

M E M O R A N D U M

DATE: July 11, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0262-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 8, 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 *
(614 Norhurst Way)
1st Election District *
1st Council District *
Patrick J. and Kimberly S. Brady *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0262-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 owners of the property, Patrick J. and Kimberly S. Brady ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (detached garage) to be placed in the side yard in lieu of the required rear yard placement. 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 May 8, 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 § 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 6-8-16

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 Petitioners.

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 detached 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 8th day of **June, 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 accessory structure (detached garage) to be placed in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. The Petitioners or subsequent owners shall not convert the detached 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 6-8-16

By [Signature]

3. The detached 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 6-8-16

By low



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 614 Norhurst Way, Baltimore MD 21228 Currently zoned DR5.5
 Deed Reference 11306 / 00731 10 Digit Tax Account # 0 1 0 2 8 5 1 0 0 0
 Owner(s) Printed Name(s) Patrick J. Brady and Kimberly S. Brady

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit an accessory structure (detached garage) to be placed in the side yard in lieu of the required rear yard placement.

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):

Patrick J. Brady / Kimberly S. Brady
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2

614 Norhurst Way Catonsville MD
 Mailing Address City State
21228 / 443.257.2925 /
 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:

Shane Zwingelberg
 Name – Type or Print
 Signature
5527 Medwick Garth S Baltimore MD
 Mailing Address City State
21228 / 410.935.8072 / Shane@RemodelingSpecialist.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 4 day of July, 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 2016-0262-A Filing Date 4/27/16 Estimated Posting Date 5/8/16 Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

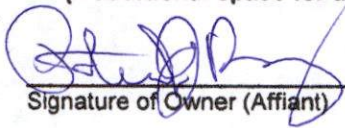
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 614 Norhurst Way Catonsville 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)

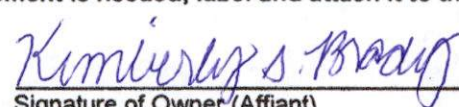
Due to the shape of the lots in the neighborhood the backyard is too small for a rear garage. The home has the same challenge as the other homes that already have garages on the side yards through out the neighborhood.
The back yard is too small to put in a garage. A garage in the side yard will not adversely affect the neighborhood or adjoining homes. The garage will be consistent aesthetically with the neighborhood and look the same as other homes with garages in the side yard throughout the neighborhood. This would also add additional off street parking without any additional curb cut. So it will ease parking issues in the neighborhood.

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


Signature of Owner (Affiant)

Patrick J Brady

Name- Print or Type


Signature of Owner (Affiant)

Kimberly S. Brady

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 26th day of APRIL, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patrick J Brady and Kimberly S. Brady

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

AS WITNESS my hand and Notaries Seal


Notary Public

08/17/2018
My Commission Expires

614 Norhurst Way

Property Description:

BEGINNING FOR THE SAME at a point, said point being measured reversely south 27 degrees 47 minutes 20 seconds west 50.47 feet from the end of the first line of a Deed from Herman F. Meyer, et al, to Norman A. Habinghurst and wife in a Deed dated September 13, 1946 and recorded among the Land Records of Baltimore County in Liber RJS No. 1494, folio 456; thence running for a line of division south 70 degrees 05 minutes 20 seconds east 122.23 feet to the west side of Norhurst Way extended 50 feet wide as now laid out; thence running and binding on the west side of Norhurst Way extended south 19 degrees 54 minutes 40 seconds west 85.00 feet to the center line of a 10.00 foot right of way described in a Deed and Agreement from Russell J. Smith, et al, to the County Commissioners of Baltimore County dated October 16, 1953 and recorded among the Land Records of Baltimore County in Liber GLB No. 2434, folio 181; thence leaving Norhurst Way extended and running and binding along the center line of said 10.00 foot right of way north 70 degrees 05 minutes 20 seconds west 118.89 feet to intersect the third line of a Deed dated October 9, 1953 from Russell J. Smith, et al, to The County Commissioners of Baltimore County and recorded among the Land Records of Baltimore County in Liber GLB No. 2437, folio 88; thence running reversely and binding on a part of the third line and all of the second line of said Deed the two following courses and distances, viz: north 27 degrees 47 minutes 10 seconds east 20.00 feet and north 70 degrees 05 minutes 20 seconds west 15.00 feet to intersect the first line of the first mentioned Deed; thence north 27 degrees 47 minutes 10 seconds east 65.82 feet to the place of beginning.

SUBJECT TO a 10.00 foot easement or right of way for utilities along the first described line by Deed and Agreement dated October 28, 1955 from Wendover Realty, Inc. et al to The County Commissioners of Baltimore County and recorded among the Land Records of Baltimore County in Liber GLB No. 2829, folio 259.

SUBJECT ALSO to a 5.00 foot right of way along the third described line as recorded among the Plat Records of Baltimore County in Plat Book GLB No. 18, folio 109, from Russell J. Smith et al, to The County Commissioners of Baltimore County for the purpose of a sanitary sewer.

SUBJECT TO a 10 foot easement along the sixth line for the purpose of storm drainage.

BEING PARTS OF Lots Nos. 20, 21 and 22 on the Plat of Norhurst, said Plat being recorded among the Plat Records of Baltimore County in Plat Book JWB No. 14, folio 5.

BEING ALSO Lot No. 21, as shown on the Plat of resubdivision of Lots 19, 20, 21 and 22 Norhurst, recorded among the Plat Records of Baltimore County in Plat Book GLB No. 22, folio 119.

THE IMPROVEMENTS thereon being formerly known as 2032 Norhurst Way, now known as 614 NORHURST WAY.

2016-0262-A

CERTIFICATE OF POSTING

2016-0262-A

RE: Case No.: _____

Petitioner/Developer: _____

Pat Brady

May 23, 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:

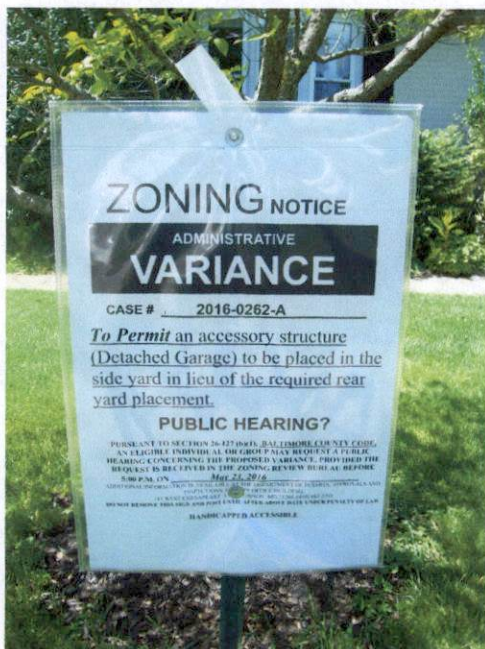
Ladies and Gentlemen:

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: _____

614 Norhurst Way

May 8, 2016

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



Sincerely,



(Signature of Sign Poster) May 8, 2016

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0262 -A Address 614 NORHURST WAY, 21228

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/27/16 Posting Date: 5/8/16 Closing Date: 5/23/16

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- 0262 -A Address 614 NORHURST WAY, 21228

Petitioner's Name BRADY Telephone 443-257-2925

Posting Date: 5/8/16 Closing Date: 5/23/16

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO
BE PLACED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD
PLACEMENT.

Revised 7/21/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2016-0262-A
Property Address: 614 Northurst Way Catonsville MD 21228
Property Description: _____

Legal Owners (Petitioners): Patrick + Kimberly Brady
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patrick Brady
Company/Firm (if applicable): _____
Address: 614 Northurst Way
Catonsville md
21228
Telephone Number: 443 257 2925

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

No. **139233**

Date: **4/27/16**

PAID RECEIPT

BUSINESS : ACTUAL TIME IN
 4/29/2016 4/27/2016 09:56:46 3

RG 0503 WALKIN CRET CMT
 > RECEIPT # 8/5592 4/27/2016 OFLN

Dpt 5 528 ZONING VERIFICATION
 RD. 139233

Recpt Tot 175.00
 7.00 CK 168.00 CA
 125.00 CG

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6.50				75.00

Total: **75.00**

Rec From: **B RAY**

For: **2016-0262-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 24, 2016

Patrick J & Kimberly Brady
614 Norhurst Way
Catonsville MD 21228

RE: Case Number: 2016-0262 A, Address: 614 Norhurst Way

Dear Mr. & Ms. Brady:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 27, 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
Shane Zwingelberg, 5527 Medwick Garth S, Baltimore MD 21228

Closing
523

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 10 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: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0262-A
Address 614 Northurst Way
(Brady Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

Reviewer: Steve Ford

Date: 05-09-2016

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



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

Date: 5/5/16

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. 2016-0262-A

Administrative Variance
Patrick J. & Kimberly S. Brady
614 Northurst Way

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 that reads "Richard Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/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: May 9, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0262-A
Address 614 Northurst Way
(Brady Property)

Zoning Advisory Committee Meeting of May 9, 2016.

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

Reviewer: Steve Ford

Date: 05-09-2016

CASE NO. 2016- 0262-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

5-9

DEPS

(if not received, date e-mail sent _____)

No

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

5-5

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-8-16 by Black

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any:

No photos - Jason to contact Pet. per June 5/26
6-1 Per June, not rec'd yet

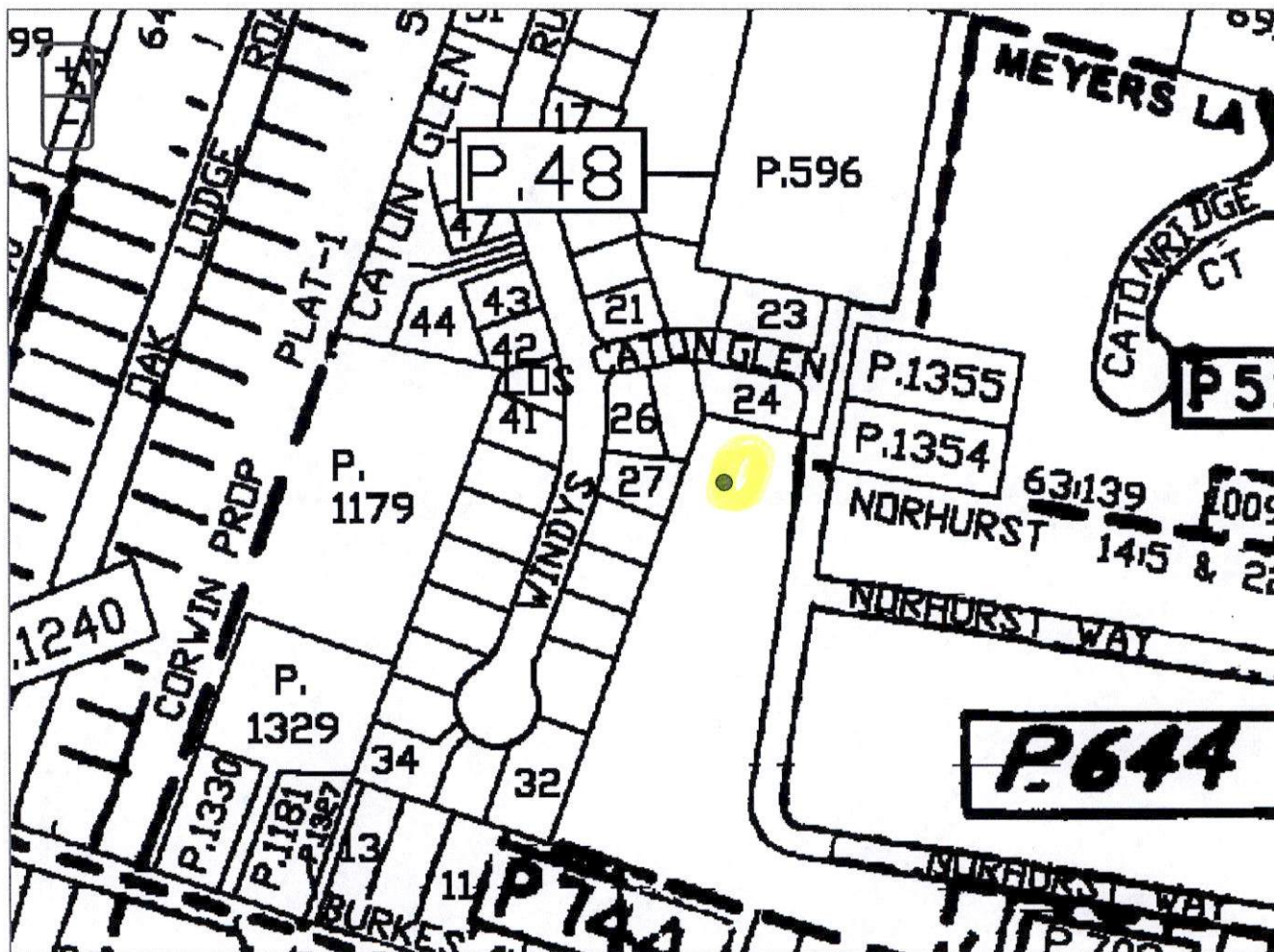
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0102851000			
Owner Information					
Owner Name:		BRADY PATRICK J BRADY KIMBERLY S		Use:	RESIDENTIAL YES
Mailing Address:		614 NORHURST WAY BALTIMORE MD 21228		Principal Residence:	
				Deed Reference:	/11306/ 00731
Location & Structure Information					
Premises Address:		614 NORHURST WAY 0-0000		Legal Description: 614 NORHURST WAY NORHURST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0005	0644		0000	21
				Assessment Year:	Plat No:
				2016	0022/0119
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1955		1,560 SF		143 SF	9,525 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half	Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		96,800	96,800		
Improvements		138,400	165,100		
Total:		235,200	261,900	235,200	244,100
Preferential Land:		0			0
Transfer Information					
Seller: BRADY ROBERT,SR BRADY MARY		Date: 11/15/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11306/ 00731		Deed2:	
Seller: FRITZ CHRISTOPHER J		Date: 09/25/1990		Price: \$132,500	
Type: ARMS LENGTH IMPROVED		Deed1: /08603/ 00424		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: **01** Account Number: **0102851000**

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>).

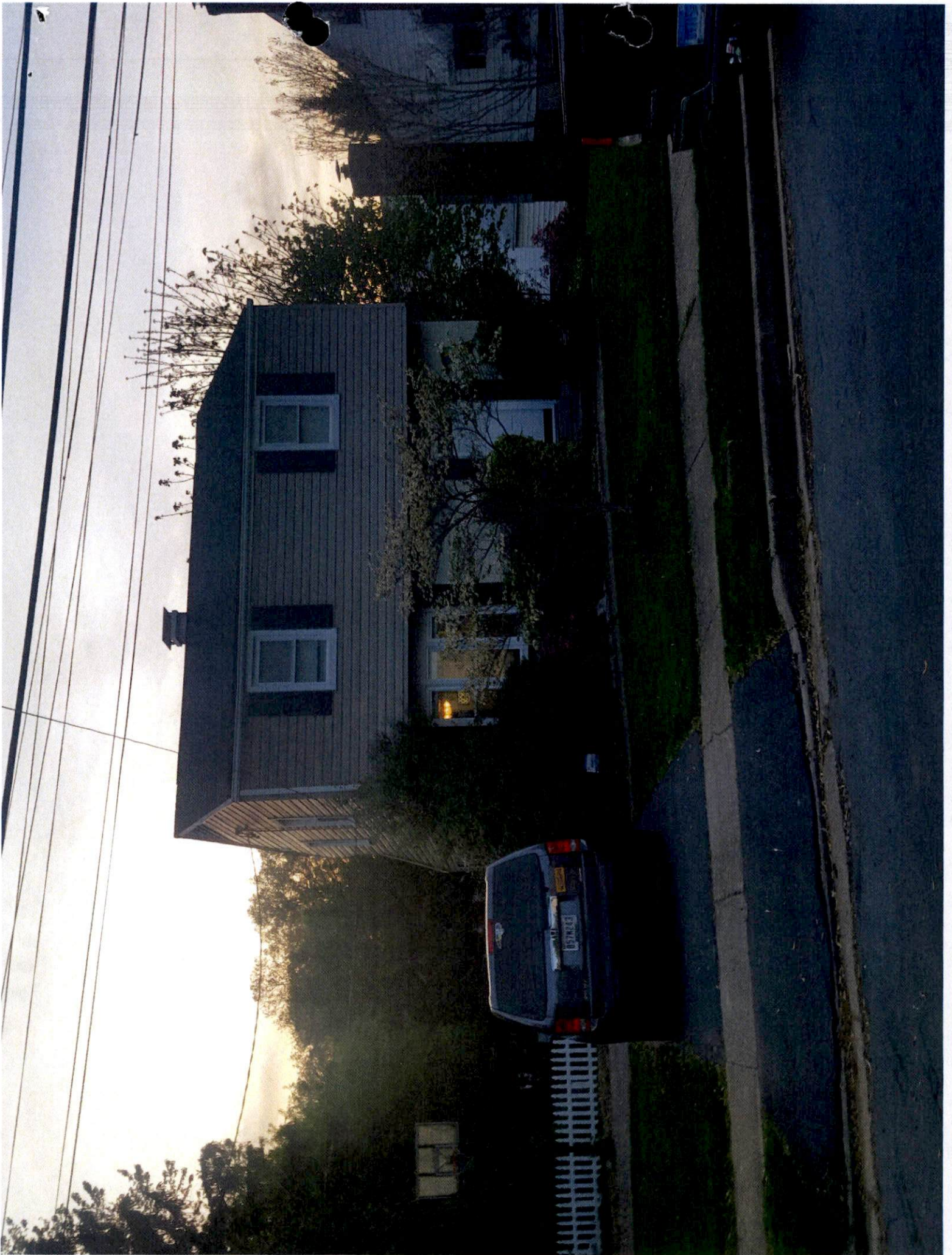
Property maps provided courtesy of the Maryland Department of Planning.

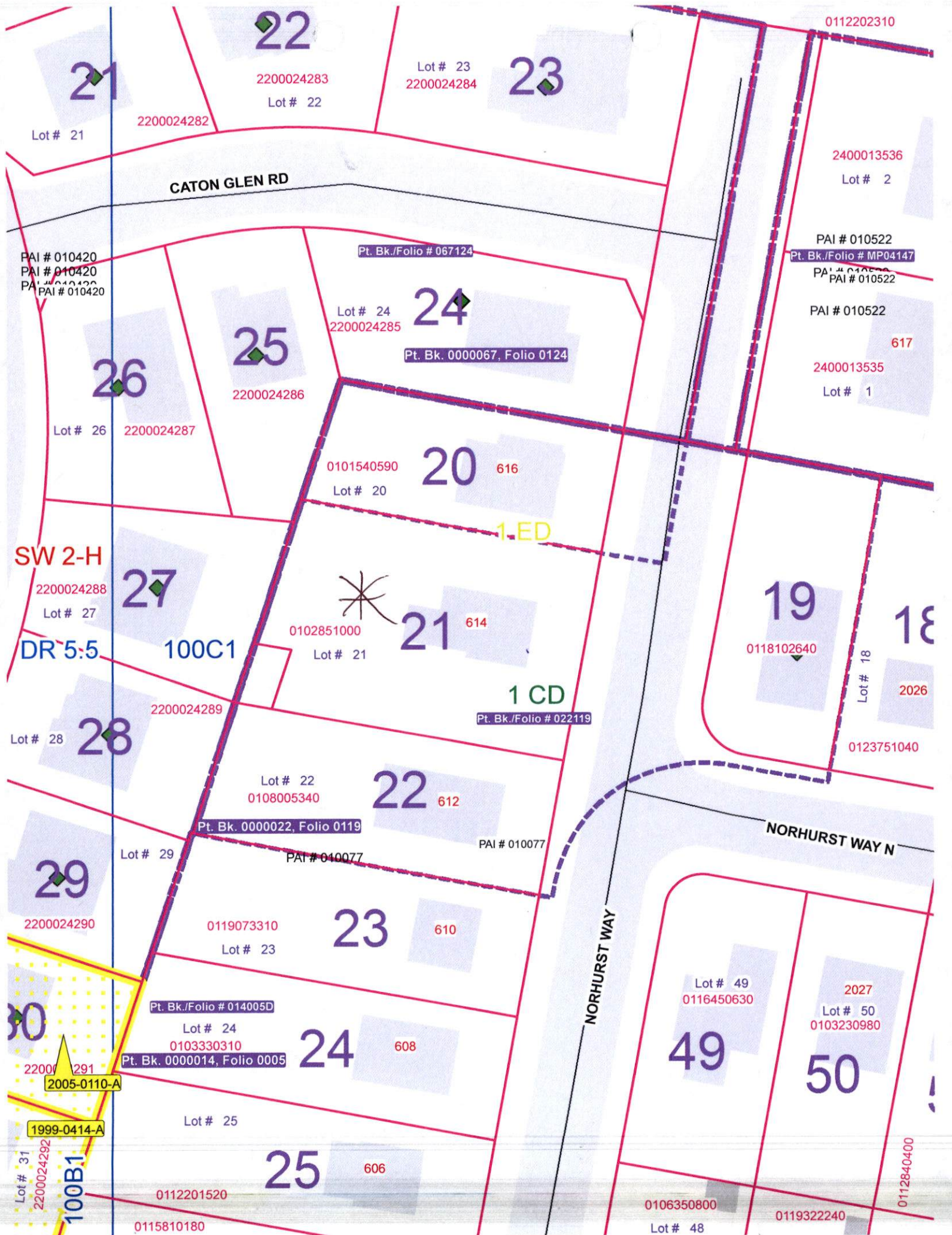
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



2011-0262-A





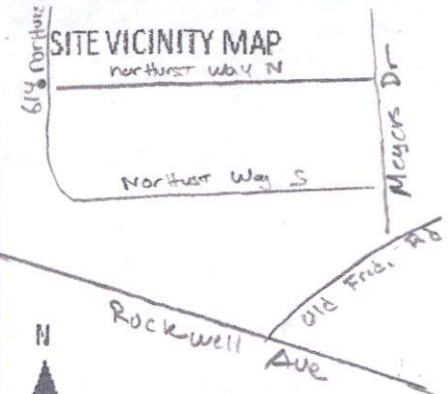
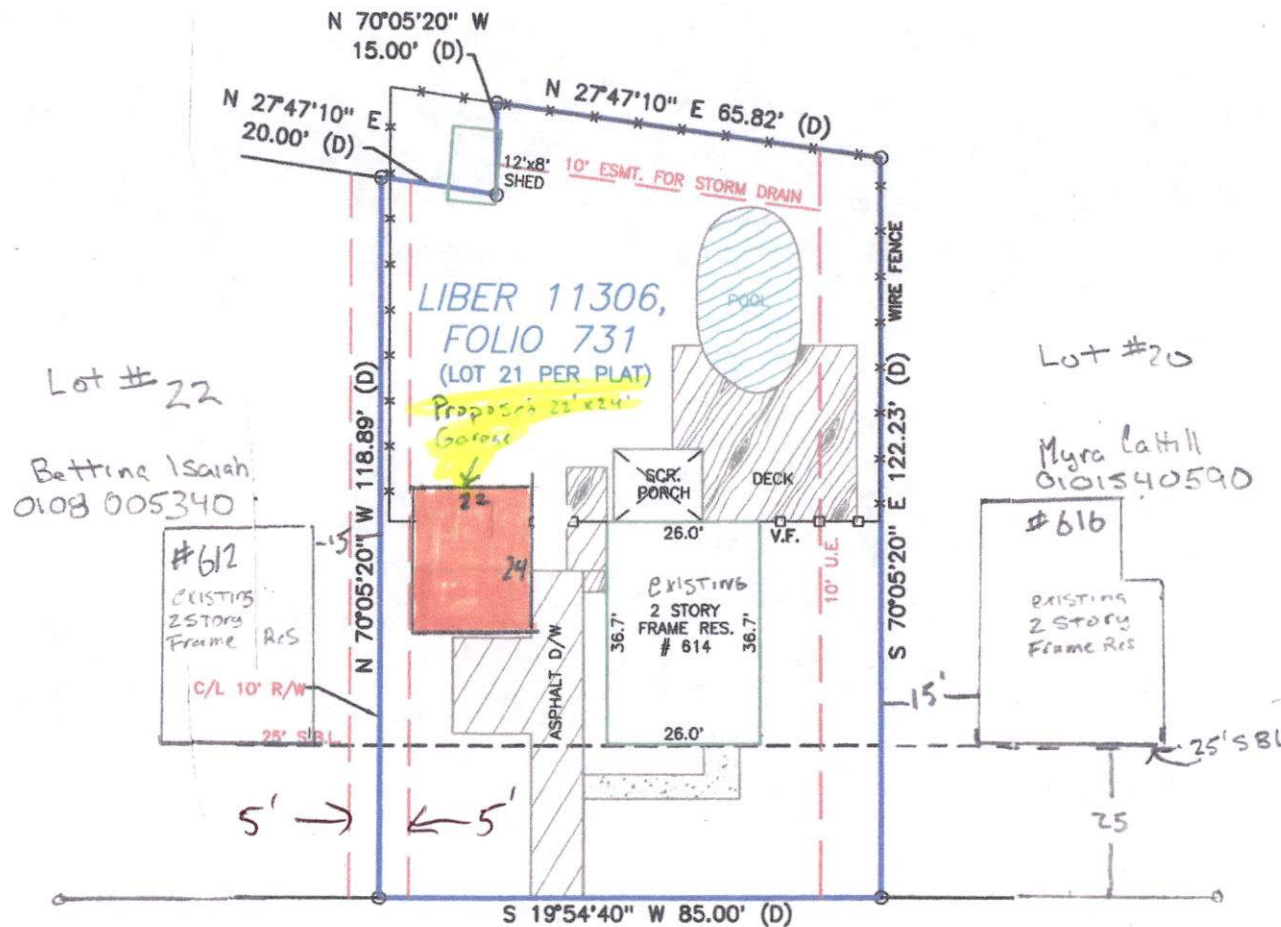


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 614 Norhurst Way Balt. Md 21228 OWNER(S) NAME(S) Patrick + Kim Brady

SUBDIVISION NAME _____ LOT # 2 BLOCK # _____ SECTION # _____

PLAT BOOK # 0022 FOLIO # 731 10 DIGIT TAX # 0102851000 DEED REF. # 11306/00731



MAP IS NOT TO SCALE

ZONING MAP# Q1004

SITE ZONED DRS.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 9525

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:

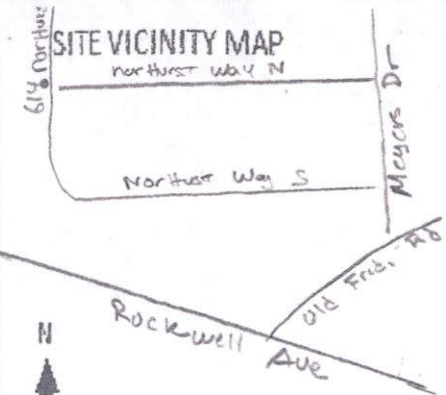
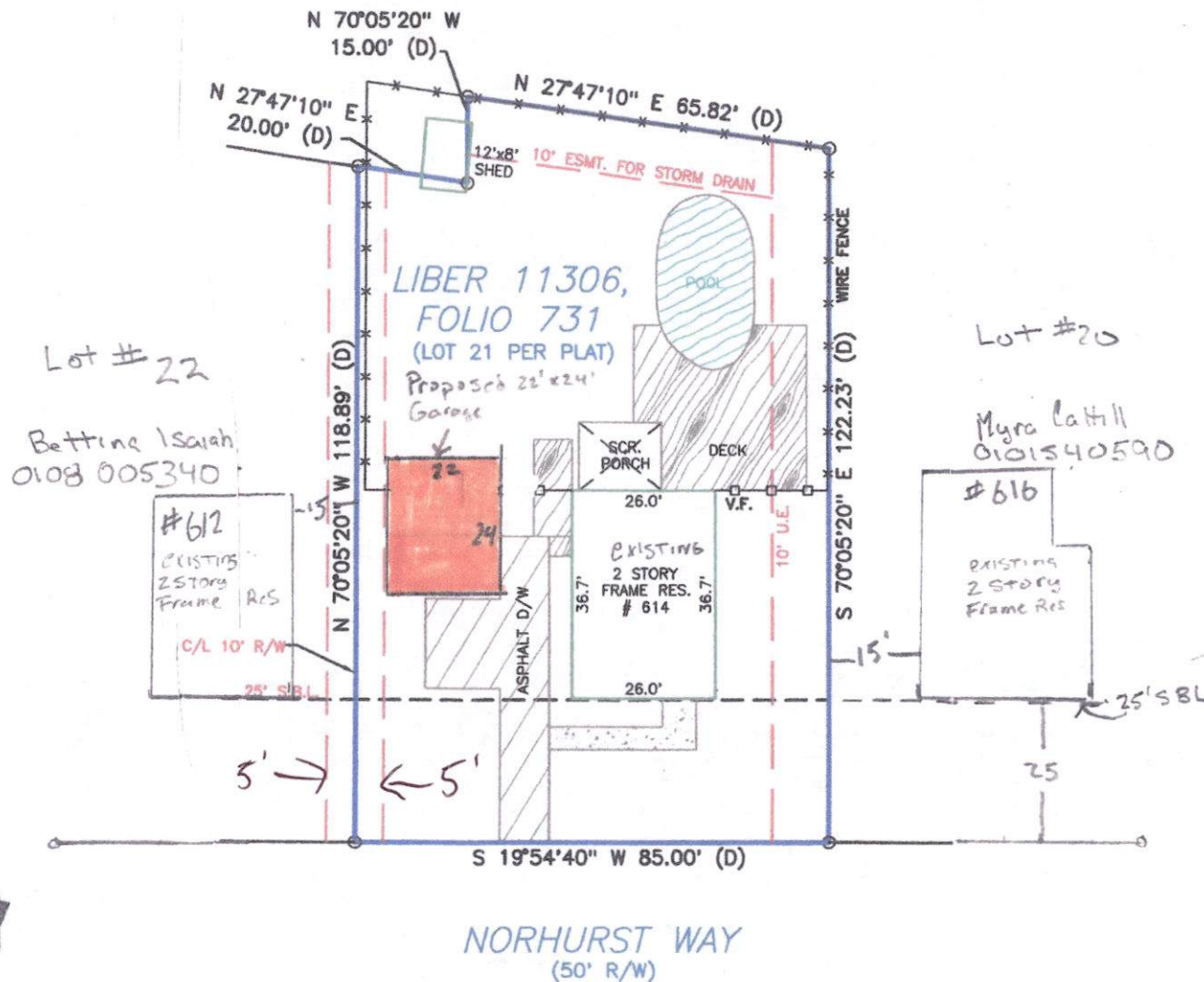
Pet. Exp. 1

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

ADDRESS 614 Northurst Way Balt. md 21223 OWNER(S) NAME(S) Patrick + Kim Brady

SUBDIVISION NAME _____ LOT # 2 BLOCK # _____ SECTION # _____

PLAT BOOK # 0022 FOLIO # 731 10 DIGIT TAX # 0102851000 DEED REF. # 11 306/00731



MAP IS NOT TO SCALE
ZONING MAP # D100C1
SITE ZONED #DRS.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE _____
OR SQUARE FEET 9525
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

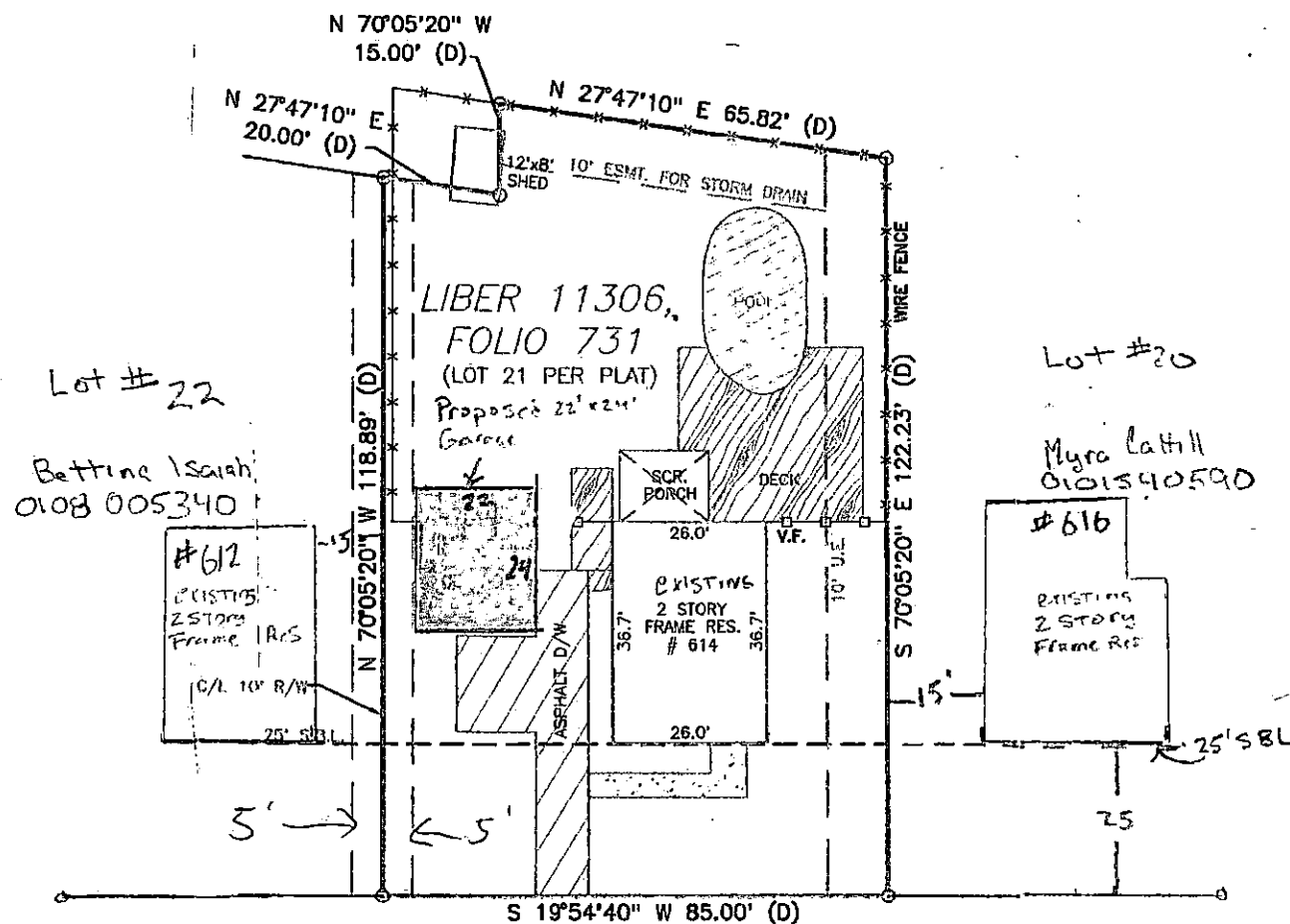
VIOLATION CASE INFO:

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

ADDRESS 614 Norhurst Way S.W. rd 21228 OWNER(S) NAME(S) Batrick + Kim Brady

SUBDIVISION NAME _____ LOT # 2 BLOCK # _____ SECTION # _____

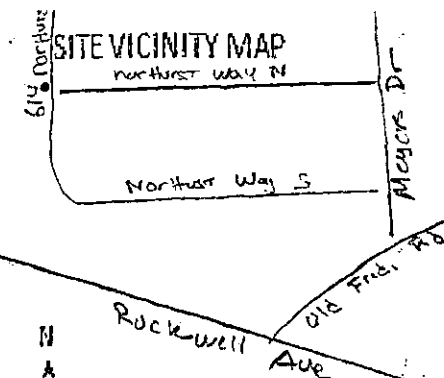
PLAT BOOK # 0022 FOLIO # 731 10 DIGIT TAX # 0102851000 DEED REF. # 11306/00731



NORHURST WAY
(50' R/W)

PLAN DRAWN BY Shane Zwingolbern

DATE 4-15-16 SCALE: 1 INCH = 30 FEET



N
MAP IS NOT TO SCALE

ZONING MAP# 0001

SITE ZONED DRS.5

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 9525

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATERS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? no

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO: