

IN RE: PETITION FOR ADMIN. VARIANCE *
15th Election District
6th Councilmanic District *
(6938 Gunder Avenue)
Kenneth D. and Kathy J. Boone *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0196-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Kenneth D. and Kathy J. Boone. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a new dwelling on an existing foundation (razing existing dwelling) with a side yard setback of 7 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly described on 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 6, 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. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 4-29-14

By law

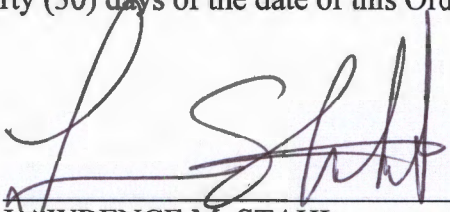
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 29th day of April, 2014 that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a new dwelling on an existing foundation (razing existing dwelling) with a side yard setback of 7 ft. in lieu of the required 10 ft., be and is hereby GRANTED, subject to the following:

- 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, the Petitioners 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.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 4-29-14

By lw

KEVIN KAMENETZ
County Executive



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

April 29, 2014

Kenneth D. Boone
Kathy J. Boone
6938 Gunder Avenue
Middle River, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(6938 Gunder Avenue)
Case No. 2014-0196-A

Dear Mr. and Mrs. Boone:

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,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Shannon M. Boone, 6938 Gunder Avenue, Middle River, MD 21220



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 6938 Gunder Ave which is presently zoned D.R.5.5
 Deed Reference 31878 / 111 10 Digit Tax Account # 1519510161
 Property Owner(s) Printed Name(s) Kenneth D Boone + Kathy J Boone

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

SEE Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Kenneth D Boone, Kathy J Boone
 Name #1 - Type or Print Name #2 - Type or Print

Kenneth D Boone Kathy J Boone
 Signature #1 Signature #2

6938 Gunder Ave Middle River MD
 Mailing Address City State

21220 410-335-3067
 Zip Code Telephone # Email Address

Representative to be contacted:

Shannon M Boone
 Name - Type or Print

Shannon M Boone
 Signature

6938 Gunder Ave Middle River MD
 Mailing Address City State

21220 443-823-9102 shannon.boone@comcast.net
 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 BY day of March 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 2014-0196-A Filing Date 3/24/14 Estimated Posting Date 4/6/14 Reviewer G.H

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: 1938 Gunder Ave, Middle River, MD 21220
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)**

Our son, daughter-in-law & their family live in the house and it is falling apart. The house needs to be removed and a new, stable, safe house be put in its place. House to be removed and a new one put up using the existing footprint of 28x25

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

Kenneth D Boone
Signature of Affiant

Kenneth D Boone
Name- Print or Type

Kathy J Boone
Signature of Affiant

Kathy J Boone
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 13th day of March, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Kenneth and Kathy Boone
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



Denise M. Engle
Notary Public
7-2-2016
My Commission Expires

March 24, 2014

Administrative Variance from section 1B02.3.C.1(BCZR)

To permit a new dwelling on an existing foundation (razing existing dwelling) with a side yard setback of 7 feet in lieu of the required 10 feet.

Case#2014-0196-A

ZONING PROPERTY DESCRIPTION FOR 6938 & 6940 GUNDER AVENUE.

Beginning at a point on the Northeasterly side of Gunder Avenue which is 40 feet wide at the distance of 14 feet Southwesterly of the centerline of the nearest improved intersecting street Birdale Place/Avenue which is 25 feet wide.

Being Lot # 91 & 92, Section # A in the subdivision of Twin River Beach as recorded in Baltimore County Plat Book # 9, Folio # 33, containing 14800 sq. ft. or 0.34 acres +/-. Located in the 15 Election District and 6 Council District.

2014-0196-A

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: 2014-0196-A

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Shannon Boone

Address: 10938 Gunder Ave
Balt, MD 21220

Telephone Number: 443-823-9102

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

109832

No.

Date:

3/24/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/24/2014 3/24/2014 11:47:00
 WILSON LOR LOR
 RECEIPT # 109832 3/24/2014
 5 20 MISCELLANEOUS - 12
 30. 117012
 Receipt Tot \$75.00
 \$75.00 CR \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total:

75.00

Rec From:

Shannon Boone

For:

Administrative Variance

2014-0196-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0196-A

RE: Case No.: _____

Petitioner/Developer: _____

Kenneth Boone

April 21, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6938 Gunder Ave

April 6, 2014

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster) **April 6, 2014**
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

MEMORANDUM

DATE: May 30, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0196-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-9 + 4-16</u> <i>(Duplicate)</i>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-1</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>4-6-14</u> by <u>Black</u>	
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- 0196 -A Address 6938 Gunder Ave

Contact Person: Gary Hewitt Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/24/14 Posting Date: 4/6/14 Closing Date: 4/21/14

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

- 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- 0196 -A Address 6938 Gunder Ave 21220

Petitioner's Name Kenneth Boone Telephone 443-823-9102

Posting Date: 4/6/14 Closing Date: 4/21/14

Wording for Sign: To Permit a new dwelling on an existing foundation
(razing existing dwelling) with a side yard set back
of 7 feet in lieu of the required 10 feet.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

April 23, 2014

Kenneth D. & Kathy J. Boone
6938 Gunder Avenue
Middle River MD 21220

RE: Case Number: 2014-0196 A, Address: 6938 Gunder Avenue

Dear Mr. & Ms. Boone:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 24, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Shannon M. Boone, 6938 Gunder Avenue, Middle River MD 21220

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



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

Date: 4/1/14

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

RE: Baltimore County
Item No 2014-0196-A
Administrative Variance
Kenneth D & Kathy F. Boone
6938 Gunden 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. 2014-0196-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 'Richard A. Zeller', is written over the typed name of 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 07, 2014
Item No. 2014-0196

DATE: April 09, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

The base flood elevation for this site is 10.2 feet [NAVD 88].

The flood protection elevation is 11.2. feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK: CEN.

Cc: file.

ZAC-ITEM NO 14-0196-04072014.doc

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 15 Account Number - 1519510161	
Owner Information		
Owner Name:	BOONE KENNETH D BOONE KATHY J 6938 GUNDER AVE BALTIMORE MD 21220-1075	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /31878/ 00 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	6938 GUNDER AVE 0-0000 Waterfront	Legal Description: LT 91-92 TWIN RIVE
Map: 0084	Grid: 0001	Parcel: 0043
Sub District:	Subdivision: 0000	Section: A
Block:	Lot: 91	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	Property Land Area
Primary Structure Built 1929	Above Grade Enclosed Area 1,995 SF	Finished Basement Area 15,392 SF
Stories 1.000000	Basement NO	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full	Garage 1 Detached
Value Information		
Land:	Base Value 143,400	Value As of 01/01/2012 143,400
Improvements	161,400	133,500
Total:	304,800	276,900
Preferential Land:	0	0
Transfer Information		
Seller: BOONE KENNETH D	Date: 03/29/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31878/ 00111	Deed2:
Seller: SMITH CHARLES E	Date: 11/13/1980	Price: \$48,000
Type: ARMS LENGTH IMPROVED	Deed1: /06229/ 00403	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

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

2014-0196-A

Real Property Data Search (w2)

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

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1519510161		
Owner Information		
Owner Name:	BOONE KENNETH D BOONE KATHY J 6938 GUNDER AVE BALTIMORE MD 21220-1075	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /31878/ 00111 2)
Location & Structure Information		
Premises Address:	6938 GUNDER AVE 0-0000 Waterfront	Legal Description: LT 91-92 TWIN RIVER BEACH
Map: 0084	Grid: 0001	Parcel: 0043
Sub District:	Subdivision: 0000	Section: A
Block:	Lot: 91	Assessment Year: 2012
Plat No:		Plat Ref: 0009/ 0033
Town:		NONE
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1929	1,995 SF	15,392 SF
Stories	Basement	Type
1.000000	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full	1 Detached
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	143,400	07/01/2014
Improvements	161,400	
Total:	304,800	276,900
Preferential Land:	0	276,900
Transfer Information		
Seller: BOONE KENNETH D	Date: 03/29/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31878/ 00111	Deed2:
Seller: SMITH CHARLES E	Date: 11/13/1980	Price: \$48,000
Type: ARMS LENGTH IMPROVED	Deed1: /06229/ 00403	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **15** Account Number: **1519510161**

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>).

[\(http://lmsweb05.mdp.state.md.us/website/mosp/\)](http://lmsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

Loading... Please Wait.

→







This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

Flood Risk Map

- Northing/Easting: 190323, 455496
- The selected location on the map is outside of the preliminary floodplain
- Your local NFIP Office / Coordinator can be reached at 410-887-3984
- DFIRM Panel Number: 2400100315G
- DFIRM Release Target Date: 11/2012*
- Effective/Current FIRM Panel Number: 2400100315F
- FIRM Effective Target Date: 5/2014*

*DFIRM release and effective dates are subject to change

Data Sources:

Preliminary and Effective Floodplain: FEMA, 2010
 FIRM and DFIRM Grid: FEMA, 2010
 County Parks: Maryland DNR, 2007
 DNR Land: Maryland DNR, 1999
 Federal Land: Maryland DNR- Wildlife and Heritage Division, 2002
 Roads/Highways: Maryland SHA-Highway Information Services 2007
 Municipalities: Maryland SHA- Highway Information Services, 2003
 Water Bodies: Maryland SHA, 2004; ESRI ArcGIS & Partners, 2009
 ZIP Codes: Maryland Department of Planning, 2004
 Low-Resolution Aerial Photography: NAIP, 2007
 High-Resolution Aerial Photography: State of Maryland, 2007
 Shaded Relief: ESRI ArcGIS Online & Partners, 2009



- Preliminary DFIRM Panel
- Effective FIRM Panel
- Preliminary Floodplain
- 100 Year Floodplain
- Floodway
- Effective Floodplain
- 100 Year Floodplain
- Floodway

0 75 150 Feet

Map Projection: State Plane Maryland (NAD83 - Meters)

Disclaimer:

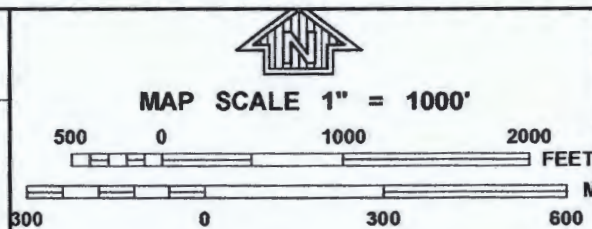
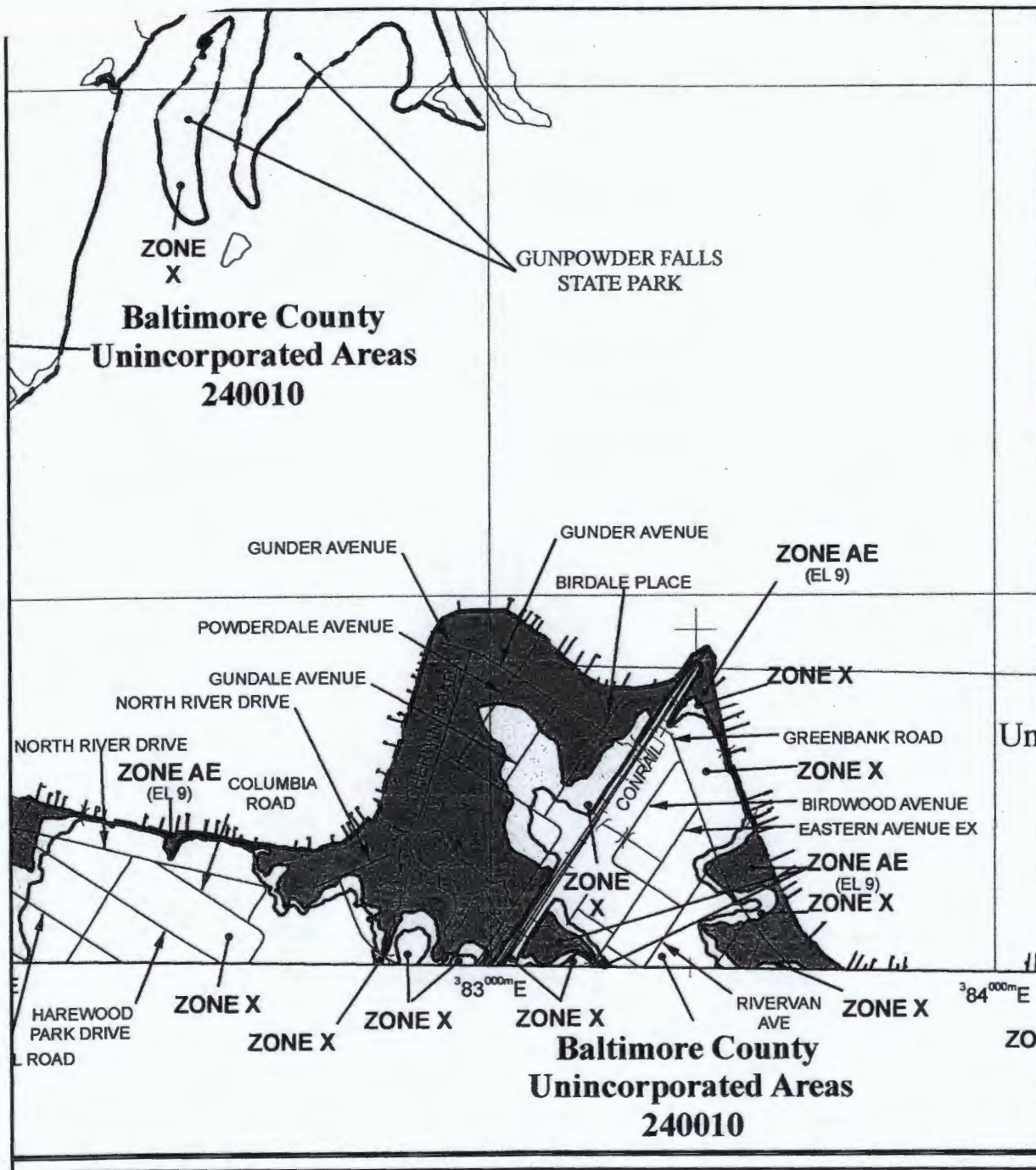
The Mapping Services provided herein are for reference only. The user of this information understands and acknowledges that the data may be inaccurate or contain errors or omissions and the user assumes full responsibility for any risks or damages resulting from any use of or reliance upon this data. MDE and their Agents or Affiliates do not guarantee the accuracy or reliability of the data generated from this service.

The user of this information should always consult official FEMA flood maps and certified elevation data if there is any doubt of a property's flood risk. Please consult with your local, county, and/or community floodplain administrator for availability of official DFIRMs in your county.



FEMA





NFIP **PANEL 0315F**

FIRM
FLOOD INSURANCE RATE MAP

**BALTIMORE COUNTY
MARYLAND
UNINCORPORATED AREAS**

PANEL 315 OF 580

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BALTIMORE COUNTY	240010	0315	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER
2400100315F**

**MAP REVISED
SEPTEMBER 26, 2008**

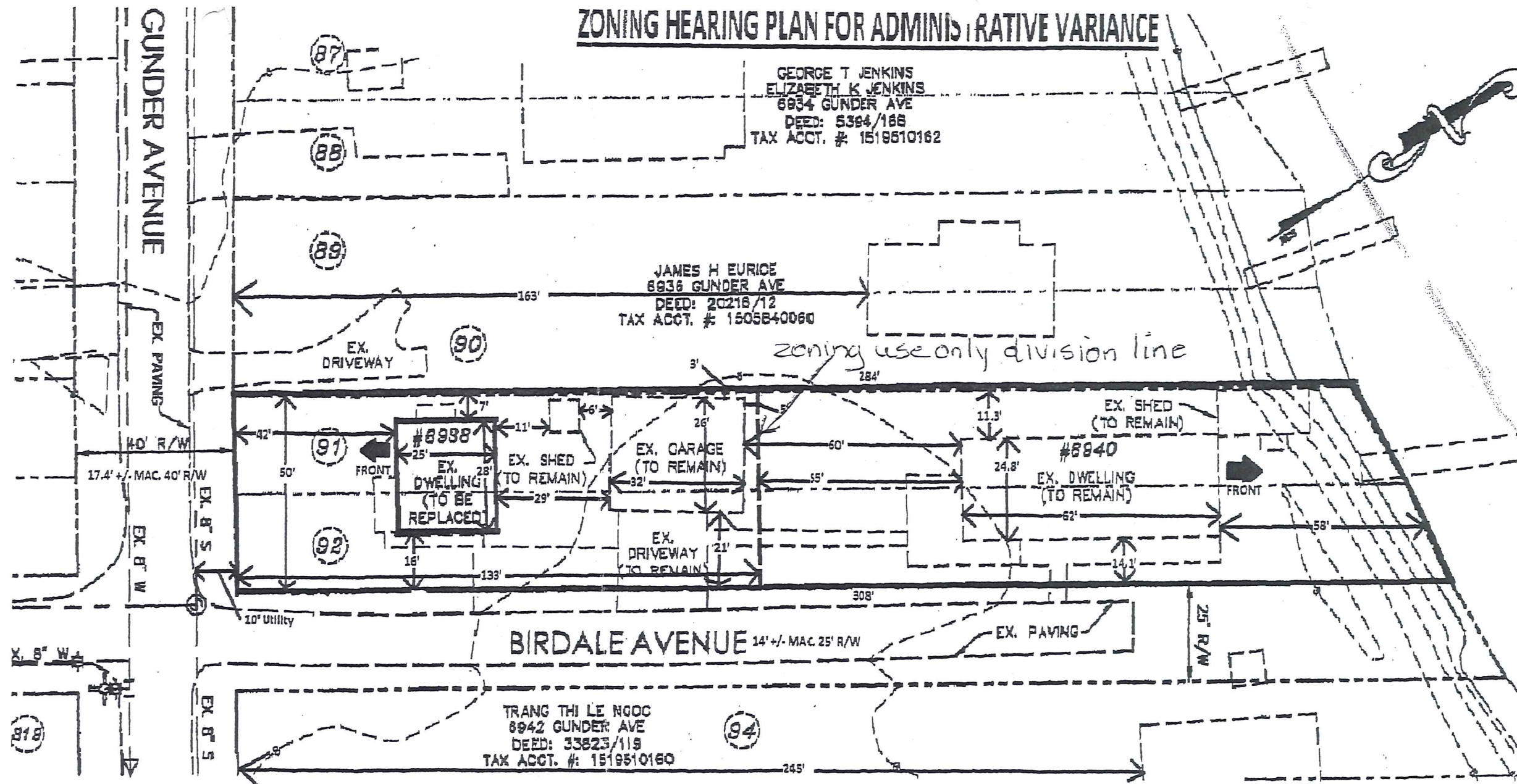
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

[illegible]

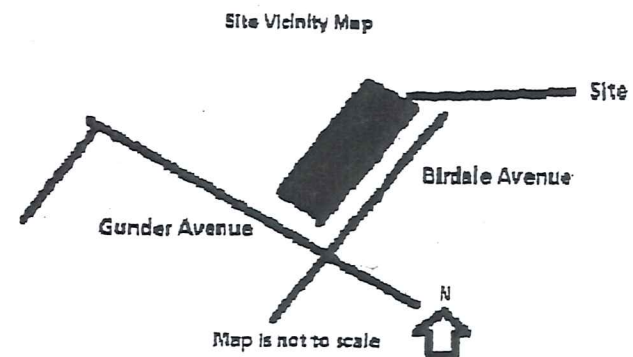
2014-0196-A

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE



138 GUNDER AVENUE
 NAMES: KENNETH D BOONE & KATHY J BOONE
 BLOCK #: N/A SECTION #: A
 # 9 POLIO#: 33
 (ID #: 1519510161
 31878 / 111
 P #: 084A1
 D.R. 5.5
 STRICT: 15 COUNCIL DISTRICT: 6
 CREAGE: 0.34 +/-
 T: 14800 SQ FT
 O IN CBCA: YES IN FLOODPLAIN: YES
 ATER: PUBLIC SEWER: PUBLIC
 ING: NO

UPDATED DRAWING BY: SHANNON BOONE
 3/15/2014
 SCALE: 1 INCH = 30 FEET



Pet.
 Exh.
 1

2014-0196-A