MEMORANDUM

DATE: June 1, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0238-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 31, 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	*	BEFORE THE
(19 Church Road)		
4th Election District	*	OFFICE OF ADMINISTRATIVE
4th Council District		
Robert King	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2016-0238-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Robert King ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side yard setback for an attached garage of 3 ft. in lieu of the permitted 10 ft. 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 April 10, 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 § 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 4-28-16

By

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 § 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 **28th** day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side yard setback for an attached garage of 3 ft. in lieu of the permitted 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject 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 4-28-16

By

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 19 Church Rd **Currently zoned** DR 3.5

Deed Reference 35958/00388 10 Digit Tax Account # 0 4 0 2 0 2 1 3 5 0

Owner(s) Printed Name(s) Robert King

(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) 1B02.3.C.1; BCZR, TO PERMIT A SIDEYARD SETBACK FOR AN ATTACHED GARAGE OF 3ft. IN LIEU OF THE PERMITTED 10ft.

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):

Robert King / _____

Name #1 – Type or Print Name #2 – Type or Print

_____ / _____

Signature #1 Signature # 2

19 Church Rd Owings Mills, MD

Mailing Address City State

21117 / 757-725-2201, rking@collegematrix.net

Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

_____

Name- Type or Print

_____

Signature

_____

Mailing Address City State

_____ / _____ / _____

Zip Code Telephone # Email Address

Representative to be contacted:

_____

Name – Type or Print

SAME

Signature

_____

Mailing Address City State

_____ / _____ / _____

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 4-28-16

By

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 2016-0238-A **Filing Date** 4/1/16 **Estimated Posting Date** 4/10/16 **Reviewer** JCM

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: 19 Church Rd | Owings Mills | MD | 21117

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 <u>practical difficulty or hardship</u> here)**

See attached "Attachment to Administrative Zoning Petition"

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

Signature of Owner (Affiant)

Robert King

Name- Print or Type

N/A

Signature of Owner (Affiant)

N/A

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~~ ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, this 26TH day of MARCH, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ROBERT KING

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

AS WITNESS my hand and Notaries Seal

Yolanda C. Taylor

Notary Public

9-25-17

My Commission Expires

YOLANDA C. TAYLOR
Notary Public
Anne Arundel County
Maryland
My Commission Expires Sep 25, 2017

REV. 5/8/2014

YOLANDA C. TAYLOR
Notary Public
Ware Aurora County
Georgia
My Commission Expires Sept 23, 2012

ATTACHMENT TO ADMINISTRATIVE ZONING PETITION
For
19 Church Rd
Owings Mills, MD 21117

I request a variance allowing me to build an attached 2-car garage at 3 feet from the property line because:

1. The 2-car garage will allow me to store needed yard equipment, and continue to protect my classic automobile from the weather. I need this yard equipment because my property line adjoins vacant property where the owner has not paid taxes or cared for the property since 1990 as demonstrated by the county tax lien. Although Baltimore County holds the tax lien, they do not maintain the property either. Therefore, I remove all trash, limbs, etc. on the vacant property. I also maintain the grass on a bi-weekly schedule, otherwise the neighbors complain of pest infestations. I purchased a riding mower and accessories to accomplish these tasks, and I store this equipment in the existing 1-car garage. However, I had to move my classic automobile outside the garage, under a car cover.

2. I retired from the Army in 2014. However, during my tour in Germany in the early 80's, I suffered from cold exposure and still have an intolerance for cold in my hands and feet. I need the attached garage to allow me to get to work in the winter without prolonged exposure to snow, ice, and frost when cleaning off my automobile.

3. The existing 1-car garage, built in 1953, has defects needing repair. It is more financially sound to build a new functional garage rather than repair the existing inadequate structure.

Sincerely,

Robert King
757-725-2201
rking@collegematrix.net

ANNE ARUNDEL

STATE OF MD, COUNTY OF ~~BALTIMORE~~, TO WIT:

I HEREBY CERTIFY, THIS 26TH DAY OF MARCH 2016, BEFORE ME AND NOTARY OF MARYLAND, IN AND FOR THE COUNTY AFORESAID, PERSONALLY APPEARED: ROBERT KING, THE AFFIANT HEREIN, PERSONALLY KNOWN OR SATISFACTORILY IDENTIFIED TO ME AS SUCH AFFIANT.

AS WITNESS MY HAND AND NOTARIES SEAL

Yolanda C. Taylor
NOTARY- YOLANDA C TAYLOR

MY COMMISSION EXPIRES: 9-25-17

YOLANDA C. TAYLOR
Notary Public
Anne Arundel County
Maryland
My Commission Expires Sep 25, 2017

BALTIMORE COUNTY, MARYLAND

www.baltimorecountymd.gov

Real Property Tax

Logout

Account Information

Parcel ID:	19-00-003708
Owner Name:	Sarawoods Limited Partnership C/O R Squared Inc
Parcel/Situs Address:	Church Ln

The balance due information is a valid payment amount through the end of the current month. Please note that only 30 bills can be displayed by this system.

This property is currently in a tax sale status. Please contact the Tax Sale Section at 410-887-5616 for additional information.

The number of outstanding bills for this property is greater than the amount supported by our system. Please contact the Office of Budget and Finance at 410-887-2404 for additional information.

Pay with Credit Card | Pay with Electronic Check

Return To Search Menu

400 Washington Avenue • Courthouse • Towson, MD 21204

ZONING DESCRIPTION FOR

19 CHURCH ROAD

That property located on the west side of Church Road, Approximately 330 ft. south of the centerline of Cedarmere Circle. Consisting of 19,994 square feet (+/-), in Election District 4th, Council District 4th.

CERTIFICATE OF POSTING

Date: 4-10-16

RE: Case Number: 2016-0238-A

Petitioner/Developer: Robert King

Date of Hearing/Closing: 4-25-16

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 19 Church Rd

The signs(s) were posted on 4-10-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2016-0238-A
TO PERMIT A SIDE YARD SETBACK OF 3 FT. FOR AN ATTACHED GARAGE IN LIEU OF THE REQUIRED 10 FT.
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON 4/25/16
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TEL. 887-3391

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0238-A
Address 19 Church Road
(King Property)

Zoning Advisory Committee Meeting of April 18, 2016.

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

Reviewer: Steve Ford Date: 04-14-2016

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0238 -A Address 19 CHURCH Rd.

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/1/16 **Posting Date:** 4/10 **Closing Date:** 4/25

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- 0238 -A Address 19 CHURCH RD.

Petitioner's Name ROBERT KING Telephone 757-725-2201

Posting Date: 4/10/16 **Closing Date:** 4/25/16

Wording for Sign: To Permit A SIDE YARD SETBACK OF 3ft. FOR AN ATTACHED GARAGE IN LIEU OF THE REQUIRED 10ft.

4/1/16 S/W/Petitioner To change from 4ft. to 3ft.

Revised 7/21/15

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

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: 2016-0238-A

Property Address: 19 CHURCH LN.

Property Description: _____

Legal Owners (Petitioners): ROBERT KING

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT KING

Company/Firm (if applicable): _____

Address: 19 CHURCH LN. 21117
OWINGS MILLS, MD.

Telephone Number: _____

Revised 5/20/2014

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

No. 134728

Date: 4/1/13

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.—
							Total:	75.—

Rec From: ROBERT KING

For: 2016-0238-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	USR
4/01/2016	4/01/2016	09:10:16	3

REF WS03 WALKIN CHET CAN
RECEIPT # 672933 4/01/2016 CFLU
Dept 5 328 ZONING VERIFICATION
No. 134728
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

April 26, 2016

Robert King
19 Church Road
Owings Mills MD 21117

RE: Case Number: 2016-0238 A, Address: 19 Church Road

Dear Mr. King:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 1, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

4|25

BALTIMORE COUNTY, MARYLAND

RECEIVED
APR 14 2016
OFFICE OF ADMINISTRATIVE HEARINGS

Inter-Office Correspondence

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

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

DATE: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0238-A
Address 19 Church Road
(King Property)

Zoning Advisory Committee Meeting of April 18, 2016.

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

Reviewer: Steve Ford Date: 04-14-2016

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 16-0238-A 19 Church Road.doc

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

State Highway Administration
Maryland Department of Transportation

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

Date: 4/11/16

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. 2016-0238-A
Administrative Variance
Robert King
19 Church Road.

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,

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2016
Item No. 2016-0238, 0239, 0241, 0242 and 0243

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\ZAC04182016.doc

CASE NO. 2016- 0238-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
4-14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
4-14	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
4-11	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING 15 days Date: 4-10-16 by Pilson

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No. ☐

Comments, if any: _____

Real Property Data Search (w2) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District** - 04 **Account Number** - 0402021350

Owner Information

Owner Name:	KING ROBERT	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	19 CHURCH RD OWINGS MILLS MD 21117-2409	**Deed Reference:**	/35958/ 00388

Location & Structure Information

Premises Address:	19 CHURCH RD OWINGS MILLS 21117-2409	**Legal Description:**	.459 AC 19 CHURCH RD 250 N PLEASANT HILL RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0058	0013	0156		0000				2016	Plat Ref:

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1953	1,560 SF	500 SF	19,994 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015	Phase-in Assessments As of 07/01/2016
Land:	58,400	58,400		
Improvements	91,100	123,000		
Total:	149,500	181,400	149,500	160,133
Preferential Land:	0			0

Transfer Information

Seller: CHRISTIANA TRUST, FSB,TRUSTEE	Date: 03/20/2015	Price: $171,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35958/ 00388	Deed2:
Seller: ACKERMAN KENNETH	Date: 04/12/2013	Price: $266,514
Type: NON-ARMS LENGTH OTHER	Deed1: /33468/ 00391	Deed2:
Seller: CONNOR WILLIAM J	Date: 11/09/2006	Price: $240,000
Type: ARMS LENGTH IMPROVED	Deed1: /24742/ 00388	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

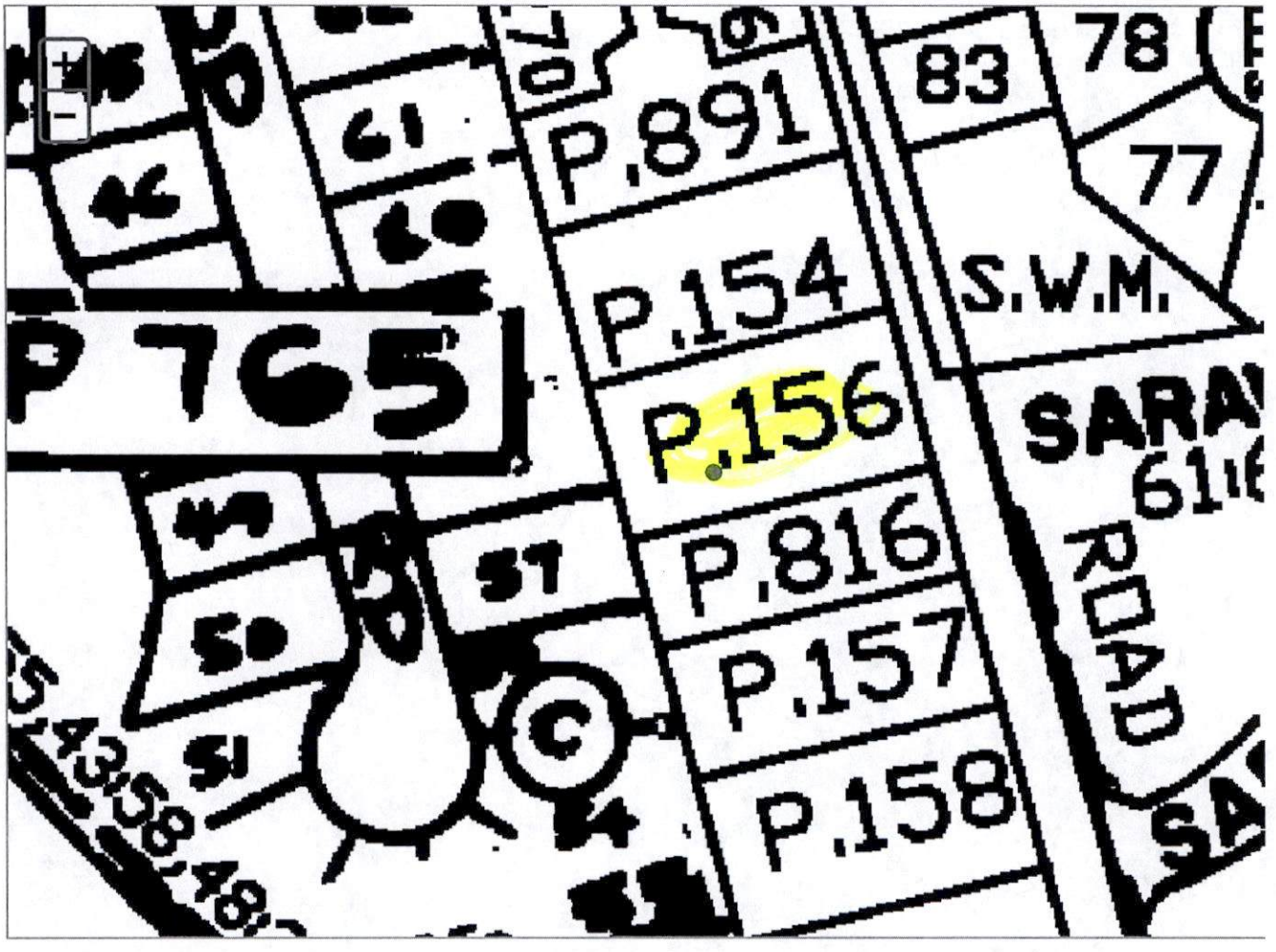
Homestead Application Information

Homestead Application Status: Approved 05/01/2015

Baltimore County

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

District: **04** Account Number: **0402021350**



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.

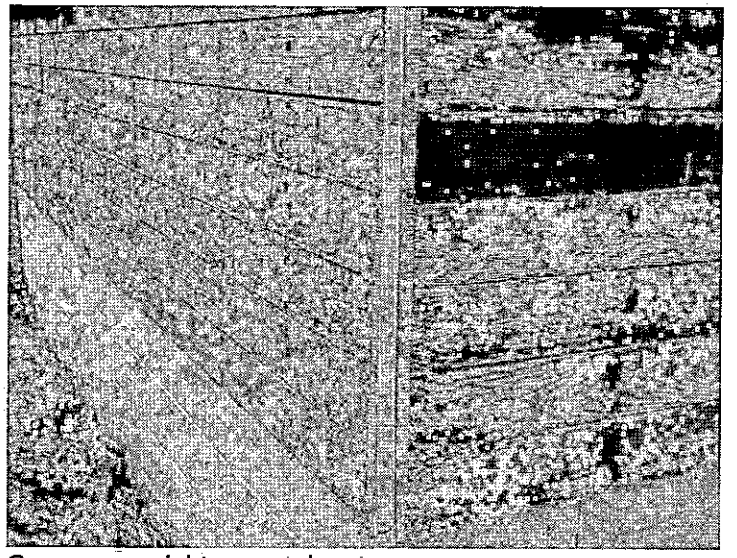
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

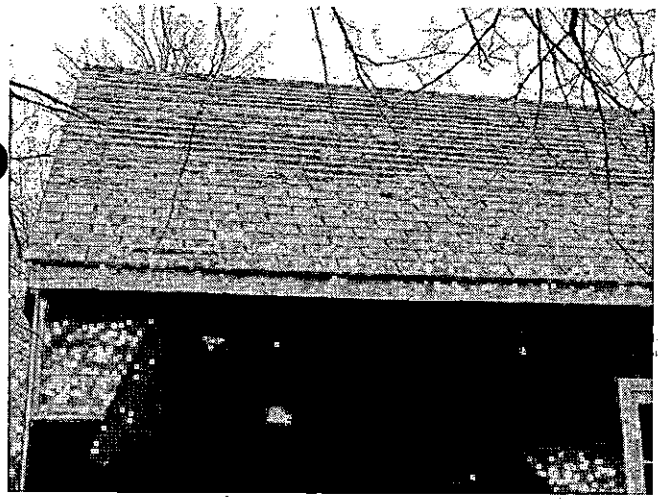
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).

19 Church Rd, Owings Mills, MD 21117

Garage front right corner damage

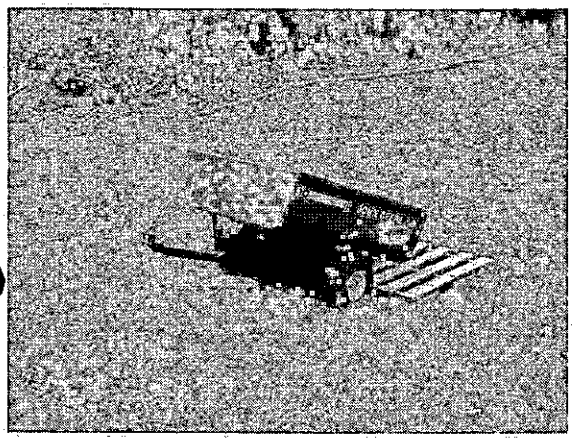


Garage rear right corner damage

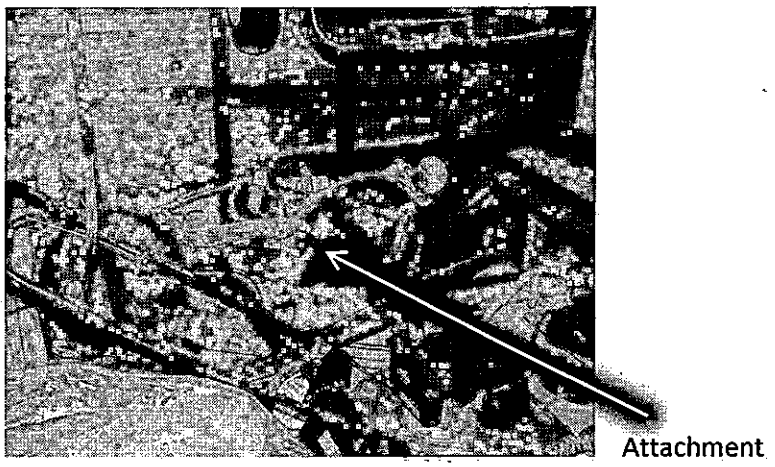


Garage roof damage

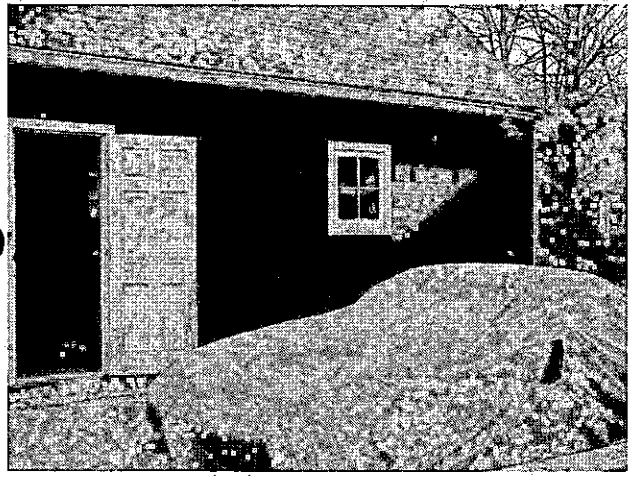
Garage front left damage and garage door cracked



Cart



Lawnmower attachment (leaning against the wall)



Classic car (under cover)

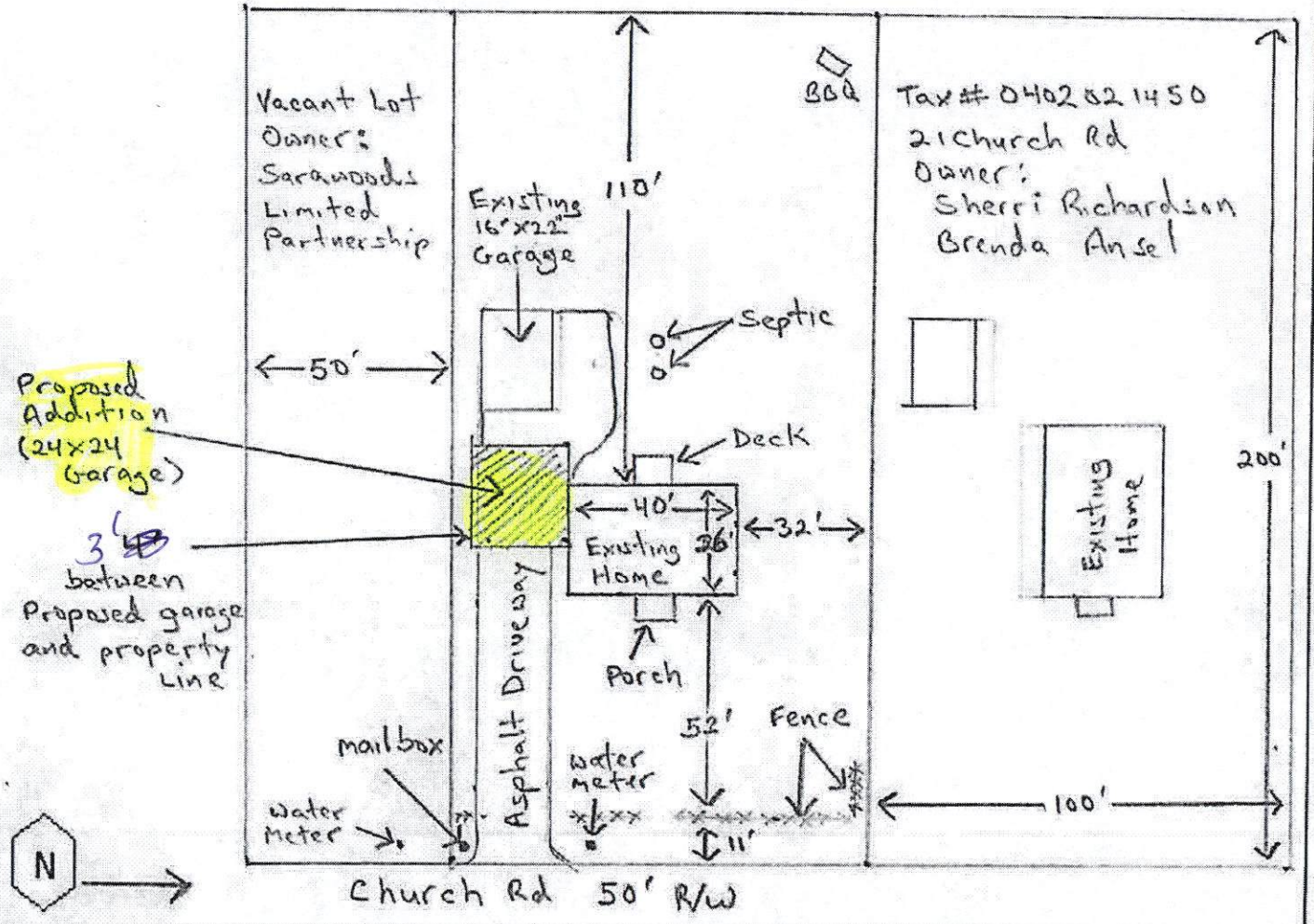
Lawn tractor

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

ADDRESS 19 Church Rd OWNER(S) NAME(S) Robert King

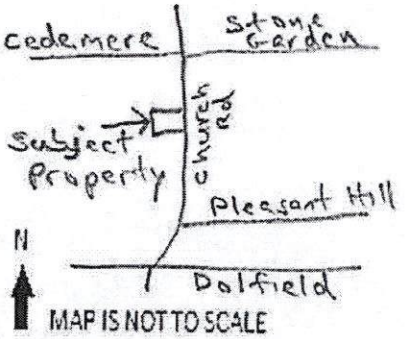
SUBDIVISION NAME ___ LOT # ___ BLOCK # ___ SECTION # ___

PLAT BOOK # ___ FOLIO # ___ 10 DIGIT TAX # 0402021350 DEED REF. # 35958/00388



PLAN DRAWN BY Robert King DATE 28 Mar 16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 058A2

SITE ZONED DR3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE ___

OR SQUARE FEET 19,994

HISTORIC ? N

IN CBCA ? N

IN FLOOD PLAIN ? N

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ___

SEWER IS:

PUBLIC ___ PRIVATE X

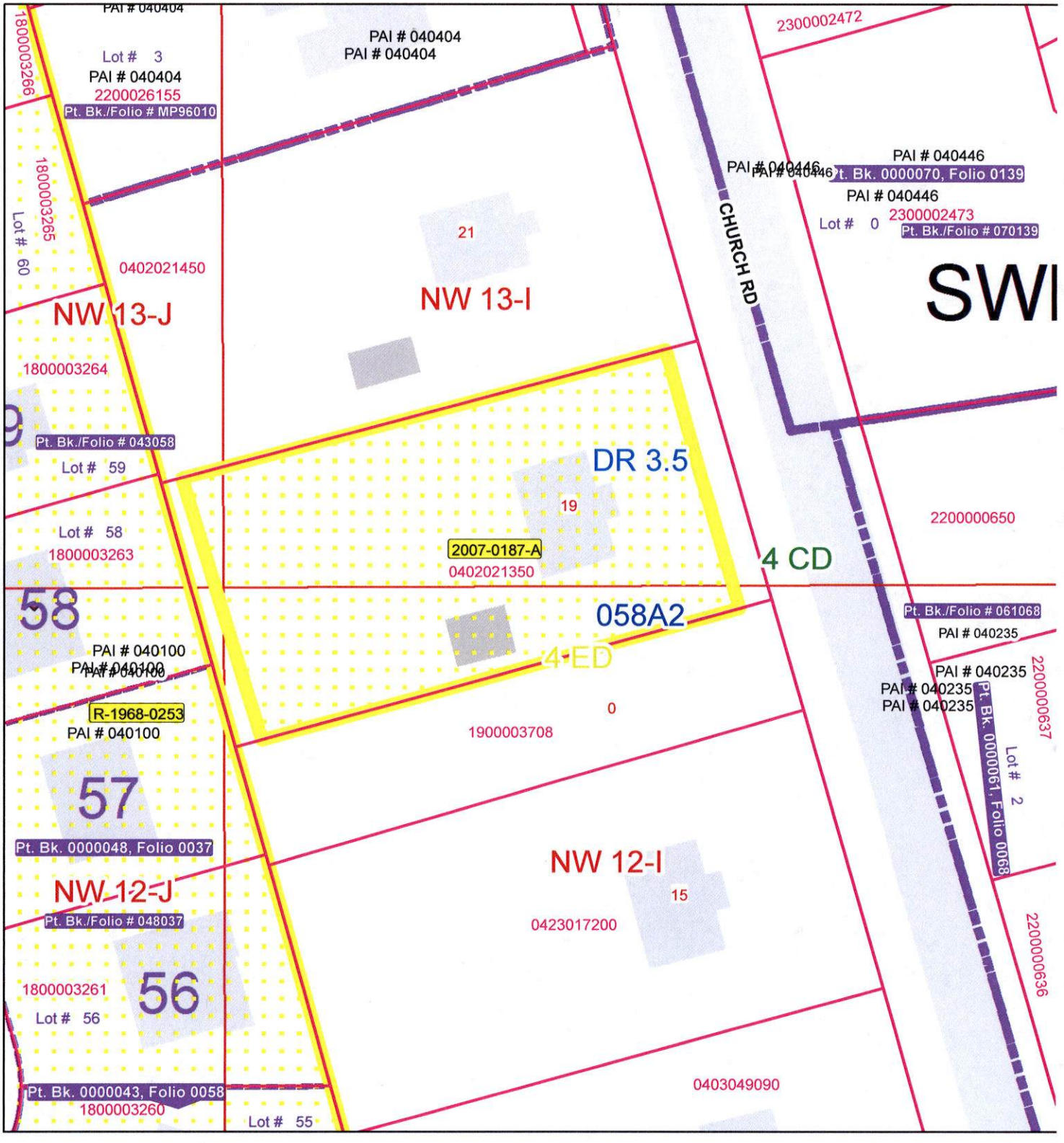
PRIOR HEARING ? ___

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

19 Church Road



Publication Date: 3/23/2016

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

N W E S

0 12.525 50 75 100 Feet

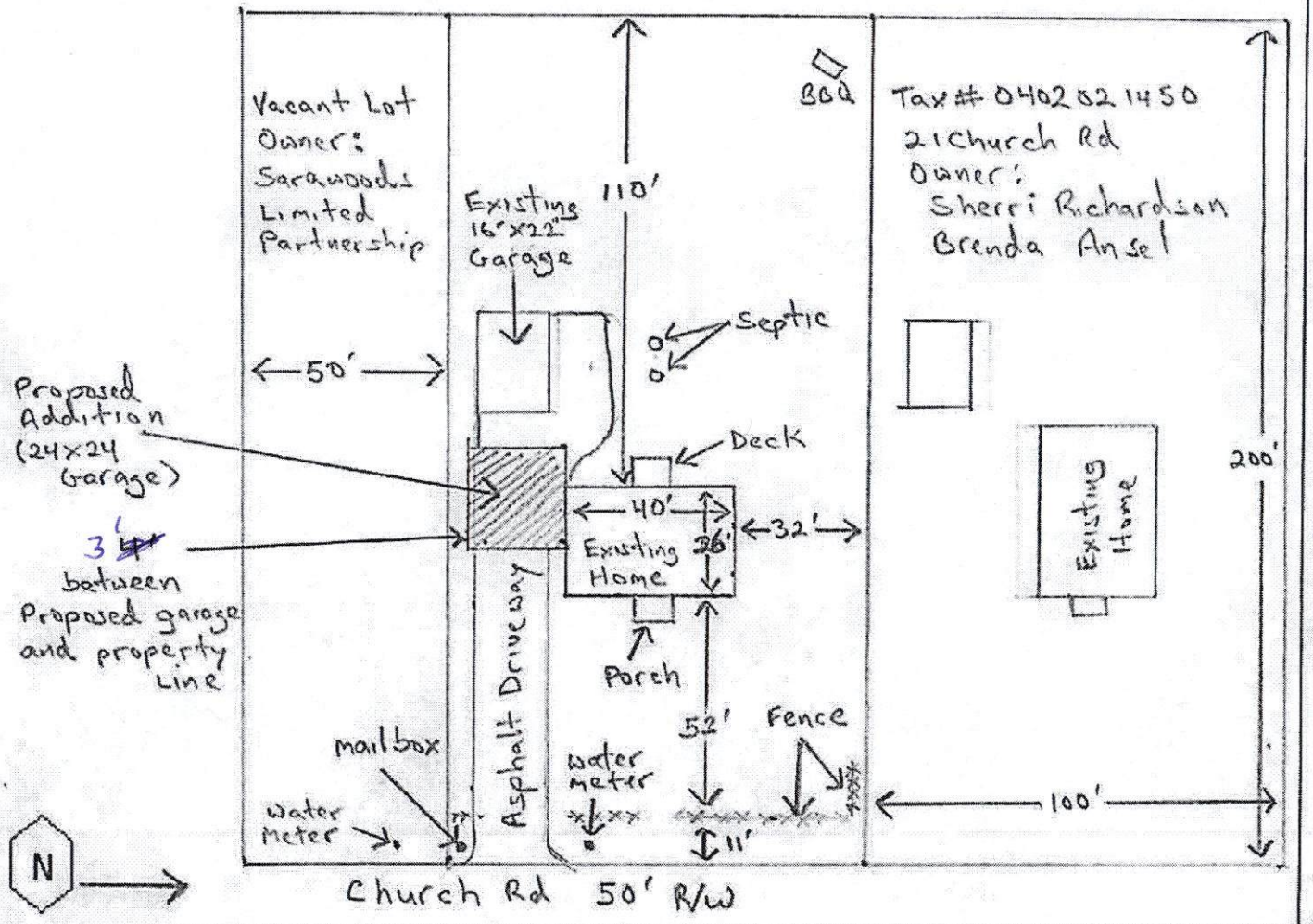
1 inch = 50 feet

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

ADDRESS 19 Church Rd OWNER(S) NAME(S) Robert King

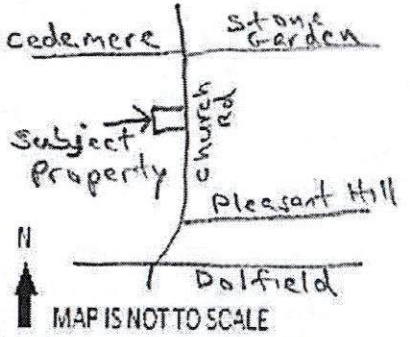
SUBDIVISION NAME ___ LOT # ___ BLOCK # ___ SECTION # ___

PLAT BOOK # ___ FOLIO # ___ 10 DIGIT TAX # 0402021350 DEED REF. # 35958/00388



PLAN DRAWN BY Robert King DATE 28 Mar 16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 058A2

SITE ZONED DR3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE ___

OR SQUARE FEET 19,894

HISTORIC ? N

IN CBCA ? N

IN FLOOD PLAIN ? N

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ___

SEWER IS:

PUBLIC ___ PRIVATE X

PRIOR HEARING ? ___

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

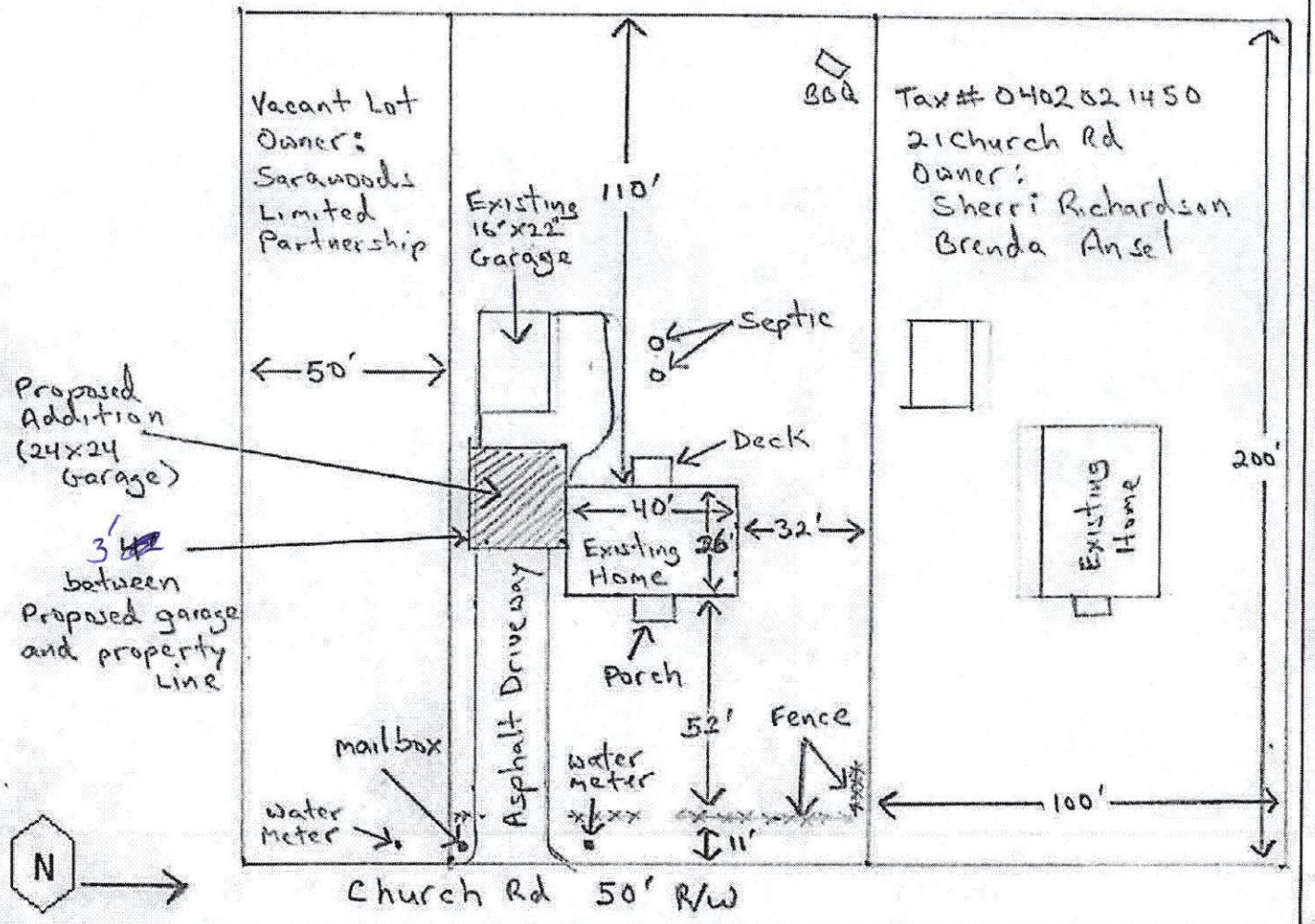
VIOLATION CASE INFO:

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

ADDRESS 19 Church Rd OWNER(S) NAME(S) Robert King

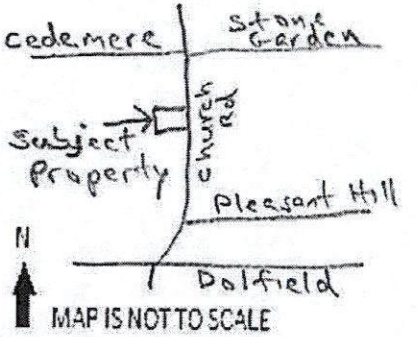
SUBDIVISION NAME _____ LOT # ____ BLOCK # ____ SECTION # ____

PLAT BOOK # ____ FOLIO # ____ 10 DIGIT TAX # 0402021350 DEED REF. # 35958/00388



PLAN DRAWN BY Robert King DATE 28 Mar 16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 058A2

SITE ZONED DR3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE ____

OR SQUARE FEET 19,994

HISTORIC ? N

IN CBCA ? N

IN FLOOD PLAIN ? N

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO: