

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2744 Yarnall Road)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
William and Brooke Pagan	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2014-0259-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, William and Brooke Pagan ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear addition with a rear setback of 34 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 Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 13, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 7-23-14

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 Petitioners.

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 23rd day of July, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear addition with a rear setback of 34 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be 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, 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-23-14

By [Signature]

KEVIN KAMENETZ
County Executive



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

July 23, 2014

William Pagan
Brooke Pagan
2744 Yarnall Road
Baltimore, Maryland 21227

RE: Petition for Administrative Variance
Case No. 2014-0259-A
Property: 2744 Yarnall Road

Dear Mr. & Mrs. Pagan:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

KEVIN KAMENETZ
County Executive



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

July 11, 2014

William Pagan
Brooke Pagan
2744 Yarnall Road
Baltimore, Maryland 21227

RE: Petition for Administrative Variance
Case No. 2014-0259-A
Property: 2744 Yarnall Road, 21227

Dear Mr. and Mrs. Pagan:

I am in receipt of your e-mail dated July 9, 2014 regarding the above. It appears that this office, in reliance upon certain Maryland Department of Assessments and Taxation (SDAT) records, requested confirmation that you live in the home as your "primary" residence. As you know, the SDAT records reflect that the above-referenced property is not owner occupied (your "principal residence"). However, having reviewed your response, I believe this matter can proceed as an administrative variance, provided you **both sign, notarize**, and return to this Office the enclosed Affidavit.

Should you have further questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

13th Election District

1st Council District *

(2744 Yarnall Road) *

William and Brooke Pagan

Petitioners *

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY

Case No. 2014-0259-A

* * * * *

AFFIDAVIT

We, William Pagan & Brook Pagan, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 2744 Yarnall Road is owned by William and Brook Pagan.

No other person or entity has an interest in the operation and/or affairs of 2744 Yarnall Road.

2. We reside year round and actually occupy the property known as of 2744

Yarnall Road, and we consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

William Pagan

Date

Brooke Pagan

IN RE: PETITION FOR ADMIN. VARIANCE *

13th Election District

1st Council District *

(2744 Yarnall Road) *

William and Brooke Pagan *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY

Case No. 2014-0259-A

* * * * *

AFFIDAVIT

RECEIVED

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OFFICE OF ADMINISTRATIVE HEARINGS

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No other person or entity has an interest in the operation and/or affairs of 2744 Yarnall Road.

2. We reside year round and actually occupy the property known as of 2744 Yarnall Road, and we consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

7-17-14
Date

7-17-14
Date

RECEIVED
JUL 23 2014
OFFICE OF ADMINISTRATIVE HEARINGS

William Pagan
William Pagan

Brooke Pagan
Brooke Pagan

Harry & Dawn Bunk
7/17/14 12/8/18



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 2744 Yarnall Rd. Balt. MD 21227 Currently zoned DR 10.5
Deed Reference 25638 / 00032 10 Digit Tax Account # 1313855522
Owner(s) Printed Name(s) Brooke + William Pagan

(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: 1B02.3.C.1

To permit a rear addition with a rear setback of 34 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 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):

William Pagan / Brooke Pagan
Name #1 - Type or Print Name #2 - Type or Print

William Pagan / [Signature]
Signature #1 Signature #2

2744 Yarnall Rd. Balt. MD
Mailing Address City State

21227 / 443-472-5146 / brooke.pagan@phos
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 7-23-14 day of July 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 2014-0259-A

Filing Date 6/2/2014

Estimated Posting Date 6/15/14

Reviewer [Signature]

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: 2744 Yarnall Rd. Baltimore MD 21227
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)

We are requesting a variance to add an additional
two stories to the back of the house to give our
growing family more space for our children to be
able to grow into comfortably

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

William Pagan
Signature of Owner (Affiant)

William Pagan
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Brooke Pagan
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 14th day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William and Brooke Pagan

JOAN E MITCHELL
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). My Commission Expires Feb. 16, 2016

AS WITNESS my hand and Notaries Seal

Joan E. Mitchell
Notary Public

February 16, 2016
My Commission Expires

Beginning for the same at the intersection of the north side of Yarnall Road with the prolongation southerly of the center line of a partition wall there situate; said point of beginning being situate 501.49 feet westerly from a point of reverse curve on the west side of the service drive on the west side of Annapolis Road and running thence binding on the north side of Yarnall Road north 77 degrees 16 minutes west 16.00 feet to intersect the prolongation southerly of the center line of the partition wall there situate; thence leaving said Yarnall Road and passing along the center line of the said partition wall north 12 degrees 44 minutes east 110.00 feet to the south side of an alley 16 feet wide, thence binding thereon south 77 degrees 16 minutes east 16.00 feet, thence leaving said alley and passing along the center line of the partition wall there situate south 12 degrees 44 minutes west 110.00 feet to the place of beginning. Being also known and designated as Lot No. 66, Block A, Section 2, Friendship Gardens, which plat is recorded among the land records of Baltimore County in Plat Book No 22, Folio 21. The improvements thereon being known as No. 2744 Yarnall Road.

1760 # 13C1

2014-0253-A

PAID RECEIPT

112220

6/2/14

[illegible]

6/02/2014 6/02/2014 09:58:19

REG 4505 WALKIN REGS LRB

RECEIPT # 739445 6/15/2014

Page 5 228 ZONING VERIFICATION

CR NO. 11220

Receipt Total \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Total:

75⁰⁰

Rec'

From:

For:

Rec: Brooke P. Ryan
From:

2744 Yarnall Rd

2014-0259-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/15/2014

Case Number: 2014-0259-A

Petitioner / Developer: BROOK & WILLIAM PAGAN

Date of Hearing (Closing): JUNE 30, 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:
2744 YARNALL ROAD

The sign(s) were posted on: JUNE 13, 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: August 25, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0259-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 22, 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>7-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-9</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>6-13-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Per SDAT, not principal residence. D. Wiley contacted Lenny Wdarski on 7-2 (10th AM). Per Lenny, then June Wiskar, Lenny spoke to Pat. + they'll send correspondence. Email sent to Pat. 7-9 req. reply by 7-19.

Albion Rec'd 7-23

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0259 -A Address 2744 YARNALL ROAD

Contact Person: KEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/2/14 Posting Date: 6/15/14 Closing Date: 6/30/14

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- 0259 -A Address 2744 YARNALL ROAD

Petitioner's Name Brooke & William Pagan Telephone _____

Posting Date: 6/15/14 Closing Date: 6/30/14

Wording for Sign: _____ To permit a rear addition with a rear setback of 34 feet in lieu of the required 50 feet.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 2, 2014

William & Brooke Pagan
2744 Yarnall Road
Baltimore MD 21227

RE: Case Number: 2014-0259 A, Address: 2744 Yarnall Road

Dear Mr. & Ms. Pagan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 2, 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

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



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

Date: 6/9/14

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

RE: Baltimore County
Item No 2014-0259-A
Administrative Variance
William & Brooke Pagan
2744 Yarnell 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. 2014-0259-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 dark ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

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

SDF/raz

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

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

Debra Wiley - Re: Case No. 2014-0259-A (Admin. Var.) - 2744 Yarnall Road, 21227

From: brooke_pagan <brooke_pagan@yahoo.com>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 7/9/2014 3:56 PM
Subject: Re: Case No. 2014-0259-A (Admin. Var.) - 2744 Yarnall Road, 21227

Hi Debra,

My husband and I both reside at 2744 yarnall rd, this is our primary and only residence. If you need anything else please feel free to contact me via email or phone.

Thak you very much,

Brooke Pagan
443-472-5146

T-Mobile. America's First Nationwide 4G Network.

----- Original message -----

From: Debra Wiley
Date: 7/9/2014 12:55 PM
To: brooke_pagan@yahoo.com;
Subject: Case No. 2014-0259-A (Admin. Var.) - 2744 Yarnall Road, 21227

Good Afternoon,

Judge Beverungen is in the process of reviewing your request for an administrative variance. In doing so, it was noticed that State records (attached) show that this is not your "principal" residence. The zoning regulations permit administrative variances to be filed only with respect to owner-occupied dwellings. It is our understanding that Lenny Wasilewski, Zoning Technician/Planner, Office of Zoning Review, contacted you on July 2nd and correspondence was to be forwarded regarding this issue. As of this date, we have not received anything.

Can you please respond to this email by July 18th and indicate whether you in fact live in this home as your "primary" residence.

If our office does not hear back from you within the allotted time frame, this case will be returned to the Office of Zoning Review and could result in a dismissal.

Thanks in advance for your attention in this matter.

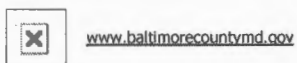
Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868

410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> <officeofhearings@baltimorecountymd.gov> 7/9/2014 12:28 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 07.09.2014 12:28:58 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

CONNECT WITH BALTIMORE COUNTY



Debra Wiley - Case No. 2014-0259-A (Admin. Var.) - 2744 Yarnall Road, 21227

From: Debra Wiley
To: brooke_pagan@yahoo.com
Date: 7/9/2014 12:54 PM
Subject: Case No. 2014-0259-A (Admin. Var.) - 2744 Yarnall Road, 21227
BC: Nuffer, Sherry
Attachments: 20140709122859151.pdf

Good Afternoon,

Judge Beverungen is in the process of reviewing your request for an administrative variance. In doing so, it was noticed that State records (attached) show that this is not your "principal" residence. The zoning regulations permit administrative variances to be filed only with respect to owner-occupied dwellings. It is our understanding that Lenny Wasilewski, Zoning Technician/Planner, Office of Zoning Review, contacted you on July 2nd and correspondence was to be forwarded regarding this issue. As of this date, we have not received anything.

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Thanks in advance for your attention in this matter.

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

>>> <officeofhearings@baltimorecountymd.gov> 7/9/2014 12:28 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 07.09.2014 12:28:58 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 13 Account Number - 1313855522		
Owner Information		
Owner Name:	PAGAN WILLIAM PAGAN BROOKE 25 N SOLANDRA DR ORLANDO FL 32807-1734	Use: RESIDENTIAL Principal Residence: NO Deed Reference: 1) /25638/ 00032 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	2744 YARNALL RD BALTIMORE 21227-4813	Legal Description: 2744 YARNALL RD FRIENDSHIP GARDENS
Map: 0109	Grid: 0016	Parcel: 0370
Sub District:	Subdivision: 0000	Section: 2
Block: A	Lot: 66	Assessment Year: 2013
Plat No:	Plat Ref: 0022/ 0021	
Special Tax Areas:	Town: NONE	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	1,024 SF	1,760 SF
Property Land Area	County Use	
1,760 SF	04	
Stories	Basement	Type
2.000000	NO	CENTER UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
Land:	48,000	36,000
Improvements	69,700	62,200
Total:	117,700	98,200
Preferential Land:	0	98,200
		0
Transfer Information		
Seller: MILLER BILLY	Date: 05/15/2007	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /25638/ 00032	Deed2:
Seller: MILLER BILLY	Date: 12/02/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19236/ 00179	Deed2:
Seller: HALES WILLIAM M	Date: 03/11/1996	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /11470/ 00349	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		

Message Id: 53BD73CC.FB8 : 38 : 53259
Subject: Case No. 2014-0259-A (Admin. Var.) - 2744 Yamall Road, 21227
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/9/2014 12:54 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 NCH_PO.NCH_DOM	Delivered	7/9/2014 12:54 PM	
BC: Sherry Nuffer (snuffer@baltimorecountymd.gov)			
 yahoo.com	Transferred	7/9/2014 12:54 PM	
To: brooke_pagan@yahoo.com (brooke_pagan@yahoo.com)			

Post Offices

Post Office	Delivered	Route
NCH_PO.NCH_DOM	7/9/2014 12:54 PM	baltimorecountymd.gov
yahoo.com		yahoo.com

Files

File	Size	Date & Time
20140709122859151.pdf	58230	7/9/2014 12:46 PM
MESSAGE	2220	7/9/2014 12:54 PM
TEXT.htm	1915	7/9/2014 12:54 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 53BD3B8C.NCH_DOM.NCH_PO.100.1687076.1.1C913.1
Common Record Id: 53BD3B8C.NCH_DOM.NCH_PO.200.2000026.1.4F119.1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 16, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2014
Item No. 2014-0233, 0258, 0259, 0260, 0261, 0262 and 0263

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\ZAC06162014 -.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 13 Account Number - 1313855522		
Owner Information		
Owner Name:	PAGAN WILLIAM PAGAN BROOKE 25 N SOLANDRA DR ORLANDO FL 32807-1734	Use: RESIDENTIAL Principal Residence: NO Deed Reference: 1) /25638/ 00032 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	2744 YARNALL RD BALTIMORE 21227-4813	Legal Description: 2744 YARNALL RD FRIENDSHIP GARDENS
Map: 0109	Grid: 0016	Parcel: 0370
Sub District:	Subdivision: 0000	Section: 2
Block: A	Lot: 66	Assessment Year: 2013
Plat No:	Plat Ref: 0022/ 0021	
Special Tax Areas:	Town:	Ad Valorem: NONE
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	1,024 SF	Property Land Area
Stories	Basement	County Use
2.000000	NO	04
Type	Exterior	Full/Half Bath
CENTER UNIT	BRICK	1 full
Garage	Last Major Renovation	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
Land:	48,000	36,000
Improvements	69,700	62,200
Total:	117,700	98,200
Preferential Land:	0	98,200
		0
Transfer Information		
Seller: MILLER BILLY	Date: 05/15/2007	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /25638/ 00032	Deed2:
Seller: MILLER BILLY	Date: 12/02/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19236/ 00179	Deed2:
Seller: HALES WILLIAM M	Date: 03/11/1996	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /11470/ 00349	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		

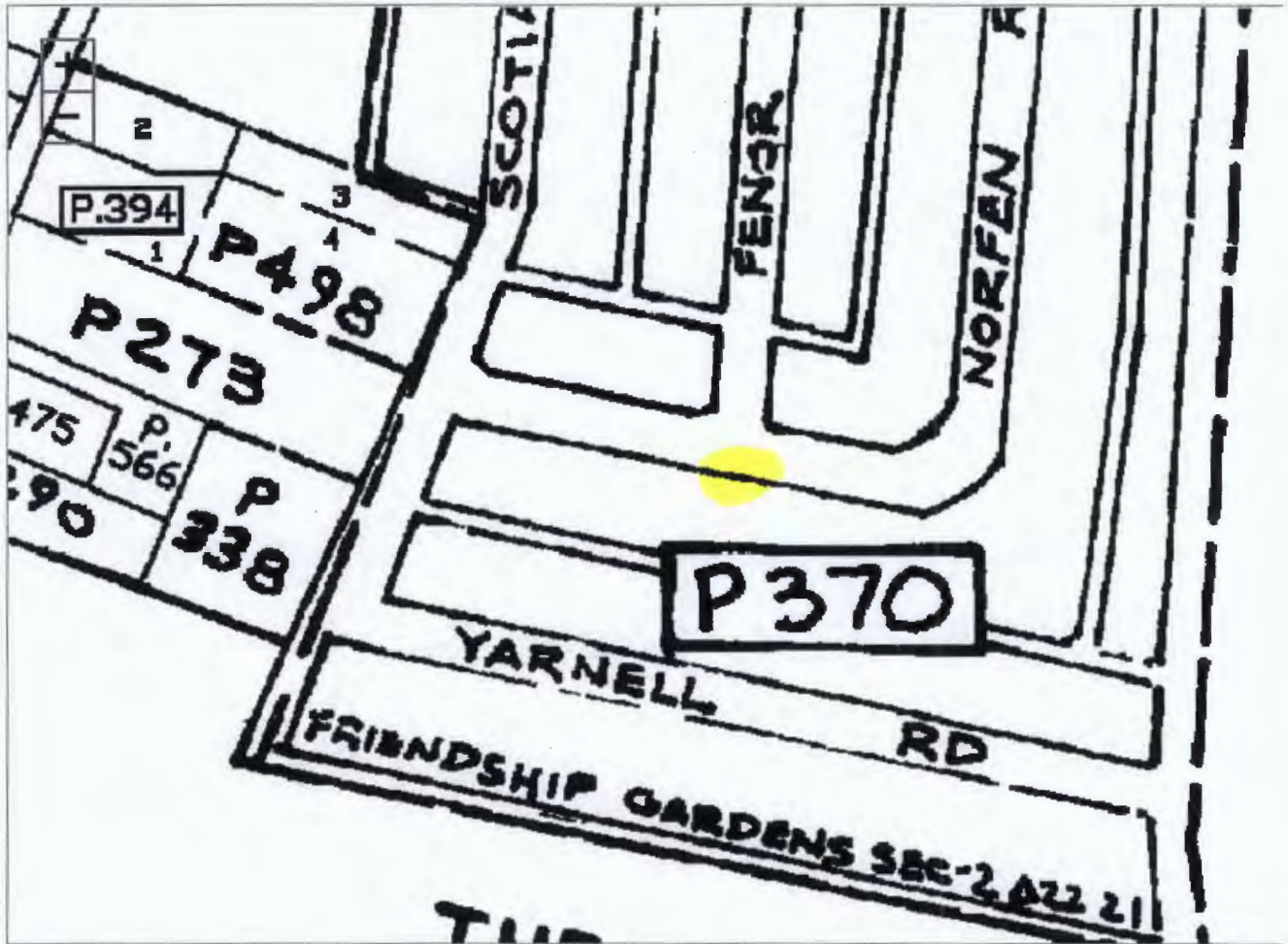
Real Property Data Search (w4)

[Search Help](#)

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Block: A	Lot: 66	Assessment Year: 2013
Plat No:	Plat Ref: 0022/ 0021	
Special Tax Areas:	Town:	Ad Valorem: NONE
Primary Structure Built 1956	Above Grade Enclosed Area 1,024 SF	Finished Basement Area 1,760 SF
Property Land Area 04	County Use	
Stories 2.000000	Basement NO	Type CENTER UNIT
Exterior BRICK	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
	As of 01/01/2013	As of 07/01/2013
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State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

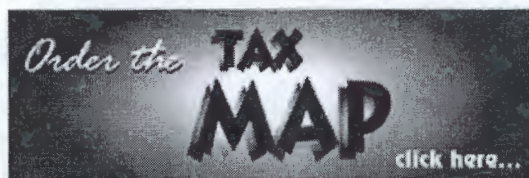
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **13** Account Number: **1313855522**

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

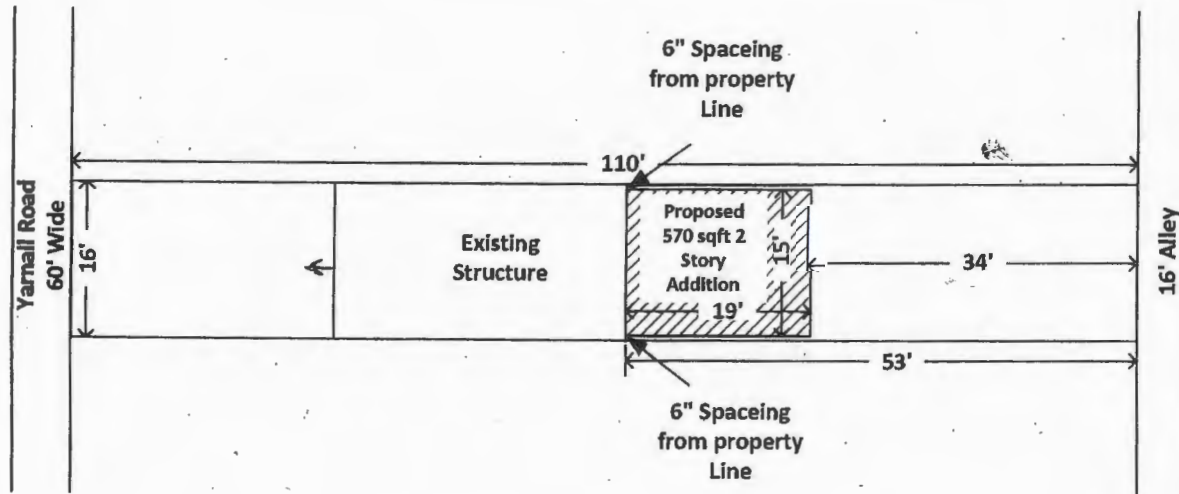
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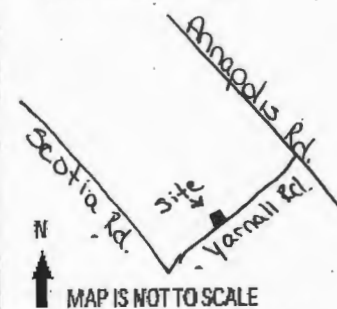


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 2744 Yarnall Rd. OWNER(S) NAME(S) Brooke + William Pagan
 SUBDIVISION NAME Friendship Gardens LOT # C66 BLOCK # A SECTION # 2
 PLAT BOOK # 22 FOLIO # 21 10 DIGIT TAX # 1313855522 DEED REF. # 25638/00032



PLAN DRAWN BY William Pagan DATE 5-15-14 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 109B2
 SITE ZONED DR-10.5
 ELECTION DISTRICT 13
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 1760
 HISTORIC? no
 IN CBCA? no
 IN FLOOD PLAIN? no
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? no
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2014-0259-A

Per. Ex. 1

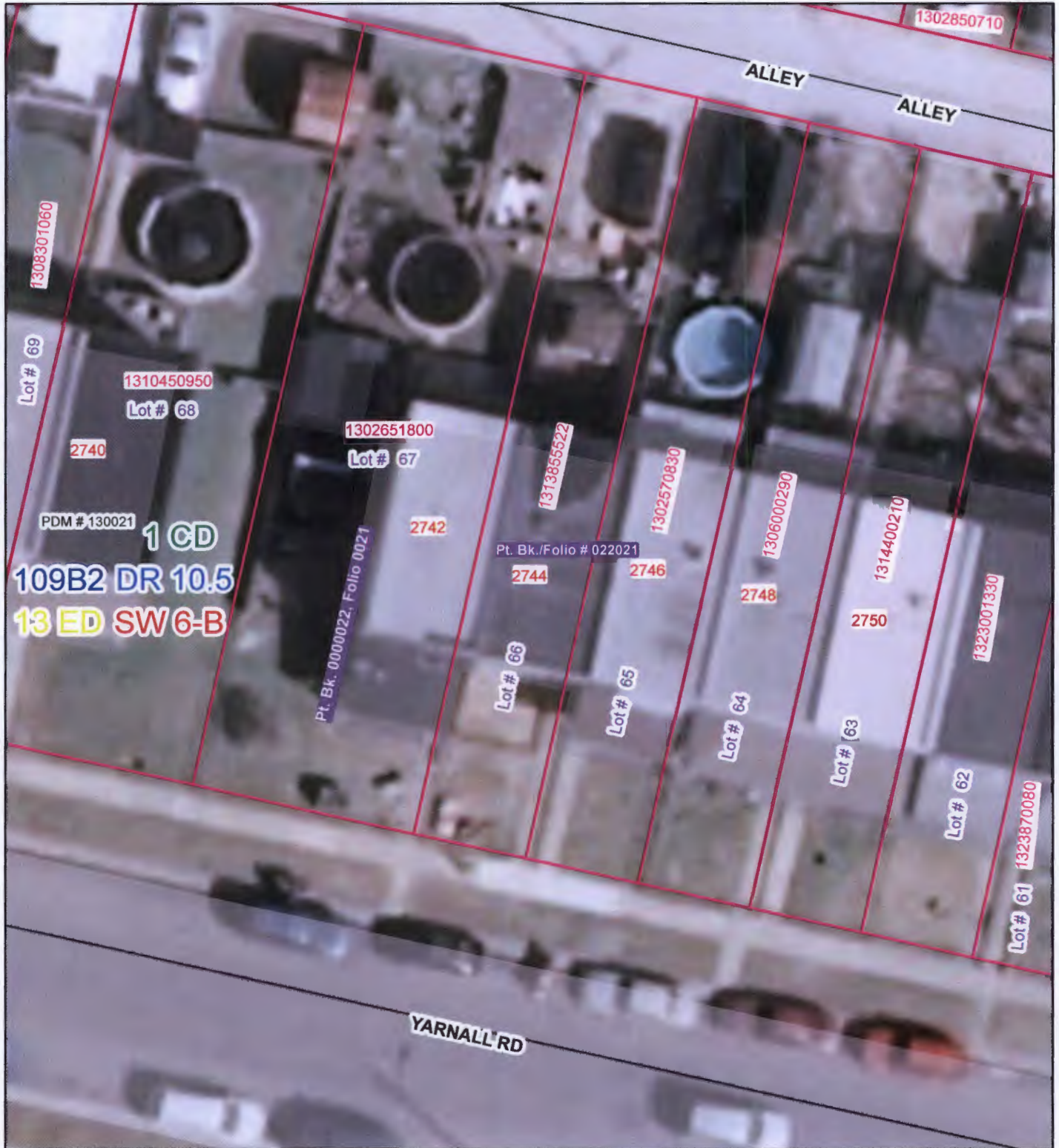


1313751110
Lot # 103 1308300810
2729 2731 2733 2735 2737 2739 2741
Lot # 104 1302002400
Lot # 105 1313108090
Lot # 106 1313400980
Lot # 107 1320950060
Lot # 108 1306200390
Lot # 109 1312000720
Lot # 110 1302850680
2743 2745
Lot # 111 1302201510
Lot # 112 1302850710
Lot # 113 1302850970
Lot # 114 1318350080
Lot # 115 1308651040
Lot # 116 1323001020
2753 2755

Lot # 73 1319511330
1307150480
1984-0037-A
Lot # 72
Lot # 71 131140
Lot # 70 1313750690
Lot # 69 1308301060
2736 2738 2740
1310450950
Lot # 67 1302651800
PDM # 130021
2742
Lot # 68
1313855622
Lot # 66 2744
Lot # 65 1302570830
Lot # 64 1306000290
Lot # 63 1314400270
Lot # 62 1323001330
Lot # 61 1323870080
2754 2756
1313401010
1319511200
13 ED
1 CD
Pt. Bk. Folio # 072021

YARNALL RD
Lot # 22 1318470600
2745
Lot # 23 1320300650
Lot # 24 1302850910
Lot # 25 1320950050
Lot # 26 1310250120
Lot # 27 1302001330
Lot # 28 1323750820
2755
1997-0348-A
Lot # 29 132021010
2757
Lot # 30 1303472200
Lot # 31 1319320450
Lot # 32 1313201880
Lot # 33 1323001280
Lot # 34 1302652220
Lot # 35 1319071900
2769

2744 Yarnall Road 2014-0259-A



Publication Date: 6/2/2014



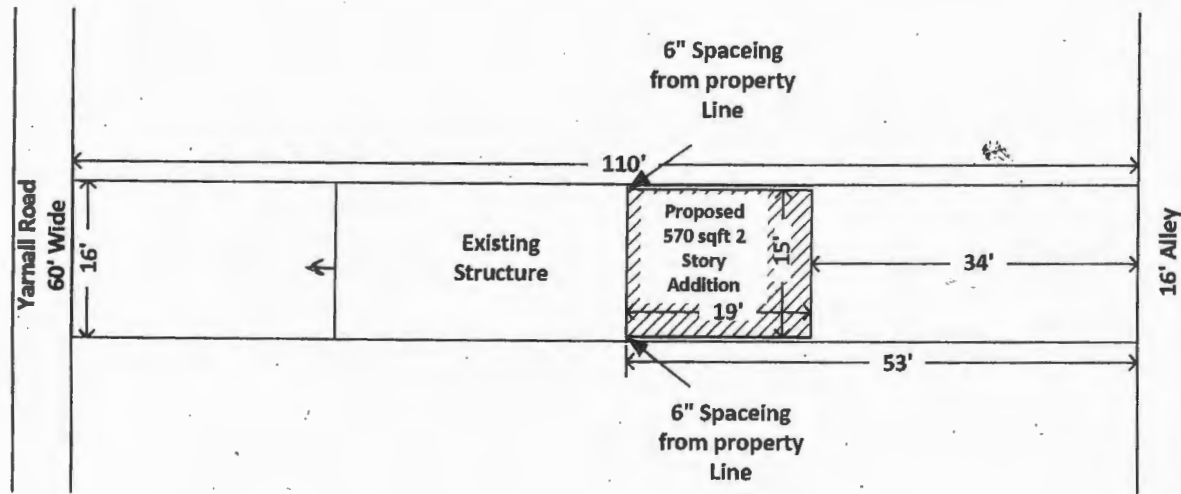
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

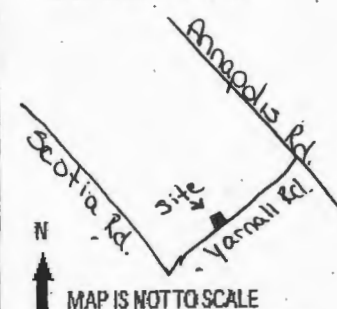
1 inch = 20 feet

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