

IN RE: PETITION FOR ADMIN. VARIANCE *
(2508 Offutt Road)
2nd Election District *
4th Council District *
Bernadette Clay *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0238-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Bernadette Clay ("Petitioner"). The Petitioner is requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) with a height of 25 ft. in lieu of the maximum 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 10, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date

5-29-15

By

105

with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the detached accessory building (garage) height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 29th day of **May, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) with a height of 25 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED.

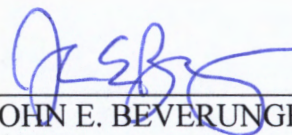
The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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Date 5-29-15
By JSW

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-29-15

By pw



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 2508 OFFUTT Rd Woodstock MD Currently zoned RC6
 Deed Reference 31865 / 00164 10 Digit Tax Account # 0211151700
 Owner(s) Printed Name(s) Bernadette CLAY

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of the BCZR to permit a proposed accessory building (detached garage) with a height of 25 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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):

Bernadette CLAY / NTA
 Name #1 – Type or Print Name #2 – Type or Print

Bernadette CLAY
 Signature #1 Signature #2

2508 OFFUTT Rd Woodstock MD
 Mailing Address City State

21163 / 443-610-6219 /
 Zip Code Telephone # 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:

Jeremy Clancy
 Name – Type or Print

[Signature]
 Signature

PO Box 1253 Eldersburg MD
 Mailing Address City State

21784 / 443-340-1229 / JEREMY@AppliedAndApproved.com
 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 4 day of 28, 2015 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.

By

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0238-A Filing Date 4/28/15 Estimated Posting Date 5/10/15 Reviewer AT

-5/25/15

Doc 5/19/2014

Affidavit in Support of Administrative Variance

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

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

Address: 2508 OFFUTT Rd WOODSTOCK MD 21163
Print or Type Address of property City State Zip Code

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

I AM REQUESTING AN ADMINISTRATIVE VARIANCE TO ALLOW A DETACHED GARAGE IN MY SIDE YARD WITH A REAR YARD SETBACK OF 15 FEET AND A HEIGHT OF 25' SINCE THIS DOES NOT MEET SETBACKS AND IS OVER HEIGHT, WE NEED THE VARIANCE.
WE ARE IN DESPERATE NEED OF STORAGE. EVEN THOUGH OUR LOT IS 2.5 ACRES, IT IS VERY PECULIAR. IT IS ALSO EXCEPTIONALLY NARROW. MY AREA IS HEAVILY WOODED AND THE NEIGHBORING PROPERTIES ARE ALSO LARGE, AND THUS THE DWELLINGS A SEVERAL HUNDRED FEET AWAY.

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

Bernadette Clay
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Bernadette Clay
Name- Print or Type

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:

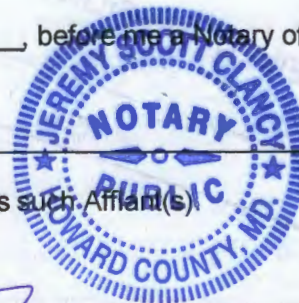
I HEREBY CERTIFY, this 24th day of April, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bernadette Clay

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
12/27/2016
My Commission Expires



Property Description

Zoning Property Description for 2508 Offut Road, Woodstock Maryland 21163

Beginning at a point on the West side of Offut Road which is 60' wide at the distance of 1200' Northeast of the centerline of the nearest improved intersecting street, Granite Road, which is 50' wide.

Thence the following courses and distances: (1st Point of Call "POC") N. 19 22' 22" W. 233.09', (2nd POC) N. 19 22' 22" W. 66.00', (3rd POC) N. 38 44' 32" E. 686.84', (4th POC) S. 21 22' 54" E. 74.75', (5th POC) S. 25 33' 54" W. 829.39', back to the point of beginning as recorded in Deed Liber 31865, Folio 00164, containing 2.52 acres. Located in the 2nd Election District and 4th Councilmanic District.

2015-0238-A

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

No. **123672**
 Date: **4/28/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/28/2015 4/28/2015 09:27:52
 REC 4902 WALKIN JEVA JEE
 RECEIPT # 920037 4/28/2015
 Det 5 528 ZONING VERIFICATION
 NO. 123672
 Recpt Tot \$75.00
 \$75.00 CR \$4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.75

Total: **\$75**

Rec From: _____
 For: **2508. OFFUTT RD.**
2015-0238-A

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0238 -A Address 2508 OFFUTT ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/28/15 Posting Date: 5/10/15 Closing Date: 5/25/15

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- 0238 -A Address 2508 OFFUTT ROAD

Petitioner's Name BERNADETTE CLAY Telephone 443-610-6219

Posting Date: 5/10/15 Closing Date: 5/25/15

Wording for Sign: To Permit AN ACCESSORY BUILDING (DETACHED GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF MAXIMUM ALLOWED 15 FEET.

Revised 7/18/14

CERTIFICATE OF POSTING

CASE NO: 2015-0238-A

PETITIONER/DEVELOPER

BERNADETTE CLAY

DATE OF HEARING/CLOSING:

MAY 25, 2015

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 _____

2508 OFFUTT ROAD

THIS SIGN(S) WERE POSTED ON MAY 10, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/10/15
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0238-A

TO PERMIT AN ACCESSORY BUILDING (DETACHED
GARAGE) WITH A HEIGHT OF 25 FEET IN LIGHT OF
MAXIMUM ALLOWED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY MAY 25, 2015

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER BOARD MEETING. VIOLATION OF LAW.
MEETING IS HANDICAP ACCESSIBLE

Madeline 5/10/15

MEMORANDUM

DATE: July 1, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0238-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 2015. 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

Debra Wiley

From: Debra Wiley
Sent: Friday, May 29, 2015 1:43 PM
To: Jeffery Livingston
Subject: RE: zoning petition EPS comments: 2015- 0236, 0237, 0238, 0239, 0240

Thanks Jeff.

Just to make you aware that both 237 & 238 were signed and mailed this morning but will include DEPS comments for the file.

Thanks.

From: Jeffery Livingston
Sent: Friday, May 29, 2015 12:54 PM
To: Debra Wiley; Sherry Nuffer
Subject: zoning petition EPS comments: 2015- 0236, 0237, 0238, 0239, 0240

EPS comments are attached.

Jeff Livingston
Baltimore County
Department of Environmental Protection and Sustainability
111 West Chesapeake Ave, Suite 319
Towson, MD 21204
(410) 887-5859
Fax (410) 887-4804

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAY 29 2015

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 29, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0238-A
Address 2508 Offutt Road
(Clay Property)

Zoning Advisory Committee Meeting of May 4, 2015.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

Ground Water Management must review any future building permits for this site, since there is an existing well and septic system there, and especially since the proposed garage may be close to the septic system – per our records.

Reviewer: *Dan Esser – Groundwater Management*

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5-8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-6

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-10-15 by DglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

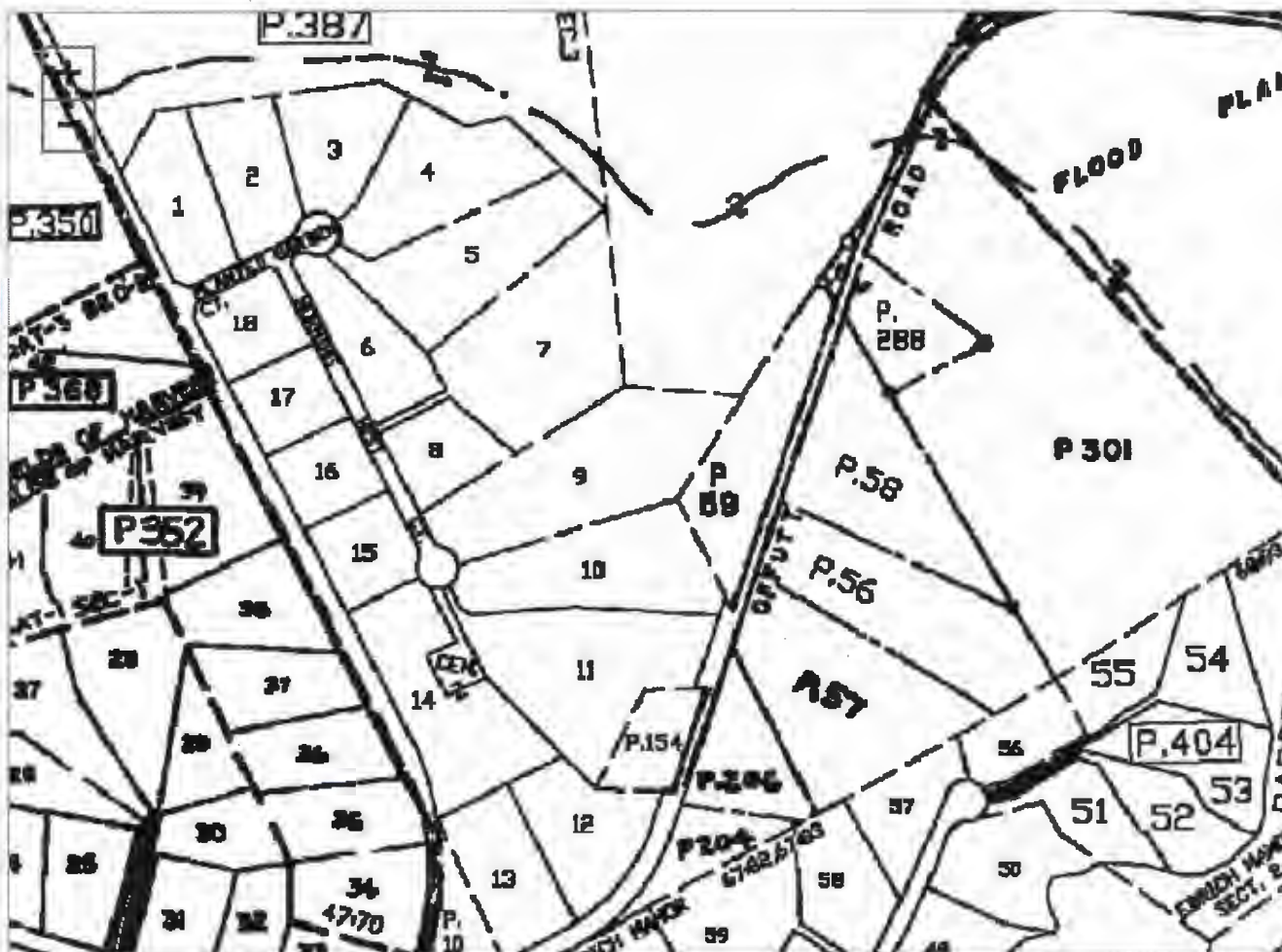
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0211151700			
Owner Information					
Owner Name:	CLAY BERNADETTE		Use:	RESIDENTIAL	
Mailing Address:	2508 OFFUTT RD WOODSTOCK MD 21163-1123		Principal Residence:	YES	
			Deed Reference:	/31865/ 00164	
Location & Structure Information					
Premises Address:		2508 OFFUTT RD 0-0000		Legal Description:	2.523 AC 2508 OFFUTT RD 2640FT E GRANITE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0076	0022	0059		0000	
Assessment Year:				Plat No:	
2013				2013	
Special Tax Areas:				Town:	
				NONE	
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1964	1,458 SF	645 SF	2.5200 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	138,200	103,600			
Improvements	113,000	108,300			
Total:	251,200	211,900	211,900	211,900	
Preferential Land:	0			0	
Transfer Information					
Seller: WAKEFIELD ERIC		Date: 03/27/2012	Price: \$195,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /31865/ 00164	Deed2:		
Seller: KERR LEO A		Date: 03/14/2002	Price: \$165,000		
Type: ARMS LENGTH IMPROVED		Deed1: /16201/ 00644	Deed2:		
Seller: KERR LEO A		Date: 10/10/2001	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /15641/ 00144	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: Application received					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)

District: 02 Account Number: 0211151700



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/>)

X Loading... Please

Loading... Please Wait.

->



2015-0238-A



2015-0238-A



2015-0238-A



KEVIN KAMENETZ
County Executive

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

May 26, 2015

Bernadette Clay
2503 Offutt Road
Woodstock MD 21163

RE: Case Number: 2015-0238 A, Address: 2508 Offutt Road

Dear Ms. Clay:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 28, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeremy Clancey, P O Box 1253 Eldersburg MD 21784

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/6/15

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

RE: Baltimore County

Item No 2015-0238-A
Administrative Variance
Bernadette Clay
2508 Offutt 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. 2015-0238-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 11, 2015
Item No. 2015-0236, 0238 and 0240

DATE: May 8, 2015

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\ZAC05112015.doc

2200012839

Lot # 5
2200012825

Lot # 7
2200012827

4 CD
NW 6-K
076B3

2 ED
RC 6

0219000560

PAI # 020427 Pt. Bk./Folio # 061126
Lot # 75 PAI # 020427
Pt. Bk. 0000001, Folio 0126
PAI # 0204272200001976

2002-0129-X
1990-0309-SPHA

1600008620

1600010326

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

0211151700
2508

0223000840
2507

Pt. Bk. 0000064, Folio 0104
Lot # 9 2200012829 PAI # 020275
PAI # 020275
Pt. Bk./Folio # 064104
PAI # 020275

Lot # 10 2200012830

2503

0203370210

Lot # 11 2200012831

2501 0219510420

0219510421

1700005722

2015-0238-A

2200012832

RC 5

Pt. Bk. 0000067, Folio 0083
Lot # 56 2200022897 PAI # 020519

Pt. Bk./Folio # 067083
PAI # 020519
1997-0192-SPH
Pt. Bk./Folio # 068083

2200022898
Lot # 57

2200026290
11

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 - 02 Account Number - 0211151700			
Owner Information					
Owner Name:		CLAY BERNADETTE		Use:	RESIDENTIAL
Mailing Address:		2508 OFFUTT RD WOODSTOCK MD 21163-1123		Principal Residence:	YES
				Deed Reference:	/31865/ 00164
Location & Structure Information					
Premises Address:		2508 OFFUTT RD 0-0000		Legal Description:	2.523 AC 2508 OFFUTT RD 2640FT E GRANITE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0076	0022	0059		0000	2013
Special Tax Areas:					
			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1964	1,458 SF	645 SF	2.5200 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014		As of 07/01/2015
Land:		138,200	103,600		
Improvements		113,000	108,300		
Total:		251,200	211,900		211,900
Preferential Land:		0			0
Transfer Information					
Seller: WAKEFIELD ERIC		Date: 03/27/2012		Price: \$195,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /31865/ 00164		Deed2:	
Seller: KERR LEO A		Date: 03/14/2002		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16201/ 00644		Deed2:	
Seller: KERR LEO A		Date: 10/10/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15641/ 00144		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: Application received					

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. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2015-

MARK TYPE REQUESTED WITH X

OWNER(S) NAME(S) For Noelle He Day

Product 257 2/1/03

SECTION#

FOLIO # 10 DIGIT TAX # 0211121100 DEED REF. # 21252160195



SCALE: 1 INCH = 100 FEET

MARRIOTTVILLE, IN.



253

6

2

1

100

977

100

70

WITH

1

1

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15

ME

BELOW

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1

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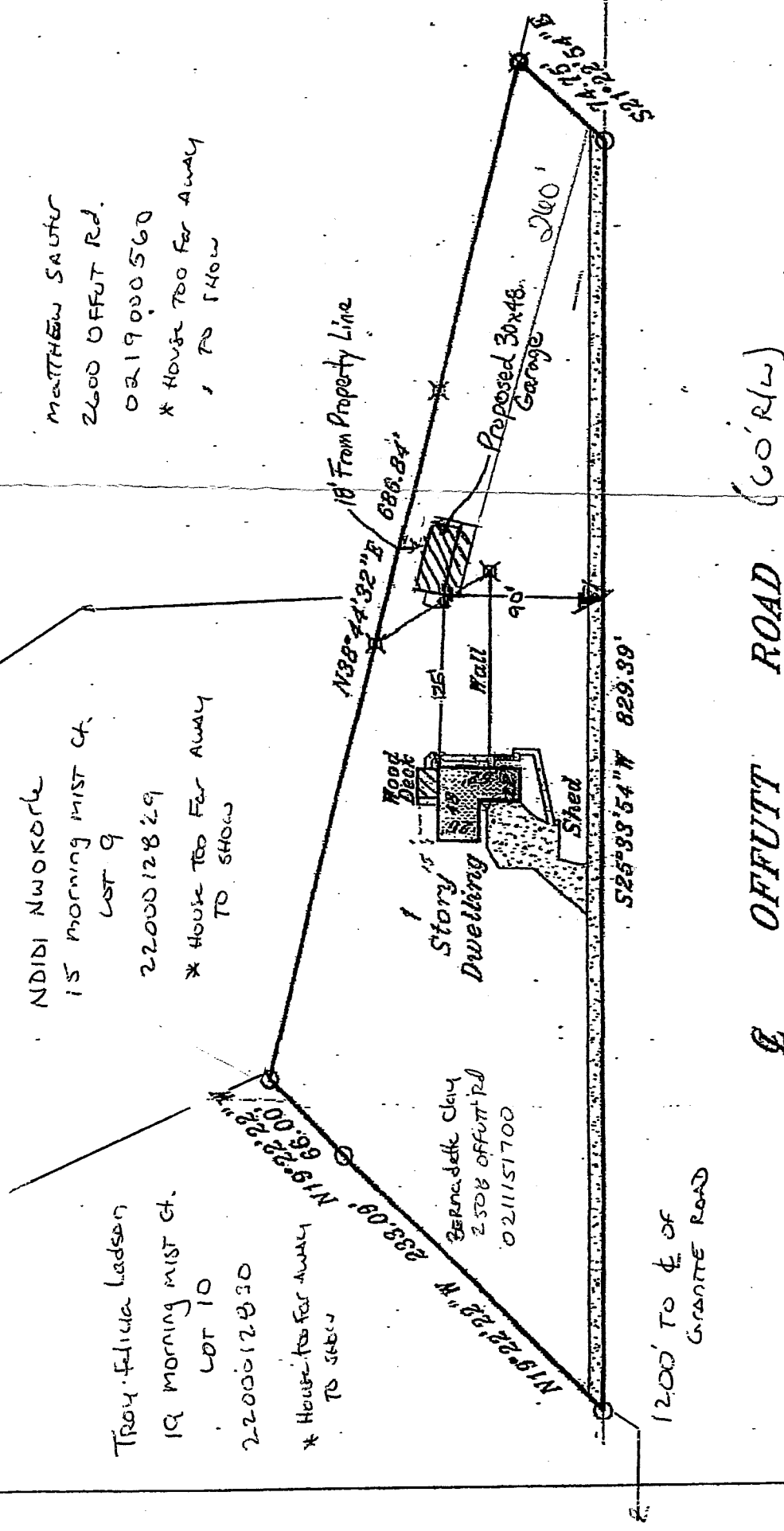
238

(MARK TYPE REQUESTED WITH X)

OWNER(S) NAME(S) Bernadette Clay

LOT # BLOCK # SECTION # NO. 123

10 DIGIT TAX # 0211151700 DEED REF. # 31865/00165



PLAN DRAWN BY Jeremy Clancy DATE 4/23/15 SCALE: 1 INCH = 100 FEET

VIOLATION CASE INFO:

47C

2015-0238-A

Figure 1