IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(607 Round Oak Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
5th Council District		
Timothy and Andrea Tenne	*	HEARINGS FOR
Legal Owners		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2016-0012-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Timothy and Andrea Tenne for property located at 607 Round Oak Road. The Petitioners are requesting variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage with a height of 21 ft. in lieu of the maximum height of 15 ft.

This matter was originally filed as an Administrative Variance, with a closing date of August 10, 2015. On July 30, 2015, Damon A. Trazzi (a neighbor) requested a hearing, which was held on Tuesday, September 29, 2015 at 12:00 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. Timothy and Andrea Tenne (along with several other neighbors) attended in support of the request and Mr. Trazzi (along with two other neighbors) attended the hearing and opposed the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 10,635 square feet and is zoned DR 5.5. Petitioners recently purchased the house and have undertaken a series of renovation projects to improve their home and property. At present, Petitioners are constructing an addition on their home and a

ORDER RECEIVED FOR FILING
Date 10/5/15
By Sln

detached garage in the rear yard. Photos were submitted showing the garage construction is well under way (it is "under roof"), and at present it complies with the 15 ft. height limitation. Petitioners would like to add a second floor for storage, which would result in a structure 21 ft. in height. For this reason, the variance petition was filed.

Based upon the testimony and evidence presented, I will deny the petition for variance. A variance request involves a two-step process, summarized as follows:

> (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and
> (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

I do not believe Petitioners can meet this test. While the property does have unique attributes (i.e., it is a corner lot and has irregular dimensions and shape) those "special circumstances" in and of themselves do not drive the need for the height variance. The additional height would be beneficial to Petitioners, and I believe based on the architect's renderings it would also be an attractive addition to the neighborhood. But those factors cannot justify a variance, which can only be granted "sparingly and under exceptional circumstances." Cromwell, 102 Md. App. 691.

In Kennerly v. City of Balto., 247 Md. 601, 606-07 (1967), the court denied a request for a height variance even though the evidence showed the building would be desirable for the neighborhood and would not cause harm to the community. I believe the evidence in this case would support similar findings. But the Kennerly court held the evidence must show an "urgent necessity, hardship peculiar to the particular property." The reality is that the standard for variance relief (at least in contested cases, such as this) is exceedingly high; so stringent in fact that there are only a few reported cases in Maryland where the grant of a variance has been upheld.

ORDER RECEIVED FOR FILING
Date 10/5/15
By Dlh

THEREFORE, IT IS ORDERED, this 5th day of October, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from B.C.Z.R. Section 400.3 to permit a proposed garage with a height of 21 ft. in lieu of the maximum height of 15 ft., be and is hereby DENIED.

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:sln

ORDER RECEIVED FOR FILING
Date 10/5/15
By sln

FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0012-A

Address: 607 Round Oak Rd

Petitioner(s): Timothy Penne

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We DAMON A. TRAZZI
Name - Type or Print

(X) Legal Owner OR ( ) Resident of

609 ROUND OAK ROAD
Address

TOWSON MD 21204
City State Zip Code

410 828 1813
Telephone Number

which is located approximately 50 *feet from the property, which is the subject of the above petition,* ***do hereby formally demand that a public hearing be set in this matter.***
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Signature 7/30/15
Date

Signature Date

Revised 9/18/98 - wcr/scj

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 607 Round Oak Road, Towson, MD 21204 **Currently zoned** DR 5.5

Deed Reference 316-471448 10 Digit Tax Account # 0919070510

Owner(s) Printed Name(s) Timothy Tenne, Andrea Tenne

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 BCZR To permit a proposed garage with pool house with a height of 21 feet in lieu of the maximum height of 15 feet.

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

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

ORDER RECEIVED FOR FILING
Date 10/5/15
By DEN

Owner(s)/Petitioner(s):

Timothy Tenne / Andrea Tenne

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

607 Round Oak RD Towson MD

Mailing Address / City / State

21204 / 843-822-6174 / ATTENNE@ATTENNE.NET

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Name – Type or Print SAME

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0012-A **Filing Date** 7/16/15 **Estimated Posting Date** 7/26/15 **Reviewer** G.A

Rev 5/8/2014

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 607 Round Oak Road, Towson, MD 21204 **Currently zoned** DRS5

Deed Reference 316-47 / 448 10 Digit Tax Account # 0 9 1 9 0 7 0 5 1 0

Owner(s) Printed Name(s) Timothy Tenne, Andrea Tenne

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 B2A To permit a proposed garage and pool house (accessory structure) with a height of 21 feet in lieu of the maximum height of 15 feet

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

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

ORDER RECEIVED FOR FILING
Date 10/5/15
By Ben

Owner(s)/Petitioner(s):

Timothy Tenne / Andrea Tenne

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

607 Round Oak RD Towson MD

Mailing Address / City / State

21204 / 843-822-6174 / ATTENNE@ATTENNE.NET

Zip Code / Telephone # / Email Address

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

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

Name – Type or Print SAME

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0012-A **Filing Date** 7/16/15 **Estimated Posting Date** 7/26/15 **Reviewer** G.H

Rev 5/8/2014

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0012 -A Address 607 Round Oak Rd

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

Filing Date: 7/16/15 **Posting Date:** 7/26/15 **Closing Date:** 8/10/15

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0012 -A Address 607 Round Oak Rd 21204

Petitioner's Name Timothy Tenne Telephone 843-822-6174

Posting Date: 7/26/15 **Closing Date:** 8/10/15

Wording for Sign: *To Permit* a proposed garage with a pool house with a height of 21 feet in lieu of the required 15 feet maximum height

Revised 7/18/14

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

No. 128640

Date: 7/16/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Teine / Timothy

For: Case # 2016-0012-A
Administrative Variance
for 601 Rand Oak Rd

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

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
7/17/2015 7/16/2015 14:34:06 5
REG MS05 WALKIN RMOS LPB
>RECEIPT # 60631 7/16/2015 CRLW
Rept 5 536 ZONING VERIFICATION
NO. 128640
Rept Tot $75.00
$75.00 $.00 CA
Baltimore County, Maryland

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 Orc

Sold To:
Timothy Tenne - CU00486499
607 Round Oak Rd
Towson,MD 21204-3867

Bill To:
Timothy Tenne - CU00486499
607 Round Oak Rd
Towson,MD 21204-3867

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

Sep 08, 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: # 2016-0012-A
607 Round Oak Road
SE corner of Round Oak Road and North Bend Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Timothy & Andrea Tenne

Variance: to permit a proposed garage with pool house with a height of 21 ft. in lieu of the maximum height of 15 ft.

Hearing: Tuesday, September 29, 2015 at 11:00 a.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.

JT 9/656 Sept. 8 3553081

CERTIFICATE OF POSTING

CASE NO: 2016-0012-A

PETITIONER/DEVELOPER
TIMOTHY & ANDREA TENNE

DATE OF HEARING/CLOSING:
9/29/15

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

ATTENTION:

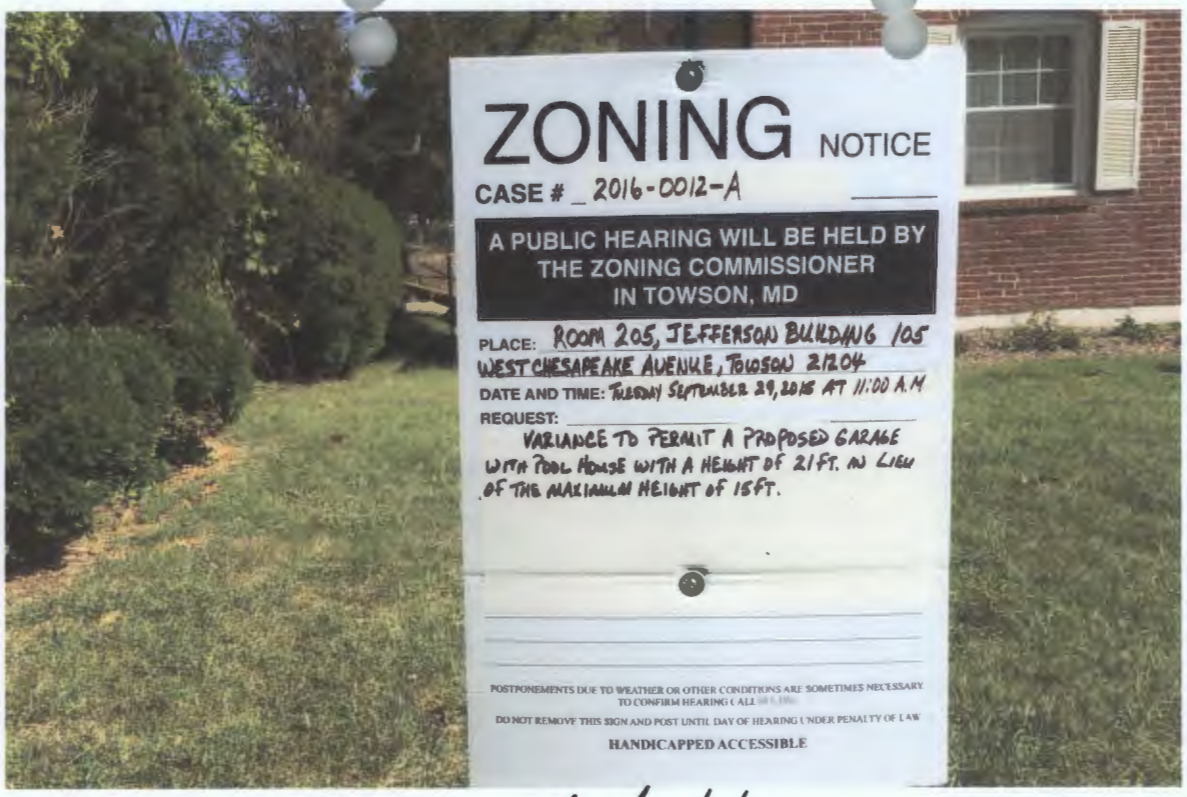
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT
607 Round Oak Road

THIS SIGN(S)WERE POSTED ON September 8, 2015.
(MONTH,DAY,YEAR)

SINCERELY,
9/8/15
SIGNATURE OF SIGN POSTER AND DATE:

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


ZONING NOTICE
CASE # 2016-0012-A
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD
PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: TUESDAY SEPTEMBER 29, 2015 AT 11:00 A.M
REQUEST:
VARIANCE TO PERMIT A PROPOSED GARAGE WITH POOL HOUSE WITH A HEIGHT OF 21FT. IN LIEU OF THE MAXIMUM HEIGHT OF 15FT.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING CALL
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

9/8/15

CERTIFICATE OF POSTIN

CASE NO: 2016-0012-A

PETITIONER/DEVELOPER

TIMOTHY TENNE

DATE OF HEARING/CLOSING:

AUGUST 10, 2015

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

ATTENTION:

LADIES AND GENTLEMEN:

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

607 ROUND OAK ROAD

THIS SIGN(S)WERE POSTED ON July 26, 2015.
(MONTH,DAY,YEAR)

SINCERELY,

7/26/15

SIGNATURE OF SIGN POSTER AND DATE:

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

KEVIN KAMENETZ
County Executive

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

August 10, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges 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 NUMBER: 2016-0012-A
607 Round Oak Road
SE corner of Round Oak Road and North Bend Road
9th Election District – 5th Councilmanic District
Legal Owners: Timothy & Andrea Tenne

Variance to permit a proposed garage with pool house with a height of 21 ft. in lieu of the maximum height of 15 ft.

Hearing: Tuesday, September 29, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Tenne, 607 Round Oak Road, Towson 21204
Damon Trazzi, 609 Round Oak Road, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 9, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 8, 2015 Issue - Jeffersonian

Please forward billing to:
Timothy Tenne 843-822-6174
607 Round Oak Road
Towson, MD 21204

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 NUMBER: 2016-0012-A
607 Round Oak Road
SE corner of Round Oak Road and North Bend Road
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Legal Owners: Timothy & Andrea Tenne

Variance to permit a proposed garage with pool house with a height of 21 ft. in lieu of the maximum height of 15 ft.

Hearing: Tuesday, September 29, 2015 at 11:00 a.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.

Ordered By:

stewart title guaranty company
www.stewart.com
Towson, MD
410-296-5380 p
410-339-5117 f

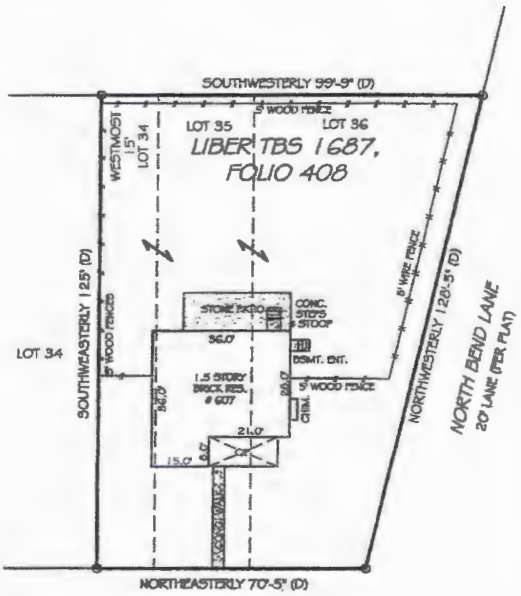
PROPERTY ADDRESS: 607 ROUND OAK ROAD BALTIMORE, Maryland 21204

SURVEY NUMBER: MD1111.1575

FIELD WORK DATE: 11/28/2011

REVISION HISTORY: (rev.0 11/28/2011)

MD 1111.1575
LOCATION DRAWING
607 ROUND OAK ROAD
BALTIMORE COUNTY, MARYLAND
11-28-2011 SCALE 1"=30'



ROUND OAK ROAD
WAGNER AVENUE (PER PLAT)
(50' R/W)

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

STATE OF MARYLAND
JOHN ALLEN STEPHENSON
PROPERTY LINE SURVEYOR
375

EXPIRES: 10-26-2012

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 110402069 DATE: 11/28/2011

BUYER: TIMOTHY T. TENNE

SELLER: THE ESTATE OF ETHEL B. SCHISLER

CERTIFIED TO:
TIMOTHY T. TENNE; STEWART TITLE; CITIBANK, NA

A licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Your Local Contact

Alycia M Klein Marketing Director
alycia@exactaMD.com • www.exactaMD.com
M 410.458.5160 O 866.735.1916 F 866-744-2882

EXACTA
Maryland Surveyors, Inc.
LB631535
www.exactaMD.com
P (443)692-6523 • F (443)692-6524
10480 Little Patuxent Parkway • Suite 400 • Columbia, MD 21044

This is a two page document. The advice found on the attached page (Page 2 of 2) is an integral part of the plat.

MEMORANDUM

DATE: November 5, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0012-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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

WCC FORM H-51D(REV:03/12)
FILE COPY

NOTICE OF HEARING

WORKERS' COMPENSATION COMMISSION
10 EAST BALTIMORE ST., BALTIMORE, MD. 21202-1641
http://www.wcc.state.md.us.

Claim Number: B753181 Date: 07/30/2015

Claimant THOMAS R MULLANEY
P O BOX 814
RISING SUN, MD 21911

Clm. Atty. DAMON ARDUINO TRAZZI
TRAZZI & GRASSO
2033 YORK ROAD
TIMONIUM, MD 21093

Employer GIANT FOOD LLC
AHOLD USA AMERICAS
C/O MAC RISK MANAGEMENT INC
1385 HANCOCK ST 4TH FLOOR
QUINCY, MA 02120

Insurer ACE AMERICAN INSURANCE COMPANY
ACE/ESIS SOUTHEAST WC CLAIMS
P O BOX 6560
SCRANTON, PA 18505-6560

Ins. Atty. LISA ANN ZELENAK
BONNER KIERNAN
1233 20TH STREET NW 8TH FLOOR
WASHINGTON, DC 20036

Ins. Atty. DAVID M. SCHOENFELD
1233 20TH STREET, NW
8TH FLOOR BONNER KIERNAN
WASHINGTON, DC 20036

******** NOTICE ********

This is a formal legal proceeding. Appropriate dress is required.
If this claim is on appeal, the parties shall be prepared to demonstrate that the Commission currently has jurisdiction over the issues upon which the hearing is set.
A party needing assistance for a witness with limited English proficiency should contact The Interpreter Program Office at (410)864-5299, within 10 days from the date the hearing notice is issued.
To find out if hearings at this location have been cancelled due to weather conditions or other emergency dial 410-864-5100 or toll-free 1-800-492-0479. TTY users call via Maryland Relay.

A HEARING ON THIS CASE WILL BE HELD: Date of Accident: 5/07/2011
Date: 9/29/2015
Time: 9:30
Place: HEARING SITE DOES NOT OPEN UNITL 9:00 AM
3465 BOX HILL CORPORATE CENTER DR STE E
ABINGDON, MD 210090000

Courtroom#: 2

9/11/15
To Kristen I
OK
8

moved to 12:30 pm

TRAZZI & GRASSO
ATTORNEYS AT LAW
2033 YORK ROAD
TIMONIUM, MARYLAND 21093

(410) 583-2133
FAX (410) 583-2486

DAMON A. TRAZZI†
MARK F. GRASSO*

*ADMITTED, MD. AND D.C.
†ADMITTED, MD. AND PA.

9/11/15

Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case No. 2016-0012-A
Hearing Date 9/29/15 at 11:00 A.M.
607 Round Oak Road, Variance hearing

The above case is scheduled for a hearing on a request for a variance from the height limitations for a garage at 607 Round Oak Road. I filed an objection to this request as a result of which a hearing has been scheduled for 9/29/15 at 11:00 A.M. I have a previously scheduled Workers Compensation hearing on that day at 9:30 A.M. at the Commission's hearing site at 3465 Box Hill Corporate Center Drive, Suite E, Abingdon, MD 21009 in the matter of Thomas Mullaney v Giant Food LLC et al, Claim No. B753181. While I have asked to be taken first at the Compensation hearing I cannot guarantee that I can get back to Towson by 11:00 A.M.

I am therefore requesting that the hearing be rescheduled. I understand that if the hearing is rescheduled I will be responsible for the cost of reposting the notice of the hearing.

If you do see fit to postpone the hearing I am informed that the new date would be sometime in October or November. I have no conflicting hearings or court appearances on the following dates and would ask that the hearing be set for one of them:

October 7, 8, 9, 10, 15, 16, 19, 20, 21, 23, 28, 29
November 2, 3, 5, 10, 11, 12, 13, 16, 17, 19, 20, 25, 27

Yours truly,

Damon A. Trazzi

A copy of this letter has been sent by first class mail postage prepaid to Timothy Tenne and Andrea Tenne, 607 Round Oak Road, Towson, MD 21204 this 11th day of September, 2015.

Damon A. Trazzi

Moved to 12:00 pm

September 15, 2015

Zoning Review
County Office Building
111 West Chesapeake Ave, Room 111
Towson, MD 21204

Re: Case No. 2016-0012-A
Hearing Date 9/29/15 at 11:00 A.M.
607 Round Oak Road, Admin Variance Hearing

Sir/Ma'am,

We received a copy of a letter from the complainant (attached), Damon Trazzi, requesting a change of date due to his work schedule. Based on the following circumstances, we would like to request that the Zoning Review office not change the hearing date and time.

Mr. Trazzi filed his complaint before 7/30/15 and the county assigned an administrative zoning hearing date immediately following this action, which Mr. Trazzi was well aware. Mr. Trazzi could have provided his schedule at that time or soon thereafter to ensure a suitable date for both parties. Also, the State of Maryland Workers Compensation case that Mr. Trazzi alludes to was scheduled on or before Mr. Trazzi filed his objection to the variance as shown in the attached docket, which Mr. Trazzi provided. Verification of when Mr. Trazzi's hearing was scheduled can be verified by contacting the Maryland Workers Compensation Commission (www.wcc.state.md.us). As verified by the Commission, Mr. Trazzi can ask for his hearing date to be changed and based on the sequence of events and information presented, this would be in the best interest of the zoning office and Administrative Law Judge.

Additionally, my wife and I both work during the day and have coordinated with our employers to take time-off based on the current zoning review hearing date and time. The delayed hearing schedule (2 months) has already caused a significant delay in our renovation/construction project and will burden our employers as well. We have spent much time and effort to ensure we are prepared and can attend the meeting on 9/29/15 at 11 A.M.

After considering all of the circumstances and Mr. Trazzi's delay in providing availability and requesting a delay, we hope that in the interest of fairness and efficiency that the Zoning Review office will maintain the current date and time of 9/29/15 at 11 A.M. for the hearing.

I can be reached at 843-822-6174 or attenne@attenne.net at your convenience.

Very Respectfully,

Timothy T. Tenne

TRAZZI & GRASSO
ATTORNEYS AT LAW
2033 YORK ROAD
TIMONIUM, MARYLAND 21093

(410) 583-2133
FAX (410) 583-2486

DAMON A. TRAZZI†
MARK F. GRASSO*

*ADMITTED, MD. AND D.C.
†ADMITTED, MD. AND PA.

9/11/15

Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case No. 2016-0012-A
Hearing Date 9/29/15 at 11:00 A.M.
607 Round Oak Road, Variance hearing

The above case is scheduled for a hearing on a request for a variance from the height limitations for a garage at 607 Round Oak Road. I filed an objection to this request as a result of which a hearing has been scheduled for 9/29/15 at 11:00 A.M. I have a previously scheduled Workers Compensation hearing on that day at 9:30 A.M. at the Commission's hearing site at 3465 Box Hill Corporate Center Drive, Suite E, Abingdon, MD 21009 in the matter of Thomas Mullaney v Giant Food LLC et al, Claim No. B753181. While I have asked to be taken first at the Compensation hearing I cannot guarantee that I can get back to Towson by 11:00 A.M.

I am therefore requesting that the hearing be rescheduled. I understand that if the hearing is rescheduled I will be responsible for the cost of reposting the notice of the hearing.

If you do see fit to postpone the hearing I am informed that the new date would be sometime in October or November. I have no conflicting hearings or court appearances on the following dates and would ask that the hearing be set for one of them:

October 7, 8, 9, 10, 15, 16, 19, 20, 21, 23, 28, 29
November 2, 3, 5, 10, 11, 12, 13, 16, 17, 19, 20, 25, 27

Yours truly,

Damon A. Trazzi

A copy of this letter has been sent by first class mail postage prepaid to Timothy Tenne and Andrea Tenne, 607 Round Oak Road, Towson, MD 21204 this 11th day of September, 2015.

Damon A. Trazzi

WCC FORM H-S1D(REV:03/12)
FILE COPY

NOTICE OF HEARING

WORKERS' COMPENSATION COMMISSION
10 EAST BALTIMORE ST., BALTIMORE, MD. 21202-1641
http://www.wcc.state.md.us.

Claim Number: B753181 Date: 07/30/2015

Claimant THOMAS R MULLANEY
P O BOX 814
RISING SUN, MD 21911

Clm. Atty. DAMON ARDUINO TRAZZI
TRAZZI & GRASSO
2033 YORK ROAD
TIMONIUM, MD 21093

Employer GIANT FOOD LLC
AHOLD USA AMERICAS
C/O MAC RISK MANAGEMENT INC
1385 HANCOCK ST 4TH FLOOR
QUINCY, MA 02120

Insurer ACE AMERICAN INSURANCE COMPANY
ACE/ESIS SOUTHEAST WC CLAIMS
P O BOX 6560
SCRANTON, PA 18505-6560

Ins. Atty. LISA ANN ZELENAK
BONNER KIERNAN
1233 20TH STREET NW 8TH FLOOR
WASHINGTON, DC 20036

Ins. Atty. DAVID M. SCHOENFELD
1233 20TH STREET, NW
8TH FLOOR BONNER KIERNAN
WASHINGTON, DC 20036

******** NOTICE ********

This is a formal legal proceeding. Appropriate dress is required.
If this claim is on appeal, the parties shall be prepared to demonstrate that the Commission currently has jurisdiction over the issues upon which the hearing is set.
A party needing assistance for a witness with limited English proficiency should contact The Interpreter Program Office at (410)864-5299, within 10 days from the date the hearing notice is issued.
To find out if hearings at this location have been cancelled due to weather conditions or other emergency dial 410-864-5100 or toll-free 1-800-492-0479. TTY users call via Maryland Relay.

A HEARING ON THIS CASE WILL BE HELD: Date of Accident: 5/07/2011
Date: 9/29/2015
Time: 9:30
Place: HEARING SITE DOES NOT OPEN UNITL 9:00 AM
3465 BOX HILL CORPORATE CENTER DR STE E
ABINGDON, MD 210090000

Courtroom#: 2

Front of house

2016-00128

Left side

Right side

Garage

Garage

2016-0012-#

Garage

2016-0012-8

CASE NO. 2016-0012-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8/3/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
7/29/15	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/8/15

SIGN POSTING Date: 9/8/15 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District** - 09 **Account Number** - 0919070510

Owner Information

Owner Name:	TENNE TIMOTHY T TENNE ANDREA C	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	607 ROUND OAK RD BALTIMORE MD 21204-3867	**Deed Reference:**	/31647/ 00448

Location & Structure Information

Premises Address:	607 ROUND OAK RD 0-0000	**Legal Description:**	LT 35,36 PT 34 J L WAGNER PLAT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0069	0006	0166		0000			34	2014	Plat Ref:	0007/ 0147

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1951	1,632 SF		10,584 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	1 full		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	152,600	122,600		
Improvements	130,600	133,600		
Total:	283,200	256,200	256,200	256,200
Preferential Land:	0			0

Transfer Information

Seller:	Date: 01/25/2012	Price: $315,000
Type: ARMS LENGTH IMPROVED	Deed1: /31647/ 00448	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: Approved 04/17/2012

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 09 Account Number: 0919070510

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).

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

Loading... Please Wait. Loading... Please Wait. -->

KEVIN KAMENETZ
County Executive

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

September 23, 2015

Timothy & Andrea Tenne
607 Round Oak Road
Towson MD 21204

RE: Case Number: 2016-0012 A, Address: 607 Round Oak Road

Dear Mr. & Ms. Tenne:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

SHA State Highway Administration
Maryland Department of Transportation

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

Date: 7/24/15

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

RE: Baltimore County
Item No 2016-0012-A
Administrative Variance
Timothy & Andrea Fenne
607 Round Oak 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. 2016-0012-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A. Zeller

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

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

Date: 7/21/15

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

RE: Baltimore County
Item No 2016-0012-A
Administrative Variance
Timothy & Andrea Tenne
609 Round Oak 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. 2016-0012-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 3, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2015
Item No. 2015-0283 & 2016-0012, 0016 and 0018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08032015.doc

CHARLES STREET AVE
ROUND OAK RD
NORTH BEND RD
DEBAUGH AVE
ALLEGHENY AVE
NW 10-A
DR 5.5
069C1
DR 3.5
9 ED
5 CD
2007-046
2016-0012-A
1951-1928-XA
2005-0574-A
1979-0245-A
Pt. Bk. 0000007, Folio 0147
Pt. Bk. 0000013, Folio 0129
Pt. Bk. 0000014, Folio 0116
Pt. Bk. 0000014, Folio 0117
Pt. Bk. 0000014, Folio 0118
Pt. Bk. 0000014, Folio 0018
Pt. Bk. 0000074, Folio 0017
Pt. Bk./Folio # 014117
Pt. Bk./Folio # 014118
Pt. Bk./Folio # 074017
Pt. Bk./Folio # MP98043
Pt. Bk./Folio # MP03082
Pt. Bk./Folio # 007178
PAI # 090010
PAI # 090692
PAI # 090757
PAI # 090084
Lot # 39
Lot # 13
Lot # 12
Lot # 11
Lot # 10
Lot # 9
Lot # 8
Lot # 4
Lot # 2
Lot # 1
Lot # 3
Lot # 45
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29 September 2015

To Whom It May Concern,

I am a local, licensed real estate agent and expert in the Towson area. I also live in Towson. I have spent much time researching the project being put-forth by the Tenne's as well as seeing the construction of the accessory garage. I contend that the court should approve their request for an administrative variance height adjustment of six-feet and that it is normal and in the spirit of the West Towson community, given there are many others that are equal or higher in the neighborhood. This project will provide increased property values for the surrounding community and greater Towson area.

I provide this information in good faith and with many years of experience.

If you have any further questions, please feel free to contact me at your convenience.

Alison L. Dax

Alison Dax

MD Agent License#607164

410-241-6723

View from yellow house

clear zone

Garage Behind house

25' ↑ 38' wide

530A
28'

28'

OUR GARAGE

objector's Tree View

wires in dead tree

TOP

X OVER IS GARAGES

EVERBILT
EVERBILT
EVERBILT
EVERBILT
EVERBILT
EVERBILT

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2016-0012
DATE 9-29-2015

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
LAC/ Flynn	705 West Joppa	Towson	klacyflynn@yahoo.com
Agnello / Blank	12552 Mongul Hill Rd	Sykesville Md	(Builder)
Stephanie Weir	620 Charles St. Ave.	Towson	
Beth Waltrup	606 Debaugh Ave	Towson MD	bwaltrup@yahoo.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2016-0012
DATE 9-29-2015

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
CHARLES LINZEY	619 ROUND OAK RD	TOWSON MD 21204	CLINZEY@COMCAST.NET
Karen L. Malloy	704 North Bend Rd.	Towson, MD 21204	KarenL0322@gmail.com
LAURA TRAZZI	609 ROUND OAK Rd	Towson, MD 21204	LTRAZZI@COMCAST.NET
Stephanie Keene	614 Charles St Ave	Towson, MD. 21204	StefKeene@hotmail.com

the court correctly directed Ms. Droney to transfer the home in its 1992 Order; the court's finding of contempt in the 1994 Order, based on Ms. Droney's failure to comply, was not an abuse of discretion.

III.

[13] Ms. Droney contends that even if the court did not err in finding that the term "real estate" encompassed the home, the court lacked the statutory authority to order her to transfer her interest in property, either as part of a divorce decree or in the enforcement thereof. Under Md.Fam.Law Code Ann., § 8–202(a) (1991), the court may determine ownership of disputed property when the court grants an absolute divorce, but the statute expressly denies the court the power to transfer property, other than money, as part of an award. *See also, Kline v. Kline*, 93 Md.App. 696, 703, 614 A.2d 984 (1992). At the same time, the court can merge the terms of a deed, agreement, or settlement made between the parties during the divorce as a part of the divorce decree. Md.Fam.Law Code Ann., § 8–105(a); *Goldberg v. Goldberg*, 290 Md. 204, 210 n. 6, 428 A.2d 469 (1981). Once the terms are so merged, the court has the power to enforce those terms using the contempt power. Md. Fam.Law Code Ann., § 8–105(a); Md.Rule 2–648; *Mendelson v. Mendelson*, 75 Md.App. 486, 497–98, 541 A.2d 1331 (1988).

Ms. Droney relies on the case of *McAlear v. McAlear*, 298 Md. 320, 469 A.2d 1256 (1984) for the proposition that contempt may not be used to enforce a "property disposition award." In *McAlear*, the divorced wife sought to have her ex-husband held in contempt for his failure to pay the monetary award specified in the judgment of absolute divorce. The Court held that, unlike alimony, a monetary award in a divorce case constitutes a "debt," and as the Maryland Constitution, Art. III, § 38 forbids incarceration for the failure to pay a debt, contempt was not an available method of enforcement. *Id.* at 349–52, 469 A.2d 1256.

Ms. Droney's reliance on *McAlear* is inapposite. The Court did not consider Fam. Law, § 8–105(a), and we find nothing in *McAlear* that approaches the question of whether a court may use contempt to enforce the lawful terms of its own orders. Given the clear statutory authority to merge the terms of an agreement into a judgment of divorce and to enforce such terms with contempt, the court did not err in seeking to enforce the terms of the Judgment by ordering Ms. Droney to transfer her ownership of the Property to Mr. Droney.

AFFIRMED. COSTS TO BE PAID BY APPELLANT.

102 Md.App. 691

David CROMWELL, et al.

v.

Arthur Thomas WARD, III.

No. 617, Sept. Term, 1994.

Court of Special Appeals of Maryland.

Decided Jan. 4, 1995.

The Circuit Court, Baltimore County, Lawrence Daniels, J., affirmed order of board of appeals granting height variance for accessory building already built by owner. Appeal was taken. The Court of Special Appeals, Cathell, J., held that: (1) no variance was appropriate where property was not shown to be unusual or unique from surrounding properties before variance based on practical difficulty or unreasonable hardship was sought; (2) landowner's self-created hardship arising from construction of accessory building before variance was sought was not grounds for grant; and (3) approval of

lacking. *Id.* at 394 n. 3, 105 S.Ct. at 2071 n. 3. *See also, Doering v. State*, 313 Md. 384, 398–99, 545 A.2d 1281 (1988) (interpreting *Carney*, defendant's bus, which had been converted into lodging, was subject to warrantless search as it had all of its tires fully inflated, had all its windows intact, had all its lights in apparently functional condition, and was near a road).

While those questions are limited, appellant expands in his arguments supporting the questions and argues that

> [t]he restrictions of the applicable ordinance, *taken in conjunction with the unique circumstances affecting the property,* must be the proximate cause of the hardship [Emphasis added.]

and

> Section 307.1 requires that variances only be granted in cases where special circumstances or conditions exist *that are peculiar to the land or structure* which is the subject of the variance request.... [Emphasis added.]

and

> Mr. Ward's property *is not unique* from the others in the Ruxton area. [Emphasis added.]

Although somewhat indirectly, appellant has pointed out an important aspect of the nature of the *variance* process, *i.e.*, it is at least a two-step process. The first step requires a finding that the property whereon structures are to be placed (or uses conducted) is—in and of itself—unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property. Unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship. If that first step results in a supportable finding of uniqueness or unusualness, then a second step is taken in the process, *i.e.*, a determination of whether practical difficulty and/or[1] unreasonable hardship, resulting from the disproportionate impact of the ordinance *caused by* the property's uniqueness, exists. Further consideration must then be given to the general purposes of the zoning ordinance.

What we have recently observed in Baltimore County, and in other jurisdictions as well, and what occurred in the case at bar, is a reversal of the required process. Instead of first determining whether the subject property is unusual or unique, the zoning authorities are first determining whether a practical difficulty or unreasonable hardship exists. That determination is then used to create a unique and unusual situation as to the subject property because surrounding properties do not experience the hardship or difficulty.

In the case *sub judice*, appellee's act of constructing a building of such a height as to produce a roof pitched at the angle he desired caused the roof to extend above the fifteen-foot height limit. This fact alone was found by the Board (and affirmed by the trial court) to make the property's problems unique. Simply stated, the variance that is desired (and the difficulties that would exist if it is not granted) cannot be the source of the first prong of the variance process—an inherent uniqueness of the subject property not shared by surrounding properties.

The Facts

Appellee's contractor, Donald S. Huber and Company, Inc. (Huber), prepared plans for a garage, wine cellar, and storage area on appellee's property. Using these plans, Huber, on appellee's behalf, applied for a building permit, noting on the application that it was to construct a two story "garage and wine cellar;" "[second] story to be used as storage, [first] floor for garage and wine testing room. Cellar will be for wine." The application indicates that some prior height indication was marked over on the application for a permit and a new mark was made indicating the anticipated height of the structure to be fourteen feet. Huber admitted that he had little experience with the zoning requirements for accessory buildings and

1. Some ordinances use the conjunctive, "and," creating a requirement that both practical difficulty "and" unreasonable hardship exist. Because hardship is the most severe standard, this means that it is the standard used regardless of whether an area or use variance is sought. Some ordinances use the disjunctive, "or," to separate the two standards. These jurisdictions construe the ordinance to require the unreasonable hardship standard to be used when "use" variances are sought, because use variances are believed to be more disruptive of zoning goals and purposes, but require the lesser "practical difficulty" standard when "area" variances are sought.

culty or unreasonable hardship. [Emphasis added.]

Accordingly, we shall, in our discussion of cases, refer extensively to cases under the provisions relating to Art. 66B as well as cases under the Baltimore County provisions.

The Baltimore County ordinance requires "conditions ... peculiar to the land ... and ... practical difficulty...." Both must exist. But the terms "practical difficulty" and "unreasonable hardship" are stated in the ordinance disjunctively. Thus, at least as to variances other than use variances,[4] if the property is found to be unique, the practical difficulty standard would then apply. We address practical difficulty at some length hereafter. However, as is clear from the language of the Baltimore County ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of *that* piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist. It is only when that uniqueness is first established that we then concern ourselves with the practical difficulties (or unnecessary hardships in use variance cases).

Because we have discerned that some of the confusion in this and other jurisdictions may have arisen because of a tendency to intermingle the concepts of special exceptions/conditional uses[5] (where normally an applicant has an easier burden) and variances, we shall first discuss the cases (local as well as foreign) and treatises in which the terms are distinguished. We shall then discuss our cases and certain of those elsewhere in which the proper (and, on occasion, improper) applications of variance law have been applied. The Baltimore County statute will then be restated and applied to the facts and circumstances of the case *sub judice.*

Special Exceptions (and Conditional Uses) and Variance—Distinguished

The treatise writers define the concept as:

> A variance is an authorization for [that] ... which is prohibited by a zoning ordinance....
>
> ... [T]he difference between the two [variances and special exceptions] ... is of practical significance....
>
> "... [T]he variance and exception are designed to meet two entirely different needs. The variance contemplates a departure from the terms of the ordinance in order to preclude confiscation of property, while the exception contemplates a permitted use ... [once] the prescribed conditions therefor are met."
>
> ... [A] variance is "authority ... to use his property in a manner forbidden ...," while an exception "allows him to put his property to a use which the enactment expressly permits."
>
> ... [T]he standards for ... exceptions are usually less stringent than in the case of variances. A Maryland court summarized this difference and the reason for it.
>
> "A special exception ... is one which is controlled and ... permissible in a given zone. It is granted ... upon a finding conditions of the zoning ordinance are satisfied. A variance is authorized ... where the literal enforcement of its terms would result in unnecessary hardships."

3 Robert M. Anderson, *American Law of Zoning* § 18.02–03 (2d ed. 1977) (footnotes omitted) (quoting in part *Stacy v. Montgomery County,* 239 Md. 189, 193, 210 A.2d 540 (1965)). *See also Schultz v. Pritts,* 291 Md.

4. It is not clear that section 307, "Variances," would even permit any use variances except perhaps as to signs or parking, as the section is framed primarily in terms of "area" variance requests.

5. Matters relating to area issues are intended to be, and usually are, addressed as special exceptions. Matters relating to "use" issues are intended to be, and usually are, addressed as conditional uses. The terms, however, are, with some frequency, intermixed. Because both concepts envision that they are permitted so long as certain conditions are met, the indiscriminate use of the two terms has created little difficulty. In a pure sense, however, "conditional uses" refer to uses while exceptions normally apply to area, *i.e.*, yard, height, and density matters. In either event, conditional uses and special exceptions are permitted uses, so long as the conditions set out in the ordinance are met.

> legislated zoning classification.... A special exception involves a use which is permitted ... once certain statutory criteria have been satisfied. [Citations omitted.]

See also Lindquist v. Board of Adjustment, 490 So.2d 16, 18 (Ala.Civ.App.1986) ("Thus a special exception is not truly an exception to the zoning regulations at all") and ("a special exception may not be used as a substitute for a variance in order to avoid the ... burden of proving ... hardship"); *Wolfner v. Board of Adjustment*, 672 S.W.2d 147, 150 (Mo.App. 1984) ("an exception is legislatively permitted whereas a variance is legislatively prohibited, but may be allowed for special reasons"); *Urban Farms, Inc. v. Franklin Lakes*, 179 N.J.Super. 203, 431 A.2d 163, 167 (A.D.), *cert. denied*, 87 N.J. 428, 434 A.2d 1099 (1981) (special exception and variance defined—case decided on zoning estoppel basis); *A.J. Grosek & Associates v. Zoning Hearing Bd.*, 69 Pa.Cmwlth. 38, 450 A.2d 263, 265 (1982); *Bell v. City Council*, 224 Va. 490, 297 S.E.2d 810, 813–14 (1982).

VARIANCE—

Rathkopf

The First Step—Uniqueness or Peculiarity of the Subject Property

> The general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances. *See, e.g.*, A. Rathkopf, 3 The Law of Zoning and Planning § 38 (1979).

Doorack v. Board of Adjustment, 709 S.W.2d 140, 143 (Mo.App.1986). *See also McMorrow v. Board of Adjustment*, 765 S.W.2d 700, 701–02 (Mo.App.1989); *Taylor v. Board of Zoning Adjustment*, 738 S.W.2d 141, 144 (Mo.App.1987).

The requirement of uniqueness of the subject property, as we have indicated, is specifically set out for noncharter counties in the State enabling legislation, Md.Code Article 66B, and it is also set out in the Baltimore County ordinance applicable here. Additionally, it has been a necessary prerequisite almost since the inclusion of variance practice in zoning laws—and, before that, it was a part of Maryland case law. That case law is in accord generally with the case law elsewhere as we shall later discuss.

Early on, prior to the State specifically empowering local governments to delegate the granting of variances to zoning boards, the Maryland Court of Appeals found that the delegation of power to an administrative board to grant variances from the terms of a zoning "type" ordinance was improper because

> the board of zoning appeals is in effect given the power to set aside or annul the ordinance ... with no more definite standard or guide than that such action may only be taken when there are "practical difficulties or unnecessary hardships".... [U]nder our system of written constitutions it is essential that they accomplish those ... objects in conformity with the restrictions, rules, and limitations which the law itself provides and not in disregard of them.... For such phrases as "practical difficulties," "unnecessary hardships," "substantial justice," are too general and indefinite to furnish such a guide, or to mark the limits or control the exercise of the power conferred....

Jack Lewis, Inc. v. Mayor and City Council of Baltimore, 164 Md. 146, 151, 164 A. 220, *appeal dismissed*, 290 U.S. 585, 54 S.Ct. 56, 78 L.Ed. 517 (1933) (though it questioned the variance provisions under which the appellant sought a variance to operate a funeral home, it upheld the restriction prohibiting the funeral home in the first instance). In *Sugar v. North Baltimore Methodist Protestant Church*, 164 Md. 487, 165 A. 703 (1933), the Court likewise found the board's powers to grant special exceptions to permit a confectionery store where otherwise prohibited to be invalid for the same reasons.

In moving towards an acceptance of variance procedures, the Court noted that the "increasing need for garages in the cities was one of the main reasons for the rapid spread of zoning in this country." *Heath v. Mayor and City Council of Baltimore*, 187 Md. 296, 300, 49 A.2d 799 (1946). By the time of its decision in *Heath*, the Court had accepted the inevitable need for formal variance and special exception provisions, noting that "[c]haos would result if [a building engineer] were allowed to make exceptions or variances

> arises.... The restrictions of the ordinance, taken in conjunction with the unique circumstances *affecting the property* must be the proximate cause of the hardship.... [T]he hardship, arising as a result of the act of the owner ... will be regarded as having been self-created, barring relief...."
>
> The instant case fits squarely within the above general rule.... [I]f the appellees had used proper diligence ... and then made accurate measurements ... [the resultant hardship could have been avoided]. The hardship ... was entirely self-created....

Id. at 554–55, 214 A.2d 810 (emphasis added). Had Ward's contractor, Huber, in the case at bar, checked the ordinance's height limitation, the situation that now exists could easily have been avoided. *See also Burns v. Mayor and City Council of Baltimore*, 251 Md. 554, 559, 248 A.2d 103 (1968); *Pem Constr. Co. v. Mayor and City Council of Baltimore*, 233 Md. 372, 378, 196 A.2d 879 (1964) ("[There was] no evidence of any limitation ... by ... size of yards, irregularity of shape of land or buildings, topography, grade or accessibility"....); *Mayor and City Council v. Sapero*, 230 Md. 291, 186 A.2d 884 (1962); *Frankel v. Mayor and City Council of Baltimore*, 223 Md. 97, 104, 162 A.2d 447 (1960) ("It was incumbent ... to show that the hardship ... affected his particular premises and was not ... common to other property in the neighborhood.... [H]e met the burden...."); *Park Shopping Center, Inc. v. Lexington Park Theatre Co., Inc.*, 216 Md. 271, 277–78, 139 A.2d 843 (1958).

> Secs. 14(b), 14(d) and 16 ... have been held not to authorize a granting for the mere convenience to the owner but to require a showing of urgent necessity, hardship peculiar to the particular property....

Mayor and City Council v. Polakoff, 233 Md. 1, 9, 194 A.2d 819 (1963).

The Court in *Kennerly v. Mayor and City Council of Baltimore*, 247 Md. 601, 606–07, 233 A.2d 800 (1967), dismissed an appeal of the grant of a height variance for lack of standing, but, in doing so, nevertheless opined:

> Our dismissal of the appeal is not to be taken as showing that if the appeal properly was here we would affirm the Board. To grant a variance the Board must find from the evidence more than that the building allowed would be suitable or desirable or could do no harm or would be convenient for or profitable to its owner. The Board must find there was proof of "*urgent necessity, hardship peculiar to the particular property*...." ... Specific reasons, specific bases to support the finding must be revealed by the evidence before the Board. [Emphasis added, citation omitted.]

In *McLean v. Soley*, 270 Md. 208, 210, 310 A.2d 783 (1973), one of the few reported Maryland appellate cases approving of a variance, the applicant for an area variance in connection with an application to build forty units asserted that it was his desire to retain the "present trees and natural growth, terrain, and topography which provides excellent drainage and natural screening and beauty." There was evidence that, if the applicant destroyed the existing trees, he could have built 330 units without needing a variance. It was established that a number of attractive trees along the western boundary would have to be destroyed absent a variance. The Court noted that "there was considerable evidence to show the natural beauty of these trees and their importance to the ecology." 270 Md. at 211, 310 A.2d 783. The Court, seeming to acknowledge that it was making a detour from Maryland variance law, opined:

> Given the unique facts of this case, we think those criteria are met by this evidence: That the construction of the buildings in strict compliance with the sideyard requirements would result in the destruction of the trees; that the preservation of trees in the construction of the first section had contributed to full occupancy ... that the benefits of retaining the trees would accrue to the general public; that greater density would result from strict compliance....
>
> ....
>
> Concededly, this is a close case, but it is nevertheless sufficient....

ty. "Uniqueness" of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, *i.e.*, its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. In respect to structures, it would relate to such characteristics as unusual architectural aspects and bearing or party walls.

. . . .

In some zoning ordinances, the specialness or uniqueness requirement is more explicitly set out. The Court of Appeals, in *Ad + Soil, Inc. v. County Comm'rs*, 307 Md. 307, 339, 513 A.2d 893 (1986), quoted from the Queen Anne's County ordinance:

> Where by reason of the exceptional narrowness, shallowness, or unusual shape of a specific ... property ..., or by reason of exceptional topographic conditions or other extraordinary situation or special condition of ... property ... the literal enforcement ... would make it exceptionally difficult ... to comply ... and would cause unwarranted hardship and injustice....

The general thrust of the meaning of special features or uniqueness of property for variance purposes relates to the type of uniqueness discussed by the Court in *Ad + Soil, Inc.*

Id. at 514–15, 638 A.2d 1175.

One indication of the general rule that variances are rarely appropriate is that, in our review of the reported Maryland cases since the creation of the state zoning enabling act in 1927, we have found only five reported Maryland cases in which the grant of a variance has been affirmed or the denial of a variance has been reversed. The cases are *McLean, supra; Stacy, supra; Sapero, supra; Loyola Federal Savings & Loan Assoc., supra* (a Baltimore County case); and *Frankel, supra.* All of these cases were decided over a twelve-year period and the last of them was decided more than twenty-one years ago. Three of them, *Frankel, Loyola,* and *McLean* appear to be somewhat at odds with accepted Maryland law. *McLean* was described by the Court as a "[c]oncededly ... close case...." *Frankel* has caused some confusion in that it has later been viewed by some as lowering the standards for the granting of variances. *Mayor and City Council of Baltimore v. Borinsky,* 239 Md. 611, 212 A.2d 508 (1965), involved one of the same issues that was presented in *Frankel, i.e.*, whether a zoning restriction so compromised the use of property as to constitute an unconstitutional taking absent the granting of a variance—a variance Frankel was granted. The Court noted that the trial court had found *Frankel* controlling. The Court of Appeals disagreed. The Court acknowledged that Borinsky had the "same expert witness," "he was asked the same general questions ... and gave the same answers," and that the "economic suicide" present in *Frankel* was "doubly true in this instance." *Id.* 239 Md. at 624, 212 A.2d 508. The Court, nevertheless, made a factual distinction and declined to apply *Frankel.* Judge Barnes opined in dissent that, based on what the Court had done in *Frankel,* the facts for variances were stronger in *Borinsky. Sapero* and *Stacy* met traditional standards for the granting of variances. *Frankel, Loyola,* and *McLean* were anomalous cases.

In any event, nowhere in those five cases, or any others, has the Court of Appeals ever changed the Maryland rule relating to uniqueness and peculiarity of the subject property.

Cases from other jurisdictions are generally in accord.

The Supreme Court of Nebraska in *Bowman v. City of York,* 240 Neb. 201, 482 N.W.2d 537 (1992), reversed the grant of a variance for a structure after, pursuant to the variance, the structure was constructed. Citing an earlier Nebraska case, *Frank v. Russell,* 160 Neb. 354, 70 N.W.2d 306 (1955), and noting that the Nebraska statute had been made more specific in light of *Frank,* the court said 482 N.W.2d at 545: "[A] variance [may be granted] ... only if strict application of the regulation, because of the unusual physical characteristics of the property existing at the time of the enactment, [of

— U.S. ——, 112 S.Ct. 2886, 120 L.Ed.2d 798 (1992), but had facts similar to *Lucas*, the Supreme Court of Delaware in *Baker v. Connell*, 488 A.2d 1303 (Del.Supr.1985), upheld a trial court's reversal of the grant of a variance even though the ordinance limited the use of applicant's entire lot to open space only. The zoning board had found that the property was unique because the entire property was zoned open space and *nothing* could be constructed there. The board permitted a variance to allow two semi-detached dwellings. The trial court reversed on the grounds that the 0–1 zoning did not make the property unique. The trial court noted that a need for a variance arises only when the plight of the property is unique in that it cannot reasonably be put to a conforming use. The trial court found that there was no evidence that the property could not conform to open space land. The appellate court affirmed, stating:

> [F]inancial return ... alone, never justifies a variance. As to the unique character of the land, the mere fact that it sits entirely within the 0–1 zone does not make it unique. There is no evidence that this lot is the only one of its type in Rehoboth. Nor does it become unique because it adjoins the R–2 zone containing multi-family units.

488 A.2d at 1309. Whether this Delaware opinion remains viable in light of *Lucas* and *Dolan v. City of Tigard*, — U.S. ——, 114 S.Ct. 2309, 129 L.Ed.2d 304 (1994), is doubtful.

The case of *Xanthos v. Board of Adjustment*, 685 P.2d 1032 (Utah 1984), involved a factual scenario similar to the case *sub judice*. The Xanthoses received notice that they were in violation of the city zoning code. The building of a duplex by the Xanthoses caused a pre-existing dwelling to lose frontage on a public street and to violate set-back and parking requirements. The Xanthoses requested variances in reference to the violations. The court initially noted that, "in order to justify a variance ... the applicant [must] show ... that there are special conditions with regard to the property...." 685 P.2d at 1035–36. The court continued:

> What must be shown ... is that the property itself contains some special circumstance that relates to the hardship complained of....
>
> ... The property is neither unusual topographically or by shape, nor is there anything extraordinary about the piece of property itself. Simply having an old building on land upon which a new building has been constructed does not constitute special circumstances.
>
> ....
>
> Hardship is not demonstrated by economic loss alone. It must be tied to the special circumstances, none of which have been proven here. Every person requesting a variance can indicate some economic loss. To allow a variance anytime any economic loss is alleged would make a mockery of the zoning program. Further, the Xanthos[es] brought their losses upon themselves. The application affirmatively alleged ... that no dwelling existed....[8]

Id. at 1036–37 (footnotes omitted).

[1] The Xanthoses also argued, in a fashion similar to the argument in the case *sub judice*, that the city should be estopped because the plot plan submitted to the city showed the dwelling and the fact that the city failed to realize it misled them to their detriment. The court noted, in rejecting the Xanthoses' argument: "[T]o hold that the city should have been put on notice ... in the face of an affirmative statement that no such dwelling existed, would put a premium on prevarication ... and ... shift the burden of proof in variance cases to the city. None of these results is acceptable." *Id.* at 1038. In the case at bar, appellants' application for the permit contained a clear statement that he would comply with the zoning requirements. His plan's elevation schematics contained neither elevation dimensions nor scale. While the zoning inspectors might have been able to extrapolate dimensions from other schematics, they certainly were not required

8. The application and plans in the case *sub judice* were, at best, vague and unclear as to the height of the structure.

shore Property Owners Ass'n v. City of New Orleans Zoning Bd. of Appeals and Adjustments, 481 So.2d 162, 168 (La.App. 4th Cir. 1985), *cert. denied*, 484 So.2d 674 (1986).

We mentioned earlier that there are very few Maryland cases upholding the grant of a variance (or the reversal of a denial). We likewise note that this is also the case in foreign jurisdictions. We mentioned two cases from Pennsylvania above where this occurred. We now discuss several others.

A minimum lot area variance was affirmed in *Russell v. District of Columbia Bd. of Zoning Adjustment*, 402 A.2d 1231 (D.C.App. 1979), where, due to the size of the lot, no viable economical use of the property could be had without the variance. It was determined that the lot was the only lot in the area that had been subdivided into smaller lots prior to the adoption of the zoning ordinance. The Supreme Court of New Hampshire reversed the denial of a variance in *U-Haul Co. of New Hampshire & Vermont, Inc. v. City of Concord*, 122 N.H. 910, 451 A.2d 1315, 1317 (1982), saying: "The location and characteristics of the property involved create greater security requirements ... than ... other property in the area because the parcel ... is less central ... less populated and ... less serviced by law enforcement patrols. This hardship arises from the uniqueness of the building and the land itself." In *Atwood v. City of Portland*, 55 Or.App. 215, 637 P.2d 1302 (1981), *cert. denied*, 292 Or. 722, 644 P.2d 1131 (1982), application for a variance was granted and affirmed on appeal in part because the site was a steep and rocky slope, the former site of a landfill. *See also Higgins v. Township of Radnor*, 13 Pa.Cmwlth. 195, 318 A.2d 761, 763 (1974).

The treatise writers also are in accord with the rule that variances should only be granted when the uniqueness or peculiarity of a subject property is not shared by neighboring property and where the uniqueness of that property results in an extraordinary impact upon it by the operation of the statute, thus creating undue difficulty (or unnecessary hardship in respect to use variances).

> It is *fundamental* that the difficulties or hardships must be unique to justify a variance; they must be peculiar to the application of zoning restrictions *to particular property* and not general in character.... [I]t is not uniqueness of the plight of the owner, but uniqueness of the land causing the plight, which is the criterion. If the hardship is common to the whole neighborhood, it may be ground for an exception or special use permit [if the statute so provides].... [T]he hardship [in order to justify a variance, however,] ... must relate to the particular property of the applicant....

McQuillin, *supra* § 25.167 (emphasis added, footnotes omitted).

> [I]t is held that a variance may be granted only for hardship which relates specifically to the applicant's land. Thus, a landowner was not entitled to a variance to relieve his land from a restriction which applied equally to all lots of similar size.

Anderson, *supra* § 14.55 (1968).

> It follows that the unnecessary hardship ... must relate to the land, not to the applicant-owner. Hardship which is merely personal to the current owner of real property will not justify the granting of a variance....
>
> In each case [where the variance was denied], the hardship results from an error on the part of the landowner, not from an unduly severe impact of the regulations upon the land in question....
>
> ....
>
> Reviewing a wide variety of variance applications based upon reasons personal to the applicant, the courts have consistently held that such personal difficulties do not constitute unnecessary hardship.

Anderson, *supra* § 18.30 (2d ed.) (footnotes omitted).

> The most important part of [the] law of variances depends upon a distinction between two kinds of hardship. In one type of case, hardship in developing a given lot ... arises from circumstances peculiar to that lot ...; and in that case the appropriate remedy is ... a variance.... In the other types of cases, the hardship ... may arise because of conditions which are general in the neighborhood; ... it is often

fectively not only generate a plethora of such hardships but we would also emasculate zoning ordinances. Zoning would become meaningless. We hold that practical difficulty or unnecessary hardship for zoning variance purposes cannot generally be self-inflicted.

The Granting of the Permit

In *Francis v. MacGill*, 196 Md. 77, 75 A.2d 91 (1950), a property owner sought equitable injunctive relief. The facts were that while the enactment of a zoning ordinance was pending, the property owner obtained a building permit to construct that which would not be permitted after the enactment of the ordinance. After the ordinance was enacted, the owner constructed, pursuant to the permit, a building that had become prohibited by reason of the passage of the ordinance. The Court noted:

> "Adoption of zoning ordinance *ipso facto* revokes permit for construction ... where no construction has begun."
>
> ... They completely ignored the Zoning Regulations, and they were engaged in an unlawful act.

196 Md. at 85, 75 A.2d 91 (citation omitted). The Court affirmed the revocation of the building permit.

The Court noted, pursuant to a timely appeal, in *Mayor and City Council of Baltimore v. Shapiro*, 187 Md. 623, 634, 51 A.2d 273 (1947), *overruled on other grounds in Nutter v. Non-Profit Housing Co.*, 230 Md. 6, 185 A.2d 360 (1962), where the ordinance was changed prior to commencement of construction under a permit, and where the change made that use, which was previously permitted, prohibited, that the "mere issuance of a permit ... does not create a vested right, or estop[9] the municipal authorities from revoking it." In a case for the issuance of a mandatory injunction that involved an attempt to obtain a permit for what was alleged would be a nonconforming use the court opined in *Board of County Comm'rs v. Snyder*, 186 Md. 342, 347, 46 A.2d 689 (1946): "No permit was issued, and if it had been, it would have conferred no vested right, nor would it have created an estoppel."

In the mandamus case of *County Comm'rs v. Ward*, 186 Md. 330, 340, 46 A.2d 684 (1946), the Court held:

> The Board ..., as an administrative body, was bound to follow the regulations it adopted, in the exercise of ... delegated legislative power. The fact that it might have rezoned ... does not alter its obligation to adhere to existing regulations....

In the case of *Lipsitz v. Parr*, 164 Md. 222, 164 A. 743 (1933), a case seeking injunctive relief by way of a restraining order, a city officer mistakenly issued a building permit for an ice factory when the statute prohibited ice factories. The Court there held:

> A municipality may be estopped by the act of its officers if done within the scope and in the course of their authority or employment, but estoppel does not arise should the act be in violation of law.... [T]he ordinance forbade the officials ... to grant the permit which the plaintiff asked and obtained....
>
> ... [I]t was therefore unlawful for the officers ... to grant the permit, and it would be unlawful for the licensee to do what the purporting permit apparently sanctioned. A permit thus issued ... does not ... prevent the permit from being unlawful nor from being denounced by the municipality because of its illegality.... *Every one dealing* with the officers and agents of a municipality *is charged with knowledge of the nature of their duties and the extent of their powers, and therefore such a person cannot be considered to have been deceived or misled* by their acts when done without legal authority.
>
> So, even where a municipality has the power, but has done nothing, to ratify or sanction the unauthorized act ... it is not estopped by the unauthorized or wrongful act of its officer ... in issuing a permit that is forbidden by the explicit terms of an ordinance.... *Valentine v. Rds. Di-*

9. The applicability of the "doctrine of zoning estoppel" has still not been accepted (or rejected) by the Court of Appeals in spite of the opportunity presenting itself to that Court as recently as our case of *Offen v. County Council*, 96 Md.App. 526, 625 A.2d 424 (1993), *rev'd in part*, 334 Md. 499, 639 A.2d 1070 (1994).

Table A-18: Rental Housing Costs and Cost Burden: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Renter Housing Costs as Percent of Income										
No cash rent	6.8%	4.9%	5.1%	5.1%	5.1%	4.9%	4.9%	4.9%	4.8%	4.8%
Less than 10 percent	7.7%	8.0%	6.9%	6.2%	5.7%	5.1%	4.7%	4.6%	4.1%	3.7%
10 to 14 percent	16.0%	15.7%	14.5%	14.0%	12.6%	12.5%	11.2%	10.6%	10.2%	9.7%
15 to 19 percent	17.6%	17.5%	16.5%	16.4%	16.2%	15.6%	15.6%	15.1%	14.7%	13.2%
20 to 24 percent	13.8%	13.8%	14.4%	14.1%	14.3%	14.6%	14.6%	14.3%	14.8%	13.5%
25 to 34 percent	15.4%	16.1%	16.1%	17.0%	17.4%	18.0%	18.9%	18.5%	18.8%	19.7%
35 percent or more	22.7%	23.9%	26.4%	27.2%	28.8%	29.2%	30.2%	31.9%	32.7%	35.4%
35 to 39 percent[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
40 to 49 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 to 59 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1]The AHS reports for 1973 through 1983 did not provide counts for these categories.

Table A-17: Rental Housing Costs and Cost Burden: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Gross Rent	$133	$143	$156	$167	$184	$200	$217	$241	$270	$315
Renter Housing Costs as Percent of Income										
No cash rent	1,628	1,173	1,267	1,277	1,308	1,285	1,287	1,313	1,326	1,401
Less than 10 percent	1,855	1,943	1,710	1,567	1,461	1,337	1,249	1,231	1,131	1,077
10 to 14 percent	3,849	3,803	3,599	3,529	3,229	3,277	2,962	2,833	2,852	2,792
15 to 19 percent	4,238	4,240	4,095	4,146	4,152	4,081	4,109	4,015	4,084	3,815
20 to 24 percent	3,322	3,337	3,572	3,572	3,664	3,819	3,840	3,817	4,128	3,912
25 to 34 percent	3,706	3,885	3,990	4,301	4,476	4,695	4,974	4,913	5,229	5,699
35 percent or more	5,468	5,781	6,556	6,866	7,383	7,622	7,956	8,482	9,117	10,236
Zero or negative income[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Median[2]	22%	22%	23%	24%	25%	25%	26%	27%	27%	29%
35 to 39 percent[3]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
40 to 49 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 to 59 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The AHS reports for 1973 through 1983 list the number of units not included in the computation of the median; this total includes no cash rent as well as zero and negative income.
[2] The median excludes cases with no cash rent, negative income, or housing costs greater than income. The 1974 AHS report did not contain median renter cost burden; the number in the table was calculated.
[3] The AHS reports for 1973 through 1983 did not provide counts for these categories.

Table A-15: Severe and Moderate Physical Problems in Occupied Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Severe Problems	1,559	1,224	3,161	2,874	1,901	2,022	1,796	2,052	2,126	1,970	2,021
Plumbing	660	574	2,529	2,278	1,379	1,459	1,169	1,436	1,376	1,355	1,297
Heating	474	340	391	341	287	361	469	490	614	495	642
Electric	82	94	87	67	70	61	105	104	79	93	72
Upkeep	453	304	233	249	220	182	125	90	111	87	53
Hallways	13	3	0	3	6	6	4	7	7	7	0
Moderate Problems	5,814	5,184	4,442	4,531	4,225	4,348	5,191	4,826	4,537	4,320	4,175
Plumbing	274	331	258	295	287	276	304	219	261	195	155
Heating	2,485	2,257	1,912	1,977	1,528	1,579	1,684	1,728	1,513	1,447	1,273
Upkeep	2,585	2,253	1,855	1,914	1,880	1,887	1,414	1,478	1,454	1,303	1,213
Hallways	88	34	62	47	48	36	89	125	98	148	118
Kitchen	860	749	658	560	737	794	1,959	1,512	1,443	1,410	1,544

Table A-14: Defects in Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year-Round Units										
With complete kitchen	96.5%	97.0%	97.3%	97.4%	97.6%	97.5%	97.8%	97.9%	98.0%	98.5%
Lacking complete kitchen facilities	3.5%	3.0%	2.7%	2.6%	2.4%	2.5%	2.2%	2.1%	2.0%	1.5%
With all plumbing facilities	95.3%	96.0%	96.5%	96.6%	96.9%	97.0%	97.2%	97.3%	97.3%	97.6%
Lack some plumbing	4.7%	4.0%	3.5%	3.4%	3.1%	3.0%	2.8%	2.7%	2.7%	2.4%
No heating equipment	1.1%	1.0%	0.9%	0.9%	1.0%	1.2%	1.1%	1.2%	1.1%	1.1%
Occupied Units										
Exposed wiring	4.0%	3.4%	1.8%	1.5%	1.3%	3.2%	2.9%	2.9%	2.9%	2.7%
One or more rooms without outlet	5.3%	4.4%	3.5%	3.2%	2.9%	3.7%	3.4%	3.5%	3.3%	3.1%
Fuses or breakers blown in last 3 months	14.5%	13.4%	11.7%	11.3%	10.9%	11.7%	12.2%	13.1%	10.4%	15.0%
Holes in floors	2.0%	1.9%	1.8%	1.7%	1.8%	1.9%	1.8%	2.0%	1.9%	2.2%
Open cracks or holes in walls or ceilings	6.0%	5.7%	5.3%	5.3%	5.2%	6.0%	6.0%	5.6%	5.6%	6.2%
Leaks from roof	7.9%	7.0%	6.5%	6.2%	6.3%	6.4%	7.4%	6.7%	6.3%	7.7%
Leaks in basement[1]	29.6%	27.5%	26.4%	23.3%	25.0%	25.5%	NA[2]	NA	NA	27.4%

[1] The percentages for leaks in basement were computed using only occupied units with basements.
[2] The AHS reports for 1979 through 1981 did not report basement leaks.

Table A-13: Defects in Units: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year-Round Units										
With complete kitchen	72,623	73,596	75,469	77,280	78,768	80,777	82,752	84,259	87,794	90,330
Lacking complete kitchen facilities	2,671	2,291	2,084	2,036	1,948	2,056	1,834	1,765	1,816	1,345
With all plumbing facilities	71,720	72,850	74,847	76,655	78,174	80,331	82,233	83,665	87,235	89,441
Lack some plumbing	3,573	3,036	2,706	2,661	2,542	2,503	2,353	2,359	2,375	2,233
No heating equipment	830	723	695	716	818	960	951	997	952	976
Occupied Units										
Exposed wiring	2,749	2,375	1,336	1,131	1,003	2,447	2,278	2,356	2,375	2,263
One or more rooms without outlet	3,661	3,078	2,528	2,355	2,147	2,817	2,705	2,790	2,728	2,580
Fuses or breakers blown in last 3 months	9,938	9,391	8,416	8,294	8,088	8,981	9,446	10,420	8,576	12,525
Holes in floors	1,332	1,308	1,298	1,259	1,324	1,438	1,406	1,564	1,561	1,826
Open cracks or holes in walls or ceilings	4,179	4,024	3,847	3,945	3,891	4,591	4,673	4,459	4,647	5,210
Leaks from roof	5,260	4,737	4,491	4,375	4,517	4,681	5,624	5,169	4,928	6,259
Leaks in basement	9,346	8,688	8,475	7,556	8,148	8,455	NA[1]	NA	NA	9,617

[1] The AHS reports for 1979 through 1981 did not report basement leaks.

Table A-12: Overcrowding and Housing Features: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Persons Per Room -- Occupied Units										
0.50 or less	54.0%	54.2%	55.5%	56.6%	57.7%	59.2%	60.5%	60.4%	61.1%	61.6%
0.51 to 1.00	40.4%	40.4%	39.5%	38.8%	38.0%	36.6%	35.5%	35.5%	34.9%	35.0%
1.01 to 1.50	4.3%	4.2%	4.0%	3.7%	3.5%	3.1%	3.0%	3.2%	2.9%	2.6%
1.51 or more	1.3%	1.1%	1.0%	1.0%	0.9%	1.1%	1.0%	1.0%	1.1%	0.8%
Water -- Year-Round Units										
Public/private water	81.6%	82.8%	83.1%	83.2%	83.4%	83.9%	83.9%	83.8%	84.0%	84.4%
Well	16.3%	15.3%	15.0%	15.0%	14.8%	14.5%	14.5%	14.6%	14.5%	14.2%
Other water source	2.1%	1.9%	1.9%	1.8%	1.8%	1.7%	1.6%	1.6%	1.5%	1.4%
Sewer -- Year-Round Units										
Public sewer	71.3%	72.3%	72.8%	72.9%	73.1%	73.4%	73.4%	73.4%	73.6%	74.3%
Septic tank/cesspool	26.1%	25.6%	25.4%	25.4%	25.4%	25.3%	25.4%	25.5%	25.3%	24.9%
Other	2.6%	2.1%	1.8%	1.7%	1.5%	1.3%	1.2%	1.2%	1.1%	0.8%
Air Conditioning -- Year-Round Units										
None	53.2%	50.7%	50.6%	48.9%	48.4%	NA[1]	NA	NA	NA	NA
Room units	30.1%	30.4%	29.4%	29.6%	29.2%	NA	NA	NA	NA	NA
Central system	16.8%	18.9%	20.0%	21.5%	22.4%	NA	NA	NA	NA	NA

[1] The AHS reports for 1978 through 1983 provide data on air conditioning only for occupied units.

Table A-11: Overcrowding and Housing Features: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Persons Per Room -- Occupied Units										
0.50 or less	37,455	38,406	40,277	41,869	43,417	45,713	47,518	48,326	50,831	52,107
0.51 to 1.00	28,029	28,636	28,645	28,718	28,586	28,209	27,906	28,410	29,046	29,605
1.01 to 1.50	2,984	2,978	2,890	2,706	2,604	2,418	2,358	2,549	2,401	2,228
1.51 or more	869	810	710	712	674	826	789	787	899	700
Water -- Year-Round Units										
Public/private water	61,448	62,832	64,485	65,982	67,357	69,471	70,956	72,121	75,317	77,358
Well	12,243	11,608	11,607	11,875	11,943	11,985	12,274	12,566	12,961	13,043
Other water source	1,602	1,447	1,461	1,458	1,416	1,378	1,356	1,338	1,332	1,274
Sewer -- Year-Round Units										
Public sewer	53,673	54,894	56,484	57,819	59,026	60,805	62,063	63,113	65,992	68,102
Septic tank/cesspool	19,688	19,434	19,694	20,177	20,489	20,929	21,510	21,914	22,653	22,861
Other	1,932	1,557	1,375	1,320	1,201	1,099	1,013	998	965	712
Air Conditioning -- Year-Round Units										
None	40,035	38,459	39,236	38,825	39,052	NA[1]	NA	NA	NA	NA
Room units	22,630	23,065	22,781	23,466	23,589	NA	NA	NA	NA	NA
Central system	12,628	14,362	15,536	17,024	18,075	NA	NA	NA	NA	NA

[1] The AHS reports for 1978 through 1983 provide data on air conditioning only for occupied units.

Table A-9: Square Footage and Acreage for Year-Round Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Square Footage & Acreage -- Year-Round Units											
Single-Family Detached & Mobile Homes											
Less than 500	1,157	1,033	998	941	915	882	1,032	1,043	879	890	822
500 to 749	3,565	3,408	3,210	3,022	2,866	2,811	2,808	2,668	2,490	2,564	2,198
750 to 999	6,859	6,788	6,651	6,451	6,311	6,283	6,212	6,122	6,390	6,177	5,748
1,000 to 1,499	16,158	16,011	16,413	15,741	16,019	16,335	16,562	18,577	19,812	19,816	19,691
1,500 to 1,999	13,081	13,301	13,794	13,603	14,024	14,374	14,811	16,929	18,325	18,505	19,171
2,000 to 2,499	9,163	9,135	9,809	9,500	10,048	10,275	10,567	11,217	12,165	12,405	13,225
2,500 to 2,999	4,823	4,869	5,281	5,118	5,551	5,700	5,898	5,719	6,215	6,348	6,869
3,000 to 3,999	4,187	4,226	4,693	4,600	4,940	5,123	5,424	5,103	5,464	5,706	6,335
4,000 or more	2,264	2,436	2,542	2,684	2,812	2,907	3,180	3,307	2,992	3,349	3,894
Not reported/don't know	2,894	4,874	4,696	5,644	5,398	6,561	7,355	5,699	5,045	5,265	5,451
Median	1,610	1,626	1,660	1,672	1,701	1,710	1,724	1,705	1,713	1,728	1,774
Lots of 1-Unit Structures -- Year-Round Units											
Less than 1/8 acre	7,325	7,152	6,556	6,669	6,851	6,497	11,448	11,389	12,148	11,983	11,853
1/8 up to 1/4 acre	14,069	13,065	12,481	12,633	12,374	12,519	21,459	25,241	23,806	24,261	24,720
1/4 up to 1/2 acre	9,332	9,385	9,386	9,572	10,030	10,245	15,096	12,830	16,791	16,322	17,376
1/2 acre up to 1 acre	6,036	6,297	6,395	7,064	7,117	7,505	9,572	11,217	11,143	11,108	11,450
1 acre up to 5 acres	8,908	9,555	9,724	10,098	10,685	10,608	13,839	14,661	15,177	15,548	15,838
5 acres up to 10 acres	1,454	1,603	1,547	1,714	1,667	1,748	2,086	2,601	2,451	2,481	2,534
10 acres or more	3,920	3,902	3,936	3,830	3,682	3,716	4,034	4,117	4,152	4,207	4,247
Not reported/don't know	15,318	18,260	21,045	19,425	19,878	22,169	2,938	2,155	2,369	2,137	2,233
Median	0.36	0.39	0.41	0.42	0.42	0.43	0.35	0.34	0.35	0.35	0.36

Table A-8: Number of Rooms for Year-Round Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Rooms -- Year-Round Units										
1 room[1]	5.1%	4.9%	1.7%	1.7%	1.7%	1.8%	1.7%	1.7%	1.7%	1.6%
2 rooms			2.8%	2.8%	2.8%	3.0%	3.0%	2.9%	3.0%	2.9%
3 rooms	11.0%	10.8%	10.5%	10.4%	10.6%	10.7%	10.3%	10.2%	10.4%	10.3%
4 rooms	20.7%	20.7%	20.6%	20.4%	20.1%	20.0%	19.7%	19.4%	19.3%	19.4%
5 rooms	24.7%	24.8%	24.7%	24.3%	24.0%	23.7%	23.8%	23.8%	23.7%	23.9%
6 rooms	19.9%	19.9%	20.2%	20.3%	20.2%	20.1%	20.3%	20.2%	20.2%	20.0%
7 or more rooms	18.6%	18.9%	19.6%	20.1%	20.6%	20.7%	21.3%	21.7%	21.7%	21.9%
Bedrooms -- Year-Round Units										
None	2.5%	2.4%	2.2%	2.2%	2.3%	2.3%	2.1%	2.1%	2.1%	2.0%
1	14.9%	14.6%	14.5%	14.6%	14.4%	14.8%	14.5%	14.3%	14.4%	14.3%
2	33.9%	33.7%	33.9%	33.6%	33.1%	32.8%	32.4%	32.2%	32.1%	33.0%
3	36.4%	36.7%	36.8%	36.9%	37.2%	37.1%	37.8%	38.0%	38.1%	37.8%
4 or more	12.4%	12.6%	12.6%	12.8%	13.0%	13.0%	13.2%	13.4%	13.3%	12.9%
Bathrooms -- Year-Round Units										
None	5.5%	4.5%	3.8%	3.8%	3.5%	3.4%	3.2%	3.2%	3.1%	2.9%
1	64.6%	63.0%	62.5%	61.5%	60.7%	60.4%	59.7%	58.9%	58.8%	58.5%
1 1/2	11.4%	12.4%	13.4%	13.8%	13.5%	13.4%	13.6%	13.7%	13.6%	13.5%
2 or more	18.6%	20.0%	20.3%	21.0%	22.3%	22.8%	23.5%	24.2%	24.5%	25.1%

[1] The reports for 1973 and 1974 combine the counts of units with one and two rooms.

Table A-7: Number of Rooms for Year-Round Units: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Rooms -- Year-Round Units										
1 room[1]	3,851	3,691	1291	1,343	1,395	1,483	1,409	1,498	1,520	1,427
2 rooms			2182	2,244	2,291	2,461	2,521	2,504	2,688	2,629
3 rooms	8,280	8,182	8165	8,277	8,534	8,847	8,684	8,777	9,295	9,477
4 rooms	15,621	15,728	15954	16,169	16,192	16,564	16,658	16,726	17,307	17,828
5 rooms	18,588	18,840	19126	19,262	19,363	19,668	20,134	20,481	21,251	21,937
6 rooms	14,955	15,085	15645	16,091	16,325	16,628	17,195	17,412	18,143	18,324
7 or more rooms	13,998	14,360	15190	15,929	16,615	17,184	17,984	18,625	19,405	20,053
Median	5.0	5.0	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Bedrooms -- Year-Round Units										
None	1,860	1,796	1,671	1,722	1,854	1,887	1,798	1,845	1,866	1,790
1	11,190	11,109	11,273	11,577	11,611	12,219	12,252	12,291	12,907	13,129
2	25,506	25,572	26,259	26,635	26,689	27,206	27,426	27,685	28,802	30,235
3	27,374	27,871	28,551	29,269	30,061	30,772	31,958	32,706	34,114	34,689
4 or more	9,364	9,538	9,799	10,113	10,502	10,749	11,151	11,498	11,922	11,831
Median[2]	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Bathrooms -- Year-Round Units										
None	4,106	3,429	2,975	2,976	2,849	2,832	2,695	2,716	2,770	2,642
1	48,625	47,846	48,459	48,746	48,959	50,031	50,486	50,686	52,665	53,617
1 1/2	8,550	9,423	10,383	10,955	10,868	11,098	11,490	11,783	12,223	12,365
2 or more	14,012	15,189	15,736	16,640	18,039	18,872	19,915	20,839	21,952	23,049

[1] The reports for 1973 and 1974 combine the counts of units with one and two rooms.
[2] Medians were estimated for 1973 through 1983 and for 1997 through 2005 because they are not available in the reports for those survey years.

Table A-6: Year Built for Year-Round Units: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year Built -- Year-Round Units										
1970 or later[2]	10.6%	13.0%	14.5%	15.8%	18.0%	19.7%	21.5%	22.9%	24.0%	25.8%
1960-1969	24.0%	22.6%	23.1%	22.3%	21.6%	21.1%	20.8%	20.5%	20.1%	19.8%
1950-1959	18.0%	18.0%	17.5%	17.4%	17.1%	16.7%	16.5%	16.3%	16.1%	15.6%
1940-1949	10.8%	10.6%	10.3%	10.2%	9.9%	9.7%	9.4%	9.2%	9.0%	8.8%
1939 or earlier	36.6%	35.8%	34.7%	34.3%	33.4%	32.7%	31.8%	31.0%	30.8%	29.9%
2005-2009	--	--	--	--	--	--	--	--	--	--
2000-2004	--	--	--	--	--	--	--	--	--	--
1995-1999	--	--	--	--	--	--	--	--	--	--
1990-1994	--	--	--	--	--	--	--	--	--	--
1985-1989	--	--	--	--	--	--	--	--	--	--
1980-1984	--	--	--	--	--	--	--	NA	NA	NA
1975-1979	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1970-1974	10.6%	13.0%	NA	NA	NA	NA	NA	NA	NA	NA
1930-1939	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1920-1929	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1919 or earlier	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.
[2] For 1973 through 1983, the "1970 or later" category starts in April 1970, and the "1960-1969" category ends in March 1970.

Table A-5: Year Built for Year-Round Units: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year Built -- Year-Round Units										
1970 or later[2]	7,979	9,882	11,212	12,493	14,559	16,357	18,146	19,735	21,545	23,686
1960-1969	18,089	17,161	17,891	17,674	17,452	17,497	17,592	17,624	17,993	18,144
1950-1959	13,548	13,627	13,600	13,840	13,767	13,845	13,982	14,043	14,394	14,331
1940-1949	8,097	8,021	7,974	8,103	7,993	8,007	7,963	7,945	8,096	8,101
1939 or earlier	27,581	27,194	26,877	27,206	26,945	27,127	26,904	26,677	27,582	27,413
2005-2009	--	--	--	--	--	--	--	--	--	--
2000-2004	--	--	--	--	--	--	--	--	--	--
1995-1999	--	--	--	--	--	--	--	--	--	--
1990-1994	--	--	--	--	--	--	--	--	--	--
1985-1989	--	--	--	--	--	--	--	--	--	--
1980-1984	--	--	--	--	--	--	--	NA	NA	NA
1975-1979	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1970-1974	7,979	9,882	NA	NA	NA	NA	NA	NA	NA	NA
1930-1939	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1920-1929	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1919 or earlier	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.
[2] For 1973 through 1983, the "1970 or later" category starts in April 1970, and the "1960-1969" category ends in March 1970.

Table A-4: Types of Year-Round Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Cooperatives & Condominiums -- Year-Round Units										
Cooperatives	NA	NA	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.5%	0.4%
Condominiums	NA	NA	0.8%	0.9%	0.9%	1.1%	1.2%	1.4%	1.6%	1.7%
Units in Structure -- Year-Round Units										
Mobile home/trailer	4.4%	4.9%	4.3%	4.6%	4.6%	4.4%	4.3%	4.4%	4.3%	4.4%
1, detached	63.7%	63.6%	63.8%	63.6%	63.5%	63.2%	63.7%	63.7%	63.4%	62.2%
1, attached	4.4%	4.0%	4.0%	4.0%	3.8%	3.8%	4.0%	4.0%	4.1%	4.9%
2 to 4	12.8%	12.4%	12.6%	12.8%	12.9%	13.0%	12.8%	12.6%	12.3%	12.4%
5 or more	14.7%	15.1%	15.2%	15.0%	15.2%	15.6%	15.3%	15.3%	15.9%	16.2%
5 to 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 to 19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20 to 49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table A-3: Types of Year-Round Units: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Cooperatives & Condominiums -- Year-Round Units										
Cooperatives	NA	NA	366	410	350	351	346	319	422	371
Condominiums	NA	NA	621	709	723	913	1,039	1,220	1,421	1,522
Units in Structure -- Year-Round Units										
Mobile home/trailer	3,278	3,715	3,342	3,627	3,693	3,671	3,610	3,770	3,871	3,999
1, detached	47,953	48,235	49,489	50,475	51,228	52,376	53,879	54,826	56,772	57,029
1, attached	3,334	3,049	3,129	3,136	3,105	3,147	3,401	3,429	3,691	4,453
2 to 4	9,639	9,446	9,802	10,189	10,419	10,754	10,785	10,816	11,036	11,373
5 or more	11,089	11,441	11,792	11,888	12,271	12,885	12,910	13,183	14,240	14,820
5 to 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 to 19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20 to 49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "NA" means that data are not available in reports for that survey year.

Table A-2: Size, Location, and Status of the Housing Stock: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Region -- All Units											
Northeast	20.9%	20.6%	20.6%	20.2%	19.8%	19.6%	19.4%	19.1%	18.8%	18.7%	18.4%
Midwest	24.6%	23.9%	23.9%	23.9%	23.9%	23.8%	23.7%	23.5%	23.3%	23.1%	23.0%
South	34.8%	35.4%	35.5%	35.4%	35.5%	35.8%	36.0%	36.3%	36.6%	37.0%	37.3%
West	19.7%	20.1%	20.0%	20.6%	20.7%	20.8%	21.0%	21.1%	21.4%	21.2%	21.3%
Metro Status -- All Units											
Inside metro area	75.9%	76.1%	76.6%	76.4%	76.3%	76.1%	76.1%	76.1%	78.1%	78.2%	76.2%
In central cities	32.7%	32.5%	31.9%	31.5%	31.1%	30.6%	30.3%	29.9%	29.4%	29.2%	28.8%
In suburbs	43.2%	43.5%	44.7%	45.0%	45.2%	45.5%	45.8%	46.2%	48.7%	49.1%	47.4%
Outside metro area	24.1%	23.9%	23.4%	23.6%	23.7%	23.9%	23.9%	23.9%	21.9%	21.8%	23.8%
Seasonal Units	3.2%	2.8%	2.7%	2.6%	2.9%	2.8%	2.8%	2.6%	2.6%	3.0%	3.1%
Year-Round Housing Units	96.8%	97.2%	97.3%	97.4%	97.1%	97.2%	97.2%	97.4%	97.4%	97.0%	96.9%
Occupancy Status -- Year-Round Units											
Occupied	91.4%	91.1%	91.1%	91.4%	91.5%	91.8%	91.1%	91.5%	91.6%	90.3%	90.3%
Vacant	8.6%	8.9%	8.9%	8.6%	8.5%	8.2%	8.9%	8.5%	8.4%	9.7%	9.7%
For rent	2.6%	2.9%	2.6%	2.6%	2.6%	2.5%	2.6%	2.4%	2.5%	3.1%	3.1%
For sale only	1.2%	1.1%	1.1%	1.0%	0.9%	0.9%	1.0%	0.9%	1.1%	1.1%	1.2%
Rented or sold	0.9%	0.8%	0.8%	0.7%	0.9%	0.6%	0.7%	0.7%	0.6%	0.8%	0.8%
Occasional use/URE	2.3%	2.2%	2.6%	2.6%	2.4%	2.6%	2.6%	2.4%	2.2%	2.3%	2.2%
Other vacant	1.6%	1.8%	1.8%	1.6%	1.8%	1.6%	2.0%	2.1%	2.0%	2.5%	2.4%

Table 8: Percent Difference in Mean Square Footage Reported by AHS[1] and SOC[2] in Detached Single-Family Houses by Basement

	Percent Difference (AHS - SOC / SOC)					Statistical Significance Probabilities				
Year Built	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West
	AHS Basement / SOC Finished Basement									
2007	9%	20%	5%	1%	32%	0.0001 *	0.0362 *	0.0848 *	0.0351 *	0.2067
2008	-2%	-18%	-2%	5%	16%	0.0001 *	0.0001 *	0.0483 *	0.0280 *	0.2148
2009	2%	1%	1%	-1%	5%	0.0001 *	0.0474 *	0.4163	0.0026 *	0.1450
2010	-11%	-10%	-32%	28%	3%	0.0001 *	0.0775 *	0.0001 *	0.0795 *	0.3389
2007-10	**2%**	**-1%**	**-4%**	**5%**	**19%**	0.0001 *	0.0001 *	0.0001 *	0.0001 *	0.0233 *
	AHS No Basement / SOC No Basement									
2007	9%	0%	97%	1%	13%	0.9057	0.8686	0.0909 *	0.5422	0.5638
2008	12%	-47%	-5%	13%	18%	0.2209	0.0235 *	0.7675	0.9783	0.0135 *
2009	12%	155%	-7%	16%	5%	0.2798	0.5766	0.7443	0.0895 *	0.9364
2010	3%	-45%	-10%	5%	3%	0.0766 *	0.0142 *	0.1913	0.0867 *	0.1133
2007-10	**10%**	**-8%**	**50%**	**7%**	**12%**	0.0094 *	0.0126 *	0.0408 *	0.1381	0.0059 *

[1]Source: 2011 AHS National/Metropolitan Public Use File (v 1.2); Cases with missing data or square footage outside 100-13,000 removed from analysis
First interview square footage determined where applicable.

[2]Source: 2001-2013 SOC Internal Microdata Files; Cases with missing data or square footage outside 100-13,000 removed from analysis
No external square footage conversion factor applied.

* Statistically significant differences in the underlying square footage distributions of the AHS and the SOC at a 90% confidence level

Note how the percent differences between the surveys for detached single-family houses with basements are now different than those obtained from the initial analysis. Quite a few differences are now smaller (less than 6% in magnitude). This indicates estimates reported from the AHS and the SOC are now more similar. The differences are also no longer exclusively positive, indicating the SOC mean square footage may be larger than the corresponding AHS square footage. This result is interesting as it is unlikely a new housing unit will lose square footage so quickly after construction. In fact, this result may hit more specifically on the difficulty respondents from both surveys have in estimating square footage.

Also, note the statistical significance probabilities. In the initial analysis, most statistical significance took place in earlier years. In the updated analysis, significant differences are noted in recent years, but occurring more often amongst detached single-family houses with basements. These results indicate there are statistically significant differences in the underlying housing square footage distributions between the two surveys for houses with basements. This makes sense given the SOC square footage estimates for houses with a basement may in fact be less than the corresponding AHS estimate. Remember the SOC does not capture unfinished areas of the basement (which may be more likely to remain unfinished due to the presence of a washer, dryer, and/or water heater). These areas should be included in the AHS estimate, thus making the AHS square footage larger than the corresponding SOC square footage.

Proposed Enhancements

In summary, interpretation of housing square footage estimates reported by the AHS and the SOC is not a straightforward process. To interpret these results correctly, addressing issues associated with housing square footage estimates is necessary. These issues are not all encompassing, nor are they constrained to any one particular survey area. From when data are collected – to what types of data are collected – to what, if any, post-processing procedures are applied – the occurrence and impact of issues must be taken into consideration.

This paper, in addition to identifying and addressing housing square footage issues, proposes two enhancements to the AHS and the SOC. If enacted, these enhancements should assist with future comparisons between the surveys. The first enhancement regards data collection for the AHS. The second enhancement regards additional research for the SOC.

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

February 9, 2005

Mr. & Mrs. Brian Christian
9622 Wesland Circle
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
S/S Wesland Circle, 25' E of the c/l Fox Hollow Lane
(9622 Wesland Circle)
2nd Election District – 2nd Council District
Brian Christian, et ux - Petitioners
Case No. 05-271-A

Dear Mr. & Mrs. Christian:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

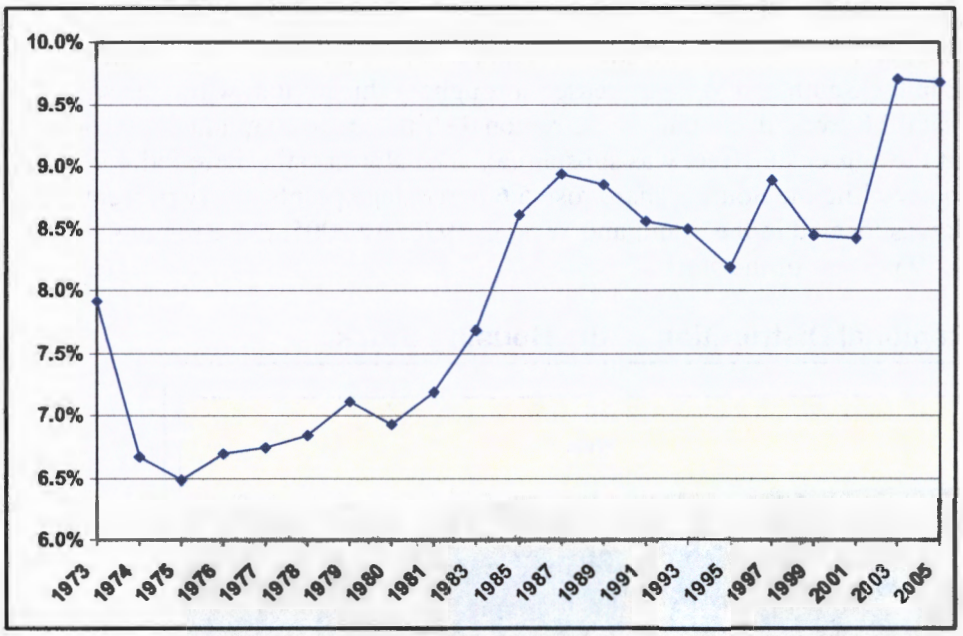
cc: Mr. Joseph I. Turpin
4109 Fox Hollow Lane, Randallstown, Md. 21133
People's Counsel; Case File

Printed on Recycled Paper

twice as fast as households between 1973 and 2005. This fact, combined with the growth in seasonal units, accounts for the increase in the ratio of housing units to households.

Figure 1 traces changes in the proportion of year-round units that are vacant. The proportion started at 7.9 percent in 1973, fell to a low point of 6.5 percent in 1975, and then fluctuated around a rising trend, reaching a high of 9.7 percent in both 2003 and 2005. The AHS separates vacant units into five categories and, by looking at the data in each category, one can obtain a better understanding as to why the country appears to need more empty units today than in 1973. Tables A-1 and A-2 in the appendix contain information on these categories from all the AHS reports.[3]

Figure 1: Proportion of the Year-Round Housing Stock that Is Vacant



The first category consists of unoccupied rental units.[4] These units represented approximately 2.0 percent of the year-round stock from 1973 through 1983; from 1985 to 2001, the percentage hovered generally around 2.5 percent; then in 2003 and 2005, the percentage rose to 3.0 percent.[5] Various factors account for the rising share of vacant rental units. In 1981, Congress increased the tax breaks available to owners of rental properties, resulting in a significant amount of overbuilding before the Tax Reform Act of 1986 severely restricted those tax benefits. In the early 1990s, interest rates fell

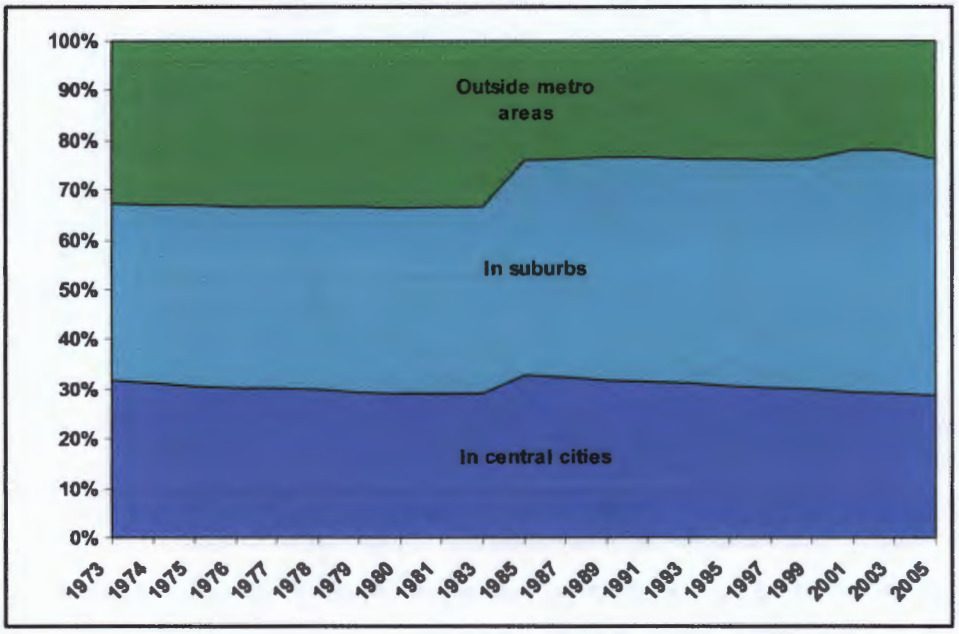
[3] The reader should note that prior to 1985, the AHS did not count vacant mobile homes in the housing stock.

[4] This category includes vacant units that are available for either rent or sale.

[5] The ratio discussed in this sentence is the number of vacant units for rent divided by the year-round housing stock. The rental vacancy rate reported quarterly by the Census Bureau is the ratio of vacant units for rent divided by all rental units. The two ratios followed the same pattern.

the suburban share is substantially larger in 2005, while the shares in central cities and outside metropolitan areas are smaller. However, the trends are not smooth. The share outside metropolitan areas falls sharply between 1983 and 1985, and the central city share generally declines except for a one-time increase between 1983 and 1985. The discontinuities between 1983 and 1985 result from the introduction of new definitions of metropolitan area—changes that increased the population in central cities and suburbs at the expense of the non-metropolitan population. By 2005, suburbs accounted for 47 percent of the housing stock, central cities for 29 percent, and outside metropolitan areas for 24 percent.

Figure 3: Distribution of the Housing Stock by Central Cities, Suburbs, and Non-Metropolitan Areas



Because large portions of metropolitan areas are rural in character and significant pockets with dense populations are in non-metropolitan areas, the Census Bureau also divides the country into urban and rural segments. By 2005, approximately 75 percent of the occupied housing stock was located in urban areas and approximately 25 percent was located in rural areas. The urbanized share fell from 1973 to 1983 but then rose.[7]

One of the most significant changes in the status of the housing stock over the last 15 years has been the increase in the homeownership rate. The recent experience is best understood in the context of the evolution of homeownership over the last century. Owning one's home has always been considered a cornerstone of the American dream, but as late as 1940 less than half of American households were homeowners. In the 1890 to 1940 period, the homeownership rate fluctuated in the 43- to 48-percent range. During the 1940 to 1960 period, the homeownership rate rose by over 18 percentage points, from

[7] This is also the case with the central city, suburban, and non-metropolitan shares; there is a significant discontinuity in 1985.

Beginning in 1975, the AHS identified both units in cooperative buildings and units in condominiums. The number of cooperative housing units grew from 366,000 in 1975 to 713,000 in 2005, a rate of growth almost double the rate for all year-round units. Condominiums grew from 621,000 in 1975 to 5,975,000 in 2005, a rate of growth nearly 10 times the rate for all year-round units.[8] By 2005, these two ownership types accounted for almost 6 percent of the year-round stock and almost 9 percent of the owner-occupied housing units.

Figure 5 shows how the composition of the year-round stock changed by the type of structure. Both the changes and the timing of the changes are interesting. Units located in structures with five or more units are generally rental units. (This paper reflects the terminology used by HUD's FHA insurance program and labels structures with five or more units as multifamily structures.) Both supply and demand factors caused these units to grow from approximately 15 percent of the year-round stock in 1973 to over 17 percent in 1985. The generous tax incentives enacted for rental housing in 1981 encouraged the construction of multifamily housing. During this period, the early baby-boom population also was forming households and acquiring housing units. Young households are more likely to choose rental housing and the smaller units typical of multifamily structures. After 1985, the multifamily share leveled off and even declined slightly.

Manufactured housing (mobile homes) has played an increasingly important role in providing housing.[9] In 1973, there were 3.3 million mobile homes. By 2001, the number of mobile homes had increased to 8.2 million. The count in 2005 was 8.0 million or 6.6 percent of the year-round stock. Mobile homes have always provided an affordable path to homeownership. Their increased popularity may be the result of a greater variety of manufactured housing options, increased safety as a result of revised federal standards, and more young households seeking to become homeowners.

The AHS distinguishes between single-unit detached structures, such as a single-family house on a lot that separates it from other structures, and single-unit attached structures, such as townhouses that share common exterior walls. The rising share of units in single-family attached structures is not surprising given the generally lower costs of such units. The trend in single-unit detached structures is somewhat surprising. This structure type is by far the most popular type and accounted for 62 to 64 percent of all units from 1973 through 1983. In 1985, its share dropped to 61 percent and decreased further to approximately 60 percent through 1995.[10] High mortgage interest rates in the late 1970s and throughout the 1980s may explain some of these changes. Interest rates improved around 1993, and the share of single-family detached structures increased back to 63 percent by 2005.

---

[8] Year-round units grew by 55 percent from 1975 to 2005, cooperative units by 95 percent, and condominiums by 862 percent.

[9] The sharp increase in 1985 is partially due to a change in AHS procedures. Prior to 1985, vacant mobile homes were not included in the housing stock.

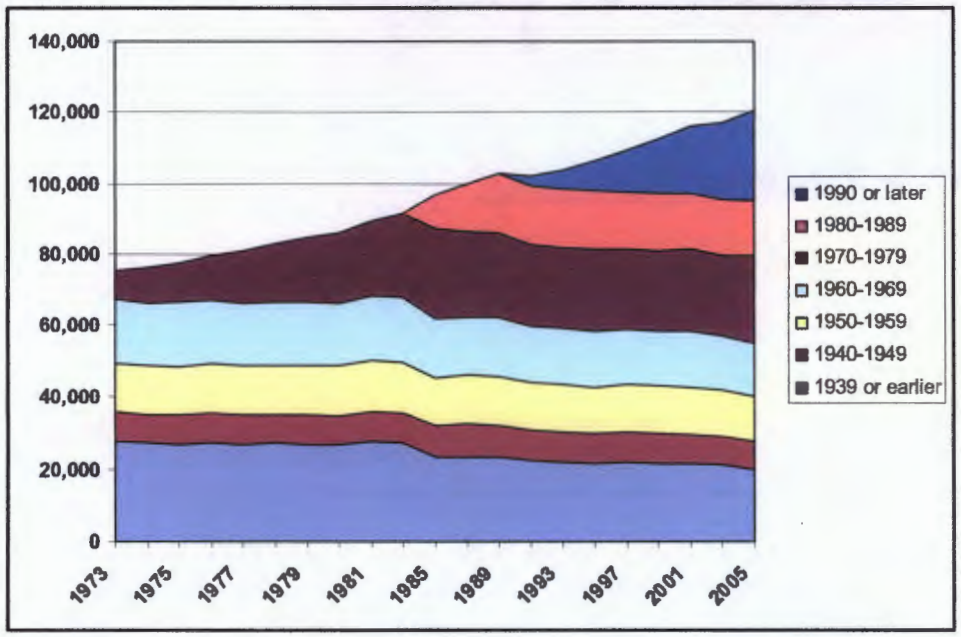
[10] The advent of a new AHS sample in 1985 may have contributed to the decline between 1983 and 1985, but does not account for the further decline through 1995.

The remaining structure type—units in structures with two to four units—declined in importance almost continuously from 1973 to 2005. At the beginning of the period, these structures accounted for 13 percent of all year-round units; by 2005, they accounted for only 8 percent of the units. The number of units in this structure type barely changed over the period; there were 9.6 million units in two- to four-unit structures in 1973 and only 9.9 million in 2005, despite an overall growth in the number of year-round units of over 45 million.

Beginning in 1985, the AHS reports divided multifamily structures into four categories based on the number of units in the structure. An examination of Tables A-3 and A-4 shows that the relative importance of these categories did not change substantially over the 1985 to 2005 period.

Figure 6 shows how the substantial growth over this period in the number of the year-round units altered the age structure of the housing stock. By 2005, more than half of the year-round units had been built after 1970. (Beginning in 1985, the AHS identified units built in 1980 or later, and in 1990, the AHS identified units built in 1990 or later.)

Figure 6: Number of Year-Round Housing Units by Year Built

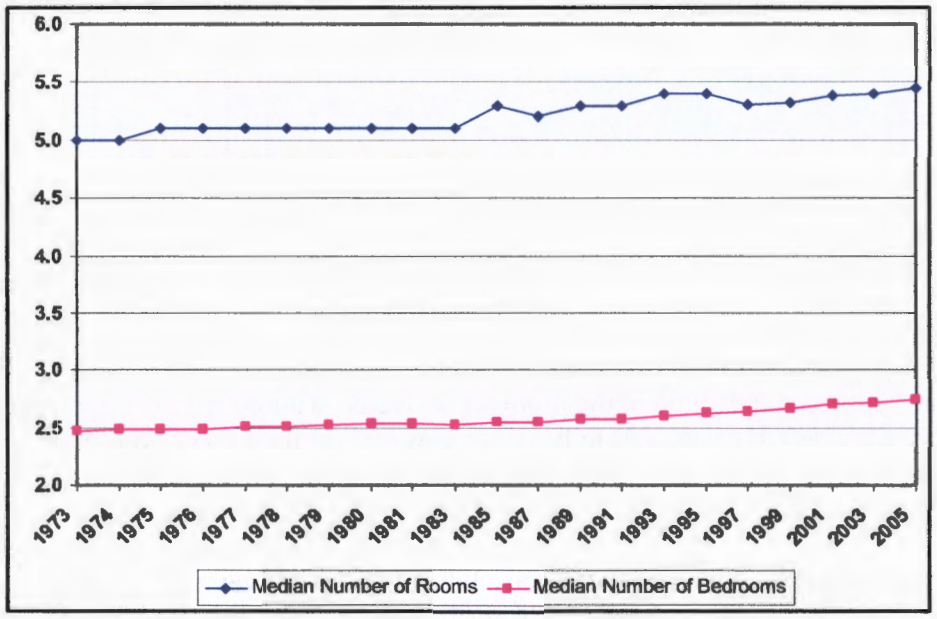


Since units built prior to 1970 cannot be added to the stock after 1970, the number of such units has to decline over the period tracked by the AHS.[11] In both absolute numbers and percentage terms, units built prior to 1940 and units built during the 1960s

[11] In fact, units built prior to 1970 can appear in a post-1970 AHS, even though these units did not appear in previous AHS reports. Every year units are added to the stock from sources other than new construction, including the splitting of a large unit into two or more units or the transformation of a nonresidential structure into a residential structure. While these movements are important in the year-to-year change in the housing stock, they are relatively minor.

2.5 bedrooms to 2.7 bedrooms. The full distributions reported in Tables A-7 and A-8 demonstrate that the smallest units have disappeared and the largest units have become more common. In 1973, there were 3.9 million year-round housing units with only one or two rooms; by 2005, the number had declined to 1.8 million. The number of housing units with 7 or more rooms increased from 14 million in 1973 (19 percent of the year-round stock) to 34 million in 2005 (28 percent). The same pattern emerges with the distribution by number of bedrooms. The number with no bedrooms fell from 1.9 million in 1973 to 1.1 million in 2005. Only 19 percent of year-round units had two or more bathrooms in 1973; 47 percent had two or more in 2005.

Figure 8: Median Rooms and Bedrooms for Year-Round Units



Beginning in 1985, the AHS also recorded the square footage of units. Figure 9 reports the median square footage for single-unit detached houses and mobile homes combined into one group. Over this period, the size of the median unit grew from 1,610 square feet to 1,774 square feet—an increase of 10 percent. Tables A-9 and A-10 contain the distribution by square footage of the group of single-unit detached houses and mobile homes. In 1985, there were 11.6 million units with fewer than 1,000 square feet; by 2005, this number had dropped to 8.8 million despite a 30-percent increase in the number of single-unit detached houses and mobile homes.

Tables A-9 and A-10 also provide information on lot sizes for one-unit structures. This paper does not discuss these numbers, because there appears to be a break in the series in 1997 when the Census Bureau introduced a new questionnaire and new data collection procedures. The new procedures greatly reduced the number of non-reporting units, and this improvement was accompanied by a substantial drop in the median lot size. Median lot size for one-unit structures was approximately 0.35 acres throughout the 1997 to 2005 period.

Figure 10: Number of Overcrowded Households, 1973-2005

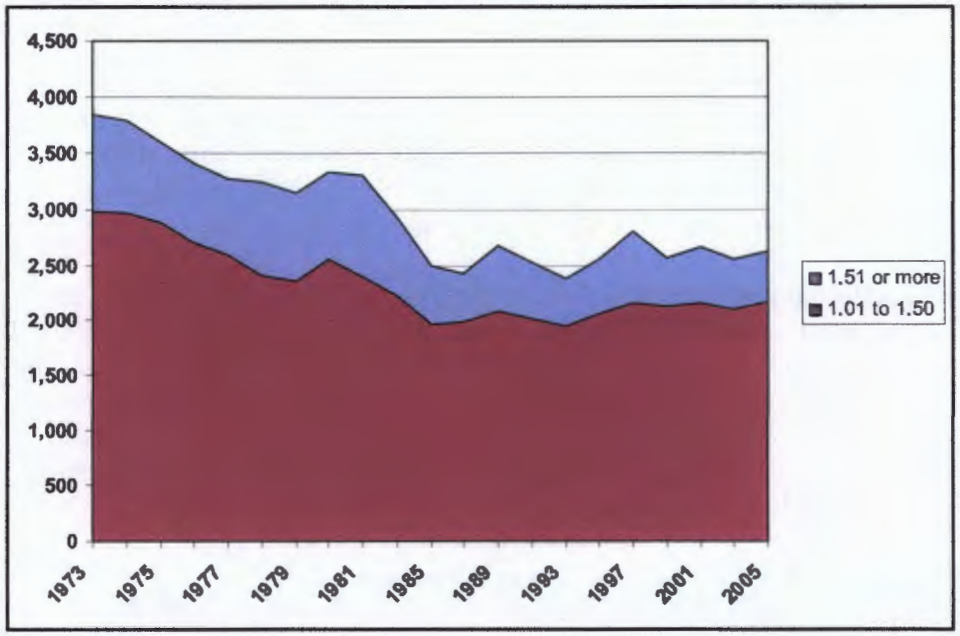
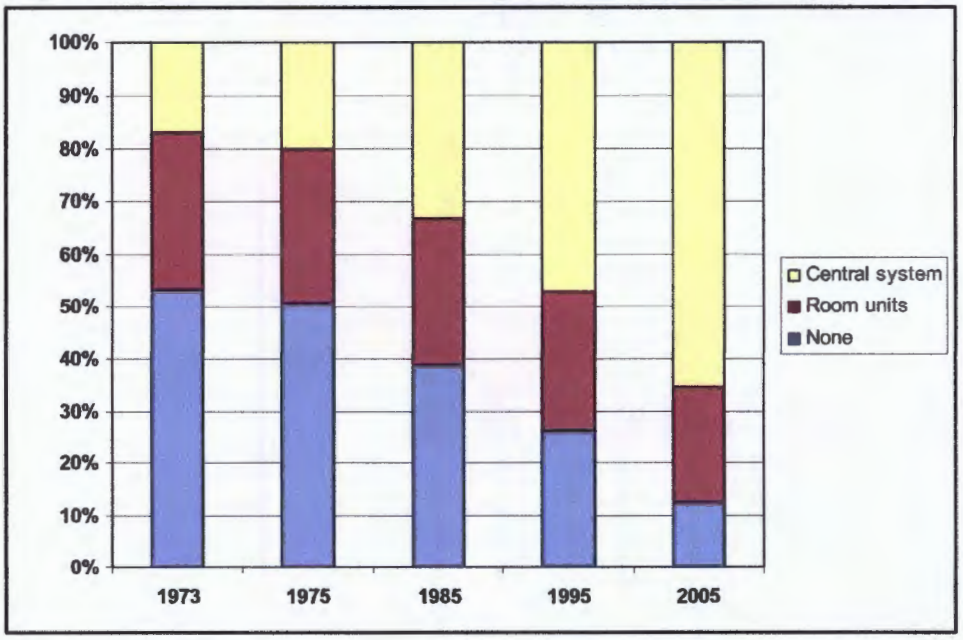


Table 2 records the percentage of households that were overcrowded for each survey year. As a percentage of households, overcrowding is a substantially less serious problem today than in 1973. In 2005, only 2.4 percent of households were overcrowded and, of the overcrowded households, only one in six was severely overcrowded. In 1973, 5.6 percent were overcrowded, and roughly one in four were severely overcrowded.

Table 2: Overcrowding as a Percent of Households

Year	Overcrowded (more than 1.00 persons per room)	Severely Overcrowded (more than 1.50 persons per room)	Year	Overcrowded (more than 1.00 persons per room)	Severely Overcrowded (more than 1.50 persons per room)
1973	5.6%	1.3%	1987	2.7%	0.5%
1974	5.3%	1.1%	1989	2.9%	0.6%
1975	5.0%	1.0%	1991	2.7%	0.6%
1976	4.6%	1.0%	1993	2.5%	0.5%
1977	4.4%	0.9%	1995	2.6%	0.5%
1978	4.2%	1.1%	1997	2.8%	0.7%
1979	4.0%	1.0%	1999	2.5%	0.4%
1980	4.2%	1.0%	2001	2.5%	0.5%
1981	4.0%	1.1%	2003	2.4%	0.4%
1983	3.5%	0.8%	2005	2.4%	0.4%
1985	2.8%	0.6%			

Figure 11: Use of Air Conditioning in Housing Units, 1973-2005



The AHS also reports information on the presence or absence of amenities such as fireplaces, decks, dishwashers, clothes washers and dryers, microwaves, trash compactors, telephones, and garages or carports. The AHS describes the type of heating equipment used and indicates what fuels are used for heating, cooking, and other equipment. Almost all of this information is available for the 1985 to 2005 period, and many items are available for the entire 32-year interval.

The AHS also records detailed information about housing defects. Figure 12 contrasts the prevalence of selected defects at the beginning of the period by averaging the reported rates of occurrence in the 1973, 1974, and 1975 AHS surveys and in the 2001, 2003, and 2005 surveys. With one exception, the rates of occurrence were lower at the end of the period than at the beginning, in some cases substantially lower. The one exception is the percentage of units without complete kitchen facilities—a kitchen sink; burners, cook stove, or microwave oven; and a refrigerator—for the exclusive use of the household. In 1997, the Census Bureau revised the AHS questionnaire, and the revision affected the measurement of this defect. Beginning in 1997, "exclusive use" was an absolute requirement for a unit to avoid being classified as "lacking complete kitchen." This change caused the percentage of units "lacking complete kitchen" facilities to rise slightly. Tables A-13 and A-14 show the upward shift in this percentage in 1997. As shown in Figure 12, 4.2 percent of the units did not have complete kitchen facilities for the exclusive use of the household in the 2001 to 2005 period.

year period. The number of units with holes in floors declined as well. One of the most striking changes was the decline in the frequency with which units with basements experienced leaks. As shown in Figure 12, residents reported leaks in the basements of 28 percent of the units with basements at the beginning of the period but in only 11 percent at the end of the period. This dramatic decline may be both real and an artifact of the way the AHS collected data over time. The Census Bureau introduced a new questionnaire in 1985, and a review of the data in Tables A-13 and A-14 reveals that the prevalence of leaks declined substantially with the introduction of the new questionnaire. Nevertheless, the proportion with leaks continued to fall after 1985.

Beginning in 1985, the AHS introduced two summary measures of physical problems in housing units. These measures take into account a range of possible physical problems and classify them as either severe or moderate. If a unit has one or more severe physical problems, the AHS characterizes that housing unit as having severe problems. If a unit has one or more moderate physical problems but no severe problems, the AHS characterizes that unit as having moderate problems. Units that have both severe and moderate problems are characterized as having severe problems and are not counted among the units with moderate problems. The accompanying textbox explains how the AHS defines severe physical problems and moderate physical problems.

Severe physical problems: A unit has *severe* physical problems if it has any of the following five problems:

Plumbing. Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure (and for the exclusive use of the unit, unless there are two or more full bathrooms).

Heating. Having been uncomfortably cold last winter for 24 hours or more because the heating equipment broke down, and it broke down at least three times last winter for at least 6 hours each time.

Electricity. Having no electricity, or all of the following three electric problems: exposed wiring, a room with no working wall outlet, and three blown fuses or tripped circuit breakers in the last 90 days.

Hallways. Having all of the following four problems in public areas: no working light fixtures, loose or missing steps, loose or missing railings, and no working elevator.

Upkeep. Having any five of the following six maintenance problems: (1) water leaks from the outside, such as from the roof, basement, windows, or doors; (2) leaks from inside structure, such as pipes or plumbing fixtures; (3) holes in the floors; (4) holes or open cracks in the walls or ceilings; (5) more than 8 by 11 inches of peeling paint or broken plaster; or (6) signs of rats in the last 90 days.

Moderate physical problems: A unit has *moderate* physical problems if it has any of the following five problems, but none of the severe problems:

Plumbing. On at least three occasions during the last 3 months, all the flush toilets were broken down at the same time for 6 hours or more.

Heating. Having unvented gas, oil, or kerosene heaters as the primary heating equipment.

Kitchen. Lacking a kitchen sink, refrigerator, or cooking equipment (stove, burners, or microwave oven) inside the structure for the exclusive use of the unit.

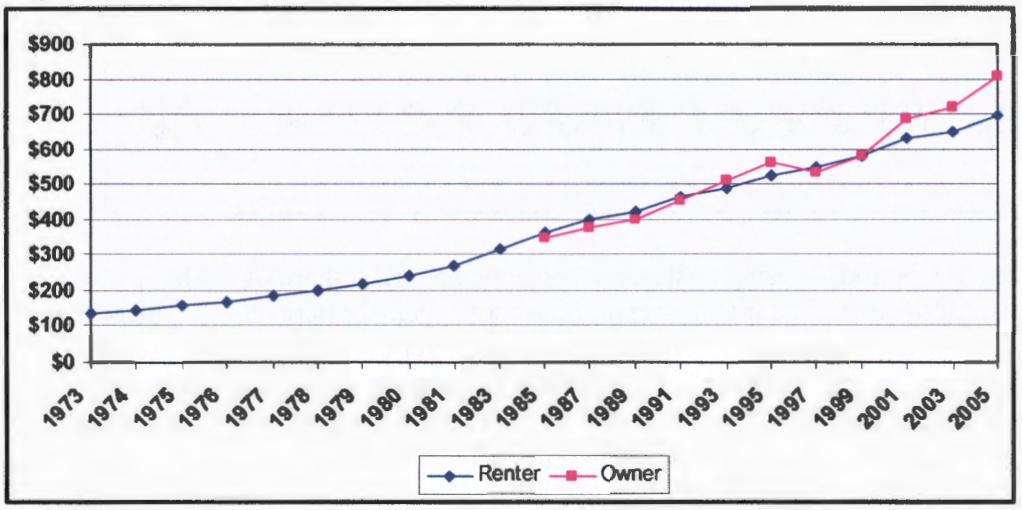
Hallways. Having any three of the four problems listed under *Hallways* for severe physical problems.

Upkeep. Having any three or four of the six problems listed under *Upkeep* for severe physical problems.

compare the data consistently over the entire period. Inflation, particularly the severe inflation from 1973 through 1983, affected the categories used by the AHS to report monthly housing costs. In 1973, 85 percent of renters paid less than $200 per month for rent and utilities, and the AHS report grouped the remaining 15 percent into a single category. By 2005, fewer than 5 percent of renters paid less than $200 per month for rent and utilities, and the AHS report apportioned the remaining 95 percent into 13 categories that did not exist in the 1973 report. An additional problem relates to owner-occupied houses. The early AHS reports separate homeowners into those with mortgages and those without mortgages before providing information on monthly housing costs; the reports beginning in 1985 group all homeowners together.

Notwithstanding these difficulties, the AHS reports paint a clear picture of how housing expenditures have altered since 1973. Figure 14 contains median monthly housing costs for renters from 1973 through 2005 and for homeowners from 1985 through 2005. Median housing costs include items such as homeowners' insurance, utilities, trash removal and, in the case of owner-occupied housing, mortgage payments and mortgage insurance fees.[14]

Figure 14: Median Monthly Housing Costs, Owners and Renters

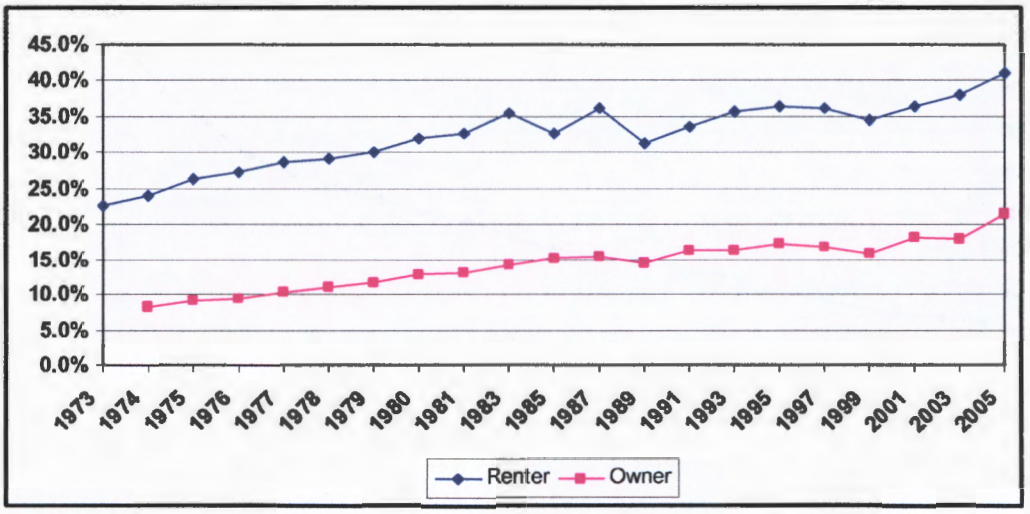


Between 1973 and 2005, median monthly housing costs for renters increased from $133 to $694, an average annual increase of over 5 percent. Rental costs increased fastest in the period from 1975 through 1983, when the annual increases ranged from 8 percent to 12 percent. Since 1989, the annual increases have averaged just over 3 percent.

Figure 14 presents median owner monthly costs from 1985 through 2005. The chart reveals two interesting facts. First, during most of this period, median renter and median

[14] Monthly housing costs are the best measure of the costs of owning or renting because it includes all the associated costs. It is better than contract rent for renters because contract rent can include some or all utilities for some units while, for other units, the household will pay for utilities separately.

Figure 16: Proportion of Households Spending More than 35 Percent for Housing



Excessive housing costs appear to be more of a problem for renters than owners and, for both groups, the problem has become more severe over time. In 1973, only 23 percent of renter households spent more than 35 percent of their income on housing; by 2005, this proportion had grown to 41 percent. The homeowner data cover the period from 1974 to 2004; over this time, the ratio of homeowners with housing costs exceeding 35 percent of income increased from 8 percent to 22 percent.

Home Values and Mortgage Financing

Inflation has also made it more difficult to use the AHS reports to compare home values over time. In 1973, 92 percent of owner-occupied homes were valued by their owners at less than $50,000, and the AHS report grouped the remaining 8 percent into a single category. By 2005, fewer than 5 percent of homes were valued at less than $50,000, and the AHS report apportioned the remaining 95 percent into 8 categories that did not exist in the 1973 report. Figure 17 points out that median home values increased considerably over the 32-year period, rising on average over 6 percent annually. The median home was valued at $24,100 in 1973 and at $165,300 in 2005.

if homebuyers expect home prices to increase in the future, they are willing to invest in bigger homes in the hope of obtaining larger capital gains. The trends in these two factors help explain the three distinct segments in Figure 18. House price increases were exceptionally high relative to mortgage interest rates from 1977 through 1979, exceptionally low from 1981 through 1984, and exceptionally high again from 2001 through 2006.[15]

From the first AHS survey in 1973, HUD and the Census Bureau have collected information on the financing of owner-occupied housing, but the content and format of the information presented in the reports have changed over the years. Beginning in 1985, the AHS increased both the amount of information it collects on mortgages and the amount published in the reports. The mortgage market has changed significantly in the last 25 years, and the questions asked in the AHS have evolved along with the market.

Table A-22 shows that slightly less than two-thirds of all owner-occupied homes have some form of first-lien mortgage. This proportion has varied over the years, but until recently has been above 60 percent. Since 2001, the proportion has been approximately 57 percent.

One mortgage characteristic reported in almost all the AHS reports is whether the primary mortgage is insured or guaranteed by an agency of the federal government—namely, the FHA, the Department of Veterans Affairs (VA), or the Rural Housing Service (formerly known as the Farmers Home Administration).[16] Figure 19 shows that government-provided insurance has declined in importance steadily since 1975. As Table A-24 shows, the decline of government-insured mortgages was accompanied by the rise of conventional mortgages, many of which are privately insured.

[15] This analysis is based on a comparison of house price appreciation, as measured by the repeat-sales house-price index (published by the Office of Federal Housing Enterprise Oversight) to mortgage interest rate (as measured by the commitment rate on 30-year mortgages reported by Freddie Mac).

[16] The AHS reports contain information on all current mortgages, and therefore all the mortgage characteristics discussed in this paper change only as homes are sold or refinanced. Since 1985, the AHS reports contain information separately on mortgages for newly constructed homes. For all survey years, the public use files provide information on the year of mortgage origination.

owner acquired the home. This proportion jumped to over 25 percent in 1993 and, except for a sharp drop in 1997, remained high in the more recent surveys. By 2005, the percent "placed later" was almost 40 percent.

Neighborhood Conditions

From 1973 onward, the AHS has provided information on conditions in the neighborhood in which a housing unit is located. Some of this information concerns neighborhood amenities, such as shopping and schools; some involves neighborhood features, such as bodies of water; and some describes neighborhood problems, such as streets needing repairs. The content and format of reporting has changed over the years; therefore, this discussion focuses on five neighborhood problems that are documented in most of the AHS reports. From 1985 through 1995, the AHS reported this information for units in multiunit structures only; in the other years, this information was reported for all housing units. Figure 21 presents this information for all years except 1985 to 1995.

Three of the five selected problems—the presence of litter on streets and other areas, the presence of noxious odors, and neighborhood crime—were less serious in the 1997 through 2005 period than in the 1973 through 1983 period. Noxious odors and litter appear to have been declining prior to 1985. Problems with abandoned buildings in the neighborhood were mentioned by approximately 5 percent of respondents in most of the years for which data are available in the reports.

Commuting Patterns

The AHS collects information both on the housing unit and on the household living in the unit. The previous section began to explore the connection between the unit and the household by looking at the financing of owner-occupied homes. Financing is a function of both the housing unit (its tenure and value) and the household (its income and wealth). This section explores a household characteristic that relates directly to its choice of housing unit, namely the commuting pattern of the householder.

The AHS collected information on commuting patterns in all the surveys, but this information is not in the reports for 1973 nor for 1983 through 1995. The early-year reports provide information on travel time and distance for the householder only; since 1997, the AHS reports provide the information for both householders and all workers in the household.

Despite the absence of published information for six surveys, Figures 22 and 23 show a definite upward trend in both average commuting time and average commuting distance for householders. Median commuting time for householders increased slightly over the period, from 19 minutes in 1974 to 22 minutes in 2005. Median commuting distance for householders also increased slightly over the period, from 8 miles in 1974 to 11 miles in 2005.

Figure 22: Median Travel Time for Working Householders in Minutes (One Way)

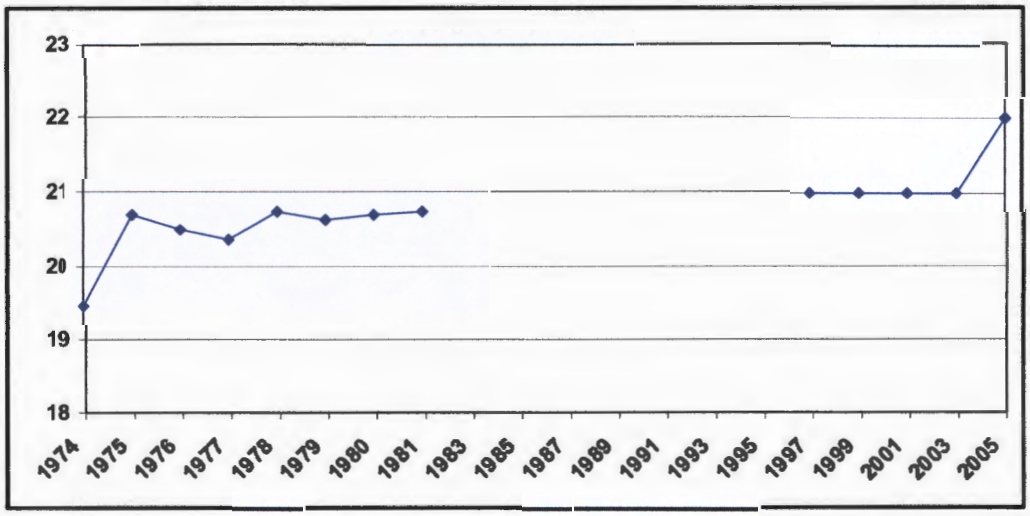


Table A-22: House Value and Mortgage Status: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Ratio of Value to Current Income										
Less than 1.5	28.1%	28.7%	27.3%	25.6%	22.7%	20.1%	18.5%	18.5%	19.1%	21.5%
1.5 to 1.9	19.6%	19.3%	19.3%	19.0%	18.3%	16.2%	15.6%	16.0%	17.1%	17.5%
2.0 to 2.4	14.5%	14.8%	14.7%	15.3%	15.1%	15.3%	14.8%	14.6%	14.9%	14.5%
2.5 to 2.9	9.9%	10.2%	10.1%	10.6%	11.1%	11.6%	11.6%	11.5%	10.6%	10.3%
3.0 to 3.9	11.0%	10.6%	11.2%	11.7%	12.6%	13.7%	14.0%	13.8%	13.6%	12.4%
4.0 or more	17.0%	16.3%	17.3%	17.9%	20.3%	23.0%	25.4%	25.5%	24.8%	23.8%
4.0 to 4.9[2]	NA	NA	NA	NA	6.3%	7.1%	7.5%	7.2%	7.3%	7.2%
5.0 or more	NA	NA	NA	NA	14.0%	15.9%	17.9%	18.3%	17.5%	16.6%
No Mortgage	36.2%	42.7%	43.1%	42.4%	40.9%	39.3%	38.6%	38.9%	36.8%	36.5%
With a Mortgage	63.8%	57.3%	56.9%	57.6%	59.1%	60.7%	61.4%	61.1%	63.2%	63.5%

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.
[2] The AHS reports for 1973 through 1976 did not report these categories for the ratio of value to current income.

Table A-21: House Value and Mortgage Status: 1973-1983 (counts in thousands) [1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Value	$24,100	$27,200	$29,500	$32,300	$36,900	$41,500	$47,100	$51,300	$55,300	$59,700
Ratio of Value to Current Income[2]										
Less than 1.5	9,765	10,345	10,158	9,672	8,760	8,024	7,612	7,714	8,229	9,296
1.5 to 1.9	6,802	6,960	7,187	7,175	7,052	6,456	6,436	6,683	7,336	7,585
2.0 to 2.4	5,025	5,344	5,468	5,770	5,817	6,088	6,113	6,090	6,392	6,275
2.5 to 2.9	3,431	3,678	3,773	3,988	4,279	4,641	4,779	4,796	4,569	4,484
3.0 to 3.9	3,815	3,836	4,182	4,418	4,867	5,480	5,780	5,771	5,834	5,375
4.0 or more	5,917	5,890	6,420	6,755	7,821	9,169	10,460	10,630	10,648	10,312
Zero or negative income/not computed	353	101	142	156	158	195	156	261	285	207
Median[3]	2.1	2.1	2.1	2.2	2.3	2.4	2.5	2.5	2.5	2.4
4.0 to 4.9[4]	NA	NA	NA	NA	2,427	2,814	3,100	3,021	3,128	3,119
5.0 or more	NA	NA	NA	NA	5,394	6,355	7,360	7,609	7,520	7,193
No Mortgage	12,607	13,195	13,829	13,845	13,865	14,465	14,891	14,867	15,376	15,777
With a Mortgage	21,695	22,959	23,501	24,089	24,889	25,589	26,446	27,079	27,917	27,758

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.
[2] In 1973, the sum of the counts for the ratio of current value to income is 806 units greater than the sum of the counts for the presence or absence of a mortgage.
[3] The 1973 and 1974 AHS reports did not contain the median ratio of value to income; the values in the table were estimated.
[4] The AHS reports for 1973 through 1976 did not report these categories for the ratio of value to current income.

Table A-20: Owner Housing Costs and Cost Burden: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Owner Housing Costs as Percent of Income										
Less than 5 percent	NA	4.7%	4.3%	3.9%	3.7%	3.5%	3.4%	3.5%	3.4%	3.3%
5 to 9 percent	NA	19.8%	19.1%	18.2%	17.5%	17.4%	17.7%	17.1%	18.0%	17.2%
10 to 14 percent	NA	24.2%	23.3%	23.2%	22.2%	21.5%	21.3%	21.0%	21.0%	20.6%
15 to 19 percent	NA	19.7%	20.0%	19.5%	19.6%	18.7%	18.3%	18.4%	17.7%	17.2%
20 to 24 percent	NA	12.4%	12.8%	13.5%	13.4%	13.9%	14.0%	13.4%	13.0%	12.7%
25 to 29 percent	NA	7.3%	7.4%	7.8%	8.3%	8.7%	8.6%	8.6%	8.5%	9.0%
30 to 34 percent	NA	3.7%	4.2%	4.5%	4.9%	5.2%	5.2%	5.2%	5.3%	5.7%
35 to 39 percent	NA	2.1%	2.4%	2.6%	2.9%	3.1%	3.2%	3.3%	3.4%	3.6%
40 to 49 percent	NA	2.3%	2.6%	2.5%	2.8%	3.0%	3.4%	3.7%	3.5%	4.0%
50 percent or more	NA	3.7%	4.0%	4.2%	4.6%	5.0%	5.0%	5.8%	6.0%	6.7%
50 to 59 percent[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The 1973-1983 reports did not provide information on these categories of cost burden.

Table A-19: Owner Housing Costs and Cost Burden: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Owner Monthly Housing Costs[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Owner Housing Costs as Percent of Income[2]										
Less than 5 percent	NA	1,514	1,397	1,288	1,266	1,233	1,246	1,302	1,322	1,306
5 to 9 percent	NA	6,348	6,263	6,059	6,053	6,226	6,537	6,438	7,018	6,699
10 to 14 percent	NA	7,743	7,644	7,744	7,662	7,683	7,867	7,940	8,198	8,057
15 to 19 percent	NA	6,325	6,553	6,501	6,775	6,674	6,749	6,925	6,900	6,704
20 to 24 percent	NA	3,979	4,207	4,511	4,644	4,972	5,171	5,045	5,071	4,957
25 to 29 percent	NA	2,332	2,416	2,612	2,852	3,093	3,185	3,263	3,302	3,512
30 to 34 percent	NA	1,200	1,370	1,515	1,707	1,872	1,921	1,963	2,077	2,227
35 to 39 percent	NA	660	798	874	991	1,089	1,176	1,252	1,342	1,400
40 to 49 percent	NA	733	867	846	984	1,063	1,267	1,407	1,372	1,546
50 percent or more	NA	1,200	1,302	1,407	1,604	1,784	1,849	2,203	2,354	2,626
Zero or negative income	NA	79	99	103	106	79	82	126	138	109
Median cost burden[3]	NA	15%	16%	16%	17%	17%	17%	17%	17%	18%
50 to 59 percent[4]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The 1973-1983 AHS reports separate housing costs for owners with mortgages and without mortgages. The dollar categories used for these two groups are different, and therefore it was not possible to merge the data and calculate an overall median.
[2] The 1973 AHS report did not provide information on cost burden.
[3] The median cost burden excludes cases with zero or negative income, cases with housing costs greater than income, and cases with mortgages but no information on mortgage costs. The last exclusion does not apply for AHS reports for 1985 or later, presumably because the Census Bureau allocated mortgage costs beginning in 1985. The 1974-1983 AHS reports did not contain an estimate for the median cost burden; the estimates in the table were calculated.
[4] The 1973-1983 reports did not provide information on these categories of cost burden.

Table A-22: House Value and Mortgage Status: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Ratio of Value to Current Income											
Less than 1.5	30.1%	29.7%	29.2%	29.6%	29.2%	29.4%	29.2%	29.0%	26.2%	23.5%	19.4%
1.5 to 1.9	14.9%	13.4%	13.2%	13.2%	13.5%	13.4%	14.8%	14.5%	13.9%	12.1%	10.2%
2.0 to 2.4	12.8%	12.4%	11.8%	11.9%	11.8%	12.1%	12.4%	11.9%	11.4%	10.9%	10.2%
2.5 to 2.9	8.9%	9.0%	8.7%	8.7%	8.7%	8.9%	8.6%	8.9%	9.2%	9.6%	8.3%
3.0 to 3.9	10.8%	11.1%	11.2%	11.3%	11.4%	11.6%	10.5%	10.8%	12.1%	12.6%	13.3%
4.0 or more	22.5%	24.4%	25.8%	25.3%	25.3%	24.5%	24.5%	24.9%	27.2%	31.3%	38.6%
4.0 to 4.9	6.3%	6.7%	6.6%	6.7%	6.6%	6.2%	5.9%	6.3%	6.8%	7.6%	8.5%
5.0 or more	16.2%	17.7%	19.2%	18.5%	18.7%	18.3%	18.6%	18.6%	20.4%	23.7%	30.1%
No Mortgage	37.0%	36.5%	35.8%	36.1%	36.0%	35.4%	35.5%	36.2%	42.7%	43.1%	42.4%
With a Mortgage	63.0%	63.5%	64.2%	63.9%	64.0%	64.6%	64.5%	63.8%	57.3%	56.9%	57.6%

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.

Table A-23: Mortgage Characteristics: 1985-2005 (counts in thousands)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Government Insurance or Guarantee											
FHA, VA, FmHA	8,372	8,491	8,384	8,305	8,363	7,909	7,365	7,633	8,605	7,720	6,862
Conventional, PMI, or other	22,570	22,828	24,000	25,180	26,793	27,906	25,579	28,204	31,796	32,527	35,908
Don't know/Not reported	1,253	1,747	2,103	1,857	2,027	3,211	2,911	3,047	2,977	3,432	3,309
Type of Primary Mortgage											
Fixed-payment, self-amortizing	25,383	25,599	25,604	27,008	28,147	30,002	27,590	31,472	35,689	36,221	37,392
Adjustable rate mortgage	2,191	2,791	3,617	3,103	3,670	4,473	2,955	2,057	1,964	1,695	2,441
Adjustable term mortgage	56	38	79	69	79	0	256	277	504	113	160
Graduated payment mortgage	585	362	462	434	332	370	376	363	382	286	517
Balloon	303	228	228	273	305	586	328	302	357	410	518
Other	525	626	695	738	834	903	377	276	328	313	498
Not reported	3,152	3,423	3,801	3,716	3,816	2,691	3,972	4,138	4,155	4,641	4,553
Primary Mortgage Placed											
When property acquired	23,827	22,337	23,145	23,293	21,311	24,393	31,549	27,439	30,230	26,276	27,592
Placed later	2,504	4,792	4,670	5,204	9,814	9,848	3,217	10,760	12,569	17,040	18,206
Date not reported	NA	89	74	121	163	NA	NA	NA	NA	NA	NA
Assumed, wrap-around, combination	5,865	5,849	6,599	6,723	5,896	4,784	1,089	685	580	362	282

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.

Table A-24: Mortgage Characteristics: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Government Insurance or Guarantee											
FHA, VA, FmHA	27.1%	27.1%	25.9%	24.8%	23.8%	22.1%	22.4%	21.3%	21.3%	19.2%	16.0%
Conventional, PMI, or other	72.9%	72.9%	74.1%	75.2%	76.2%	77.9%	77.6%	78.7%	78.7%	80.8%	84.0%
Type of Primary Mortgage											
Fixed-payment, self-amortizing	87.4%	86.4%	83.4%	85.4%	84.4%	82.6%	86.5%	90.6%	91.0%	92.8%	90.0%
Adjustable rate mortgage	7.5%	9.4%	11.8%	9.8%	11.0%	12.3%	9.3%	5.9%	5.0%	4.3%	5.9%
Adjustable term mortgage	0.2%	0.1%	0.3%	0.2%	0.2%	0.0%	0.8%	0.8%	1.3%	0.3%	0.4%
Graduated payment mortgage	2.0%	1.2%	1.5%	1.4%	1.0%	1.0%	1.2%	1.0%	1.0%	0.7%	1.2%
Balloon	1.0%	0.8%	0.7%	0.9%	0.9%	1.6%	1.0%	0.9%	0.9%	1.1%	1.2%
Other	1.8%	2.1%	2.3%	2.3%	2.5%	2.5%	1.2%	0.8%	0.8%	0.8%	1.2%
Primary Mortgage Placed											
When property acquired	74.0%	67.7%	67.3%	66.1%	57.6%	62.5%	88.0%	70.6%	69.7%	60.2%	59.9%
Placed later	7.8%	14.5%	13.6%	14.8%	26.5%	25.2%	9.0%	27.7%	29.0%	39.0%	39.5%
Assumed, wrap-around, combination	18.2%	17.7%	19.2%	19.1%	15.9%	12.3%	3.0%	1.8%	1.3%	0.8%	0.6%

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.

Table A-25: Neighborhood Problems: 1985-2005 (counts in thousands)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Litter (major or minor accumulation)	24,882	7,187	6,205	6,364	6,445	6,417	9,437	9,063	9,746	9,313	9,335
Odors	NA	NA	NA	NA	NA	NA	6,838	6,343	6,462	5,625	5,991
Crime	4,046	4,218	5,843	6,701	6,828	6,926	10,378	8,384	9,215	9,021	9,447
Streets need repair	30,760	6,454	5,141	5,281	5,452	5,559	32,921	33,046	36,504	37,907	39,286
Abandoned buildings (other buildings vandalized or with interior exposed)	3,213	969	979	1,053	1,239	1,107	4,933	4,996	5,011	4,875	5,081

[1] For odors and crime, all counts refer to occupied units. For litter, streets needing repair, and abandoned buildings, the numbers for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 numbers for these conditions refer to multiunit structures.

Table A-26: Neighborhood Problems: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Litter (major or minor accumulation)	28.3%	33.1%	32.5%	28.8%	27.7%	27.0%	9.7%	9.1%	9.4%	9.0%	8.8%
Odors	NA	NA	NA	NA	NA	NA	6.9%	6.3%	6.2%	5.4%	5.6%
Crime	4.6%	4.7%	6.3%	7.2%	7.2%	7.1%	10.6%	8.3%	8.8%	8.7%	8.8%
Streets need repair	35.8%	30.2%	27.4%	22.2%	23.9%	23.7%	34.3%	33.6%	35.6%	37.4%	37.5%
Abandoned buildings (other buildings vandalized or with interior exposed)	3.9%	4.7%	5.3%	4.9%	5.5%	4.8%	5.4%	5.3%	5.1%	5.0%	5.0%

[1] For odors and crime, all percentages refer to occupied units. For litter, streets needing repair, and abandoned buildings, the percentages for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 percentages for these conditions refer to multiunit structures.

Table A-27: Commuting Time and Distance for Householder: 1985-2005 (counts in thousands)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Travel Time to Work											
Less than 15 minutes	NA	NA	NA	NA	NA	NA	19,932	20,008	20,418	19,112	19,783
15 to 29 minutes	NA	NA	NA	NA	NA	NA	20,652	20,995	21,443	20,551	21,687
30 to 44 minutes	NA	NA	NA	NA	NA	NA	8,643	9,228	9,221	9,150	9,945
45 to 59 minutes	NA	NA	NA	NA	NA	NA	3,487	3,682	3,812	3,865	4,081
1 hour to 1 hour 29 minutes	NA	NA	NA	NA	NA	NA	2,052	2,150	2,272	2,107	2,331
1 hour 30 minutes or more	NA	NA	NA	NA	NA	NA	851	789	804	759	855
Works at home	NA	NA	NA	NA	NA	NA	1,903	1,745	1,904	2,040	2,426
No fixed place of work	NA	NA	NA	NA	NA	NA	5,907	5,848	5,834	5,702	6,270
Median[2]	NA	NA	NA	NA	NA	NA	21	21	21	21	22
Distance to Work											
Less than 1 mile	NA	NA	NA	NA	NA	NA	2,781	2,666	2,848	2,530	2,552
1 to 4 miles	NA	NA	NA	NA	NA	NA	12,955	12,849	12,576	11,899	12,060
5 to 9 miles	NA	NA	NA	NA	NA	NA	12,391	12,594	12,763	12,271	12,971
10 to 29 miles	NA	NA	NA	NA	NA	NA	22,083	22,993	23,547	22,732	24,511
30 to 49 miles	NA	NA	NA	NA	NA	NA	4,142	4,488	4,902	4,807	5,144
50 miles or more	NA	NA	NA	NA	NA	NA	1,264	1,261	1,335	1,304	1,445
Works at home	NA	NA	NA	NA	NA	NA	1,903	1,745	1,904	2,040	2,426
No fixed place of work	NA	NA	NA	NA	NA	NA	5,907	5,848	5,834	5,702	6,270
Median[2]	NA	NA	NA	NA	NA	NA	10	10	10	11	11

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.

[2] The AHS reports for 1997 through 1981 did not contain estimates for the median travel time or the median distance to work. The numbers in the table are estimates. The median excludes persons working at home and persons with no fixed place of work.

Table A-28: Commuting Time and Distance for Householder: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Travel Time to Work											
Less than 15 minutes	NA	NA	NA	NA	NA	NA	31.4%	31.0%	31.1%	30.2%	29.4%
15 to 29 minutes	NA	NA	NA	NA	NA	NA	32.6%	32.6%	32.6%	32.5%	32.2%
30 to 44 minutes	NA	NA	NA	NA	NA	NA	13.6%	14.3%	14.0%	14.5%	14.8%
45 to 59 minutes	NA	NA	NA	NA	NA	NA	5.5%	5.7%	5.8%	6.1%	6.1%
1 hour to 1 hour 29 minutes	NA	NA	NA	NA	NA	NA	3.2%	3.3%	3.5%	3.3%	3.5%
1 hour 30 minutes or more	NA	NA	NA	NA	NA	NA	1.3%	1.2%	1.2%	1.2%	1.3%
Works at home	NA	NA	NA	NA	NA	NA	3.0%	2.7%	2.9%	3.2%	3.6%
No fixed place of work	NA	NA	NA	NA	NA	NA	9.3%	9.1%	8.9%	9.0%	9.3%
Distance to Work											
Less than 1 mile	NA	NA	NA	NA	NA	NA	4.4%	4.1%	4.3%	4.0%	3.8%
1 to 4 miles	NA	NA	NA	NA	NA	NA	20.4%	19.9%	19.1%	18.8%	17.9%
5 to 9 miles	NA	NA	NA	NA	NA	NA	19.5%	19.5%	19.4%	19.4%	19.3%
10 to 29 miles	NA	NA	NA	NA	NA	NA	34.8%	35.7%	35.8%	35.9%	36.4%
30 to 49 miles	NA	NA	NA	NA	NA	NA	6.5%	7.0%	7.5%	7.6%	7.6%
50 miles or more	NA	NA	NA	NA	NA	NA	2.0%	2.0%	2.0%	2.1%	2.1%
Works at home	NA	NA	NA	NA	NA	NA	3.0%	2.7%	2.9%	3.2%	3.6%
No fixed place of work	NA	NA	NA	NA	NA	NA	9.3%	9.1%	8.9%	9.0%	9.3%

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.

Table A-29: Household Characteristics: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Household Size											
1 person	20,987	21,950	22,356	22,393	22,989	24,070	25,263	26,901	28,149	28,171	29,181
2 persons	28,238	29,109	30,108	30,589	31,304	31,931	32,473	33,817	34,653	34,424	35,569
3 persons	15,445	16,054	16,229	16,290	16,306	16,623	16,507	16,643	17,178	17,326	17,314
4 persons	13,956	14,177	14,606	14,140	14,396	14,907	14,889	15,210	15,619	15,319	15,828
5 persons	6,291	6,260	6,617	6,244	6,272	6,515	6,487	6,652	6,846	6,846	7,003
6 persons	2,185	2,048	2,339	2,107	2,176	2,370	2,374	2,280	2,367	2,414	2,552
7 or more persons	1,324	1,289	1,429	1,384	1,280	1,278	1,494	1,300	1,449	1,343	1,425
Median[1]	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.2	2.2	2.2	2.2
Household Type											
1-person household	20,987	21,950	22,356	22,393	22,989	24,070	25,263	26,901	28,149	28,171	29,181
Married-couple families, no nonrelatives	49,972	50,491	50,217	49,745	49,683	50,757	52,258	53,169	53,710	53,542	54,668
Other male householder	5,661	6,067	7,542	7,298	7,765	7,971	7,716	8,035	8,581	8,501	8,897
Other female householder	11,806	12,379	13,568	13,712	14,287	14,895	14,250	14,697	15,821	15,629	16,125
Children											
Some	33,964	34,213	35,704	34,588	35,429	37,236	36,869	37,272	38,682	38,158	38,493
None	54,461	56,675	57,979	58,559	59,295	60,458	62,618	65,530	67,579	67,684	70,378

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The median in the 1985 report was one significant digit only. The numbers in the table for these years are estimates.

Table A-30: Household Characteristics: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Household Size											
1 person	23.7%	24.2%	23.9%	24.0%	24.3%	24.6%	25.4%	26.2%	26.5%	26.6%	26.8%
2 persons	31.9%	32.0%	32.1%	32.8%	33.0%	32.7%	32.6%	32.9%	32.6%	32.5%	32.7%
3 persons	17.5%	17.7%	17.3%	17.5%	17.2%	17.0%	16.6%	16.2%	16.2%	16.4%	15.9%
4 persons	15.8%	15.6%	15.6%	15.2%	15.2%	15.3%	15.0%	14.8%	14.7%	14.5%	14.5%
5 persons	7.1%	6.9%	7.1%	6.7%	6.6%	6.7%	6.5%	6.5%	6.4%	6.5%	6.4%
6 persons	2.5%	2.3%	2.5%	2.3%	2.3%	2.4%	2.4%	2.2%	2.2%	2.3%	2.3%
7 or more persons	1.5%	1.4%	1.5%	1.5%	1.4%	1.3%	1.5%	1.3%	1.4%	1.3%	1.3%
Median[1]											
Household Type											
1-person household	23.7%	24.2%	23.9%	24.0%	24.3%	24.6%	25.4%	26.2%	26.5%	26.6%	26.8%
Married-couple families, no nonrelatives	56.5%	55.6%	53.6%	53.4%	52.5%	52.0%	52.5%	51.7%	50.5%	50.6%	50.2%
Other male householder	6.4%	6.7%	8.1%	7.8%	8.2%	8.2%	7.8%	7.8%	8.1%	8.0%	8.2%
Other female householder	13.4%	13.6%	14.5%	14.7%	15.1%	15.2%	14.3%	14.3%	14.9%	14.8%	14.8%
Children											
Some	38.4%	37.6%	38.1%	37.1%	37.4%	38.1%	37.1%	36.3%	36.4%	36.1%	35.4%
None	61.6%	62.4%	61.9%	62.9%	62.6%	61.9%	62.9%	63.7%	63.6%	63.9%	64.6%

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The median in the 1985 report was one significant digit only. The numbers in the table for these years are estimates.

Table A-31: Householder Characteristics: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Age of Householder											
Under 65	69,529	71,144	73,582	72,800	74,286	76,852	78,582	81,381	84,448	84,215	86,675
65 or older	18,896	19,744	20,100	20,348	20,437	20,841	20,907	21,423	21,812	21,627	22,197
65 to 74	11,284	11,690	11,781	11,579	11,456	11,447	10,997	11,041	10,755	10,782	11,082
75 or older	7,612	8,054	8,319	8,769	8,981	9,394	9,910	10,382	11,057	10,845	11,115
Race[1]											
White	76,266	78,179	80,312	79,140	80,029	81,611	82,154	83,624	85,292	87,483	89,449
Black	9,903	10,251	10,633	10,832	11,128	11,773	12,085	12,936	13,292	13,004	13,447
Ethnicity[2]											
Hispanics	5,708	5,587	6,204	6,239	6,614	7,757	8,513	9,041	9,814	11,038	11,651

[1] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of counts of White and Black is less than the count of householders.
[2] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

Table A-32: Householder Characteristics: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Age of Householder											
Under 65	78.6%	78.3%	78.5%	78.2%	78.4%	78.7%	79.0%	79.2%	79.5%	79.6%	79.6%
65 or older	21.4%	21.7%	21.5%	21.8%	21.6%	21.3%	21.0%	20.8%	20.5%	20.4%	20.4%
65 to 74	12.8%	12.9%	12.6%	12.4%	12.1%	11.7%	11.1%	10.7%	10.1%	10.2%	10.2%
75 or older	8.6%	8.9%	8.9%	9.4%	9.5%	9.6%	10.0%	10.1%	10.4%	10.2%	10.2%
Race[1]											
White	86.2%	86.0%	85.7%	85.0%	84.5%	83.5%	82.6%	81.3%	80.3%	82.7%	82.2%
Black	11.2%	11.3%	11.3%	11.6%	11.7%	12.1%	12.1%	12.6%	12.5%	12.3%	12.4%
Ethnicity[2]											
Hispanics	6.5%	6.1%	6.6%	6.7%	7.0%	7.9%	8.6%	8.8%	9.2%	10.4%	10.7%

[1] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of percentages of White and Black is less than 100 percent.
[2] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

32 Years of Housing Data

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32 Years of Housing Data

Introduction

The year 1973 may not seem that long ago, but a lot of changes have taken place since then. In 1973, the United States signed the Paris Peace Accords, which presaged the country's complete withdrawal from Vietnam. The Watergate scandal was hitting the front pages of newspapers across the nation. Secretariat won the Triple Crown in horse racing—the last time that feat has been accomplished. The latest James Bond movie, *Live and Let Die*, was playing in movie theaters and, among the hip, the Nehru jacket was just falling out of fashion. These events may be memories—albeit dim ones—to many Americans. But, to many others, 1973 is ancient history. Only slightly more than half of all Americans alive today had been born by 1973.

The United States has experienced extensive demographic changes in the last three and a half decades—changes that have significantly affected the nation's housing stock. The population has grown from 203 million in 1970 to 302 million in 2007 and has undergone some fundamental shifts:[1]

- *The population has grown older.* The 1970 census reported that 20.1 million residents were 65 years old or older; by 2005, that number had grown to 34.8 million. There were 1.5 million people 85 years old or older in 1970 compared with 3.8 million in 2005.

- *Racial and ethnic minorities have grown relative to the total population.* In 1970, 87.5 percent of the population was white; in 2005, only 74.7 percent was white. The decennial censuses began reporting Hispanic ethnicity in 1980; at that time, 6.4 percent of the population was Hispanic. By 2005, the Hispanic population had grown to 14.5 percent of the total population.

- *Family households, particularly two-parent family households, have declined.* In 1970, 80.3 percent of households were family households; by 2005, that proportion had fallen to 66.9 percent. Single-parent households were 5.4 percent of the total in 1970 compared with 17.2 percent in 2005.

[1] These comparisons are based on: *Demographic Trends in the 20th Century, Census 2000 Special Reports*, by Frank Hobbs and Nicole Stoops, U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau, CENSR-4, November 2002; *Income, Poverty, and Health Insurance Coverage in the United States: 2005* by Carmen DeNavas-Walt, Bernadette D. Proctor, and Cheryl Hill Lee, U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau, pp. 60-231, August 2006; and data from the American Community Survey for 2005 from tables on the U.S. Census Bureau's Web site.

and in PDF© format from both the HUD USER and the Census Bureau Web sites.[2] Analysts can also create their own tables from the more recent AHS national surveys, using the Census Bureau's DataFerrett technology available on the Census Bureau Web site. In addition, both HUD and the Census Bureau make available to analysts public user files containing the responses from individual housing units, after removing any information that might identify respondents.

The AHS survey has two distinguishing features. Unlike most surveys, the primary focus is on the housing unit; the survey does gather extensive information on the people living in the housing units, but only to relate the people characteristics to the housing characteristics. The AHS uses a longitudinal sample, which means that the Census Bureau goes back to the same housing unit with each new survey. This longitudinal feature allows HUD and the Census Bureau to see how housing units change over time and how people served by those units change over time.

This paper uses the data collected from all the AHS national surveys from 1973 to 2005 to portray how American housing changed over that 32-year period. The next eight sections of this report examine different features of the housing stock and the households that occupy the housing stock. The discussions highlight the major transformations that have occurred and explain what other information is available in the AHS. The appendix contains tables with data from all the national surveys on the topics discussed; these tables present both estimates of the total number of units with specific characteristics and percentage distributions.

Before presenting the data, the reader needs to be aware of how the AHS itself has changed over time. The AHS has used three different national samples. The 1973 and 1974 reports use a sample drawn in 1973 using the 1970 census as a sampling frame; the 1975 through 1983 reports use a sample drawn in 1975 using the 1970 census as a sampling frame; and the 1985 through 2005 reports use a sample drawn in 1985 using the 1980 census as a sampling frame. With each new survey, the Census Bureau updates the sample it uses for additions to the stock from new construction or other sources. The report formats have also changed over time. The 1973 through 1983 reports use a common format; the 1985 through 2005 reports use another common format. These changes, as well as other factors, affect the continuity of the data. In some cases, information is not available on a particular subject for all the national surveys.

Some notes on terminology may also help the reader. People normally think of their place of living as their home, but "homes" take many forms—such as single-family detached structures, apartments in multiunit structures, and mobile homes. *This document uses the term housing unit or unit to encompass all the forms that a home might take.* The Census Bureau and other survey organizations distinguish between families whose members are related to one another and households whose members may or may not be related to one another. More than half of all housing units are occupied by families, but all occupied housing units are occupied by households. This document uses

[2] www.HUDUSER.org and www.census.gov.

Table A-15: Severe and Moderate Physical Problems in Occupied Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Severe Problems	1,559	1,224	3,161	2,874	1,901	2,022	1,796	2,052	2,126	1,970	2,021
Plumbing	660	574	2,529	2,278	1,379	1,459	1,169	1,436	1,376	1,355	1,297
Heating	474	340	391	341	287	361	469	490	614	495	642
Electric	82	94	87	67	70	61	105	104	79	93	72
Upkeep	453	304	233	249	220	182	125	90	111	87	53
Hallways	13	3	0	3	6	6	4	7	7	7	0
Moderate Problems	5,814	5,184	4,442	4,531	4,225	4,348	5,191	4,826	4,537	4,320	4,175
Plumbing	274	331	258	295	287	276	304	219	261	195	155
Heating	2,485	2,257	1,912	1,977	1,528	1,579	1,684	1,728	1,513	1,447	1,273
Upkeep	2,585	2,253	1,855	1,914	1,880	1,887	1,414	1,478	1,454	1,303	1,213
Hallways	88	34	62	47	48	36	89	125	98	148	118
Kitchen	860	749	658	560	737	794	1,959	1,512	1,443	1,410	1,544

Table A-14: Defects in Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year-Round Units										
With complete kitchen	96.5%	97.0%	97.3%	97.4%	97.6%	97.5%	97.8%	97.9%	98.0%	98.5%
Lacking complete kitchen facilities	3.5%	3.0%	2.7%	2.6%	2.4%	2.5%	2.2%	2.1%	2.0%	1.5%
With all plumbing facilities	95.3%	96.0%	96.5%	96.6%	96.9%	97.0%	97.2%	97.3%	97.3%	97.6%
Lack some plumbing	4.7%	4.0%	3.5%	3.4%	3.1%	3.0%	2.8%	2.7%	2.7%	2.4%
No heating equipment	1.1%	1.0%	0.9%	0.9%	1.0%	1.2%	1.1%	1.2%	1.1%	1.1%
Occupied Units										
Exposed wiring	4.0%	3.4%	1.8%	1.5%	1.3%	3.2%	2.9%	2.9%	2.9%	2.7%
One or more rooms without outlet	5.3%	4.4%	3.5%	3.2%	2.9%	3.7%	3.4%	3.5%	3.3%	3.1%
Fuses or breakers blown in last 3 months	14.5%	13.4%	11.7%	11.3%	10.9%	11.7%	12.2%	13.1%	10.4%	15.0%
Holes in floors	2.0%	1.9%	1.8%	1.7%	1.8%	1.9%	1.8%	2.0%	1.9%	2.2%
Open cracks or holes in walls or ceilings	6.0%	5.7%	5.3%	5.3%	5.2%	6.0%	6.0%	5.6%	5.6%	6.2%
Leaks from roof	7.9%	7.0%	6.5%	6.2%	6.3%	6.4%	7.4%	6.7%	6.3%	7.7%
Leaks in basement[1]	29.6%	27.5%	26.4%	23.3%	25.0%	25.5%	NA[2]	NA	NA	27.4%

[1] The percentages for leaks in basement were computed using only occupied units with basements.
[2] The AHS reports for 1979 through 1981 did not report basement leaks.

Table A-13: Defects in Units: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year-Round Units										
With complete kitchen	72,623	73,596	75,469	77,280	78,768	80,777	82,752	84,259	87,794	90,330
Lacking complete kitchen facilities	2,671	2,291	2,084	2,036	1,948	2,056	1,834	1,765	1,816	1,345
With all plumbing facilities	71,720	72,850	74,847	76,655	78,174	80,331	82,233	83,665	87,235	89,441
Lack some plumbing	3,573	3,036	2,706	2,661	2,542	2,503	2,353	2,359	2,375	2,233
No heating equipment	830	723	695	716	818	960	951	997	952	976
Occupied Units										
Exposed wiring	2,749	2,375	1,336	1,131	1,003	2,447	2,278	2,356	2,375	2,263
One or more rooms without outlet	3,661	3,078	2,528	2,355	2,147	2,817	2,705	2,790	2,728	2,580
Fuses or breakers blown in last 3 months	9,938	9,391	8,416	8,294	8,088	8,981	9,446	10,420	8,576	12,525
Holes in floors	1,332	1,308	1,298	1,259	1,324	1,438	1,406	1,564	1,561	1,826
Open cracks or holes in walls or ceilings	4,179	4,024	3,847	3,945	3,891	4,591	4,673	4,459	4,647	5,210
Leaks from roof	5,260	4,737	4,491	4,375	4,517	4,681	5,624	5,169	4,928	6,259
Leaks in basement	9,346	8,688	8,475	7,556	8,148	8,455	NA[1]	NA	NA	9,617

[1] The AHS reports for 1979 through 1981 did not report basement leaks.

Table A-12: Overcrowding and Housing Features: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Persons Per Room -- Occupied Units										
0.50 or less	54.0%	54.2%	55.5%	56.6%	57.7%	59.2%	60.5%	60.4%	61.1%	61.6%
0.51 to 1.00	40.4%	40.4%	39.5%	38.8%	38.0%	36.6%	35.5%	35.5%	34.9%	35.0%
1.01 to 1.50	4.3%	4.2%	4.0%	3.7%	3.5%	3.1%	3.0%	3.2%	2.9%	2.6%
1.51 or more	1.3%	1.1%	1.0%	1.0%	0.9%	1.1%	1.0%	1.0%	1.1%	0.8%
Water -- Year-Round Units										
Public/private water	81.6%	82.8%	83.1%	83.2%	83.4%	83.9%	83.9%	83.8%	84.0%	84.4%
Well	16.3%	15.3%	15.0%	15.0%	14.8%	14.5%	14.5%	14.6%	14.5%	14.2%
Other water source	2.1%	1.9%	1.9%	1.8%	1.8%	1.7%	1.6%	1.6%	1.5%	1.4%
Sewer -- Year-Round Units										
Public sewer	71.3%	72.3%	72.8%	72.9%	73.1%	73.4%	73.4%	73.4%	73.6%	74.3%
Septic tank/cesspool	26.1%	25.6%	25.4%	25.4%	25.4%	25.3%	25.4%	25.5%	25.3%	24.9%
Other	2.6%	2.1%	1.8%	1.7%	1.5%	1.3%	1.2%	1.2%	1.1%	0.8%
Air Conditioning -- Year-Round Units										
None	53.2%	50.7%	50.6%	48.9%	48.4%	NA[1]	NA	NA	NA	NA
Room units	30.1%	30.4%	29.4%	29.6%	29.2%	NA	NA	NA	NA	NA
Central system	16.8%	18.9%	20.0%	21.5%	22.4%	NA	NA	NA	NA	NA

[1] The AHS reports for 1978 through 1983 provide data on air conditioning only for occupied units.

Table A-11: Overcrowding and Housing Features: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Persons Per Room -- Occupied Units										
0.50 or less	37,455	38,406	40,277	41,869	43,417	45,713	47,518	48,326	50,831	52,107
0.51 to 1.00	28,029	28,636	28,645	28,718	28,586	28,209	27,906	28,410	29,046	29,605
1.01 to 1.50	2,984	2,978	2,890	2,706	2,604	2,418	2,358	2,549	2,401	2,228
1.51 or more	869	810	710	712	674	826	789	787	899	700
Water -- Year-Round Units										
Public/private water	61,448	62,832	64,485	65,982	67,357	69,471	70,956	72,121	75,317	77,358
Well	12,243	11,608	11,607	11,875	11,943	11,985	12,274	12,566	12,961	13,043
Other water source	1,602	1,447	1,461	1,458	1,416	1,378	1,356	1,338	1,332	1,274
Sewer -- Year-Round Units										
Public sewer	53,673	54,894	56,484	57,819	59,026	60,805	62,063	63,113	65,992	68,102
Septic tank/cesspool	19,688	19,434	19,694	20,177	20,489	20,929	21,510	21,914	22,653	22,861
Other	1,932	1,557	1,375	1,320	1,201	1,099	1,013	998	965	712
Air Conditioning -- Year-Round Units										
None	40,035	38,459	39,236	38,825	39,052	NA[1]	NA	NA	NA	NA
Room units	22,630	23,065	22,781	23,466	23,589	NA	NA	NA	NA	NA
Central system	12,628	14,362	15,536	17,024	18,075	NA	NA	NA	NA	NA

[1] The AHS reports for 1978 through 1983 provide data on air conditioning only for occupied units.

Table A-9: Square Footage and Acreage for Year-Round Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Square Footage & Acreage -- Year-Round Units											
Single-Family Detached & Mobile Homes											
Less than 500	1,157	1,033	998	941	915	882	1,032	1,043	879	890	822
500 to 749	3,565	3,408	3,210	3,022	2,866	2,811	2,808	2,668	2,490	2,564	2,198
750 to 999	6,859	6,788	6,651	6,451	6,311	6,283	6,212	6,122	6,390	6,177	5,748
1,000 to 1,499	16,158	16,011	16,413	15,741	16,019	16,335	16,562	18,577	19,812	19,816	19,691
1,500 to 1,999	13,081	13,301	13,794	13,603	14,024	14,374	14,811	16,929	18,325	18,505	19,171
2,000 to 2,499	9,163	9,135	9,809	9,500	10,048	10,275	10,567	11,217	12,165	12,405	13,225
2,500 to 2,999	4,823	4,869	5,281	5,118	5,551	5,700	5,898	5,719	6,215	6,348	6,869
3,000 to 3,999	4,187	4,226	4,693	4,600	4,940	5,123	5,424	5,103	5,464	5,706	6,335
4,000 or more	2,264	2,436	2,542	2,684	2,812	2,907	3,180	3,307	2,992	3,349	3,894
Not reported/don't know	2,894	4,874	4,696	5,644	5,398	6,561	7,355	5,699	5,045	5,265	5,451
Median	1,610	1,626	1,660	1,672	1,701	1,710	1,724	1,705	1,713	1,728	1,774
Lots of 1-Unit Structures -- Year-Round Units											
Less than 1/8 acre	7,325	7,152	6,556	6,669	6,851	6,497	11,448	11,389	12,148	11,983	11,853
1/8 up to 1/4 acre	14,069	13,065	12,481	12,633	12,374	12,519	21,459	25,241	23,806	24,261	24,720
1/4 up to 1/2 acre	9,332	9,385	9,386	9,572	10,030	10,245	15,096	12,830	16,791	16,322	17,376
1/2 acre up to 1 acre	6,036	6,297	6,395	7,064	7,117	7,505	9,572	11,217	11,143	11,108	11,450
1 acre up to 5 acres	8,908	9,555	9,724	10,098	10,685	10,608	13,839	14,661	15,177	15,548	15,838
5 acres up to 10 acres	1,454	1,603	1,547	1,714	1,667	1,748	2,086	2,601	2,451	2,481	2,534
10 acres or more	3,920	3,902	3,936	3,830	3,682	3,716	4,034	4,117	4,152	4,207	4,247
Not reported/don't know	15,318	18,260	21,045	19,425	19,878	22,169	2,938	2,155	2,369	2,137	2,233
Median	0.36	0.39	0.41	0.42	0.42	0.43	0.35	0.34	0.35	0.35	0.36

Table A-8: Number of Rooms for Year-Round Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Rooms -- Year-Round Units										
1 room[1]	5.1%	4.9%	1.7%	1.7%	1.7%	1.8%	1.7%	1.7%	1.7%	1.6%
2 rooms			2.8%	2.8%	2.8%	3.0%	3.0%	2.9%	3.0%	2.9%
3 rooms	11.0%	10.8%	10.5%	10.4%	10.6%	10.7%	10.3%	10.2%	10.4%	10.3%
4 rooms	20.7%	20.7%	20.6%	20.4%	20.1%	20.0%	19.7%	19.4%	19.3%	19.4%
5 rooms	24.7%	24.8%	24.7%	24.3%	24.0%	23.7%	23.8%	23.8%	23.7%	23.9%
6 rooms	19.9%	19.9%	20.2%	20.3%	20.2%	20.1%	20.3%	20.2%	20.2%	20.0%
7 or more rooms	18.6%	18.9%	19.6%	20.1%	20.6%	20.7%	21.3%	21.7%	21.7%	21.9%
Bedrooms -- Year-Round Units										
None	2.5%	2.4%	2.2%	2.2%	2.3%	2.3%	2.1%	2.1%	2.1%	2.0%
1	14.9%	14.6%	14.5%	14.6%	14.4%	14.8%	14.5%	14.3%	14.4%	14.3%
2	33.9%	33.7%	33.9%	33.6%	33.1%	32.8%	32.4%	32.2%	32.1%	33.0%
3	36.4%	36.7%	36.8%	36.9%	37.2%	37.1%	37.8%	38.0%	38.1%	37.8%
4 or more	12.4%	12.6%	12.6%	12.8%	13.0%	13.0%	13.2%	13.4%	13.3%	12.9%
Bathrooms -- Year-Round Units										
None	5.5%	4.5%	3.8%	3.8%	3.5%	3.4%	3.2%	3.2%	3.1%	2.9%
1	64.6%	63.0%	62.5%	61.5%	60.7%	60.4%	59.7%	58.9%	58.8%	58.5%
1 1/2	11.4%	12.4%	13.4%	13.8%	13.5%	13.4%	13.6%	13.7%	13.6%	13.5%
2 or more	18.6%	20.0%	20.3%	21.0%	22.3%	22.8%	23.5%	24.2%	24.5%	25.1%

[1] The reports for 1973 and 1974 combine the counts of units with one and two rooms.

Table A-7: Number of Rooms for Year-Round Units: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Rooms -- Year-Round Units										
1 room[1]	3,851	3,691	1291	1,343	1,395	1,483	1,409	1,498	1,520	1,427
2 rooms			2182	2,244	2,291	2,461	2,521	2,504	2,688	2,629
3 rooms	8,280	8,182	8165	8,277	8,534	8,847	8,684	8,777	9,295	9,477
4 rooms	15,621	15,728	15954	16,169	16,192	16,564	16,658	16,726	17,307	17,828
5 rooms	18,588	18,840	19126	19,262	19,363	19,668	20,134	20,481	21,251	21,937
6 rooms	14,955	15,085	15645	16,091	16,325	16,628	17,195	17,412	18,143	18,324
7 or more rooms	13,998	14,360	15190	15,929	16,615	17,184	17,984	18,625	19,405	20,053
Median	5.0	5.0	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Bedrooms -- Year-Round Units										
None	1,860	1,796	1,671	1,722	1,854	1,887	1,798	1,845	1,866	1,790
1	11,190	11,109	11,273	11,577	11,611	12,219	12,252	12,291	12,907	13,129
2	25,506	25,572	26,259	26,635	26,689	27,206	27,426	27,685	28,802	30,235
3	27,374	27,871	28,551	29,269	30,061	30,772	31,958	32,706	34,114	34,689
4 or more	9,364	9,538	9,799	10,113	10,502	10,749	11,151	11,498	11,922	11,831
Median[2]	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Bathrooms -- Year-Round Units										
None	4,106	3,429	2,975	2,976	2,849	2,832	2,695	2,716	2,770	2,642
1	48,625	47,846	48,459	48,746	48,959	50,031	50,486	50,686	52,665	53,617
1 1/2	8,550	9,423	10,383	10,955	10,868	11,098	11,490	11,783	12,223	12,365
2 or more	14,012	15,189	15,736	16,640	18,039	18,872	19,915	20,839	21,952	23,049

[1] The reports for 1973 and 1974 combine the counts of units with one and two rooms.
[2] Medians were estimated for 1973 through 1983 and for 1997 through 2005 because they are not available in the reports for those survey years.

Table A-6: Year Built for Year-Round Units: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year Built -- Year-Round Units										
1970 or later[2]	10.6%	13.0%	14.5%	15.8%	18.0%	19.7%	21.5%	22.9%	24.0%	25.8%
1960-1969	24.0%	22.6%	23.1%	22.3%	21.6%	21.1%	20.8%	20.5%	20.1%	19.8%
1950-1959	18.0%	18.0%	17.5%	17.4%	17.1%	16.7%	16.5%	16.3%	16.1%	15.6%
1940-1949	10.8%	10.6%	10.3%	10.2%	9.9%	9.7%	9.4%	9.2%	9.0%	8.8%
1939 or earlier	36.6%	35.8%	34.7%	34.3%	33.4%	32.7%	31.8%	31.0%	30.8%	29.9%
2005-2009	--	--	--	--	--	--	--	--	--	--
2000-2004	--	--	--	--	--	--	--	--	--	--
1995-1999	--	--	--	--	--	--	--	--	--	--
1990-1994	--	--	--	--	--	--	--	--	--	--
1985-1989	--	--	--	--	--	--	--	--	--	--
1980-1984	--	--	--	--	--	--	--	NA	NA	NA
1975-1979	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1970-1974	10.6%	13.0%	NA	NA	NA	NA	NA	NA	NA	NA
1930-1939	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1920-1929	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1919 or earlier	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.
[2] For 1973 through 1983, the "1970 or later" category starts in April 1970, and the "1960-1969" category ends in March 1970.

Table A-5: Year Built for Year-Round Units: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year Built -- Year-Round Units										
1970 or later[2]	7,979	9,882	11,212	12,493	14,559	16,357	18,146	19,735	21,545	23,686
1960-1969	18,089	17,161	17,891	17,674	17,452	17,497	17,592	17,624	17,993	18,144
1950-1959	13,548	13,627	13,600	13,840	13,767	13,845	13,982	14,043	14,394	14,331
1940-1949	8,097	8,021	7,974	8,103	7,993	8,007	7,963	7,945	8,096	8,101
1939 or earlier	27,581	27,194	26,877	27,206	26,945	27,127	26,904	26,677	27,582	27,413
2005-2009	--	--	--	--	--	--	--	--	--	--
2000-2004	--	--	--	--	--	--	--	--	--	--
1995-1999	--	--	--	--	--	--	--	--	--	--
1990-1994	--	--	--	--	--	--	--	--	--	--
1985-1989	--	--	--	--	--	--	--	--	--	--
1980-1984	--	--	--	--	--	--	--	NA	NA	NA
1975-1979	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1970-1974	7,979	9,882	NA	NA	NA	NA	NA	NA	NA	NA
1930-1939	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1920-1929	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1919 or earlier	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.
[2] For 1973 through 1983, the "1970 or later" category starts in April 1970, and the "1960-1969" category ends in March 1970.

Table A-4: Types of Year-Round Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Cooperatives & Condominiums -- Year-Round Units										
Cooperatives	NA	NA	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.5%	0.4%
Condominiums	NA	NA	0.8%	0.9%	0.9%	1.1%	1.2%	1.4%	1.6%	1.7%
Units in Structure -- Year-Round Units										
Mobile home/trailer	4.4%	4.9%	4.3%	4.6%	4.6%	4.4%	4.3%	4.4%	4.3%	4.4%
1, detached	63.7%	63.6%	63.8%	63.6%	63.5%	63.2%	63.7%	63.7%	63.4%	62.2%
1, attached	4.4%	4.0%	4.0%	4.0%	3.8%	3.8%	4.0%	4.0%	4.1%	4.9%
2 to 4	12.8%	12.4%	12.6%	12.8%	12.9%	13.0%	12.8%	12.6%	12.3%	12.4%
5 or more	14.7%	15.1%	15.2%	15.0%	15.2%	15.6%	15.3%	15.3%	15.9%	16.2%
5 to 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 to 19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20 to 49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table A-3: Types of Year-Round Units: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Cooperatives & Condominiums -- Year-Round Units										
Cooperatives	NA	NA	366	410	350	351	346	319	422	371
Condominiums	NA	NA	621	709	723	913	1,039	1,220	1,421	1,522
Units in Structure -- Year-Round Units										
Mobile home/trailer	3,278	3,715	3,342	3,627	3,693	3,671	3,610	3,770	3,871	3,999
1, detached	47,953	48,235	49,489	50,475	51,228	52,376	53,879	54,826	56,772	57,029
1, attached	3,334	3,049	3,129	3,136	3,105	3,147	3,401	3,429	3,691	4,453
2 to 4	9,639	9,446	9,802	10,189	10,419	10,754	10,785	10,816	11,036	11,373
5 or more	11,089	11,441	11,792	11,888	12,271	12,885	12,910	13,183	14,240	14,820
5 to 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 to 19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20 to 49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "NA" means that data are not available in reports for that survey year.

Table A-2: Size, Location, and Status of the Housing Stock: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Region -- All Units											
Northeast	20.9%	20.6%	20.6%	20.2%	19.8%	19.6%	19.4%	19.1%	18.8%	18.7%	18.4%
Midwest	24.6%	23.9%	23.9%	23.9%	23.9%	23.8%	23.7%	23.5%	23.3%	23.1%	23.0%
South	34.8%	35.4%	35.5%	35.4%	35.5%	35.8%	36.0%	36.3%	36.6%	37.0%	37.3%
West	19.7%	20.1%	20.0%	20.6%	20.7%	20.8%	21.0%	21.1%	21.4%	21.2%	21.3%
Metro Status -- All Units											
Inside metro area	75.9%	76.1%	76.6%	76.4%	76.3%	76.1%	76.1%	76.1%	78.1%	78.2%	76.2%
In central cities	32.7%	32.5%	31.9%	31.5%	31.1%	30.6%	30.3%	29.9%	29.4%	29.2%	28.8%
In suburbs	43.2%	43.5%	44.7%	45.0%	45.2%	45.5%	45.8%	46.2%	48.7%	49.1%	47.4%
Outside metro area	24.1%	23.9%	23.4%	23.6%	23.7%	23.9%	23.9%	23.9%	21.9%	21.8%	23.8%
Seasonal Units	3.2%	2.8%	2.7%	2.6%	2.9%	2.8%	2.8%	2.6%	2.6%	3.0%	3.1%
Year-Round Housing Units	96.8%	97.2%	97.3%	97.4%	97.1%	97.2%	97.2%	97.4%	97.4%	97.0%	96.9%
Occupancy Status -- Year-Round Units											
Occupied	91.4%	91.1%	91.1%	91.4%	91.5%	91.8%	91.1%	91.5%	91.6%	90.3%	90.3%
Vacant	8.6%	8.9%	8.9%	8.6%	8.5%	8.2%	8.9%	8.5%	8.4%	9.7%	9.7%
For rent	2.6%	2.9%	2.6%	2.6%	2.6%	2.5%	2.6%	2.4%	2.5%	3.1%	3.1%
For sale only	1.2%	1.1%	1.1%	1.0%	0.9%	0.9%	1.0%	0.9%	1.1%	1.1%	1.2%
Rented or sold	0.9%	0.8%	0.8%	0.7%	0.9%	0.6%	0.7%	0.7%	0.6%	0.8%	0.8%
Occasional use/URE	2.3%	2.2%	2.6%	2.6%	2.4%	2.6%	2.6%	2.4%	2.2%	2.3%	2.2%
Other vacant	1.6%	1.8%	1.8%	1.6%	1.8%	1.6%	2.0%	2.1%	2.0%	2.5%	2.4%

Table A-2: Size, Location, and Status of the Housing Stock: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Region -- All Units										
Northeast	23.3%	23.3%	22.8%	22.6%	22.3%	22.2%	21.9%	21.8%	21.6%	21.4%
Midwest	26.8%	26.5%	26.6%	26.4%	26.2%	26.0%	26.0%	25.8%	25.8%	25.5%
South	31.7%	31.9%	32.1%	32.3%	32.5%	32.6%	32.7%	32.9%	33.0%	33.3%
West	18.2%	18.3%	18.5%	18.7%	18.9%	19.2%	19.3%	19.4%	19.5%	19.7%
Metro Status -- All Units										
Inside metro area	67.3%	67.1%	67.1%	66.7%	66.6%	66.6%	66.6%	66.3%	66.5%	66.6%
In central cities	31.8%	31.0%	30.7%	30.4%	30.2%	29.8%	29.4%	28.9%	29.0%	29.1%
In suburbs	35.6%	36.1%	36.4%	36.3%	36.4%	36.8%	37.1%	37.4%	37.5%	37.5%
Outside metro area	32.7%	32.9%	32.9%	33.3%	33.4%	33.4%	33.4%	33.7%	33.5%	33.4%
Seasonal Units	0.9%	2.2%	1.9%	1.9%	2.1%	2.1%	2.1%	2.5%	2.1%	2.0%
Year-Round Housing Units	99.1%	97.8%	98.1%	98.1%	97.9%	97.9%	97.9%	97.5%	97.9%	98.0%
Occupancy Status -- Year-Round Units										
Occupied	92.1%	93.3%	93.5%	93.3%	93.3%	93.2%	92.9%	93.1%	92.8%	92.3%
Vacant	7.9%	6.7%	6.5%	6.7%	6.7%	6.8%	7.1%	6.9%	7.2%	7.7%
For rent	2.1%	2.1%	1.9%	1.9%	1.9%	1.9%	1.9%	1.7%	1.8%	2.1%
For sale only	0.7%	0.7%	0.7%	0.8%	0.7%	0.8%	0.8%	0.9%	0.9%	1.0%
Rented or sold	1.0%	0.8%	0.9%	1.1%	1.0%	0.9%	1.2%	1.0%	1.0%	1.1%
Occasional use/URE	1.7%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.5%	1.6%	1.6%
Other vacant	2.5%	1.6%	1.6%	1.5%	1.7%	1.9%	1.8%	1.8%	1.9%	1.9%

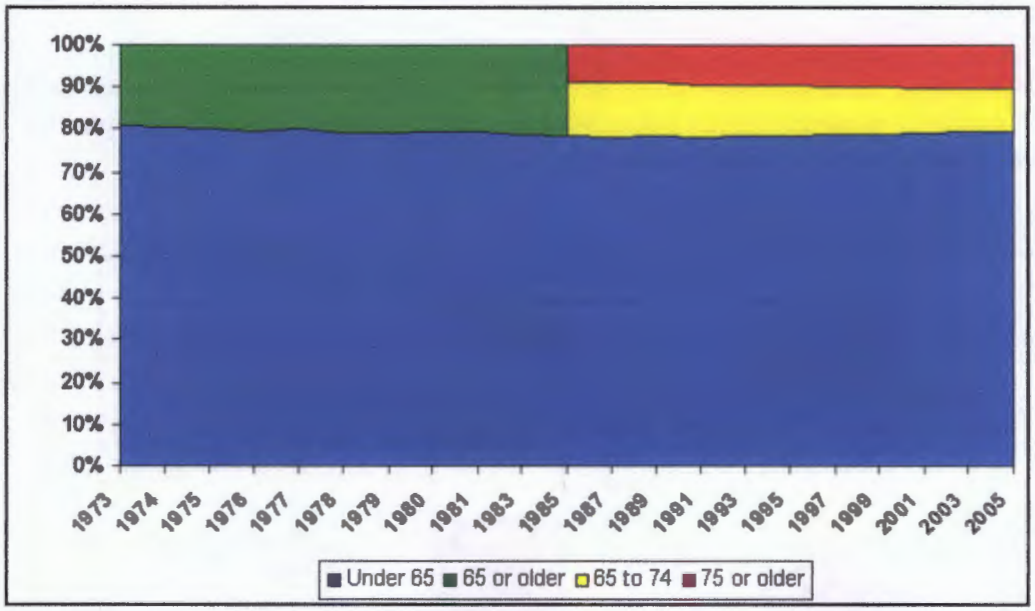
Table A-1: Size, Location, and Status of the Housing Stock: 1985-2005 (all counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Total Housing Units	99,931	102,652	105,661	104,592	106,611	109,457	112,357	115,253	119,117	120,777	124,377
Region -- All Units											
Northeast	20,864	21,164	21,729	21,093	21,157	21,461	21,776	22,016	22,347	22,602	22,839
Midwest	24,565	24,507	25,269	24,987	25,480	26,056	26,580	27,077	27,748	27,893	28,642
South	34,815	36,356	37,491	36,983	37,886	39,148	40,403	41,819	43,571	44,659	46,400
West	19,687	20,625	21,171	21,528	22,088	22,791	23,599	24,342	25,450	25,623	26,496
Metro Status -- All Units											
Inside metro area	75,853	78,108	80,936	79,949	81,293	83,349	85,466	87,697	93,058	94,488	94,798
In central cities	32,665	33,404	33,685	32,925	33,140	33,513	34,062	34,456	35,076	35,217	35,826
In suburbs	43,188	44,704	47,251	47,024	48,153	49,836	51,404	53,241	57,983	59,271	58,971
Outside metro area	24,078	24,544	24,725	24,643	25,318	26,108	26,891	27,555	26,058	26,289	29,579
Seasonal Units	3,182	2,837	2,881	2,728	3,088	3,054	3,166	2,961	3,078	3,566	3,845
Year-Round Housing Units	96,749	99,815	102,780	101,864	103,522	106,403	109,191	112,292	116,038	117,211	120,532
Occupancy Status -- Year-Round Units											
Occupied	88,425	90,888	93,683	93,147	94,724	97,693	99,487	102,803	106,261	105,842	108,871
Vacant	8,324	8,927	9,097	8,717	8,799	8,710	9,704	9,489	9,777	11,369	11,660
For rent	2,518	2,895	2,644	2,684	2,651	2,666	2,884	2,719	2,916	3,597	3,707
For sale only	1,128	1,116	1,115	1,026	889	917	1,043	971	1,243	1,284	1,401
Rented or sold	895	845	801	754	882	690	753	773	731	932	994
Occasional use/URE	2,195	2,226	2,718	2,611	2,506	2,757	2,796	2,648	2,594	2,647	2,695
Other vacant	1,587	1,846	1,819	1,643	1,870	1,681	2,228	2,378	2,293	2,909	2,864

Table A-1: Size, Location, and Status of the Housing Stock: 1973-1983 (all counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Total Housing Units	75,969	77,601	79,087	80,881	82,420	84,618	86,374	88,207	91,561	93,519
Region -- All Units										
Northeast	17,684	18,046	18,053	18,283	18,387	18,772	18,953	19,272	19,817	20,053
Midwest	20,352	20,585	21,035	21,381	21,622	22,028	22,495	22,800	23,655	23,874
South	24,095	24,750	25,364	26,115	26,816	27,601	28,271	29,057	30,226	31,150
West	13,838	14,221	14,635	15,102	15,594	16,218	16,656	17,078	17,862	18,443
Metro Status -- All Units										
Inside metro area	51,143	52,066	53,031	53,934	54,897	56,384	57,484	58,477	60,928	62,293
In central cities	24,123	24,081	24,245	24,576	24,860	25,213	25,422	25,511	26,575	27,257
In suburbs	27,020	27,985	28,785	29,359	30,037	31,171	32,062	32,967	34,353	35,036
Outside metro area	24,826	25,535	26,057	26,947	27,523	28,235	28,890	29,730	30,633	31,226
Seasonal Units	676	1,715	1,534	1,565	1,704	1,785	1,788	2,183	1,950	1,845
Year-Round Housing Units	75,293	75,886	77,553	79,316	80,716	82,833	84,586	86,024	89,610	91,675
Occupancy Status -- Year-Round Units										
Occupied	69,337	70,830	72,523	74,005	75,280	77,167	78,572	80,072	83,175	84,638
Vacant	5,956	5,056	5,030	5,311	5,436	5,667	6,014	5,953	6,435	7,037
For rent	1,545	1,630	1,489	1,544	1,532	1,545	1,600	1,497	1,634	1,906
For sale only	502	547	577	617	596	624	677	755	812	955
Rented or sold	737	599	667	835	805	772	999	887	854	1,005
Occasional use/URE	1,280	1,096	1,050	1,099	1,104	1,166	1,199	1,303	1,459	1,459
Other vacant	1,893	1,184	1,246	1,217	1,399	1,561	1,540	1,511	1,676	1,712

Figure 27: Age of Householder



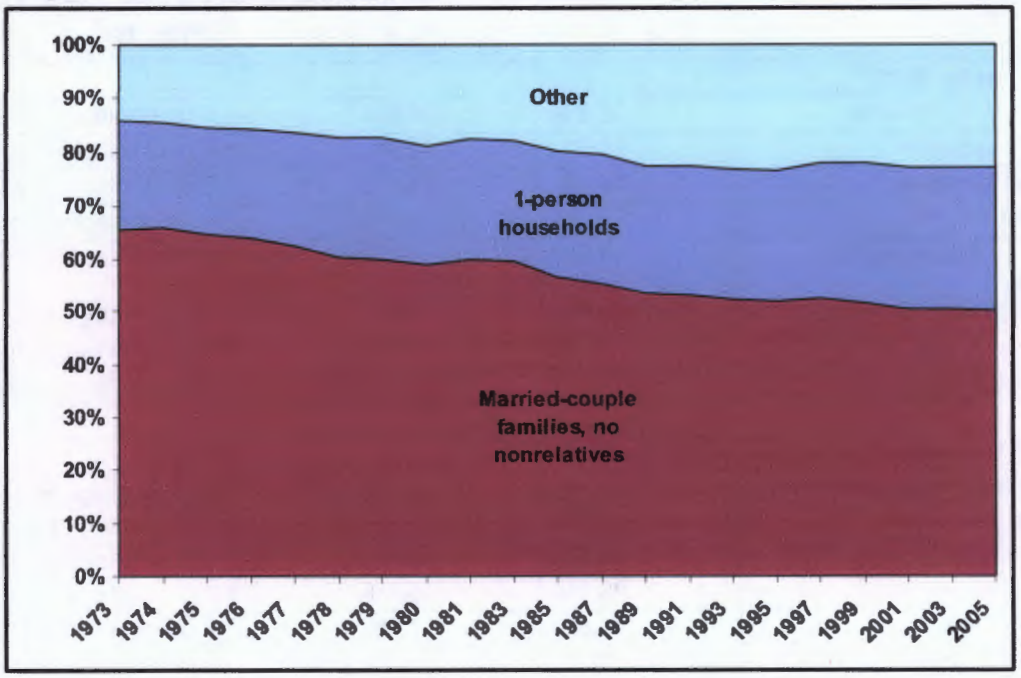
The housing-unit and household characteristics reported by the AHS are consistent with those reported by other national surveys, such as the decennial census and the American Community Survey. What makes the AHS unique is the ability to link household and housing features. The published reports contain many tables that relate housing and household characteristics to each other. More extensive analyses of the relationship between housing and household characteristics are possible using the public use file.

Future Trends in Housing

How will the American housing stock change in the years to come? Will the homeownership rate continue to increase? Will housing units continue to get bigger? Will housing consume an even larger share of household income? The authors of this document do not have a crystal ball and claim no skills as prognosticators. But they are certain that, no matter what happens, the American Housing Survey will describe the changes accurately and completely.

During the spring and summer of 2007, HUD and the Census Bureau collected information once again on the 60,000-plus housing units and households in the AHS. The 2007 American Housing Survey will be released in mid-2008 and will provide all the information needed to update the tables and figures in this document and the extensive tables in its appendix. Thanks to the AHS, policymakers, analysts, and the general public will be able to keep close tabs on the evolving American housing stock.

Figure 24: Household Types



Along with the decline in married-couple households, there was a decline in the percentage of households with children, both married-couple households with children and single-parent households with children. The proportion of households with children was 43 percent in 1973 and 35 percent in 2005.

The changes in household type and the reduction in the percentage of households with children caused household size to decline steadily over the period. Figure 25 shows that the median household size declined from 2.5 persons in 1973 to 2.2 persons in 2005.

Figure 25: Median Household Size

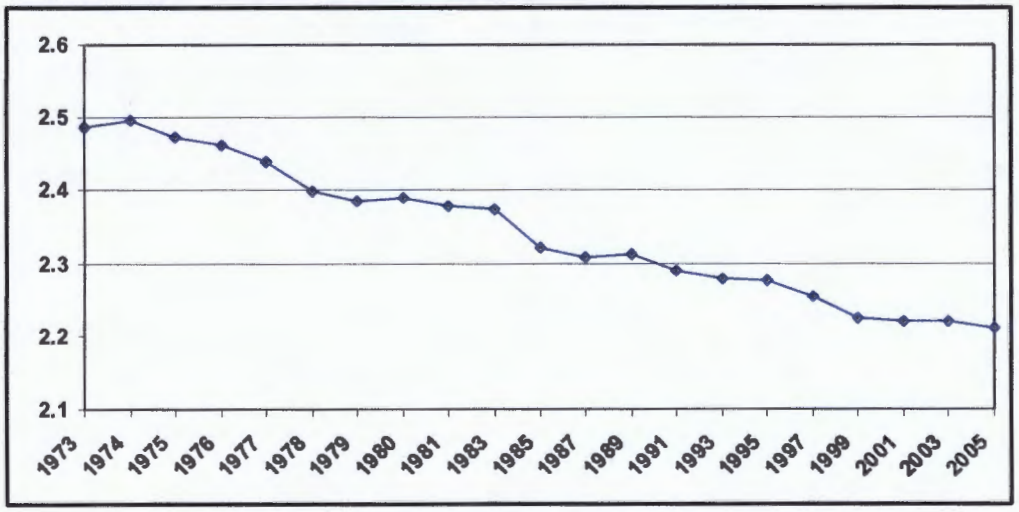


Table A-29: Household Characteristics: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Household Size										
1 person	13,909	13,809	14,363	14,838	15,796	17,158	17,735	17,738	18,664	18,986
2 persons	21,035	21,679	22,500	23,027	23,243	23,829	24,357	25,038	26,112	26,674
3 persons	11,900	12,233	12,583	12,713	12,954	13,282	13,629	13,816	14,461	15,032
4 persons	10,433	10,994	11,261	11,632	11,937	12,116	12,262	12,841	13,418	13,774
5 persons	6,293	6,367	6,306	6,518	6,417	6,166	6,224	6,189	6,413	6,216
6 persons	3,094	3,132	3,057	3,029	2,873	2,705	2,611	2,695	2,458	2,431
7 or more persons	2,673	2,616	2,455	2,248	2,059	1,912	1,754	1,755	1,651	1,524
Median[1]	2.5	2.5	2.5	2.5	2.4	2.4	2.4	2.4	2.4	2.4
Household Type										
1-person household	13,909	13,809	14,363	14,838	15,796	17,158	17,735	17,738	18,664	18,986
Married-couple families, no nonrelatives	45,520	46,630	46,944	47,399	47,022	46,657	47,121	47,327	49,959	50,521
Other male householder	3,032	2,800	3,141	3,359	3,718	3,879	4,022	4,264	4,675	4,840
Other female householder	6,877	7,590	8,075	8,409	8,744	9,473	9,694	10,743	9,877	10,291
Children										
Some	29,491	29,827	29,888	30,279	30,346	30,352	30,476	30,773	31,277	31,273
None	39,846	41,003	42,635	43,726	44,934	46,815	48,096	49,299	51,898	53,365

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The numbers in the table for these years are estimates.

Table A-28: Commuting Time and Distance for Householder: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Travel Time to Work										
Less than 15 minutes	NA	38.9%	31.6%	31.6%	31.7%	30.9%	31.2%	30.9%	30.5%	NA
15 to 29 minutes	NA	30.2%	30.3%	31.1%	31.1%	31.6%	31.3%	31.0%	31.7%	NA
30 to 44 minutes	NA	15.7%	14.5%	13.9%	13.5%	13.9%	13.8%	13.2%	13.5%	NA
45 to 59 minutes	NA	5.8%	5.1%	4.9%	4.9%	4.9%	4.9%	5.1%	5.0%	NA
1 hour to 1 hour 29 minutes	NA	3.9%	3.6%	3.5%	3.3%	3.6%	3.6%	3.4%	3.5%	NA
1 hour 30 minutes or more	NA	1.2%	1.1%	1.0%	1.2%	1.1%	1.1%	1.7%	1.2%	NA
Works at home	NA	NA	3.3%	2.7%	2.6%	2.5%	2.4%	2.8%	2.6%	NA
No fixed place of work	NA	4.3%	10.4%	11.3%	11.7%	11.5%	11.8%	11.9%	12.1%	NA
Distance to Work										
Less than 1 mile	NA	13.6%	9.2%	8.4%	8.5%	8.5%	8.2%	7.9%	8.1%	NA
1 to 4 miles	NA	23.5%	27.3%	26.8%	27.0%	22.8%	23.0%	22.1%	21.8%	NA
5 to 9 miles	NA	20.9%	17.8%	17.6%	17.2%	19.8%	19.8%	19.6%	19.6%	NA
10 to 29 miles	NA	30.7%	26.6%	27.6%	27.4%	28.9%	28.8%	29.1%	29.3%	NA
30 to 49 miles	NA	5.2%	4.1%	4.2%	4.2%	4.5%	4.5%	4.7%	4.9%	NA
50 miles or more	NA	1.9%	1.3%	1.4%	1.4%	1.4%	1.3%	2.0%	1.6%	NA
Works at home	NA	NA	3.3%	2.7%	2.6%	2.5%	2.4%	2.8%	2.6%	NA
No fixed place of work	NA	4.3%	10.5%	11.4%	11.7%	11.7%	11.9%	11.9%	12.1%	NA

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.

Table A-27: Commuting Time and Distance for Householder: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Travel Time to Work										
Less than 15 minutes	NA	19,438	15,462	15,741	16,292	16,345	16,729	16,700	17,123	NA
15 to 29 minutes	NA	15,093	14,817	15,465	15,970	16,727	16,790	16,749	17,756	NA
30 to 44 minutes	NA	7,846	7,101	6,909	6,955	7,339	7,380	7,151	7,573	NA
45 to 59 minutes	NA	2,907	2,513	2,422	2,502	2,574	2,638	2,750	2,782	NA
1 hour to 1 hour 29 minutes	NA	1,949	1,759	1,721	1,680	1,915	1,911	1,851	1,957	NA
1 hour 30 minutes or more	NA	608	516	520	592	577	593	923	661	NA
Works at home	NA	NA	1,597	1,324	1,343	1,315	1,261	1,487	1,476	NA
No fixed place of work	NA	2,129	5,099	5,634	5,998	6,098	6,316	6,461	6,772	NA
Median[2]	NA	19	21	20	20	21	21	21	21	NA
Distance to Work										
Less than 1 mile	NA	6,762	4,485	4,149	4,322	4,431	4,376	4,266	4,524	NA
1 to 4 miles	NA	11,691	13,277	13,274	13,795	11,938	12,223	11,933	12,254	NA
5 to 9 miles	NA	10,405	8,669	8,748	8,796	10,357	10,514	10,573	10,974	NA
10 to 29 miles	NA	15,297	12,981	13,664	13,995	15,120	15,266	15,750	16,462	NA
30 to 49 miles	NA	2,583	1,983	2,097	2,163	2,344	2,406	2,543	2,745	NA
50 miles or more	NA	944	616	676	697	732	702	1,058	894	NA
Works at home	NA	NA	1,597	1,324	1,343	1,315	1,261	1,487	1,476	NA
No fixed place of work	NA	2,129	5,099	5,634	5,998	6,098	6,316	6,461	6,772	NA
Median[2]	NA	8	7	7	7	8	8	8	8	NA

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.

[2] The AHS reports for 1997 through 1981 did not contain estimates for the median travel time or the median distance to work. The numbers in the table are estimates. The median excludes persons working at home and persons with no fixed place of work.

Table A-26: Neighborhood Problems: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Litter (major or minor accumulation)	12.3%	14.6%	14.4%	15.4%	13.2%	NA	11.8%	NA	10.6%	10.4%
Odors	11.6%	10.3%	8.9%	9.5%	6.7%	NA	6.1%	NA	5.2%	5.5%
Crime	13.2%	17.2%	18.5%	17.8%	14.3%	NA	13.2%	NA	15.7%	13.8%
Streets need repair	14.1%	19.5%	17.1%	17.6%	13.9%	NA	13.6%	NA	10.8%	11.0%
Abandoned buildings (other buildings vandalized or with interior exposed)	5.8%	6.8%	6.9%	7.1%	3.8%	NA	3.1%	NA	2.9%	3.0%

[1] For odors and crime, all percentages refer to occupied units. For litter, streets needing repair, and abandoned buildings, the percentages for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 percentages for these conditions refer to multiunit structures. The 1978 and 1980 AHS reports did not contain information on these neighborhood problems.

Table A-25: Neighborhood Problems: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Litter (major or minor accumulation)	8,544	10,308	10,413	11,343	9,930	NA	9,249	NA	8,794	8,738
Odors	8,040	7,240	6,412	7,000	5,011	NA	4,762	NA	4,270	4,674
Crime	9,148	12,115	13,330	13,152	10,690	NA	10,307	NA	13,019	11,573
Streets need repair	9,782	13,741	12,378	12,960	10,398	NA	10,615	NA	8,923	9,294
Abandoned buildings (other buildings vandalized or with interior exposed)	4,018	4,834	4,962	5,237	2,832	NA	2,426	NA	2,375	2,502

[1] For odors and crime, all counts refer to occupied units. For litter, streets needing repair, and abandoned buildings, the numbers for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 numbers for these conditions refer to multiunit structures. The 1978 and 1980 AHS reports did not contain information on these neighborhood problems.

Table A-24: Mortgage Characteristics: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Government Insurance or Guarantee										
FHA, VA, FmHA	NA	31.1%	40.6%	39.4%	32.6%	NA	NA	29.5%	28.1%	29.6%
Conventional, PMI, or other	NA	68.9%	59.4%	60.6%	67.4%	NA	NA	70.5%	71.9%	70.4%
Type of Primary Mortgage										
Fixed-payment, self-amortizing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable rate mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable term mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Graduated payment mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Balloon	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Primary Mortgage Placed										
When property acquired	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Placed later	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Assumed, wrap-around, combination	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.

Table A-23: Mortgage Characteristics: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Government Insurance or Guarantee										
FHA, VA, FmHA	NA	6,891	7,833	7,857	7,861	NA	NA	7,999	7,848	8,213
Conventional, PMI, or other	NA	15,264	11,464	12,087	16,260	NA	NA	19,080	20,069	19,545
Don't know/Not reported	NA	804	4,203	4,145	768	NA	NA	NA[2]	NA	NA
Type of Primary Mortgage										
Fixed-payment, self-amortizing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable rate mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable term mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Graduated payment mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Balloon	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Not reported	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Primary Mortgage Placed										
When property acquired	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Placed later	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Date not reported	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Assumed, wrap-around, combination	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.
[2] For 1980, 1981, and 1983, "don't know/not reported" was included as "other."

Table A-22: House Value and Mortgage Status: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Ratio of Value to Current Income										
Less than 1.5	28.1%	28.7%	27.3%	25.6%	22.7%	20.1%	18.5%	18.5%	19.1%	21.5%
1.5 to 1.9	19.6%	19.3%	19.3%	19.0%	18.3%	16.2%	15.6%	16.0%	17.1%	17.5%
2.0 to 2.4	14.5%	14.8%	14.7%	15.3%	15.1%	15.3%	14.8%	14.6%	14.9%	14.5%
2.5 to 2.9	9.9%	10.2%	10.1%	10.6%	11.1%	11.6%	11.6%	11.5%	10.6%	10.3%
3.0 to 3.9	11.0%	10.6%	11.2%	11.7%	12.6%	13.7%	14.0%	13.8%	13.6%	12.4%
4.0 or more	17.0%	16.3%	17.3%	17.9%	20.3%	23.0%	25.4%	25.5%	24.8%	23.8%
4.0 to 4.9[2]	NA	NA	NA	NA	6.3%	7.1%	7.5%	7.2%	7.3%	7.2%
5.0 or more	NA	NA	NA	NA	14.0%	15.9%	17.9%	18.3%	17.5%	16.6%
No Mortgage	36.2%	42.7%	43.1%	42.4%	40.9%	39.3%	38.6%	38.9%	36.8%	36.5%
With a Mortgage	63.8%	57.3%	56.9%	57.6%	59.1%	60.7%	61.4%	61.1%	63.2%	63.5%

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.
[2] The AHS reports for 1973 through 1976 did not report these categories for the ratio of value to current income.

Table A-21: House Value and Mortgage Status: 1973-1983 (counts in thousands) [1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Value	$24,100	$27,200	$29,500	$32,300	$36,900	$41,500	$47,100	$51,300	$55,300	$59,700
Ratio of Value to Current Income[2]										
Less than 1.5	9,765	10,345	10,158	9,672	8,760	8,024	7,612	7,714	8,229	9,296
1.5 to 1.9	6,802	6,960	7,187	7,175	7,052	6,456	6,436	6,683	7,336	7,585
2.0 to 2.4	5,025	5,344	5,468	5,770	5,817	6,088	6,113	6,090	6,392	6,275
2.5 to 2.9	3,431	3,678	3,773	3,988	4,279	4,641	4,779	4,796	4,569	4,484
3.0 to 3.9	3,815	3,836	4,182	4,418	4,867	5,480	5,780	5,771	5,834	5,375
4.0 or more	5,917	5,890	6,420	6,755	7,821	9,169	10,460	10,630	10,648	10,312
Zero or negative income/not computed	353	101	142	156	158	195	156	261	285	207
Median[3]	2.1	2.1	2.1	2.2	2.3	2.4	2.5	2.5	2.5	2.4
4.0 to 4.9[4]	NA	NA	NA	NA	2,427	2,814	3,100	3,021	3,128	3,119
5.0 or more	NA	NA	NA	NA	5,394	6,355	7,360	7,609	7,520	7,193
No Mortgage	12,607	13,195	13,829	13,845	13,865	14,465	14,891	14,867	15,376	15,777
With a Mortgage	21,695	22,959	23,501	24,089	24,889	25,589	26,446	27,079	27,917	27,758

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.
[2] In 1973, the sum of the counts for the ratio of current value to income is 806 units greater than the sum of the counts for the presence or absence of a mortgage.
[3] The 1973 and 1974 AHS reports did not contain the median ratio of value to income; the values in the table were estimated.
[4] The AHS reports for 1973 through 1976 did not report these categories for the ratio of value to current income.

Table A-20: Owner Housing Costs and Cost Burden: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Owner Housing Costs as Percent of Income										
Less than 5 percent	NA	4.7%	4.3%	3.9%	3.7%	3.5%	3.4%	3.5%	3.4%	3.3%
5 to 9 percent	NA	19.8%	19.1%	18.2%	17.5%	17.4%	17.7%	17.1%	18.0%	17.2%
10 to 14 percent	NA	24.2%	23.3%	23.2%	22.2%	21.5%	21.3%	21.0%	21.0%	20.6%
15 to 19 percent	NA	19.7%	20.0%	19.5%	19.6%	18.7%	18.3%	18.4%	17.7%	17.2%
20 to 24 percent	NA	12.4%	12.8%	13.5%	13.4%	13.9%	14.0%	13.4%	13.0%	12.7%
25 to 29 percent	NA	7.3%	7.4%	7.8%	8.3%	8.7%	8.6%	8.6%	8.5%	9.0%
30 to 34 percent	NA	3.7%	4.2%	4.5%	4.9%	5.2%	5.2%	5.2%	5.3%	5.7%
35 to 39 percent	NA	2.1%	2.4%	2.6%	2.9%	3.1%	3.2%	3.3%	3.4%	3.6%
40 to 49 percent	NA	2.3%	2.6%	2.5%	2.8%	3.0%	3.4%	3.7%	3.5%	4.0%
50 percent or more	NA	3.7%	4.0%	4.2%	4.6%	5.0%	5.0%	5.8%	6.0%	6.7%
50 to 59 percent[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The 1973-1983 reports did not provide information on these categories of cost burden.

Table A-19: Owner Housing Costs and Cost Burden: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Owner Monthly Housing Costs[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Owner Housing Costs as Percent of Income[2]										
Less than 5 percent	NA	1,514	1,397	1,288	1,266	1,233	1,246	1,302	1,322	1,306
5 to 9 percent	NA	6,348	6,263	6,059	6,053	6,226	6,537	6,438	7,018	6,699
10 to 14 percent	NA	7,743	7,644	7,744	7,662	7,683	7,867	7,940	8,198	8,057
15 to 19 percent	NA	6,325	6,553	6,501	6,775	6,674	6,749	6,925	6,900	6,704
20 to 24 percent	NA	3,979	4,207	4,511	4,644	4,972	5,171	5,045	5,071	4,957
25 to 29 percent	NA	2,332	2,416	2,612	2,852	3,093	3,185	3,263	3,302	3,512
30 to 34 percent	NA	1,200	1,370	1,515	1,707	1,872	1,921	1,963	2,077	2,227
35 to 39 percent	NA	660	798	874	991	1,089	1,176	1,252	1,342	1,400
40 to 49 percent	NA	733	867	846	984	1,063	1,267	1,407	1,372	1,546
50 percent or more	NA	1,200	1,302	1,407	1,604	1,784	1,849	2,203	2,354	2,626
Zero or negative income	NA	79	99	103	106	79	82	126	138	109
Median cost burden[3]	NA	15%	16%	16%	17%	17%	17%	17%	17%	18%
50 to 59 percent[4]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The 1973-1983 AHS reports separate housing costs for owners with mortgages and without mortgages. The dollar categories used for these two groups are different, and therefore it was not possible to merge the data and calculate an overall median.
[2] The 1973 AHS report did not provide information on cost burden.
[3] The median cost burden excludes cases with zero or negative income, cases with housing costs greater than income, and cases with mortgages but no information on mortgage costs. The last exclusion does not apply for AHS reports for 1985 or later, presumably because the Census Bureau allocated mortgage costs beginning in 1985. The 1974-1983 AHS reports did not contain an estimate for the median cost burden; the estimates in the table were calculated.
[4] The 1973-1983 reports did not provide information on these categories of cost burden.

Table A-18: Rental Housing Costs and Cost Burden: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Renter Housing Costs as Percent of Income										
No cash rent	6.8%	4.9%	5.1%	5.1%	5.1%	4.9%	4.9%	4.9%	4.8%	4.8%
Less than 10 percent	7.7%	8.0%	6.9%	6.2%	5.7%	5.1%	4.7%	4.6%	4.1%	3.7%
10 to 14 percent	16.0%	15.7%	14.5%	14.0%	12.6%	12.5%	11.2%	10.6%	10.2%	9.7%
15 to 19 percent	17.6%	17.5%	16.5%	16.4%	16.2%	15.6%	15.6%	15.1%	14.7%	13.2%
20 to 24 percent	13.8%	13.8%	14.4%	14.1%	14.3%	14.6%	14.6%	14.3%	14.8%	13.5%
25 to 34 percent	15.4%	16.1%	16.1%	17.0%	17.4%	18.0%	18.9%	18.5%	18.8%	19.7%
35 percent or more	22.7%	23.9%	26.4%	27.2%	28.8%	29.2%	30.2%	31.9%	32.7%	35.4%
35 to 39 percent[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
40 to 49 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 to 59 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1]The AHS reports for 1973 through 1983 did not provide counts for these categories.

Table A-17: Rental Housing Costs and Cost Burden: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Gross Rent	$133	$143	$156	$167	$184	$200	$217	$241	$270	$315
Renter Housing Costs as Percent of Income										
No cash rent	1,628	1,173	1,267	1,277	1,308	1,285	1,287	1,313	1,326	1,401
Less than 10 percent	1,855	1,943	1,710	1,567	1,461	1,337	1,249	1,231	1,131	1,077
10 to 14 percent	3,849	3,803	3,599	3,529	3,229	3,277	2,962	2,833	2,852	2,792
15 to 19 percent	4,238	4,240	4,095	4,146	4,152	4,081	4,109	4,015	4,084	3,815
20 to 24 percent	3,322	3,337	3,572	3,572	3,664	3,819	3,840	3,817	4,128	3,912
25 to 34 percent	3,706	3,885	3,990	4,301	4,476	4,695	4,974	4,913	5,229	5,699
35 percent or more	5,468	5,781	6,556	6,866	7,383	7,622	7,956	8,482	9,117	10,236
Zero or negative income[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Median[2]	22%	22%	23%	24%	25%	25%	26%	27%	27%	29%
35 to 39 percent[3]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
40 to 49 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 to 59 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The AHS reports for 1973 through 1983 list the number of units not included in the computation of the median; this total includes no cash rent as well as zero and negative income.
[2] The median excludes cases with no cash rent, negative income, or housing costs greater than income. The 1974 AHS report did not contain median renter cost burden; the number in the table was calculated.
[3] The AHS reports for 1973 through 1983 did not provide counts for these categories.

Table A-29: Household Characteristics: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Household Size											
1 person	20,987	21,950	22,356	22,393	22,989	24,070	25,263	26,901	28,149	28,171	29,181
2 persons	28,238	29,109	30,108	30,589	31,304	31,931	32,473	33,817	34,653	34,424	35,569
3 persons	15,445	16,054	16,229	16,290	16,306	16,623	16,507	16,643	17,178	17,326	17,314
4 persons	13,956	14,177	14,606	14,140	14,396	14,907	14,889	15,210	15,619	15,319	15,828
5 persons	6,291	6,260	6,617	6,244	6,272	6,515	6,487	6,652	6,846	6,846	7,003
6 persons	2,185	2,048	2,339	2,107	2,176	2,370	2,374	2,280	2,367	2,414	2,552
7 or more persons	1,324	1,289	1,429	1,384	1,280	1,278	1,494	1,300	1,449	1,343	1,425
Median[1]	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.2	2.2	2.2	2.2
Household Type											
1-person household	20,987	21,950	22,356	22,393	22,989	24,070	25,263	26,901	28,149	28,171	29,181
Married-couple families, no nonrelatives	49,972	50,491	50,217	49,745	49,683	50,757	52,258	53,169	53,710	53,542	54,668
Other male householder	5,661	6,067	7,542	7,298	7,765	7,971	7,716	8,035	8,581	8,501	8,897
Other female householder	11,806	12,379	13,568	13,712	14,287	14,895	14,250	14,697	15,821	15,629	16,125
Children											
Some	33,964	34,213	35,704	34,588	35,429	37,236	36,869	37,272	38,682	38,158	38,493
None	54,461	56,675	57,979	58,559	59,295	60,458	62,618	65,530	67,579	67,684	70,378

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The median in the 1985 report was one significant digit only. The numbers in the table for these years are estimates.

Table A-30: Household Characteristics: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Household Size											
1 person	23.7%	24.2%	23.9%	24.0%	24.3%	24.6%	25.4%	26.2%	26.5%	26.6%	26.8%
2 persons	31.9%	32.0%	32.1%	32.8%	33.0%	32.7%	32.6%	32.9%	32.6%	32.5%	32.7%
3 persons	17.5%	17.7%	17.3%	17.5%	17.2%	17.0%	16.6%	16.2%	16.2%	16.4%	15.9%
4 persons	15.8%	15.6%	15.6%	15.2%	15.2%	15.3%	15.0%	14.8%	14.7%	14.5%	14.5%
5 persons	7.1%	6.9%	7.1%	6.7%	6.6%	6.7%	6.5%	6.5%	6.4%	6.5%	6.4%
6 persons	2.5%	2.3%	2.5%	2.3%	2.3%	2.4%	2.4%	2.2%	2.2%	2.3%	2.3%
7 or more persons	1.5%	1.4%	1.5%	1.5%	1.4%	1.3%	1.5%	1.3%	1.4%	1.3%	1.3%
Median[1]											
Household Type											
1-person household	23.7%	24.2%	23.9%	24.0%	24.3%	24.6%	25.4%	26.2%	26.5%	26.6%	26.8%
Married-couple families, no nonrelatives	56.5%	55.6%	53.6%	53.4%	52.5%	52.0%	52.5%	51.7%	50.5%	50.6%	50.2%
Other male householder	6.4%	6.7%	8.1%	7.8%	8.2%	8.2%	7.8%	7.8%	8.1%	8.0%	8.2%
Other female householder	13.4%	13.6%	14.5%	14.7%	15.1%	15.2%	14.3%	14.3%	14.9%	14.8%	14.8%
Children											
Some	38.4%	37.6%	38.1%	37.1%	37.4%	38.1%	37.1%	36.3%	36.4%	36.1%	35.4%
None	61.6%	62.4%	61.9%	62.9%	62.6%	61.9%	62.9%	63.7%	63.6%	63.9%	64.6%

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The median in the 1985 report was one significant digit only. The numbers in the table for these years are estimates.

Table A-31: Householder Characteristics: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Age of Householder											
Under 65	69,529	71,144	73,582	72,800	74,286	76,852	78,582	81,381	84,448	84,215	86,675
65 or older	18,896	19,744	20,100	20,348	20,437	20,841	20,907	21,423	21,812	21,627	22,197
65 to 74	11,284	11,690	11,781	11,579	11,456	11,447	10,997	11,041	10,755	10,782	11,082
75 or older	7,612	8,054	8,319	8,769	8,981	9,394	9,910	10,382	11,057	10,845	11,115
Race[1]											
White	76,266	78,179	80,312	79,140	80,029	81,611	82,154	83,624	85,292	87,483	89,449
Black	9,903	10,251	10,633	10,832	11,128	11,773	12,085	12,936	13,292	13,004	13,447
Ethnicity[2]											
Hispanics	5,708	5,587	6,204	6,239	6,614	7,757	8,513	9,041	9,814	11,038	11,651

[1] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of counts of White and Black is less than the count of householders.
[2] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

Table A-32: Householder Characteristics: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Age of Householder											
Under 65	78.6%	78.3%	78.5%	78.2%	78.4%	78.7%	79.0%	79.2%	79.5%	79.6%	79.6%
65 or older	21.4%	21.7%	21.5%	21.8%	21.6%	21.3%	21.0%	20.8%	20.5%	20.4%	20.4%
65 to 74	12.8%	12.9%	12.6%	12.4%	12.1%	11.7%	11.1%	10.7%	10.1%	10.2%	10.2%
75 or older	8.6%	8.9%	8.9%	9.4%	9.5%	9.6%	10.0%	10.1%	10.4%	10.2%	10.2%
Race[1]											
White	86.2%	86.0%	85.7%	85.0%	84.5%	83.5%	82.6%	81.3%	80.3%	82.7%	82.2%
Black	11.2%	11.3%	11.3%	11.6%	11.7%	12.1%	12.1%	12.6%	12.5%	12.3%	12.4%
Ethnicity[2]											
Hispanics	6.5%	6.1%	6.6%	6.7%	7.0%	7.9%	8.6%	8.8%	9.2%	10.4%	10.7%

[1] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of percentages of White and Black is less than 100 percent.
[2] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

From the Desk of
John Magruder
616 Charles Street Avenue
Towson, MD 21204-3806

August 17, 2015

To Whom It May Concern,

It has been brought to my attention that some of the residents may have an issue with my neighbor's, Timothy and Andrea Tenne's administrative zoning variance exemption request for their home renovation. I would like to emphasize that my home is directly across and next to their property (609 Round Oak Road, Towson, MD 21204). I have known the Tenne's since they purchased the 1951 Cape Cod from the original owners (Schissler). Upon occupancy, the home was in disrepair and overgrown. Within mere weeks, Tim and Andrea transformed the old house through many hours cleaning and repairing their new home to ensure it was a positive property in the neighborhood. Additionally, Tim and Andrea are members of the West Towson Neighborhood Association, where Tim is the Vice President and both have undertaken many volunteer hours to make our community better. They both are positive stalwarts of the community and know their intentions are only positive are in the benefit of our street, neighborhood, and county.

I was very happy to find that Tim and Andrea had saved enough to renovate the old house into a livable and energy efficient home that will bring many years of positive returns to the neighborhood and property values. I was up hauled when I found that some of the neighbors, some of whom have dilapidated homes in disrepair had issue with their variance request of only 6' to add a second story to a new, beautiful garage for storage for their family, especially when they spent much on architectural plans to ensure that the renovation and new accessory structure would blend in to the surrounding neighbors and is out of sight. The garage is set back from the road further than required by zoning requirements and is directly behind their existing house.

The 6' addition above the 15' allowance still puts the structure well under all the surrounding existing structures, provides much cover with existing and planned foliage, and does nothing but beautiful the community. In addition, Tim and Andrea are spending much to mitigate water drainage/flooding issues to ensure their downstream neighbors are protected as well as replacing a 50-year old fence. I have seen and fully approve their variance request and hope that all other neighbors will see the positive benefits this renovation will bring to surrounding properties and West Towson.

I also must state that their request is very normal as we have many 2-story garages on much smaller parcels in West Towson that are much less accommodating. Tim and Andrea have made every effort to ensure a positive outcome and I encourage Baltimore County to approve their variance as any complaints are baseless in their substance, especially all neighbors adjacent to the property. I would hope that this letter be read during any proceeding or hearing to ensure that Tim and Andrea are afforded the opportunity to build and secure their variance in a timely manner.

If you have any questions, please feel free to contact me at any time on my cell 301-758-0202.

Respectfully,

John Magruder

John Magruder

PETITION

SUPPORT FOR 607 ROUND OAK ROAD, TOWSON, MD 21204 ADMINISTRATIVE VARIANCE FOR 6' ADDITIONAL HEIGHT FOR ACCESSORTY STRUCTURE (GARAGE)

Name, Print, Sign, and Address

705 W. Joppa Rd 21204

JOHNA RUFFO 605 Round Oak Rd 21204

GARY HUBER 627 Charles St Ave 21204

LISA WEAVER 633 Round Oak Rd 21204

CARA LONDON 703. North Bend Rd 21204

600 Debaugh Avenue Towson MD 21204

Roger & Kathy Goss 602 Debaugh Ave. Towson Md. 21204

Beth Walters 606 Debaugh Ave Towson MD 21204

Mary E. Thompson 709 N. Bend Rd. 21204

Judy Kowarsky 709 N Bend Rd 21204

605 Round Oak Rd 21204

Kate Saunders Kate Saunders 601 Round Oak Rd.

Tim Saunders 601 Round Oak Rd

Stefanie Weir 620 Charles St Ave.

Matt Weir 620 Charles St. Ave.

Ann Ware 631 Charles St. Ave.

James Cenny 605 Charles

Todd Wilson 609 CHARLES STREET AVE

Beth Hanson 621 Charles St Ave. Elizabeth Hanson

Thierry & Teresa LaLane 630 Charles St Ave. 21204

Kathy Drake 633 Charles St Ave. Kathy Drake

Thomas Schatzel 642 Charles St Ave

Megan Walker 628 Round Oak Rd Towson MD 21204

634 " " " " "

625 Round Oak Rd Towson MD 21204

633 Round Oak Rd Towson MD 21204

PETITION

SUPPORT FOR 607 ROUND OAK ROAD, TOWSON, MD 21204 ADMINISTRATIVE VARIANCE FOR 6' ADDITIONAL HEIGHT FOR ACCESSORTY STRUCTURE (GARAGE)

Name, Print, Sign, and Address

Robin Andrea 621 Round Oak Rd 21204
Robin Watson 628 Charles St. Ave 21204
Robin Williams 309 Dixie Dr. 21204
[illegible] Williams 309 DIXIE DR 21204
Debra Palmer 627 Round Oak Rd. 21204
443 824 0114 John M Boudreau 700 WEST JOPPA Rd 21204
Rick Staples 632 Round Oak Rd 21204

Rick & Lisa Staples
632 Round Oak Road
Towson, MD 21204
(443) 824-2114

September 28, 2015

To whom it may concern,

As a resident of Round Oak Road for 11 years, we cannot see any reason to object to the Tenne's request for a variance. The biggest benefits are:

- 4 additional parking spaces it creates on a congested corner,
- Raises the property value, which positively effects the neighborhood,
- Is in keeping with the general aesthetics of the neighborhood

The beauty of the neighborhood is the mix of styles of houses, not a cookie cutter cluster of like houses. The Tenne's house was originally built around the mid 1950's and their lot has plenty of space to support these improvements. Most of the properties adjacent to the Tenne's are as large, if not bigger and already have garages. We cannot see any reason no to grant the variance.

Sincerely,

Rick & Lisa Staples

EVERBILT

Lot # 41 092 910
Lot # 39 6180912840780
Lot # 39
Lot # 37
616
DR 3.5
Pt. Bk. 0000007, Folio 0147
0913202760
Lot # 37
ROUND OAK RD
PAI # 098037
Pt. Bk./Folio # 007
A
ED
NW 10-A
069C1
1951-1928-XA
0919270220
2005-0574-A
DR 5.5
Lot # 28
0908000570
Lot # 28
Lot # 28
Lot # 30
611
Lot # 30
Lot # 30
0904003170
0923505720
609 Lot # 32
Lot # 32
0910452661
Lot # 32
Lot # 34
607
PAI # 098037
Lot # 34
0923005290
SITE
Lot # 34 0919070510
5 CD
704
2100007566
NORTH BEND RD
605
0906100110
2100007565
0906100111
2100007564
2500004602
PAI # 090757
PAI # 090757
PAI # 090757
Pt. Bk./Folio # MP03082
PAI # 090757
601
Lot # 1
2500000618
709
2016-0012-D
Lot # 2
0904200851
Lot # 2
2500000619

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 - 09 Account Number - 0919070510

Owner Information

Owner Name:	TENNE TIMOTHY T TENNE ANDREA C	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	607 ROUND OAK RD BALTIMORE MD 21204-3867	**Deed Reference:**	/31647/ 00448

Location & Structure Information

Premises Address:	607 ROUND OAK RD 0-0000	**Legal Description:**	LT 35,36 PT 34 J L WAGNER PLAT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0006	0166		0000			34	2014	Plat Ref: 0007/ 0147

Special Tax Areas: NONE

Town:
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1951	1,632 SF		10,584 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	1 full		

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	152,600	122,600		
Improvements	130,600	133,600		
Total:	283,200	256,200	256,200	256,200
Preferential Land:	0			0

Transfer Information

Seller:	Date: 01/25/2012	Price: $315,000
Type: ARMS LENGTH IMPROVED	Deed1: /31647/ 00448	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:
Exempt Class:

Special Tax Recapture: NONE

Homestead Application Information

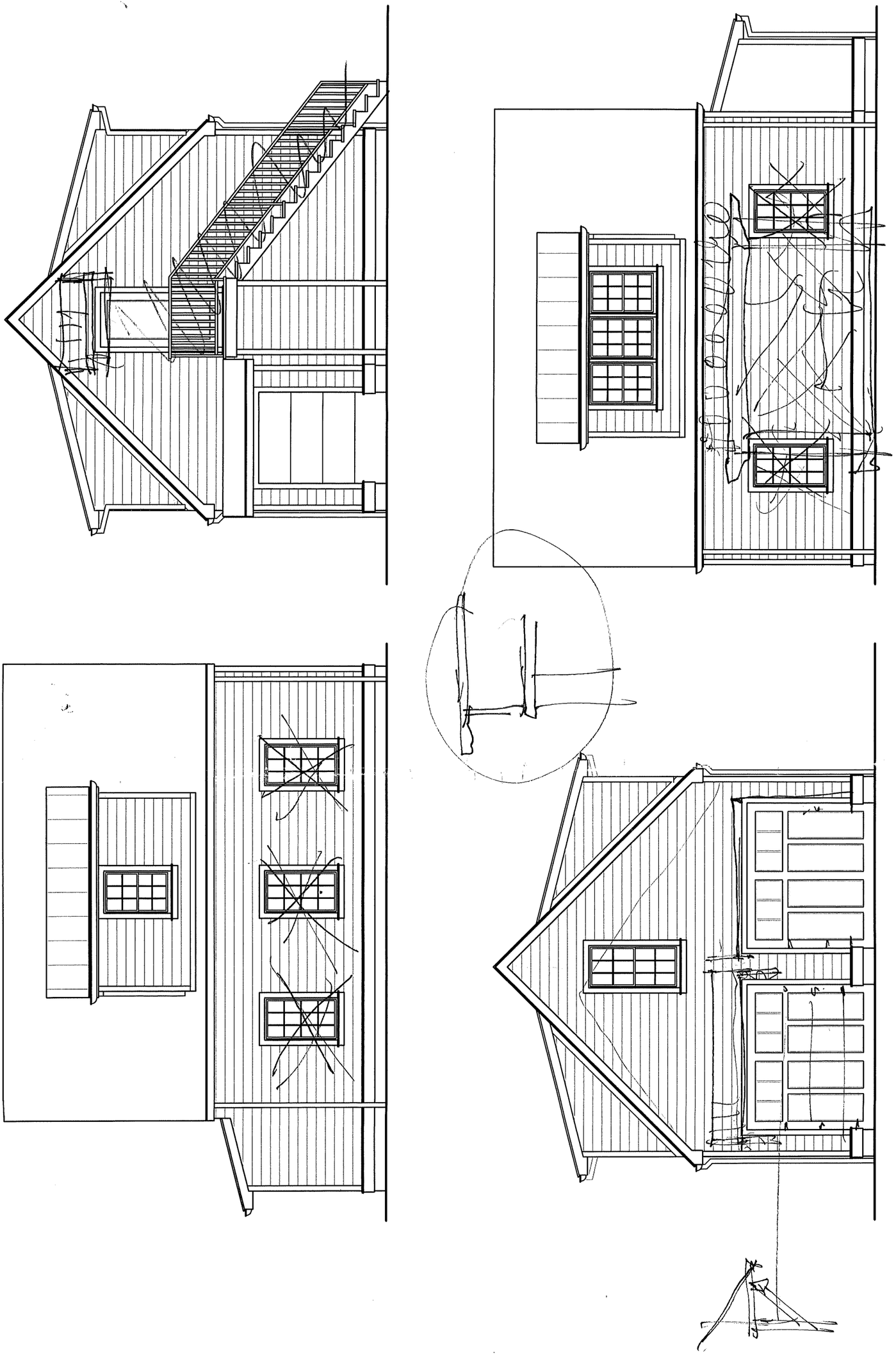
Homestead Application Status: Approved 04/17/2012

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.

2016-0012-A

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2016-0012-A
TO PERMIT A DETACHED GARAGE AND POOL HOUSE (ACCESSORY STRUCTURE) WITH A HEIGHT OF 21-FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET.
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY AUGUST 10, 2015
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

7/26/15



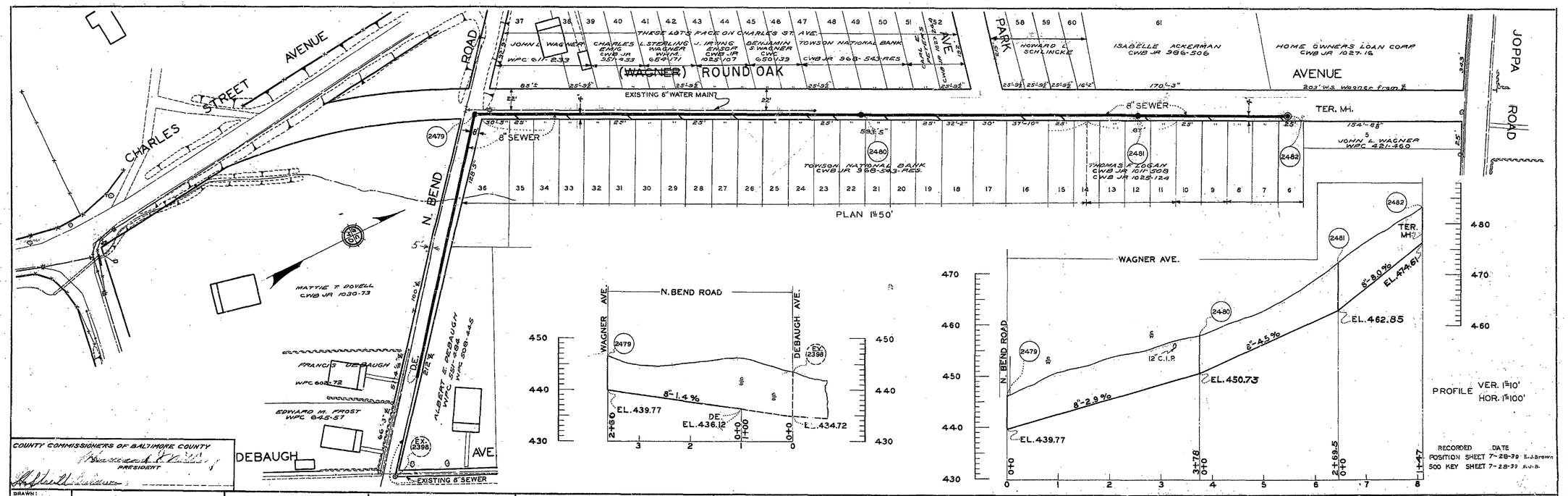
GARAGE ELEVATION

SCALE: 3/16 " = 1'-0"

These drawings produced by Curry Architects were produced as conceptual drawings and are not for construction

CURRY ARCHITECTS

A9



COUNTY COMMISSIONERS OF BALTIMORE COUNTY
PRESIDENT

DRAWN:
TRACED:
CHECKED:
EXAMINED:
PRIN. ASST. ENGR.
FORM 54

BALTIMORE COUNTY
METROPOLITAN DISTRICT

APPROVED: Aug 17/37 DATE
CHIEF ENGINEER

APPROVED AS TO LOCATION
DATE
ROADS ENGINEER BALTO. COUNTY

APPROVED FOR CITY OF BALTIMORE
DATE
WATER ENGINEER CHIEF ENGINEER

W. TOWSON
SUB-DISTRICT No. 6 9

8" SEWER IN WAGNER AVENUE FROM N. BEND ROAD NORTHERLY
8" SEWER IN NORTH BEND ROAD FROM DEAD END TO WAGNER AVENUE

MICROFILMED

DRAWING No. 1 OF 1

SCALE: AS SHOWN

J.O. 1835
37-136
FILE: A-7-C
8-NE
ADMWI

500. R.S. 3/22/44. J.P.A. MICROFILMED

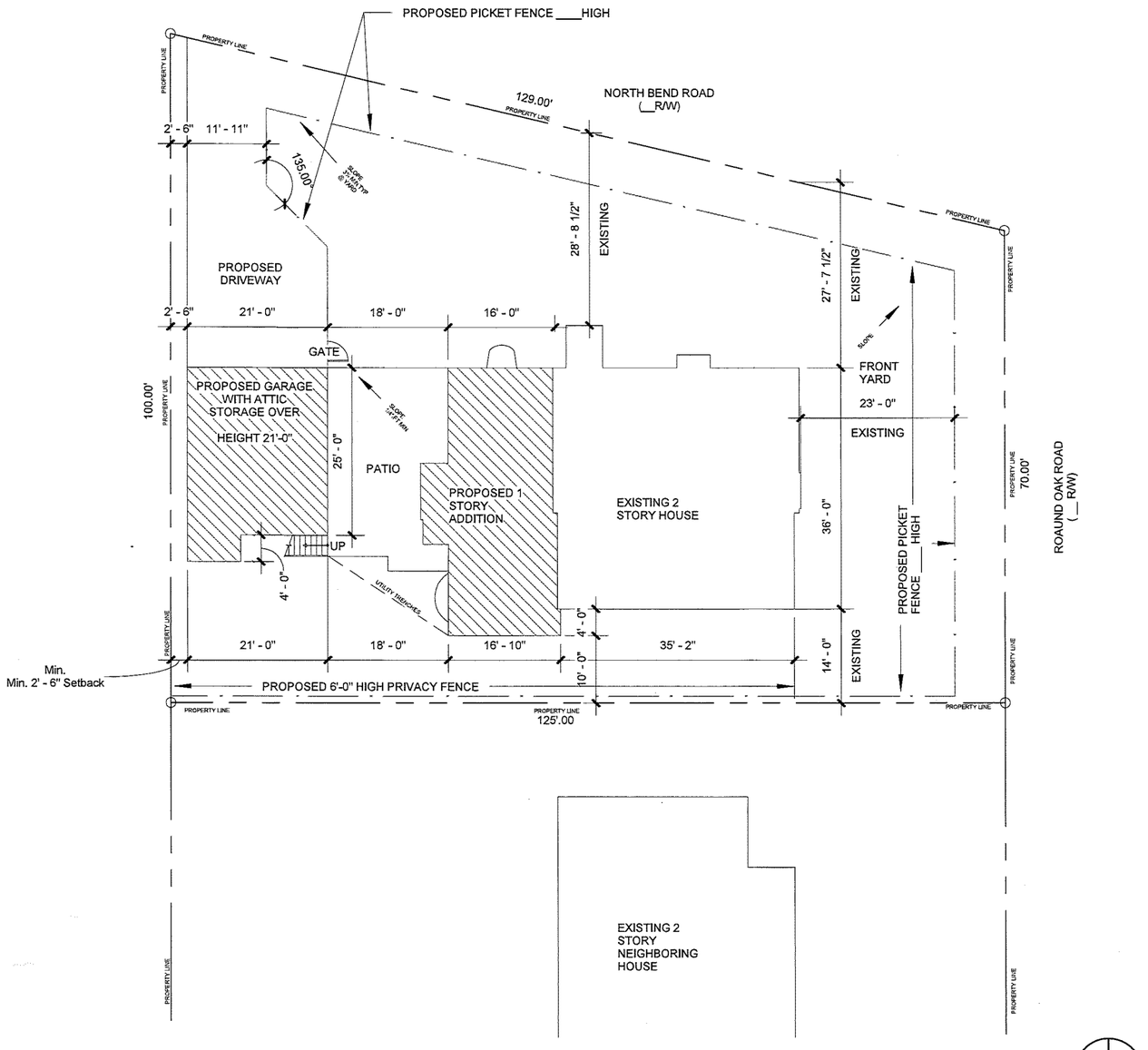
RDPS Aug 14, 2015 11:07:39 AM

ZONING HEARING PLAN FOR VARIANCE____FOR SPECIAL HEARING____(MARK TYPE REQUESTED WITH X)

ADDRESS: 607 ROUND OAK ROAD **OWNER(S) NAME(S):TIMOTHY TEENE**

SUBDIVISION NAME: J. L. WAGNER **LOT #____ BLOCK # ____SECTION #:____**

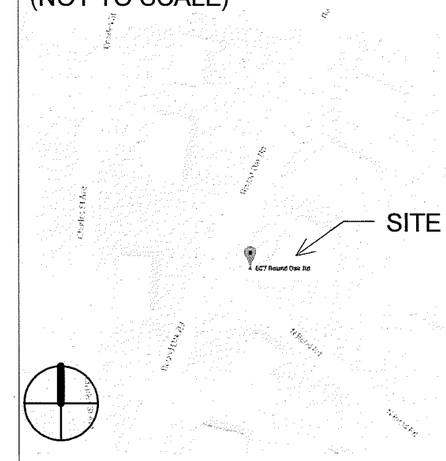
PLAT BOOK #: 7 FOLIO # : 147 10 DIGIT TAX # 09-19-07-05-10 DEED REF # 316-47-448



1 HEARING PLAN
1" = 20'-0"

PLAN DRAWN BY: CURRY ARCHITECTS, 606 E JOPPA RD. TOWSON, MD 21286 **DATE: 7/21/15** **SCALE 1 INCH = 20 FEET**

SITE VICINITY MAP
(NOT TO SCALE)



ZONING MAP #: 069C1
SITE ZONED: DR5.5
ELECTION DISTRICT :9
COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 0.24
OR SQUARE FOOTAGE: 10635
HISTORIC?: NO
IN CBCA?: NA
IN FLOOD PLAIN?: NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC: X PRIVATE:
SEWER IS:
PUBLIC: X PRIVATE:
PRIOR HEARING?:

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW:

VIOLATION CASE INFO: