

IN RE: PETITION FOR ADMIN. VARIANCE *
(4300 Meadowcliff Road)
11th Election District *
3rd Council District *
Philip J. Fewster *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0220-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Philip J. Fewster ("Petitioner"). The Petitioner is requesting Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side setback of 30 ft. in lieu of the required 50 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 May 2, 2014, 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 5-21-14

By [Signature]

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.

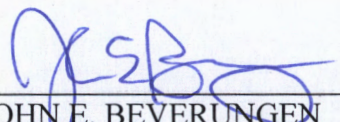
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of May, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side setback of 30 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 5-21-14

By DLW

KEVIN KAMENETZ
County Executive



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

May 21, 2014

Philip J. Fewster
4300 Meadowcliff Road
Glen Arm, Maryland 21057

RE: Petition for Administrative Variance
Case No. 2014-0220-A
Property: 4300 Meadowcliff Road

Dear Mr. Fewster:

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", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Joseph D. McDowell, 3746 Peach Orchard Road, Street, MD 21154



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 4300 Meadowcliff Rd., Glen Arm, MD 21057

which is presently zoned RC 5

Deed Reference 29877/00231

10 Digit Tax Account # 1 1 2 0 0 4 5 1 8 0

Property Owner(s) Printed Name(s) Philip J. Fewster

(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. **X** ADMINISTRATIVE VARIANCE from section(s) 1A04.3.2.b To permit a proposed addition with a side setback of 30 feet in lieu of the required 50 feet 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

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.

By

Administrative Law Judge of Baltimore County

Legal Owners:

Philip J. Fewster

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4300 Meadowcliff Rd., Glen Arm, MD

Mailing Address City State

21057 / 410-768-8084 / dina1of10@aol.com

Zip Code Telephone # Email Address

Representative to be contacted:

Joseph D. McDowell

Name - Type or Print

Signature

3746 Peach Orchard Rd. - Street, MD

Mailing Address City State

21154 / 410-983-0505 / csfmd@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2014 0220-A

Filing Date 4/25/14

Estimated Posting Date 5/9/14

Reviewer GH

Rev 10/12/11

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: 4300 Meadowcliff Rd., Glen Arm, MD 21057

Print or Type Address of property

City

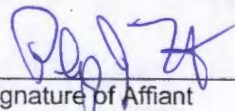
State

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)**

My property has a fifty foot side building setback requirement on the northeast side (the house fronts on Manor Rd.). It is on the northeast side of my house that I wish to construct an 18'-0" x 28' bedroom addition. The house recently was damaged by a fire on the northeast side that contains the sleeping areas. Since there needs to be a substantial reconstruction of the house I would like to upgrade the bedroom areas to be wheelchair accessible. I am 68 years old and if there is a deterioration in my health I would like to stay in this house as long as possible. The house was constructed in 1953 and in its present configuration with small bedrooms & baths cannot be made to comply with present day FHA requirements. There is no other practical area to construct the addition since there is a step down from the from the dining room to the southwest (Meadowcliff Rd.) side of the house (there is a front setback restriction on that side as well). The lot has a rise of elevation towards the rear that prevents the construction of an addition in that direction. Since the building faces Manor Rd. extending the bedroom space in that direction would not be esthetically pleasing. The northeast side of my lot has a grove of mature trees and shrubs on the property line that will largely shield the addition from view of my adjoining neighbor's house. This proposed addition will require a variance of the RC 5 zoning side setback requirement from 50 feet to 30 feet. I thank you for your consideration in this matter.

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



Signature of Affiant

Philip J. Fewster

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

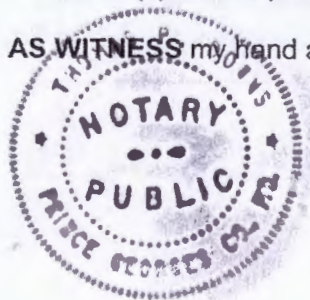
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

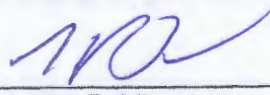
I HEREBY CERTIFY, this 20 day of APRIL, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

PHILIP J. FEWSTER

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




Notary Public

7-23-2016
My Commission Expires

Zoning Description for 4300 Meadowcliff Rd. - Glen Arm, MD 21057

Beginning at a point at the centerline of Manor Rd. which is 40' wide at the distance of 200' from the centerline of Meadowcliff Rd. which is 50' wide thence the following courses and distances: S. 34° 26' W. 200'; S. 55° 34' E. 370'; N. 34 26' E. 200'; N. 55° 34' W. 370' back to the point of beginning as recorded in Deed Liber 29877, Folio 00231, containing 1.70 acres of land. Located in the 11th Election District and 3rd Council District.

2014-0220-A

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

109881

No.

Date:

4/25/14

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
01	800	000		015				75.00

Total:

75.00

Rec From:

Construction Solutions of Md, Inc

For:

2014-0020 A

4300 Meadowcroft Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/25/2014 4/25/2014 09:18:36

NAME WALKIN LARS LJR

PHONE 410-302-410 4/25/2014 OFL

9 528 ZIMING VERIFICATION

NO. 109881

Receipt Tot \$75.00

\$75.00 CR \$75.00 CR

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/3/2014

Case Number: 2014-0220-A

Petitioner / Developer: PHILIP FEWSTER~JOSEPH McDOWELL of
CONSTRUCTION SOLUTIONS OF MARYLAND

Date of Hearing (Closing): MAY 19, 2014

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
4300 MEADOWCLIFF ROAD

The sign(s) were posted on: MAY 2, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: June 23, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0220-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 20, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-28</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>5-2-14</u> by <u>O'Keefe</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- 0220 -A Address 4300 Meadowcliff Rd

Contact Person: Bary Huak Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/25/14 Posting Date: 5/4/14 Closing Date: 5/19/14

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- 0220 -A Address 4300 Meadowcliff Rd 21057

Petitioner's Name Philip Fewster Telephone 410-983-0505

Posting Date: 5/4/14 Closing Date: 5/19/14

Wording for Sign: To Permit a proposed addition with a side yard setback of 30 feet in lieu of the required 50 feet.

Revised 7/06/11

Baltimore County, MD
Wednesday, May 21, 2014

ARTICLE 1A. RESOURCE CONSERVATION ZONES

SECTION 1A04. R.C.5 (Rural-Residential) Zone

§ 1A04.3. Height and area regulations.

A. Height regulation. No structure hereafter erected in an R.C.5 Zone shall exceed a height of 35 feet, except as provided under Section 300.

B. Area regulations.

1. Lot area; density control.

[Bill Nos. 178-1979; Editor's Note: This bill also repealed former Paragraph 2, "Minimum diametral dimension," which followed this paragraph. 55-2004 Editor's Note: This bill also stated that it would not apply to any concept plan or application for limited exemption or waiver accepted for filing prior to June 7, 2004, that it would not apply to the Back River Neck District as defined in Section 4A03.13 of the Baltimore County Zoning Regulations, and any structure, building or use in existence prior to the effective date of this bill that is damaged or destroyed by fire or other casualty after the effective date of this bill would be subject to the provisions of Section 104 of the Baltimore County Zoning Regulations regarding nonconforming uses. The effective date of this bill is 6-11-2004.]

a. A lot having an area of less than 1 1/2 acres may not be created in an R.C.5 Zone. The maximum gross residential density is 0.5 dwelling per acre.

[Bill No. 128-2005 Editor's Note: This bill also stated that it would not apply to any concept plan or application for limited exemption or waiver accepted for filing on or before 12-5-2005, nor would it override the grandfathering provisions of Bill No. 55-2004, Bill No. 128-2005 further stated that it would not apply to the Back River Neck District, as defined in Section 4A03.13.]

b. Exceptions to minimum lot size.

[Bill No. 152-2004]

- (1) The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement, or does not meet the setback requirement of Paragraph 2, may apply for a special hearing under Article 5 to alter the minimum lot size requirement. However, the provisions of Section 1A04.4 may not be varied.
- (2) The Department of Planning may authorize a smaller lot size per residential unit, but in no event less than one acre per unit, for a tract of property for which growth allocation acreage has been awarded prior to June 11, 2004,

pursuant to Article 32, Title 9 of the Baltimore County Code, if at least 50% of the tract is donated to and accepted by the County for public benefit.

[Bill No. 55-2011]

2. Building setbacks.

[Bill No. 55-2004]

- a. As used in this section, "collector road" means a street or road that is intended for travel, including commuter travel, between residential neighborhoods, but not for travel within neighborhoods, and is not designated as a principal arterial.

[Bill No. 77-2005 Editor's Note: Section 2 of this bill stated that it would not apply to any concept plan or application for limited exemption or waiver accepted for filing prior to July 5, 2005, nor would it override any of the grandfathering provisions contained in Bill No. 55-04. Bill No. 77-2005 also stated that it would apply retroactively to May 1, 2005.]

- b. Any principal building hereafter constructed in an R.C.5 Zone shall be situated at least 150 feet from the center line of any collector road, or any scenic route identified in the Baltimore County Master Plan, and 100 feet from the center line of any road that leads to or connects with a collector road, and at least 75 feet from the center line of any other street or road, and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 5 below.

[Bill No. 77-2005 Editor's Note: Section 2 of this bill stated that it would not apply to any concept plan or application for limited exemption or waiver accepted for filing prior to July 5, 2005, nor would it override any of the grandfathering provisions contained in Bill No. 55-04. Bill No. 77-2005 also stated that it would apply retroactively to May 1, 2005.]

- c. Any principal building constructed in an R.C.5 Zone that is contiguous to an R.C.2 or R.C.7 Zone shall be situated at least 150 feet from the zone line.

3. Coverage. No more than 15% of any lot in an R.C.5 Zone may be covered by buildings, except as otherwise provided in Paragraph 5 below.
4. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Department of Planning *Editor's Note: Formerly the "Office of Planning," this Department was renamed by Bill No. 55-2011, effective 10-16-2011.* on or before the effective date of these zoning regulations and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone may be approved for residential development in accordance with the standards prescribed in force at the time of the lot recordation.

[Bill No. 55-2011]

5. Dwellings per lot. No more than one dwelling is permitted on any lot in an R.C.5 Zone, but not excluding additional dwellings for bona fide tenant farmers.



KEVIN KAMENETZ
County Executive

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

May 20, 2014

Philip J. Fewster
4300 Meadowcliff Road
Glen Arm MD 21057

RE: Case Number: 2014-0220 A, Address: 4300 Meadowcliff Road

Dear Mr. Fewster:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 25, 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
Joseph D. McDowell, 3746 Peach Orchard Road, Street, MD 21154

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



Maryland Department of Transportation

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

Date: 4/28/14

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

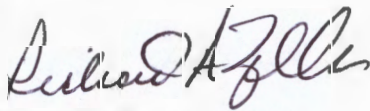
RE: Baltimore County
Item No. 2014-0220-A
Administrative Variance
Philip T. Fewster
4300 Meadoncliff Road.

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. *2014-0220-A*.

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

Sincerely,


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

SDF/raz

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2014
Item No. 2014-0189, 0216, 0218, 0219 and 0220

DATE: May 2, 2014

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\ZAC05022014 -.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1120045180		
Owner Information		
Owner Name:	FEWSTER PHILIP J	Use: RESIDENTIAL
Mailing Address:	4300 MEADOWCLIFF RD GLEN ARM MD 21057-9537	Principal Residence: YES Deed Reference: 1) /29877/ 00231 2)
Location & Structure Information		
Premises Address:	4300 MEADOWCLIFF RD 0-0000	Legal Description: 1.70 AC SES MANOR RD 4300 MEADOWCLIFF RD 5280 NE COR MEADOW CLIFF
Map: 0053	Grid: 0021	Parcel: 0165
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Town:	Plat No: NONE	
Ad Valorem:	Tax Class:	
Primary Structure Built 1953	Above Grade Enclosed Area 2,389 SF	Finished Basement Area 600 SF
Property Land Area 1.7000 AC	County Use 04	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
Land:	149,800	149,800
Improvements	205,300	175,100
Total:	355,100	324,900
Preferential Land:	0	0
Transfer Information		
Seller: FEWSTER PHILIP J	Date: 09/15/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29877/ 00231	Deed2:
Seller: FEWSTER PHILIP J	Date: 02/05/1993	Price: \$0
Type: ARMS LENGTH IMPROVED	Deed1: /09591/ 00221	Deed2:
Seller: FEWSTER PHILIP J	Date: 09/28/1989	Price: \$17,000
Type: ARMS LENGTH IMPROVED	Deed1: /08285/ 00047	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 02/03/2009		

2014-0220.A



2014-0226-A



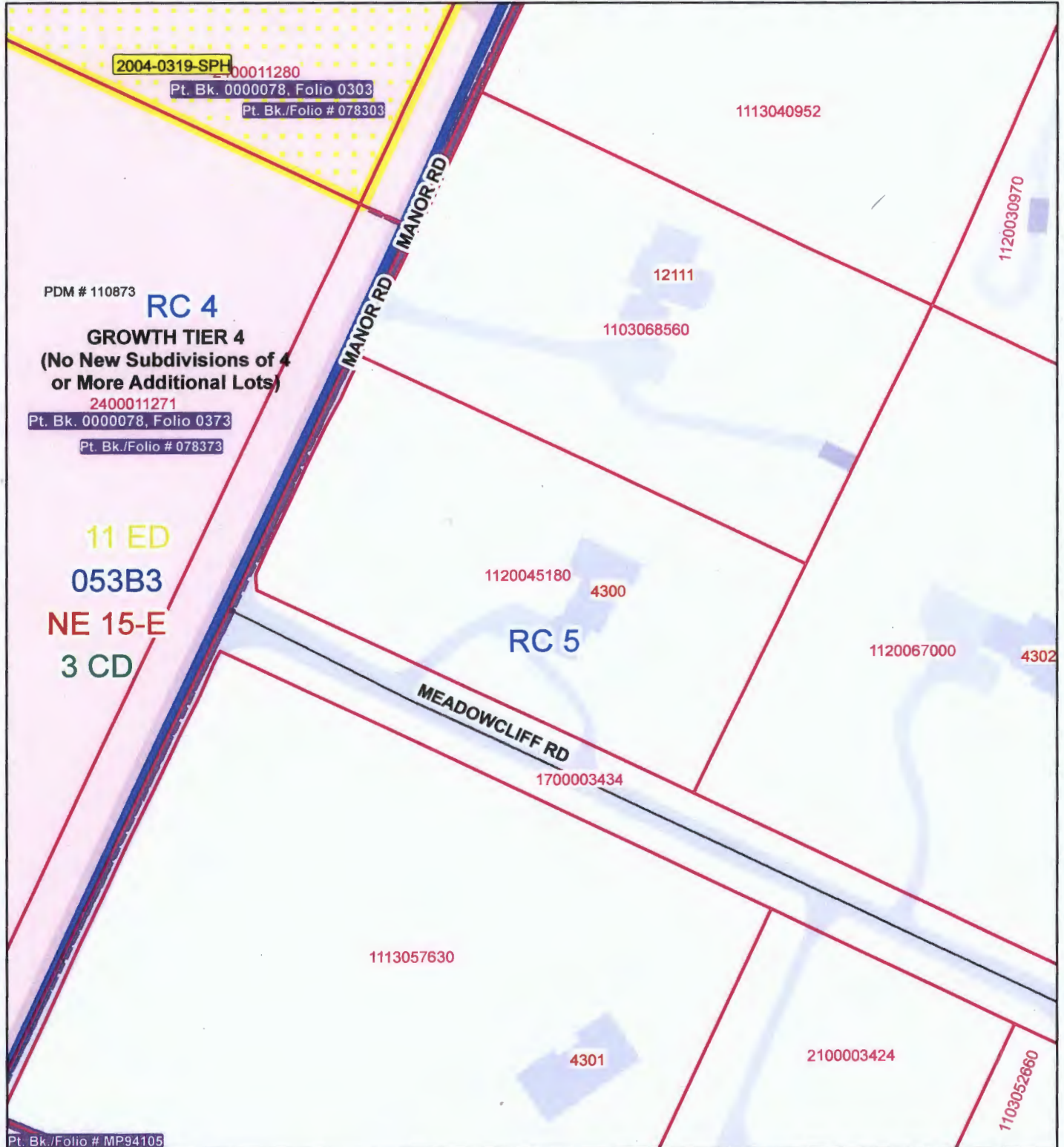
VIEW FROM MANOR RD. LOOKING TOWARD LOCATION OF SIDE ADDITION



ADDITION RENDERING - VIEW FROM MANOR RD.

2014- 0220-A

4300 Meadowcliff Road



Publication Date: 4/9/2014



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

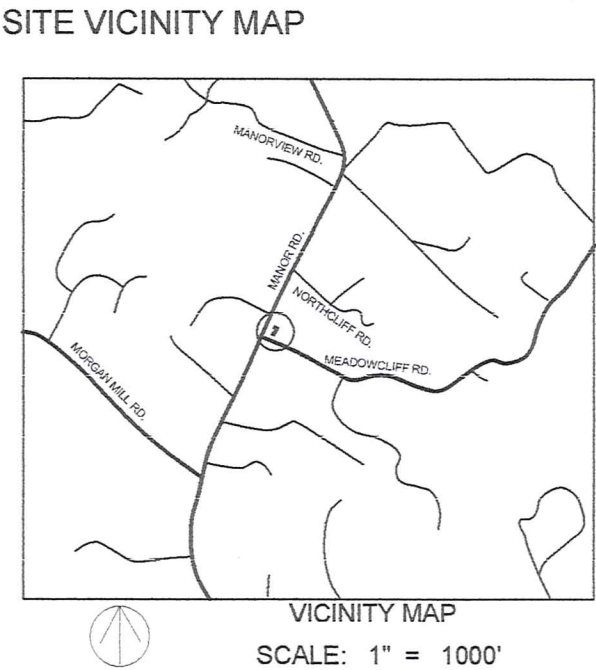
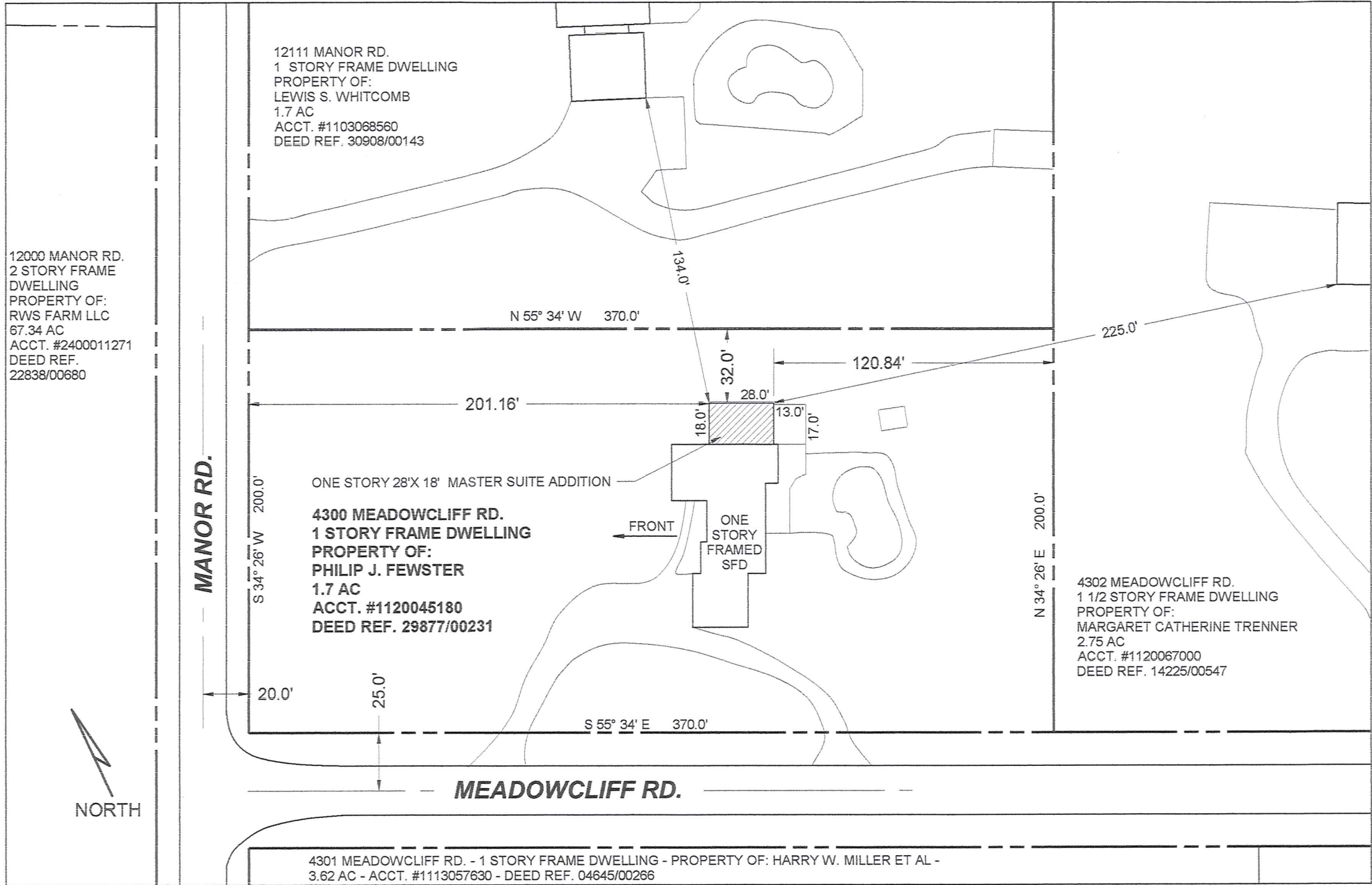
2014-0220-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 4300 Meadowcliff Road, Glen Arm, MD 21057 OWNER(S) NAME(S) Philip J. Fewster

SUBDIVISION NAME None LOT# -- BLOCK# -- SECTION# --

PLAT BOOK # -- FOLIO # -- 10 DIGIT TAX #1120045180 DEED REF. # 29877/ 00231



ZONING MAP #053B3
SITE ZONED - RC 5
ELECTION DISTRICT - 11
COUNCIL DISTRICT - 3
LOT AREA ACREAGE 1.70
OR SQUARE FEET
HISTORIC? - NO
IN CBCA? NO
IN FLOOD PLAIN - NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC - PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? NONE
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY - JOSEPH MCDOWELL DATE 4/12/14 SCALE: 1 INCH = 50 FEET

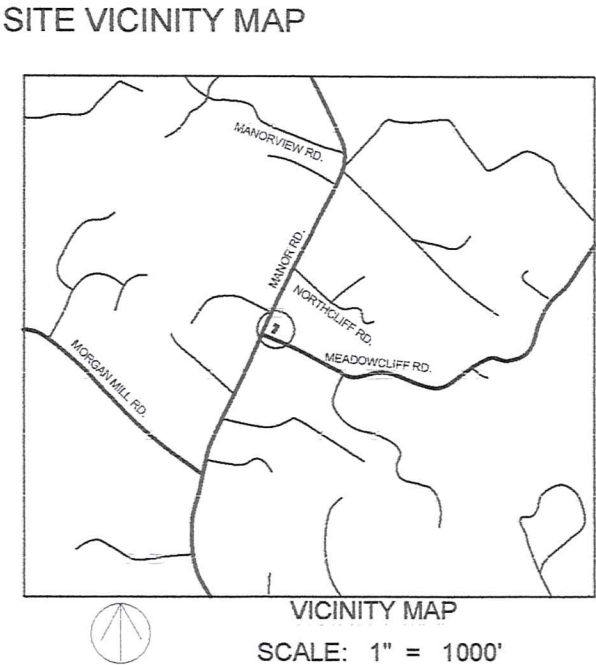
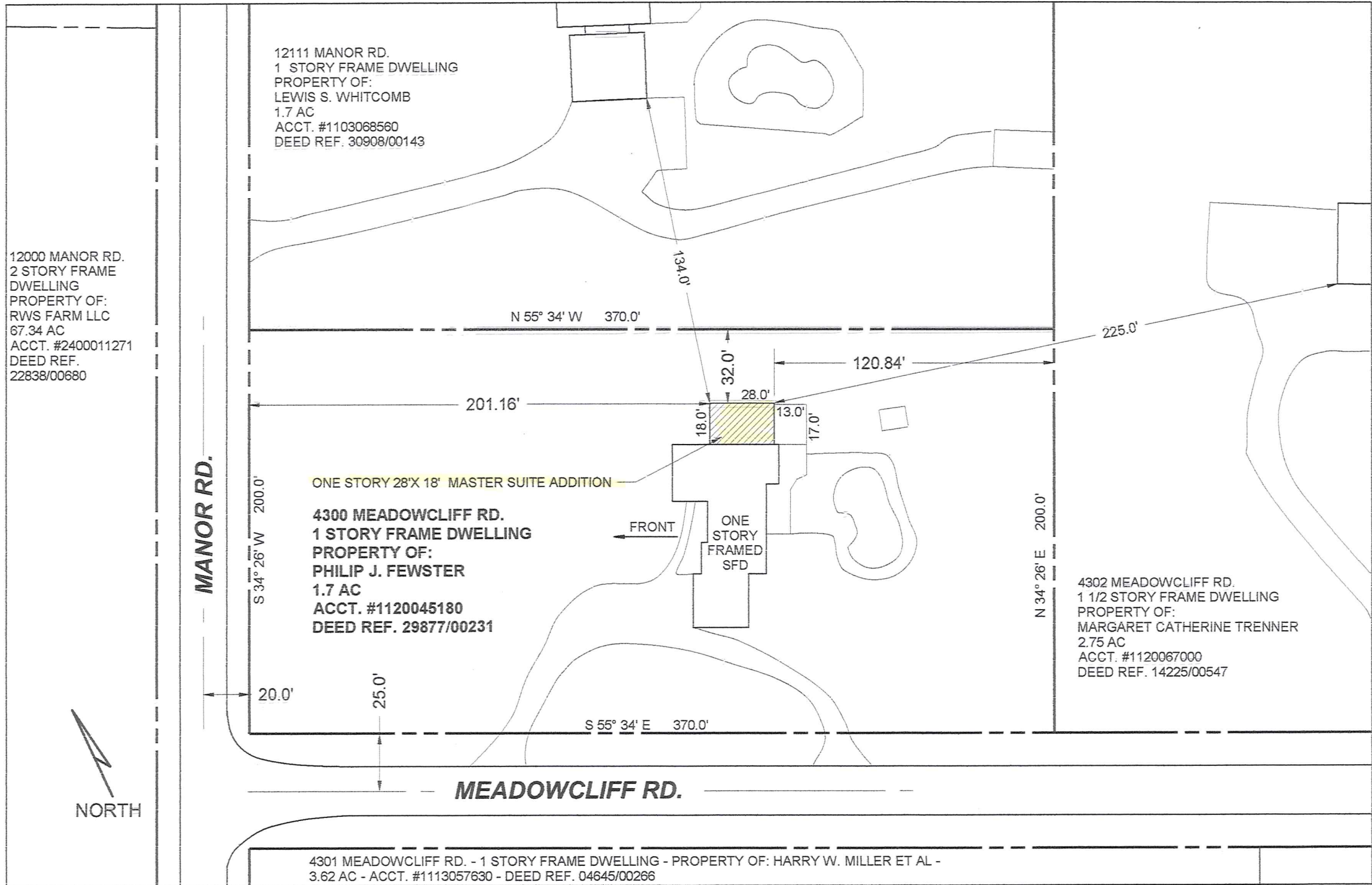
2014-0220-A
Pet. Enr. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 4300 Meadowcliff Road, Glen Arm, MD 21057 OWNER(S) NAME(S) Philip J. Fewster

SUBDIVISION NAME None LOT# -- BLOCK# -- SECTION# --

PLAT BOOK # -- FOLIO # -- 10 DIGIT TAX #1120045180 DEED REF. # 29877/ 00231



ZONING MAP #053B3
SITE ZONED - RC 5
ELECTION DISTRICT - 11
COUNCIL DISTRICT - 3
LOT AREA ACREAGE 1.70
OR SQUARE FEET
HISTORIC? - NO
IN CBCA? NO
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UTILITIES? MARK WITH X
WATER IS:
PUBLIC - PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? None
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2014-0220-A