

M E M O R A N D U M

DATE: March 25, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0168-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 24, 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 ADMIN. VARIANCE *
(7608 Curving Lane)
9th Election District *
2nd Council District *
James F. Knott, Jr. *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0168-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, James F. Knott, Jr. The Petitioner is requesting variance relief from §§ 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) [Sections 1B01.2.C.4 - 1971 zoning regulations], to permit a proposed addition (garage) located in a Residential Transition Area (RTA) to have a side yard setback as close as 3 ft. in lieu of the minimum required 10 ft.; and to amend the Final Development Plan (FDP) of Glusman Property, Lot 6 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 submitted by any of the County reviewing agencies. The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 30, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 Judge, the information and

ORDER RECEIVED FOR FILING

Date 2-23-16

By DW

photographs 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 Petitioner.

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 23rd day of **February, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) [Sections 1B01.2.C.4 - 1971 zoning regulations], to permit a proposed addition (garage) located in a Residential Transition Area (RTA) to have a side yard setback as close as 3 ft. in lieu of the minimum required 10 ft.; and to amend the Final Development Plan (FDP) of Glusman Property, Lot 6 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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:dlw

ORDER RECEIVED FOR FILING

Date 2-23-16

By [Signature]



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 7608 CURVING LANE, BALTIMORE MD 21204 Currently zoned DR2
Deed Reference 29332 100103 10 Digit Tax Account # 1900013082
Owner(s) Printed Name(s) JAMES F. KNOTT, JR.

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

Sections 1B02.3.B and 504 BCZR (1B01.2.C.4 – 1971 Regs) – to permit a proposed addition (garage) located in a residential transition area (see attached chart) to have a side yard setback as close as 3 feet in lieu of the minimum required 10 feet; and to amend the final development plan of Glusman Property, #6 only

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):

JAMES F. KNOTT

Name #1 – Type or Print

Name #2 – Type or Print

James F. Knott Jr.

Signature #1

Signature #2

7608 CURVING LANE BALTIMORE MD

Mailing Address

City

State

21204

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:

PETER W. RATCLIFFE ARCHITECTS

Name – Type or Print

Peter W. Ratcliffe

Signature

10404 Stevenson Rd. Stevenson MD

Mailing Address

City

State

2153, 410-484-7010 dan@ratcliffearchitects.com

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0168-A

Filing Date 1/19/16

Estimated Posting Date 1/31/16

Reviewer RDD

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: 7608 CURVING LANE BALTIMORE MD 21204
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)

SEE ATTACHED

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

James F. Knott, Jr.
Signature of Owner (Affiant)

JAMES F. KNOTT, JR
Name- Print or Type

Signature of Owner (Affiant)

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 13th day of November, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James F. Knott, Jr

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

AS WITNESS my hand and Notaries Seal

Rosmilda Lal
Notary Public

12-27-2018
My Commission Expires



Item #0168

ADMINISTRATIVE VARIANCE

FOR

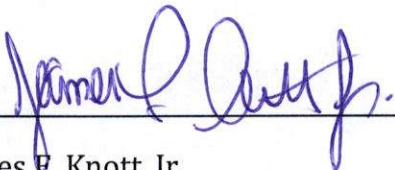
7608 CURVING LANE

Statement of Practical Difficulty & Hardship

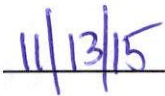
The house on the property currently is bounded on all side by the Minimum Building Restriction Lines (MBRL) which creates a practical difficulty for locating an attached garage on the property. . The lot is a corner lot so the backyard requirement is particularly difficult. By the Zoning Code there is no place to locate an attached garage thus creating a practical difficulty for the owner because he cannot locate an attached garage on the property adjacent to the proper entry to the house.

The owner has a practical need for an attached garage. Placing a detached garage in the 'back yard' allowed by the Zoning Code would create the need for a large driveway that would have a large impact on the run-off from the property. Locating the garage where proposed would actually decrease the existing drive area. It would also require a long breezeway (54 + ft.) connected to an entry enclosure to allow entry to the house to allow entrance at the appropriate area of the house. This would also eliminate the use of the back yard. This garage would also be located in the area of best view from the great room located on that side of the house. The following proposed location would alleviate the hardship and promote the general welfare of the county by reducing

The front of the house is located toward the Ruxton Road boundary. Therefore the owner is proposing to place the garage in the back side yard facing Curving Lane. This appears to be the less obtrusive location on the site and it also lends itself to the existing room locations in the main house. It would hide the garage from Ruxton Road which is the main road in this area. Also there is another garage directly across the street facing Curving Lane which would make this solution seem to make the proposed location even more plausible. All adjoining neighbors have been contacted by the owner and all have supported the application.



James P. Knott, Jr



Date

Item #0168

of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

- b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet.

[Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]
4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth, in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	55			One-Family Semidetached Dwelling	
		One-Family Semidetached Dwelling	35			Group House, or Group-House Apartment Building	
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				
		Two-Family Detached Dwelling	70				
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28 per dwelling unit				

Item #0168

ADMINISTRATIVE VARIANCE

Property Zoning Description for 7608 Curving Lane

Beginning at the point on the west side of Curving Lane which is 40 ft. wide at the distance of 20 ft. of the south of the centerline of the nearest improved intersecting street, Ruxton Road which is 40 ft. wide. Being Lot 6 in the subdivision Glusman Property as recorded in Baltimore County Plat Book #51, Folio #80, containing 16,988 sq. ft.. Located in the 9th Election District and the 2nd Councilmanic District.

Item #0168

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/30/2016

Case Number: 2016-0168-A

Petitioner / Developer: JAMES F. KNOTT ~ RATCLIFFE ARCHITECTS

Date of Hearing (Closing): FEBRUARY 15, 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:
7608 CURVING LANE

The sign(s) were posted on: **JANUARY 30, 2016**



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0168 -A Address 7608 Curving Lane
Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/19/16 Posting Date: 1/31/16 Closing Date: 2/15/16

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- 0168 -A Address 7608 Curving Lane
Petitioner's Name James F Knott Telephone 410-484-7010
Posting Date: 1/31/16 Closing Date: 2/15/16
Wording for Sign: To Permit a proposed addition (garage) located in a residential transition area to have a side yard setback as close as 3 feet in lieu of the minimum required 10 feet; and to amend the final development plan of Glusman Property, lot #6 only

Revised 7/21/15

**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/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 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: 2016-0168-A
Property Address: 7608 CURVING LANE
Property Description: Single Family Dwelling
Legal Owners (Petitioners): James F. Kwatt, Jr.
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Peter W. Ratcliffe
Company/Firm (if applicable): Same
Address: 10404 Stevenson Rd
Stevenson, MD 21153
Telephone Number: 410-484-7010

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

No.

136142

Date:

1/19/16

PAID RECEIPT

BUSINESS TOTAL TIME DEN
 1/19/2016 10:10:11:54:55
 501 0501 WALKIN LIAISON
 RECEIPT # 676627 12/20/15 8701
 5 500 JONAS VERIFICATION
 OF 103142
 Receipt Tot 1150.00
 1150.00 1.00 CG
 Baltimore County, MD

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5150-

Total: **5150-**

Rec From:
 For: **zoning hearing - case # 2016-0168-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*

February 17, 2016

James F Knott
7608 Curving Lane
Baltimore MD 21204

RE: Case Number: 2016-0168 A, Address: 7608 Curving Lane

Dear Mr. Knott:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 19, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Peter W. Ratcliffe Architects, 10404 Stevenson Road, Stevenson MD 21153

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



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

Date: 1/27/16

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

RE: Baltimore County
Item No. 2016-0168-A
Administrative Variance
James F. Knott
7608 Curving Lane.

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. 2016-0168-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 'Richard A. Zeller'.

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

DWP/RAZ

(AV) 2-15-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

FEB 04 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: February 4, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0168-A
Address 7608 Curving Lane
(Knott Property)

Zoning Advisory Committee Meeting of February 1, 2016.

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

Reviewer: Steve Ford

Date: 02-04-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 4, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2016
Item No. 2016-0165, 0166, 0167, 0168, 0169 and 0171

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\ZAC02012016.doc



Looking from SW corner of Ruxton & Curving Ln. at front of house & neighboring house beyond



Looking SE from Ruxton Road across NE corner of property at house across street

Item #0168



Looking WNW at front and left side of house from Curving Ln.



Looking at Left side of house from SW corner of lot

Item #0168



Looking West own left side of house from Curving Lane showing adjacent property



Looking West down left side of house

Item #0168



Looking West at Front of House from Curving Lane



Looking at front of house from curving lane SSW w/ adjacent property in background.

Item #0168

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>2-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>2-4</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-29</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-30-16</u> by <u>D'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

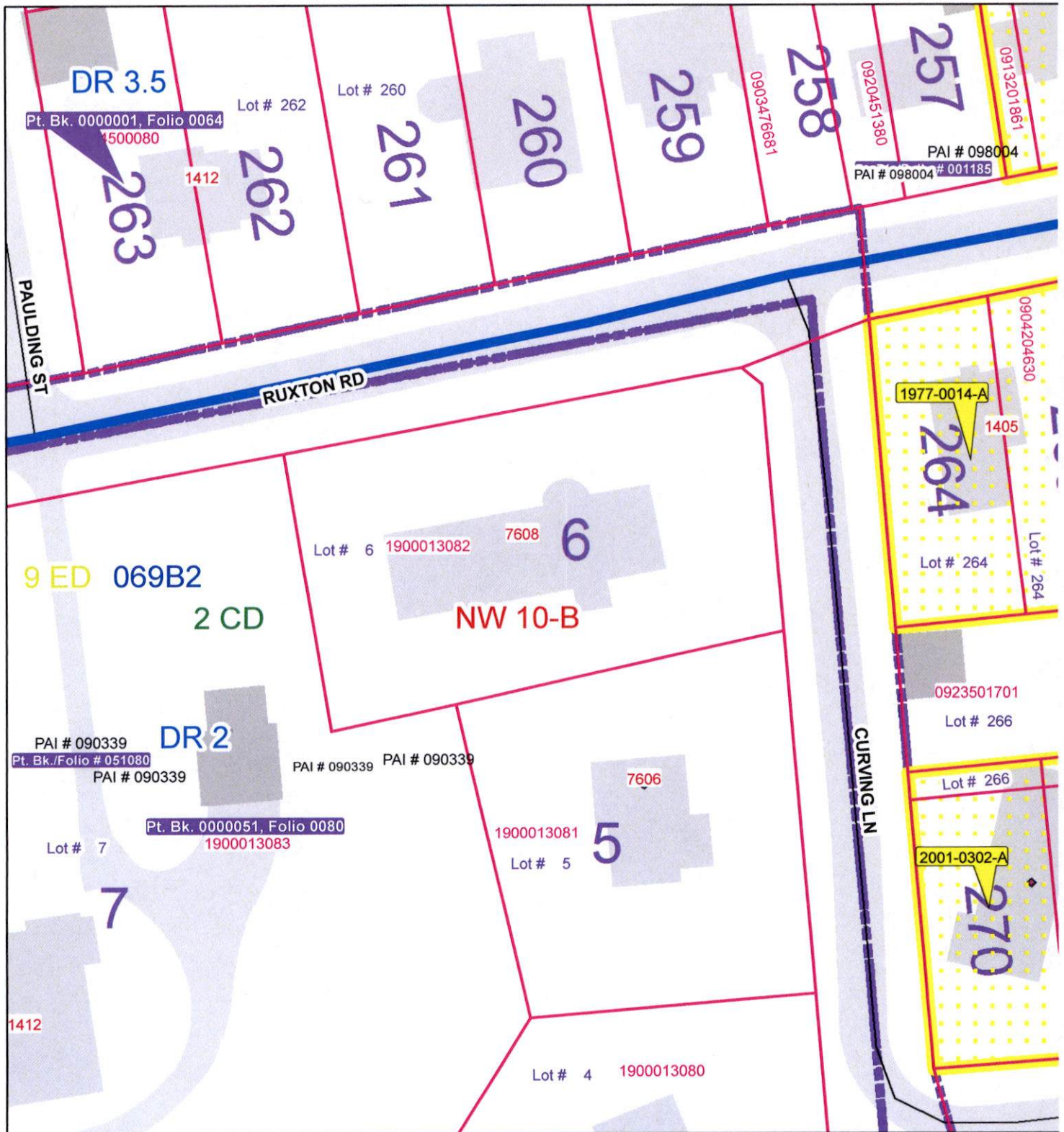
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 1900013082			
Owner Information					
Owner Name:		KNOTT JAMES F JR		Use:	RESIDENTIAL
Mailing Address:		7608 CURVING LN BALTIMORE MD 21204-6611		Principal Residence:	YES
				Deed Reference:	/29332/ 00103
Location & Structure Information					
Premises Address:		7608 CURVING LN 0-0000		Legal Description:	.39 AC 7608 CURVING LN GLUSMAN PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0016	0459		0000	6 2014 0051/0080
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1987	4,979 SF		16,988 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		203,200	203,200		
Improvements		686,800	573,200		
Total:		890,000	776,400	776,400	776,400
Preferential Land:		0			0
Transfer Information					
Seller: ABRAMS HENRY R		Date: 04/01/2010		Price: \$1,200,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /29332/ 00103		Deed2:	
Seller: TAYLOR BUILDING &		Date: 10/21/1986		Price: \$85,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07300/ 00595		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 11/15/2011					

7608 Curving Lane



Publication Date: 1/19/2016



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

Item # 0168

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

ADDRESS: 7608 CURVING LANE

SUBDIVISION: GLUSMAN PROPERTY

PLAT BOOK# - 0051 FOLIO # - 0080

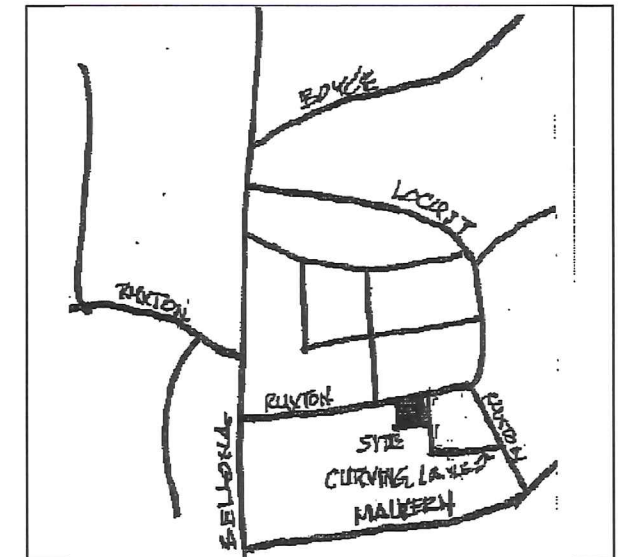
LOT # - 6 MAP - 0069

TAX NUMBER - 1900013082

OWNER: JAMES F. KNOTT, JR

GRID - 0016 PARCEL - 0459

DEED REF: 29332/00103



MAP IS NOT TO SCALE



ZONING MAPS - GIS 069B2

SITE ZONED - DR2 (Vested DR3.5)

ELECTION DISTRICT - 9

COUNCIL DISTRICT - 2

LOT AREA SQ. FT - 16,988

HISTORIC - NO

IN CBCA - NO

IN FLOOD PLAIN - NO

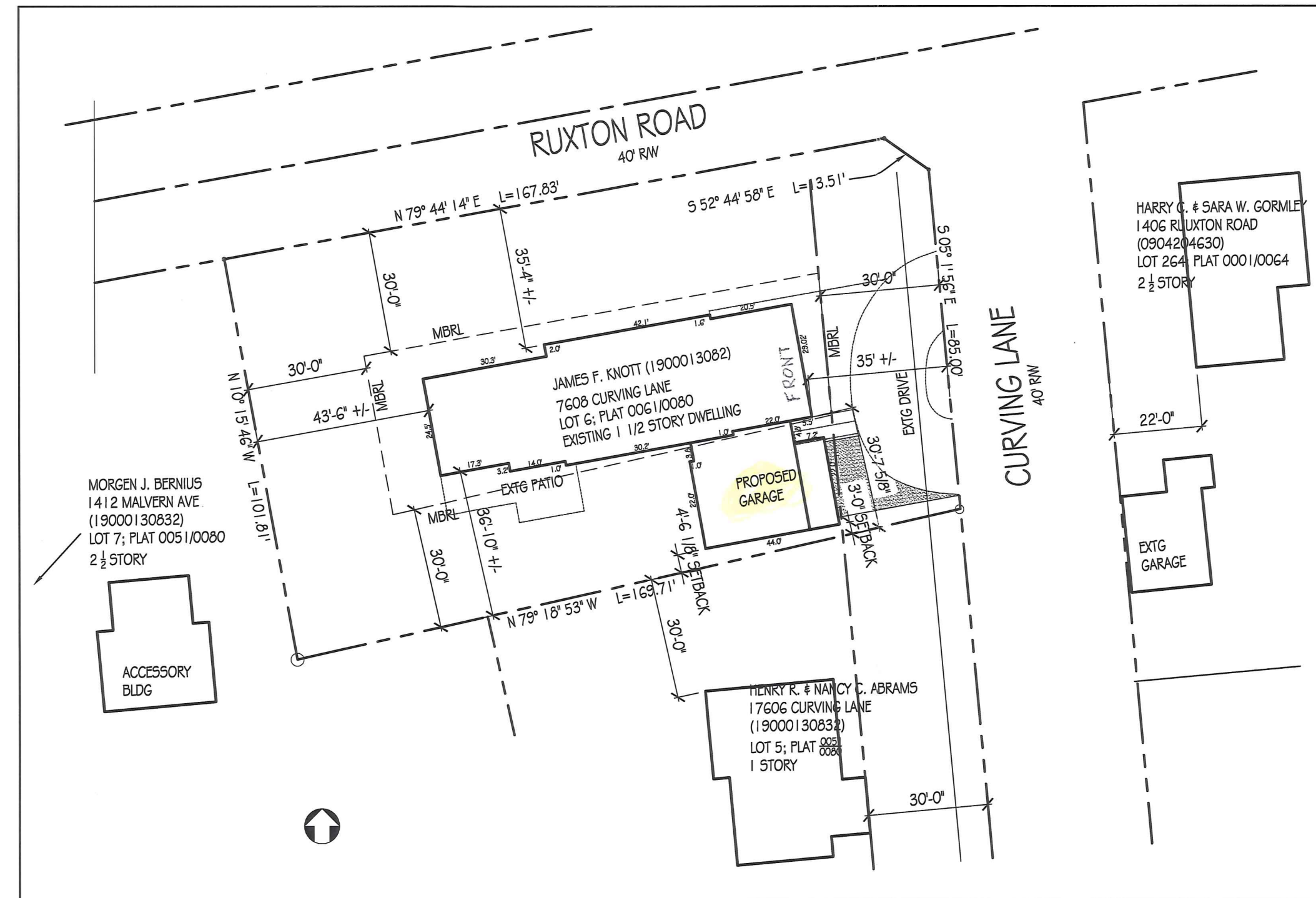
UTILITIES

WATER IS PUBLIC

SEWER IS PUBLIC

PRIOR HEARING - NO

VIOLATION CASE INFO - NONE



PLAN DRAWN BY - DAN BURSI; DATE - 11-13-2015;

SCALE; 1" = 30'-0"

#2016-0168-A

Handwritten signature and notes:
Ret. Exh. 1

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

ADDRESS: 7608 CURVING LANE

SUBDIVISION: GLUSMAN PROPERTY

PLAT BOOK# - 0051 FOLIO # - 0080

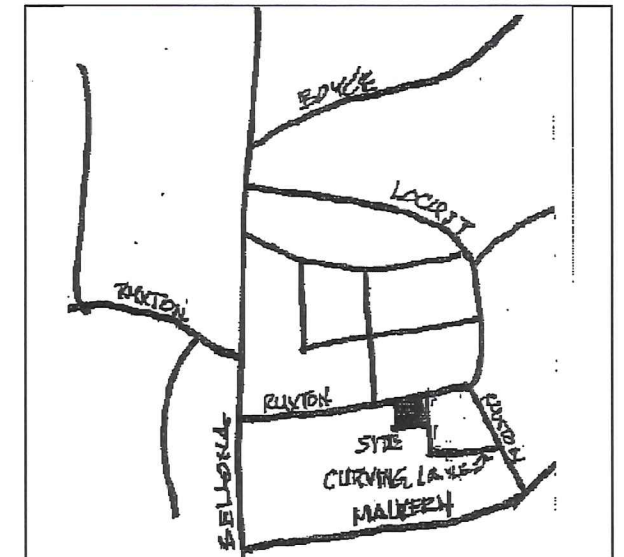
LOT # - 6 MAP - 0069

TAX NUMBER - 1900013082

OWNER: JAMES F. KNOTT, JR

GRID - 0016 PARCEL - 0459

DEED REF: 29332/00103



MAP IS NOT TO SCALE



ZONING MAPS - GIS 069B2

SITE ZONED - DR2 (Vested DR3.5)

ELECTION DISTRICT - 9

COUNCIL DISTRICT - 2

LOT AREA SQ. FT - 16,988

HISTORIC - NO

IN CBCA - NO

IN FLOOD PLAIN - NO

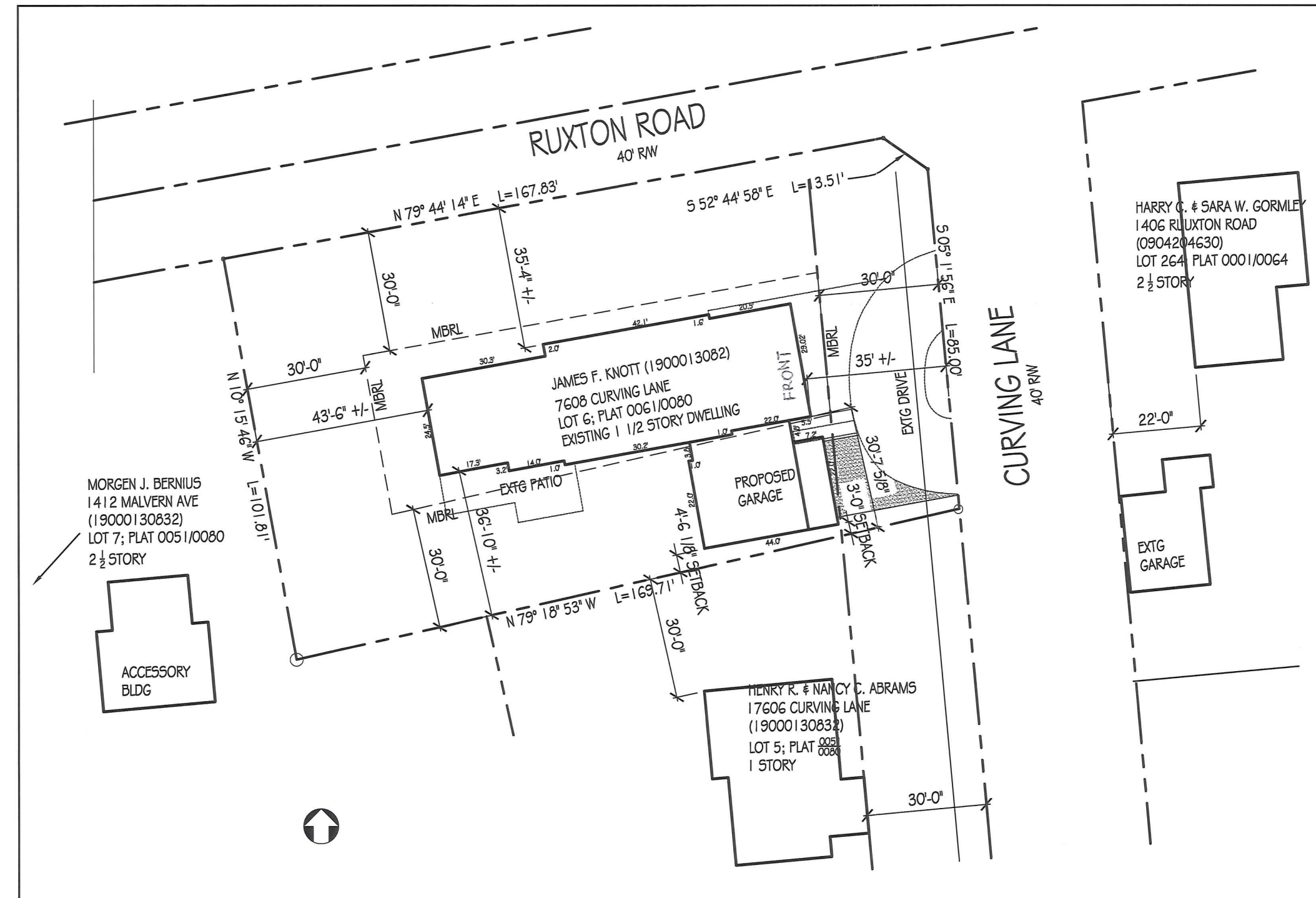
UTILITIES

WATER IS PUBLIC

SEWER IS PUBLIC

PRIOR HEARING - NO

VIOLATION CASE INFO - NONE



PLAN DRAWN BY - DAN BURSI; DATE - 11-13-2015;

SCALE; 1" = 30'-0"

#2016-0168-A

R.D.