

M E M O R A N D U M

DATE: October 19, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0305-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 15, 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(Cedar Road) *

15th Election District *

7th Council District *

Estate of Elaine P. Kruse *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0305-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit two undersized residential lots (by reconfiguring five (5) smaller existing lots) with an area of 0.57 of an acre each in lieu of the required 1.5 acres. In addition, a Petition for Variance pursuant to B.C.Z.R. § 1A04.3B(2)(b) seeks to allow a side yard setback of 25 ft. for each of the two lots in lieu of the required 50 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Elaine Joines, Carol Clasing Joe Kruse (children of the decedent) and Bruce Doak, whose firm prepared the site plan. J. Neil Lanzi, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP). That agency opposed the requests, and its comments will be discussed in greater detail below.

ORDER RECEIVED FOR FILING

Date 9/15/15

By DLN

PETITION FOR SPECIAL HEARING

The petition for special hearing seeks approval for two (2) building lots, which would be created by combining five (5) existing lots. The lots, like most of those in the neighborhood, are 50 ft. wide x 200 ft. deep, or 10,000 sq. ft. in area. The proposed lots shown on the plan would be 125 ft. wide x 200 ft., or 25,000 square feet in area. The DOP objects to this request, and opines that the T-2R Master Plan 2020 transect designation for the property is characterized by single family dwellings on 2 to 5 acres per dwelling.

While I appreciate the DOP's review and comments concerning the case, I disagree with its conclusions. As an initial matter, the Master Plan (in zoning cases at least) is merely a "guide" for future development. It is not a zoning regulation and does not provide density or area requirements for residential zones. More importantly, Petitioner provided a series of exhibits - - including photos and tax records - - which demonstrate the single family dwellings in the neighborhood are in fact situated on lots ranging from 10,050-30,912 square feet in area. Petitioner's Ex. Nos. 7 & 8. The proposed 25,000 sq. ft. lots would in my opinion be compatible with the pattern of existing development, and the petition will therefore be granted.

VARIANCE

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The lots were created by a plat recorded in 1924, long before the adoption of the zoning regulations. As such the property is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given she would be unable to construct a dwelling on the lots. Finally, I find that the variance can be granted in harmony with

ORDER RECEIVED FOR FILING
Date 9/15/15
By Den

the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. In addition to the points discussed above, this is demonstrated by the support of the Back River Neck Peninsula Community Association and all adjoining owners, whose letters were admitted as Petitioner's Ex. Nos. 11 & 12.

THEREFORE, IT IS ORDERED this 15th day of **September, 2015**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit two undersized residential lots (by reconfiguring five (5) smaller existing lots) with an area of 0.57 of an acre each in lieu of the required 1.5 acres, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. §1A04.3B(2)(b) to allow a side yard setback of 25 ft. for each of the two lots in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with Critical Area and flood protection regulations prior to building permit application.

ORDER RECEIVED FOR FILING

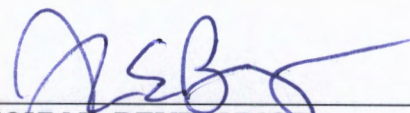
Date

9/15/15

By

DLH

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:slh

ORDER RECEIVED FOR FILING

Date 9/15/15

By Den



CBCA

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address Lots 144, 145, 146, 147, 148 Cedar Road which is presently zoned RC 5

Deed References: Liber 8341, folio 648 10 Digit Tax Account # 1519712818, 1519712819 **

Property Owner(s) Printed Name(s) Estate of Elaine P. Kruse

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

Signature

409 Washington Avenue Ste 617 Towson MD

Mailing Address

City

State

21204

410-296-0686

nlanzi@lanzilaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0305-SPHA

Filing Date

6/29/15

Do Not Schedule Dates:

8/11-8/8

Reviewer

JS

Tax Acct. No.

** 1519712820, 1519712821, 1519712822

Co-Personal Representatives for

Legal Owners (Petitioners): Estate of Elaine Kruse

Elaine Joines

Carol Clasing

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

115 Hayward Heights Glen Rock PA

Mailing Address

City

State

17327

410-868-6581

Zip Code

Telephone #

Email Address

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

Signature

409 Washington Ave Ste 617 Towson MD

Mailing Address

City

State

21204

410-296-0686

nlanzi@lanzilaw.com

Zip Code

Telephone #

Email Address

8/14-8/24

REV. 10/4/11

PETITION FOR SPECIAL HEARING AND VARIANCE

Petitioner, Estate of Elaine P. Kruse, for the property known as Cedar Road, Lots 144, 145, 146, 147 and 148, hereby petitions the Administrative Law Judge for the following relief from the Baltimore County Zoning Regulations ("BCZR"):

1. Special Hearing to permit two undersized residential lots (by reconfiguring five (5) smaller existing lots) with an area of 0.57 of an acre each in lieu of the required 1.5 acres per Sections 1A04.3B(1)(a) and 1A04.3B(1)(b) of the BCZR.

2. Variance from Section 1A04.3B(2)(b) of the BCZR to allow a side yard setback of 25 feet for each of the two lots in lieu of the required 50 feet.

The Administrative Law Judge has the power to grant special hearing relief pursuant to Section 500.7 and variance relief pursuant to Section 307 of the BCZR. Petitioner is proposing to allow two dwellings to be built on five lots that were previously recorded in the 1924 Plat of Evergreen Park. Additional reasons in support of the Petitions will be provided at the hearing.

Zoning Description

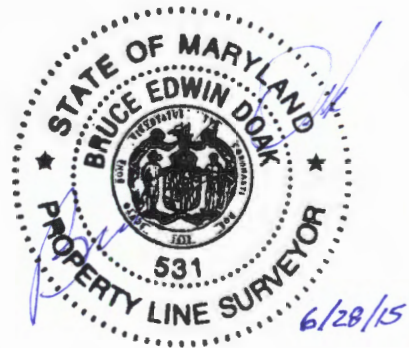
Cedar Road
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeast side of Cedar Road, 30 feet wide, approximately 164.8 feet +/- northwesterly of the west side of Evergreen Lane.

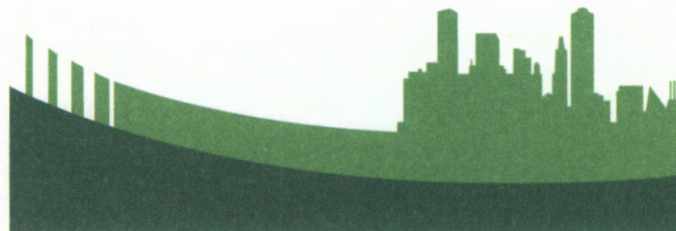
Being Lots 144, 145, 146, 147 & 148 of "Evergreen Park" recorded in Baltimore County Land Records Plat Book 7 page 174.

Containing 49,624 square feet or 1.139 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



2015-0305-SPHA



Land Use Expert and Surveyor

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/neighbor 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:

2015-03-05-SP4A

Item Number or Case Number:

~~2015-03-05-SP4A~~

Petitioner:

estate of Elaine Jones

Address or Location:

cedar road

PLEASE FORWARD ADVERTISING BILL TO:

Name:

J NEIL LANZI

Address:

409 WASHINGTON AVE

SUITE 617

TOWSON MD 21204

Telephone Number:

410 296 0686

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

No. **127158**
 Date: **6/29/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/30/2015 6/29/2015 10:10:03 1
 REC WSO1 WALKIN LPAS LJR
 RECEIPT # 588763 6/29/2015 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 127158

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	006	0000		6150				1150.00

Total: **1150.00**

Rec From: **2015-0305-SPHA** 

For: **ESTATE OF EDWARD P. KRUSE** 

Recpt Tot 1150.00
 1150.00 CR 1.00 CA
 Baltimore County, Maryland
X3391
\$150.00

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3501492

Sold To:

J Neil Lanzi Attorney - CU00463786
409 Washington Ave
Towson, MD 21204-4903

Bill To:

J Neil Lanzi Attorney - CU00463786
409 Washington Ave
Towson, MD 21204-4903

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Aug 20, 2015

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2014-0305-SPHA

Lots 144, 145, 146, 147, 148 Cedar Road
Northeast side of Cedar Road, 164 ft. Northwest of
Evergreen Lane

15th Election District - 7th Councilmanic District

Legal Owner(s) Elaine Joines, Carol Clasing, Co-Personal
Representatives for Estate of Elaine Kruse

Special Hearing to permit two undersized residential lots
(by reconfiguring five smaller existing lots) with an area
of 0.57 of an acre each in lieu of the required 1.5 acres.
Variance to allow a side yard setback of 25 ft. for each of the
two lots in lieu of the required 50 ft.

Hearing: Friday, September 11, 2015 at 1:30 p.m. in Room
205, Jefferson Building, 105 West Chesapeake Avenue,
Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND
INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Administrative
Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.

8/218 August 20

3501492

Bruce Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

August 19, 2015

Re:

Zoning Case No. 2015-0305-SPHA

Petitioner: Elaine Joines, et al.

Date of Hearing: September 11, 2015

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

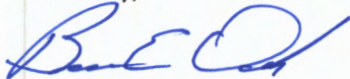
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **Cedar Road**.

The sign was posted on **August 14, 2015**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 20, 2015 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi
409 Washington Avenue, Ste. 617
Towson, MD 21204

410-296-0686

NOTICE OF ZONING HEARING

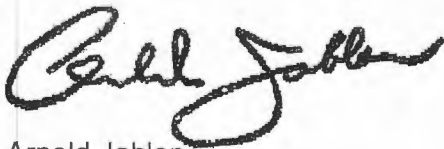
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CASE NUMBER: 2014-0305-SPHA

Lots 144, 145, 146, 147, 148 Cedar Road
Northeast side of Cedar Road, 164 ft. Northwest of Evergreen Lane
15th Election District – 7th Councilmanic District
Legal Owners: Elaine Joines, Carol Clasing, Co-Personal Representatives for
Estate of Elaine Kruse

Special Hearing to permit two undersized residential lots (by reconfiguring five smaller existing lots) with an area of 0.57 of an acre each in lieu of the required 1.5 acres. Variance to allow a side yard setback of 25 ft. for each of the two lots in lieu of the required 50 ft.

Hearing: Friday, September 11, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 20, 2015 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi
409 Washington Avenue, Ste. 617
Towson, MD 21204

410-296-0686

NOTICE OF ZONING HEARING

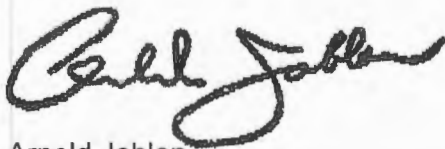
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive
July 17, 2015

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

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CASE NUMBER: 2015-0305-SPHA

Lots 144, 145, 146, 147, 148 Cedar Road

Northeast side of Cedar Road, 164 ft. Northwest of Evergreen Lane

15th Election District – 7th Councilmanic District

Legal Owners: Elaine Joines, Carol Clasing, Co-Personal Representatives for
Estate of Elaine Kruse

Special Hearing to permit two undersized residential lots (by reconfiguring five smaller existing lots) with an area of 0.57 of an acre each in lieu of the required 1.5 acres. Variance to allow a side yard setback of 25 ft. for each of the two lots in lieu of the required 50 ft.

Hearing: Friday, September 11, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Avenue, Ste. 617, Towson 21204
Elaine Joines, Carol Clasing, 115 Hayward Heights, Glen Rock PA 17327

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 22, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
Cedar Road; NE/S Cedar Road, 164' NW	*	OF ADMINISTRATIVE
of the W/S of Evergreen Lane		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Estate of Elaine Kruse	*	BALTIMORE COUNTY
by Elaine Joines & Carol Clasing, Co-PR	*	
Petitioner(s)	*	2015-305-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 14 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of July, 2015, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

<u>Address</u>	<u>SF Lot</u>	<u>SF Dwelling</u>	<u>Lots</u>
1209 Evergreen Lane	27,280	2,440	1
1211 Evergreen Lane	10,050	1,651	1
1212 Evergreen Lane	30,912	1,288	1
1213 Evergreen Lane	20,100	1,040	2
1215 Evergreen Lane	10,050	2,048	1
1217 Evergreen Lane	20,100	2,973	2
1227 Evergreen Lane	30,150	1,260	3
1220 Bayside Road	20,100	832	2
1224 Bayside Road	25,125	3,610	2 + partial lot
1246 Bayside Road	20,100	1,128	2
1248 Bayside Road	30,150	2,252	3

Client's Property

Lots 144-148 Cedar Road	9,925 each	49,625	5
Propose	24,812	3,750	2.5

PETITIONER'S**EXHIBIT NO. 8**



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 6/16/2015

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 - 15 Account Number - 1511771550			
Owner Information					
Owner Name:		KRUSE ELAINE P		Use:	RESIDENTIAL
Mailing Address:		1226 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence:	YES
				Deed Reference:	/04544/ 00246
Location & Structure Information					
Premises Address:		1226 EVERGREEN LN 0-0000		Legal Description:	LT 127-130 EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	127 2015 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1967		2,446 SF		38,009 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		84,700	84,700		
Improvements		121,000	111,100		
Total:		205,700	195,800	205,700	195,800
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		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:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 01/20/2009					

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 - 15 Account Number - 1513550780			
Owner Information					
Owner Name:	SMITH TROY F SMITH DONNA L		Use:	RESIDENTIAL	
Mailing Address:	1209 EVERGREEN LN BALTIMORE MD 21221-6509		Principal Residence:	YES	
			Deed Reference:	/26103/ 00657	
Location & Structure Information					
Premises Address:		1209 EVERGREEN LN 0-0000		Legal Description: 1209 EVERGREEN LA EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	105 2015 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1949	2,440 SF		400 SF		27,280 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
	Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015
Land:	82,000		82,000		
Improvements	159,100		146,400		
Total:	241,100		228,400		241,100 228,400
Preferential Land:	0				0
Transfer Information					
Seller: MICRIOTTI FRANK P, JR		Date: 08/28/2007		Price: \$186,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /26103/ 00657		Deed2:	
Seller: MICRIOTTI FRANK		Date: 09/30/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10045/ 00574		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 12/31/2012					

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 - 15 Account Number - 1506350581			
Owner Information					
Owner Name:	FLEISCHMANN TIMOTHY KEITH SR FLEISCHMANN MERRY L		Use:	RESIDENTIAL	
Mailing Address:	1211 EVERGREEN LANE BALTIMORE MD 21221-6509		Principal Residence:	YES	
			Deed Reference:	/30753/ 00087	
Location & Structure Information					
Premises Address:		1211 EVERGREEN LN BALTIMORE 21221-6509		Legal Description: 1211 EVERGREEN LA EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	106 2015 0007/0174
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	
1948	1,651 SF		10,050 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	1 full	1 Carport
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	77,700	77,700			
Improvements	110,800	102,300			
Total:	188,500	180,000	188,500	180,000	
Preferential Land:	0			0	
Transfer Information					
Seller: FLEISCHMANN TIMOTHY KEITH SR		Date: 04/27/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30753/ 00087		Deed2:	
Seller: WILD DOROTHY LOIS(DEC)		Date: 12/12/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		Deed2:	
Seller: WILD ROBERT BENJAMIN		Date: 06/01/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25716/ 00296		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 12/26/2012					

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

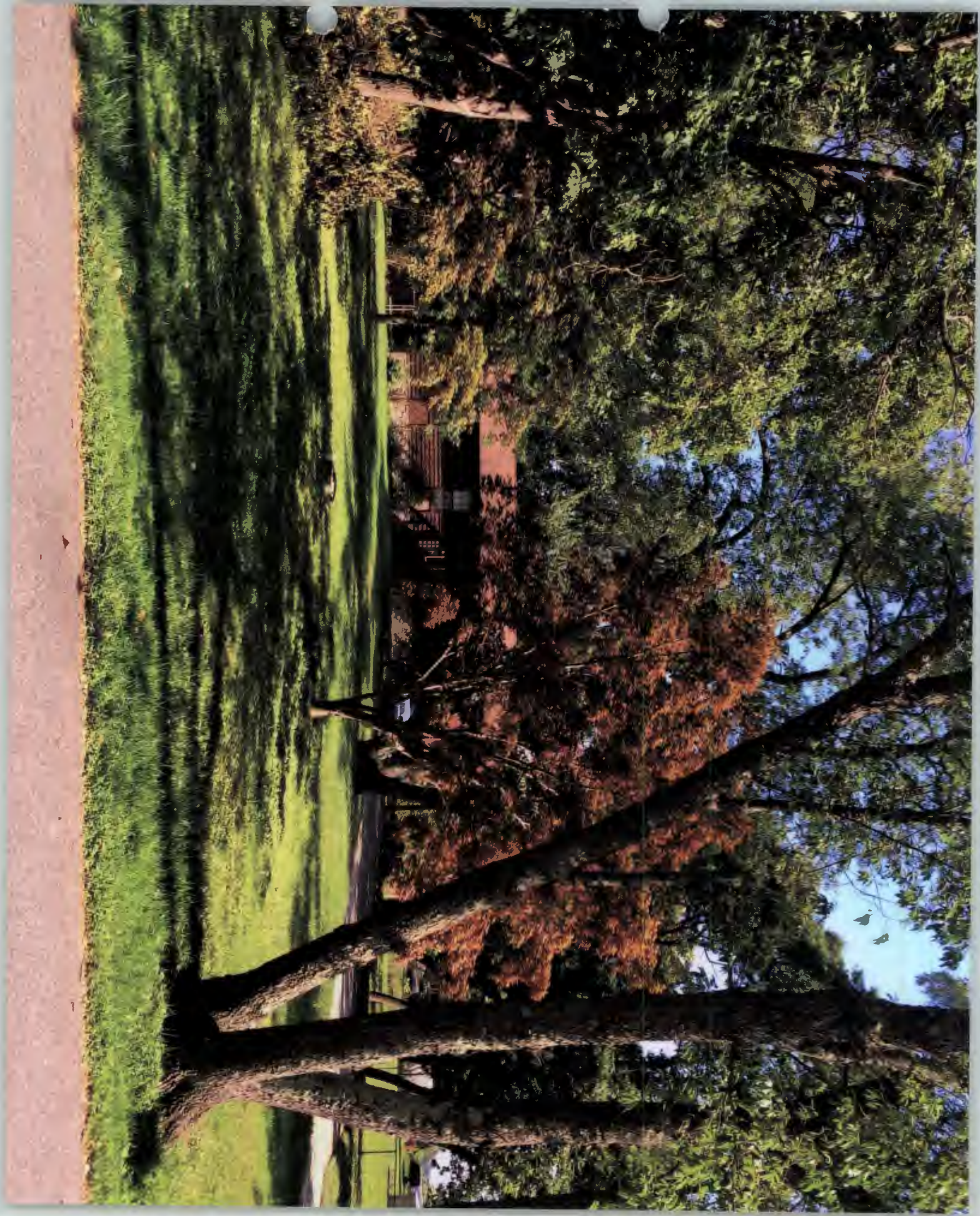
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1511002150			
Owner Information					
Owner Name:	KARDASH JAMES KARDASH EDNA L		Use:	RESIDENTIAL	
Mailing Address:	1212 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence:	YES	
			Deed Reference:	/05021/ 00239	
Location & Structure Information					
Premises Address:		1212 EVERGREEN LN 0-0000		Legal Description:	PT LT 122 EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	122 2015 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1971	1,288 SF				30,912 SF
County Use	04				
Stories Split Foyer	Basement	Type	Exterior	Full/Half Bath	Garage
	YES	SPLIT FOYER	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:	82,900	82,900			
Improvements	113,400	104,200			
Total:	196,300	187,100		196,300	187,100
Preferential Land:	0				0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		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 07/30/2010					

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 - 15 Account Number - 1518721280			
Owner Information					
Owner Name:		GOODMAN FRED WAYNE GOODMAN ANTOINETTE L		Use:	RESIDENTIAL
Mailing Address:		1213 EVERGREEN LN BALTIMORE MD 21221-6509		Principal Residence:	NO
				Deed Reference:	/11979/ 00614
Location & Structure Information					
Premises Address:		1213 EVERGREEN LN BALTIMORE 21221-6509		Legal Description:	LT 109,110 1213 EVERGREEN LA SS EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	109 2015 0007/0174
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1987	1,040 SF	750 SF	20,100 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	1 Carport
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2014	07/01/2015	
Land:	80,200	80,200			
Improvements	113,000	97,700			
Total:	193,200	177,900	193,200	177,900	
Preferential Land:	0			0	
Transfer Information					
Seller: GOODMAN FRED WAYNE		Date: 01/09/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11979/ 00614		Deed2:	
Seller: SHIFFLETT MICHAEL D		Date: 02/15/1994		Price: \$135,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10343/ 00584		Deed2:	
Seller: ROGER G STEINACK ER INC		Date: 04/29/1987		Price: \$87,300	
Type: ARMS LENGTH IMPROVED		Deed1: /07522/ 00686		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: No Application					



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 - 15 Account Number - 1511351580			
Owner Information					
Owner Name:		SHIFFLETT BETTY JO		Use:	RESIDENTIAL
Mailing Address:		1215 EVERGREEN LN BALTIMORE MD 21221-6509		Principal Residence:	YES
				Deed Reference:	/15614/ 00442
Location & Structure Information					
Premises Address:		1215 EVERGREEN LN 0-0000		Legal Description: 1215 EVERGREEN LN EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0104	0024	0268		0000	111
				Assessment Year:	2015
				Plat No:	0007/0174
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1994		2,048 SF		10,050 SF	
Property Land Area		County Use			
10,050 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014	
Land:		77,700		As of 07/01/2015	
Improvements		175,700			
Total:		253,400		253,400	
Preferential Land:		0		238,900	
				0	
Transfer Information					
Seller: SHIFFLETT MICHAEL D		Date: 10/01/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15614/ 00442		Deed2:	
Seller: KIPF MARIA		Date: 04/19/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08152/ 00235		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 07/05/2010					

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 - 15 Account Number - 1511351560			
Owner Information					
Owner Name:		JEWELL KEITH C JEWELL SHEILA ANN		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1217 EVERGREEN LN BALTIMORE MD 21221-6509		Deed Reference: /06550/ 00050	
Location & Structure Information					
Premises Address:		1217 EVERGREEN LN 0-0000		Legal Description: LT 113,114 575 E BEECHWOOD AVE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	2 113 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: NONE Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1988		2,973 SF		20,100 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	BRICK	3 full	1 Detached
Value Information					
		Base Value		Value As of 01/01/2015	
Land:		80,200		80,200	
Improvements		328,500		305,900	
Total:		408,700		386,100	
Preferential Land:		0		0	
Transfer Information					
Seller: WEIR MARK EDWARD		Date: 06/30/1983		Price: \$15,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06550/ 00050		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 08/22/2014					



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 - 15 Account Number - 1518473250			
Owner Information					
Owner Name:		SCHMIDT JOSEPH EDWARD 4TH		Use:	RESIDENTIAL
Mailing Address:		1227 EVERGREEN LN BALTIMORE MD 21221-6509		Principal Residence:	YES
				Deed Reference:	/34212/ 00354
Location & Structure Information					
Premises Address:		1227 EVERGREEN LN 0-0000		Legal Description:	LT 115,116,117 EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	115 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1963		1,260 SF		30,150 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	FRAME	1 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		82,700		82,700	
Improvements		100,500		87,700	
Total:		183,200		170,400	
Preferential Land:		0		183,200 170,400 0	
Transfer Information					
Seller:		Date: 09/16/2013		Price: \$160,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /34212/ 00354		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03538/ 00464		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 12/30/2013					



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 - 15 Account Number - 1501131210			
Owner Information					
Owner Name:		ADAMS JOHN L JR		Use: RESIDENTIAL	
Mailing Address:		1220 BAYSIDE RD BALTIMORE MD 21221-6501		Principal Residence: YES Deed Reference: /06974/ 00115	
Location & Structure Information					
Premises Address:		1220 BAYSIDE RD 0-0000		Legal Description: LT 94,95 EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	94 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1900		832 SF		20,100 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BLOCK	1 full	
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		80,200		80,200	
Improvements		21,900		20,500	
Total:		102,100		100,700	
Preferential Land:		0		0	
Transfer Information					
Seller: ADAMS JOHN L		Date: 08/08/1985		Price: \$32,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06974/ 00115		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 10/21/2013					



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 - 15 Account Number - 1506350671			
Owner Information					
Owner Name:	LANGENBACH KIMBERLY JANISKI BERNADETTE MARY		Use:	RESIDENTIAL	
Mailing Address:	1222 BAYSIDE RD BALTIMORE MD 21221-6501		Principal Residence:	YES	
			Deed Reference:	/29972/ 00211	
Location & Structure Information					
Premises Address:		1222 BAYSIDE RD 0-0000		Legal Description:	PT LT 90 1222 BAYSIDE RD EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	90 2015 0007/0174
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
2006	2,288 SF			5,025 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015 As of 07/01/2016
Land:	75,000		75,000		
Improvements	206,300		186,300		
Total:	281,300		261,300		261,300
Preferential Land:	0				0
Transfer Information					
Seller: LANGENBACH KIMBERLY		Date: 10/07/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29972/ 00211		Deed2:	
Seller: LANGENBACH KIMBERLY		Date: 06/09/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27071/ 00274		Deed2:	
Seller: PALMES INVESTMENT GROUP LLC		Date: 01/10/2007		Price: \$394,500	
Type: ARMS LENGTH MULTIPLE		Deed1: /25047/ 00223		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture: NONE				
Exempt Class:					
Homestead Application Information					
Homestead Application Status: Approved 01/13/2009					



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 - 15 Account Number - 1506451380			
Owner Information					
Owner Name:		WINTERLING GEORGE D WINTERLING DENISE		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1224 BAYSIDE RD BALTIMORE MD 21221- 6501		Deed Reference: /27639/ 00369	
Location & Structure Information					
Premises Address:		1224 BAYSIDE RD 0-0000		Legal Description: LTS 91,92 PT LT 90 EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	91 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2010		3,610 SF		25,125 SF	
Property Land Area		County Use			
25,125 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2015		07/01/2014	
				As of	
				07/01/2015	
Land:	81,500	81,500			
Improvements	312,800	283,000			
Total:	394,300	364,500	394,300		364,500
Preferential Land:	0				0
Transfer Information					
Seller: KINCH THOMAS		Date: 02/10/2009		Price: \$140,000	
Type: ARMS LENGTH VACANT		Deed1: /27639/ 00369		Deed2:	
Seller: FOERTSCHBECK GEORGE L		Date: 02/16/2006		Price: \$92,500	
Type: ARMS LENGTH VACANT		Deed1: /23399/ 00496		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 06/07/2011					



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 - 15 Account Number - 1519712799			
Owner Information					
Owner Name:		KOLB WILLIAM M KOLB KAREN M		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		1246 BAYSIDE RD BALTIMORE MD 21221-6501		Deed Reference: /08347/ 00342	
Location & Structure Information					
Premises Address:		1246 BAYSIDE RD 0-0000		Legal Description: IMPS .461 AC LTS 96-97 1246 BAYSIDE RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	96 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1990	1,128 SF		20,100 SF	04	
Stories Split Foyer	Basement YES	Type SPLIT FOYER	Exterior SIDING	Full/Half Bath 1 full	Garage 1 Attached Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	80,200	80,200			
Improvements	105,400	96,900			
Total:	185,600	177,100	185,600	177,100	
Preferential Land:	0			0	
Transfer Information					
Seller: SPANGLER MARVIN		Date: 12/11/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08347/ 00342		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 01/10/2012					



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 - 15 Account Number - 2400008759			
Owner Information					
Owner Name:	BOSSLE R DONOVAN BOSSLE CAROLYN A		Use:	RESIDENTIAL	
Mailing Address:	1248 BAYSIDE RD BALTIMORE MD 21221-6501		Principal Residence:	YES	
			Deed Reference:	/07187/ 00250	
Location & Structure Information					
Premises Address:		1248 BAYSIDE RD 0-0000		Legal Description:	LTS 98,99,100 NS BAYSIDE RD EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	2 98 2015 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1987	2,252 SF		30,150 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	82,700	82,700			
Improvements	184,100	168,600			
Total:	266,800	251,300	266,800	251,300	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:	Price:			
Type:	Deed1:	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 01/27/2009					



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 - 15 Account Number - 1519712819			
Owner Information					
Owner Name:		KRUSE ELAINE P		Use: RESIDENTIAL	
Mailing Address:		1226 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence: NO Deed Reference: /08341/ 00648	
Location & Structure Information					
Premises Address:		CEDAR RD 0-0000		Legal Description: 214 N EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	145 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			9,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	12,700	12,700			
Improvements	0	0			
Total:	12,700	12,700	12,700	12,700	
Preferential Land:	0			0	
Transfer Information					
Seller: HOFFMAN JOSEPH		Date: 12/05/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08341/ 00648		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: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
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PETITIONER'S

EXHIBIT NO.

COLLECTIVE
9

State of Maryland
Department of Assessments and Taxation

BALTIMORE CO ASSESSMENT OFC
HAMPTON PLAZA
300 E. JOPPA RD, SUITE 602
TOWSON MD 21286-3020

(410) 512-4900
SDAT.BLCO@MARYLAND.GOV 1169
462930

ACCT#04 15 1519712819 /15955
104 0429 382587 R
KRUSE ELAINE P
1226 EVERGREEN LN
BALTIMORE MD 21221-6508

Assessment Notice
(This Is Not A Tax Bill)

NOTICE #	NOTICE DATE	TAX YEAR BEGINNING
382587	12/26/2014	07/01/2015
DIST	MAP	PARCEL SEC BLOCK LOT USE SUBD
15	104	268 145 R
PROPERTY LOCATION		PRINCIPAL RESIDENCE
CEDAR RD		NO
214 N EVERGREEN LANE		
CONTROL #: 5759		



If you submitted a Homestead Application that has been approved, the following three assessments will be applied to produce your actual July 1, 2015 tax bill – County (box 1), State (box 2) and Municipal (box 3). If you did not submit an application or your application was not approved, the County, State, and Municipal assessments will be based on Box 8.

*Taxable
Assessments
for July 1, 2015*

1. \$ 12,700 County or Balt. City Taxable Assessment	2. \$ 12,700 State Taxable Assessment	3. \$ NOT APPLICABLE Municipal Taxable Assessment
--	---	---

State law requires that all real property be revalued at least every three years. The property described above has been reviewed to determine the new market value effective January 1, 2015. The new market value is based upon market data available prior to this date. The old total market value of your property was:

4. \$ 12,700

*New Market Value
As of Jan 1, 2015*

This property has been reappraised as of Jan. 1, 2015. This is the current value of your property, it is not a projection of future value.

5. \$ 12,700 Land	6. \$ 0 Buildings	7. \$ 12,700 TOTAL
----------------------	----------------------	-----------------------

State law provides that any increase in the new market value be phased in over the next three tax years in equal amounts. If the value decreased, this reduced assessment will be in effect for the next three years as shown in the boxes below (before applicable credits and exemptions).

*Phased-In
Market Values/*

8. \$ 12,700	9. \$ 12,700	10. \$ 12,700
--------------	--------------	---------------

Department of Public Works

Metropolitan District Financing and Petitions
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3363 • Fax: 410-825-0163



Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

June 13, 2006

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the sanitary sewer main extension to serve your property located at nes Kelly Case Lane, lot 145, "Evergreen Park" 7-174, property account # 15-19-712819, has been completed and is now available for service. The following information pertains to connecting to the sewer main and the billing of charges.

In accordance with Articles 20-2-102 and 20-2-105 of the Baltimore County Code 2003 and departmental policy, you must connect your property to public sewer and abandon the septic system within one year of the date of this notice. However, if you have received a violation notice from the Department of Environmental Protection & Resource Management (DEPRM) that your sewage disposal system is failing, connection to public sewer must be made within the next thirty (30) days. Your plumber may apply for a permit for completing the connection. Application must be made by a master plumber to the Division of Permits and Licenses, Room 100, County Office Building. If you are interesting in a quotation of the cost of your plumber's permit, please call the Division of Permits and Licenses at 410-887-3614.

Please refer to the notice of assessment to review the charges for the construction of the sewer system and connections.

- a. The annual sewer benefit charge will be added to your July 1, 2006 property tax bill with no further notice or bill forthcoming. If you wish to pay the assessment in full in lieu of annual payments, call 410-887-2430, or send a check made payable to "Baltimore County, MD", to:

Metropolitan District Financing & Petitions
111 W. Chesapeake Avenue, Room 313
Towson, MD 21204
Attention: Linda Leake

- b. A "construction loan charge" will be added to your July 1, 2006 property tax bill to bill for the deficit charge and, if a connection was installed for your property, a sewer system and a property connection charge. If you wish to pay any or all of the charges in full in lieu of annual payments, call 410-887-4100, Office of Budget & Finance, or send a check made payable to "Baltimore County, MD", to:

Office of Budget & Finance
400 Washington Avenue, Room 150
Towson, MD 21204
Attention: Alice Stevenson

Visit the County's Website at www.baltimorecountyonline.info



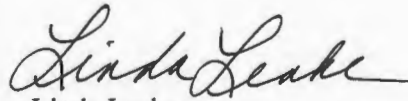
- a. If your original schedule of charges referred to "deferred" charges, the deferred benefit and deferred deficit charges will be set up as liens on your property, but no annual charge will be levied at this time. However, these charges may become payable in part or in full if the property is subdivided or a connection to the sewer is installed.

Until your property is connected to the public water system, Sewer Service charges will be based on plumbing fixtures. Fixture based Sewer Service charges are billed as follows:

- a. Permits issued during the calendar year between April 1 and June 30 will include prepayment of Sewer Service charges for the tax year beginning the following July 1. Annual Sewer Service charges are levied on property tax bills each July 1 thereafter.
- b. Permits issued during the calendar year between July 1 and March 31 will include pro-rated Sewer Service charges for the current tax year. Annual Sewer Service charges are levied on property tax bills the following July 1 and each year thereafter.
- c. After your property is connected to the public water system, your Sewer Service charge will be computed using the quarterly water consumption readings provided to us by the Baltimore City Department of Water and Wastewater. Sewer Service charges levied for each tax year beginning in July will be computed using the 100% of the consumption readings from the prior calendar year. The current Sewer Service rate is \$27.66 per 1,000 cubic feet of water, subject to a minimum charge of \$40.00.

If you have any questions, please call this office at 410-887-2430, Monday thru Friday, between 8:00 am and 4:00 p.m.

Sincerely,



Linda Leake
Chief

LGL/I

C: file



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH JR.
County Executive

EDWARD C. ADAMS, JR., *Director*
Department of Public Works

February 14, 2008

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the water main extension to serve your property located at ns Cedar Road lot 145 "Evergreen Park" 7-174, property account # 15-19-712819, has been completed and is available for service. The following information pertains to connecting to the water main and the billing of charges.

In accordance with Article 20-2-103 of the Baltimore County Code 2003 you must connect your property to public water system and abandon your well within one year of the date of this notice. Please proceed with filing an application for the installation of a water meter, completing the connection to the water system and abandoning your well. Your plumber may apply for a permit to complete the connection in the Division of Permits and Licenses, Room 100, County Office Building. If you are interested in a quotation of the cost of your plumber's permit or meter application fees, please call the Division of Permits and Licenses at 410-887-3614.

Please refer to the notice of assessment to review the charges for the construction of the water system and connections.

- a. The annual water benefit charge will be added to your July 1, 2008 property tax bill with no further notice or bill forthcoming. If you wish to pay the assessment in full in lieu of annual payments, call 410-887-2430, or send a check made payable to "Baltimore County, MD":

Metropolitan District Financing & Petitions
111 W. Chesapeake Avenue, Room 313
Towson, MD 21204
Attention: Linda Leake

- b. A "construction loan charge" will be added to your July 1, 2008 property tax bill to bill for the deficit charge and, if a connection was installed for your property, a water system and a property connection charge. If you wish to pay any or all of the charges in full in lieu of annual payments, call 410-887-4100, Office of Budget & Finance, or send a check made payable to "Baltimore County, MD":

Office of Budget & Finance
400 Washington Avenue, Room 150
Towson, MD 21204
Attention: Alice Stevenson

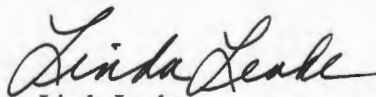
- c. If your original schedule of charges referred to "deferred" charges, the deferred benefit and deferred deficit charges will be set up as liens on your property, but no annual charge will be levied at this time. However, these charges may become payable in part or in full if the property is subdivided or a connection to the water is installed.

After you have filed an application for the installation of a water meter, annual Water Distribution charges will be added to your property tax bill as follows:

- a. Water meter applications filed during the calendar year between April 1 and June 30 will include prepayment of annual Water Distribution charges for the tax year beginning the following July 1. Annual Water Distribution charges are levied on property tax bills each July 1 thereafter.
- b. Water meter applications issued during the calendar year between July 1 and March 31 will include pro-rated Water Distribution charges for the current tax year. Annual Water Distribution charges are levied on property tax bills the following July 1 and each year thereafter.
- c. Water Distribution charges levied for each tax year beginning in July are computed based on water meter size.

If you have any questions, please call Debbie Delahanty at 410-887-3363, Monday through Friday, between 8:00 am and 4:00 p.m.

Sincerely,



Linda Leake
Chief

LGL/l

C: file

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 - 15 Account Number - 1519712820			
Owner Information					
Owner Name:		KRUSE ELAINE P		Use: RESIDENTIAL	
Mailing Address:		1226 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence: NO Deed Reference: /08341/ 00648	
Location & Structure Information					
Premises Address:		CEDAR RD 0-0000		Legal Description: 264 N EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	146 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			9,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015
Land:	12,700		12,700		
Improvements	0		0		
Total:	12,700		12,700		12,700 12,700
Preferential Land:	0				0
Transfer Information					
Seller: HOFFMAN JOSEPH		Date: 12/05/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08341/ 00648		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: No Application					

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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.

BALTIMORE CO ASSESSMENT OFC
HAMPTON PLAZA
300 E. JOPPA RD, SUITE 602
TOWSON MD 21286-3020

(410) 512-4900

SDAT.BLCO@MARYLAND.GOV

1169
462931

ACCT#04 15 1519712820 /15956
104 0429 381850 R
KRUSE ELAINE P
1226 EVERGREEN LN
BALTIMORE MD 21221-6508

NOTICE # NOTICE DATE TAX YEAR BEGINNING
381850 12/26/2014 07/01/2015

DIST MAP PARCEL SEC BLOCK LOT USE SUBD
15 104 268 146 R

PROPERTY LOCATION PRINCIPAL RESIDENCE
CEDAR RD NO

264 N EVERGREEN LANE

CONTROL #: 5089



If you submitted a Homestead Application that has been approved, the following three assessments will be applied to produce your actual July 1, 2015 tax bill – County (box 1), State (box 2) and Municipal (box 3). If you did not submit an application or your application was not approved, the County, State, and Municipal assessments will be based on Box 8.

*Taxable
Assessments
for July 1, 2015*

1. \$ 12,700
County or Balt. City
Taxable Assessment

2. \$ 12,700
State
Taxable Assessment

3. \$ NOT APPLICABLE
Municipal
Taxable Assessment

State law requires that all real property be revalued at least every three years. The property described above has been reviewed to determine the new market value effective January 1, 2015. The new market value is based upon market data available prior to this date. The old total market value of your property was:

4. \$ 12,700

*New Market Value
As of Jan 1, 2015*

This property has been reappraised as of Jan. 1, 2015. This is the current value of your property, it is not a projection of future value.

5. \$ 12,700
Land

6. \$ 0
Buildings

7. \$ 12,700
TOTAL

State law provides that any increase in the new market value be phased in over the next three tax years in equal amounts. If the value decreased, this reduced assessment will be in effect for the next three years as shown in the boxes below (before applicable credits and exemptions).

*Phased-In
Market Values/
Assessments*

8. \$ 12,700
2015

9. \$ 12,700
2016

10. \$ 12,700
2017

*Your Appeal
Rights*

If you feel that your property's Total New Market Value of 12,700 is incorrect, you may file an appeal. An explanation of the appeal process and instructions on how to file your appeal are located on page 4.

An appeal must be filed or postmarked by 02/09/2015

ATTENTION: If the mailing address at right is incorrect, please print the correct address below and return to the Assessment Office.

ACCT#04 15 1519712820 /15956
104 0429 381850 R
KRUSE ELAINE P
1226 EVERGREEN LN
BALTIMORE MD 21221-6508

Department of Public Works

Metropolitan District Financing and Petitions
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3363 • Fax: 410-825-0163



Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

June 13, 2006

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the sanitary sewer main extension to serve your property located at nes Kelly Case Lane, lot 146, "Evergreen Park" 7-174, property account # 15-19-712820, has been completed and is now available for service. The following information pertains to connecting to the sewer main and the billing of charges.

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Please refer to the notice of assessment to review the charges for the construction of the sewer system and connections.

- a. The annual sewer benefit charge will be added to your July 1, 2006 property tax bill with no further notice or bill forthcoming. If you wish to pay the assessment in full in lieu of annual payments, call 410-887-2430, or send a check made payable to "Baltimore County, MD", to:

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111 W. Chesapeake Avenue, Room 313
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Attention: Linda Leake

- b. A "construction loan charge" will be added to your July 1, 2006 property tax bill to bill for the deficit charge and, if a connection was installed for your property, a sewer system and a property connection charge. If you wish to pay any or all of the charges in full in lieu of annual payments, call 410-887-4100, Office of Budget & Finance, or send a check made payable to "Baltimore County, MD", to:

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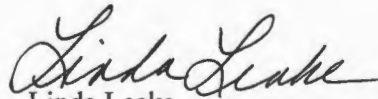
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If you have any questions, please call this office at 410-887-2430, Monday thru Friday, between 8:00 am and 4:00 p.m.

Sincerely,


Linda Leake
Chief

LGL/I

C: file



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH JR.
County Executive

EDWARD C. ADAMS, JR., *Director*
Department of Public Works

February 14, 2008

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the water main extension to serve your property located at ns Cedar Road lot 146 "Evergreen Park" 7-174, property account # 15-19-712820, has been completed and is available for service. The following information pertains to connecting to the water main and the billing of charges.

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Attention: Linda Leake

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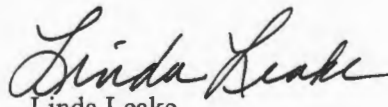
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If you have any questions, please call Debbie Delahanty at 410-887-3363, Monday through Friday, between 8:00 am and 4:00 p.m.

Sincerely,


Linda Leake
Chief

LGL/l

C: file

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 - 15 Account Number - 1519712821			
Owner Information					
Owner Name:		KRUSE ELAINE P		Use: RESIDENTIAL	
Mailing Address:		1226 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence: NO Deed Reference: /08341/ 006 48	
Location & Structure Information					
Premises A ddress:		CEDAR RD 0-0000		Legal Description: 314 N EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	147 2015 0007/0174
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			9,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	12,700	12,700			
Improvements	0	0			
Total:	12,700	12,700	12,700	12,700	
Preferential Land:	0			0	
Transfer Information					
Seller: HOFFMAN JOSEPH		Date: 12/05/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08341/ 00648		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: No Application					

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State of Maryland
Department of Assessments and Taxation

Assessment Notice
(This Is Not A Tax Bill)

BALTIMORE CO ASSESSMENT OFC
HAMPTON PLAZA
300 E. JOPPA RD, SUITE 602
TOWSON MD 21286-3020

(410)512-4900
SDAT.BLCO@MARYLAND.GOV 1169
462932

ACCT#04 15 1519712821 /15957
104 0429 381851 R
KRUSE ELAINE P
1226 EVERGREEN LN
BALTIMORE MD 21221-6508

NOTICE # NOTICE DATE TAX YEAR BEGINNING
381851 12/26/2014 07/01/2015

DIST MAP PARCEL SEC BLOCK LOT USE SUBD
15 104 268 147 R

PROPERTY LOCATION PRINCIPAL RESIDENCE
CEDAR RD NO

314 N EVERGREEN LANE

CONTROL #: 5189



If you submitted a Homestead Application that has been approved, the following three assessments will be applied to produce your actual July 1, 2015 tax bill – County (box 1), State (box 2) and Municipal (box 3). If you did not submit an application or your application was not approved, the County, State, and Municipal assessments will be based on Box 8.

*Taxable
Assessments
for July 1, 2015*

1. \$ 12,700
County or Balt. City
Taxable Assessment

2. \$ 12,700
State
Taxable Assessment

3. \$ NOT APPLICABLE
Municipal
Taxable Assessment

State law requires that all real property be revalued at least every three years. The property described above has been reviewed to determine the new market value effective January 1, 2015. The new market value is based upon market data available prior to this date. The old total market value of your property was:

4. \$ 12,700

*New Market Value
As of Jan 1, 2015*

This property has been reappraised as of Jan. 1, 2015. This is the current value of your property, it is not a projection of future value.

5. \$ 12,700
Land

6. \$ 0
Buildings

7. \$ 12,700
TOTAL

State law provides that any increase in the new market value be phased in over the next three tax years in equal amounts. If the value decreased, this reduced assessment will be in effect for the next three years as shown in the boxes below (before applicable credits and exemptions).

*Phased-In
Market Values/
Assessments*

8. \$ 12,700
2015

9. \$ 12,700
2016

10. \$ 12,700
2017

*Your Appeal
Rights*

If you feel that your property's Total New Market Value of 12,700 is incorrect, you may file an appeal. An explanation of the appeal process and instructions on how to file your appeal are located on page 4.

An appeal must be filed or postmarked by 02/09/2015

ATTENTION: If the mailing address at right is incorrect, please print the correct address below and return to the Assessment Office.

ACCT#04 15 1519712821 /15957
104 0429 381851 R
KRUSE ELAINE P
1226 EVERGREEN LN
BALTIMORE MD 21221-6508

Department of Public Works

Metropolitan District Financing and Petitions
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3363 • Fax: 410-825-0163



Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

June 13, 2006

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the sanitary sewer main extension to serve your property located at nes Kelly Case Lane, lot 147, "Evergreen Park" 7-174, property account # 15-19-712821, has been completed and is now available for service. The following information pertains to connecting to the sewer main and the billing of charges.

In accordance with Articles 20-2-102 and 20-2-105 of the Baltimore County Code 2003 and departmental policy, you must connect your property to public sewer and abandon the septic system within one year of the date of this notice. However, if you have received a violation notice from the Department of Environmental Protection & Resource Management (DEPRM) that your sewage disposal system is failing, connection to public sewer must be made within the next thirty (30) days. Your plumber may apply for a permit for completing the connection. Application must be made by a master plumber to the Division of Permits and Licenses, Room 100, County Office Building. If you are interesting in a quotation of the cost of your plumber's permit, please call the Division of Permits and Licenses at 410-887-3614.

Please refer to the notice of assessment to review the charges for the construction of the sewer system and connections.

- a. The annual sewer benefit charge will be added to your July 1, 2006 property tax bill with no further notice or bill forthcoming. If you wish to pay the assessment in full in lieu of annual payments, call 410-887-2430, or send a check made payable to "Baltimore County, MD", to:

Metropolitan District Financing & Petitions
111 W. Chesapeake Avenue, Room 313
Towson, MD 21204
Attention: Linda Leake

- b. A "construction loan charge" will be added to your July 1, 2006 property tax bill to bill for the deficit charge and, if a connection was installed for your property, a sewer system and a property connection charge. If you wish to pay any or all of the charges in full in lieu of annual payments, call 410-887-4100, Office of Budget & Finance, or send a check made payable to "Baltimore County, MD", to:

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400 Washington Avenue, Room 150
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Attention: Alice Stevenson

Visit the County's Website at www.baltimorecountyonline.info



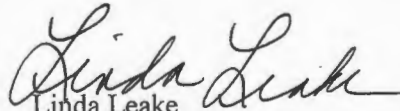
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Until your property is connected to the public water system, Sewer Service charges will be based on plumbing fixtures. Fixture based Sewer Service charges are billed as follows:

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- c. After your property is connected to the public water system, your Sewer Service charge will be computed using the quarterly water consumption readings provided to us by the Baltimore City Department of Water and Wastewater. Sewer Service charges levied for each tax year beginning in July will be computed using the 100% of the consumption readings from the prior calendar year. The current Sewer Service rate is \$27.66 per 1,000 cubic feet of water, subject to a minimum charge of \$40.00.

If you have any questions, please call this office at 410-887-2430, Monday thru Friday, between 8:00 am and 4:00 p.m.

Sincerely,


Linda Leake
Chief

LGL/I

C: file

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 - 15 Account Number - 1519712822			
Owner Information					
Owner Name:		KRUSE ELAINE P		Use: RESIDENTIAL	
Mailing Address:		1226 EVERGREEN LN BALTIMORE MD 21221-8508		Principal Residence: NO Deed Reference: /08341/ 006 48	
Location & Structure Information					
Premises A ddress:		CEDAR RD 0-0000		Legal Description: 364 N EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0007/0174
0104	0024	0268		0000	148 2015
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			9,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	12,700	12,700			
Improvements	0	0			
Total:	12,700	12,700	12,700	12,700	
Preferential Land:	0			0	
Transfer Information					
Seller: HOFFMAN JOSEPH		Date: 12/05/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08341/ 00648		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: No Application					

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.

State of Maryland
Department of Assessments and Taxation

Assessment Notice
(This Is Not A Tax Bill)

BALTIMORE CO ASSESSMENT OFC
HAMPTON PLAZA
300 E. JOPPA RD, SUITE 602
TOWSON MD 21286-3020

(410) 512-4900
SDAT.BLCO@MARYLAND.GOV 1169
462933

ACCT#04 15 1519712822 /15958
104 0429 381852 R
KRUSE ELAINE P
1226 EVERGREEN LN
BALTIMORE MD 21221-6508

NOTICE # NOTICE DATE TAX YEAR BEGINNING
381852 12/26/2014 07/01/2015

DIST MAP PARCEL SEC BLOCK LOT USE SUBD
15 104 268 148 R

PROPERTY LOCATION PRINCIPAL RESIDENCE
NO

CEDAR RD
364 N EVERGREEN LANE

CONTROL #: 5289



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Department of Public Works

Metropolitan District Financing and Petitions
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3363 • Fax: 410-825-0163



Baltimore County

James T. Smith, Jr., County Executive
Edward C. Adams, Jr., Director

June 13, 2006

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the sanitary sewer main extension to serve your property located at nes Kelly Case Lane, lot 148, "Evergreen Park" 7-174, property account # 15-19-712822, has been completed and is now available for service. The following information pertains to connecting to the sewer main and the billing of charges.

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Metropolitan District Financing & Petitions
111 W. Chesapeake Avenue, Room 313
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Attention: Linda Leake

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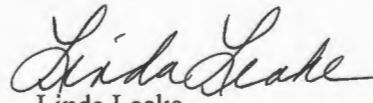
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If you have any questions, please call this office at 410-887-2430, Monday thru Friday, between 8:00 am and 4:00 p.m.

Sincerely,


Linda Leake
Chief

LGL/I

C: file



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH JR.
County Executive

EDWARD C. ADAMS, JR., *Director*
Department of Public Works

February 14, 2008

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the water main extension to serve your property located at ns Cedar Road lot 148 "Evergreen Park" 7-174, property account # 15-19-712822, has been completed and is available for service. The following information pertains to connecting to the water main and the billing of charges.

In accordance with Article 20-2-103 of the Baltimore County Code 2003 you must connect your property to public water system and abandon your well within one year of the date of this notice. Please proceed with filing an application for the installation of a water meter, completing the connection to the water system and abandoning your well. Your plumber may apply for a permit to complete the connection in the Division of Permits and Licenses, Room 100, County Office Building. If you are interested in a quotation of the cost of your plumber's permit or meter application fees, please call the Division of Permits and Licenses at 410-887-3614.

Please refer to the notice of assessment to review the charges for the construction of the water system and connections.

- a. The annual water benefit charge will be added to your July 1, 2008 property tax bill with no further notice or bill forthcoming. If you wish to pay the assessment in full in lieu of annual payments, call 410-887-2430, or send a check made payable to "Baltimore County, MD":

Metropolitan District Financing & Petitions
111 W. Chesapeake Avenue, Room 313
Towson, MD 21204
Attention: Linda Leake

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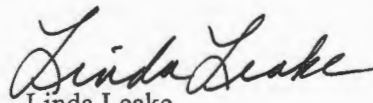
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After you have filed an application for the installation of a water meter, annual Water Distribution charges will be added to your property tax bill as follows:

- a. Water meter applications filed during the calendar year between April 1 and June 30 will include prepayment of annual Water Distribution charges for the tax year beginning the following July 1. Annual Water Distribution charges are levied on property tax bills each July 1 thereafter.
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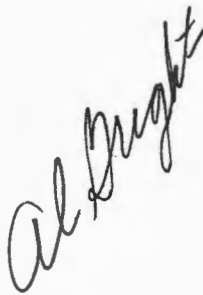
If you have any questions, please call Debbie Delahanty at 410-887-3363, Monday through Friday, between 8:00 am and 4:00 p.m.

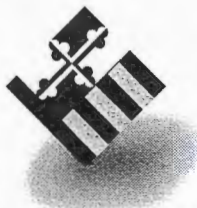
Sincerely,


Linda Leake
Chief

LGL/I

C: file

 / W



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH JR.
County Executive

EDWARD C. ADAMS, JR., *Director*
Department of Public Works

February 14, 2008

Elaine P Kruse
1226 Evergreen Lane
Baltimore, MD 21221-6508

Dear Property Owner:

This letter is to advise you that the water main extension to serve your property located at ns Cedar Road lot 144 "Evergreen Park" 7-174, property account # 15-19-712818, has been completed and is available for service. The following information pertains to connecting to the water main and the billing of charges.

In accordance with Article 20-2-103 of the Baltimore County Code 2003 you must connect your property to public water system and abandon your well within one year of the date of this notice. Please proceed with filing an application for the installation of a water meter, completing the connection to the water system and abandoning your well. Your plumber may apply for a permit to complete the connection in the Division of Permits and Licenses, Room 100, County Office Building. If you are interested in a quotation of the cost of your plumber's permit or meter application fees, please call the Division of Permits and Licenses at 410-887-3614.

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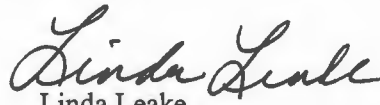
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Sincerely,


Linda Leake
Chief

LGL/l

C: file

Case No.: 2015-0305-SPHA

Exhibit Sheet

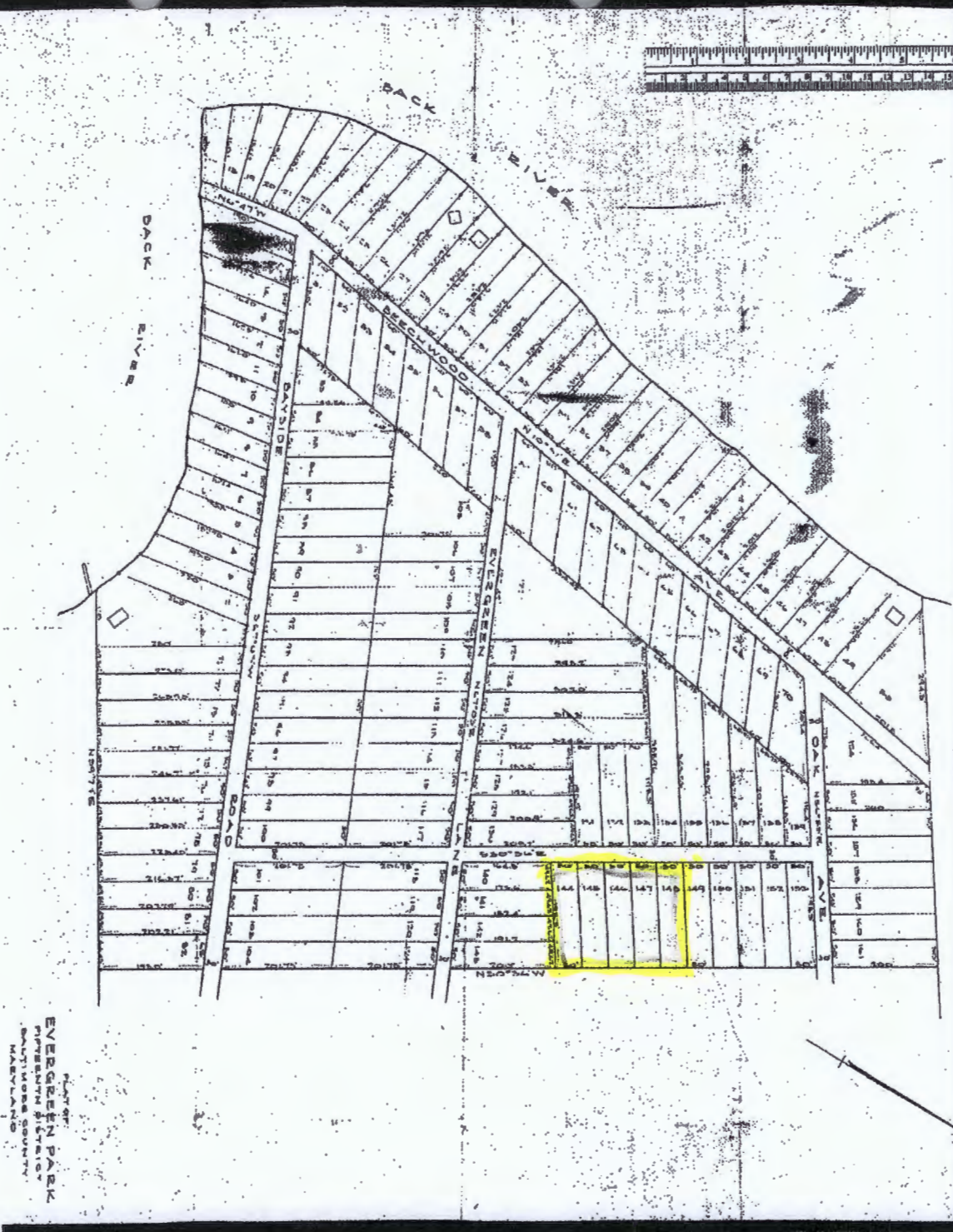
DW
10-19-15

9-15-15
sen

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	Plat	
No. 3	Deeds $\left\{ \begin{array}{l} 3A \\ 3B \end{array} \right.$	
No. 4	Aerial zoning map	
No. 5	Aerial photo	
No. 6	Envir. Map	
No. 7	Plan w/ photos	
No. 8	tax records	
No. 9	subject prop. tax records	
No. 10	color photos	
No. 11	Letters from neighbors	
No. 12	Community Ass'n. Letter	



PETITIONER'S

EXHIBIT NO. 2

DEED

THIS DEED, made this 6 day of November in the year one thousand nine hundred and eighty-nine by and between ELAINE P. KRUSE, Personal Representative of the Estate of Clara E. Hoffmann, deceased, party of the first part, Grantor, and ELAINE P. KRUSE, party of the second part, Grantee.

WHEREAS, Clara E. Hoffmann, late of Baltimore County, Maryland, deceased, died on the 10th day of January, 1989, testate; and

WHEREAS, in a proceeding entitled "In the Matter of the Estate of Clara E. Hoffmann, deceased", estate number 66137, in the office of the Register of Wills for Baltimore County, Letters of Administration on the Estate of Clara E. Hoffmann, were, on February 10, 1989, granted unto Elaine P. Kruse as Personal Representative, the above named Grantor; and

WHEREAS, the said Clara E. Hoffmann, deceased, was, on the date of her death, hereinabove mentioned, the owner of the lots of ground hereinafter described, title to which lots of ground, by virtue of the death of the said Clara E. Hoffmann and the appointment of the said Personal Representative, has now vested in the said Personal Representative, the above named Grantor; and

WHEREAS, the said Grantor, as Personal Representative of the Estate of Clara E. Hoffmann, deceased, has filed a First and Final Administration Account with the Register of Wills for Baltimore County, which said First and Final Administration Account was approved by the Orphans Court for Baltimore County on October 13, 1989; and the said First and Final Administration Account, pursuant to Item IV of the Last Will and Testament of Clara E. Hoffmann, provides for the distribution of the hereinafter described lots of ground to the said Elaine P. Kruse, the said Grantee; and

WHEREAS, the said Personal Representative of the Estate of Clara E. Hoffmann, deceased, is required to execute and deliver this Deed pursuant to the provisions of Section 9-105 of the Estates and Trusts Article of the Annotated Code of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the above recited premises and of the sum of Five Dollars (\$5.00) and in

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per 3-24
Authorized Signature
Date 11-24-89 Sec. 11-68 H

ACRITION
NOT A
SIGNATURE 11/24/89

PETITIONER'S

EXHIBIT NO.

3A

pursuance of the above mentioned provisions of the Annotated Code of Maryland, the said Elaine P. Kruse, Personal Representative, as aforesaid, does hereby grant and convey unto the said Elaine P. Kruse, her personal representatives, heirs and assigns, in fee simple, all those lots of ground situate in the 18th Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING known and designated as Lots Nos. 144, 145, 146, 147 and 148, as shown on the Plat of Evergreen Park and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 174.

ALSO BEING the same lots of ground which by Deed dated May 16, 1973 and recorded among the Land Records of Baltimore County in Liber 5359, folio 025, were granted and conveyed by Marie E. Groszkowski unto Joseph Hoffmann and Clara E. Hoffmann, as tenants by the entireties. The said Joseph Hoffmann died on October 15, 1975, thus vesting the entire estate in Clara E. Hoffmann, the decedent as aforesaid.

TOGETHER with the buildings thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots of ground and premises unto the said ELAINE P. KRUSE, her personal representatives, heirs and assigns, in fee simple.

WITNESS the hand and seal of the Grantor.

TEST:

Elaine P. Kruse (SEAL)
ELAINE P. KRUSE, Personal Representative
of the Estate of Clara E. Hoffmann, deceased

STATE OF MARYLAND, CITY/COUNTY OF International, TO WIT:

I HEREBY CERTIFY, that on this 6 day of November, in the year one thousand nine hundred and eighty-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ELAINE P. KRUSE, Personal Representative of the Estate of Clara E. Hoffmann, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

My Commission Expires July 1, 1993

Mary G. Antkowiak
Notary Public

Goldman & Kohn, P.C.
1500 Charles Center South
36 S. Charles St.
Baltimore, Md. 21201-3020

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this 16th day of May
 in the year one thousand nine hundred and seventy-three, by and between MARIE E. GROSKOWSKI,
 Widow, of Baltimore

of in the State of Maryland, of the first part, and
JOSEPH HOFFMAN and CLARA HOFFMAN, his wife, of Baltimore County, State of Maryland, parties
 of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and
 valuable considerations, the receipt whereof is hereby acknowledged,-----
 the said party of the first part-----
 does grant and convey unto the said Joseph Hoffman and Clara Hoffman, his wife, as tenants
 by the entireties, the survivor of the,, and the survivors,-----

herein and assigns, in fee simple, all those Lots ----- of ground, situate, lying and being in
 the 15th Election District of Baltimore County,
 State of Maryland-----, aforesaid, and described as follows, that is to say:--

~~known as~~ BEING known and designated as Lots Nos. 144, 145, 146, 147 and 148, as
 shown on the Plat of Evergreen Park and recorded among the Land Records of Baltimore
 County in Plat Book W.P.C. No. 7, folio 174.

ALSO BEING the same lots of ground which by Deed dated May 16th, 1973, and
 recorded among the Land Records of Baltimore County were granted and conveyed by Rita
 T. Roskey and Martin M. Mrozinski, Personal Representatives of the Estate of Ida D.
 Stachorowski to Marie E. Groskowski, the within Grantor.

008**** #0569822 2L-11 AM
 008**** #0569822 2L-11 AM
 0591**** #0569822 2L-11 AM
 0588**** #569822 2L-11 AM

LIB 27-1-1973

72.00 MSC

3B

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots of ground ----- and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Joseph Hoffman and Clara Hoffman, his wife, as tenants by the entireties, the survivor of them and the survivors ----- heirs and assigns, in fee simple.

And the said party of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and the she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

Carolyn Pfeiffer
Carolyn Pfeiffer

Marie E. Groskowski (SEAL)
Marie E. Groskowski

(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY-----, to wit:

I HEREBY CERTIFY, That on this----- 16th -----day of -- May -----
in the year one thousand nine hundred and seventy-three-----, before me, the subscriber,
a Notary Public of the State of Maryland, in and for Baltimore County-----, aforesaid,
personally appeared MARIE E. GROSKOWSKI -----

the above named grantor and she acknowledged the foregoing Deed to be --- her --- act.

As Witness my hand and Notary Seal 17 1973 at 12th P

Per Elmer H. Kahline, Jr. Clerk

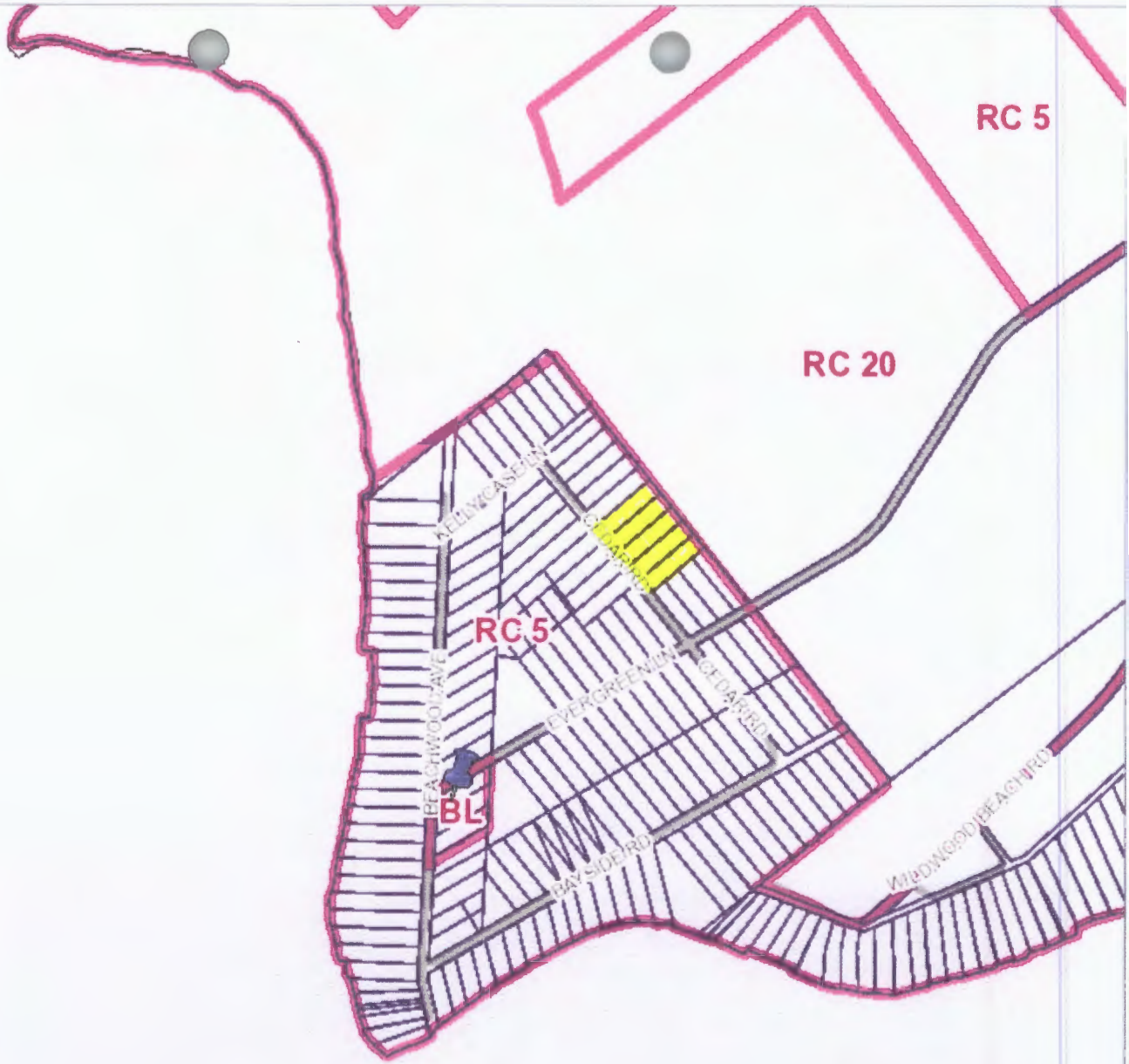
Mail to Edward P. Hughes

Receipt No. 3

My Commission Expires

July 1-1974





750 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is
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PETITIONER'S

EXHIBIT NO.

4



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not warrant any liability with respect to any or Baltimore County but not attorney arising from o

PETITIONER'S

EXHIBIT NO. 45



Environmental Map

Created By
Baltimore County
My Neighborhood



PETITIONER'S
EXHIBIT NO. 6

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August 10, 2015

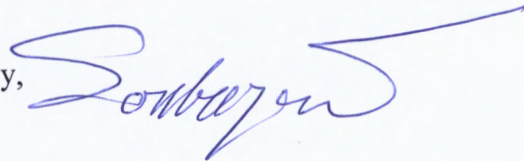
John Beverungen, Administrative Law Judge
Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition for Special Hearing and Variance (Kruse Property)
Property Address: Lots 144, 145, 146, 147 and 148 Cedar Road

Dear Judge Beverungen:

The purpose of this letter is to express my support for the special hearing request to allow two undersized residential lots of just over a half acre each. I also support the variance request to allow a side yard setback of 25 feet for each of the two lots instead of the required 50 feet. The configuration of five lots into two for this subdivision from the 1920s is in keeping with the pattern of development in this neighborhood.

Sincerely,



SON NGUYEN
1313 KELLY CASE LA
ESSEX MD 21221
Address

PETITIONER'S
EXHIBIT NO. COLLECTIVE
11

August 10, 2015

John Beverungen, Administrative Law Judge
Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

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Sincerely,

Jo Ann Schaffer To Ann Schaffer
1300 Evergreen Ln
Balto, MD 21221
Address

August 10, 2015

John Beverungen, Administrative Law Judge
Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

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Sincerely,

Brian D. Pivonski BRIAN D. PIVONSKI
1234 EVERGREEN LANE
BALTO MD 21221
Address

August 10, 2015

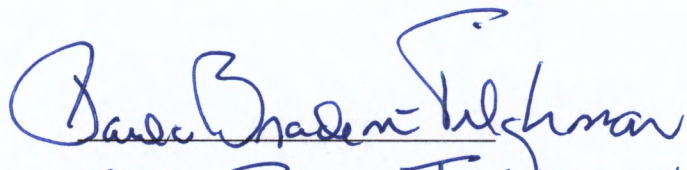
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Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
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Property Address: Lots 144, 145, 146, 147 and 148 Cedar Road

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Sincerely,


PAULA BRADEN TILGHMAN
1218 EVERGREEN LANE
Address 21221

August 10, 2015

John Beverungen, Administrative Law Judge
Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition for Special Hearing and Variance (Kruse Property)
Property Address: Lots 144, 145, 146, 147 and 148 Cedar Road

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Sincerely,

Troy Smith
1209 EVERGREEN Lane
BATT. MD 21221
Address

JB 9-11
1:30 PM

Back River Neck Peninsula
COMMUNITY ASSOCIATION

P. O. Box 16754, Baltimore, MD 21221

August 10, 2015

John Beverungen, Administrative Law Judge
Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

RECEIVED

SEP 10 2015

OFFICE OF ADMINISTRATIVE HEARINGS

Re: **Case #2015-0305-SPHA** Petition for Special Hearing and Variance .
(Kruse Property) Lots # 144, 145, 146, 147, and 148 Cedar Road 21221.

Dear Judge Beverungen,

The Back River Neck Peninsula Community Association **supports** the special hearing request to allow the configuration of five existing lots into two undersized residential lots. We also support the variance request to allow a side yard setback of 25 feet for each of the two lots instead of the required 50 feet.

Sincerely,

PETITIONER' S

EXHIBIT NO. 12

Carl Maynard President
BRNPCHA
1546 Denton Road
Essex, Maryland 21221

CASE NAME KRUSE
CASE NUMBER 2015-0305-SPMA
DATE 9/11/15

[illegible]

CASE NO. 2015-0305-SPHA

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

7/16/15

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

C

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

FIRE DEPARTMENT

7/27/15

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

C - does not support

7/9/15

STATE HIGHWAY ADMINISTRATION

no only

TRAFFIC ENGINEERING

9-10

COMMUNITY ASSOCIATION

BRNPCA - Supports

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/20/15

SIGN POSTING

Date:

8/14/15

by

DOCK

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

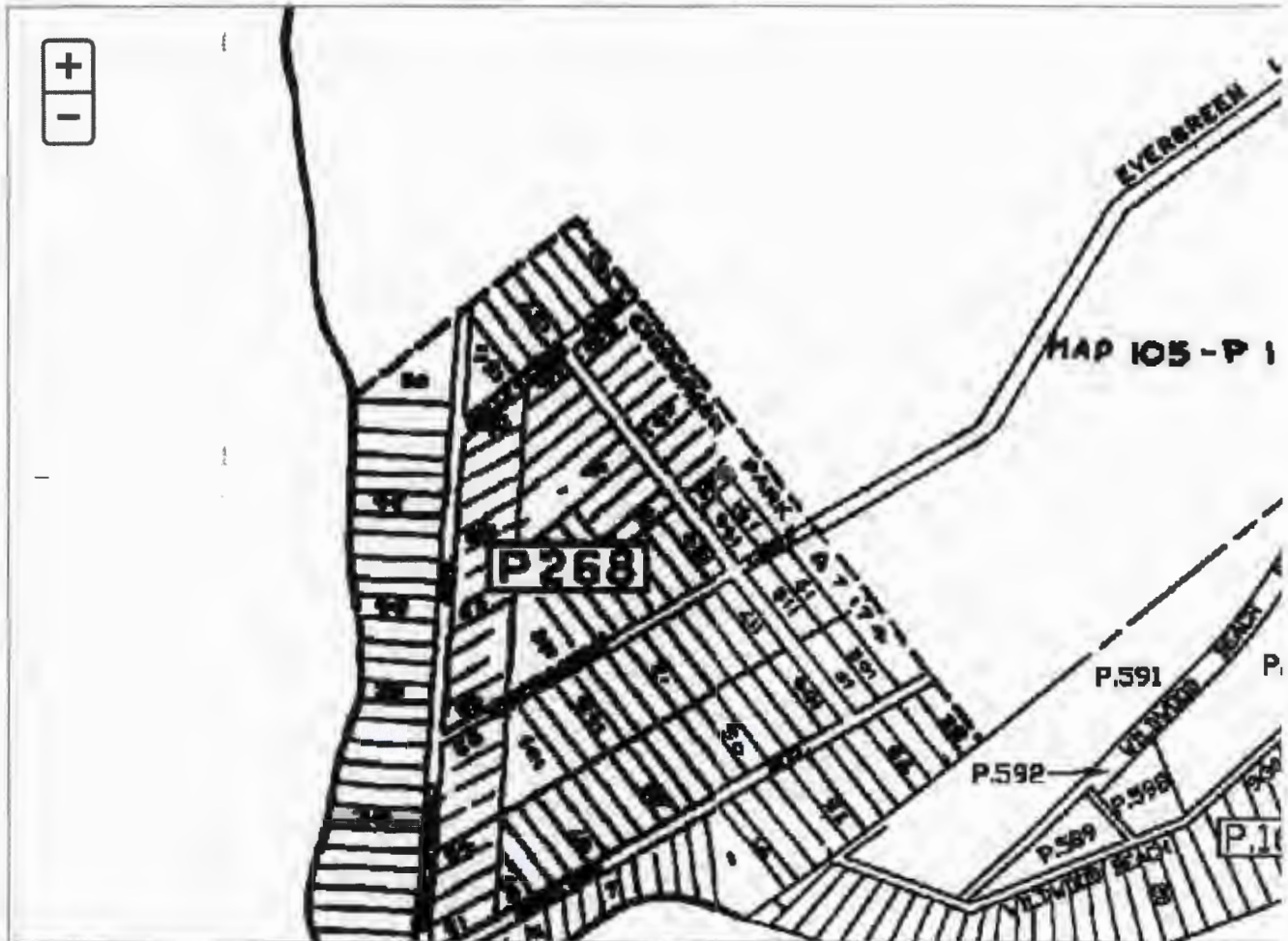
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519712818			
Owner Information					
Owner Name:	KRUSE ELAINE P		Use:	RESIDENTIAL	
Mailing Address:	1226 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence:	NO	
			Deed Reference:	/08341/ 00648	
Location & Structure Information					
Premises Address:		CEDAR RD 0-0000		Legal Description: 164 N EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0104	0024	0268		0000	144
					Assessment Year: 2015
					Plat No: 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			9,900 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		12,700	12,700		
Improvements		0	0		
Total:		12,700	12,700	12,700	12,700
Preferential Land:		0			0
Transfer Information					
Seller: HOFFMAN JOSEPH		Date: 12/05/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08341/ 00648		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1519712818**

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/>)

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Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519712819			
Owner Information					
Owner Name:	KRUSE ELAINE P		Use:	RESIDENTIAL	
Mailing Address:	1226 EVERGREEN LN BALTIMORE MD 21221-6508		Principal Residence:	NO	
			Deed Reference:	/08341/ 00648	
Location & Structure Information					
Premises Address:		CEDAR RD 0-0000		Legal Description: 214 N EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	145 2015 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
				9,900 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		12,700	12,700		
Improvements		0	0		
Total:		12,700	12,700	12,700	12,700
Preferential Land:		0			0
Transfer Information					
Seller: HOFFMAN JOSEPH		Date: 12/05/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08341/ 00648		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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: No Application					

Baltimore County

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(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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KEVIN KAMENETZ
County Executive

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

September 3, 2015

Elaine Joines and Carol Clasing
115 Hayward Heights
Glen Rock PA 17327

RE: Case Number: 2015-0305 SPHA, Address: Lots 144, 145, 146, 147, 148 Cedar Road

Dear Ms. Joines & Ms. Clasing:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 29, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Neil Lanzi, 409 Washington Avenue, Suite 617, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/9/15

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

RE: Baltimore County
Item No 2015-0305-SPHA
Special Hearing Varnance
Elaine Jones & Carol Clasing
Cedar 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. 2015-0305-SPHA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) extension 2398, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Cedar Road, Lots 144, 145, 146, 147 and 148

RECEIVED

INFORMATION:

AUG 04 2015

Item Number: 15-305

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Elaine Joines, Carol Clasing

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve two undersized lots having an area of 0.57 acres and the Petition for Variance to permit a setback of 25' in lieu of the required 1.5 acres and 50' respectively.

Upon review of the materials and subsequent to a site visit conducted on July 15th, 2015 the Department of Planning cannot support the granting of the petitioned zoning relief for the following reasons:

- The 5 platted undersized lots are located within a T-2 R (Rural Residential Zone). This Master Plan 2020 designated transect is characterized by single family detached dwellings (SFD) on large lots having informal plantings with a density of 2 to 5 acres per dwelling. Setbacks to dwellings are generally 50' or more. As proposed on the accompanying site plan, the two lot scenario is not successful in approaching the Master Plan T-2 R transect ideal.
- Pursuant to BCZR § 1A04.4.D.1.e, a development should provide for smooth transitions between what's proposed and the existing surrounding rural area. The proposed two dwelling layout utilizing just 5 platted lots between them does not reflect the large lot "as-built" pattern of SFDs in the immediate vicinity occupying 4, 5 or more platted lots individually.

The Department has no objection to a single dwelling situated on the 5 platted lots in that such a layout best approaches the goals of the aforementioned Master Plan 2020 and the R.C.5 performance standards without the need for variance relief.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief: Kathy Skibinski

AVA/KS

c: Bill Skibinski

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 20, 2015
Item No. 2015-0305

DATE: July 16, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Prior to building permit application, the petitioner must contact the office of the Director of Public works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0305-07202015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Cedar Road, Lots 144, 145, 146, 147 and 148

INFORMATION:

Item Number: 15-305

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Division Chief: Kathy Skibinski
AVA/KS
c: Bill Skibinski

RC 5

RC 5

104C2

2100001068

55815 - 20060141

55814 - 20060140

RC 20

GROWTH TIER 1
(No New Subdivisions of
or New Additional Lots)

EVERGREEN LN

15 ED

7 CD

SE 4-I

104C3

1516000270

52189 - 19940129

52188 - 20030057

RC 5

1212

Lot # 98

Lot # 94

Lot # 93

Lot # 91

Lot # 86

Lot # 85

Lot # 73

Lot # 73

Lot # 73

Lot # 73

1511671930

1511671930

2300001801

WILDWOOD BEACH RD

1523153766

52193 - 19870521

57321 - 20070498

56088 - 20050295

1812

BL



PETITIONER'S

Collective

EXHIBIT NO.

10













9



H





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SUBJECT PROPERTY INFORMATION

1. Ownership: Elaine P. Kruse
1226 Evergreen Lane Baltimore, MD 21221
2. Address: Cedar Road
3. Deed references: SM 8341/648
4. Lot 144 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712818
- Lot 145 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712819
- Lot 146 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712820
- Lot 147 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712821
- Lot 148 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712822

GENERAL INFORMATION

1. Election District: 15 Councilmanic District: 7
ADC Map: 4822A9 GIS tile: 104C3 Position sheet: 15SE35
Census tract: 451000 Census block: 240054510002
Schools: Middleborough ES Deep Creek MS Chesapeake HS
2. The boundary shown hereon is from the recorded subdivision of "Evergreen Park" in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 104C3 and the information provided by Baltimore County on the Internet.
3. Improvements: Each lot is vacant and wooded

ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

R.C.5 Setbacks for Residential Use

Front: 75 feet from the centerline of a street (non-collector or leading to one)
Side / Rear: 50 feet to any other lot line

Coverage

The maximum lot coverage is 15%. The possible houses shown hereon meet the required lot coverage.

ENVIRONMENTAL

- Watershed: Back River URDL land type: 1 Growth Tier: 4
1. The proposed dwellings will be serviced by public water and sewer.
2. There are no underground storage tanks on the recorded lots.
3. The subject property is in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

UTILITIES

1. The public water line that will serve the two proposed houses is located in Cedar Road
2. The public sewer line that will serve the two proposed houses is located in Cedar Road
3. Separate water meters for each of the two proposed houses will be installed
4. Connection to the existing sewer will be provided by gravity.

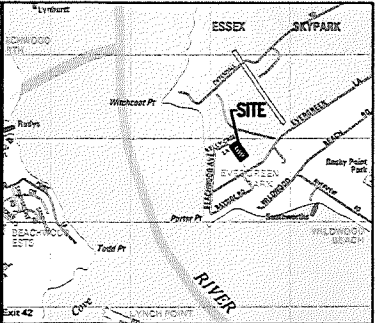
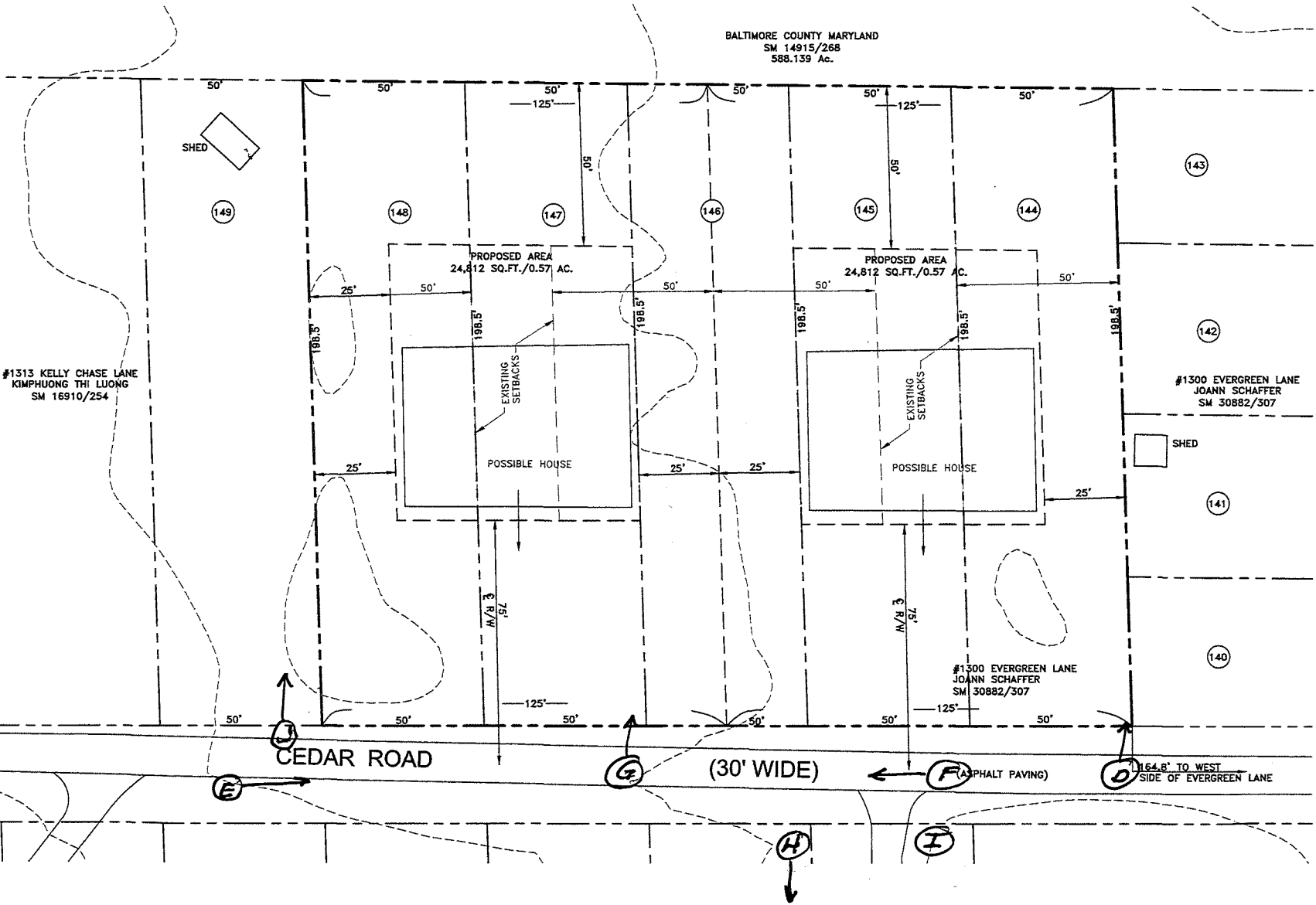
PLANNING

Regional Planning District: Essex District Code: 328

The proposed dwellings will conform with the other homes in the neighborhood on similar sized lots.

PROPOSED DEVELOPMENT

To allow two dwellings to be built on the five lots that were previously recorded in 1924.



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20512205

PLAN TO ACCOMPANY
PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
FOR THE
ELAINE P. KRUSE PROPERTIES
CEDAR ROAD
BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT
Date: 6/15/2015
Scale: 1"=20'

PETITIONER'S
EXHIBIT NO. 7

SUBJECT PROPERTY INFORMATION

1. Ownership: Elaine P. Kruse
1226 Evergreen Lane Baltimore, MD 21221
2. Address: Cedar Road
3. Deed references: SM 8341/648
4. Lot 144 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712818
- Lot 145 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712819
- Lot 146 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712820
- Lot 147 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712821
- Lot 148 Plat Book 7/ 174 Evergreen Park 9900 sq. ft. / 0.227 acre (per SDAT)
Tax Map / Grid/ Parcel / Tax account #: 104 / 24 / 268 15-19-712822

GENERAL INFORMATION

1. Election District: 15 Councilmanic District: 7
ADC Map: 4822A9 GIS tile: 104C3 Position sheet: 15SE35
Census tract: 451000 Census block: 240054510002
Schools: Middleborough ES Deep Creek MS Chesapeake HS
2. The boundary shown hereon is from the recorded subdivision of "Evergreen Park" in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 104C3 and the information provided by Baltimore County on the internet.
3. Improvements: Each lot is vacant and wooded

ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

R.C.5 Setbacks for Residential Use

Front: 75 feet from the centerline of a street (non-collector or leading to one)
Side / Rear: 50 feet to any other lot line

Coverage

The maximum lot coverage is 15%. The possible houses shown hereon meet the required lot coverage.

ENVIRONMENTAL

Watershed: Back River URDL land type: 1 Growth Tier: 4

1. The proposed dwellings will be serviced by public water and sewer.
2. There are no underground storage tanks on the recorded lots.
3. The subject property is in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

UTILITIES

1. The public water line that will serve the two proposed houses is located in Cedar Road
2. The public sewer line that will serve the two proposed houses is located in Cedar Road
3. Separate water meters for each of the two proposed houses will be installed
4. Connection to the existing sewer will be provided by gravity.

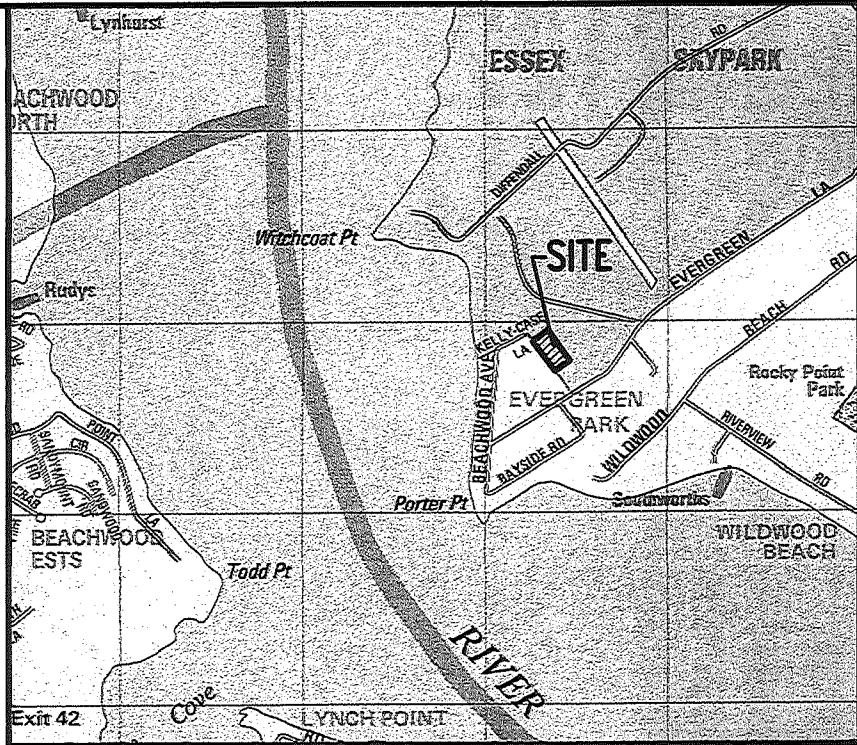
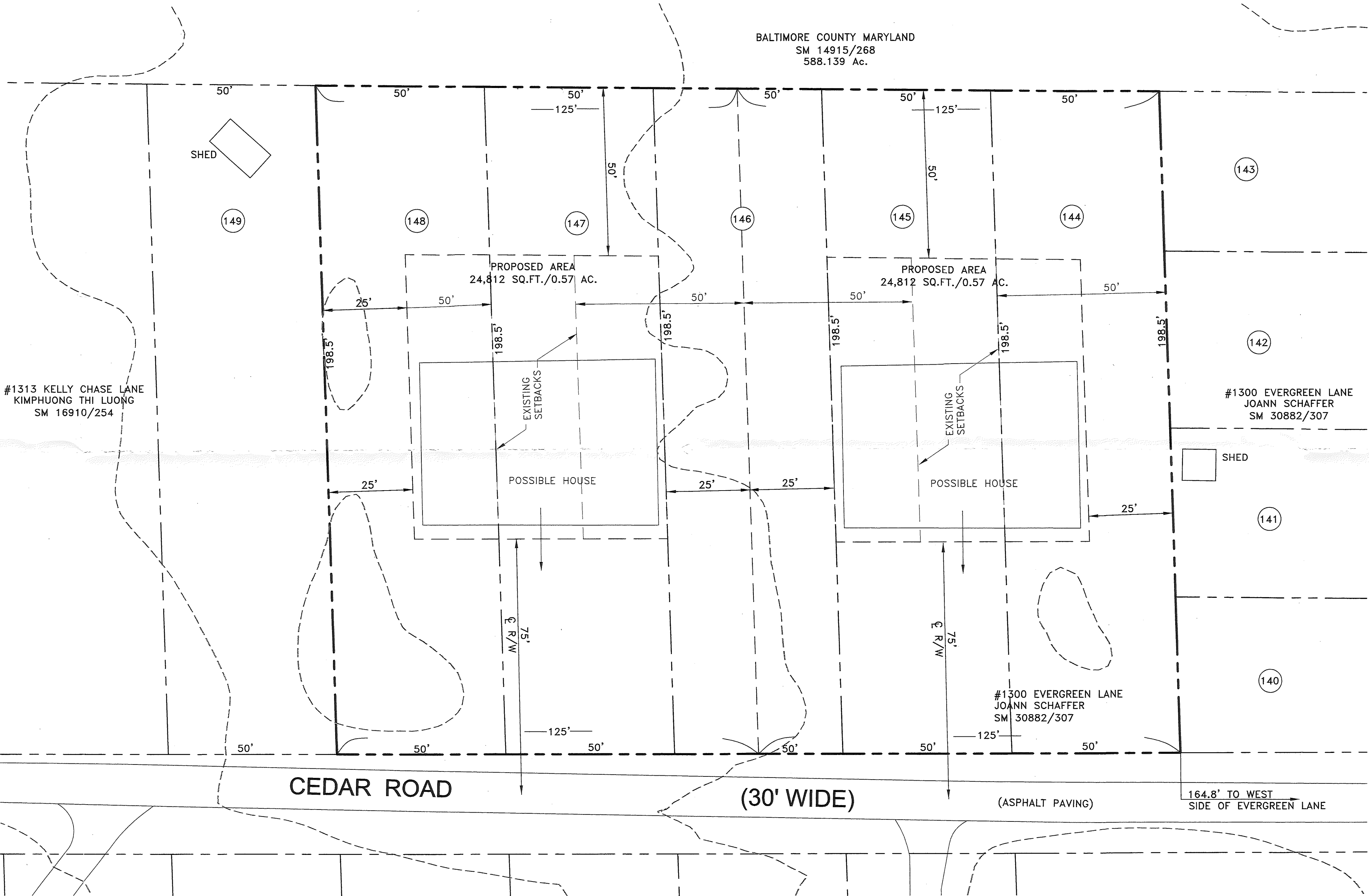
PLANNING

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2015-0305-SPHA

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STATE OF MARYLAND
BRUCE E. DOAK
REGISTERED
PROPERTY LINE SURVEYOR
4/29/15