

MEMORANDUM

DATE: June 7 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0242-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 6, 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 *
(2028 Willowcrest Circle)
3rd Election District *
2nd Council District *
Joshua E. and Alanna P. Ditman *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0242-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Joshua E. and Alanna P. Ditman. The Petitioners are requesting Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with a rear setback of 16 ft. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 17, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 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 the Code.

ORDER RECEIVED FOR FILING
Date 5-6-16

By SW

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 Petitioners.

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 6th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with a rear setback of 16 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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 5-6-16

By DLW



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 2028 Willowcrest Circle Baltimore MD 21209 Currently zoned DR 2
Deed Reference 34863 100148 10 Digit Tax Account # 2400013193
Owner(s) Printed Name(s) ALANNA JOSHUA DITMAN

(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: Sections: 1B02.C.1; 301.1.A

To permit an open projection (deck) with a rear setback of 16 ft in lieu of the required 22.5 feet.

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):

Joshua DITMAN Alanna DITMAN
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

2028 Willowcrest Cir. Baltimore, MD
Mailing Address City State

21209 (203) 671-9295 joshua.ditman@gmail.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:

Jeremy Clancy
Name – Type or Print

[Signature]
Signature

P.O. Box 310 Perry Hall MD
Mailing Address City State

21228 1443-340-1229 Jeremy@AppliedandApproved.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 5 day of June, 2016, 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 2016-0242-A Filing Date 4/5/2016 Estimated Posting Date 4/17/16 Reviewer [Signature]

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: 2028 Willowcrest Cir Baltimore MD 21209
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)

WE ARE REQUESTING TO CONSTRUCT A 16x28 OPEN DECK WITH LANDINGS + STAIRS THAT WILL RESULT IN A REAR SETBACK OF 17' IN L.W. OF THE REQUIRED 22.5 FEET; THIS MEANS WE ARE REQUESTING A VARIANCE OF 5.5 FEET. THE 17' SETBACK IS ACTUALLY TO THE LANDING STAIRS - THE SETBACK TO THE ACTUAL DECK IS 16' WHICH IS ONLY 1.5' SHY OF THE REQUIRED SETBACK. OUR LOT BACKS TO AN IDENTICAL LOT BEHIND US AND IF/WHEN THEY CONSTRUCT THEIR DECK, EVEN IF THEY WERE GRANTED THE SAME VARIANCE WE WOULD HAVE A COMBINED 34' OF OPEN SPACE BETWEEN THE DECKS. THE NEIGHBORS HAVE BEEN NOTIFIED AND HAVE NOT EXPRESSED ANY ISSUES. WE SIMPLY WISH TO UTILIZE OUR BACK YARD MORE OFTEN AND AT APPROX 8' ABOVE THE GROUND, THIS DECK WOULD NOT ADVERSELY IMPACT THE GENERAL DESIGN IN ANY WAY

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

[Signature]
Signature of Owner (Affiant)
Joshua Ditman
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Alanna Ditman
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

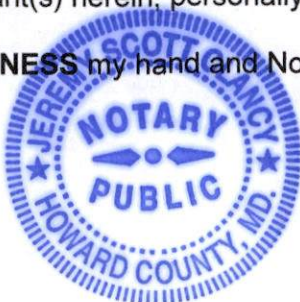
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of MARCH, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ALANNA + JOSHUA DITMAN

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
12/27/16
My Commission Expires

0242-A



ZONING PROPERTY DESCRIPTION FOR 2028 WILLOWCREST CIRCLE

Beginning at a point on the South side of Willowcrest Circle which is 40' wide at the distance of 300 feet East of the centerline of the nearest improved intersecting street Rosetta Road, which is 40' wide.

Being lot #86, in phase 2 in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #0078, Folio #0080, containing 8,030 square feet. Located in the 3rd Election District and 2nd Council District.

2016-0242-A

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2016-0242-A

PETITIONER/DEVELOPER

APPLIED & APPROVED PERMITS

DATE OF HEARING/CLOSING:

5/2/16

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 _____

2028 WILLOWCREST CIRCLE

THIS SIGN(S) WERE POSTED ON _____
(MONTH, DAY, YEAR)

4/17/16

SINCERELY,

 4/17/16
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# 2016-0242-A
TO PERMIT AN OPEN PROTECTION (DECK) WITH A REAR
SETBACK OF 16 FT IN LIEU OF THE REQUIRED 22.5 FEET.

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 MONDAY, MAY 2, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

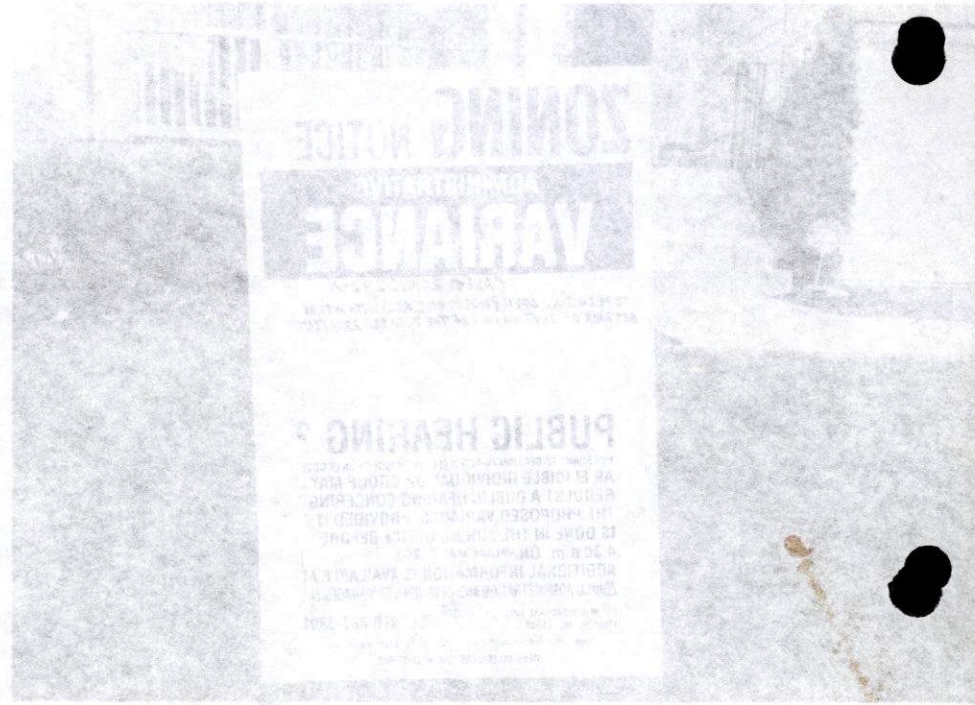
111 W. CHESEAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

W. J. ... 4/17/16



Handwritten signature

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0242 -A Address 2028 Willowcrest Circle

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/5/16 Posting Date: 4/17/16 Closing Date: 5/2/16

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- 0242 -A Address 2028 Willowcrest Circle

Petitioner's Name Joshua & Alanna Dittman Telephone 203-671-9295

Posting Date: 4/17/16 Closing Date: 5/2/16

Wording for Sign: To permit an open projection (deck) with a rear setback of 16 ft in lieu of the required 22.5 feet.

Revised 7/21/15

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

No. **134731**

Date: **4/5/16**

PAID RECEIPT

BUSINESS - ACTUAL TIME OFD
 4/06/2016 4/05/2016 09:05:56 2

REC: 0002 WALKIN DEVA JEE
 RECEIPT # 562317 4/05/2016 OFLR
 FOR: \$ 528 ZONING VERIFICATION
 CR NO. 134731

Recpt Tot \$75.00
 \$75.00 CR \$ 0.00 CA
 Baltimore County, Maryland

Fund	Dept /	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total: **75.00**

Rec From: **Approved - Approved Permits**

For: **2028 Willow Creek C.A.**

2016-0247-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*

May 3, 2016

Joshua & Alanna Ditman
2028 Willowcrest Circle
Baltimore MD 21209

RE: Case Number: 2016-0242 A, Address: 2028 Willowcrest Circle

Dear Mr. & Ms. Ditman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 5, 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 faint circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jeremy Clancy, P O Box 310, Perry Hall MD 21128

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



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

Date: 4/27/16

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. 2016-0242-A

Administrative Variance
Joshua & Alanna Dittman
2028 Willowcrest Circle

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 blue ink, appearing to read 'Richard A. Zeller', is written over the printed name of David W. Peake.

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



512
RECEIVED

APR 14 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: April 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0242-A
Address 2028 Willowcrest Circle
(Ditman 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, 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 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0242-A
Address 2028 Willowcrest Circle
(Ditman Property)

Zoning Advisory Committee Meeting of **May 2, 2016**.

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

Reviewer: Steve Ford

Date: 04-28-2016

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



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

Date: 4/10/16

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

Dear Ms. Lewis:

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*Administrative Variance -
Joshua & Alanna Dittman
2028 Willowcrest Circle*

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Sincerely,

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

DWP/RAZ

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 # 2016-0242-A
Address 2028 Willowcrest Circle
(Ditman 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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

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

DATE: April 14, 2016

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

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>4-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-14</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-27</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	<u>15 days</u> Date: <u>Ogle</u> by <u>4-17-16</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

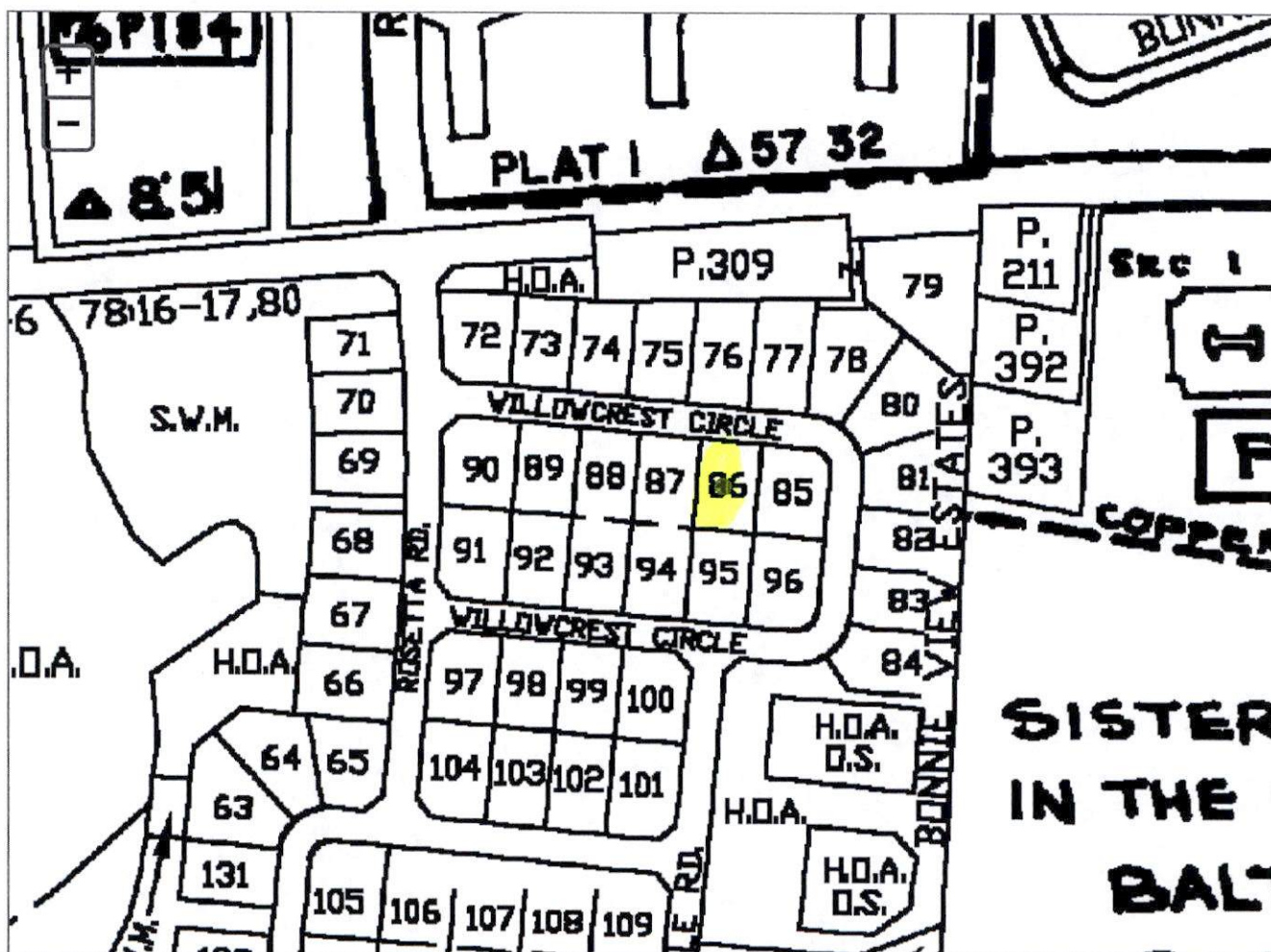
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 03 Account Number - 2400013193					
Owner Information					
Owner Name:	DITMAN JOSHUA E DITMAN ALANNA P		Use:	RESIDENTIAL	
Mailing Address:	2028 WILLOWCREST CIR BALTIMORE MD 21209		Principal Residence:	YES	
			Deed Reference:	/34863/ 00148	
Location & Structure Information					
Premises Address:	2028 WILLOWCREST CIR 0-0000		Legal Description:	.184 AC PHASE 2 2028 WILLOWCREST CIR SS BONNIE VIEW ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0079	0002	0083		0000	86 2014 Plat Ref: 0078/0080
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
2006	2,970 SF			8,030 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	2 Attached
Value Information					
	Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015 As of 07/01/2016
Land:	176,000		158,400		
Improvements	273,400		296,200		
Total:	449,400		454,600		452,867 454,600
Preferential Land:	0				0
Transfer Information					
Seller: HUDSON VINCE EDUARDO		Date: 04/15/2014		Price: \$520,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34863/ 00148		Deed2:	
Seller: BEAZER HOMES CORP		Date: 09/15/2006		Price: \$645,000	
Type: ARMS LENGTH IMPROVED		Deed1: /24471/ 00031		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: No Application					

Baltimore County

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

District: 03 Account Number: 2400013193



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>).

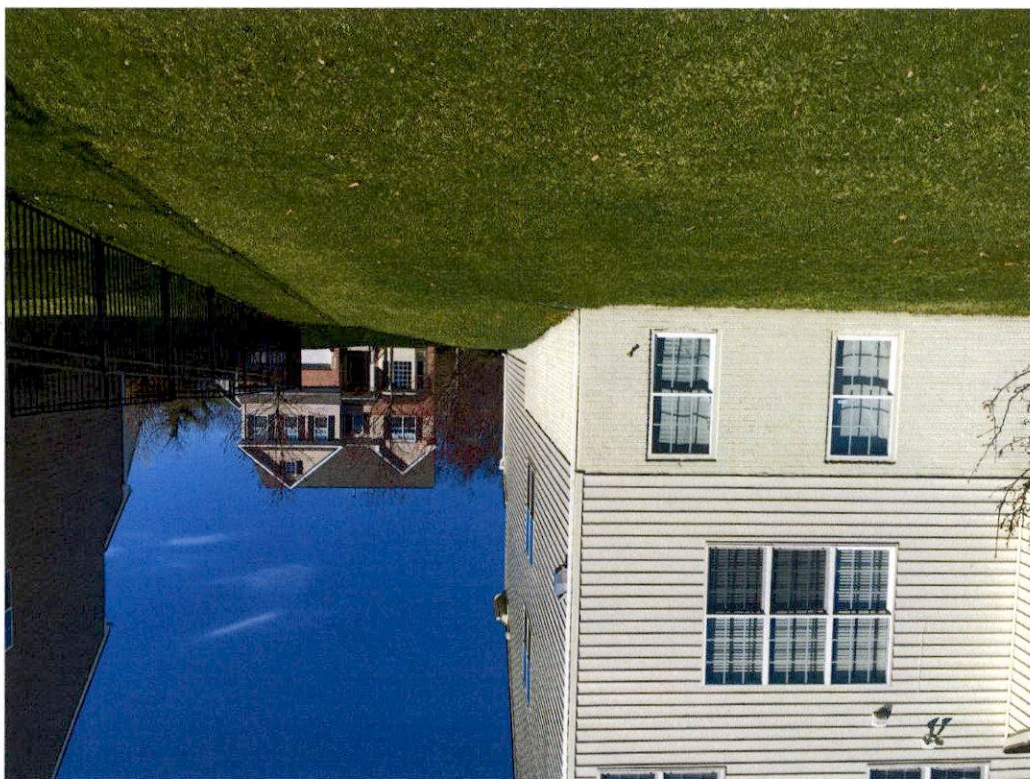
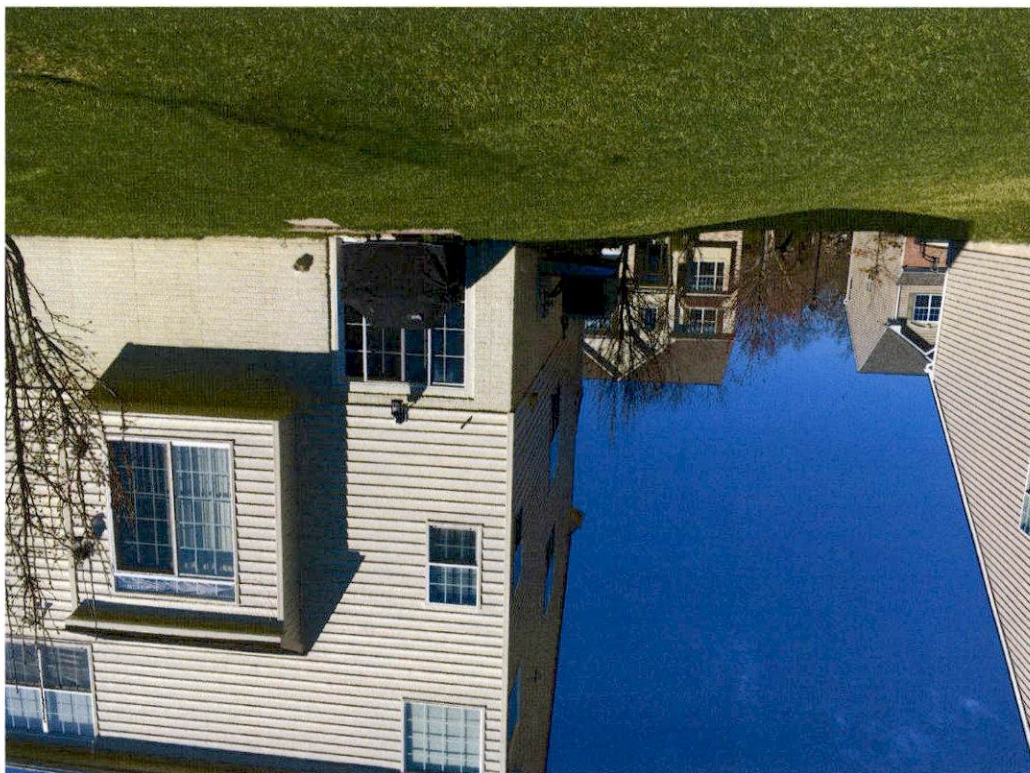
Property maps provided courtesy of the Maryland Department of Planning.

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>).

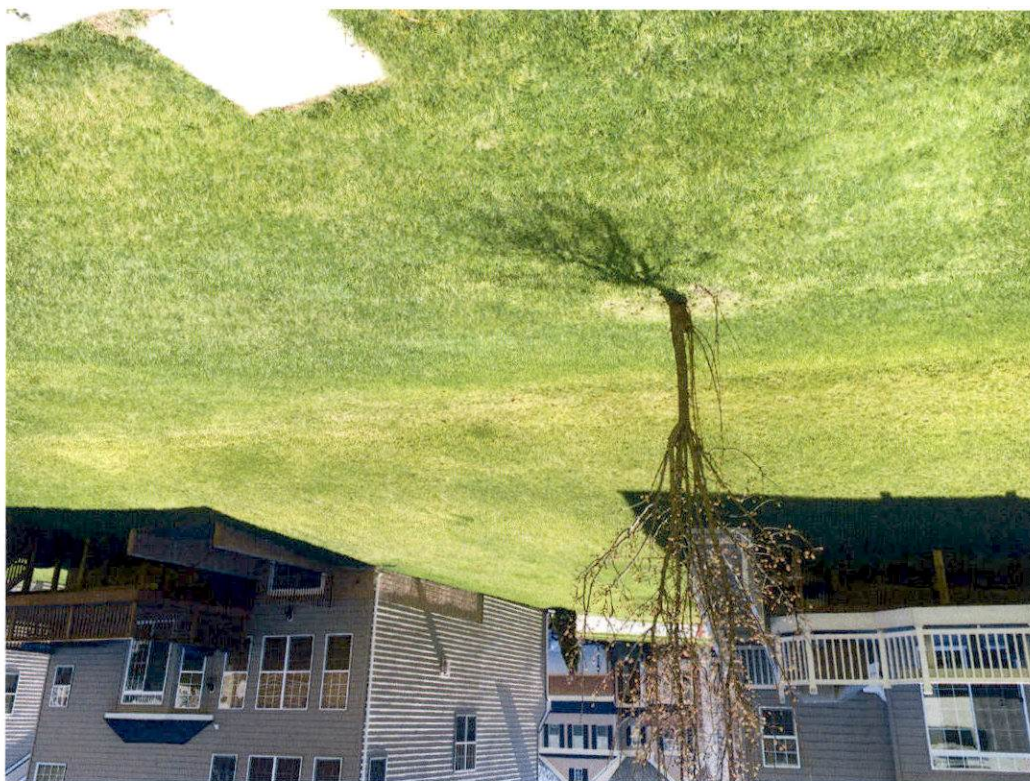


2016-0242-A

0242-A



tl-2/20



Pt. Bk. 0000057, Folio 0032

Pt. Bk. 0000057, Folio 0033

R-1976-0048

030320

R-1986-0108

1992-0395-SPH

PAI # 030320

PAI # 030321

DR 5.5

PAI # 030320

Pt. Bk./Folio # 057032

SMITH AVE

2400013215

0319011780

2007

HOA

2400013186

79

Lot # 79

Lot # 73

73

Lot # 75

75

2400013183

76

Lot # 76

Lot # 77

2400013184

77

Lot # 78

2400013185

78

Lot # 80

80

2400013187

3-ED

079A1

2-CD

2400013196

Lot # 88

2400013195

89

88

Lot # 87

2400013194

87

2400013193

86

Lot # 86

2400013192

85

Lot # 85

Lot # 81

2400013188

81

PAI # 030454

PAI # 030454

Lot # 82

2400013189

82

2400013190

Lot # 83

83

DR-2

1992-0204-SPHA
1988-0056-SPHXA

NW 8-C

2400013199

92

Lot # 92

2400013200

93

Lot # 93

2400013201

94

2007-0191-A

2400013202

95

Lot # 95

2016

2400013203

96

Lot # 96

WILLOWCREST CIR

PAI # 030454 078080

PAI # 030454

PAI # 030454

Lot # 82

2400013189

82

2400013190

Lot # 83

83

1986-0508-X

Lot # 84

2400013191

84

2400013214
Pt. Bk. 0000078, Folio 0080

DR-3

Lot # 98

2400013205

98

2400013206

99

Lot # 99

2400013207 6610

100

2008-0248-A

ASHDALE RD

2400013212

HOA

Lot # 103

2400013210

103

Lot # 102

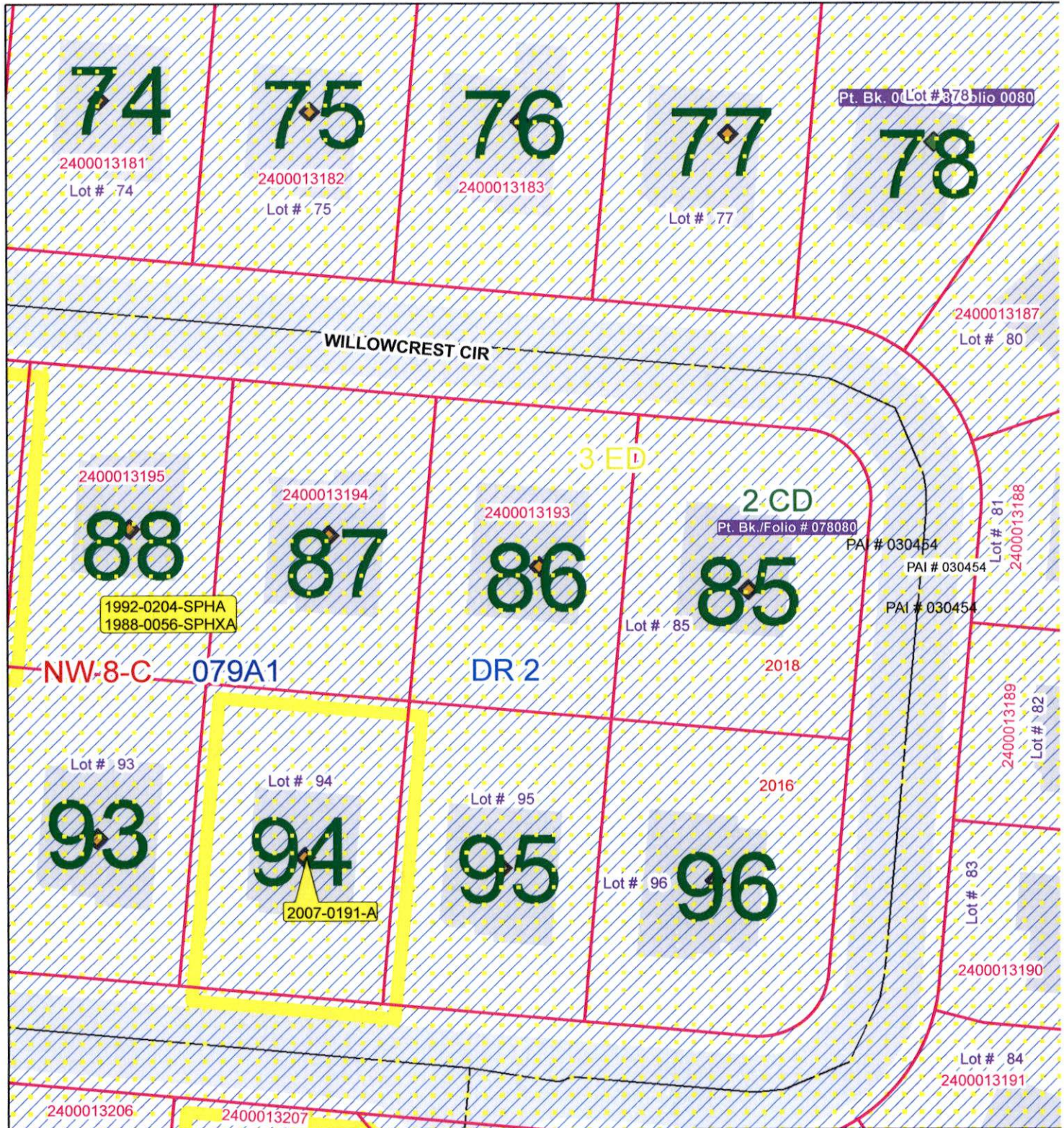
2400013209

102

Lot # 101

2400013208

101



Publication Date: 4/5/2016



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

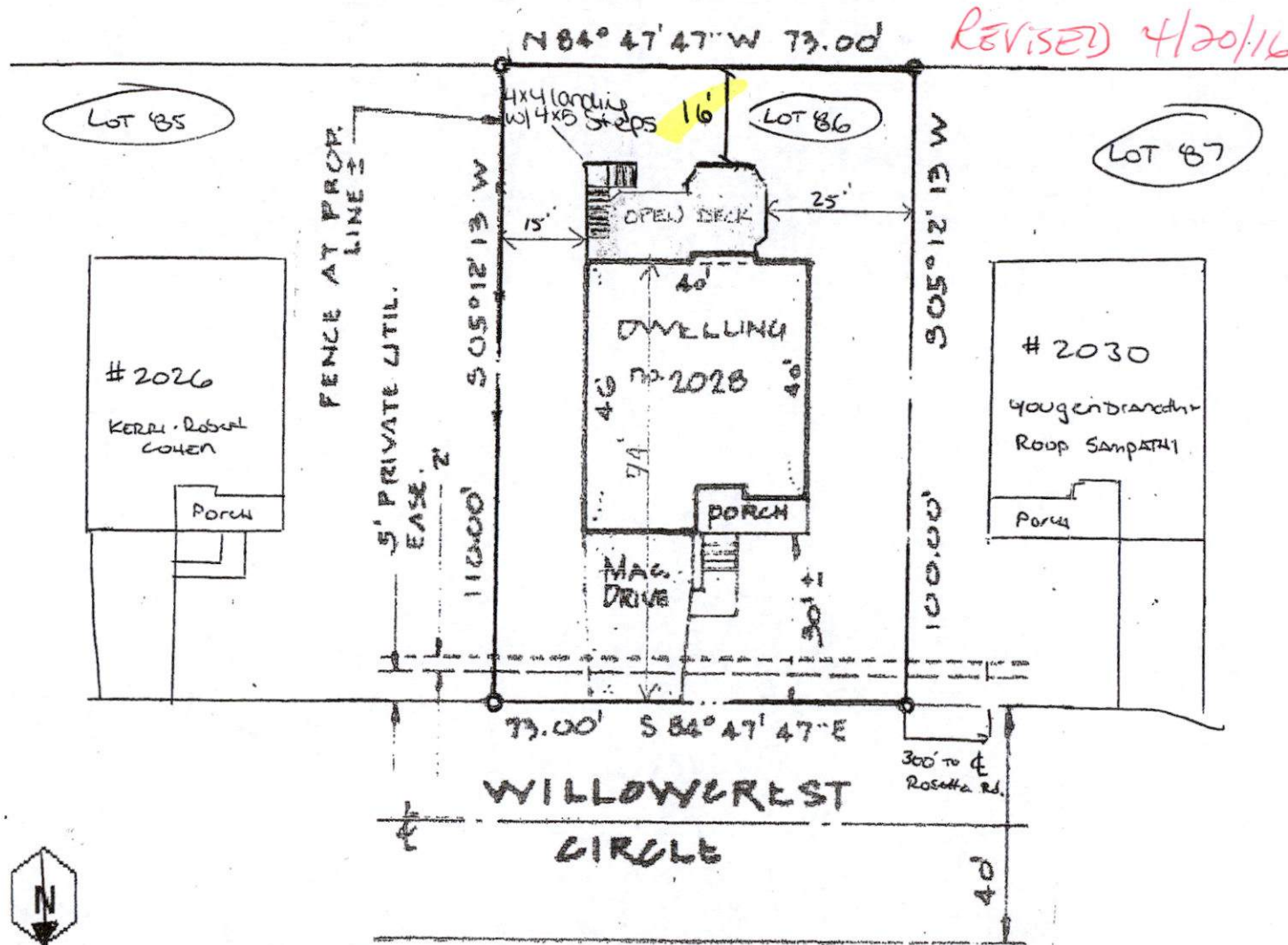
1 inch = 50 feet

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

ADDRESS 2028 Willowcrest Cir. OWNER(S) NAME(S) ALANNA + JOSHUA DITMAN

SUBDIVISION NAME Bonne View Estates LOT # 86 BLOCK # - SECTION # -

PLAT BOOK # 0078 FOLIO # 0080 10 DIGIT TAX # 24 000 13 193 DEED REF. # 34863 / 00148

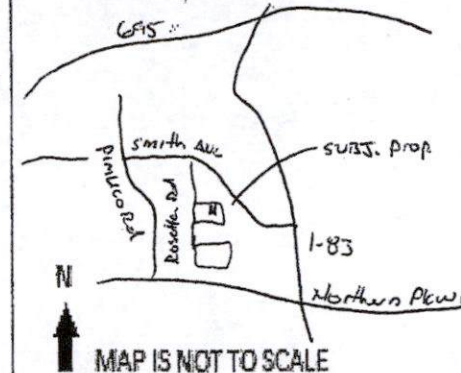


PLAN DRAWN BY JSC

DATE 3/28/16 SCALE: 1 INCH = 30 FEET

2016-0242-A

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 079A1
SITE ZONED DR 2
ELECTION DISTRICT 03
COUNCIL DISTRICT 2nd
LOT AREA ACREAGE .184
OR SQUARE FEET 8037
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

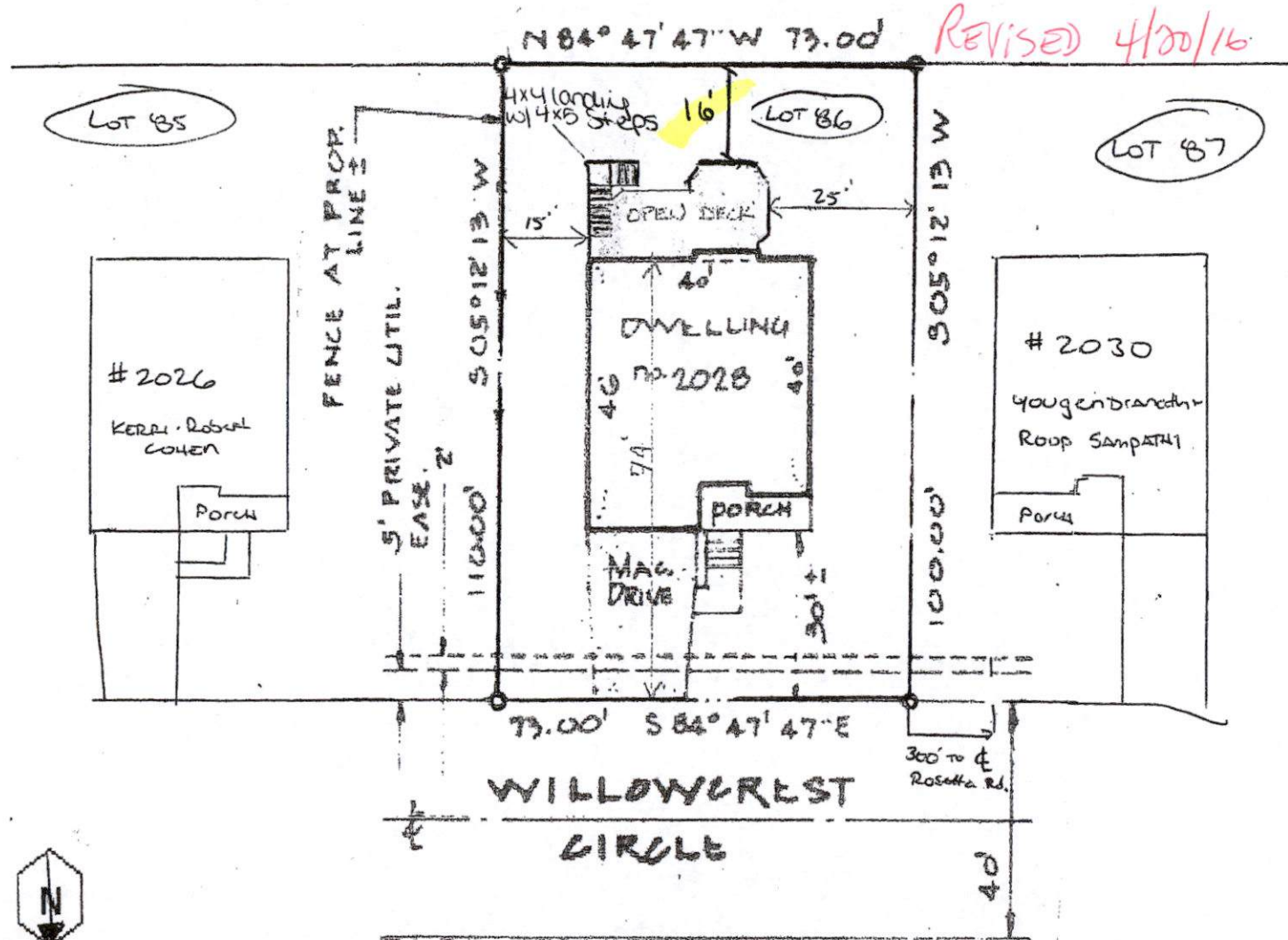
VIOLATION CASE INFO:

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

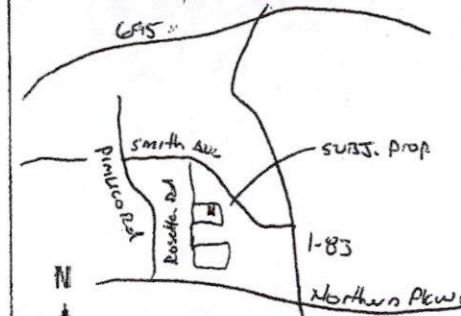
ADDRESS 2028 Willowcrest Cir. OWNER(S) NAME(S) Alanna + Joshua Dittman

SUBDIVISION NAME Bonne View Estates LOT # 86 BLOCK # - SECTION # -

PLAT BOOK # 0078 FOLIO # 0080 10 DIGIT TAX # 24 000 13 193 DEED REF. # 34863 / 00 148



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 079A1

SITE ZONED DR 2

ELECTION DISTRICT 03

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE .184

OR SQUARE FEET 8030

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY

JSC

DATE 3/28/16

SCALE: 1 INCH = 30 FEET

2016-0242-A

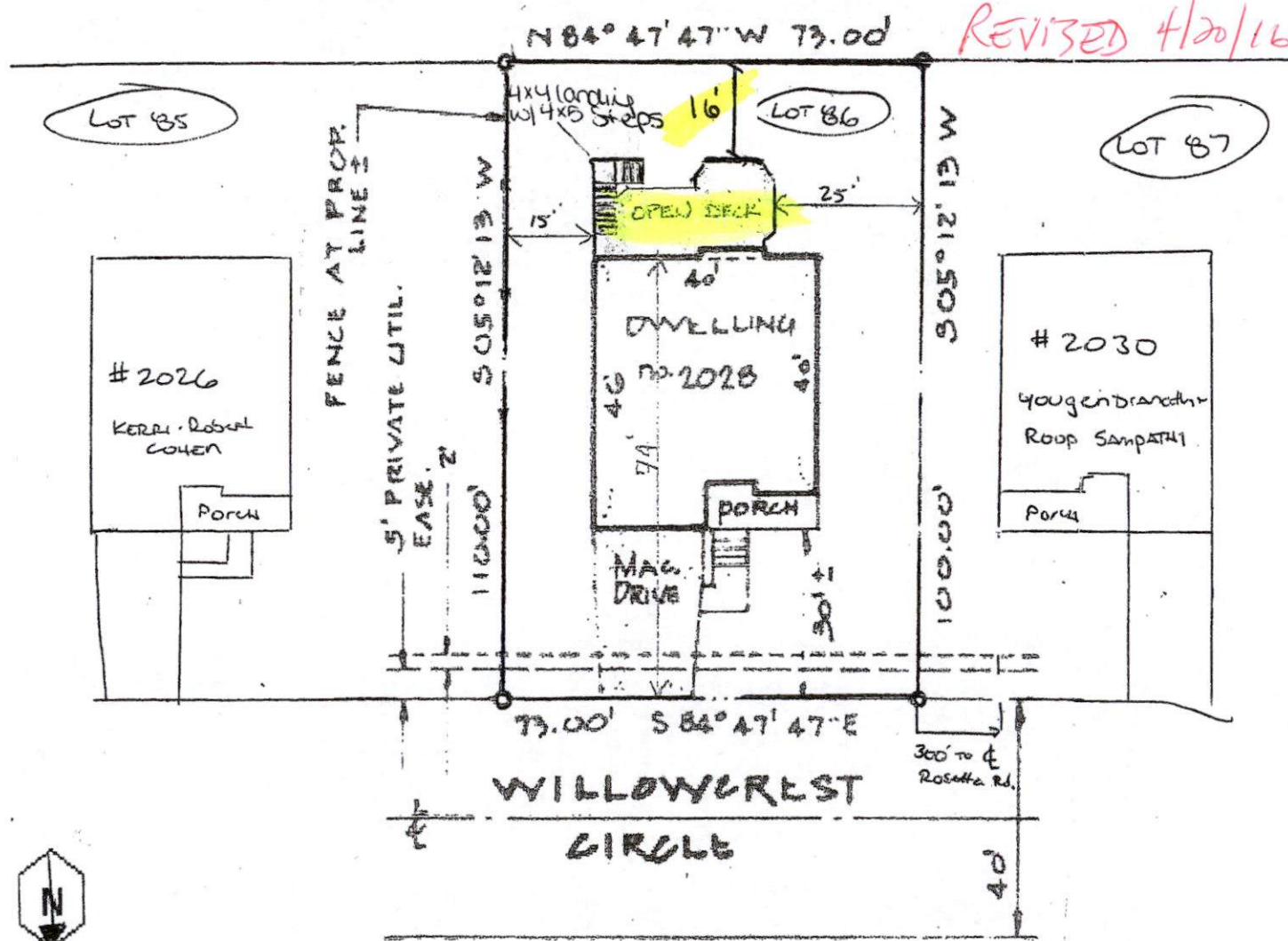
~~Patricia A~~

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

ADDRESS 2028 Willowcrest Cir. OWNER(S) NAME(S) Alanna - Joshua Dittman

SUBDIVISION NAME Bonne View Estates LOT # 86 BLOCK # - SECTION # -

PLAT BOOK # 0078 FOLIO # 0080 10 DIGIT TAX # 24 000 13 193 DEED REF. # 34863 / 00148

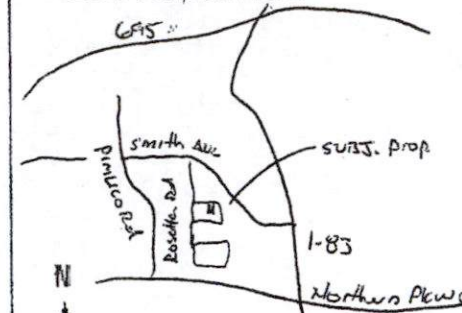


PLAN DRAWN BY JSC

DATE 3/28/16 SCALE: 1 INCH = 30 FEET

2016-0242-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 079A1

SITE ZONED DR 2

ELECTION DISTRICT 03

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE .184

OR SQUARE FEET 8030

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Ret. Exh. 1