

IN RE: PETITION FOR ADMIN. VARIANCE
(2011 Tred Avon Road)
15th Election District
6th Council District
Ronald T. Sweet, Jr. & Roberta H. Sweet
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0232-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, Ronald T. Sweet, Jr. & Roberta H. Sweet ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing detached accessory structure (garage) to have a height of 17 ft. in lieu of the maximum allowed 15 ft. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on June 11, 2014, indicating that the Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. Section 500.14.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 18, 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

ORDER RECEIVED FOR FILING

Date 6-9-14

By [Signature]

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 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 existing detached accessory structure (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 9th day of June, 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 an existing detached accessory structure (garage) to have a height of 17 ft. in lieu of the maximum allowed 15 ft., 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. Petitioners must comply with the ZAC comment received from the Department of Environmental Protection and Sustainability (DEPS) dated June 11, 2014; a copy of which is attached and made a part hereof.

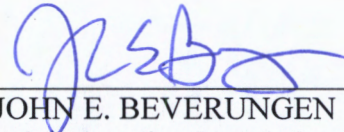
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Date 6-9-14

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

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Date 6-9-14

By bw

KEVIN KAMENETZ
County Executive



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

June 9, 2014

Ronald T. Sweet, Jr.
Roberta Sweet
2011 Tred Avon Road
Essex, Maryland 21221

RE: Petition for Administrative Variance
Case No. 2014-0232-A
Property: 2011 Tred Avon Road

Dear Mr. and Mrs. Sweet:

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 the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



CBCA

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 Hearings for Baltimore County for the property located at

Address 2011 TRED AVON ROAD

Currently zoned DR 3.5

Deed Reference 23439 / 00270

10 Digit Tax Account # 1508651880

Owner(s) Printed Name(s) RONALD & ROBERTA SWEET

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s)

Section 400.1 - to permit an existing detached accessory structure (garage) to have a height of 17 feet in lieu of the maximum allowed 15 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 Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

RONALD T SWEET JR / ROBERTA SWEET

Name #1 - Type or Print

Name #2 - Type or Print

Ronald T Sweet Jr

Roberta Sweet

Signature #1

Signature #2

2011 TRED AVON RD ESSEX MD

Mailing Address

City

State

21221

410-925-9608

RONALDSWEET@GMAIL

Zip Code

Telephone #

Email Address .com

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

RONALD T SWEET JR

Name - Type or Print

Ronald T Sweet Jr

Signature

2011 TRED AVON

ESSEX

MD

Mailing Address

City

State

21221

410-925-9608

RONALDSWEET@GMAIL

Zip Code

Telephone #

Email Address .com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5/7 day of May, 2014 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2014-0232-A

Filing Date

5/7/14

Estimated Posting Date

5/18/14

Reviewer

AT

Rev 03/18/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2011 TRED AVON ROAD ESSEX MARYLAND 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I HAD THE GARAGE BUILT WITH THE INTENTION OF PUTTING MY BOAT INSIDE OF IT. BOAT AND TRAILER IS 32' LONG, 9' WIDE AND 10' TALL. I NEEDED HIGH CEILING TO GET 10' TALL GARAGE DOOR TO BE ABLE TO GET BOAT INSIDE. I CONTRACTED SHERK POLE BUILDINGS OUT OF PENNSYLVANIA I HAD TOLD THEM I NEEDED TO STAY AT 15' TALL. HOWEVER IT ENDED UP BEING 17'. I HAVE BUILT UP GRADE TO A NORMAL LEVEL WITHOUT CAUSING DETRIMENTAL DAMAGE TO NEIGHBORING PROPERTIES. NEIGHBOR TO MY RIGHT AT 2009 TRED AVON RD HAS RECENTLY HAD A POLE BARN BUILT BY SHERK POLE BUILDINGS IN THE SAME AREA OF THE REAR YARD AS MINE, THEREFORE I DON'T HAVE ANY COMPLAINTS FROM NEIGHBORS. THE BUILDINGS INTENDED USE IS FOR STORAGE OF BOAT, MOTORCYCLES, ATV, GOLF CART AND LAWN MOWER.

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

Ronald T. Sweet Jr.
Signature of Owner (Affiant)

RONALD T SWEET JR.
Name- Print or Type

Roberta Sweet
Signature of Owner (Affiant)

ROBERTA SWEET
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 6th day of MAY, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RONALD T. SWEET JR AND ROBERTA SWEET

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

4/3/18
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 2011 TRED AVON ROAD

Beginning at a point on the southeast side of Tred Avon Road, which has a 40-foot right-of-way, at the distance of 430 feet (+/-) northeast of the centerline of the nearest improved intersecting street Naticoke Road, which has a 40-foot right-of-way. Being Lot #10 in the subdivision of Middleborough as recorded in Baltimore County Plat Book #18, Foilo #61, containing 20,340 square feet. Located in the 15th Election District and the 6th Councilmanic District.

2014-0232-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0232 -A Address 2011 Tred Avon Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/7/2014 Posting Date: 5/18/14 Closing Date: 6/2/14

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- 0232 -A Address 2011 Tred Avon Road

Petitioner's Name Ronald Sweet Jr. Telephone 410-925-9608

Posting Date: 5/18/14 Closing Date: 6/2/14

Wording for Sign: To Permit an existing detached accessory structure (garage) in the rear yard
of the dwelling with a height of 17 feet in lieu of the maximum allowed 15 feet.

Revised 5/7/2014

No. 109893
Date: 5/7/14

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/07/2014	5/07/2014	10:18:54	5

REC'D WSDS WALKTN RBOS LRB
RECEIPT # 736166 5/07/2014 OFLM

Bot 5 528 ZONING VERIFICATION

FILE NO. 109893

Recpt Tot	\$75.00
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\$75.00 ON \$1.00 CG

Baltimore County, Maryland

[illegible]

Total: 1675

Rec
From: RONALD SWEET JR.

For: 2011 TREED AVON ROAD

2014-0232-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2014-0232-A

RE: Case No.: _____

Petitioner/Developer: _____

Ronald Sweet Jr

June 2, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
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: _____

2011 Tred Avon Rd

May 18, 2014

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

Sincerely,

May 18, 2014

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

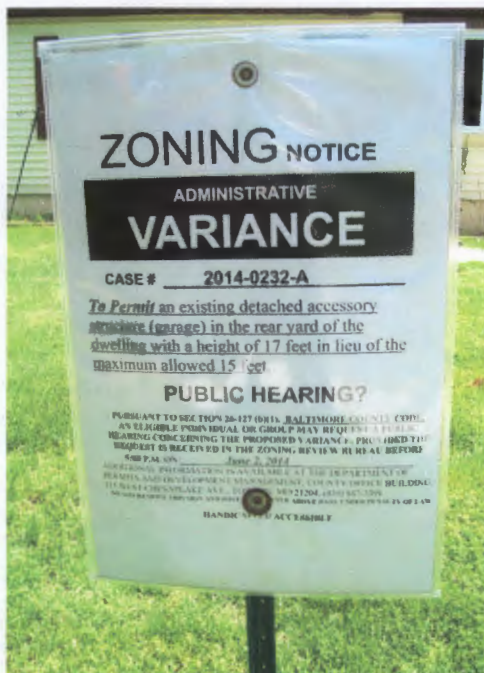
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



M E M O R A N D U M

DATE: July 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0232-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 14, 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
ReceivedDepartment5-14

DEVELOPMENT PLANS REVIEW

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

NC6-11

DEPS

CBA Missing 6-5-14(if not received, date e-mail sent 6-5)

FIRE DEPARTMENT

PLANNING

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

5-12

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: 5-18-14by Black

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

June 3, 2014

Ronald T. & Roberta Sweet
2011 Tred Avon Road
Essex MD 21221

RE: Case Number: 2014-0232 A, Address: 2011 Tred Avon

Dear Mr. & Ms. Sweet:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 7, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Debra Wiley - Re: Administrative Variances (3) - Closing Date: 6/2/14

From: Jeffrey Livingston
To: Wiley, Debra
Date: 6/11/2014 2:19 PM
Subject: Re: Administrative Variances (3) - Closing Date: 6/2/14
Attachments: ZAC 14-0230-A 3500 Galloway Road.doc; ZAC 14-0229-A 214 Antietam Road.doc; ZAC 14-0232-A 2011 Tred Avon Road.doc

Here are the comments from EPS

Jeff

>>> Debra Wiley 6/5/2014 11:55 AM >>>
Hi Jeff,

In reviewing administrative variance files, it appears that they do not contain ZAC comments (specifically **CBCA**) for the following cases:

2014-0229-A - 214 Antietam Rd., Essex, MD 21221
2014-0230-A - 3500 Galloway Rd., Middle River, MD 21220
2014-0232-A - 2011 Tred Avon Rd., Essex, MD 21221

As you know, our office cannot produce decisions without these comments from your department.

As always, thanks in advance; it is appreciated.

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

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUN 11 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: June 11, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0232-A
Address 2011 Tred Avon Road
(Sweet Property)

Zoning Advisory Committee Meeting of May 12, 2014.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit a detached garage with greater height. The lot is not waterfront. Lot coverage on the entirety of this property is limited to 5,445 square feet, with mitigation required for lot coverage over 15% (3,051 square feet). Lot coverage information was not provided. 15% afforestation, or 6 trees, is required in the LDA; existing trees may be counted towards this requirement. If the applicant can meet the lot coverage and 15% afforestation requirements, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. If lot coverage and afforestation requirements are met, that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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Date 6-9-14

By

150

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Afforestation and lot coverage information were not included. Provided that the applicants meet all the requirements stated above, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: June 10, 2014

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Date 6-9-14

By low



State Highway
Administration

Maryland Department of Transportation

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

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

Date: 5/12/14

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

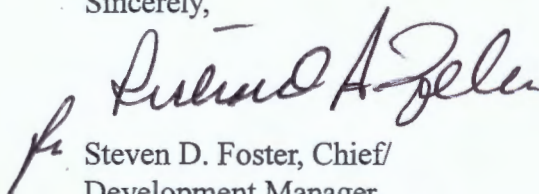
RE: Baltimore County
Item No. 2014-0232-A
Administrative Variance
Ronald T. Jr. & Roberta Sweet
2011 Tred Avon Road

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. 2014-0232-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,


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, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2014
Item No. 2014-0226, 0227, 0228, 0229, 0230, 0231 and 0232

DATE: May 14, 2014

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05142014 -.doc

Real Property Data Search (w3)

[Search Help](#)Your feedback 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 - 1508651880		
Owner Information		
Owner Name:	SWEET RONALD T JR SWEET ROBERTA H 2011 TRED AVON RD BALTIMORE MD 21221-1542	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /23439/ 00270 2)
Mailing Address:	Location & Structure Information	
Premises Address:	2011 TRED AVON RD 0-0000	Legal Description: 2011 TRED AVON RD MIDDLEBOROUGH
Map: 0097	Grid: 0006	Parcel: 0451
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 10	Assessment Year: 2012
Plat No:	Plat Ref: 0018/ 0061	
Special Tax Areas:	Town: NONE	Ad Valorem:
Tax Class:	Primary Structure Built 1955	Above Grade Enclosed Area 1,849 SF
Finished Basement Area	Property Land Area 20,340 SF	County Use 04
Stories 1.500000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage 1 Carport
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2012	As of 07/01/2013
	As of 07/01/2014	
Land: 77,000	77,000	
Improvements: 160,800	89,100	
Total: 237,800	166,100	166,100
Preferential Land: 0		0
Transfer Information		
Seller: SCHEIDT CHARLES HENRY, JR	Date: 02/24/2006	Price: \$249,900
Type: ARMS LENGTH IMPROVED	Deed1: /23439/ 00270	Deed2:
Seller: SCHEIDT CHARLES HENRY, JR	Date: 04/01/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21648/ 00061	Deed2:
Seller: HOWARD LOUIS I	Date: 10/08/1971	Price: \$15,500
Type: ARMS LENGTH IMPROVED	Deed1: /05223/ 00766	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 12/31/2012		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1508651880**

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.

->

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1508651880		
Owner Information		
Owner Name:	SWEET RONALD T JR SWEET ROBERTA H 2011 TRED AVON RD BALTIMORE MD 21221-1542	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /23439/ 00270 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	2011 TRED AVON RD 0-0000	Legal Description: 2011 TRED AVON RD MIDDLEBOROUGH
Map: 0097	Grid: 0006	Parcel: 0451
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 10	Assessment Year: 2012
Plat No:	Plat Ref: 0018/ 0061	
Special Tax Areas:	Town: NONE	Ad Valorem:
Primary Structure Built 1955	Above Grade Enclosed Area 1,849 SF	Finished Basement Area 20,340 SF
Property Land Area 04	County Use	
Stories 1.500000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage 1 Carport
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2012	As of 07/01/2013
		As of 07/01/2014
Land: 77,000	77,000	
Improvements 160,800	89,100	
Total: 237,800	166,100	166,100
Preferential Land: 0		0
Transfer Information		
Seller: SCHEIDT CHARLES HENRY, JR	Date: 02/24/2006	Price: \$249,900
Type: ARMS LENGTH IMPROVED	Deed1: /23439/ 00270	Deed2:
Seller: SCHEIDT CHARLES HENRY, JR	Date: 04/01/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21648/ 00061	Deed2:
Seller: HOWARD LOUIS I	Date: 10/08/1971	Price: \$15,500
Type: ARMS LENGTH IMPROVED	Deed1: /05223/ 00766	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 12/31/2012		

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, regarding the information.

2014-0232-A



2014-0232-A

05.07.2014 08:00

2014-0232-A

NEIGHBORS GARAGE
2009 TRED AVON RD

05.07.2014 08:00



2014-0232-A



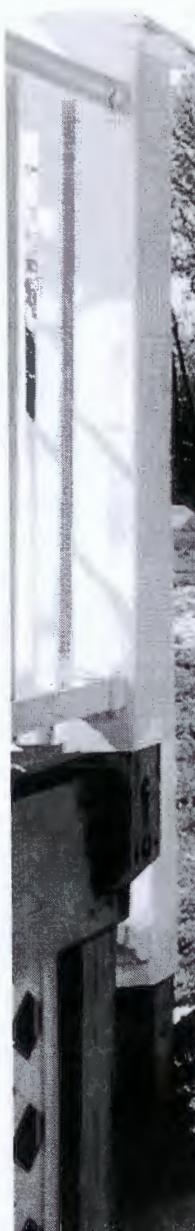
05.02.2014 09:15



2814-03232-A
05.02.2014 09:14



2014-0232-A
05.02.2014 09:14



2014-0232-A

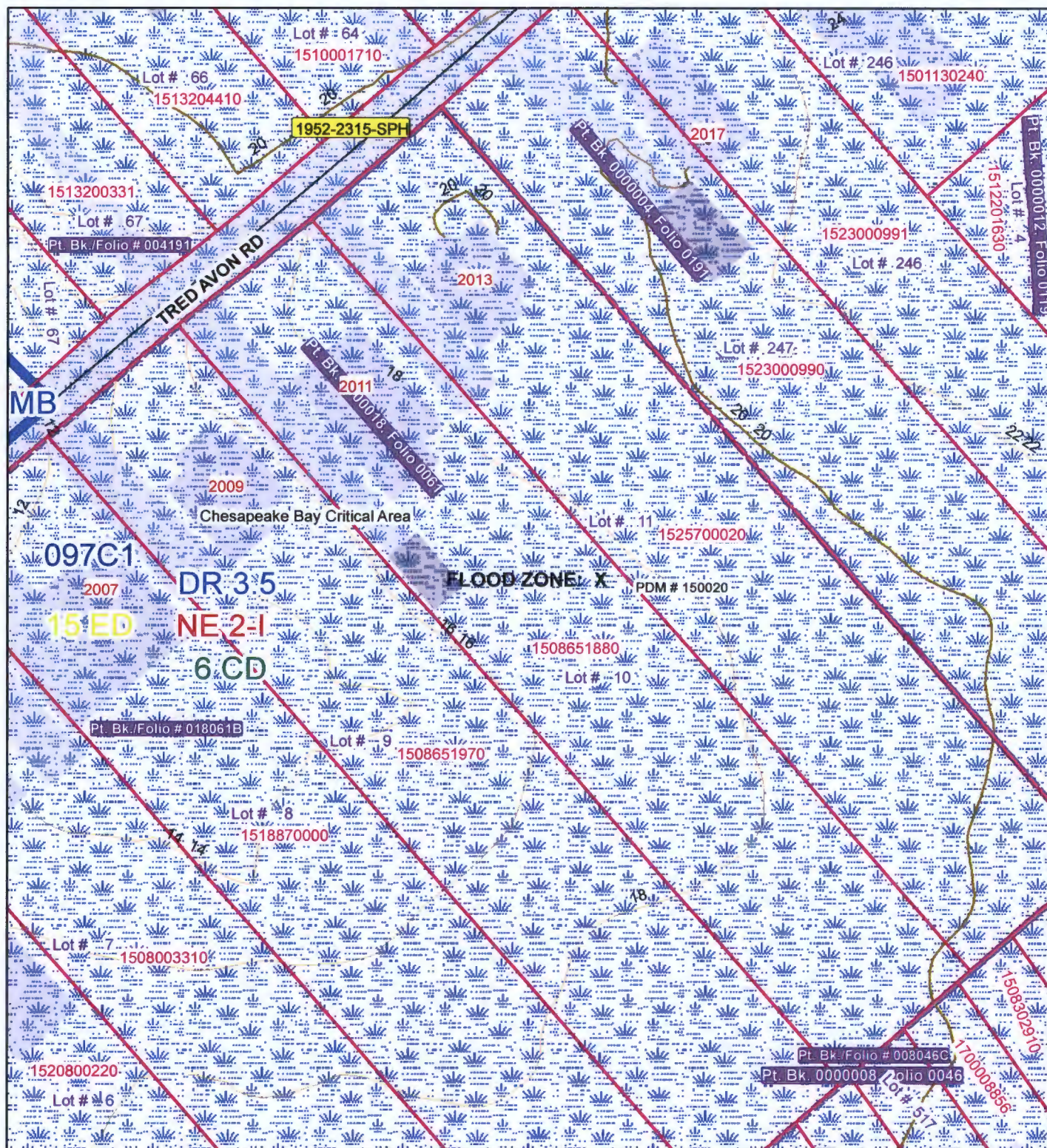
05.02.2014 09:14

2014-0232-A



05.07.2014 08:03

Elevations and Flood Hazards



Publication Date: 5/2/2014



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

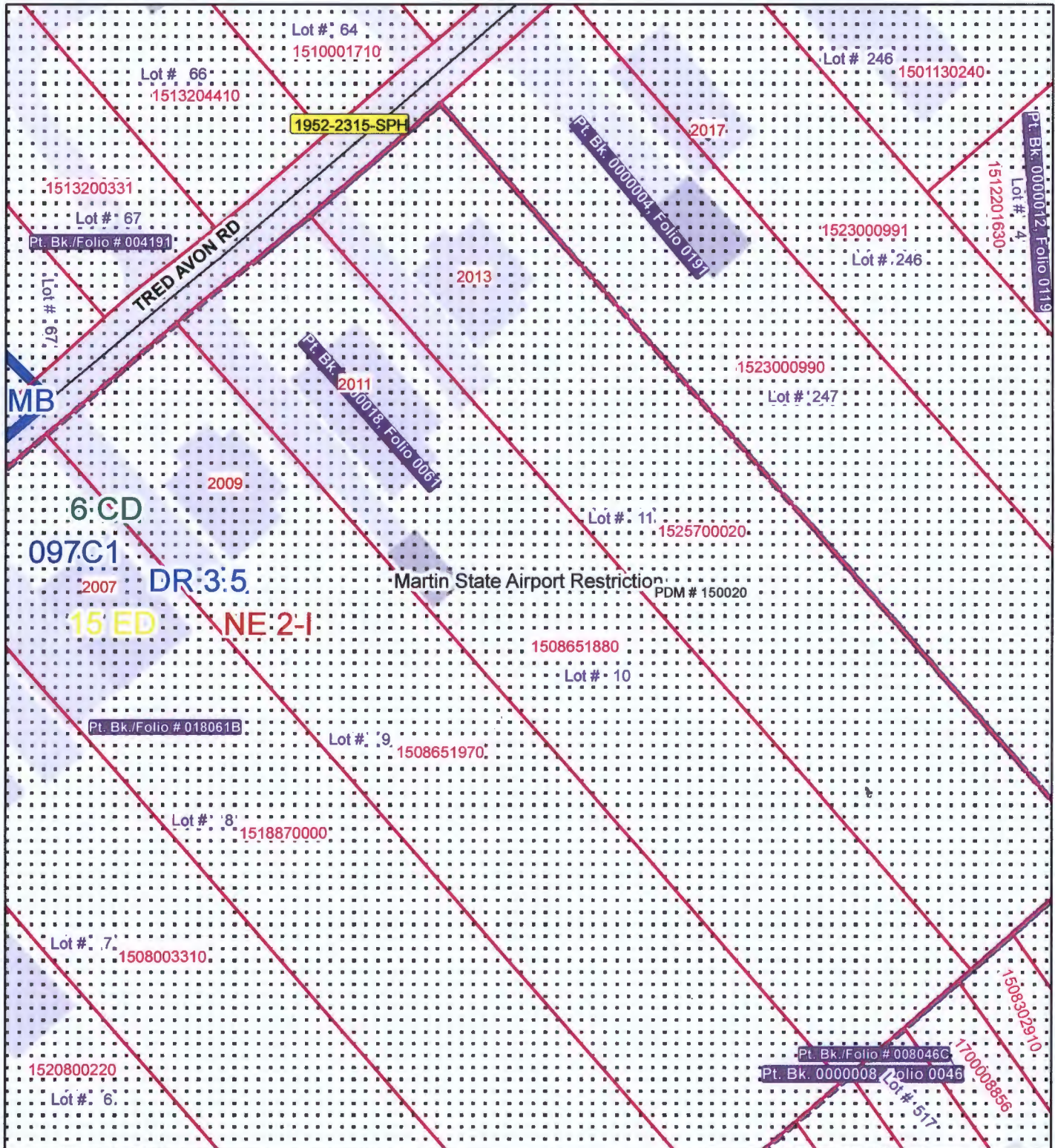


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2014-0232-A

2011 Tred Avon Road



Publication Date: 5/2/2014



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

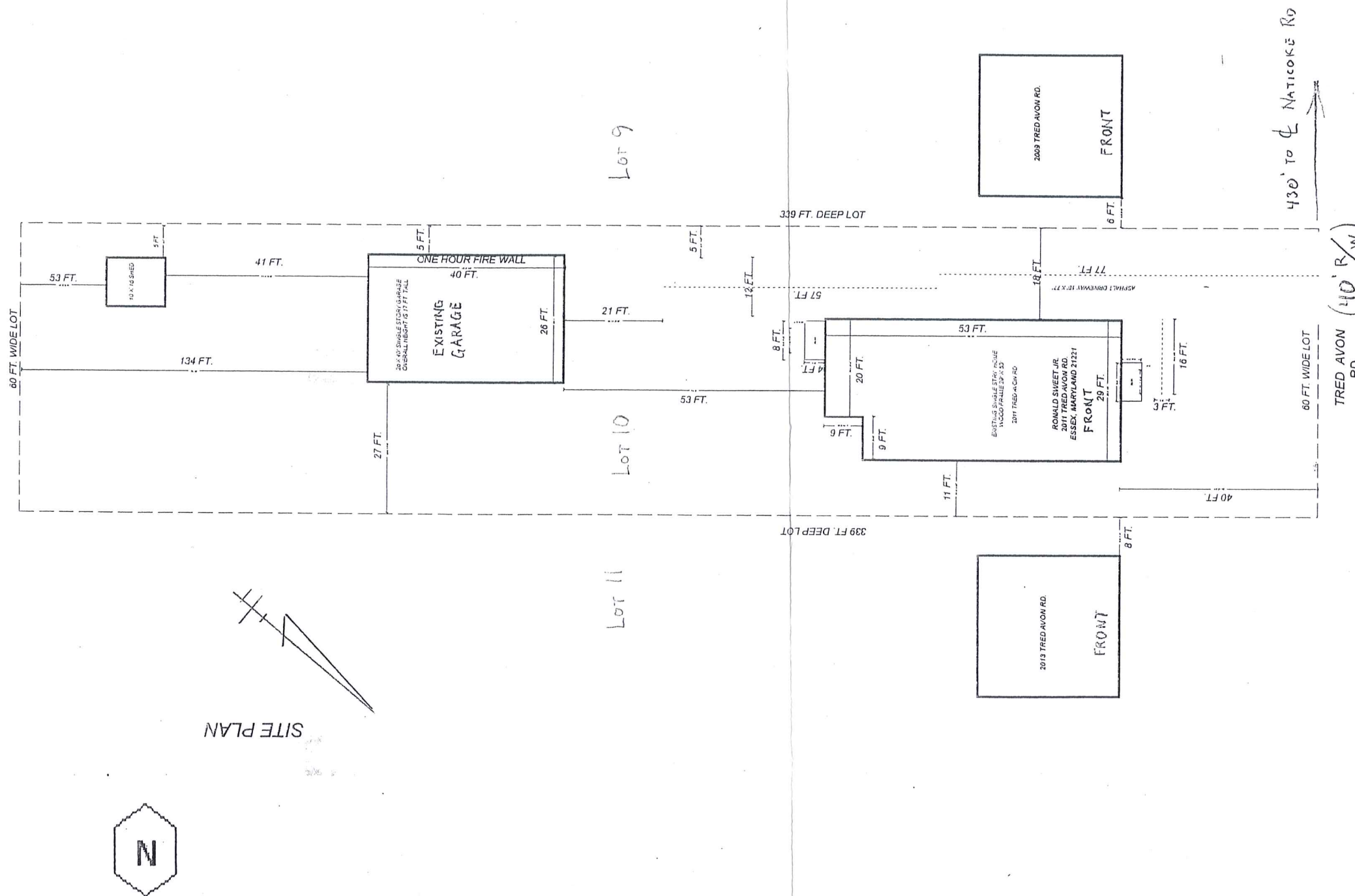


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

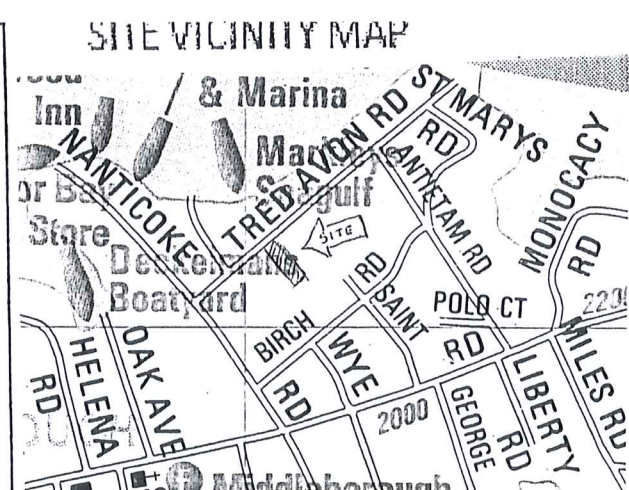
2014-0232-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 2011 TRED AVON ROAD OWNER(S) NAME(S) RONALD & ROBERTA SWEET
SUBDIVISION NAME MIDDLEBOROUGH LOT # 10 BLOCK # — SECTION # —
PLAT BOOK # 18 FOLIO # 61 10 DIGIT TAX # 1508651880 DEED REF. # 23439/00270



PLAN DRAWN BY RONALD T SWEET JR. DATE 5/5/14 SCALE: 1 INCH = 30 FEET

2014-0232-A

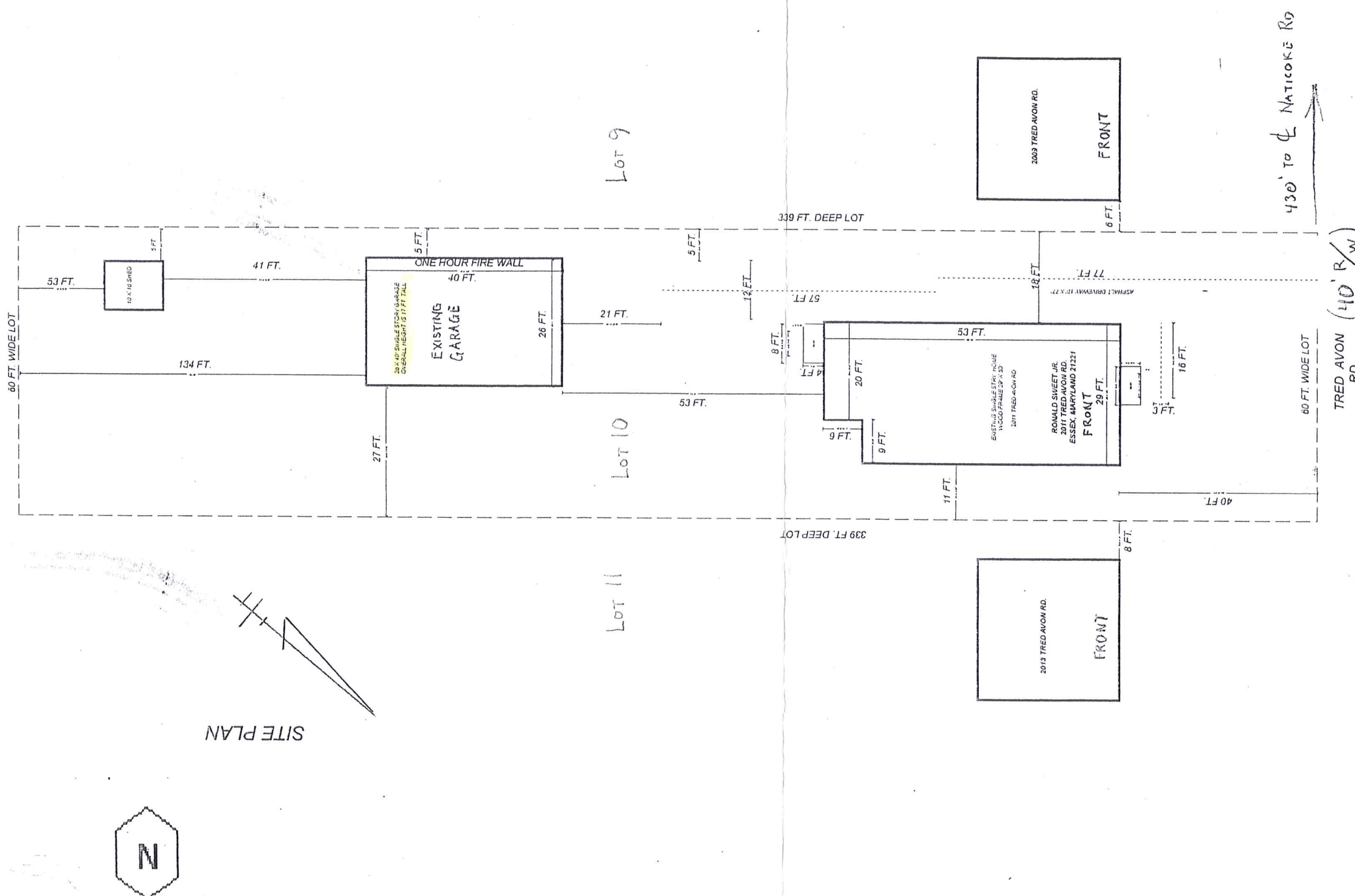


MAP IS NOT TO SCALE
ZONING MAP# 097C1
SITE ZONED DR 3.5
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 6TH
LOT AREA ACREAGE
OR SQUARE FEET 20,340
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE
SEWER IS:
PUBLIC ☒ PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:

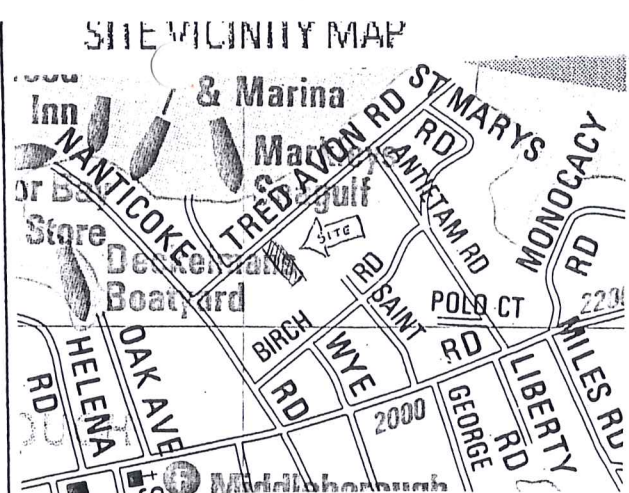
NO

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 2011 TRED AVON ROAD OWNER(S) NAME(S) RONALD & ROBERTA SWEET
SUBDIVISION NAME MIDDLEBOROUGH LOT # 10 BLOCK # — SECTION # —
PLAT BOOK # 18 FOLIO # 61 10 DIGIT TAX # 1508651880 DEED REF. # 23439/00270



PLAN DRAWN BY RONALD T SWEET JR. DATE 5/5/14 SCALE: 1 INCH = 30 FEET

2014-0232-A



MAP IS NOT TO SCALE
ZONING MAP# 097C1
SITE ZONED DR 3.5
ELECTION DISTRICT 15TH
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LOT AREA ACREAGE
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PUBLIC ☒ PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:

NO

Ret. Exp. 1