

M E M O R A N D U M

DATE: March 28, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0141-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 25, 2016. 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



KEVIN KAMENETZ
County Executive

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

February 24, 2016

Antoinette Coco
Bruce Worley
1201 North Point Road
Dundalk, Maryland 21222

RE: Petition for Variance
Case No. 2016-0141-A
Property: 1201 North Point Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE
(1201 North Point Road)
12th Election District
7th Council District
Antoinette Coco & Bruce Worley
Legal Owners

Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2016-0141-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Antoinette Coco and Bruce Worley, owners of the subject property ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §301.1 to permit an existing open projection (wrap-around wooden porch) with a side setback of 4 ft. in lieu of the minimum required 7.5 ft. A site plan was marked as Petitioners' Exhibit 1.

Joseph Coco, Petitioners' son, appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 7,003 square feet and is zoned DR 5.5. The property is improved with a small (924 sq. ft.) single family dwelling constructed in 1949. The site is currently the subject of Violation Case # CC15110741. The Petitioners' son explained he constructed a small porch at the subject property and was unaware a building permit was needed to do so.

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 must necessitate

ORDER RECEIVED FOR FILING

Date 2/24/16
By sen

- 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).

Petitioners have met this test. The subject property is narrow (50 ft.) and deep (approximately 127 ft.) and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be required to raze the porch. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 24th day of February, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing open projection (wrap-around wooden porch) with a side setback of 4 ft. in lieu of the minimum required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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Date 2/24/16

By Sen

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 2/24/16

By sen



PETITION FOR ZONING HEARING(S)

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

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

Address 1201 NORTH POINT ROAD, 21222

which is presently zoned BR 5.5

Deed References: 0029351 / 197

10 Digit Tax Account # 1 2 0 2 0 7 2 4 2 0

Property Owner(s) Printed Name(s) ANTOINETTE COCO & WORLEY BRUCE

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

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

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 301.1, BC12, To permit an existing open projection (wrap around porch)
With a side setback of 4 feet in lieu of the minimum required 7 1/2 feet.

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

To Be Presented at Hearing.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

ANTOINETTE COCO / WORLEY BRUCE

Name #1 - Type or Print

Name #2 - Type or Print

Antoinette Coco

Bruce Worley

Signature #1

Signature #2

1201 NORTH POINT RD.

DUNDALK

MD

Mailing Address

City

State

21222

443-418-9222

N/A

Zip Code

Telephone #

Email Address

Representative to be contacted:

JOSEPH COCO (SON)

Name - Type or Print

Signature

1201 NORTH POINT RD

DUNDALK

MD

Mailing Address

City

State

21222

443-418-9222

N/A

Zip Code

Telephone #

Email Address

CASE NUMBER

2016-0141A

Filing Date

12/8/15

Do Not Schedule Dates:

Reviewer

JMP

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

2/24/16

By

sen

ZONING PROPERTY DESCRIPTION
FOR 1201 NORTH POINT ROAD



ZONING PROPERTY DESCRIPTION FOR 1201 NORTH POINT ROAD, BALTIMORE

MARYLAND 21222. BEGINNING AT A POINT ON THE SOUTHEAST ^{WEST} SIDE OF NORTH POINT RD WHICH

THE PROPERTY FRONTS WHICH IS 35' (THIRTY FIVE FEET) WIDE AT THE DISTANCE OF ~~50'~~ 25'

^{SOUTHEAST} ~~NORTHWEST~~ OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET

WILLOW RD WHICH IS 50' (FIFTY FEET) WIDE.

BEING LOT# 188 , BLOCK N/A , SECTION # N/A IN THE SUBDIVISION OF NORTHSHIRE AS RECORDED

IN BALTIMORE COUNTY PLAT BOOK #14, FOLIO # 29, CONTAINING 7003 SQ. FT. (SEVEN THOUSAND

AND THREE SQUARE FEET). LOCATED IN THE 12 ELECTION DISTRICT AND THE 7th. COUNCIL DISTRICT.

JK
12/8/15

2016-0141-A



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3912318

Sold To:

Antoinette Coco & Bruce Worley - CU00515723
1201 N Point Rd
C/O Joseph Coco
Dundalk, MD 21222-1416

Bill To:

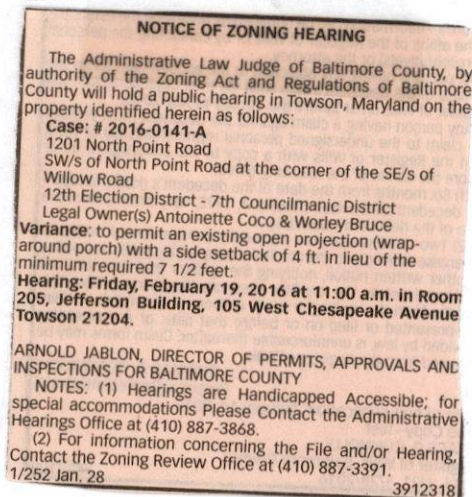
Antoinette Coco & Bruce Worley - CU00515723
1201 N Point Rd
C/O Joseph Coco
Dundalk, MD 21222-1416

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

Jan 28, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising





KEVIN KAMENETZ
County Executive

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

December 15, 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: 2016-0141-A

1201 North Point Road

SW/s of North Point Road at the corner of the SE/s of Willow Road

12th Election District – 7th Councilmanic District

Legal Owners: Antoinette Coco & Worley Bruce

Variance to permit an existing open projection (wrap-around porch) with a side setback of 4 ft. in lieu of the minimum required 7 ½ feet.

Hearing: Friday, February 19, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Antoinette Coco & Worley Bruce, 1201 North Point Road, Dundalk 21222
Joseph Coco, 1201 North Point Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 30, 2016**
- (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
Thursday, January 28, 2016 Issue - Jeffersonian

Please forward billing to:

Antoinette Coco & Bruce Worley
c/o Joseph Coco
1201 North Point Road
Dundalk, MD 21222

443-418-9222

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: 2016-0141-A

1201 North Point Road

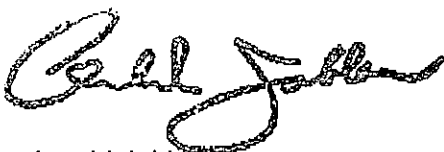
SW/s of North Point Road at the corner of the SE/s of Willow Road

12th Election District – 7th Councilmanic District

Legal Owners: Antoinette Coco & Worley Bruce

Variance to permit an existing open projection (wrap-around porch) with a side setback of 4 ft. in lieu of the minimum required 7 ½ feet.

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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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1201 North Point Road; SW/S North Point Road
At the corner of SE/S Willow Road * OF ADMINISTRATIVE
12th Election & 7th Councilmanic Districts
Legal Owners: Antoinette Coco & Worley Bruce* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-141-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

DEC 16 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of December, 2015, a copy of the foregoing Entry of Appearance was mailed to Joseph Coco, 1201 North Point Road, Dundalk, Maryland 21222, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: B 2016-0141-A
Petitioner: ANTOINETTE COCO & ~~WORLEY~~ BRUCE WORLEY
Address or Location: 1201 NORTH POINT ROAD, BALTIMORE MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTOINETTE COCO & ~~WORLEY~~ BRUCE WORLEY
Address: 1201 NORTH POINT ROAD
BALTIMORE, MARYLAND 21222

Telephone Number: JOSEPH COCO 443-418-9222



KEVIN KAMENETZ
County Executive

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

February 4, 2016

Antoinette Coco & Bruce Worley
1201 North Point Boulevard
Dundalk MD 21222

RE: Case Number: 2016-0141 A, Address: 1201 North Point Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 8, 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
Joseph Coco, 1201 North Point Boulevard, Dundalk MD 21222

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 12/18/15

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

RE: Baltimore County
Item No. 2016-0141-A
Variance
Antoinette Coco and Worley Bruce
1201 North Point 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. 2016-0141-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 black ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

JS 2-9-16
11 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: January 6, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-141

RECEIVED

JAN 11 2016

INFORMATION:

Property Address: 1201 North Point Road
Petitioner: Antoinette Coco & Bruce Worley
Zoning: DR 5.5
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

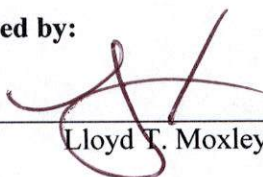
The Department of Planning has reviewed the petition for a variance to permit an existing open projection (wrap-around wooden porch) with a side setback of 4 feet in lieu of the minimum 7 ½ feet required.

A site visit was conducted on December 18, 2015. The site is currently the subject of Violation Case# CC15110741.

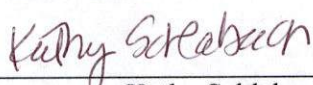
The Department has no objection to granting the requested zoning relief.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Antoinette Coco et al
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

DEC 22 2015

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 22, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0141-A
Address 1201 North Point Road
(Bruce Property)

Zoning Advisory Committee Meeting of December 14, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 12-22-2015

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 21, 2015
Item No. 2016-0141 and 0142

DATE: December 18, 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\ZAC12212015.doc

JAN 11 2016

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: January 6, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-141

INFORMATION:

Property Address: 1201 North Point Road
Petitioner: Antoinette Coco & Bruce Worley
Zoning: DR 5.5
Requested Action: Variance

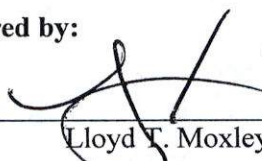
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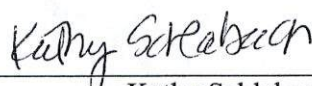
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Antoinette Coco et al
Office of the Administrative Hearings
People's Counsel for Baltimore County

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment12/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/c12/22DEPS
(if not received, date e-mail sent _____)n/c

FIRE DEPARTMENT

1/6/16PLANNING
(if not received, date e-mail sent _____)no Obj12/18

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CC 15110741)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/28/16

SIGN POSTING

Date:

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

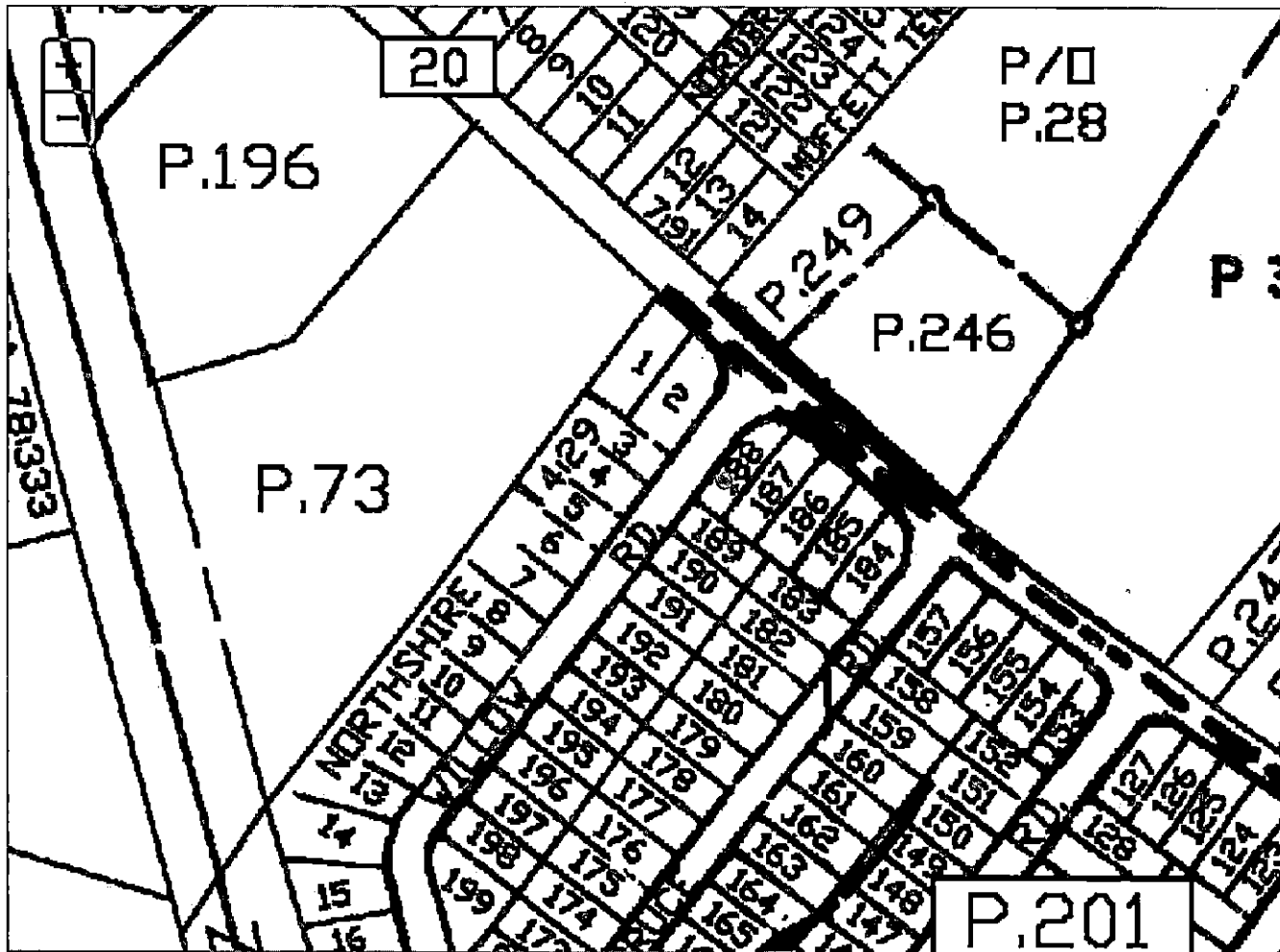
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1202072420			
Owner Information					
Owner Name:	WORLEY BRUCE ALLEN COCO ANTOINETTE M		Use:	RESIDENTIAL	
Mailing Address:	1201 N POINT RD BALTIMORE MD 21222-1416		Principal Residence:	YES	
			Deed Reference:	/29351/ 00197	
Location & Structure Information					
Premises Address:		1201 NORTH POINT RD 0-0000		Legal Description: 1201 NORTH POINT RD NORTHSHIRE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0096	0024	0201		0000	188 2015 0014/0029
Special Tax Areas:			Town: NONE Ad Valorem: NONE Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1949	924 SF	336 SF	7,003 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	49,000	49,000			
Improvements	86,200	80,600			
Total:	135,200	129,600	129,600	129,600	
Preferential Land:	0			0	
Transfer Information					
Seller: SURRETT RONALD JAMES, JR		Date: 04/09/2010		Price: \$204,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29351/ 00197		Deed2:	
Seller: BROADWATER DAYSON LUTHER		Date: 07/19/2005		Price: \$105,000	
Type: ARMS LENGTH IMPROVED		Deed1: /22207/ 00306		Deed2:	
Seller: BROADWATER DAYSON LUTHER		Date: 07/14/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20395/ 00265		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 09/01/2011					

Baltimore County

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

District: 12 Account Number: 1202072420



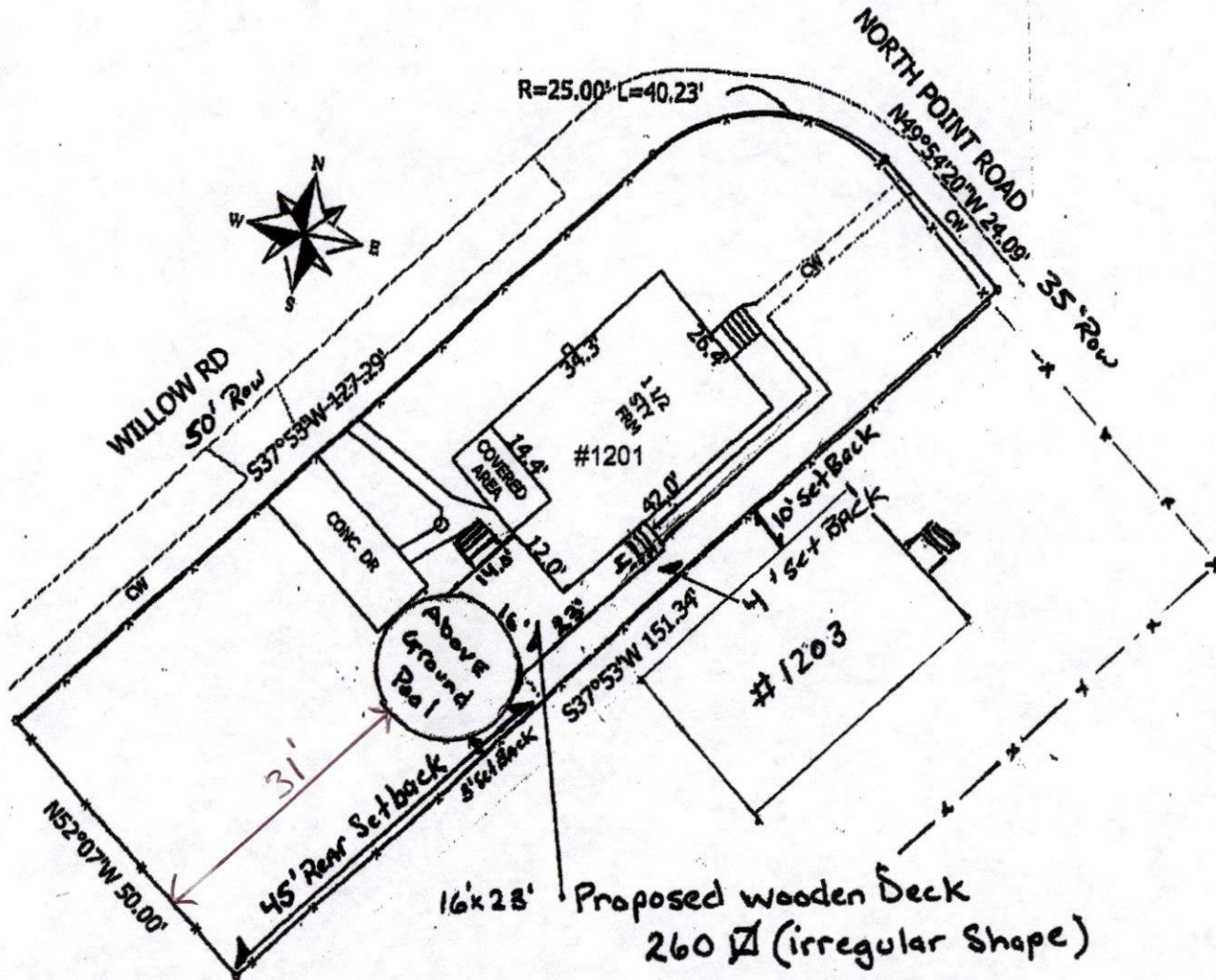
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

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>).

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 1201 NORTH POINT RD, 21222 OWNER(S) NAME(S) ANTOINETTE COCO / WORLEY BRUCE
SUBDIVISION NAME NORTHSHIRE LOT # 188 BLOCK # _____ SECTION # _____
PLAT BOOK # 14 FOLIO # 29 10 DIGIT TAX # 1202072420 DEED REF. # 29355/00197



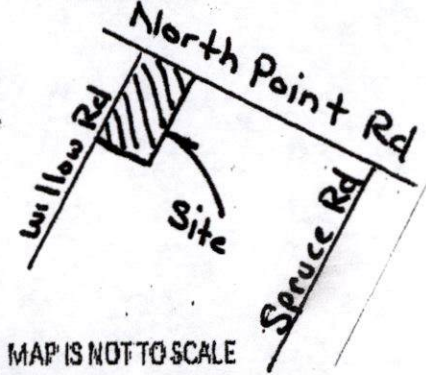
PLAN DRAWN BY ARTWORKS, INC.

DATE 11/20/2015 SCALE: 1 INCH = 20 FEET

PETITIONER' S

EXHIBIT NO.

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 09603

SITE ZONED BR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7th.

LOT AREA, ACREAGE N/A

OR SQUARE FEET 7003

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN ? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING ? ~~YES~~ NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

OBTAIN BUILDING PERMIT

VIOLATION CASE INFO:

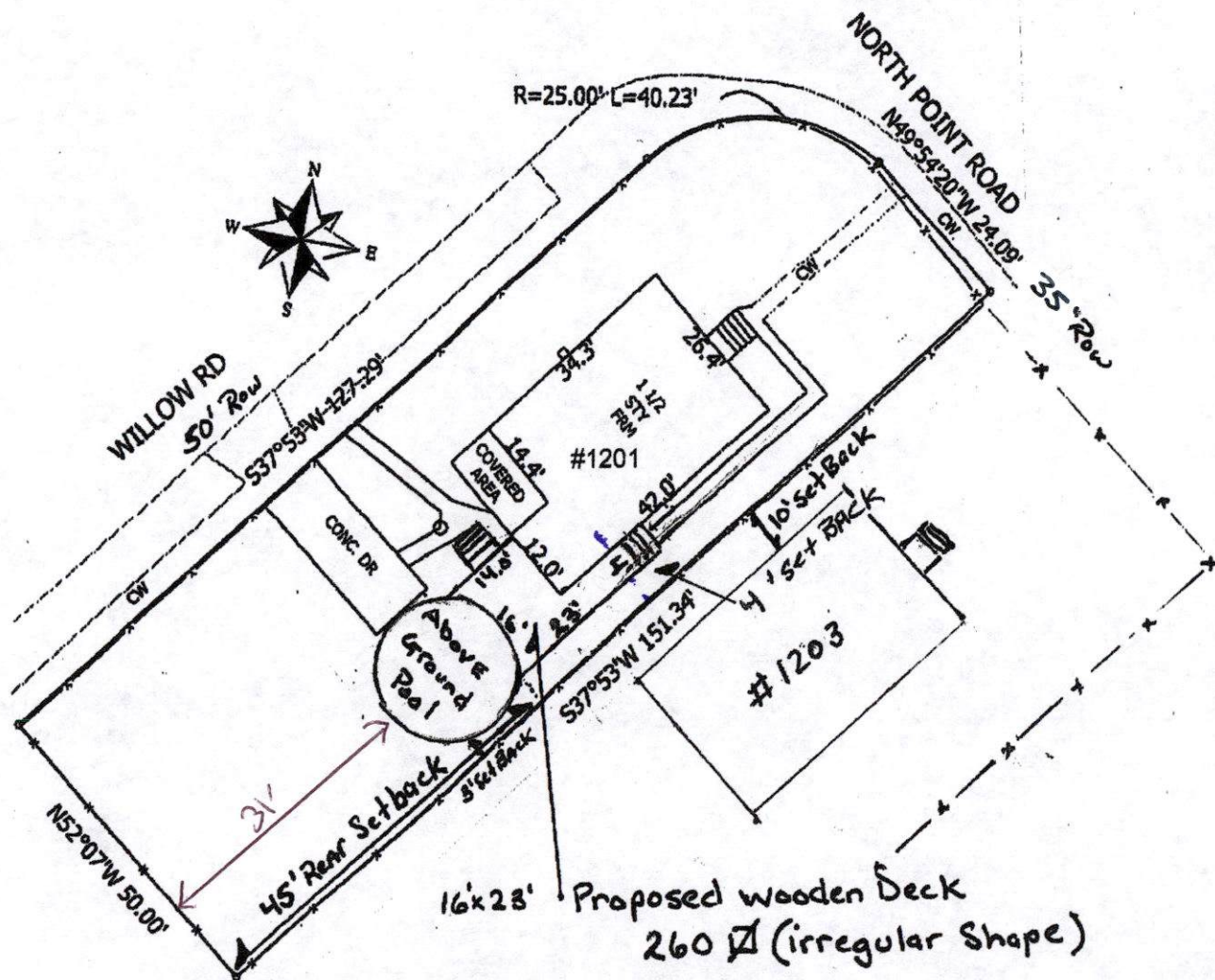
FAILURE TO OBTAIN

DECK PERMIT:

CC15110741 (George Tsigounis)

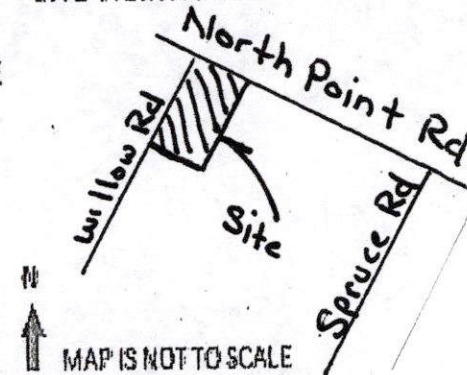
2016-0141-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1201 NORTH POINT RD, 21222 OWNER(S) NAME(S) ANTOINETTE COCO / WORLEY BRUCE
 SUBDIVISION NAME NORTHSHIRE LOT # 188 BLOCK # _____ SECTION # _____
 PLAT BOOK # 14 FOLIO # 29 10 DIGIT TAX # 1202072420 DEED REF. # 29358/00197



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2016-0141-A

