

IN RE: PETITION FOR ADMIN. VARIANCE *
(627 Longview Drive)
1st Election District *
1st Council District *
Lawrence J. & Deborah L. Dobrovolny *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0276-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, Lawrence J. and Deborah L. Dobrovolny ("Petitioners"). The Petitioners are requesting Variance relief from § 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a recreational vehicle (boat) to be located 5 ft. in front of the front foundation line in lieu of the required 8 ft. rear of the front foundation line and to allow a side yard setback of 1 ft. in lieu of the required 2.5 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 29, 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 7-17-14

By DW

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.

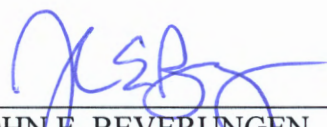
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of July, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a recreational vehicle (boat) to be located 5 ft. in front of the front foundation line in lieu of the required 8 ft. rear of the front foundation line and to allow a side yard setback of 1 ft. in lieu of the required 2.5 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 7-17-14

By ew

KEVIN KAMENETZ
County Executive



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

July 17, 2014

Lawrence J. Dobrovolny
Deborah L. Dobrovolny
627 Longview Drive
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2014-0276-A
Property: 627 Longview Drive

Dear Mr. and Mrs. Dobrovolny:

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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 627 LONGVIEW DRIVE BALTO. MD 21228 Currently zoned DR-5.5
 Deed Reference 15429100145 10 Digit Tax Account # 0118473690
 Owner(s) Printed Name(s) LAWRENCE AND DEBORAH DOBROVOLNY

(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. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 415 A: RECREATIONAL VEHICLES AND BOATS
BCZE
 To permit a recreational vehicle (boat) to be located 5 feet in front of the front foundation line in lieu of the required 8 feet to the rear of the front foundation line and a 1 foot side set back in lieu of the required 2 1/2 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):

LAWRENCE DOBROVOLNY, DEBORAH DOBROVOLNY

Name #1 - Type or Print

Name #2 - Type or Print

Lawrence Dobrovolny
 Signature #1

Deborah Dobrovolny
 Signature #2

627 LONGVIEW DRIVE BALTO. MD

Mailing Address

City

State

21228, 410-744-3389

Zip Code

Telephone #

lidrea@verizon.NET
 Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

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 17 day of July, 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 2014-0516-A

Filing Date 6/18/14

Estimated Posting Date 6/29/14

Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury 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: 627 LONGVIEW DRIVE BALTIMORE MD 21228
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)

- IT IS PHYSICALLY IMPOSSIBLE DUE TO THE DIMENSIONS OF OUR SINGLE FAMILY RESIDENTIAL LOT, TO STORE OUR RECREATIONAL BOAT PER THE REGULATIONS STATED IN SECTION 415A OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- MODIFICATIONS TO THE LOT TO PROVIDE ACCESS TO THE REAR YARD ARE IMPRACTICAL AND COST PROHIBITIVE.
- STORAGE OF THE BOAT AT ANOTHER LOCATION WOULD CREATE A FINANCIAL HARDSHIP
- THE REQUEST DOES NOT INFRINGE ON THE IMMEDIATELY ADJACENT DWELLINGS NOR DOES IT COMPROMISE THE SPIRIT OF THE ORDINANCE OR PUBLIC SAFETY AND WELFARE.

WE RESPECTFULLY REQUEST A VARIANCE TO KEEP OUR SMALL RECREATIONAL BOAT ON OUR LOT WITHOUT RESTRICTIONS.

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

Lawrence Dobrovolsky
Signature of Owner (Affiant)
LAWRENCE DOBROVOLNY
Name- Print or Type

Deborah Dobrovolsky
Signature of Owner (Affiant)
DEBORAH DOBROVOLNY
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

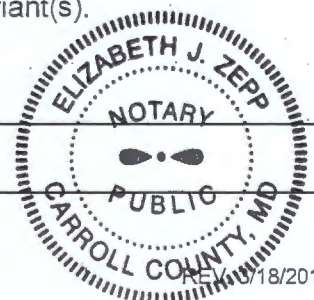
I HEREBY CERTIFY, this 13th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: LAWRENCE DOBROVOLNY, DEBORAH DOBROVOLNY

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

AS WITNESS my hand and Notaries Seal

Elizabeth J. Zepp
Notary Public
10/2/14
My Commission Expires



ZONING DESCRIPTION

Zoning Description For 627 Longview Drive

Beginning at a point on the West side of Longview Drive, which is 60 feet wide at the distance of 268 ft. south of the centerline of the nearest improved intersecting street Lodge Road, which is 50 ft. wide. Being Lot # 11, in the subdivision of Longview Place as recorded in Baltimore County Plat Book #0019, Folio# 0073, containing 7,228 square feet and located in the 1st Election District, 1st Councilmanic District.

2014-0276-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014 - 0276 - A

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAWRENCE DOBROVOLNY

Address: 627 LONGVIEW DRIVE

BALTIMORE, MD 21228

Telephone Number: 410-744-3389

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

No. **113812**

Date: **6/12/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 6/12/2014 6/12/2014 11:48:05
 NO. 1001 WALTON LONG LANE
 CASHIER 513217 6/12/2014
 \$ 528 ZEROING VERIFICATION
 11:00
 775.00 13 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	300	0000		6150				75

Total: **75.00**

Rec From:

For:

Cash # 2014-0276-A
627-Longview Rd. Place

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2014-0276-A

PETITIONER/DEVELOPER

LAURENCE

DO320VOLNY

DATE OF HEARING/CLOSING:

7/14/14

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

627 LONGVIEW DR

THIS SIGN(S) WERE POSTED ON June 29, 2014
(MONTH, DAY, YEAR)

SINCERELY,

 6/29/14
SIGNATURE OF SIGN POSTER AND DATE:

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



Wendell D.
4/29/14

MEMORANDUM

DATE: August 19, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0276-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 18, 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>6-30</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>6-23</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>6-29-14</u> by <u>Ogle</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- 0276 -A Address 627 Longview Dr.

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

Filing Date: 6/18/14 Posting Date: 6/29/14 Closing Date: 7/14/14

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- 0276 -A Address 627 Longview Dr. 21228
Petitioner's Name Lawrence Dobrowolny Telephone 410-744-3389
Posting Date: 6/29/14 Closing Date: 7/14/14

Wording for Sign: To Permit a recreational vehicle (boat) to be located
5 feet in front of the front foundation line in lieu of the required
8 feet to the rear of the front foundation line and a side
yard set back of 1 foot in lieu of the required 2 1/2 feet.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 15, 2014

Lawrence & Deborah Dobrovolny
627 Longview Drive
Baltimore MD 21228

RE: Case Number: 2014-0276 A, Address: 627 Longview Drive

Dear Mr. & Ms. Dobrovolny:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 18, 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



Maryland Department of Transportation

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

Date: 6/23/14

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

RE: Baltimore County
Item No. 2014-0276-A,
Administrative Variance
Lawrence? Deborah Dobrovolsky
627 Louxview Drive.

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. 2014-0276-A.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 30, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2014
Item No. 2014-0270, 0271 0274, 0275, 0276, 0277 and 0278

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\ZAC06302014 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier: District - 01 Account Number - 0118473690			
Owner Information			
Owner Name:	DOBROVOLNY LAWRENCE J DOBROVOLNY DEBORAH L 627 LONGVIEW DR BALTIMORE MD 21228-1731	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /15429/ 00145 2)	
Mailing Address:			
Location & Structure Information			
Premises Address:	627 LONGVIEW DR BALTIMORE 21228-1731	Legal Description: 627 LONGVIEW DR LONGVIEW PLACE	
Map: 0095	Grid: 0020	Parcel: 0259	
Sub District:	Subdivision: 0000	Section:	
Block:	Lot: 11	Assessment Year: 2013	
Plat No:	Plat Ref: 0019/ 0073		
Special Tax Areas:	Town:	NONE	
Ad Valorem:	Tax Class:		
Primary Structure Built 1954	Above Grade Enclosed Area 912 SF	Finished Basement Area 450 SF	
Property Land Area 7,228 SF	County Use 04		
Stories 1.000000	Basement YES	Type STANDARD UNIT	
Exterior ASBESTOS SHINGLE	Full/Half Bath 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:	102,000	77,000	07/01/2014
Improvements	99,000	82,800	
Total:	201,000	159,800	159,800
Preferential Land:	0		0
Transfer Information			
Seller: DOBROVOLNY LAWRENCE J	Date: 08/01/2001	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /15429/ 00145	Deed2:	
Seller: ROSENSTEEL GERALD T	Date: 08/26/1987	Price: \$85,000	
Type: ARMS LENGTH IMPROVED	Deed1: /07652/ 00401	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00/0.00	0.00/0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		
Homestead Application Information			
Homestead Application Status: Approved 04/10/2014			

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.

2014-0276-A

Real Property Data Search (w3)

Guide to searching the database

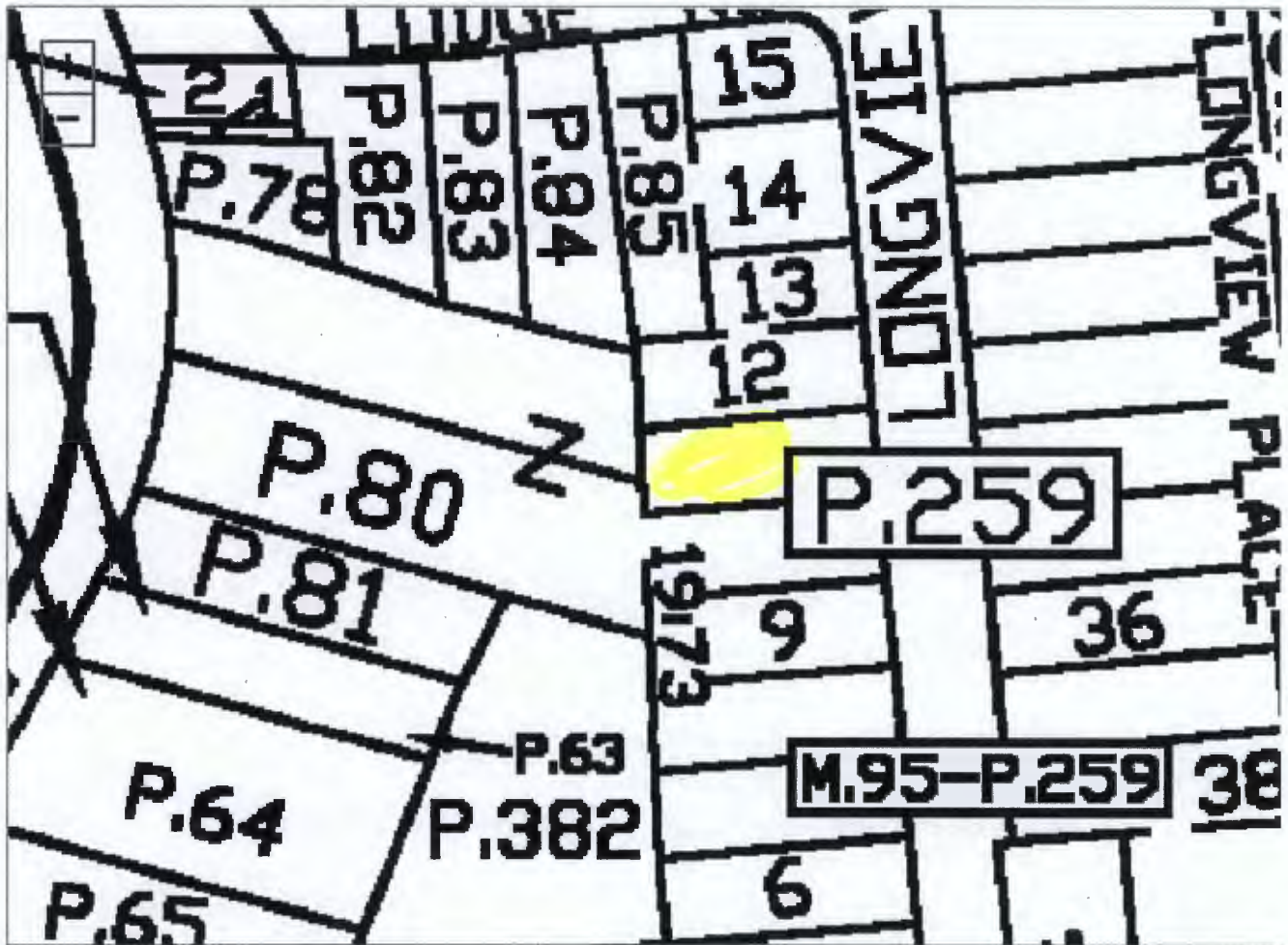
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0118473690			
Owner Information					
Owner Name:	DOBROVOLNY LAWRENCE J DOBROVOLNY DEBORAH L		Use:	RESIDENTIAL	
Mailing Address:	627 LONGVIEW DR BALTIMORE MD 21228-1731		Principal Residence:	YES	
			Deed Reference:	/15429/ 00145	
Location & Structure Information					
Premises Address:		627 LONGVIEW DR BALTIMORE 21228-1731		Legal Description: 627 LONGVIEW DR LONGVIEW PLACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0095	0020	0259		0000	
					Block:
					11
					Lot:
					2013
					Assessment Year:
					11
					Plat No:
					0019/
					Plat Ref:
					0073
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1954	912 SF	450 SF	7,228 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2013	Phase-In Assessments As of 07/01/2013		
Land:	102,000	77,000	As of 07/01/2014		
Improvements	99,000	82,800			
Total:	201,000	159,800	159,800	159,800	
Preferential Land:	0			0	
Transfer Information					
Seller: DOBROVOLNY LAWRENCE J		Date: 08/01/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15429/ 00145		Deed2:	
Seller: ROSENSTEEL GERALD T		Date: 08/26/1987		Price: \$85,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07652/ 00401		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2013	07/01/2014		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/10/2014					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)

District: 01 Account Number: 0118473690



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.

->



627 Longview Dr.

2014-0276-A



627 Longview Dr.

2014 0276-A



627 Longview Dr.

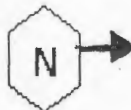
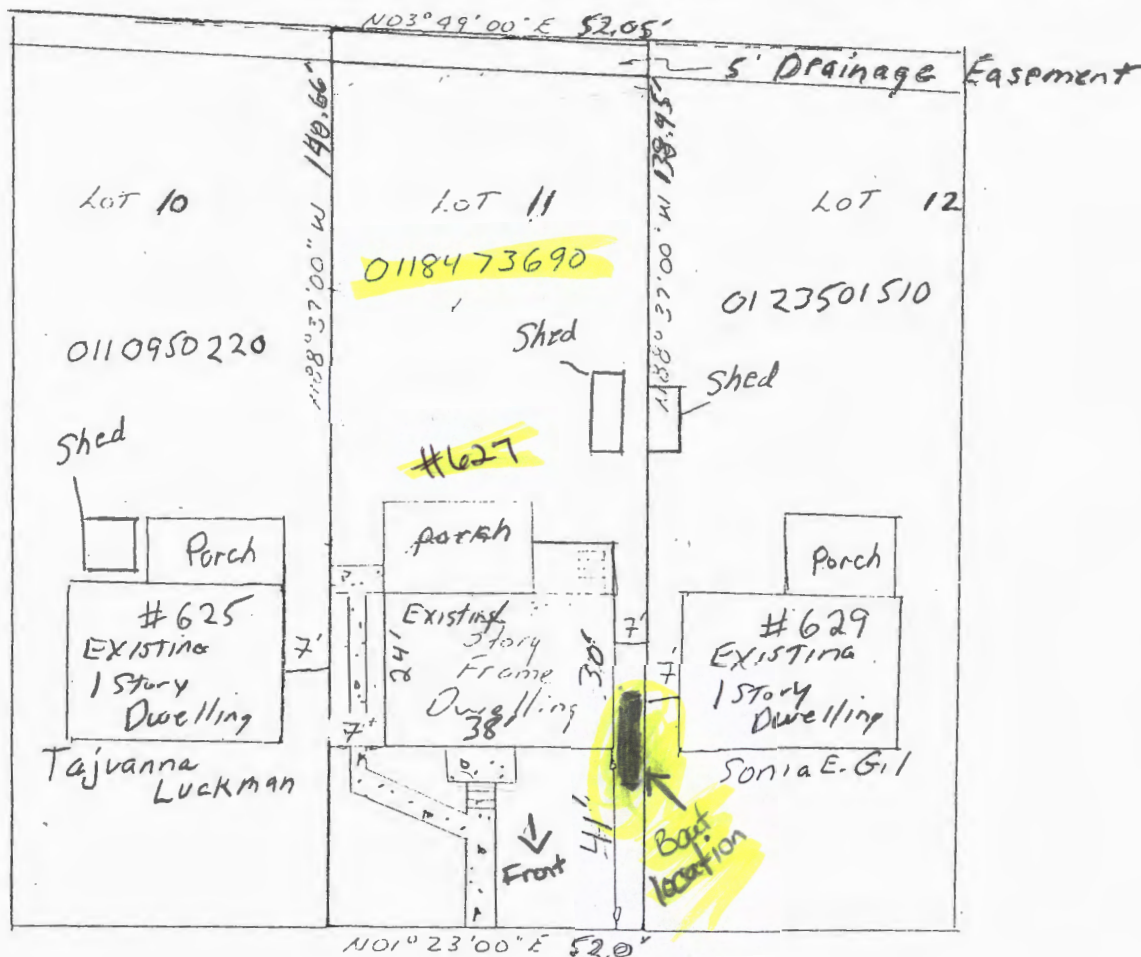
2014-0276-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 627 LONGVIEW DRIVE OWNER(S) NAME(S) LAWRENCE AND DEBORAH DOBROVOLNY

SUBDIVISION NAME LONGVIEW PLACE LOT # 11 BLOCK # _____ SECTION # _____

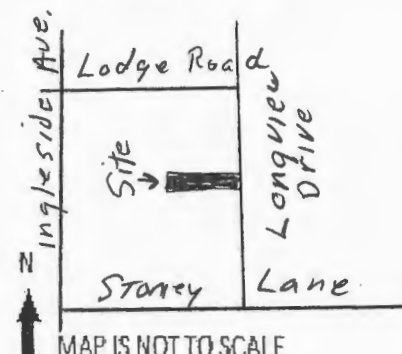
PLAT BOOK # 19 FOLIO # 73 10 DIGIT TAX # 0118473690 DEED REF. # 15429/00145



PLAN DRAWN BY Lawrence J. Dobrovolny DATE 6/12/14 SCALE: 1 INCH = 30 FEET

2014-0276-A

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 095A3
SITE ZONED DR-5.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE 7,228 ft
OR SQUARE FEET 7228
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

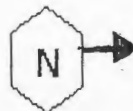
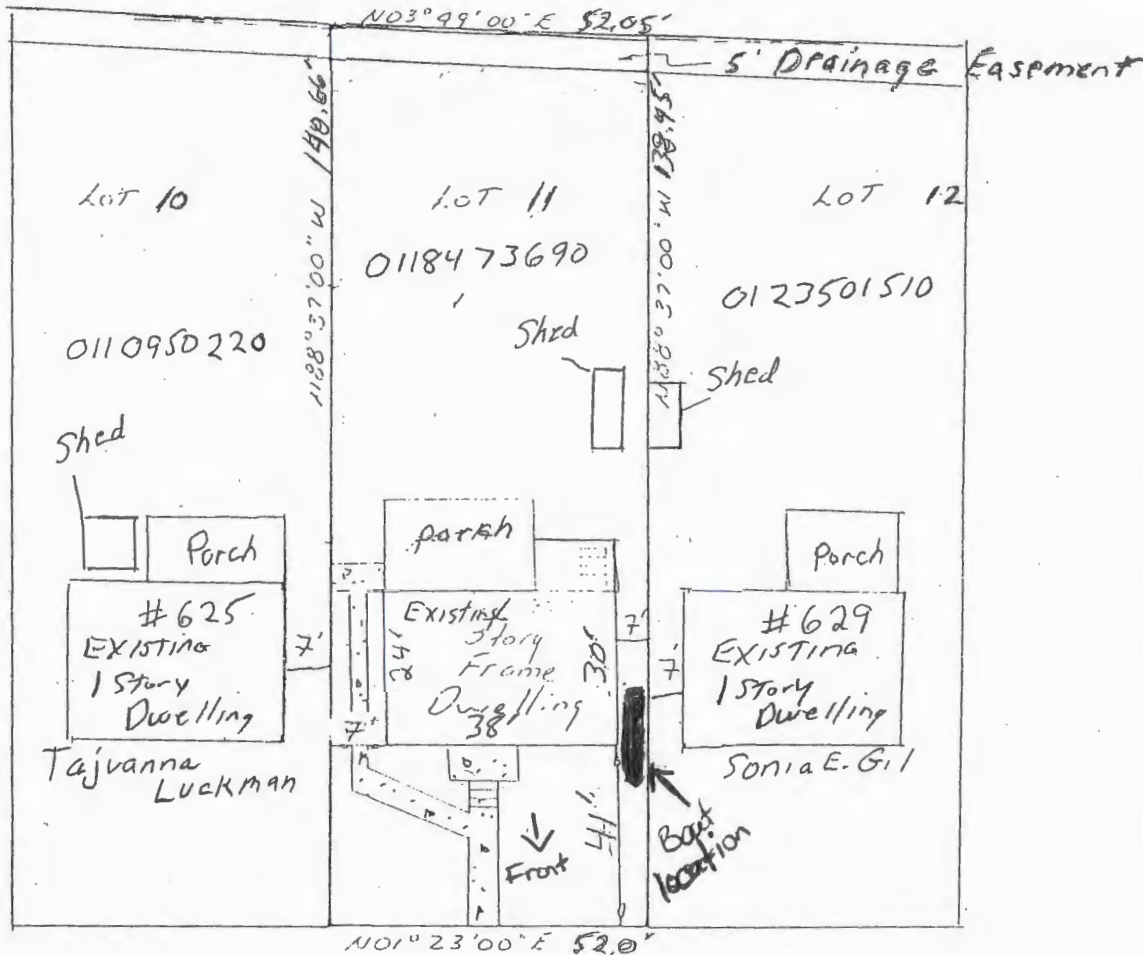
Per. Eor. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 627 LONGVIEW DRIVE OWNER(S) NAME(S) LAWRENCE AND DEBORAH DOBROVOLNY

SUBDIVISION NAME LONGVIEW PLACE LOT # 11 BLOCK # _____ SECTION # _____

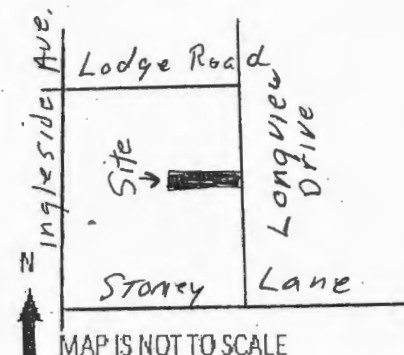
PLAT BOOK # 19 FOLIO # 73 10 DIGIT TAX # 0118473690 DEED REF. # 1542910045



PLAN DRAWN BY Lawrence J. Dobrovolsky DATE 6/12/14 SCALE: 1 INCH = 30 FEET

2014-0276-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 095A3

SITE ZONED DR-5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE 7,228 ft

OR SQUARE FEET 7228

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

Lot # 30
010830273

010300396
Lot # 31

0112740610
Lot # 32

0113007480
Lot # 33

Lot # 34
0105430220

0122002110
Lot # 35

0123502250
Lot # 36

0119271470

Lot # 14 0103371040

0102650650
Lot # 16

0126200140
Lot # 17

Lot # X 0112001970 631

Lot # 2A 0104506460
Pt. Bk. 0000012, Folio 0050

Lot # 12 0123501510 629

095A3

1 ED-DR 5.5
1 CD SW 2-F

Lot # 11 0118473690 627
Pt. Bk./Folio # 019073

0119071170

Lot # 10 0110950220 625

Pt. Bk. 0000019, Folio 0073 0116601280
Lot # 9 623

101A1

Lot # 8 0108301260 621

LONGVIEW DR

2014-0276-1