

M E M O R A N D U M

DATE: April 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0152-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 13, 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

IN RE: PETITION FOR VARIANCE
(56 Blisters Street)
15th Election District
6th Council District
Gregory J. & Denise M. Senters
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0152-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 Gregory & Denise Senters, owners of the subject property ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a side yard setback of 3 ft. in lieu of the required 10 ft. for a one-story addition. A site plan was marked as Petitioners' Exhibit 1.

Owner Gregory Senters appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. Tom Prophet, who lives next door, attended the hearing and opposed the request. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 5,336 square feet and is zoned DR 5.5. The property is improved with a small single family dwelling (SFD), which Petitioners purchased in 2006. The house for many years had an attached carport, which the Petitioners enclosed in on about 2013. They did so without obtaining permits, and now seek variance relief to "legitimize" the structure.

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 variance relief; and

ORDER RECEIVED FOR FILING

Date 3-14-16

By DW

- (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. Their lot is small and somewhat pie-shaped, which causes a pinch point with respect to the side yards. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be required to raze the structure. 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.

On this last point, Mr. Prophet expressed concern with the fact the structure is 3 feet from the property line. He explained that if the building was not constructed using proper materials or electrical equipment, it could present a fire hazard. Mr. Billingsley, who was assisting Petitioners, agreed these were valid concerns, but he advised that if/when permit(s) are obtained County staff would inspect the improvements and order that any deficiencies or safety violations be corrected.

THEREFORE, IT IS ORDERED, this 14th day of March, 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.") §1B02.3.C.1 to permit a side yard setback of 3 ft. in lieu of the required 10 ft. for a one-story addition, 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.

ORDER RECEIVED FOR FILING

Date 3-14-16

By [Signature]

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 3-14-16

By 



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 56 BLISTER STREET which is presently zoned OR 5.5
 Deed References: L. 23880 F. 26 10 Digit Tax Account # 1502570360
 Property Owner(s) Printed Name(s) GREGORY J. AND DENISE M. SENTER

(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)

1B02.3.C.1 (BCZR) TO PERMIT A SIDE YARD SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A ONE STORY ADDITION.

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):

GREGORY J. SENTER DENISE M. SENTER

Name #1 - Type or Print Name #2 - Type or Print

Gregory J. Senter Denise M. Senter

Signature #1 Signature #2

56 BLISTER ST. BALTO., MD.

Mailing Address City State

21220 (443) 799-1592 greggert@hotmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

David Billingsley

Signature

601 CHARMWOOD CT. EDGEWOOD, MD

Mailing Address City State

21040 (410) 679-8713 dwb0209@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0152-A

Filing Date 01/04/16

Do Not Schedule Dates: Reviewer AT

ZONING DESCRIPTION

56 BLISTER STREET

Beginning for the same at a point on the south side of Blister Street (50 feet wide) distant 147 feet southwesterly from its intersection with the center of Right Aileron Street (50 feet wide), thence being all of Lot 211 as shown on the plat entitled Aero Acres recorded among the Baltimore County land records in Plat Book 13 Folio 139.

Containing 5336 square feet or 0.122 acre of land, more or less.

Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland.

2016-0152-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 3961681

Sold To:

Gregory Senters - CU00519490
56 Blister St
Middle River, MD 21220-4605

Bill To:

Gregory Senters - CU00519490
56 Blister St
Middle River, MD 21220-4605

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

Feb 18, 2016

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: # 2016-0152-A
56 Blister Street
S/s Blister Street, 147 ft. SW of centerline of Right Aileron Street
15th Election District - 6th Councilmanic District
Legal Owner(s) Gregory & Denise Senters

Variance: to permit a side yard setback of 3 feet in lieu of the required 10 feet for a one story addition.

Hearing: Thursday, March 10, 2016 at 10:00 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.

2/174 Feb. 18 3961681

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

Date: FEBRUARY 19, 2016

RE: Project Name: 56 BLISTER STREET
Case Number /PAI Number: 2016-0152-A
Petitioner/Developer: GREGORY J. SENTERS
Date of Hearing/Closing: MARCH 10, 2016

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 56 BLISTER STREET

The sign(s) were posted on FEBRUARY 19, 2016
(Month, Day, Year)

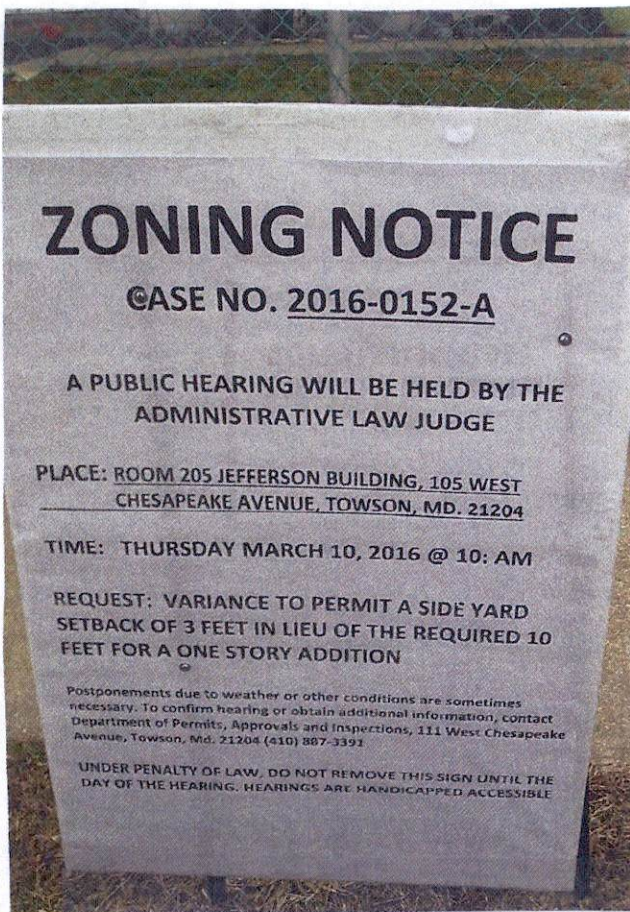

(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



TO: PATUXENT PUBLISHING COMPANY
Thursday, February 18, 2016 Issue - Jeffersonian

Please forward billing to:

Gregory Senters
56 Blister Street
Baltimore, MD 21220

443-799-1592

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: 2016-0152-A

56 Blister Street

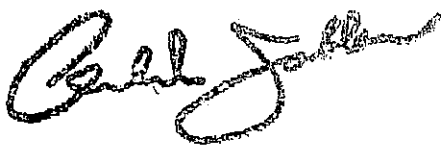
S/s Blister Street, 147 ft. SW of centerline of Right Aileron Street

15th Election District – 6th Councilmanic District

Legal Owners: Gregory & Denise Senters

Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet for a one story addition.

Hearing: Thursday, March 10, 2016 at 10:00 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.



KEVIN KAMENETZ
County Executive

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

January 13, 2016

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: 2016-0152-A

56 Blister Street
S/s Blister Street, 147 ft. SW of centerline of Right Aileron Street
15th Election District – 6th Councilmanic District
Legal Owners: Gregory & Denise Senters

Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet for a one story addition.

Hearing: Thursday, March 10, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Senters, 56 Blister Street, Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 19, 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
56 Blister Street; S/S Blister Street, 147' SW	*	OF ADMINSTRATIVE
of c/line of Right Aileron Street	*	HEARINGS FOR
15 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owners:Gregory J. & Denise M. Senters*	*	2016-152-A
Petitioner(s)		

* * * * *

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

JAN 14 2016

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 14th day of January, 2016, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/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 legal owner/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:

Case Number: 2016-0152-A
Property Address: 56 BLISTER ST.
Property Description: SS BLISTER ST. 147' SW OF E
RIGHTAILERON ST.
Legal Owners (Petitioners): GREGORY J. & DENISE M. SENTER
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREGORY SENTER
Company/Firm (if applicable): _____
Address: 56 BLISTER ST.
BALTO MD 21220
Telephone Number: (443) 799-1592

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

No.

134189

Date:

01/04/16

PAID RECEIPT

BUSINESS ACTUAL TIME

1/04/2016 1/04/2016 09:07:49

1

REC 0001 WALKIN LRA, CA

RECEIPT # 654234

5 528 2016/01/04/16

NO. 134189

Receipt for

\$130.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75

Total:

\$75

Rec From:

For:

56 BLISTER 5T

2016-0152-A

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 2, 2016

Gregory J & Denise M Senters
56 Blisters Street
Baltimore MD 21220

RE: Case Number: 2016-0120 A, Address: 56 Blister Street

Dear Mr. & Ms. Centers:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 4, 2016. 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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



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

Date: 1/13/16

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

RE: Baltimore County
Item No. 2016-0152-A
Variance
Gregory J. & Denise M. Sauters
56 Blisters Street.

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. 2016-0152-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

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JAN 19 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: January 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0152-A
Address 56 Blisters Street
(Senters Property)

Zoning Advisory Committee Meeting of January 19, 2016.

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

Reviewer: Steve Ford

Date: 01-19-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: February 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-152

RECEIVED

FEB 16 2016

INFORMATION:

Property Address: 56 Blister Street
Petitioner: Gregory J. and Denise M. Senters
Zoning: DR 5.5
Requested Action: Variance

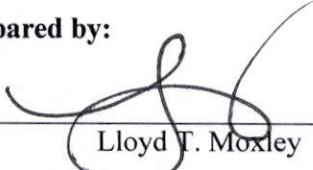
OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit a side yard setback of 3 feet in lieu of the required 10 feet for a one story addition. A site visit was conducted on January 20, 2016.

The Department of Planning has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: January 21, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For January 18, 2015
Item No. 2016- 0152, 0153, 0154, 0155, 0156, 0157 and 0158

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\ZAC01182016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: February 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-152

INFORMATION:

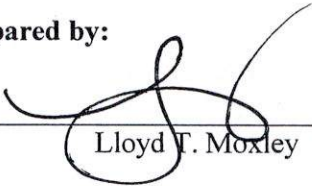
Property Address: 56 Blister Street
Petitioner: Gregory J. and Denise M. Senters
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a side yard setback of 3 feet in lieu of the required 10 feet for a one story addition. A site visit was conducted on January 20, 2016.

The Department of Planning has no objection to granting the petitioned zoning relief.

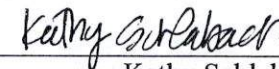
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME Senters.
CASE NUMBER 2016-152-A
DATE 3-10-16

PETITIONER'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Senters
CASE NUMBER 2016-152
DATE 3-10-16

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/21/16DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)n/c1/19/16DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

2/10PLANNING
(if not received, date e-mail sent _____)no obj1/13/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 1500352)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/18/16

SIGN POSTING

Date:

2/19/16by Billingsley

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

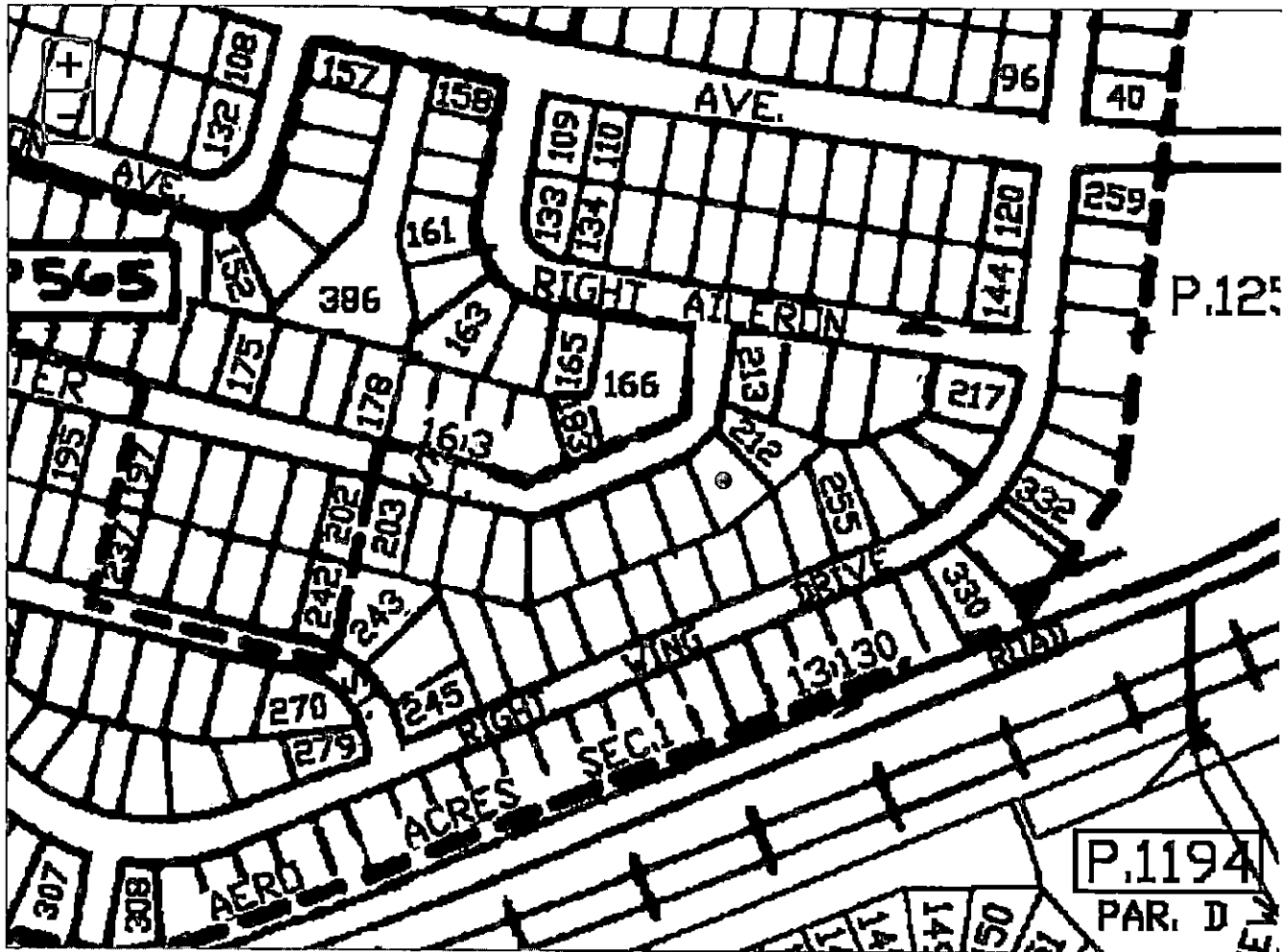
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1502570360			
Owner Information					
Owner Name:		SETERS GREGORY J SETERS DENISE M		Use:	RESIDENTIAL
Mailing Address:		56 BLISTER ST BALTIMORE MD 21220-4605		Principal Residence:	YES
				Deed Reference:	/23880/ 00026
Location & Structure Information					
Premises Address:		56 BLISTER ST 0-0000		Legal Description: 56 BLISTER ST AERO ACRES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0090	0016	0564		0000	211 2015 0013/0139
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	1,088 SF		5,336 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Carport
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		53,300	53,300		
Improvements		67,800	78,900		
Total:		121,100	132,200	124,800	128,500
Preferential Land:		0			0
Transfer Information					
Seller: EDWARDS GREGORY B		Date: 05/22/2006		Price: \$184,900	
Type: ARMS LENGTH IMPROVED		Deed1: /23880/ 00026		Deed2:	
Seller: BOGGS CLYDE		Date: 10/05/1999		Price: \$97,500	
Type: ARMS LENGTH IMPROVED		Deed1: /14069/ 00306		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 08/18/2014					

Baltimore County

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

District: 15 Account Number: 1502570360



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>).

Baltimore County Maryland
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:

Legal Owner/Petitioner: Gregory J & Denise M. SENTERS

Contract Purchaser:

Property Address: 56 Blister Street

Location Description: S/S of Blister ST. 147 FT OF CENTERLINE OF
Right Allen ST.

VIOLATION INFORMATION: Case No. CB 1500352

Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Tom Prophet

ADDRESS 54 Blister Street
Middle River Md 21220

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/

C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 6/16/15 INTAKE BY: IKR CASE #: _____ INSPEC: _____

COMPLAINT LOCATION: 56 Blyster Street
Middle River ZIP CODE: 21220 DIST: 15

COMPLAINANT NAME: Tom Prophet PHONE #: (H) 443-841-4200 (W) _____

ADDRESS: 54 Blyster Street, Middle River ZIP CODE: 21220

PROBLEM: Converting his carport on the side of his house
into a laundry room

IS THIS A RENTAL UNIT? YES _____ NO X
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

DIST 15th

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 1500352 Property No. 1502570360 Zoning: _____
Name(s): SENTERS Gregory J
SENTERS Denise M
Address: 56 BLISTER ST. Baltimore Md
21220-4605
Violation Location: SAME AS ABOVE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

Permits Required
Baltimore County Code 2003
Building Regulation Article (35)
Subtitle B building Permits Section (35.3-301
PENALTY FOR ACTION WITHOUT PERMITS (302)(304)

Secure All NECESSARY
Permits For enclosing exterior and
making habitable space.
Please call if any questions
410-887-3953

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 7.27.15 DATE ISSUED: 7.10.15

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Tim Kidd PRINT NAME: Tim Kidd

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1500352

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1500352	Lewis Mayer		06/16/2015	Inspection Scheduled		

Complaint Description: Converting carport on the side of his house into a laundry room.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
56 BLISTER ST MIDDLE RIVER, MD 21220-4605 Tax Id: 1502570360	SENTERS GREGORY J SENTER DENISE M 56 BLISTER ST BALTIMORE, MD 21220-4605 <i>443-838 4749</i>	Tom Prophet 54 Blister Street Middle River MD, 21220 443-841-4200 <i>443-841-4200</i>

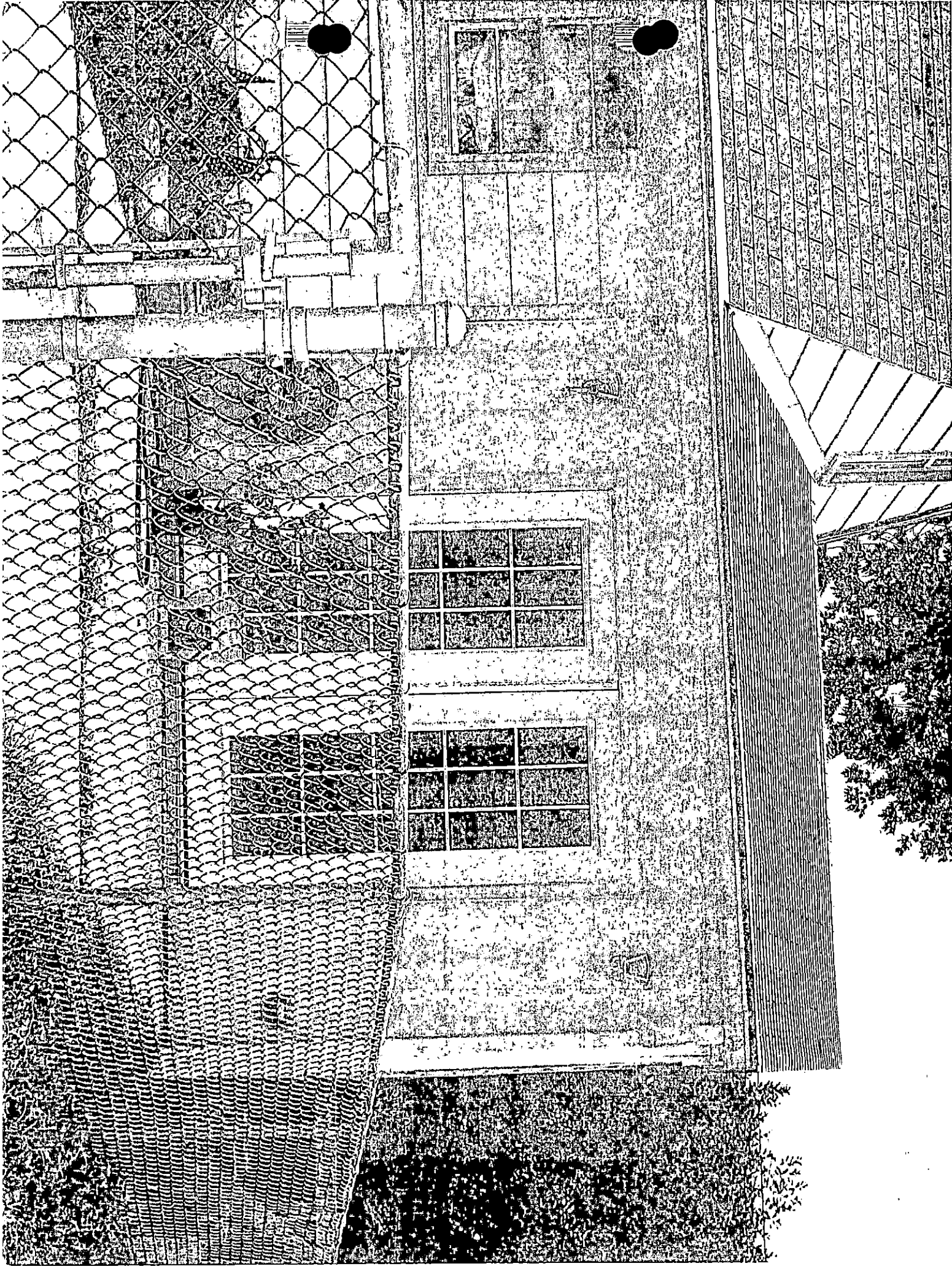
Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Lewis Mayer		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

*7.10.15 - will post & mail correction notice.
To secure permits R/C 7.27.15 LK*



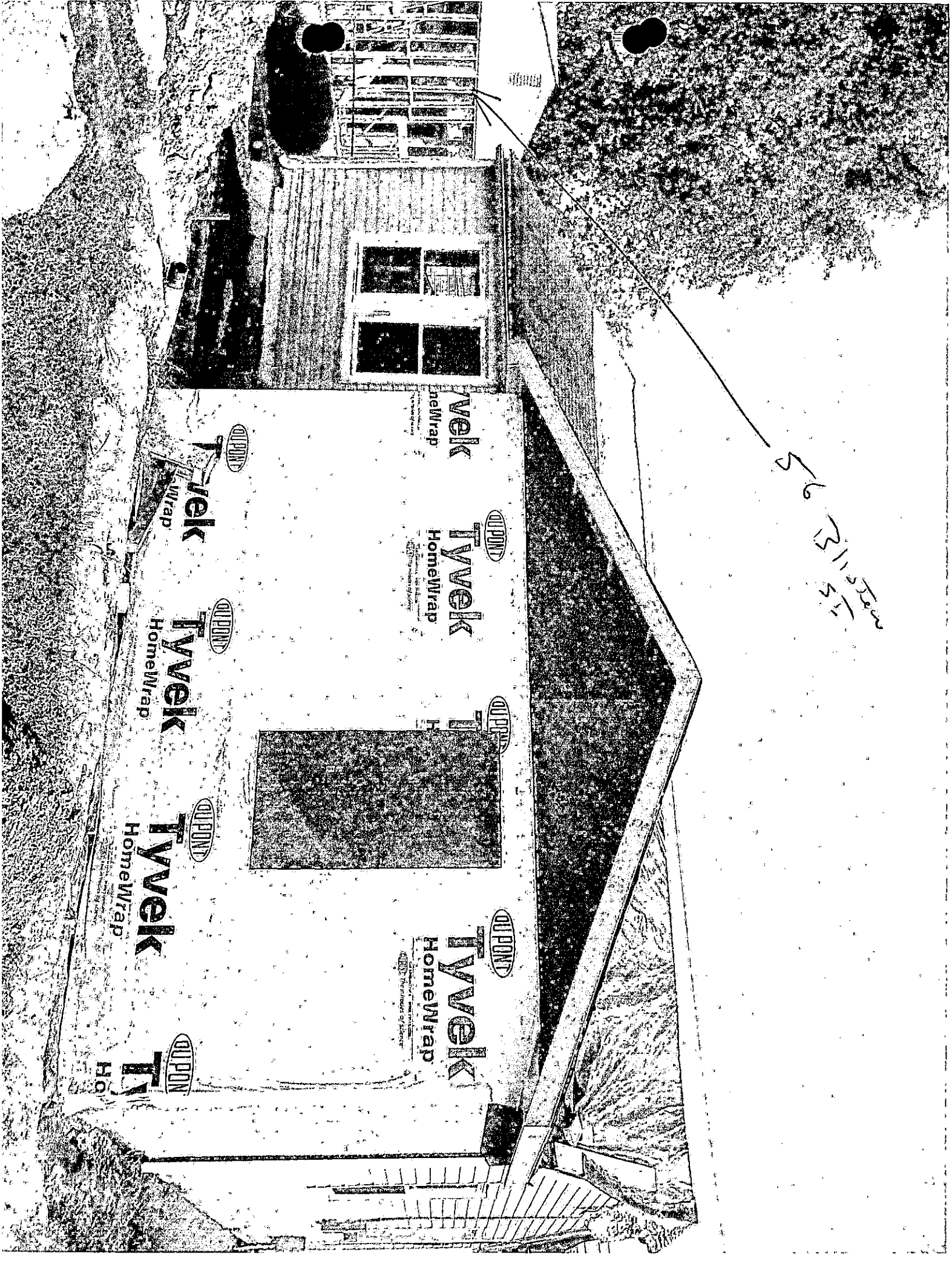
719.15

6-10-21

Traditional
Post Office

568/5
100

66-31151



DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DUPONT
Tyvek
HomeWrap

DATE: 07/10/2015

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:02:38

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 02 570360	15	3-0	04-00	H	NO		07/07/15
SENTERS GREGORY J				DESC-1..			
SENTERS DENISE M				DESC-2.. AERO ACRES			
56 BLISTER ST				PREMISE. 00056 BLISTER		ST	

00000-0000

BALTIMORE

MD 21220-4605 FORMER OWNER: EDWARDS GREGORY B

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	53,300	53,300		FCV	ASSESS	ASSESS
IMPV:	67,800	78,900	TOTAL..	124,800	124,800	121,100
TOTL:	121,100	132,200	PREF...	0	0	0
PREF:	0	0	CURT...	124,800	124,800	121,100
CURT:	121,100	132,200	EXEMPT.		0	0
DATE:	01/12	01/15				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	124,800	05/26/15
	ASSESS:	121,100	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 07/10/2015

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:02:56

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 02 570360	15	3-0	04-00	H	NO		07/07/15
LOT.... 211	BOOK....	MAP.....	0090	LOT WIDTH.....		39.00	
BLOCK..	FOLIO...	GRID....	0016	LOT DEPTH.....		.00	
SECTION..		PARCEL..	0564	LAND AREA..		5336.000 S	
PLAT..				YEAR BUILT.....		52	

-----TRANSFER DATA-----

NUMBER..... 338219
 DATE..... 05/22/06
 PURCHASE PRICE..... 184,900
 GROUND RENT..... 0
 DEED REF LIBER..... 23880
 DEED REF FOLIO..... 0026
 CONVEYED IND..... 1
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL	NEW CONST	CARD	-----STRUCTURE-----
AREAS CODE	YEAR	NO	CODE SQ. FEET
		03784	1088

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 07/10/2015

STANDARD ASSESSMENT INQUIRY (3)

TIME: 09:03:03

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 02 570360	15	3-0	04-00	H	NO		07/07/15

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 07/07/15

82 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 05/26/15

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 07/07/15

PRIOR LOAD DATE.. 06/03/15

STATE TAXABLE ASSESS

ASSESS: 124,800

ASSESS: 121,100

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953



Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

²⁸
Citation Case No. 1500352 Facility No. _____ Property No. 1502570360 Zoning: _____
Name(s): SENTERS Gregory J
SENTERS Denise M
Address: 56 BLISTER ST. Baltimore MD
21220-4605
Violation Location: SAME AS ABOVE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Council Bill 40-12
Part 121.3 Failure to comply with an order
issued by the building official.
Failure to comply with order
of previous correction notice.
IF ANY QUESTIONS please call
410 887-3953

Pursuant to the Baltimore County Code, as a result of the violation(s) cited herein a civil penalty has been assessed in the amount indicated.

\$ 36,800

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204

DATE: JAN 12th 2016 TIME: 9:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Printed Name: John Kidd
Inspector Signature: John Kidd

Date: 12/11/15

UPDATE / MESSAGE FORM

DATE: 12-11-15

INSPECTOR: T. Kidd

CASE: CB 1500352

ADDRESS: 56 Blister St.

COMMENTS: owner has fail to comply
with correction notice will set
up for hearing Jan 12th 2016
R/c 1.6.16 T. Kidd

Had posted and will mail
correction/citation notice. (P)

Entered into Envision _____



UPDATE / MESSAGE FORM

DATE: 1.8.16

INSPECTOR: T. Kidd

CASE: CB 1500352

ADDRESS: 56 Blister ST.

COMMENTS: will cancel Hearing Date 1.12.16

owner HAS applied for variance case ^H 2016-0152A

will Follow up for DATE R/c 1.31.16/29/16

T. Kidd

Entered into Envision_____

PETITIONER'S EXHIBITS

**56 BLISTER STREET
CASE NO. 2016-0152-A**

*19w 4-18-16
DW 3-14-16*

1. PLAT TO ACCOMPANY PETITION FOR VARIANCE DATED DECEMBER 20, 2015 (NO CHANGE)

2. SDAT REAL PROPERTY SEARCH

3. DEED OF RECORD L.23880 F.26 DATED MAY 12, 2006

4. PLAT IF AERO ACRES, SECTION 1 P.B.13 F.139

5. AERIAL PHOTO

6a-d. PHOTOS

7. Affidavit

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 - 1502570360			
Owner Information					
Owner Name:		SENTERS GREGORY J SENTERS DENISE M		Use:	RESIDENTIAL
Mailing Address:		56 BLISTER ST BALTIMORE MD 21220-4605		Principal Residence:	YES
				Deed Reference:	/23880/ 00026
Location & Structure Information					
Premises Address:		56 BLISTER ST 0-0000		Legal Description: 56 BLISTER ST AERO ACRES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0090	0016	0564		0000	211 2015
				Assessment Year:	Plat No:
					0013/0139
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1952		1,088 SF			5,336 SF
				County Use	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Carport
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2015	07/01/2016
Land:		53,300	53,300		
Improvements		67,800	78,900		
Total:		121,100	132,200	124,800	128,500
Preferential Land:		0			0
Transfer Information					
Seller: EDWARDS GREGORY B		Date: 05/22/2006		Price: \$184,900	
Type: ARMS LENGTH IMPROVED		Deed1: /23880/ 00026		Deed2:	
Seller: BOGGS CLYDE		Date: 10/05/1999		Price: \$97,500	
Type: ARMS LENGTH IMPROVED		Deed1: /14069/ 00306		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 08/18/2014					

PETITIONER'S
EXHIBIT NO. 2

This Deed, MADE THIS 12th day of May, in the year 2006 by and between Gregory B. Edwards, party of the first part, and Gregory J. Senters and Denise M. Senters, parties of the second part.

Witnesseth, That in consideration of the sum of One Hundred Eighty Four Thousand Nine Hundred Dollars and NO Cents (\$184,900.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot numbered Two Hundred Eleven (211), on the "PLAT OF AERO ACRES, SECTION I", dated August 1, 1946 and recorded among the Land Records of Baltimore County, Maryland, in Liber C.H.K. No. 13 folio 139. The improvements thereon being known as No. 56 Blister Street. Being located in the 15th Election District of said County.

Tax ID No. 15-1502570360

BEING the same parcel of ground which by deed dated August 31, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 14069, folio 306 was granted and conveyed by Clyde Boggs and Betty Boggs unto Gregory B. Edwards, the Grantor herein.

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AT LEAST 7 OUT OF 12 MONTHS IMMEDIATELY AFTER THE PROPERTY IS CONVEYED AS EVIDENCED BY THE SIGNATURE(S) BELOW.

**AFFIDAVIT OF INDIVIDUAL(S)
TO QUALIFY FOR TAX EXEMPTION FOR FIRST TIME MARYLAND
HOMEBUYER(S)**

Grantee(s) hereby make oath or affirm under penalties of perjury that the following statements are true:

1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland; and
2. The property described in the Deed to which this affidavit is attached is improved by

**PETITIONER'S
EXHIBIT NO. 3**

a residence which will be occupied as my/our principal residence; and

3. I/we am/are fully qualified to make this affidavit.
4. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace
F. Michael Grace, Esquire

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

BUYERS INITIAL HERE dms gjs

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

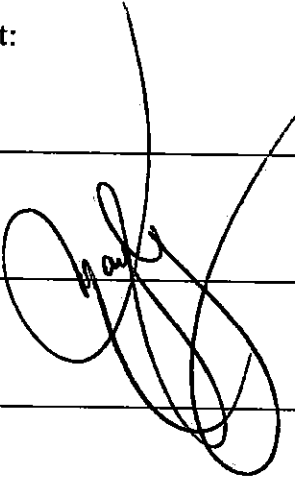
WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

 (SEAL)
Gregory B. Edwards

 (SEAL)
Gregory J. Senters

 (SEAL)
Denise M. Senters



State of Maryland, County of Baltimore, to wit:

I Hereby Certify, That on this 12th day of May, in the year 2006, before me, the subscriber, a Notary Public of the State of MD, County of Baltimore personally appeared Gregory B. Edwards known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

My Commission Expires: 8/1 2009

State Of Maryland, County Of Baltimore, to wit.

I Hereby Certify, That on this 12th day of May, in the year 2006, before me, the subscriber, a Notary Public of the State of MD, County of Baltimore personally appeared Gregory J. Senters and Denise M. Senters known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

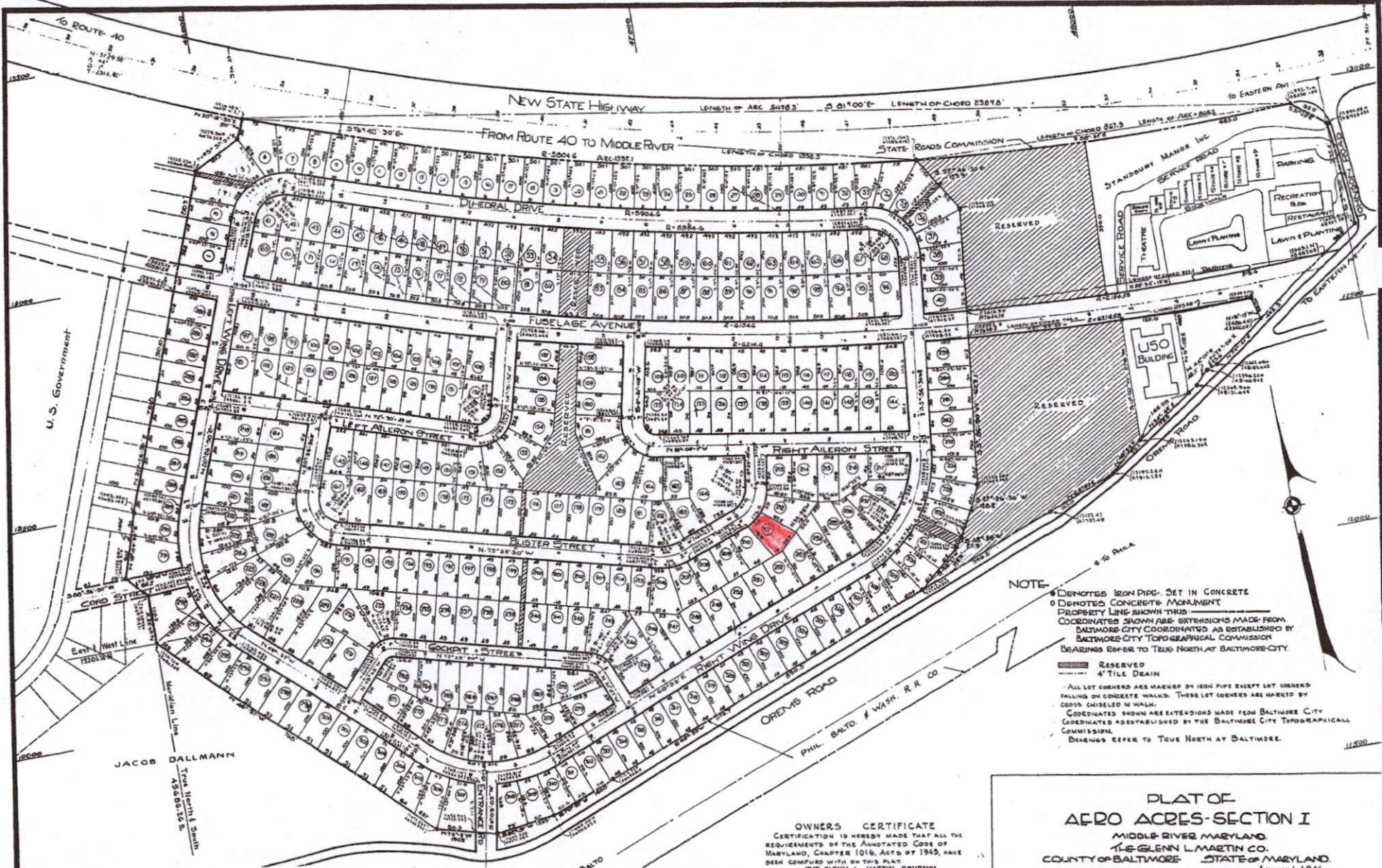
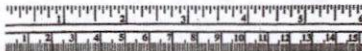
IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires: 8/1 2009

AFTER RECORDING, RETURN TO:

Gregory J. Senters and Denise M. Senters
56 Blister Street
Middle River, MD 21220

File Number: 1544RPK



NOTE:
• DENOTES IRON PIPE, SET IN CONCRETE
• DENOTES CONCRETE MONUMENT
PROPERTY LINE SHOWN THUS
COORDINATED SHOWN ARE EXTENSIONS MADE FROM
BALTIMORE CITY COORDINATES, AS ESTABLISHED BY
BALTIMORE CITY TOPOGRAPHICAL COMMISSION
BEARINGS REFER TO TRUE NORTH AT BALTIMORE CITY.
RESERVED
4" TILE DRAIN
ALL LOT CORNERS ARE MARKED BY IRON PIPE EXCEPT LOT CORNERS
FALLING ON CONCRETE WALKS. THESE LOT CORNERS ARE MARKED BY
CROSS CHISELED IN WALK.
COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY
COORDINATES AS ESTABLISHED BY THE BALTIMORE CITY TOPOGRAPHICAL
COMMISSION.
BEARINGS REFER TO TRUE NORTH AT BALTIMORE.

OWNERS CERTIFICATE
CERTIFICATION IS HEREBY MADE THAT ALL THE
REQUIREMENTS OF THE ANNOTATED CODE OF
MARYLAND, CHAPTER 1016, ACT OF 1945, HAVE
BEEN COMPLIED WITH ON THIS PLAT.
THE GLENN L. MARTIN COMPANY
HARRY T. ROWLAND
VICE PRESIDENT

PLAT OF
ACRES-SECTION I
MIDDLE RIVER, MARYLAND
THE GLENN L. MARTIN CO.
COUNTY OF BALTIMORE STATE OF MARYLAND
SCALE 1"=100 FT. AUGUST 1, 1946
THOMAS D. CASSIDY, CIVIL ENGINEER
MIDDLE RIVER, MD.
REGISTERED LAND SURVEYOR No. 866

Approved Aug 17, 1946
By *John B. Cassidy*
City Engineer

PETITIONER'S
EXHIBIT NO. **4**



56 Blister St

PETITIONER'S
EXHIBIT NO. 5

Imagery Date: 7/1/2014

G
W



a



b



U



P

In the Matter of

* NOTICE OF ZONING HEARING

Gregory & Denise Senters

* Case No. 2016-0152-A

56 Blister Street

* Hearing Date: March 10, 2016

Middle River, Maryland 21220

* Hearing Time: 10:00 a.m.

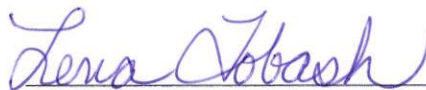
* * * * *

AFFIDAVIT

I, **LENA TOBASH**, am at least eighteen (18) years of age, competent to testify, and am not a party to this action.

1. I have lived in Aero Acres for almost thirty (30) years.
2. The Senters have lived at the above-referenced address for almost ten (10) years.
3. When they bought the house in May 2006, there was a full-sized carport attached thereto.
4. Former owners, Mr. & Mrs. Clyde Boggs, had the carport built about 30 years ago, and it has existed until now.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

 (SEAL)
Lena Tobash
53 Blister Street
Middle River, Maryland 21220

STATE OF MARYLAND)
)
COUNTY OF BALTIMORE)

To Wit:

This Affidavit was acknowledged before me on this 6th day of March, 2016, by
LENA TOBASH to be her act.

 (SEAL)
NOTARY PUBLIC

My commission expires: 03/14/2018

Real Property Data Search (w3)

Guide to searching the database

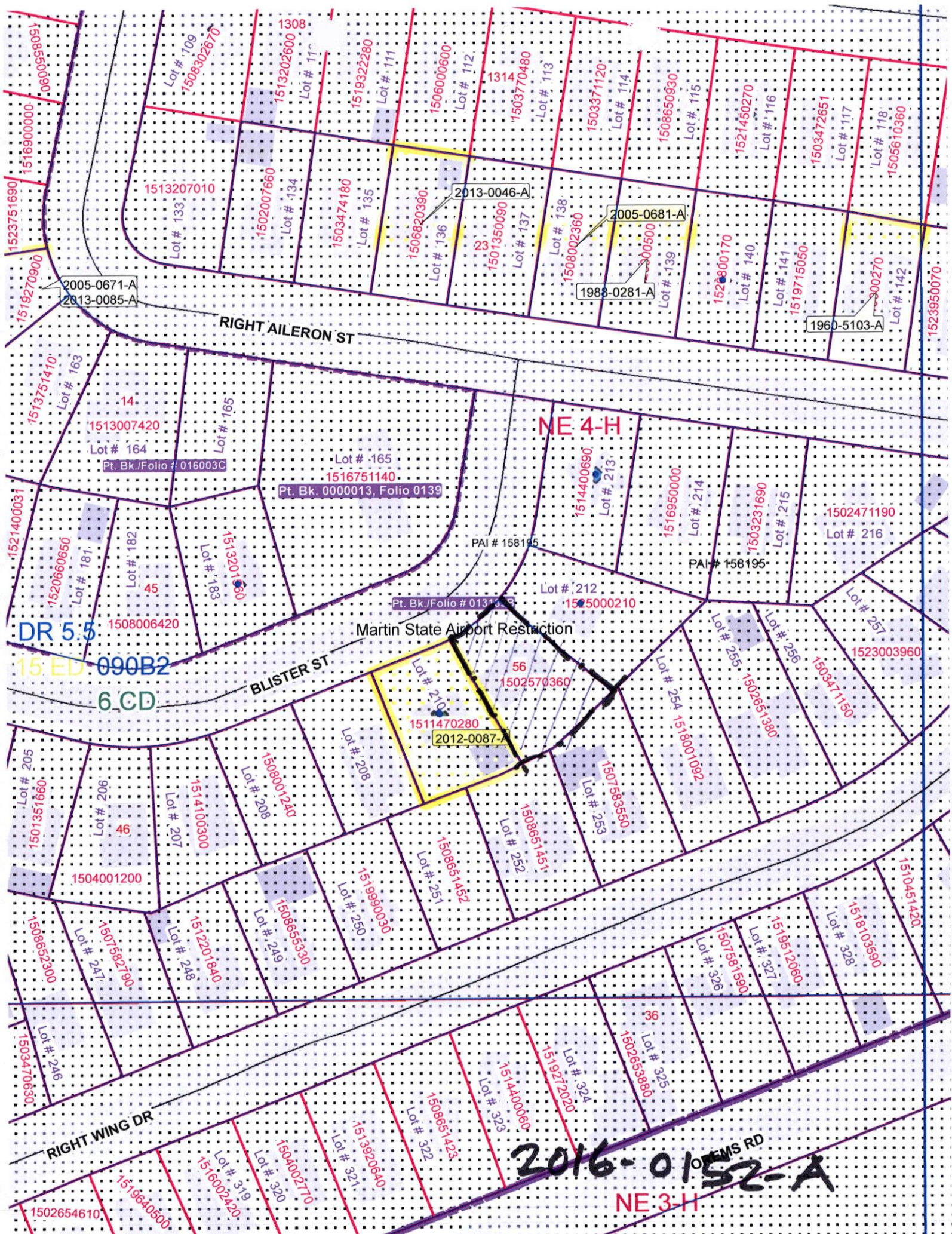
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1502570360			
Owner Information					
Owner Name:		SENTERS GREGORY J SENTERS DENISE M		Use: Principal Residence:	
Mailing Address:		56 BLISTER ST BALTIMORE MD 21220-4605		Deed Reference: /23880/ 00026	
RESIDENTIAL YES					
Location & Structure Information					
Premises Address:		56 BLISTER ST 0-0000		Legal Description: 56 BLISTER ST AERO ACRES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0090	0016	0564		0000	211 2015
Assessment Year:		Plat No:		Plat Ref:	
2015		0013/		0139	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	1,088 SF		5,336 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Carport
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:	53,300	53,300			
Improvements	67,800	78,900			
Total:	121,100	132,200		124,800	128,500
Preferential Land:	0				0
Transfer Information					
Seller: EDWARDS GREGORY B		Date: 05/22/2006		Price: \$184,900	
Type: ARMS LENGTH IMPROVED		Deed1: /23880/ 00026		Deed2:	
Seller: BOGGS CLYDE		Date: 10/05/1999		Price: \$97,500	
Type: ARMS LENGTH IMPROVED		Deed1: /14069/ 00306		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 08/18/2014					

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.

2016-0152-A

A-S 210-2108



2005-0671-A
2013-0085-A

2013-0046-A

2005-0681-A

1988-0281-A

1960-5103-A

RIGHT AILERON ST

NE 4-H

DR 5.5

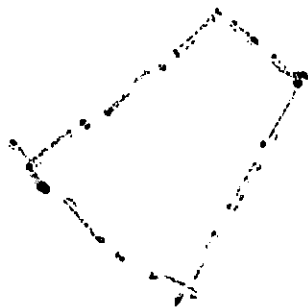
15 ED 090B2

6 CD

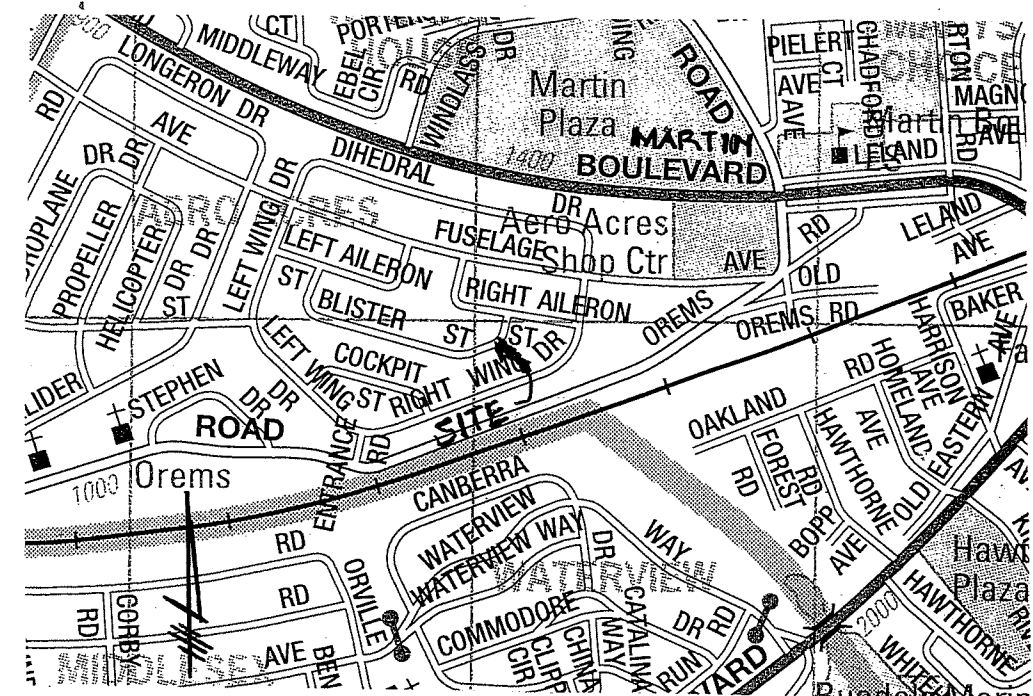
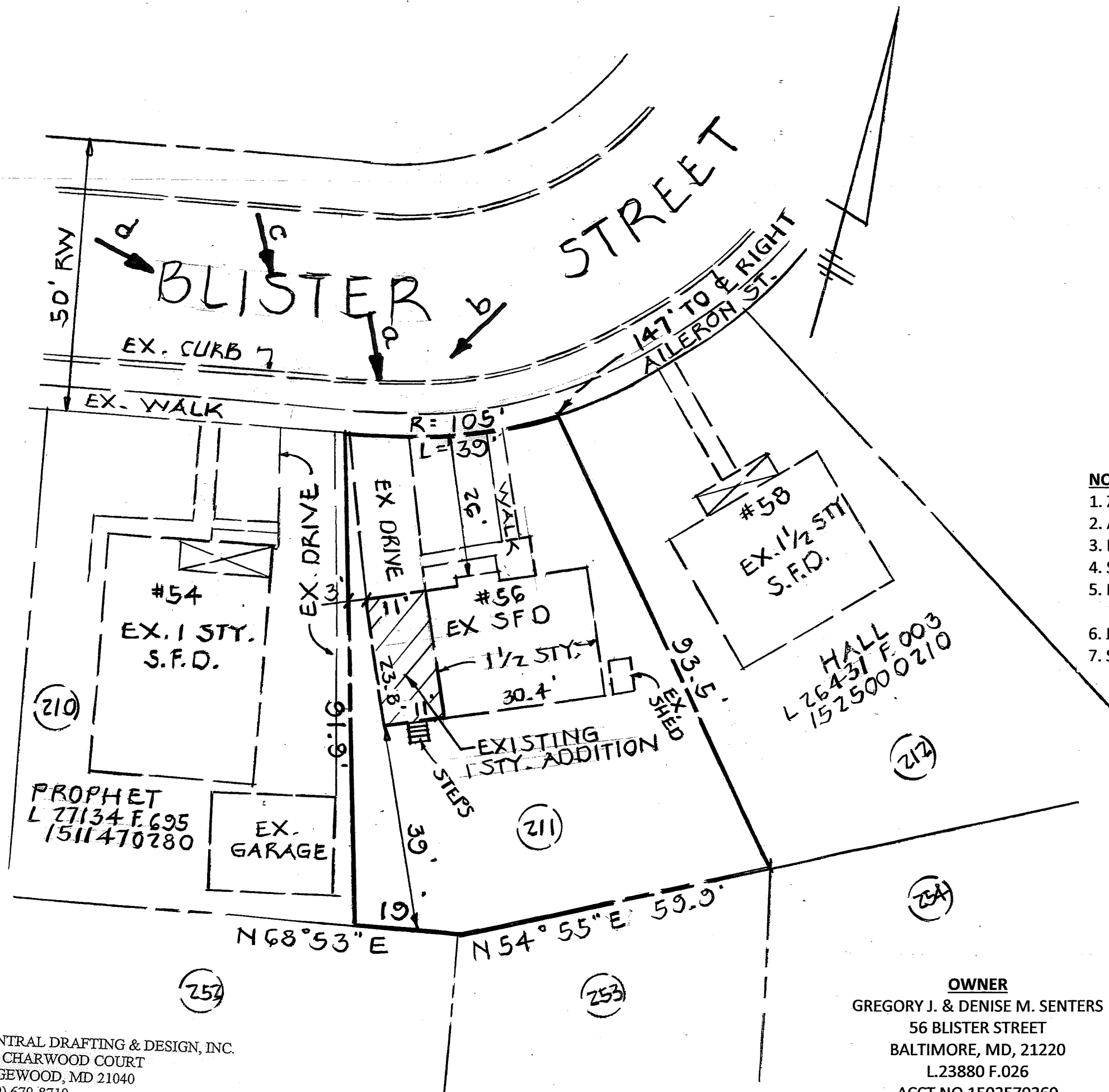
BLISTER ST

Martin State Airport Restriction

2016-0152-A
NE 3-H



Asolo-dias



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 090B2)
2. AREA.....5336 S.F. = 0.122 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE OR CBCA
5. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
6. NO PREVIOUS ZONING HISTORY
7. SEE VIOLATION NO. CB 1500352

PETITIONER'S
EXHIBIT NO. 6a-d

PHOTOS

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

56 BLISTER STREET

LOT 211 AERO ACRES P.B. 13 F. 139

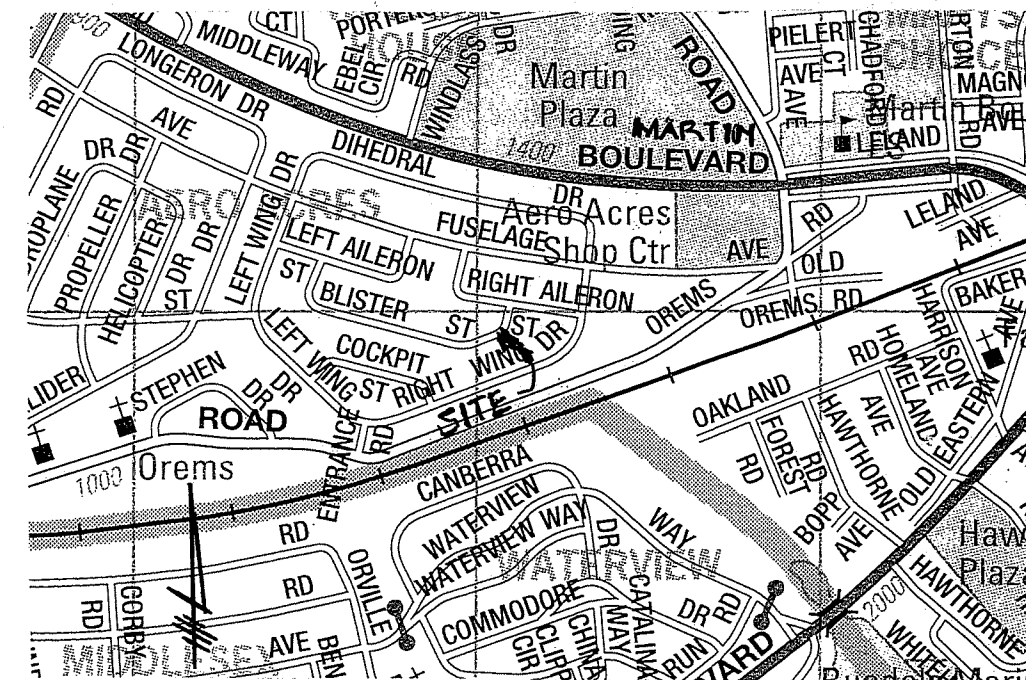
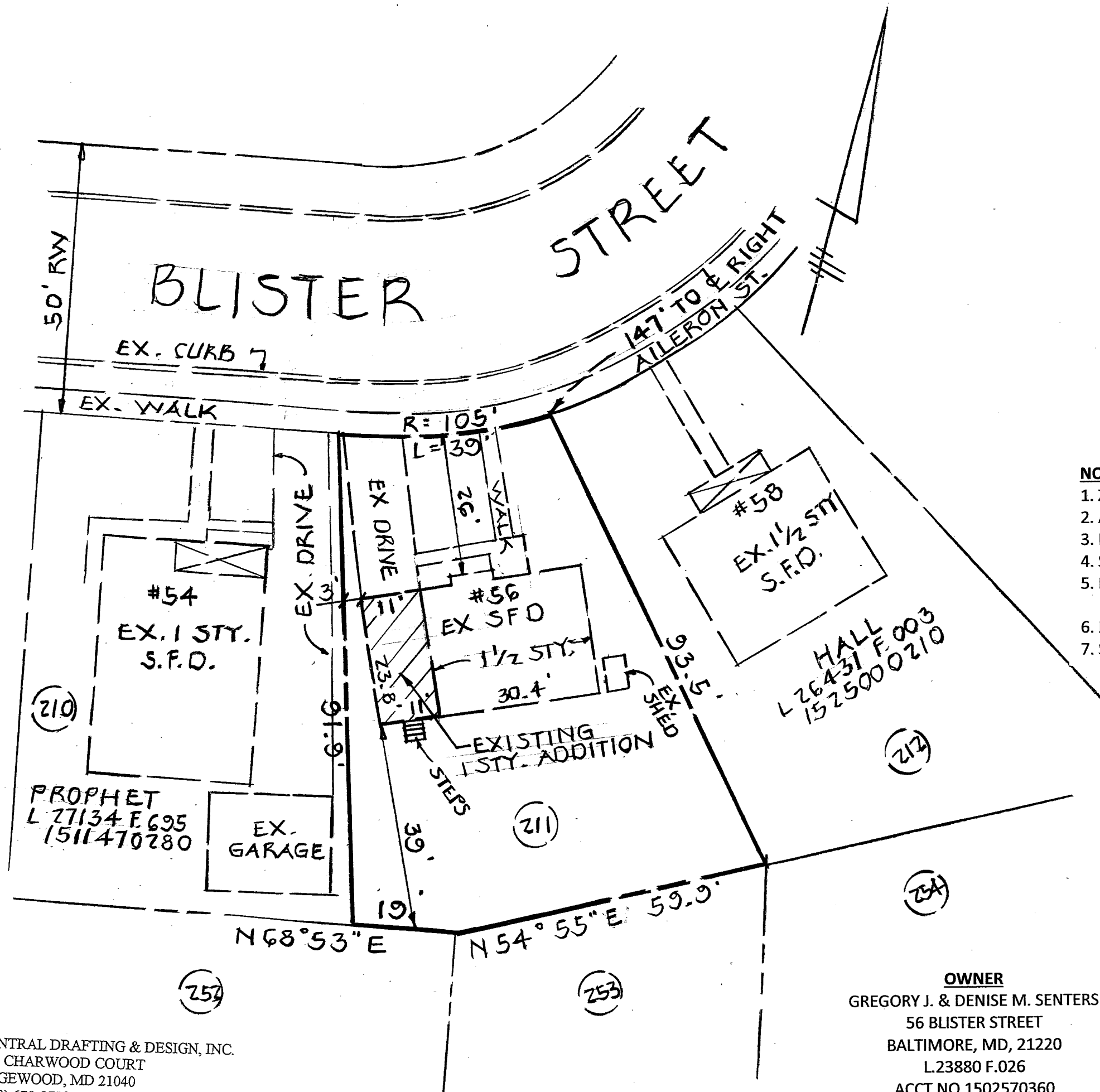
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD

SCALE: 1 INCH = 20 FEET DECEMBER 20, 2015

OWNER

GREGORY J. & DENISE M. SENTERS
56 BLISTER STREET
BALTIMORE, MD, 21220
L.23880 F.026
ACCT NO 1502570360

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 090B2)
2. AREA.....5336 S.F. = 0.122 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE OR CBCA
5. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
6. NO PREVIOUS ZONING HISTORY
7. SEE VIOLATION NO. CB 1500352

2016-0152-A

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE**

56 BLISTER STREET

LOT 211 AERO ACRES P.B. 13 F. 139

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD

SCALE: 1 INCH = 20 FEET DECEMBER 20, 2015

OWNER

GREGORY J. & DENISE M. SENTERS
56 BLISTER STREET
BALTIMORE, MD, 21220
L23880 F.026
ACCT NO 1502570360