

IN RE: PETITION FOR ADMIN. VARIANCE *
(1423 Providence Road)
9th Election District *
3rd Council District *
Mark E. and Stacey J. Reeves *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0064-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, Mark E. and Stacey J. Reeves. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 8 ft. in lieu of the required 15 ft. for a proposed addition. 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 received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from neighbors residing on Providence Road (1425, 1426 and 1421), who had no objection to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 3, 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

ORDER RECEIVED FOR FILING

Date 10-23-14

By GW

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.

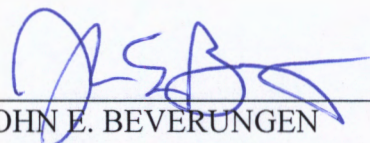
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 8 ft. in lieu of the required 15 ft. for a proposed addition, be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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:dly
ORDER RECEIVED FOR FILING

Date 10-23-14

2

By [Signature]



KEVIN KAMENETZ
County Executive

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

October 23, 2014

Mark E. and Stacey J. Reeves
1423 Providence Road
Towson, Maryland 21286

RE: Petition for Administrative Variance
Case No. 2015-0064-A
Property: 1423 Providence Road

Dear Mr. and Mrs. Reeves:

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

c: Paul Poore, P.O. Box 249, Glyndon, MD 21071
Ann L. Calvert, 1425 Providence Road, Towson, MD 21286
Resident, 1426 Providence Road, Towson, MD 21286
Catherine Masucci, 1421 Providence Road, Towson, MD 21286



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 1423 PROVIDENCE RD.

Currently zoned DR2

Deed Reference JLE No. 313911 Folio 28

10 Digit Tax Account # 0902000120

Owner(s) Printed Name(s) MARK E. AND STACEY J. REEVES

(SELECT THE HEARING(S) BY MARKING ☒ 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) 1302.3.C.1 to permit a side yard setback of 8 ft. in lieu of the required 15 ft. for a proposed addition. bw

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):

Mark E. REEVES / STACEY J. REEVES

Name #1 - Type or Print

Name #2 - Type or Print

Mark Reeves
Signature #1

Stacey J. Reeves
Signature #2

1423 Providence Rd. Towson MD.

Mailing Address

City

State

21286 / 443 394-0757

Zip Code

Telephone #

Email Address

Representative to be contacted:

PAUL POORE

Name - Type or Print

Paul Poore
Signature

P.O. Box 249 Glyndon Md.

Mailing Address

City

State

21071 / 410 984 4514 / poorebross@comcast.net

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING

Date 10-23-14

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

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 _____ day of _____, 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 2015-0064-A

Filing Date 9/23/14

Estimated Posting Date 10/15/14 Reviewer BH

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: 1423 PROVIDENCE RD TOWSON MD 21286
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 in need of a larger attached garage to provide shelter from inclement weather and to provide much needed storage space for vehicles and other belongings. The first floor master suite is needed due to mobility issues. We cannot meet the current zoning regulations for this property because: It is not feasible to build the addition on the left side of the property because that would require the relocation of the utilities and the removal of the existing garage foundation, walk, and driveway. There are other buildings in the neighborhood which presently do not conform to the current side setbacks as well. 1421 Providence Rd. (Right side adjacent lot)

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

Mark Reeves
Signature of Owner (Affiant)
MARK REEVES
Name- Print or Type

Stacey Reeves
Signature of Owner (Affiant)
STACEY REEVES
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 17th day of September, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARK REEVES and Stacey Reeves

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

AS WITNESS my hand and Notaries Seal

Larysa Shell
Notary Public
November 29th, 2017
My Commission Expires

Larysa Shell / Notary Public/
My license is valid until Nov 29, 2017.
www.translations-24-7.com
1-800-882-8721, 1-410-901-8206

REV. 5/8/2014



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

August 26, 2014

ZONING PROPERTY DESCRIPTION FOR 1423 PROVIDENCE ROAD

Beginning at a point on the southeast side of Providence Road, which is 30 feet wide, at the distance of 175 feet, more or less, southwest of the centerline of Ellendale Drive, which is 50 feet wide, being Lot 10 in the subdivision of "Property of Mrs. August Breidenstein" as recorded in Baltimore County Plat Book C.W.B., Jr. No. 12, folio 40, containing 20,000 square feet or 0.46 acres of land, more or less, located in the 9th Election District and 3rd Council District.



License expires/renews 2/26/15

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

No. **117514**

Date: **9/23/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/23/2014 9/23/2014 10:18:35

REG 4075 WALKIN ROOM LRO

RECEIPT # 742890 9/23/2014 GLN

NO. 117514

Recpt Tot \$75.00

\$75.00 OK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
051	806	0000		6150				\$ 75.00

Total: **\$ 15.00**

Rec From: **Paul Poore**

For: **Administrative Variance**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Item # 0064

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/3/2014

Case Number: 2015-0064-A

Petitioner / Developer: MARK & STACY REEVES ~ PAUL POORE

Date of Hearing (Closing): OCTOBER 20, 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:
1423 PROVIDENCE ROAD

The sign(s) were posted on: OCTOBER 3, 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)

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0064-A
Petitioner: Mark E. Reeves
Address or Location: 1423 Providence Rd. Towson Md. 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Poore
Address: P.O. Box 249, 2 RAILROAD Ave.
Glyndon Md. 21071
Telephone Number: 410-984-4514

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0064 -A Address 1423 Providence Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/23/14 Posting Date: 10/5/14 Closing Date: 10/20/14

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 2015- 0064 -A Address 1423 Providence Rd.
Petitioner's Name Mark & Stacey Reeves Telephone 443-394-0757
Posting Date: 10/5/14 Closing Date: 10/20/14
Wording for Sign: To permit a side yard setback of 8 ft. in lieu
of the required 15 ft. for a proposed addition.

Revised 7/18/14



KEVIN KAMENETZ
County Executive

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

October 21, 2014

Mark E. & Stacey J. Reeves
1423 Providence Road
Towson MD 21286

RE: Case Number: 2015-0064 A, Address: 1423 Providence Road

Dear Mr. & Ms. Reeves:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 23, 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: jaw

Enclosures

c: People's Counsel
Paul Poore, P. O. Box 249, Glyndon MD 21071

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



Maryland Department of Transportation

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

Date: 9/29/14

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

RE: Baltimore County
Item No. 2015-0064-A
Administrative Variance
Mark E. & Stacey J. Reeves
1423 Providence 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. 2015-0064-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".

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

SDF/raz

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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\ZAC10062014 -.doc

, C/10 1/14
W C

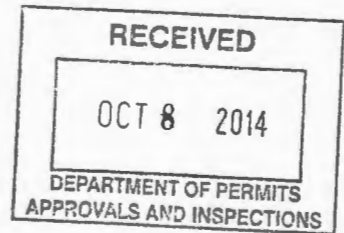
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 7, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-059, 2015-061, 2015-064 and 2015-066

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3482.

Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

MEMORANDUM

DATE: November 25, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0064-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 24, 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

August 28, 2014

TO WHOM IT MAY CONCERN:

Mark & Stacey Reeves, 1423 Providence Road, have informed us of the proposed addition on their home, including the fact that the addition will be 8' - 9' from the boundary instead of 15'.

We are agreeing to this addition.

Ann L. Calvert

ANN L. CALVERT
1425 Providence Rd.
Towson, MD 21286

Richard Lee

1426 PROVIDENCE RD
TOWSON MD 21286

Catherine Masucci
1421 Providence Rd
Towson MD 21286

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0907000050		
Owner Information		
Owner Name:	MASUCCI CATHERINE HILGARTNER	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1421 PROVIDENCE RD BALTIMORE MD 21286-1521	Deed Reference: J34925/ 00177
Location & Structure Information		
Premises Address:	1421 PROVIDENCE RD BALTIMORE MD 21286-1521	Legal Description: LOT SES PROVIDENCE R IMP 950 NW SEMINARY AV
Map:	Grid:	Parcel:
0061	0018	0298
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1938	2,878 SF	500 SF
Property Land Area	County Use	
20,000 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	2 full/ 1 half	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	134,000	114,500
Improvements	375,700	319,000
Total:	509,700	433,500
Preferential Land:	0	433,500
		0
Transfer Information		
Seller: REW THOMAS K	Date: 05/01/2014	Price: \$634,900
Type: ARMS LENGTH IMPROVED	Deed1: J34925/ 00177	Deed2:
Seller: GALLUP ALICE B	Date: 06/23/1997	Price: \$155,000
Type: ARMS LENGTH IMPROVED	Deed1: J12243/ 00391	Deed2:
Seller: GALLUP BRUCE H	Date: 01/03/1979	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: J06976/ 00210	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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 10/10/2014		

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902000120			
Owner Information					
Owner Name:	REEVES MARK E REEVES STACEY J		Use:	RESIDENTIAL YES	
Mailing Address:	1423 PROVIDENCE RD TOWSON MD 21286-1521		Principal Residence:	YES	
			Deed Reference:	/31391/ 00028	
Location & Structure Information					
Premises Address:		1423 PROVIDENCE RD 0-0000		Legal Description: 1423 PROVIDENCE RD MRS AUGUST BREIDENSTEIN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0061	0018	0069		0000	10
					Assessment Year: 2014
					Plat No: 0012/ Plat Ref: 0040
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1940	1,015 SF				20,000 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments	
				As of 07/01/2014	As of 07/01/2015
Land:		134,000	114,500		
Improvements		111,500	91,500		
Total:		245,500	206,000	206,000	206,000
Preferential Land:		0			0
Transfer Information					
Seller: SWEAZEY ANNE E		Date: 11/14/2011		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31391/ 00028		Deed2:	
Seller: MEHRLING MARY H		Date: 12/09/2003		Price: \$200,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /19262/ 00472		Deed2:	
Seller: MEHRLING MARY H		Date: 09/20/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15585/ 00099		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
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 12/20/2011					

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0923502750			
Owner Information					
Owner Name:	CALVERT ANN L SMITH KATHERINE W		Use:	RESIDENTIAL	
Mailing Address:	1425 PROVIDENCE RD TOWSON MD 21286-1521		Principal Residence:	YES	
			Deed Reference:	/12917/ 00469	
Location & Structure Information					
Premises Address:		1425 PROVIDENCE RD TOWSON 21286-1521		Legal Description: 1425 PROVIDENCE RD SE MRS AUGUST BREIDENSTEIN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 0012/ Ref: 0040
0061	0018	0069		0000	11 2014
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1939	Above Grade Enclosed Area 2,217 SF		Finished Basement Area 500 SF		Property Land Area 20,000 SF
County Use 04					
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 3 full	Garage 1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014	
		As of 07/01/2015			
Land:	134,000	114,500			
Improvements	254,400	229,400			
Total:	388,400	343,900		343,900	343,900
Preferential Land:	0				0
Transfer Information					
Seller: HALE EDWIN F, JR		Date: 06/08/1998		Price: \$170,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12917/ 00469		Deed2:	
Seller: WETZELBERGER THOMAS		Date: 05/05/1994		Price: \$162,500	
Type: ARMS LENGTH IMPROVED		Deed1: /10511/ 00108		Deed2:	
Seller: WINGO CHARLES E		Date: 10/30/1987		Price: \$120,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07711/ 00793		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
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 07/14/2008					

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0911890320			
Owner Information					
Owner Name:		DROBISZ CAROL H		Use:	RESIDENTIAL
Mailing Address:		1426 PROVIDENCE RD TOWSON MD 21286-1520		Principal Residence:	YES
				Deed Reference:	/13653/ 00073
Location & Structure Information					
Premises Address:		1426 PROVIDENCE RD 0-0000		Legal Description:	
GLEN ELLEN					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0061	0018	0221		0000	4 2014 Plat Ref: 0013/0145
Special Tax Areas:			Town: NONE		
			Ad Valorem: NONE		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1953	1,626 SF		30,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2014	As of 07/01/2014	As of 07/01/2015	
Land:	136,500	117,000			
Improvements	130,500	130,200			
Total:	267,000	247,200	247,200	247,200	
Preferential Land:	0			0	
Transfer Information					
Seller: KURTINECZ STELLA		Date: 04/07/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13653/ 00073		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
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 06/15/2011					



FRONT VIEW FROM
PROVIDENCE RD.



REAR VIEW
ADDITION WILL BE ON THE LEFT



AREA WHERE ADDITION WILL BE



FRONT LEFT VIEW FROM
PROVIDENCE RD.



FRONT RIGHT SIDE VIEW FROM
PROVIDENCE RD. SHOWING (1421)



REAR VIEW SHOWING (1425)
PROVIDENCE RD.



REAR VIEW SHOWING (1421)
PROVIDENCE

0919851830

Pt. Bk. 0000014, Folio 0025
Pt. Bk./Folio # 014025B

ELLENDALE DR

Lot # 6 0906570100

2009-0137

PROVIDENCE RD

0904201485
Lot # 14

Pt. Bk. 0000013, Folio 0145
Lot # 5 0911890322

1428

PDM # 090019 Lot # 4 0911890320

Pt. Bk./Folio # 013145A

1426

Lot # 3 0911890321

PROVIDENCE RD

PDM # 098057

Pt. Bk./Folio # 012040B

Lot # 11 0923502750

Pt. Bk. 0000065, Folio 0037

Lot # 1

1422

3 CD

9 ED

Lot # 2 0903001740

NE 12-C

061C3

DR 2

1423

Lot # 10
0902000120

2010-0179-A

2100004043

0907000050

DR 3.5

14190903230820
Pt. Bk. 0000012, Folio 0040

DR 1

1408

2100000751

1417

0903370820

0913555560

Lot # 17

Lot # 16
0923506440

Pt. Bk./Folio # 028100

PDM # 098056 0910001271

Pt. Bk. 0000028, Folio 0100

Lot # 13
0902855590

0914100801

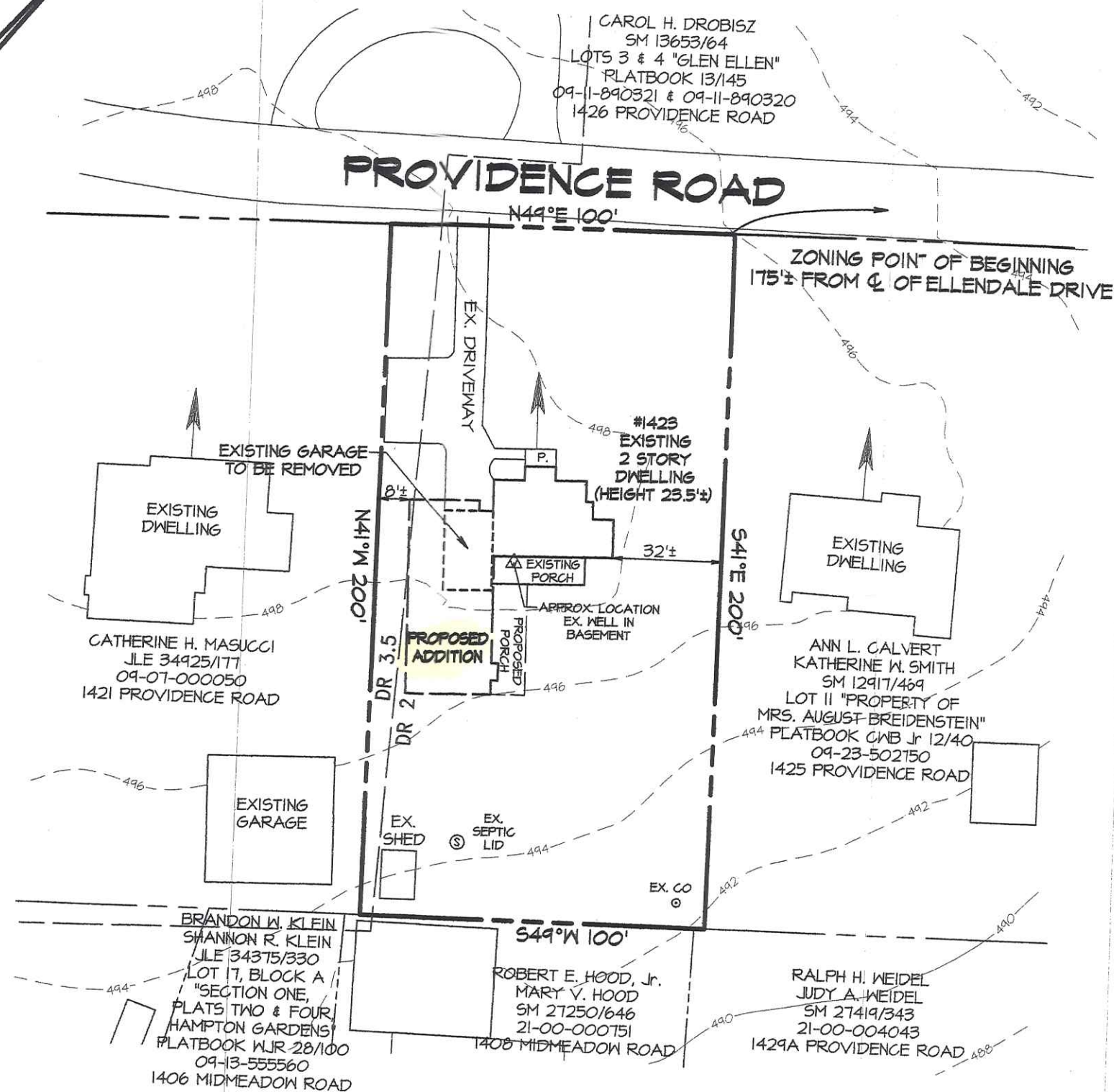
Lot # 14

1402

1404

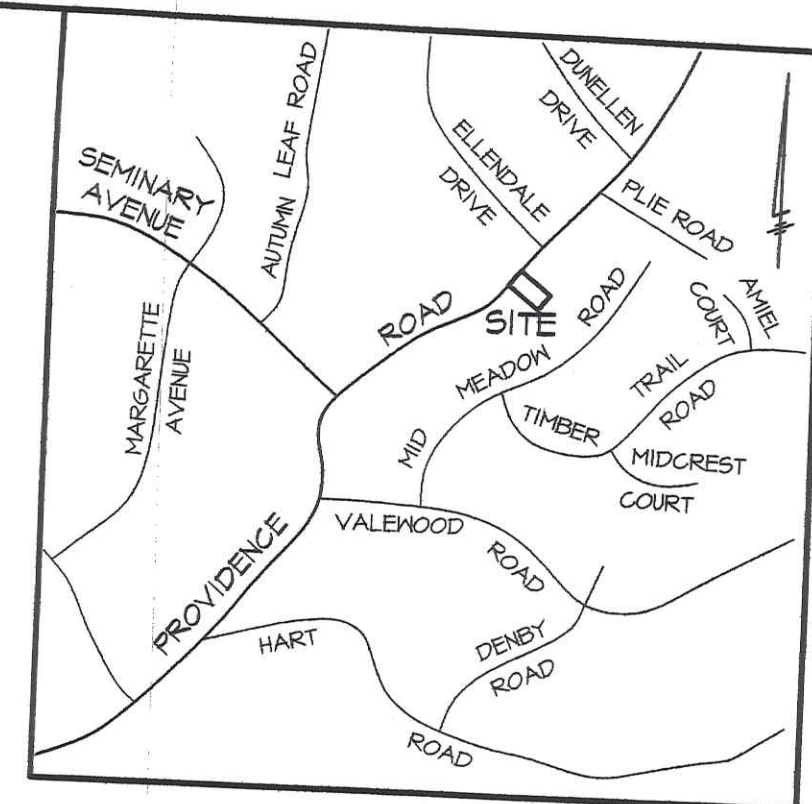
1953-2692-X

MIDMEADOW RD



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS COMPILED FROM THE RECORD PLAT.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 061C3.
3. CENSUS TRACT: 490100 REGIONAL PLANNING DISTRICT: 315
WATERSHED: LOCH RAVEN RESERVOIR
SCHOOL DISTRICT: ELEMENTARY - HAMPTON; MIDDLE - RIDGELY; HIGH - LOCH RAVEN
A.D.C. MAP & GRID: 27 K-2
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. THE PROPERTY IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM. THE OWNERS WILL APPLY TO CONNECT TO THE PUBLIC WATER IN PROVIDENCE ROAD.



VARIANCE REQUEST:

SECTION 1B02.3.C.1, B.C.Z.R.:
TO PERMIT A SIDE YARD
SETBACK OF 8'± IN LIEU OF
THE MINIMUM 15' SETBACK

OWNER/DEVELOPER

MARK E. REEVES
STACEY J. REEVES
1423 PROVIDENCE ROAD
TOWSON, MD 21286
443-394-0757

PLAT TO ACCOMPANY A PETITION FOR ADMINISTRATIVE VARIANCE

FOR THE

REEVES RESIDENCE

1423 PROVIDENCE ROAD

Deed Ref: J.L.E. No. 31391 folio 28

Lot 10, "Property of Mrs. August Breidenstein"

Platbook: C.W.B., Jr. No. 12 folio 40

Tax Account No.: 09-02-000120

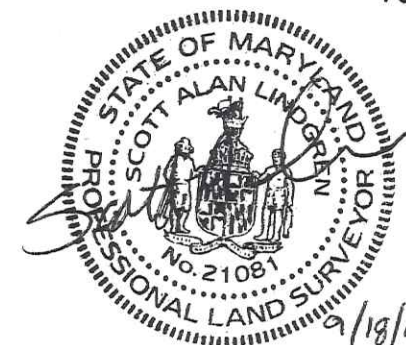
Zoned: DR 2 & DR 3.5; GIS Tile 061C3

Tax Map 0061; Grid 0018; Parcel 0069; Lot 10

9th ELECTION DISTRICT

3rd COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND



LICENSE EXPIRES/RENEW 2/26/15

GERHOLD, CROSS & ETZEL, LTD

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towson Boulevard
Towson, Maryland 21286

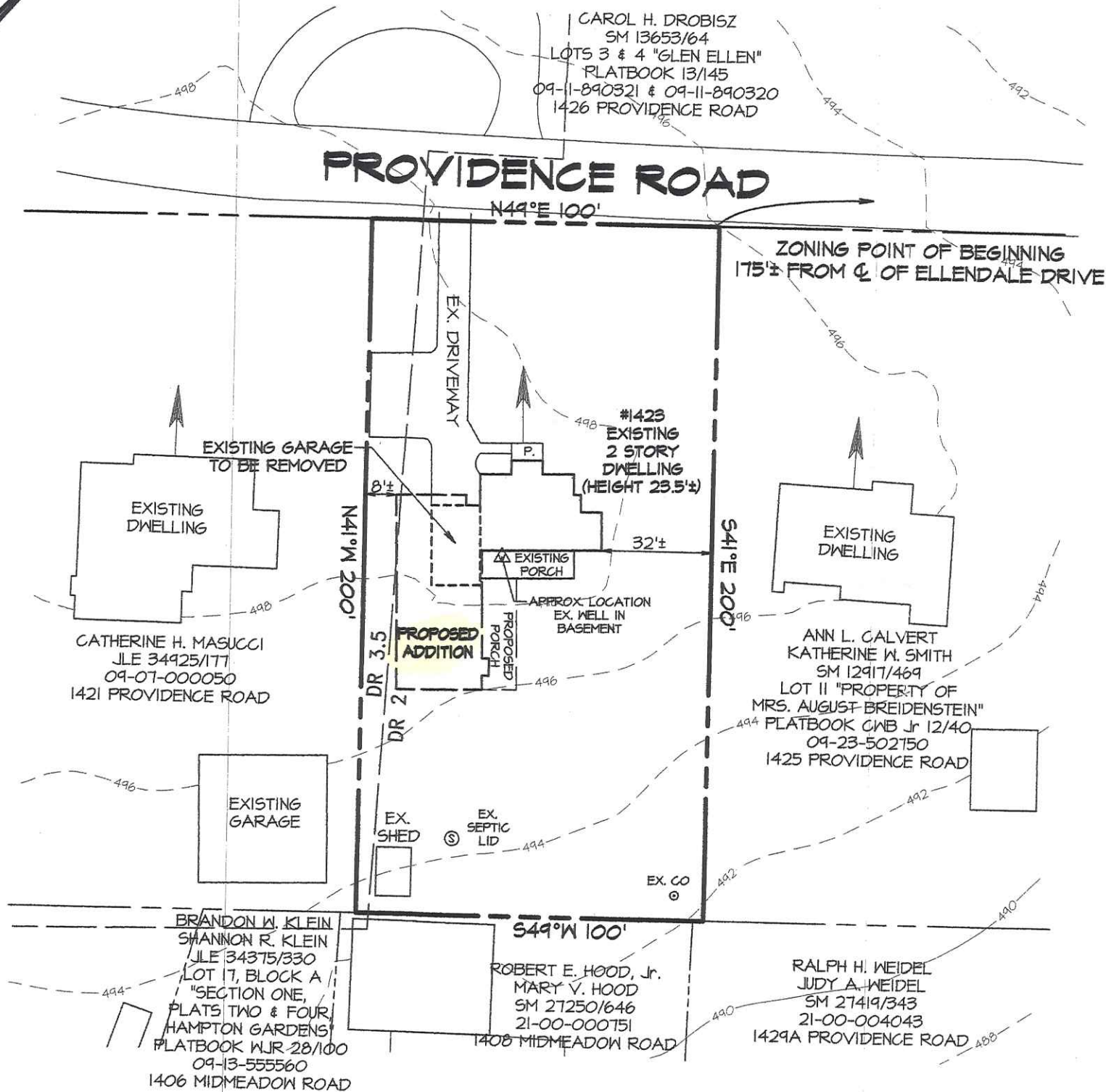
PH: (410)823-4470 FAX: (410)823-4473

DATE: August 25, 2014

SCALE: 1"=40'

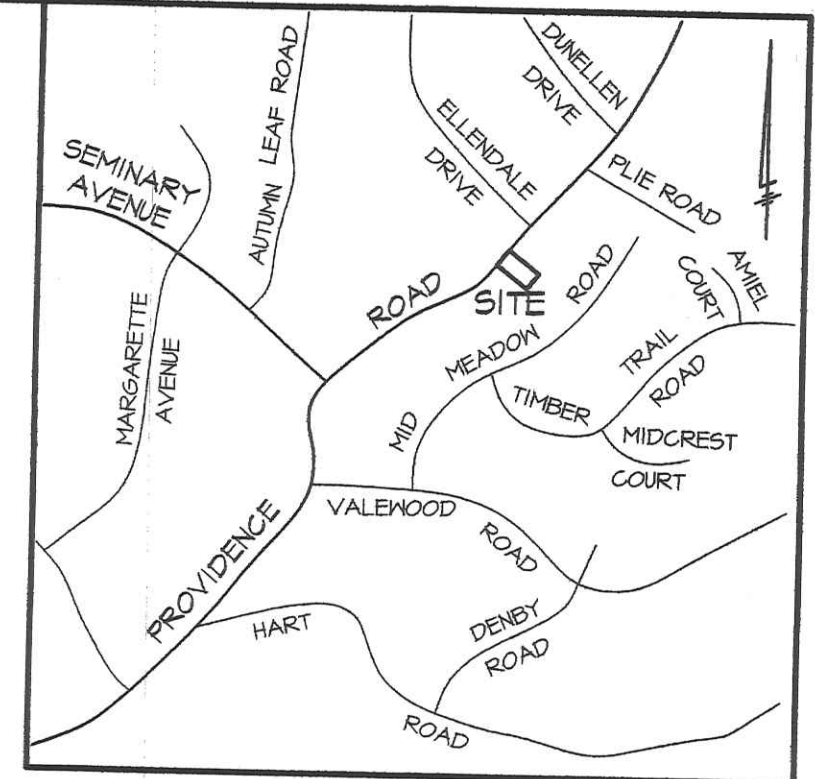
Pet. Exh. 1

#0064



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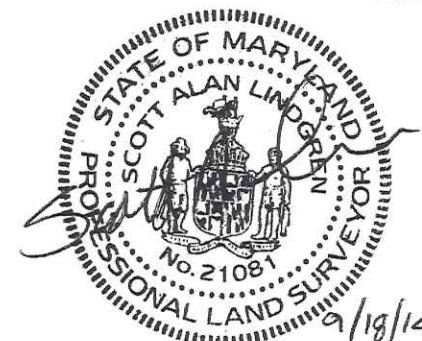
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