

MEMORANDUM

DATE: September 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0018-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(945 Kinwat Avenue)
15th Election District *
7th Council District *
Errol D Harry & Triyawattie Ramchand *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0018-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Errol D. Harry and Triyawattie Ramchand. The Petitioners are requesting Variance relief from §§1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (carport) to have a side yard setback of 1 ft. in lieu of the minimum required 7 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 2, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 8/25/15

By DLH

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 25th day of **August, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (carport) to have a side yard setback of 1 ft. in lieu of the minimum required 7 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

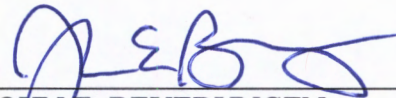
- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with Critical Area and Floodplain regulations prior to building permit application.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 8/25/15

By Del

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:slm

ORDER RECEIVED FOR FILING

Date 8/25/15

By slm

**CBCA****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 945 Kinwat Ave Baltimore MD 21221 Currently zoned DR5.5 (vested "A" resid)Deed Reference 25353/00003 / 17849/0072910 Digit Tax Account # 1506000020Owner(s) Printed Name(s) ERROL D Harry / Triyawattie Ramchand(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.B and 504.2 (Section III C.3 - "A" Residence Zone) - to permit a proposed addition (carport) to have a side yard setback of 1 foot in lieu of the minimum required 7 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Errol D Harry / Triyawattie Ramchand
 Name #1 - Type or Print Name #2 - Type or Print

E. D. Harry / Triyawattie Ramchand
 Signature #1 Signature #2

945 Kinwat Ave Baltimore MD
 Mailing Address City State

21221 / 443-231-7950 /
 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

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 Date 8/25/15
305

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 2016-0018-A Filing Date 7/23/15 Estimated Posting Date 8/2/15 Reviewer BDJ

Affidavit in Support of Administrative Variance

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

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

Address: 945 Kinwat Ave Baltimore MD 21221
Print or Type Address of property City State Zip Code

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

I want to Build a car port to park my car off the street, and protect it from damages. Also it will help when I am bringing out my kids 5 am in the morning to go to the Baby sitter especially in the winter season.

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

E. D. Harry
Signature of Owner (Affiant)

ERROL D. HARRY
Name- Print or Type

Triyawattie Ramchand
Signature of Owner (Affiant)

Triyawattie Ramchand
Name- Print or Type

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

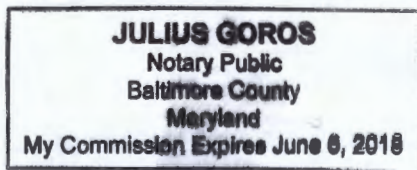
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of July, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Errol D Harry and Triyawattie Ramchand

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

AS WITNESS my hand and Notaries Seal



Julius Goros
Notary Public
June 6th 2018
My Commission Expires

Zoning Property Description for 945 Kinwat Ave

Beginning at point on the south side of kinwat ave which is 50 feet of right of way width wide at the distance of 205 feet east of the center line of the nearest improve interesting street Tibsen Ave which is 50 feet of right of way width wide.

Being of lot number 53 in the subdivision of Marlyn Manor as recorded in Baltimore County plat book #19, folio #103 contain 5220 square feet. Located in 15 election district and 7 council district.

Thence the following courses and distance: (1st Point of Call- "POC") N.77°25' 30" E 60', (2nd POC) S.12°34' 30" E 64' (3rd POC) S.77°25' 30' W 60", and (4th POC) N.12°34' 30" W 64', back to point of beginning as recorded in Deed Liber (17849/00729), Folio (103), containing (3840 square feet or acres in lot). Located in the (15th) Election District And (7th) Council District.

Item # 0018

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

No. **127373**
 Date: **7/23/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/24/2015 7/23/2015 11:38:51

REG MSOS WALKIN REOS LRB
 RECEIPT # 806959 7/23/2015

Dept 5 528 ZONING VERIFICATION

NO. 127373

Recpt Tot \$75.00
 1.00 CK \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				\$75.00

Total: **\$75.00**

Rec From:

For: **Zoning hearing - case # 2016-0018-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2016-0018-A

Petitioner: ERROL D. HARRY

Address or Location: 945 KINWAT AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERROL D. HARRY

Address: 945 KINWAT AVE

BALTIMORE

21221

Telephone Number: 443 - 994 - 9143

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0018 -A Address 945 Kinwat Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/23/15 Posting Date: 8/2/15 Closing Date: 8/17/15

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- 0018 -A Address 945 Kinwat Ave

Petitioner's Name Errol D Harry Telephone 443-231-7950

Posting Date: 8/2/15 Closing Date: 8/17/15

Wording for Sign: To Permit a proposed addition (carport) to have a side yard setback of 1 foot in lieu of the minimum required 7 feet

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 8-2-15

RE: Case Number: 2016-0018-A

Petitioner/Developer: Errol Harry

Date of Hearing/Closing: 8-17-15

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 945 Kenwat Ave

The signs(s) were posted on 8-2-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Ccde: of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2016-0018-A

TO PERMIT A PROPOSED ADDITION
TO CARPORT TO HAVE A SIDEYARD SETBACK
OF ONE FOOT IN LIEU OF THE MINIMUM
REQUIRED 7 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 8/15/16

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

100 W. CHESAPEAKE AVE.

TOWSON, MD. 21204

MEETING IS HANDICAP ACCESSIBLE

C H E C K L I S T

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

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 8/2/15 by PulsonPEOPLE'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

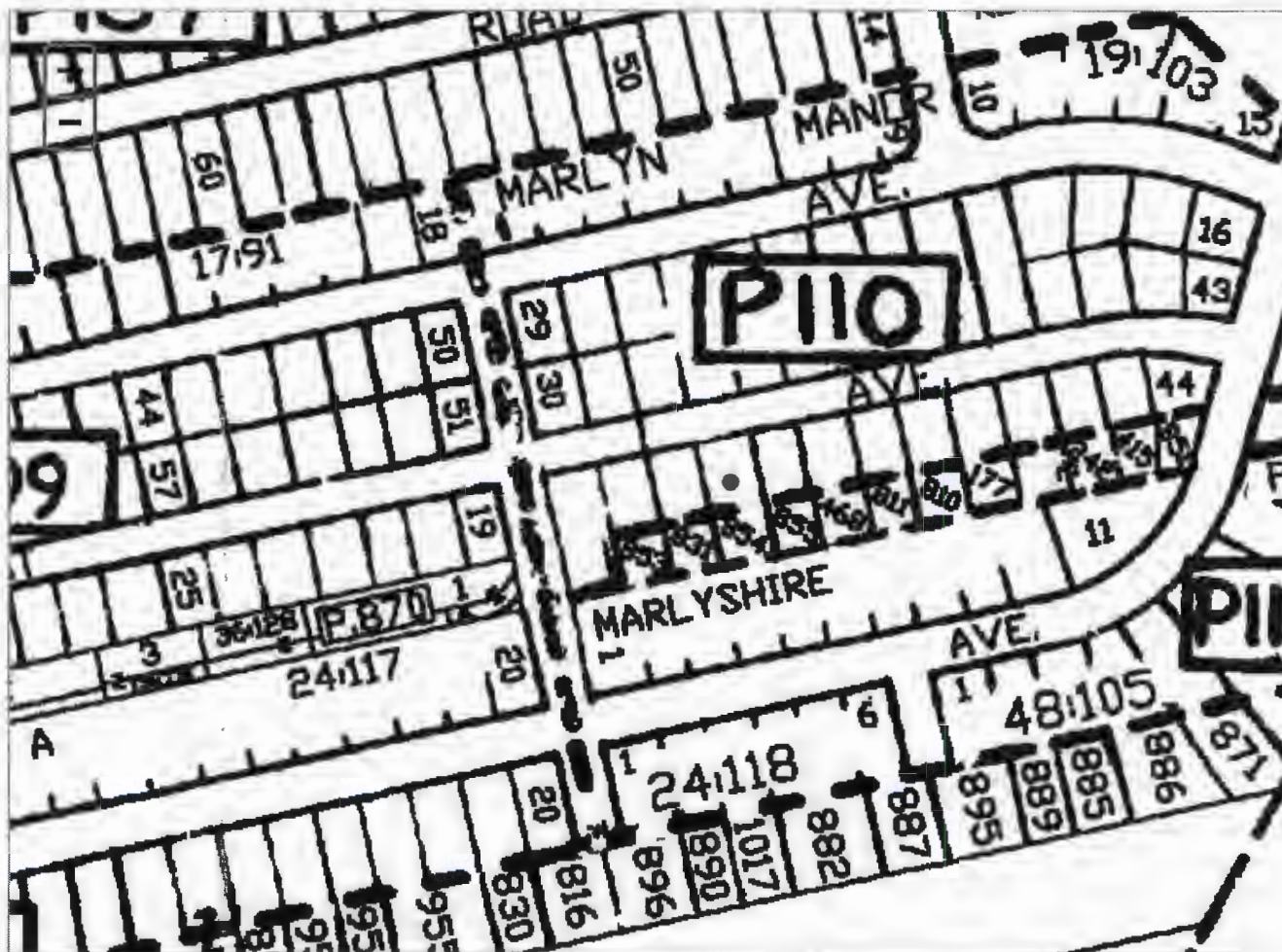
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506000020			
Owner Information					
Owner Name:		HARRY ERROL D RAMCHAND TRIYAWATTIE		Use:	RESIDENTIAL
Mailing Address:		945 KINWAT AVE BALTIMORE MD 21221-5219		Principal Residence:	YES
				Deed Reference:	/25353/ 00003
Location & Structure Information					
Premises Address:		945 KINWAT AVE 0-0000		Legal Description:	945 KINWAT AVE MARLYN MANOR
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0010	0110		0000	53 2015 2 0019/0103
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1954	1,410 SF		5,220 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		60,200	60,200		
Improvements		82,000	84,600		
Total:		142,200	144,800	143,067	143,933
Preferential Land:		0			0
Transfer Information					
Seller: HARRY ERROL D		Date: 03/14/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25353/ 00003		Deed2:	
Seller: FALKNER ALFRED F		Date: 04/15/2003		Price: \$125,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /17849/ 00729		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 03/10/2010					

Baltimore County

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

District: 15 Account Number: 1506000020



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

August 18, 2015

Errol D Harry
Triyawathe Ramchand
945 Kinwat Avenue
Baltimore MD 21221

RE: Case Number: 2016-0018 A, Address: 945 Kinwat Avenue

Dear Mr. Harry & Ms. Ramchand:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 32, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



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

Date: 7/29/15

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

RE: Baltimore County
Item No. 2016-0018-A
Administrative Variance
Enrol D. 2 Triyattie Ranch and
945 Kinnat Avenue.

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. 2016-0018-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,

A handwritten signature in dark ink, appearing to read "David W. Peake".

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

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

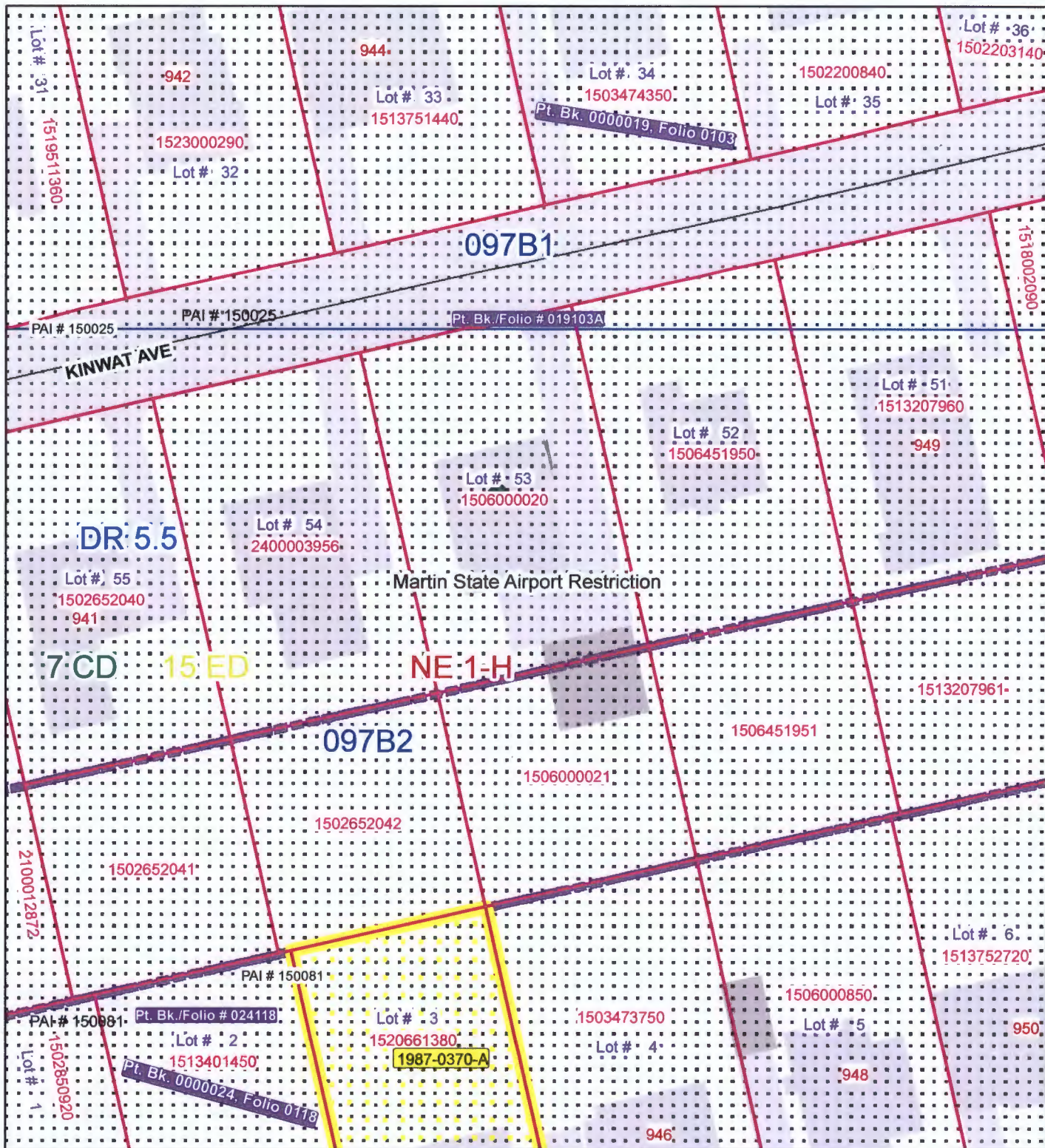
DATE: August 3, 2015

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

DAK:CEN
cc:file

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

945 Kinwat Avenue



Publication Date: 7/10/2015



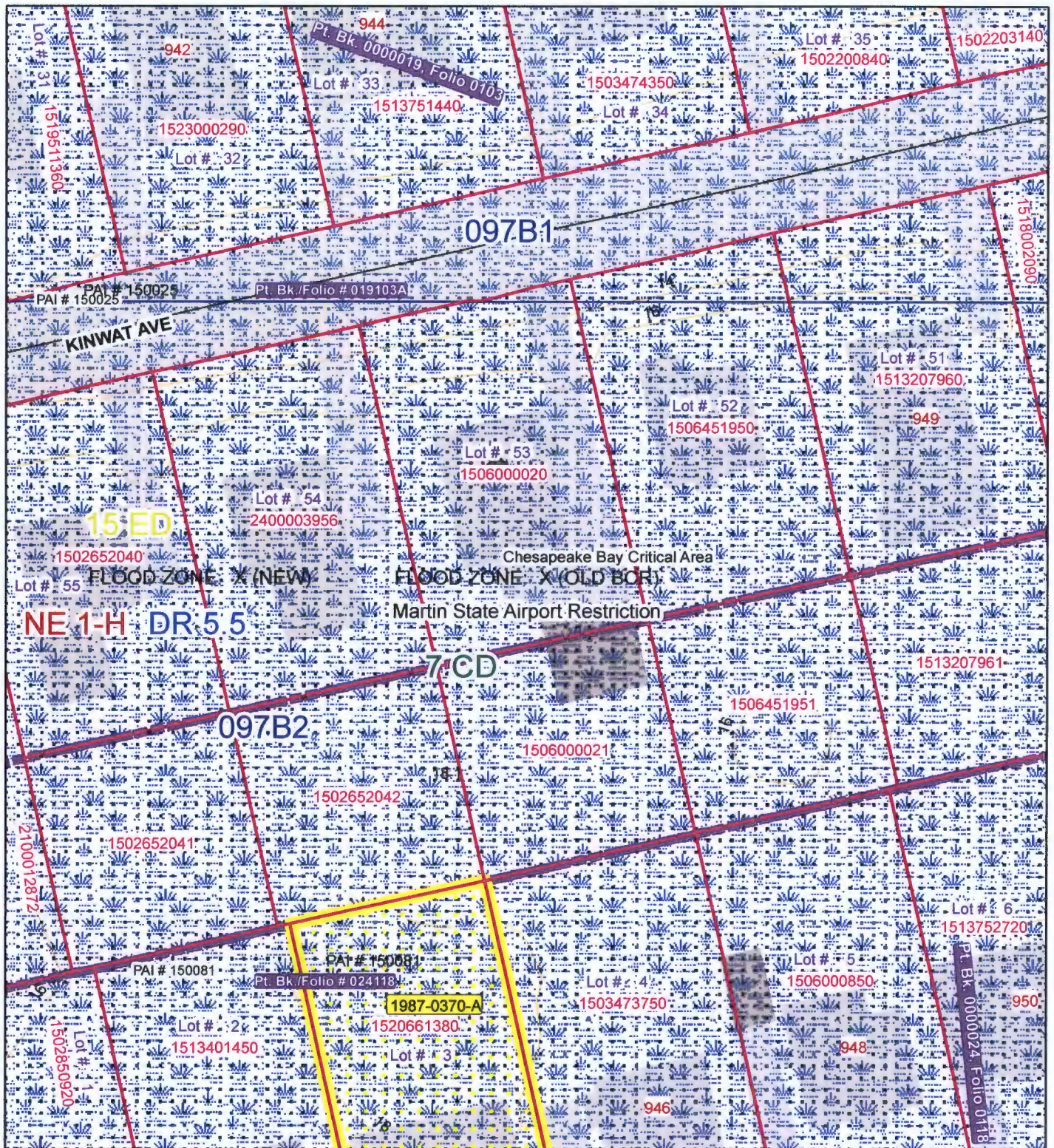
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

Item #0018

Chesapeake Bay Critical Area



Publication Date: 7/16/2015



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0018

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506000020			
Owner Information					
Owner Name:		HARRY ERROL D RAMCHAND TRIYAWATTIE		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		945 KINWAT AVE BALTIMORE MD 21221-5219		Deed Reference: /25353/ 00003	
Location & Structure Information					
Premises Address:		945 KINWAT AVE 0-0000		Legal Description: 945 KINWAT AVE MARLYN MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0010	0110		0000	53 2015 2 0019/ 0103
Special Tax Areas:			Town: Ad Valorem: NONE Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1954	1,410 SF		5,220 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		60,200	60,200		
Improvements		82,000	84,600		
Total:		142,200	144,800	142,200	143,067
Preferential Land:		0			0
Transfer Information					
Seller: HARRY ERROL D		Date: 03/14/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25353/ 00003		Deed2:	
Seller: FALKNER ALFRED F		Date: 04/15/2003		Price: \$125,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /17849/ 00729		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class				
County:	000	07/01/2014		07/01/2015	
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 03/10/2010					

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.

Item #0018

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506000021			
Owner Information					
Owner Name:		HARRY ERROL D HARRY SABETREE		Use: Principal Residence:	
Mailing Address:		946 KINWAT AVE BALTIMORE MD 21221-5219		Deed Reference: /17849/ 00729	
Location & Structure Information					
Premises Address:		KINWAT AVE 0-0000		Legal Description: E OF TIBSEN AVE MARLYN MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0010	0110		0000	
Assessment Year:				Plat No:	
2015				2015	
Special Tax Areas:				Town:	
				NONE	
Ad Valorem:				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			3,840 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		900		900	
Improvements		0		0	
Total:		900		900	
Preferential Land:		0		0	
Transfer Information					
Seller:		Date:		Price:	
FALKNER ALFRED M		04/15/2003		\$125,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH MULTIPLE		/17849/ 00729			
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		0.00	
State:	000	0.00		0.00	
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

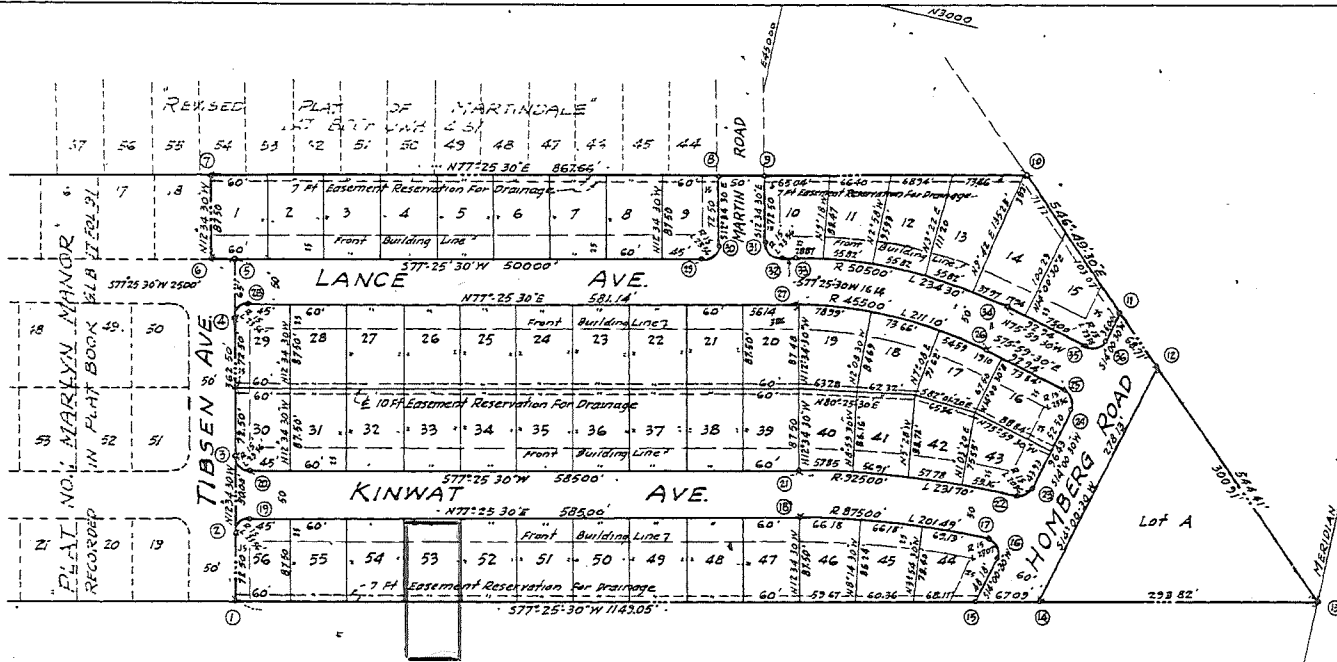
Item #0018







Item #0018



PLAT NO.2
MARLYN MANOR

15TH DISTRICT
BALTIMORE COUNTY, MD
BERKSHIRE LAND CORPORATION
202 E. 25TH STREET
BALTIMORE 18, MD.

COORDINATE TABLE					
POINT	EAST	NORTH	POINT	EAST	NORTH
1	44567.69	2240.73	19	44563.28	2329.40
2	44551.30	2311.49	20	44552.40	2378.20
3	44534.48	2389.57	21	45123.36	2505.56
4	44502.91	2531.09	22	45353.43	2527.30
5	44488.76	2594.53	23	45348.45	2538.66
6	44464.36	2589.09	24	45391.79	2632.22
7	44445.31	2674.49	25	45380.86	2650.41
8	44972.36	2792.06	26	45290.69	2672.90
9	45021.16	2802.94	27	45081.49	2675.52
10	45292.16	2863.39	28	44514.22	2549.00
11	45419.62	2743.80	29	44976.77	2703.39
12	45469.73	2696.79	30	44988.14	2721.30
13	45689.18	2490.30	31	45036.95	2732.18
14	45402.41	2426.93	32	45054.85	2720.81
15	45336.92	2412.32	33	45070.60	2724.32
16	45348.59	2458.07	34	45302.79	2721.42
17	45334.20	2477.70	35	45392.97	2698.92
18	45134.24	2456.76	36	45411.15	2709.84

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC	TANGENT DISTANCE	CHORD
1	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
2	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
3	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
4	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
5	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
6	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
7	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
8	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
9	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
10	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
11	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
12	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
13	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
14	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
15	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
16	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
17	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
18	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
19	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
20	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
21	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
22	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
23	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
24	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
25	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
26	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
27	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
28	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
29	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
30	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
31	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
32	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
33	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
34	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
35	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
36	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'

G.L.B. No. 19 Folio 103

FILED FOR RECORD WITH
FROM
NO
DEC 15 1953
BY *George L. Payne*
Clerk.

APPROVED
Dec 10 1953
DATE
Robert J. Taylor
COUNTY ROADS ENGINEER

APPROVED
Dec 7 1953
DATE
Lawrence J. Jones
DIRECTOR OF THE PLANNING COMMISSION

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District.

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns

OWNER'S CERTIFICATE
The requirements of Sections 72A to 72D of Article 17 of the Annotated Code of Maryland, 1959 Edition, Chapter 1016 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat and setting of the markers, have been complied with.
BERKSHIRE LAND CORPORATION
By *Wm. Belknap, Pres.*

ENGINEER'S CERTIFICATE
I, *Albert J. Jones*, a Professional Engineer, do hereby certify that this plat is a true and correct copy of the original as filed in my office and that the same has been examined and found correct in accordance with the provisions of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat and setting of the markers.
Albert J. Jones
REGISTERED ENGINEER & LAND SURVEYOR
172
STATE OF MARYLAND

ALBERT J. JONES
REGISTERED ENGINEER & LAND SURVEYOR
833 PARK AV.
BALTIMORE, MD.
DRAWN BY - *C. J. Jones*
CHECKED BY - *C. J. Jones*
SCALE - 1"=100'

Item #0018

Petitioners Exhibit 1

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

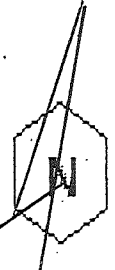
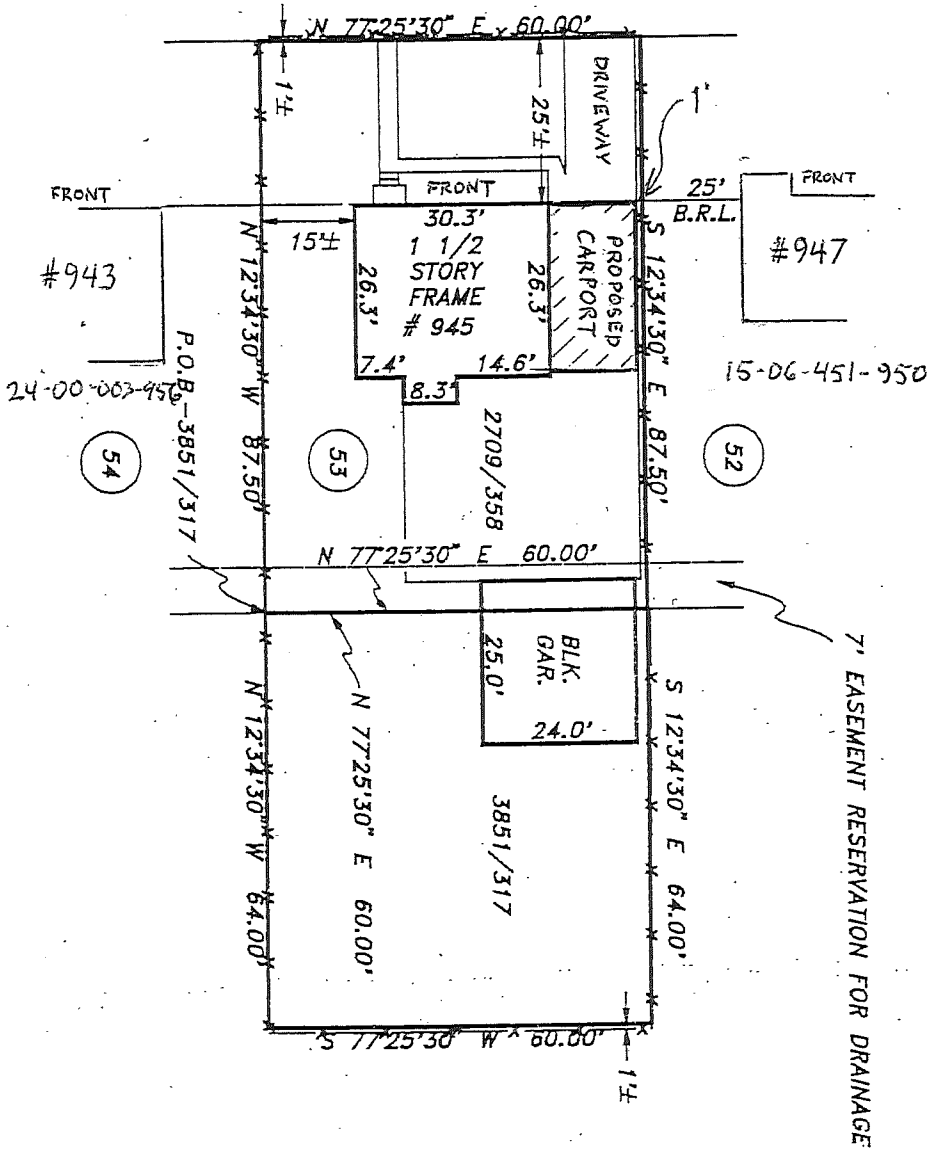
ADDRESS 945 KINWAT AVENUE OWNER(S) NAME(S) _____

SUBDIVISION NAME MARLYN MANOR LOT # 53 BLOCK # _____ SECTION # _____

PLAT BOOK # 19 FOLIO # 103 10 DIGIT TAX # 1506000020 DEED REF. # 25353/00003
1506000021 17849 00729

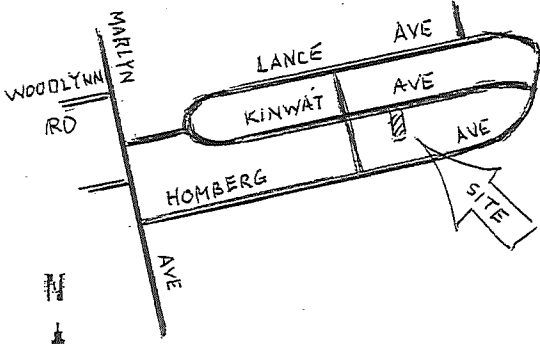
KINWAT AVENUE

50' r/w



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097B2
SITE ZONED DR 5.5 (vested "A" resid.)
ELECTION DISTRICT 15th
COUNCIL DISTRICT 7th
LOT AREA ACREAGE _____
OR SQUARE FEET 9060 total
HISTORIC? No
IN CBCA? Yes
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: PUBLIC _____ PRIVATE _____
SEWER IS: PUBLIC _____ PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

R.M.

#2016-0018-A

Pet. Exp. 1

#2016-0018-A