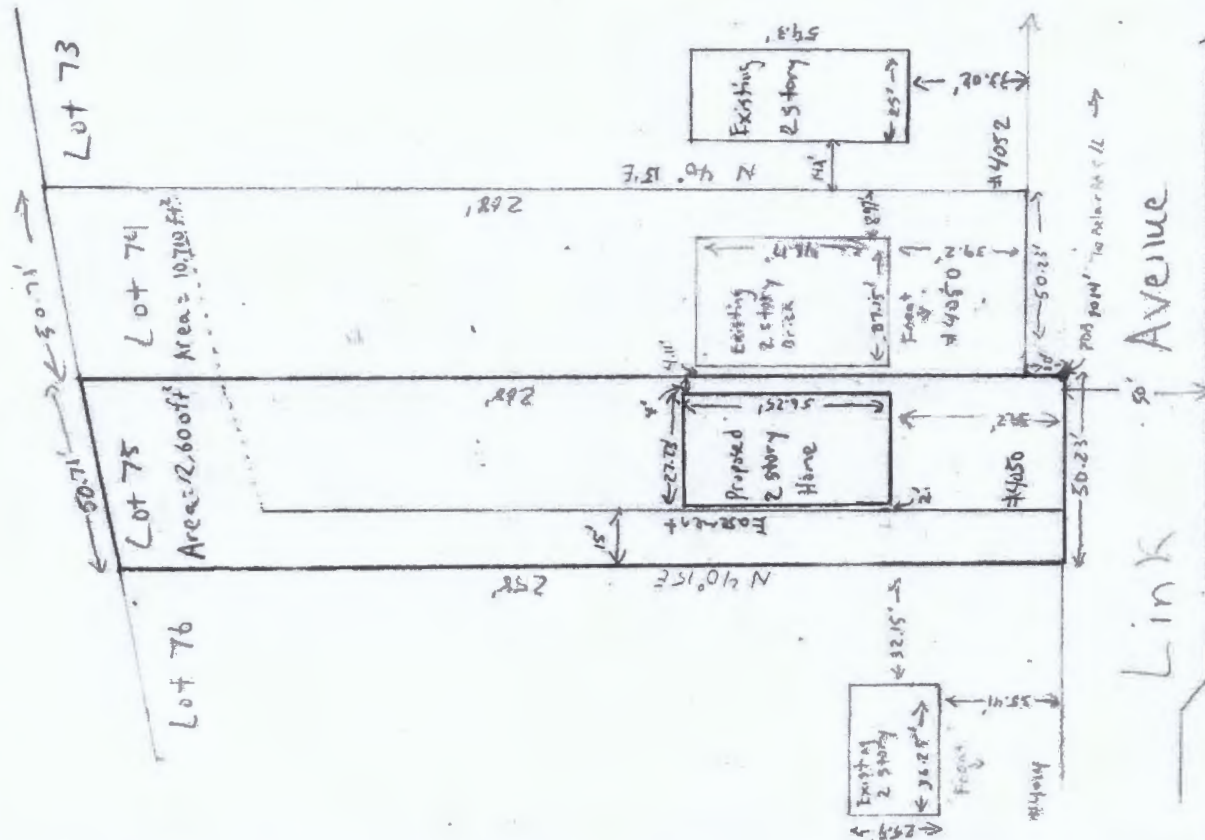
VIOLATION CASE INFO:

Petitioners # 1

#186



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4050 Link Ave OWNER(S) NAME(S) Nicholas + Anthony Harrigan
 SUBDIVISION NAME Fullerton Farms LOT # 74 BLOCK # C SECTION # N/A
 PLAT BOOK # 7 FOLIO # 52 10 DIGIT TAX # 1120067186 DEED REF. # 11200/67186



PLAN DRAWN BY Nicholas Harrigan DATE 1/30/13 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 07102
 SITE ZONED DR 5.5
 ELECTION DISTRICT 11th
 COUNCIL DISTRICT 6th
 LOT AREA ACREAGE _____
 OR SQUARE FEET 10,710
 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

VIOLATION CASE INFO: