

M E M O R A N D U M

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0224-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 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 *

(221 Newburg Avenue)

1st Election District *

1st Council District *

Martin J. Franz *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0224-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, Martin J. Franz. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed cantilevered second floor dwelling addition and open projection (wrap around porch addition) with a front yard setback of 29 ft. in lieu of minimum required 40 ft. (for dwelling) and a side yard setback of 7 ft. in lieu of the minimum required 11.25 ft. (for open projection). 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 4-15-16

By ISW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the 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 15th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed cantilevered second floor dwelling addition and open projection (wrap around porch addition) with a front yard setback of 29 ft. in lieu of minimum required 40 ft. (for dwelling) and a side yard setback of 7 ft. in lieu of the minimum required 11.25 ft. (for open projection), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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

EBB:lv
ORDER RECEIVED FOR FILING

Date 4-15-16 2

By lv



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 221 NEWBURG AVE

Currently zoned DR 2

Deed Reference 26415 / 00153

10 Digit Tax Account # 0102203170

Owner(s) Printed Name(s) Martin Franz

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1; 301.1, BC2R, to permit a proposed cantilevered 2nd floor dwelling addition and open projection (wrap around porch addition) with a front yard setback of 29 ft in lieu of minimum required 40 ft (for dwelling) and a side yard setback of 7 ft in lieu of the minimum required 11 1/4 ft (for open projection) 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):

Martin Franz

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

221 Newburg Ave Catonsville MD

Mailing Address

City

State

21228 / 4107440880 / mtyfranzelectric@yahoo.com

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:

Martin Franz

Name – Type or Print

Signature

221 Newburg Ave Catonsville MD

Mailing Address

City

State

21228 / 4107440880 / mtyfranzelectric@yahoo.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 2016-0224-A

Filing Date 3/18/2016

Estimated Posting Date _____

Reviewer JNP

Rev 5/8/2014

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: 221 Newburg Ave., Baltimore, MD 21228
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)

The referenced construction project at 221 Newburg Ave. Catonsville, MD will add 3 bedrooms and 2 bathrooms in a second floor addition. The current home due to prior construction has zero bedrooms and 1 bathroom. The proposed addition will remain in the footprint of the existing structure with the exception of the front cantilever over the proposed front porch. The cantilever will allow for additional square footage in the master bedroom to distinguish the master bedroom from the other proposed rooms. The proposed front porch structure will connect the existing covered front porch to the existing concrete side porch. The proposed porch will provide shaded outdoor seating area as the existing rear deck does not allow for a shaded outdoor area due to sun direction.

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

Martin J. Franz
Signature of Owner (Affiant)
Martin J Franz
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 16th day of MARCH, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARTIN J. FRANZ

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
11/13/18
My Commission Expires

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: 221 Newburg Ave Catonsville MD 21228
Print or Type Address of property City State Zip Code

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

Martin J. Franz
Signature of Owner (Affiant)

Martin J. Franz
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 16th day of MARCH, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARTIN J. FRANZ

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
11/13/18
My Commission Expires



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 221 NEWBURG AVE Currently zoned DR2
Deed Reference 26415 / 00153 10 Digit Tax Account # 0102203170
Owner(s) Printed Name(s) MARTIN JOSEPH FRANZ

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1; 301.1, BC2R, to permit a proposed cantilevered 2nd floor dwelling addition and open projection (wrap around porch addition) with a front yard setback of 29 ft in lieu of minimum required 40 ft (for dwelling) and a side yard setback of 7 ft in lieu of the minimum required 11 1/4 ft (for open projection).
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):

MARTIN J. FRANZ

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

221 NEWBURG AVE CATONSVILLE MD

Mailing Address

City

State

21228

Zip Code

410 744 0880

Telephone #

mattyfranzelectric@yahoo.com

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:

MARTIN J FRANZ

Name – Type or Print

[Signature]
Signature

221 NEWBURG AVE BALT. MD

Mailing Address

City

State

21228

Zip Code

410 744 0880

Telephone #

mattyfranzelectric@yahoo.com

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 15 day of APRIL 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 2016-0224-A

Filing Date 3/18/2016

Estimated Posting Date 1/1

Reviewer JMP

Rev 5/8/2014

Zoning Hearing Property Description:

ZONING PROPERTY DESCRIPTION FOR 221 NEWBURG AVE, CATONSVILLE, MD
21228

Beginning at a point on the SE side of Newburg Avenue, which is 50 ft
wide at the distance of 142 SW of the centerline of the nearest improved intersecting
street Forest Ln. which is 50 ft wide.

Being Lot # 5 in the subdivision of Oxenfield as recorded in Baltimore county Plat Book
#014/0023 containing 5,950 SF. Located in the 1st Election District and 1st Council District.

2016-0224-A

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

No. **134716**

Date: **3/18/2016**

PAID RECEIPT

BUSINESS ACTUAL TIME BRW
 3/22/2016 3/18/2016 11:00:05 5

REG 1505 WALKIN RDOS LRB
 >> RECEIPT # 844395 3/18/2016 0411

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Dept	Obj	BS Acct	Amount
031	836	0000		6150					75.00

Dept 5 520 ZONING VERIFICATION
 CR NO. 134716

Recpt Tot 475.00
 975.00 CR 9200 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Maria Franz**

For: **Adm. Variance - 221 Newburg Ave.**
2016-0224-A (FRANZ)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

2016-0224-A



KEVIN KAMENETZ
County Executive

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

April 12, 2016

Martin J Franz
221 Newburg Avenue
Catonsville MD 21228

RE: Case Number: 2016-0224 A, Address: 221 Newburg Avenue

Dear Mr. Franz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 18, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 3/28/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0224-A

Administrative Variance

Martin J. Franz

221 Newberg Avenue

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

4-11
CLOSING

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 29 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: March 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0224-A
Address 221 Newberg Avenue
(Franz Property)

Zoning Advisory Committee Meeting of April 4, 2016.

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

Reviewer: Steve Ford

Date: 03-29-2016

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2016-0224-A

PETITIONER/DEVELOPER

MARTIN FRANZ

DATE OF HEARING/CLOSING:

April 11, 2016

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

ATTENTION:

LADIES AND GENTLEMEN:

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

221 NEWBURG AVENUE

THIS SIGN(S) WERE POSTED ON March 24, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/24/16
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE OF 2016-0244-A
TO PERMIT A PROPOSED CANTILEVERED 2ND FLOOR ADDITION
AND AN OPEN PROTECTION (WRAP AROUND DECK ADDITION) WITH A
FRONT YARD SETBACK OF 24 FEET IN LIEU OF THE MINIMUM
REQUIREDS 40 FEET (FOR Dwellings) AND A SIDE YARD SETBACK OF
5 FEET IN LIEU OF THE MINIMUM REQUIREDS 11 FEET (FOR OPEN
PROTECTION).

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(N) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY APRIL 11, 2016.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

1111 N. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 410-887-3391

FOR BEST RESULTS, THIS SIGN SHOULD BE PLACED NEAR THE MAIN ENTRANCE TO THE PROPERTY.
SIGNETING IS HANDICAP ACCESSIBLE

my admin gl 3/24/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0224 -A Address 221 Newburg Avenue

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/18/2016 Posting Date: 3/27/16 Closing Date: 4/11/16

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

- 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.
- 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.
- 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.
- 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- 0224 -A Address 221 Newburg Avenue

Petitioner's Name Martin Franz Telephone 410-744-0880

Posting Date: 3/27/16 Closing Date: 4/11/2016

Wording for Sign: To Permit a proposed cantilevered 2nd floor addition and an open projection (wrap around porch addition) with a front yard setback of 29 feet in lieu of the minimum required 40 feet (for dwelling) and a side yard setback of 7 feet in lieu of the minimum required 11 1/2 feet (for open projection).

Revised 7/21/15

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-28</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>3-26-14</u> by <u>Ogle</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

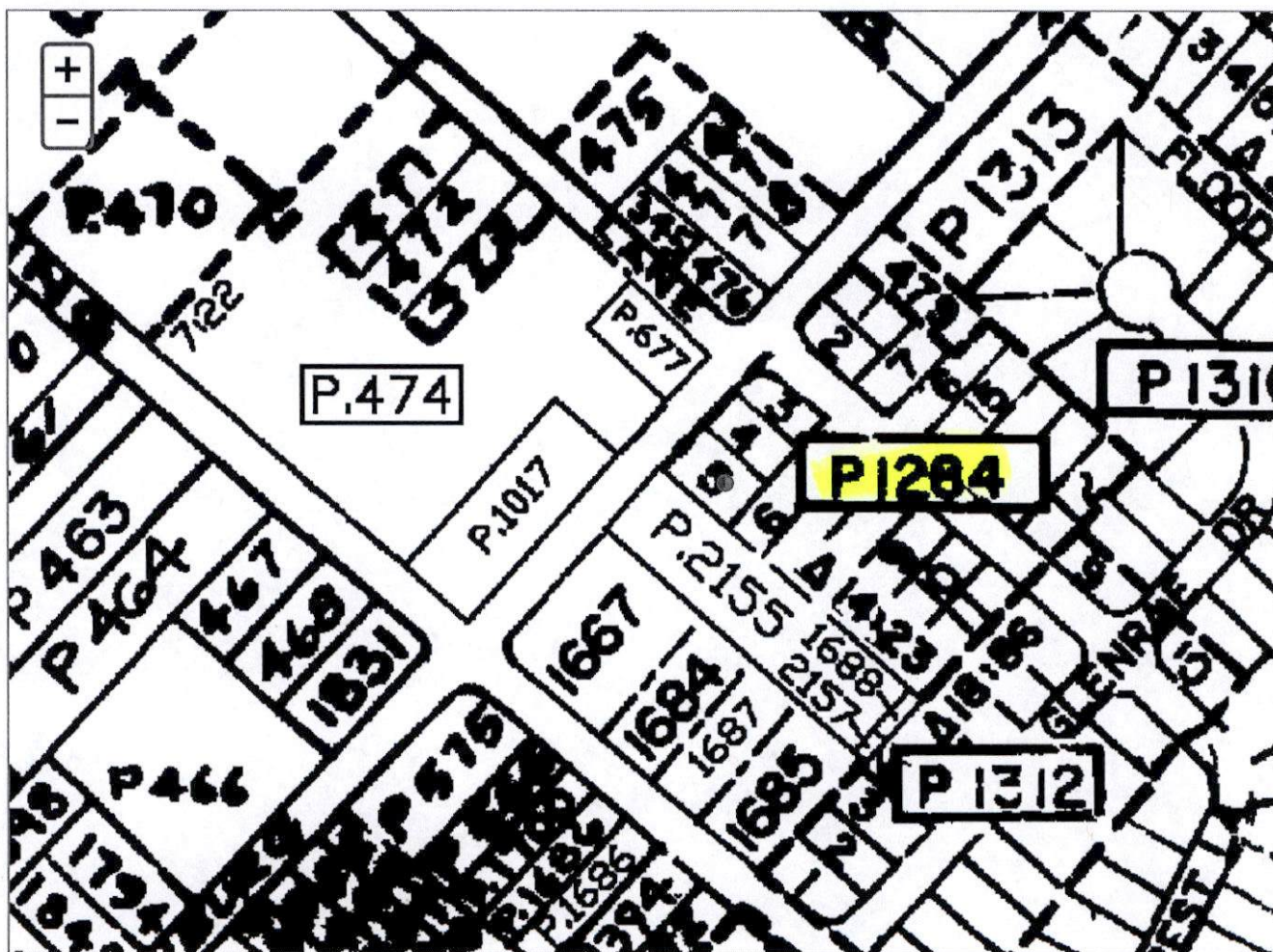
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0102203170			
Owner Information *					
Owner Name:	FRANZ MARTIN J		Use:	RESIDENTIAL	
Mailing Address:	221 NEWBURG AVE BALTIMORE MD 21228-5147		Principal Residence:	YES	
			Deed Reference:	/26415/ 00153	
Location & Structure Information					
Premises Address:		221 NEWBURG AVE 0-0000		Legal Description: 221 NEWBURG AVE OXENFELD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0014	1284		0000	5 2016 0014/0023
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1947	1,122 SF		345 SF		5,950 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	1 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land: 98,600		98,600			
Improvements 134,300		142,000			
Total: 232,900		240,600		232,900 235,467	
Preferential Land: 0				0	
Transfer Information					
Seller: BELL FRANK S		Date: 11/26/2007		Price: \$257,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26415/ 00153		Deed2:	
Seller: WILEY WILLIAM R & MAUDE		Date: 07/09/1965		Price: \$15,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04485/ 00114		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 11/22/2014					

Baltimore County

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

District: 01 Account Number: 0102203170



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>).

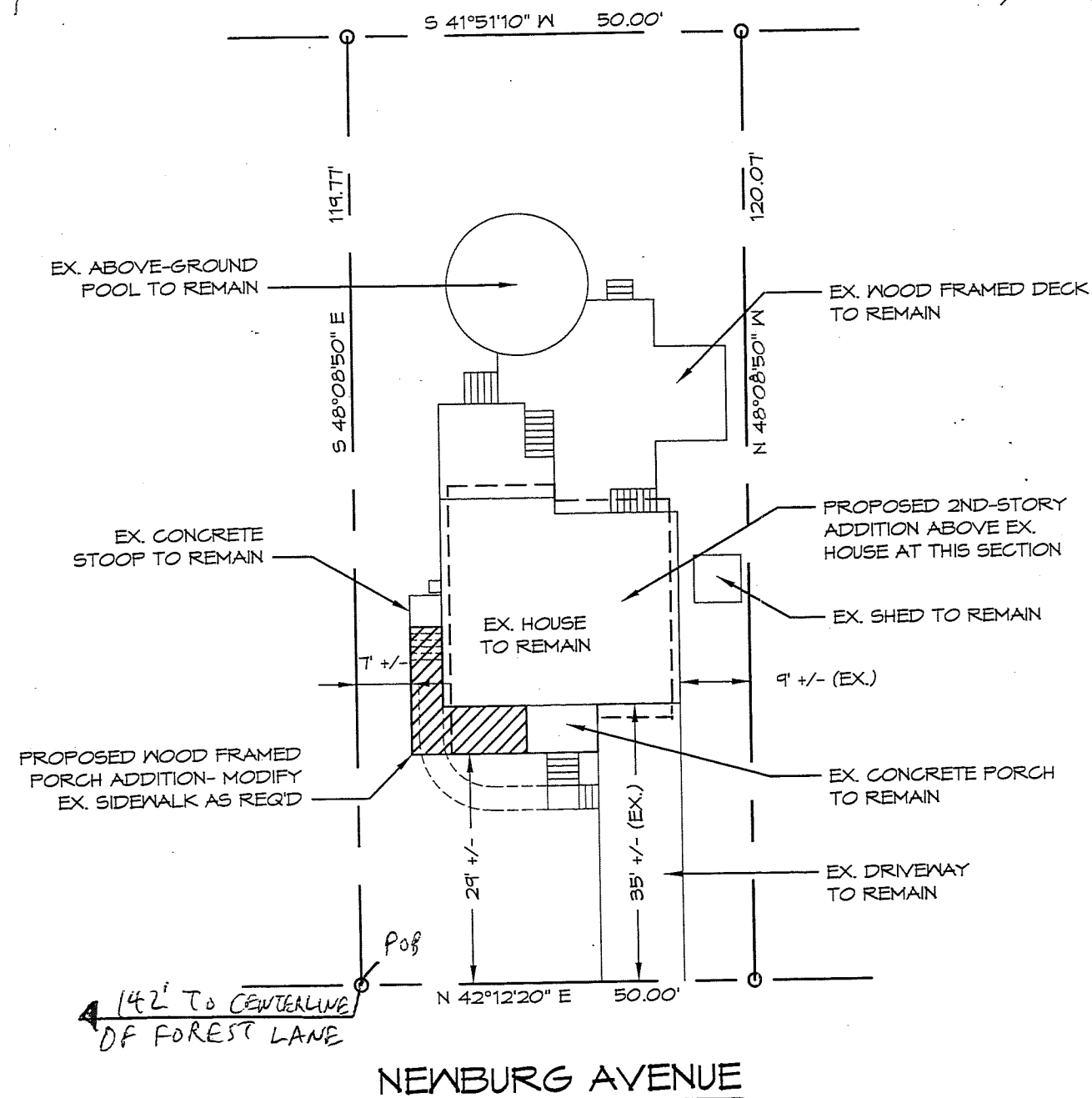
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 221 Newburg Ave OWNER(S) NAME(S) Martin Franz

SUBDIVISION NAME Oxenfield LOT # 5 BLOCK # SECTION #

PLAT BOOK # JWB 14 FOLIO # 23 10 DIGIT TAX # 0102203170 DEED REF. # 26415/00153

14

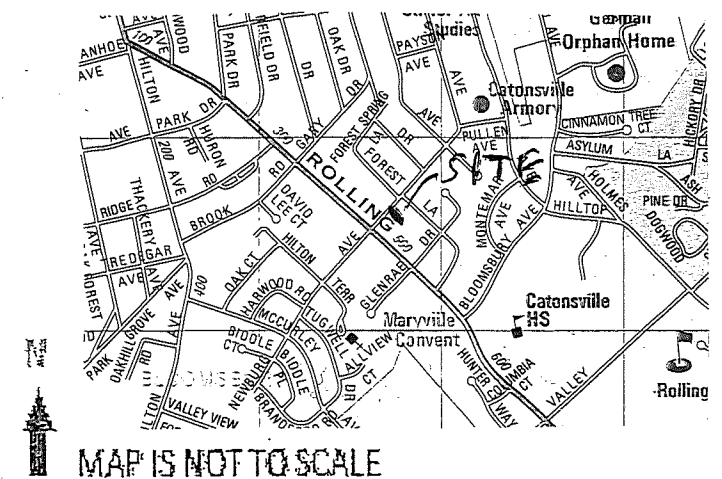


1/

PLAN DRAWN BY MARTIN S. FRANZ

DATE 3/18/2016 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 101A2

SITE ZONED DE2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE

OR SQUARE FEET 5,950

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? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2016-0224-A

Pet. Ex 1

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

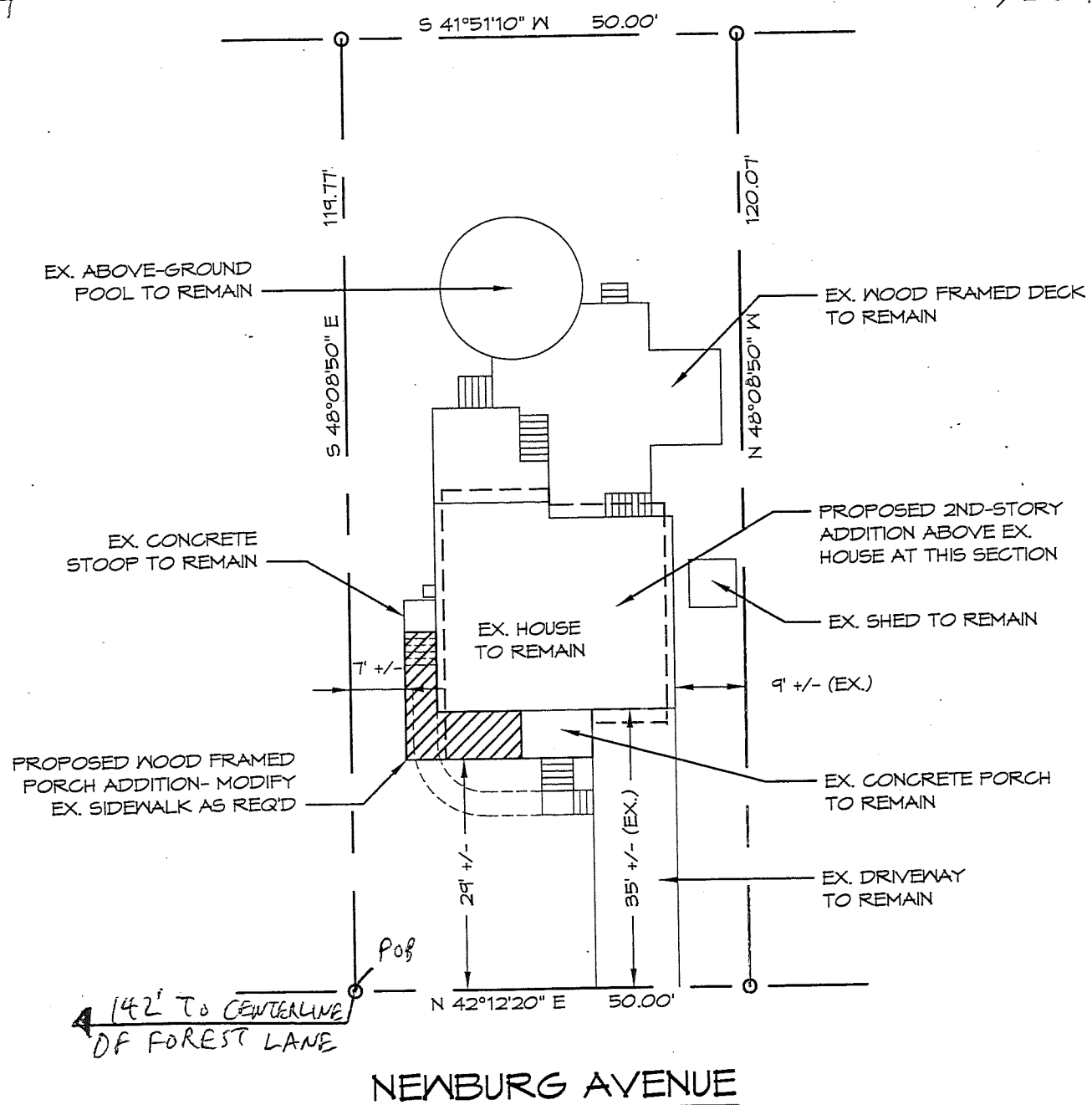
ADDRESS 221 Newburg Ave OWNER(S) NAME(S) Martin Franz

SUBDIVISION NAME Oxenfield LOT # 5 BLOCK # _____ SECTION # _____

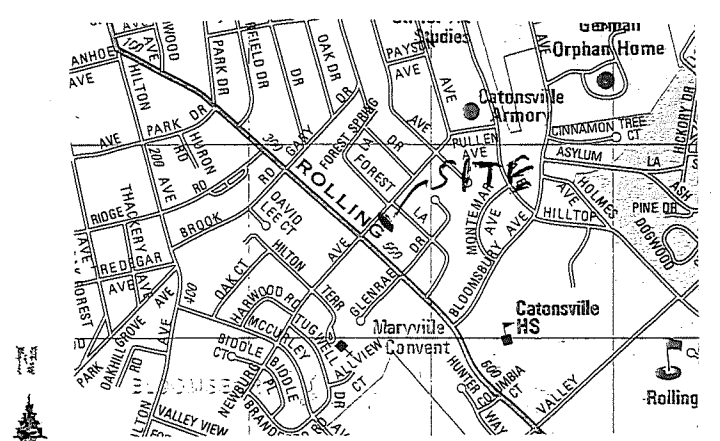
PLAT BOOK # JWB 14 FOLIO # 23 10 DIGIT TAX # 0102203170 DEED REF. # _____

14

→ 26415 / 00153



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A2

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 5,960

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