

M E M O R A N D U M

DATE: June 20, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0250-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 17, 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 *
(432 Ingleside Avenue)
1st Election District *
1st Council District *
Chaoneng Wu *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0250-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, Chaoneng Wu ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit an existing accessory structure (detached garage) with a proposed addition to be located in the side yard in lieu of the rear yard. 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 May 1, 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 5-18-16

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 18th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit an existing accessory structure (detached garage) with a proposed addition to be located in the side yard in lieu of the rear yard, 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.
2. The Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 5-18-16

2

By OW

3. The garage shall not be used for commercial purposes.

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 5-18-16

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 432 Ingleside Ave, Baltimore, MD. 21228 Currently zoned DR5.5
Deed Reference 36917 1 00287 10 Digit Tax Account # 0106571500
Owner(s) Printed Name(s) CHAONENG WU

(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)

Section. 400.1- BCZE

see attached

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):

CHAONENG WU

Name #1 – Type or Print

Name #2 – Type or Print

chaonengwu

Signature #1

Signature #2

432 Ingleside Ave, Baltimore, MD.

Mailing Address

City

State

21228

347-506 7658

wuchaon1107@126.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:

Name – Type or Print

Signature

Mailing Address

City

State

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 2016-0250-A

Filing Date 4/18/16

Estimated Posting Date 5/1/16

Reviewer GA

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: 632 Ingleside 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)**

SEE

Attached

Letter

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

Chaoneng Wu

Signature of Owner (Affiant)

CHAONENG WU

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 11 day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

CHaoneng Wu

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

12/17/2019

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: 1132 Ingleside 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)**

SEE

Attached

Letter

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

Chaoneng Wu
Signature of Owner (Affiant)

Signature of Owner (Affiant)

CHAONENG WU
Name- Print or Type

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 11 day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Chaoneng Wu

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

12/17/2019
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 1032 Ingleside Ave, Baltimore, MD. 21228 Currently zoned DRS.5
 Deed Reference 369171 00287 10 Digit Tax Account # 0106571500
 Owner(s) Printed Name(s) WU CHAONENG

(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)

Section 400.1 BCZR

SEE Attached

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):

CHAONENG WU

Name #1 – Type or Print

Name #2 – Type or Print

Chaoneng Wu

Signature #1

Signature #2

432 Ingleside Ave, Baltimore, MD.

Mailing Address

City

State

21228

Zip Code

347-506 7658

Telephone #

wu.chao1107@126.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:

Name – Type or Print

Signature

Mailing Address

City

State

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 2016-0250-A

Filing Date 4/18/16

Estimated Posting Date 5/11/16

Reviewer GA

Petition for repairing and expanding the existing garage

Mr. Yunguo Gong and Mrs. Chaoneng Wu are applying for **repairing and expanding the existing detached garage which are located in 432 Ingleside Ave, Baltimore, MD 21228**. We request to repair the existing garage. We also request to expand the size of the garage on the rear side (east side). We bought this house from the bank last year. The garage was built in 1962 and has suffered seriously from poor maintenance. We noticed some obvious problems which make the garage in a danger condition.

Firstly, this garage has been experienced termite and mold. The woods under roof tile have been rotten out by termites. Some woods under the roof have been corrupted completely. Rain leaks from the uneven roof tile of the garage directly.

Secondly, the supporting structure of existing old garage is in the tilting state directly pushed by the upstream soil because of the big ramp. The garage is in danger of falling down at anytime.

Thirdly, the paint of the garage is full of lead (Pb) which is poisonous heavy metal.

Fourthly, the old garage has the only size of width (14'6") X length (25'). It is too small to park two cars. Thereby, we plan to extend the garage to the size of width (14'6"+1'4") x (25'+24'). There is very big backyard behind the garage. It provides enough space to extend the garage at the backside (9800 sq feet lots).

Fifthly, the doors are locked and too old to use. We have consulted with the neighbors and there was no opposition of repairing and expanding the current garage.

The main building has two connected parts. The old garage was built in 1962 behind the first part of the main building 4 feet. At that time, the old garage fits the regulation of behind the main residency building. Around 1980s, the main building was expanded in the backside which is parallel to the old garage. Therefore, the old garage is not behind the main building any more. Now the garage is planned for the extending to the backyard direction.

Signature: 

Day time phone: 347-506 7658 Email: chaonengwu1107@gmail.com

Address: 432 Ingleside ave, Baltimore, MD, 21228

4/10/2016

April 18, 2016

Case#2016-0250-A

Administrative Variance section 400.1 of the BCZR To permit an existing accessory structure with a proposed addition to located in the side yard in lieu of the rear yard.

The zoning hearing property description

PART A

ZONNING PROPERTY DESCRIPTION FOR the detached garage in 432 Ingleside ave, Baltimore, MD, 21228.

*Beginning at a point on the South-east side of Ingleside Ave, which is 30' wide at the distance of 151' $\pm$ South-West of the centerline of the nearest improved intersecting street of Woodsdale, which is 40' wide.

PART B

Being Lot # (2), Block (N/A), Section # (N/A) in the subdivision of (N/A) as recorded in Baltimore County Plat Book # (0014), Folio # (0042), containing (9,885 feet in lot). Located in the (1) Election District and (1) Council District.

2016-0250-A

CERTIFICATE OF POSTING

2016-0250-A

RE: Case No.: _____

Petitioner/Developer: _____

Chaoneng Wu

May 16, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

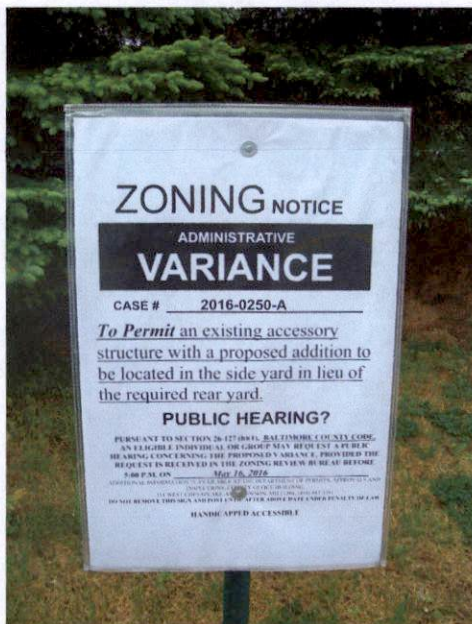
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

432 Ingleside Ave

May 1, 2016

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



(Signature of Sign Poster) May 1, 2016

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0250 -A Address 432 Ingleside Ave

Contact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/18/16 Posting Date: 5/01/16 Closing Date: 5/16/16

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- 0250 -A Address 432 Ingleside Ave

Petitioner's Name Chaoneng Wu Telephone 367-506-7058

Posting Date: 5/1/16 Closing Date: 5/16/16

Wording for Sign: To Permit an existing accessory structure with
a proposed addition to be located in the side yard
in lieu of the required rear yard.

Revised 7/21/15

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

No. 138179

Date: 4/18/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRM
4/18/2016 4/18/2016 09:23:20 3

6 4503 WALKIN CMT CAN
> RECEIPT # 674455 4/18/2016 OFLH

Dept 5 526 ZONING VERIFICATION
67 NO. 138179

Recpt Tot \$75.00
\$0.00 CK \$80.00 CA
\$5.00 CG

Baltimore County, Maryland

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

Total: 75.00

Rec From: Chaone ng-wu

For: 432 Ingleside Ave

2016 0250 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 17, 2016

Chaoneng Wu
432 Ingleside Avenue
Baltimore MD 21228

RE: Case Number: 2016-0250 A, Address: 432 Ingleside Avenue

Dear Mr. Wu:

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

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: 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. 2016-0250-A

*Administrative Variance
Chaoneng Wu
432 Ingleside 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 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: ^{DAK}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 # 2016-0250-A
Address 432 Ingleside Avenue
(Wu 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

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	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-1-16</u> by <u>Black</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 - 0106571500			
Owner Information					
Owner Name:		WU CHAONENG GONG YUNGUO		Use: RESIDENTIAL	
Mailing Address:		432 INGLESIDE AVE BALTIMORE MD 21228-3311		Principal Residence: YES Deed Reference: /36917/ 00287	
Location & Structure Information					
Premises Address:		432 INGLESIDE AVE BALTIMORE 21228-3311		Legal Description:	
DELRAY					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0014/0042
0101	0002	1275		0000	2 2016
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1948		1,521 SF		9,855 SF	
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		77,700	77,700		
Improvements		110,500	114,100		
Total:		188,200	191,800	188,200	189,400
Preferential Land:		0			0
Transfer Information					
Seller: FEDERAL NATIONAL MORTGAGE		Date: 11/25/2015		Price: \$145,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36917/ 00287		Deed2:	
Seller: FRANK MILTON L		Date: 10/14/2015		Price: \$144,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36761/ 00496		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03465/ 00052		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 \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **01** Account Number: **0106571500****A map was not found for this property.**

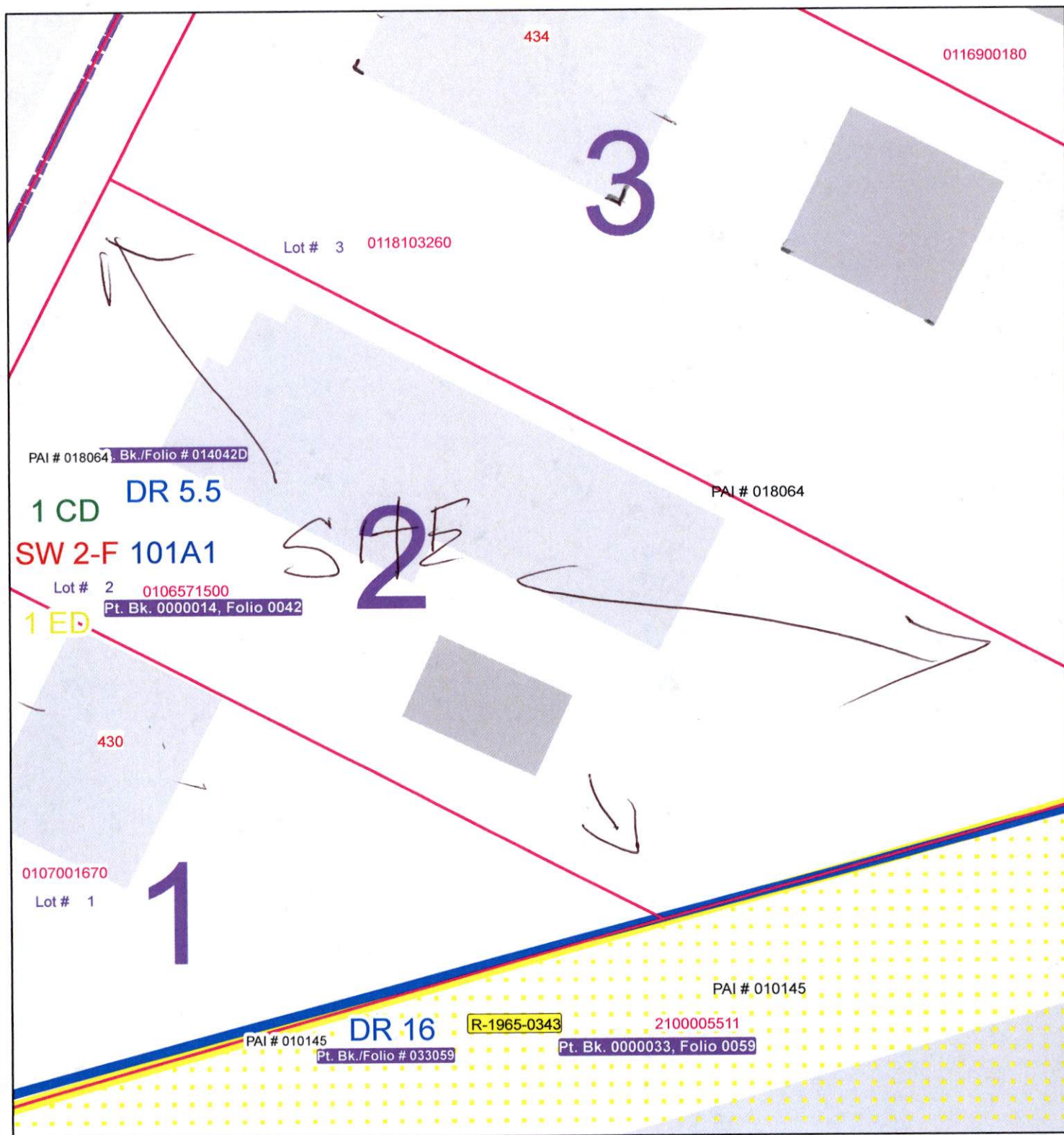
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).

Enter Property Address Here



Publication Date: 4/6/2016



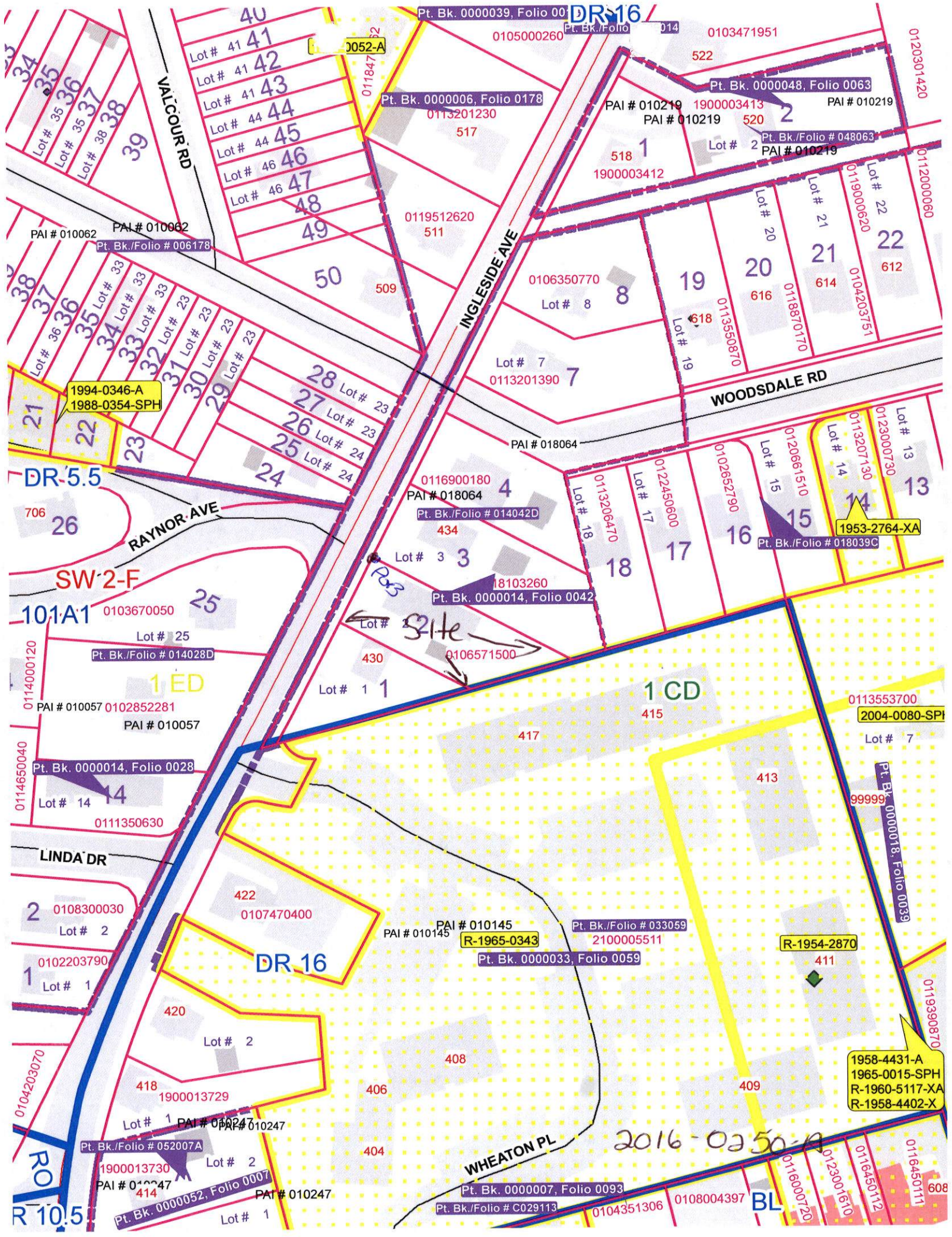
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet

2016-0250-A



Pt. Bk. 0000039, Folio 0000039

DR-16

0105000260

0103471951

Pt. Bk. 0000006, Folio 0178

0113201230

517

PAI # 010219

1900003413

PAI # 010219

Pt. Bk./Folio # 048063

PAI # 010219

0119512620

511

0106350770

Lot # 8

Lot # 7

0113201390

PAI # 018064

0116900180

PAI # 018064

Pt. Bk./Folio # 014042D

434

Lot # 3

018103260

Pt. Bk. 0000014, Folio 0042

0106571500

Lot # 1

1 CD

0113553700

2004-0080-SPH

Lot # 7

Pt. Bk. 0000018, Folio 0039

99999

R-1954-2870

411

1958-4431-A
1965-0015-SPH
R-1960-5117-XA
R-1958-4402-X

WHEATON PL

Pt. Bk. 0000007, Folio 0093

Pt. Bk./Folio # C029113

0104351306

0108004397

01160002200

0123001610

0119450112

0116450111

608

R-10.5

Pt. Bk. 0000052, Folio 0007

PAI # 010247

Lot # 1

PAI # 010247

Pt. Bk./Folio # 052007A

1900013730

PAI # 010247

414

Lot # 2

Lot # 1

1900013729

418

420

DR 16

0107470400

422

LINDA DR

0108300030

Lot # 2

0102203790

Lot # 1

0114650040

Lot # 14

Pt. Bk. 0000014, Folio 0028

PAI # 010057

PAI # 010057

0102852281

Pt. Bk./Folio # 014028D

Lot # 25

0103670050

101A1

SW-2-F

RAYNOR AVE

DR-5.5

706

21

22

23

24

25

26

27

28

29

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31

32

33

34

35

36

37

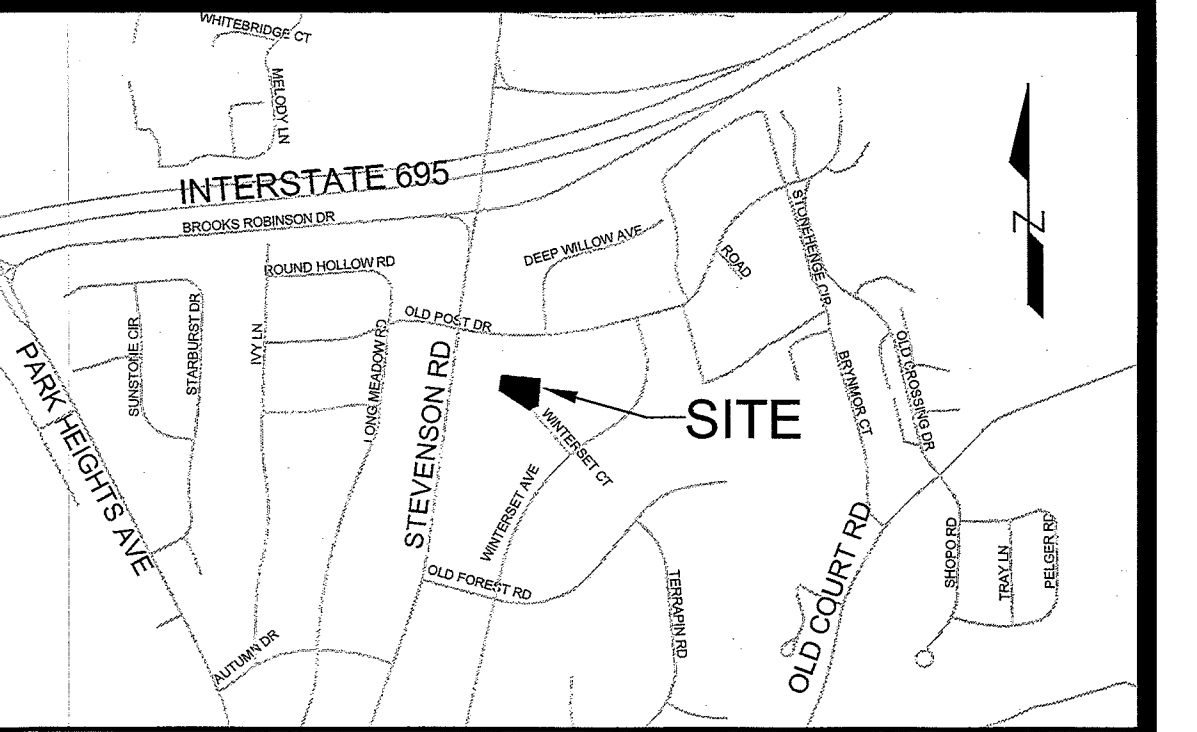
38

VALCOUR RD

INGLESIDE AVE

WOODSDALE RD

2016-0250-A

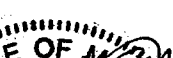


VICINITY MAP
SCALE: 1" = 1000'

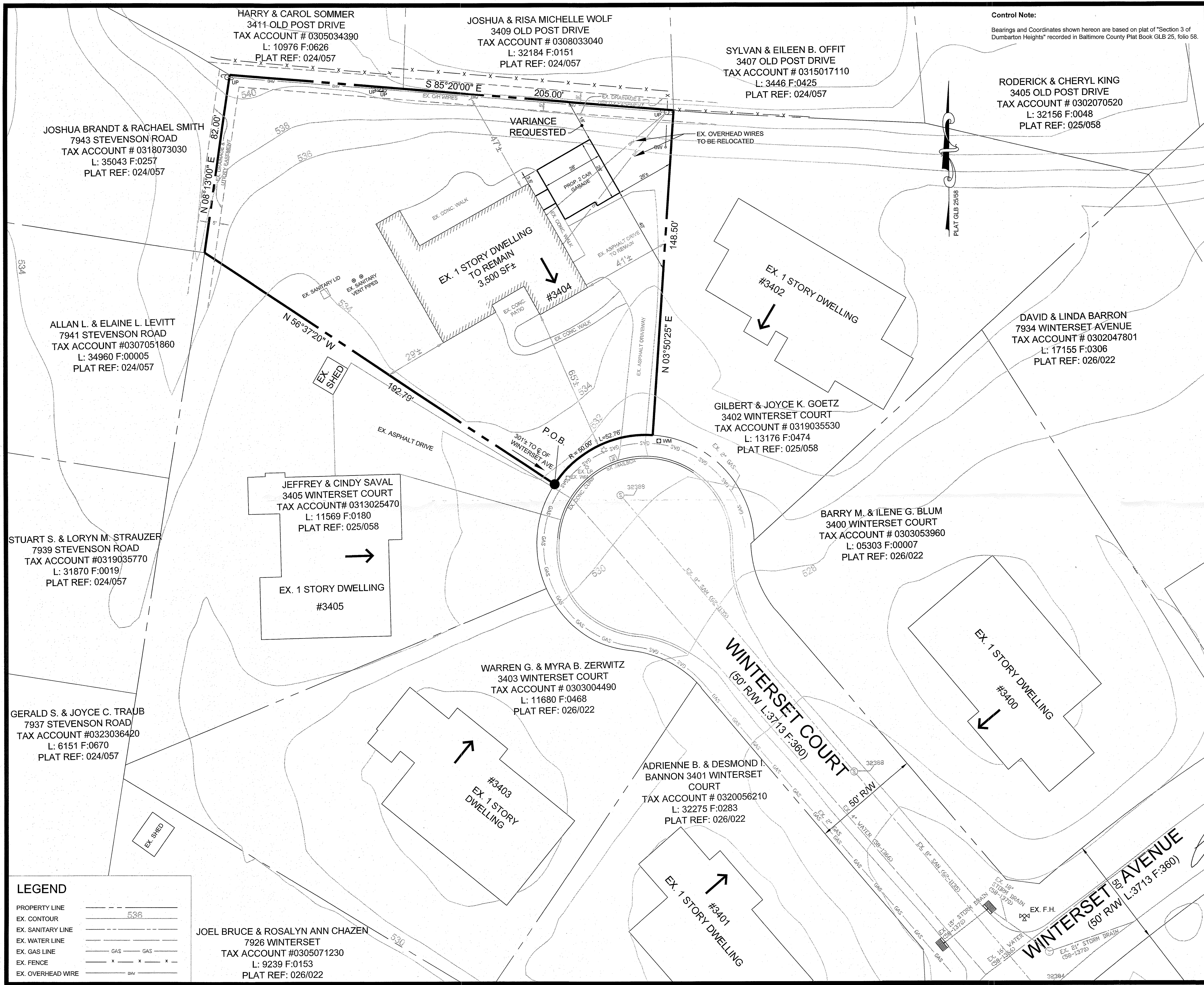
- PLAN TO ACCOMPANY ZONING PETITION
FOR ADMINISTRATIVE VARIANCE
3404 WINTERSET COURT
PLAT OF DUMBARTON HEIGHTS, LOT 24, BLOCK F, SECTION 3
PLAT BOOK G.L.B. 25 FOLIO 58
BALTIMORE COUNTY, MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

	Colbert Matz Rosenfelt, Inc. <i>Engineers * Surveyors * Planners</i> 2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838 Facsimile: (410) 653-7953 
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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. <u>132013</u> Expiration Date: <u>11-02-15</u>				SCALE: 1"= 20' DATE: 04/12/2016 JOB NO.: 2015-217 DESIGNED:	
NO.	DATE	REVISIONS:	BY	DRAWN: KCK/AJR CHECKED: CMR FILE: 2015217 BASE.dwg DRAWING NUMBER: VAR-1 SHEET 1 OF 1	



Control Note:

Bearings and Coordinates shown hereon are based on plat of "Section 3 of Dumbarton Heights" recorded in Baltimore County Plat Book GLB 25, folio 58.

GENERAL NOTES

- OWNER:
RICHARD E. PETERS
MELISSA K. PETERS
3404 WINTERSET COURT
BALTIMORE, MARYLAND 21208
- SITE DATA:
TAX ACCOUNT NUMBER: 0308056720
DEED REFERENCE: LIBER 23267 FOLIO 442
PLAT REFERENCE: PLAT BOOK G.L.B. 25/58
TAX MAP: 68 LOT: 24
GRID: 22 BLOCK: F
PARCEL: 162 SECTION: 3
- SITE ZONING: D.R. 2 (200 SCALE MAP No. 068B3)
- SITE AREA: 28,035 SF OR 0.644 AC± (PER SURVEY - SEE GENERAL NOTE #14)
- EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING WITH ATTACHED GARAGE

REQUIRED BUILDING SETBACKS IN THE D.R. 2 ZONE FOR PLANNING COMMISSION/BOARD APPROVED SUBDIVISIONS FROM MARCH 30, 1955 TO MARCH 30, 1971, PER SECTION: (B02.3.B)

	REQUIRED	EXISTING
FRONT YARD:	40'	65'
SIDE YARD:	15'	29'
CORNER SIDE:	40'	N/A
REAR YARD:	40'	47'

- ZONING VARIANCE: REQUESTED:
REAR SETBACK OF 18' IN LIEU OF THE REQUIRED 40'
- OFF-STREET PARKING PER BCZR SECTION 409:
REQUIRED: 2 OFF-STREET SPACES PER DWELLING UNIT
PROPOSED: 2 OFF-STREET SPACES (PROPOSED GARAGE)
- THERE IS NO PREVIOUS ZONING HISTORY OR ACTIVE ZONING VIOLATION FOR THIS SITE.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO STRUCTURES LOCATED ON SITE INCLUDED IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE BALTIMORE COUNTY FINAL LANDMARKS LIST.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, INC., DATED AUGUST 27, 2015. ADDITIONAL INFORMATION TAKEN FROM DEEDS AND AVAILABLE BALTIMORE COUNTY RECORDS.

VICINITY MAP
SCALE: 1" = 1000'

**PLAN TO ACCOMPANY ZONING PETITION
FOR ADMINISTRATIVE VARIANCE
3404 WINTERSET COURT**
PLAT OF DUMBARTON HEIGHTS, LOT 24, BLOCK F, SECTION 3
PLAT BOOK G.L.B. 25 FOLIO 58
BALTIMORE COUNTY, MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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Baltimore, Maryland 21209
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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. 13293 Expiration Date: 11-02-16

NO.	DATE	REVISIONS:	BY

DRAWN: KCK/MRV
CHECKED: CMR
FILE: 2015217 BASE.DWG
DRAWING NUMBER: VAR-1
SHEET 1 OF 1