

MEMORANDUM

DATE: June 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0249-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 13, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

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 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 Petitioners.

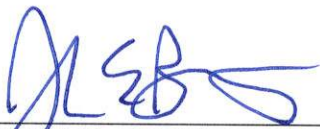
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 12th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard addition (garage) with a rear setback of 18 ft. in lieu of the required 40 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 5-12-16 2

By WSJ



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 3404 Winterset Court Currently zoned D.R. 2
 Deed Reference 23267 / 442 10 Digit Tax Account # 0 3 0 8 0 5 6 7 2 0
 Owner(s) Printed Name(s) Melissa K. Peters, Richard E. Peters

(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) (see attachment)

BCZR: 1B01.2.C.1.b. → To permit a side yard addition with a rear setback of 18 feet in lieu of the required 40 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):

Melissa K. Peters / Richard E. Peters
 Name #1 – Type or Print Name #2 – Type or Print
Melissa K. Peters Richard E. Peters
 Signature #1 Signature #2
 3404 Winterset Court Baltimore Maryland
 Mailing Address City State
 21208 / 443-462-2958 melissa.k.peters@wellsfargo.com
 Zip Code Telephone # Email Address

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

N/A
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Richard E. Matz, P.E.
 Name – Type or Print
Richard E. Matz
 Signature
 2835 Smith Avenue, Ste. G Baltimore Maryland
 Mailing Address City State
 21209 / 410-653-3838 / dmatz@cmengineers.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 2016-0249-A Filing Date 4/15/16 Estimated Posting Date 4/24/16 Reviewer JS

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: 3404 Winterset Court Baltimore Maryland 21208
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 Attachment)

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

Melissa K. Peters

Signature of Owner (Affiant)

Melissa K. Peters

Name- Print or Type

Richard E. Peters

Signature of Owner (Affiant)

Richard E. Peters

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 12th day of October, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Melissa K. Peters and Richard E. Peters

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

AS WITNESS my hand and Notaries Seal

Deborah A. Settar-Dietz
Notary Public

1/31/2017
My Commission Expires



**Zoning Petition Attachment
3404 Winterset Court
Baltimore County, Maryland**

Variances Requested

Section: (B02.3.B) To permit a proposed attached garage with a rear yard setback of 18 feet in lieu of the minimum required 40 feet.

Affidavit in Support of Administrative Variance

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at the above address:

This site is located in the Pikesville area of Baltimore County. The petitioner's property is located at the end of a cul-de-sac, and is currently improved with an existing 1-story single family dwelling which was constructed approximately 50 years ago. The surrounding neighborhood is residential in nature and comprised of similarly sized dwellings. The petitioners purchased the property at #3404 Winterset Court approximately 10 years ago.

The petitioners are requesting variance relief from the Baltimore County Zoning Regulations (BCZR) for the construction of an attached 2-car garage in the northeast of the property corner. The existing dwelling was originally constructed without a garage or carport, and with the front building wall facing Winterset Court. Due to the location of the property at the end of the cul-de-sac, this resulted in the dwelling being oddly oriented at an angle to the property boundaries. The unique orientation of the dwelling on the property (rather than conventionally aligned with the property boundaries) necessitates the requested variance relief.

The petitioners propose to construct the attached 2-car garage as an addition, as they wish to keep their property in the character of the existing neighborhood, rather than demolish the property and rebuild a new home. The proposed addition will be constructed to match the style of the existing dwelling and maintain the character of the neighborhood. The purpose of the garage is for the safety and convenience of storing their personal vehicles indoors.

The proposed garage addition has been setback 3.5' from the rear building wall of the existing dwelling. This location maximizes the distance from the adjacent neighbor's dwelling at #3402 Winterset Court, and will not impact visibility to the neighbor's property from Winterset Court. The proposed location of the garage at the northeast corner of the petitioner's property will be unobtrusive with respect to the roadway. Access to the garage will be provided from the existing driveway, in order to minimize the impact on the property and neighborhood.



ZONING DESCRIPTION
3404 Winterset Court
Baltimore County, Maryland

Beginning at a point on the northeast side of Winterset Court, which is 50 feet wide, located 301 feet, more or less, northwest of the centerline of the nearest improved intersecting street Winterset Avenue, which is 50 feet wide at the intersection of Winterset Court and Winterset Avenue.

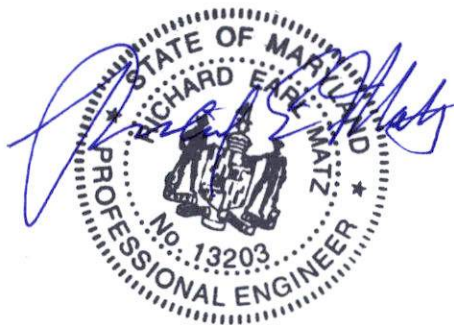
Being Lot Number 24, Block F, Section 3 of Dumbarton Heights as recorded in Baltimore County Plat Book G.L.B. 25, Folio 58, containing 28,035 square feet or 0.644 acres, more or less. Located in the 3rd Election District and 2nd Councilmanic District. Also known as 3404 Winterset Court.

Professional Certification

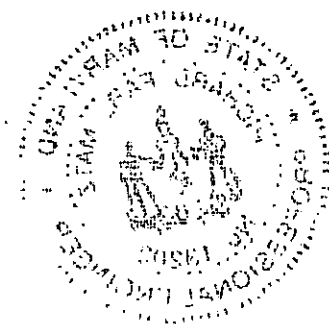
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2016



APRIL 11, 2016



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/20/2016

Case Number: 2016-0249-A

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC.~
MELISSA & RICHARD PETERS

Date of Hearing (Closing): MAY 9, 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:
3404 WINTERSET COURT

The sign(s) were posted on: APRIL 19, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0249 -A Address 3404 WINTERSET CT.
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-15-16 Posting Date: 4-24-16 Closing Date: 5-9-16

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- 0249 -A Address 3404 WINTERSET CT.
Petitioner's Name PETGAS Telephone 443-462-2958
Posting Date: 4-24-16 Closing Date: 5-9-16
Wording for Sign: TO PERMIT A SIDE YARD ADDITION (GARAGE) WITH A REAR SET BACK
OF 18 FEET IN LIEU OF THE REQUIRED 40 FEET.

Revised 7/21/15

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 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 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:

Item Number or Case Number: 2016-0249-A

Petitioner: Melissa K. Peters & Richard E. Peters

Address or Location: 3404 Winterset Court, Baltimore, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melissa K. Peters & Richard E. Peters

Address: 3404 Winterset Court

Baltimore, MD 21208

Telephone Number: 443-462-2958

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

No. **134738**

Date: **4/15/16**

PAID RECEIPT

BUSINESS ACTUAL TIME BCU
 4/18/2016 4/15/2016 11:07:46 3
 RECEIPT # 574356 4/15/2016 CFLH
 Dept 5 523 ZONING VERIFICATION
 ID. 134738
 Recpt Tot \$75.00
 \$75.00 EX \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000	5	6150				\$75.00

Total: **\$75.00**

Rec. From: **2016-02-9-A** ↗

For: **PE-LRS** ↖

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 10, 2016

Melissa K & Richard E Peters
3404 Winterset Court
Baltimore MD 21208

RE: Case Number: 2016-0249 A, Address: 3404 Winterset Court

Dear Mr. & Ms. Peters:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 15, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richard E Matz, P. E., 2835 Smith Avenue, Suite G, Baltimore MD 21209

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. 2016-0249-A

Administrative Variance
Melissa K. & Richard E. Peters
3404 Winterset Court

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 'David W. Peake', is written over a horizontal line.

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: May 2, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2016
Item No. 2016-0242, 0249, 0250, 0251, 0253, 0254, 0257 and 0258

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\ZAC05022016.doc

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 # 2016-0249-A
Address 3404 Winterset Court
(Peters 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

February 29, 2016

To whom this may concern,

This letter is to indicate no objection to the to the proposed addition by Melissa and Rick Peters of 3404 Winterset Ct. We do not object to a two or three car garage addition.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rachel Spiegler".

Rachel Spiegler
Homeowner

Nadav and Rachel (Rikki) Spiegler
3409 Old Post
Baltimore MD 21208
(cell) 847-791-7110

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0308033040			
Owner Information					
Owner Name:		SPIEGLER NADAV SPIEGLER RACHEL		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		3409 OLD POST DR BALTIMORE MD 21208-3120		Deed Reference: /36997/ 00305	
Location & Structure Information					
Premises Address:		3409 OLD POST DR BALTIMORE 21208-3120		Legal Description: 3409 OLD POST DR DUMBARTON HGTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0022	0123		0000	1 F 13 2014 0024/0057
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1958		3,368 SF		22,302 SF	
Property Land Area		County Use			
22,302 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	3 full/ 1 half	1 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:		132,000	112,600		
Improvements		222,800	225,000		
Total:		354,800	337,600	337,600	337,600
Preferential Land:		0			0
Transfer Information					
Seller: WOLF JOSHUA		Date: 12/18/2015		Price: \$376,500	
Type: ARMS LENGTH IMPROVED		Deed1: /36997/ 00305		Deed2:	
Seller:		Date: 06/13/2012		Price: \$328,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /32184/ 00151		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03473/ 00644		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: 0308033040



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>).



Front











REAR



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>5-2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-28</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	_____
<u>2-29</u>	ADJACENT PROPERTY OWNERS	<u>Spiegler</u> <u>3409022 Post.</u> <u>"No objection"</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	(<i>today</i>) Date: <u>4-19-16</u> by <u>G'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0308056720			
Owner Information					
Owner Name:		PETERS RICHARD E PETERS MELISSA K		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		3404 WINTERSET CT BALTIMORE MD 21208-3114		Deed Reference: /23267/ 00442	
Location & Structure Information					
Premises Address:		3404 WINTERSET CT BALTIMORE 21208-3114		Legal Description: 3404 WINTERSET CT DUMBARTON HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0022	0162		0000	3
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	Assessment
F	24	2014		0025/0058	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1959	3,363 SF		28,310 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	BRICK	3 full/ 1 half	
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2014	07/01/2015	07/01/2016	
Land:	133,500	114,100			
Improvements	236,900	258,500			
Total:	370,400	372,600	371,867	372,600	
Preferential Land:	0			0	
Transfer Information					
Seller: LANDE PAUL S		Date: 01/23/2006		Price: \$575,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23267/ 00442		Deed2:	
Seller: BUSH STANLEY		Date: 10/23/1992		Price: \$255,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09426/ 00500		Deed2:	
Seller: HIMELES MARTIN S		Date: 01/18/1982		Price: \$152,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06362/ 00399		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: **0308056720**

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.

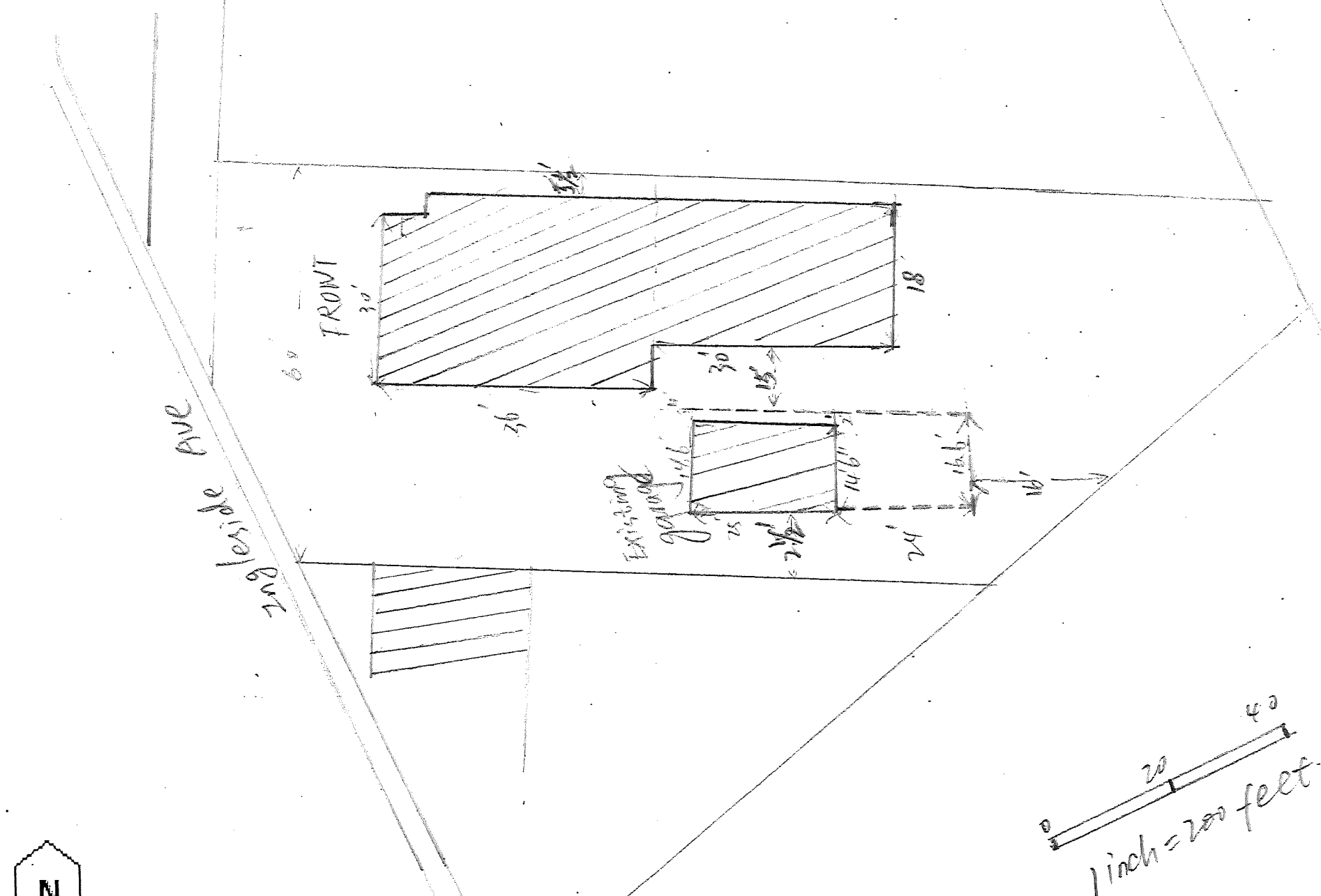
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

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

ADDRESS 432 Ingleside Ave, Baltimore, 21228 OWNER(S) NAME(S) Chaoneng Wu

SUBDIVISION NAME N/A LOT # 2 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0014 FOLIO # 0042 10 DIGIT TAX # 0106571500 DEED REF # 36917 / 00287



SITE VICINITY MAP

N
MAP IS NOT TO SCALE
ZONING MAP# 101A1
SITE ZONED DRS.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE _____
OR SQUARE FEET 9,855
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? X
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Chaoneng Wu DATE 04-06-2016 SCALE: 1 INCH = 200 FEET

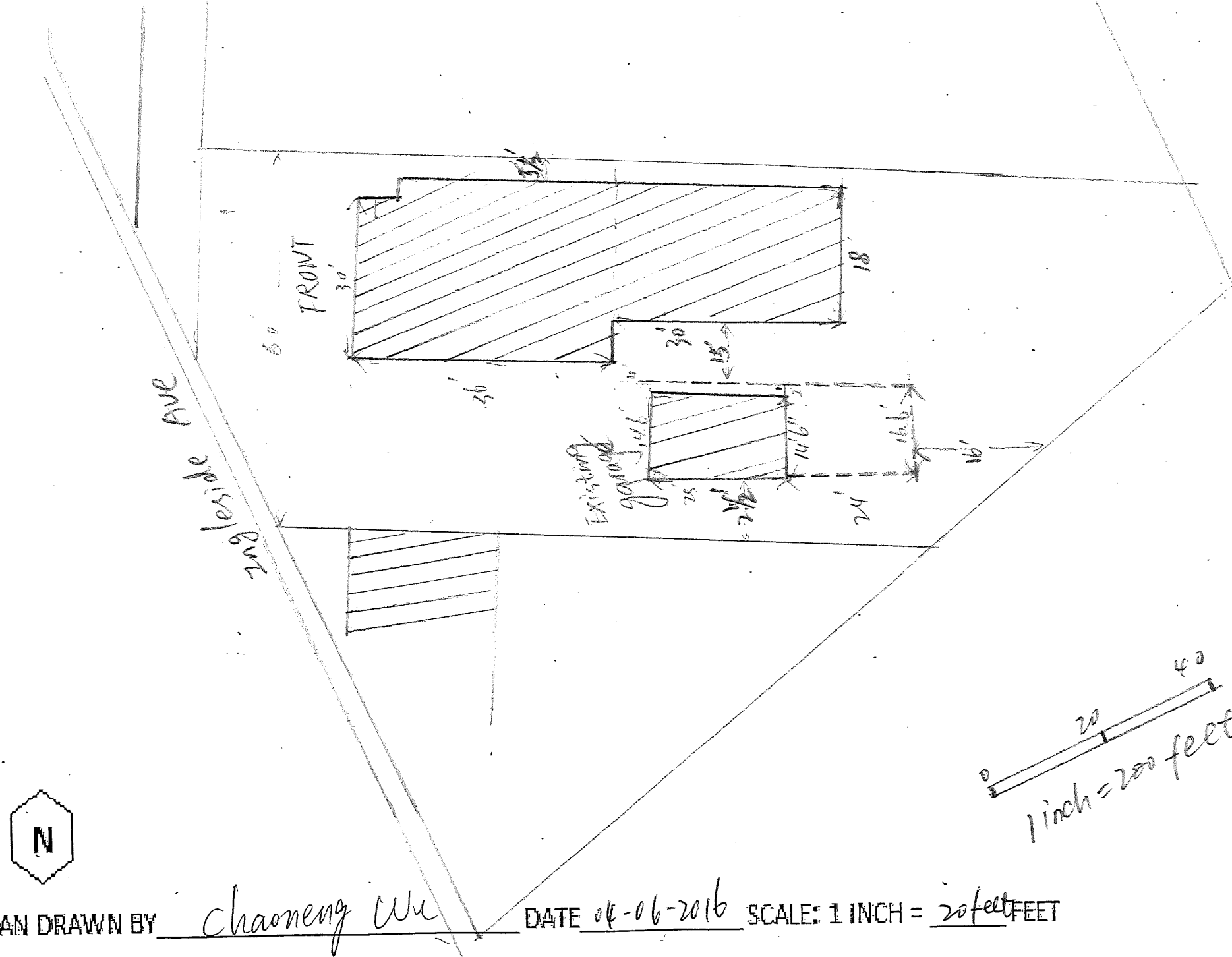
Pet. Exh. 1
2016-0250-A

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

ADDRESS 432 Ingleside Ave, Baltimore, 21228 OWNER(S) NAME(S) Chaoneng Wu

SUBDIVISION NAME N/A LOT # 2 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0014 FOLIO # 0042 10 DIGIT TAX # 0106571500 DEED REF # 36917 100287



SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 101A1

SITE ZONED DR5.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 9,855

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? X

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

