

MEMORANDUM

DATE: August 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0320-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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 *
(1756 Forrest Avenue)
9th Election District *
6th Council District *
Gilbert K. Agyapong *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0320-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Gilbert K. Agyapong. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed gazebo and deck (open projection) with a rear setback of 14 ft. in lieu of the minimum rear setback of 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as 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 June 26, 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 Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-15-16

By BW

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 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 Petitioner.

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

THEREFORE, IT IS ORDERED, this 15th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed gazebo and deck (open projection) with a rear setback of 14 ft. in lieu of the minimum rear setback of 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-15-16

By BW



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 1756 Forrest Avenue Currently zoned _____
Deed Reference 36326100060 10 Digit Tax Account # 0913201050
Owner(s) Printed Name(s) GILBERT K. AGYAPONG

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 & 301.1 To permit a proposed gazebo and deck (open projection) with a set rear set back of 14 feet in lieu of the minimum rear set back of 22.5 feet of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

GILBERT AGYAPONG
Name #1 – Type or Print Name #2 – Type or Print
Gilbert Agyapong
Signature #1 Signature #2
1756 Forrest Ave. Parkville MD
Mailing Address City State
21234 443-631-1284 GIL.AGYAPONG@GMAIL.COM
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Date
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 2016-0320-A Filing Date 6/13/16 Estimated Posting Date 6/29/16 Reviewer g

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: 1756 Porrest Avenue Parkville MD 21234
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)

I am building a 28' x 11' deck with a gazebo attached to the deck. With the added gazebo to the deck dimension, there's only 10" space between the property line and the edge of the gazebo. Due to the unusual size and shape of my property there is no adequate space for my kids to play safely. This deck will provide a safe confinement for the kids to play while remaining in sight.

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

[Signature]
Signature of Owner (Affiant)

Signature of Owner (Affiant)

GILBERT AGYAPONG
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 13th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: GILBERT AGYAPONG

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

AS WITNESS my hand and Notaries Seal

10-ANNA HANS [Signature]
Notary Public
12/16/16
My Commission Expires

I am building a 28' x 11' deck with a gazebo attached to the deck. With the added gazebo to the deck dimension, there's only 14' space between the property line and the edge of the gazebo.

Due to the unusual size and shape of my property there is no adequate space for my kids to play safely. This deck will provide a safe confinement for the kids to play while remaining in sight.

ZONING PROPERTY DESCRIPTION FOR 1756 FORREST AVENUE

Beginning at a point on the north side of Forrest Avenue which is 40 feet wide at a distance of 140 feet northwest of the centerline of the nearest improved intersecting street Oakleigh Rd which is 60 feet wide.

Being lot 1 Block ___ Section #___ in the subdivision of Glendale Park as recorded in Baltimore County Plat Book #___, Folio #___, containing 9698 sq ft. Located in the 9th Election District and 5th Council District.

2016-0320-A

CERTIFICATE OF POSTING

2016-0320-A

RE: Case No.: _____

Petitioner/Developer: _____

Gilbert Agyapong

July 11, 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: _____

1756 Forest Avenue

June 26, 2016

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



Sincerely,

June 26, 2016

(Signature of Sign Poster)

(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- 0302 -A Address 1756 Forest Ave

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

Filing Date: 6/13/16 Posting Date: 6/26/16 Closing Date: 7/11/16

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- 0320 -A Address 1756 Forest Ave 21234
Petitioner's Name B. Bert Agyapong Telephone 443-639-1284
Posting Date: 6/26/16 Closing Date: 7/11/16
Wording for Sign: To Permit a propose gazebo and deck
(open projection) with a rear set back of 14 feet
in lieu of the minimum rear yard set back
of 22.5 feet

Revised 7/9/15

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

No.

141449

Date:

6/13/16

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
6/13/2016 6/13/2016 09:25:27 2

REG 0502 MAIL JEE
> RECEIPT # 968264 6/13/2016 OFLN

Dept 5 528 ZONING VERIFICATION
C NO. 141449

Recpt Tot \$75.00
\$5.00 CK \$80.00 CA
\$5.00- CG
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	000		015				75.00

Total:

75.00

Rec From:

Gilbert K. Agyapong

For:

1756 Forest Ave.

2016-0300-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*

July 11, 2016

Gilbert Agyapong
1756 Forrest Avenue
Parkville MD 21234

RE: Case Number: 2016-0320 A, Address: 1756 Forrest Avenue

Dear Mr. Agyapong:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 13, 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0320-A
Address 1756 Forrest Avenue
(Agyapong Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

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



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

Date: 6/20/16

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. 2016-0320-A

Administrative Variance
Gilbert Agypang
1756 Forrest 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 dark ink, appearing to read 'Richard Zeller', written over a horizontal line.

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

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Address 1756 Forrest Avenue
(Agyapong Property)

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X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

Date: 06-22-2016







C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-20</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: 6-26-16 by BlackPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

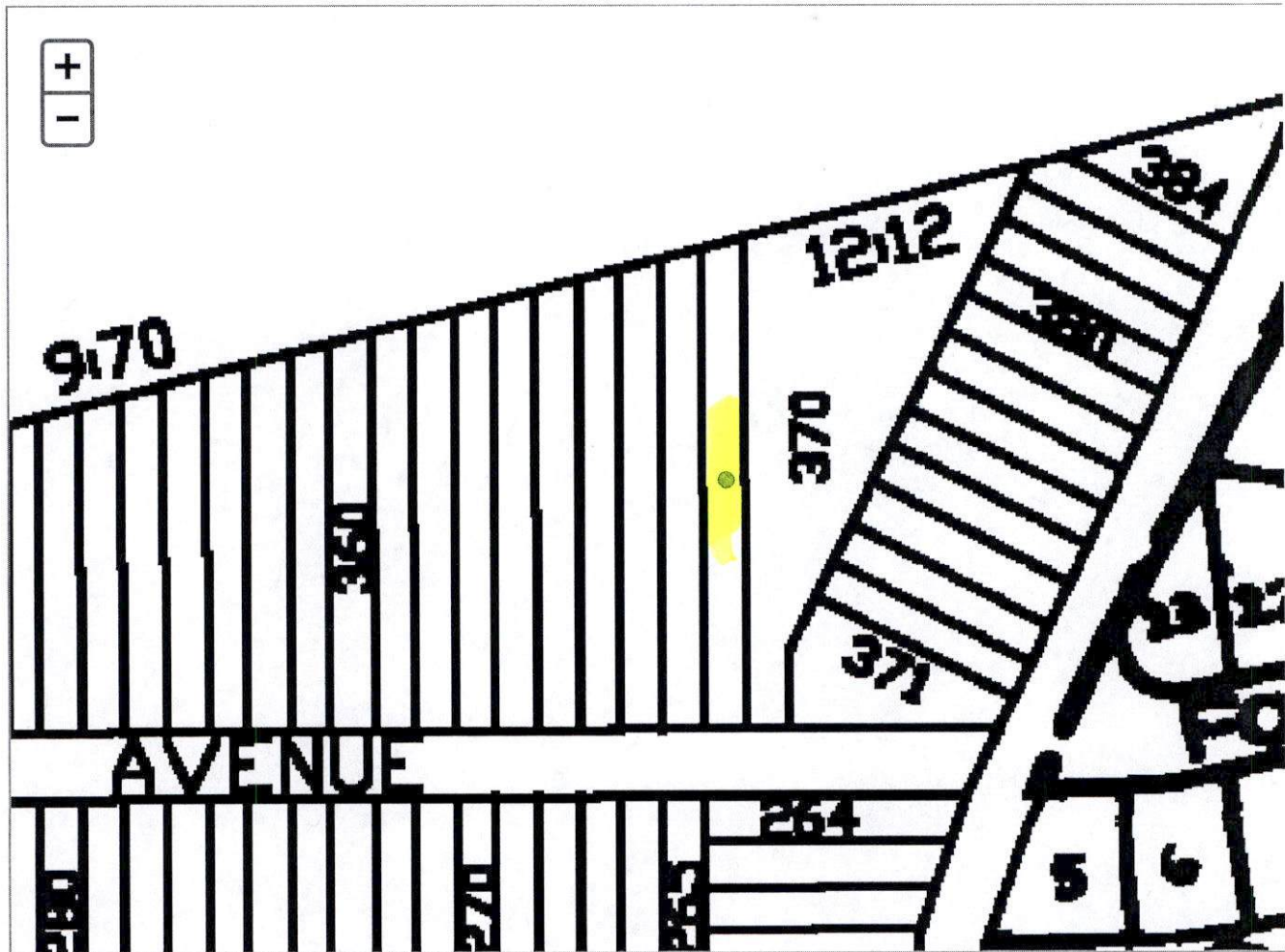
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0913201050			
Owner Information					
Owner Name:		AGYAPONG GILBERT K		Use:	RESIDENTIAL
Mailing Address:		1756 FORREST AVE BALTIMORE MD 21204-		Principal Residence:	YES
				Deed Reference:	/36326/ 00060
Location & Structure Information					
Premises Address:		1756 FORREST AVE BALTIMORE 21204-0000		Legal Description:	IMPS LT 1 MS .416 AC PTLT 370 1756 FORREST AVE NS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0080	0006	0141		0000	1 2014 3 0012/ 0012
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
2015		2,440 SF		500 SF	18,120 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		82,500	70,800		
Improvements		257,000	227,200		
Total:		339,500	298,000	298,000	298,000
Preferential Land:		0			0
Transfer Information					
Seller: DIXON AVE LLC		Date: 06/19/2015		Price: \$298,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36326/ 00060		Deed2:	
Seller: HOWARD MEREDITH R JR (DEC)		Date: 07/25/2014		Price: \$78,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35196/ 00452		Deed2:	
Seller: 2000 DFT FUND LLC		Date: 09/20/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09116/ 00300		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: **09** Account Number: **0913201050**

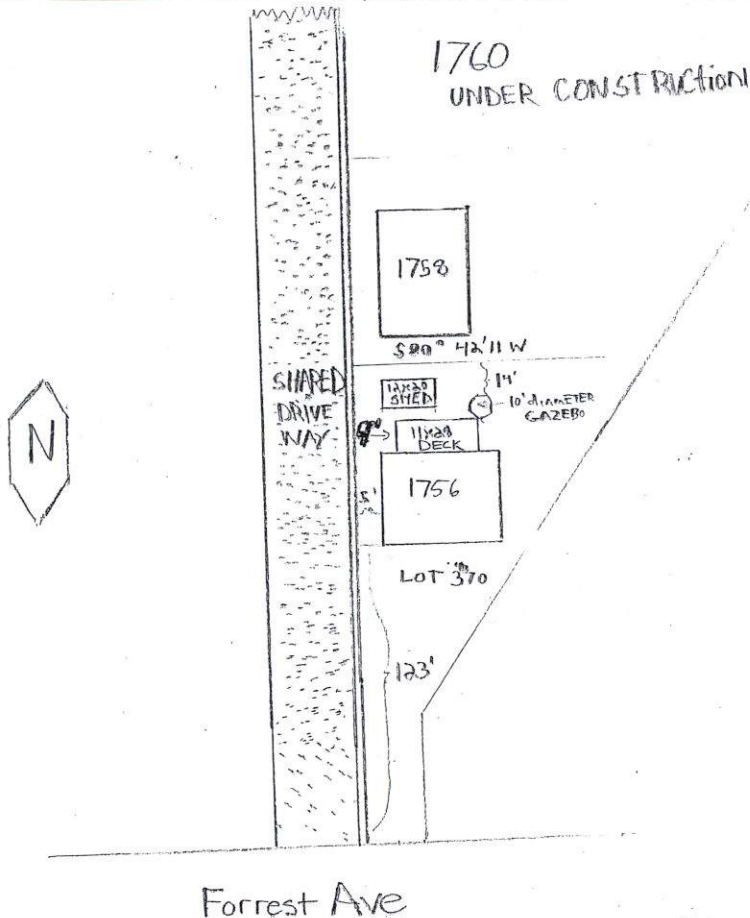
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

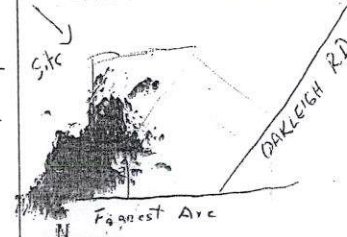
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 1756 Forrest Ave OWNER(S) NAME(S) GILBERT K. AGYAPONG
SUBDIVISION NAME HILLENDALE PARK LOT # 1 BLOCK # N/A SECTION # N/A
PLAT BOOK # 0012 FOLIO # 0012 10 DIGIT TAX # 0913201050 DEED REF. # 9116-1300



PLAN DRAWN BY Christian Frankenhauer DATE 6/4/16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 080C1
SITE ZONED DR 5.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 6
LOT AREA ACREAGE .22
OR SQUARE FEET 9698
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

N/A

VIOLATION CASE INFO:

Closed 2010

2016-0320-A

Pet. Exp. 1

H- -----

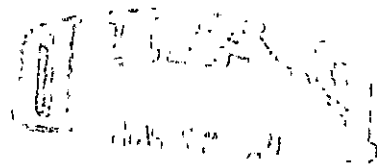
RECEIPT LIST / PAYMENT SUMMARY

ROLL= RE PARCEL= 0913201050

YEAR	CYC	RECEIPT#	P/R	P/F	PTYP	SRCE	1-TRAN 2-PAY	1-PYMT 2-TENDR	1-TOLERANCE 2-OVERPYMT	1-PROTEST 2-DISCOUNT
=====	=====	=====	=	-	--	-----	-----	-----	-----	-----
2007	FY	03844646	P	F	**	06/21/2007		2,922.78	0.00	0.00
					N	06/22/2007		2,922.78	0.00	0.00
2008	FY	04277765	P	F	**	04/17/2008		2,858.02	0.00	0.00
					N	04/18/2008		2,858.02	0.00	0.00
2009	FY	04690843	P	F	**	12/31/2008		3,262.81	0.00	0.00
					N	01/02/2009		3,262.81	0.00	0.00
2010	CB	00010730	P	F	**	05/27/2010		679.90	0.00	0.00
					N	05/27/2010		679.90	0.00	0.00
2010	FY	05168252	P	F	**	05/27/2010		3,814.53	0.00	0.00
					N	05/27/2010		3,814.53	0.00	0.00
2011	CB	00019706	P	F	**	07/15/2014		4,471.32	0.00	0.00
					N	07/16/2014		4,471.32	0.00	0.00

PAID
MAY 27 PAID**OFFICE OF BUDGET
AND FINANCE**

2016-0302-A



RECEIVED (MAY 1964)
JUN 10 1964

ACTION: R SCREEN: NOTE US ID: SHEM

CHANGE-REASON:

H- -----

PARCEL NOTES

JURI= BC ROLL= RE PARCEL= 0913201050

YEAR= 2013

TOPIC= FM

PAGE= 1 SCAN-LINE= 001

DESCRIPTION

SUB LINE

DESCRIPTION	SUB LINE
01- MR 8/14/12 PROP MAINT/ADMIN - LIEN DATE 8/8/12 - CASE	001
02- CO0069496 - LETTER DATED 8/10/12 \$262.15 -----	002
03- MR 12/26/12 PROP MAINT/ADMIN - LIEN DATE 12/12/12 - CASE	003
04- CO0069496 - LETTER DATED 12/13/12 \$262.15 -----	004
05-	
06-	
07-	
08-	
09-	
10-	
11-	
05-*L009 HEADER CHANGE	

2016-0302-A

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 - 09 Account Number - 0913201050			
Owner Information					
Owner Name:		AGYAPONG GILBERT K		Use:	RESIDENTIAL
Mailing Address:		1756 FORREST AVE BALTIMORE MD 21204-		Principal Residence:	YES
				Deed Reference:	/36326/ 00060
Location & Structure Information					
Premises Address:		1756 FORREST AVE BALTIMORE 21204-0000		Legal Description:	IMPS LT 1 MS .416 AC PTLT 370 1756 FORREST AVE NS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0080	0006	0141		0000	1
				Assessment Year:	Plat No:
				2014	0012/0012
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2015	2,440 SF	500 SF	18,120 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Detached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		82,500	70,800		
Improvements		257,000	227,200		
Total:		339,500	298,000	298,000	298,000
Preferential Land:		0			0
Transfer Information					
Seller: DIXON AVE LLC		Date: 06/19/2015		Price: \$298,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36326/ 00060		Deed2:	
Seller: HOWARD MEREDITH R JR (DEC)		Date: 07/25/2014		Price: \$78,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35196/ 00452		Deed2:	
Seller: 2000 DFT FUND LLC		Date: 09/20/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09116/ 00300		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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

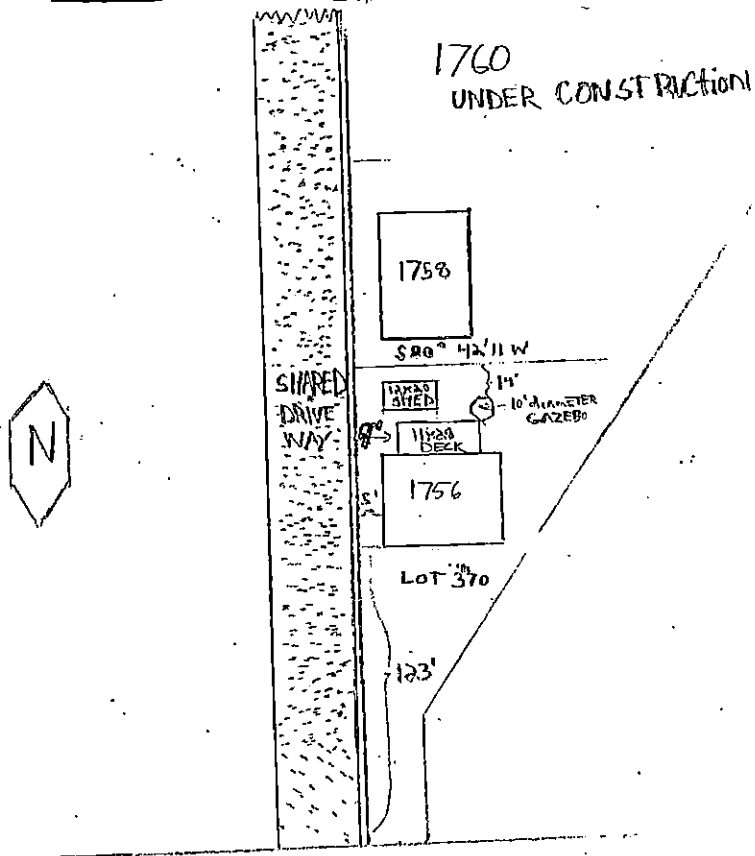
2016-0320-A

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

ADDRESS 1756 Forrest Ave OWNER(S) NAME(S) GILBERT K. AGYAPONG

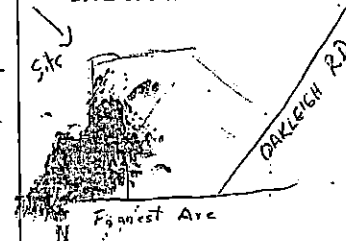
SUBDIVISION NAME HILLENDALE PARK LOT # 1 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0012 FOLIO # 0012 1D DIGIT TAX # 0913201050 DEED REF. # 9116-1300



PLAN DRAWN BY Christian Frankenhauer DATE 6/4/16 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 080C1

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 6

LOT AREA ACREAGE, .22

OR SQUARE FEET 9698

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

Closed 2010

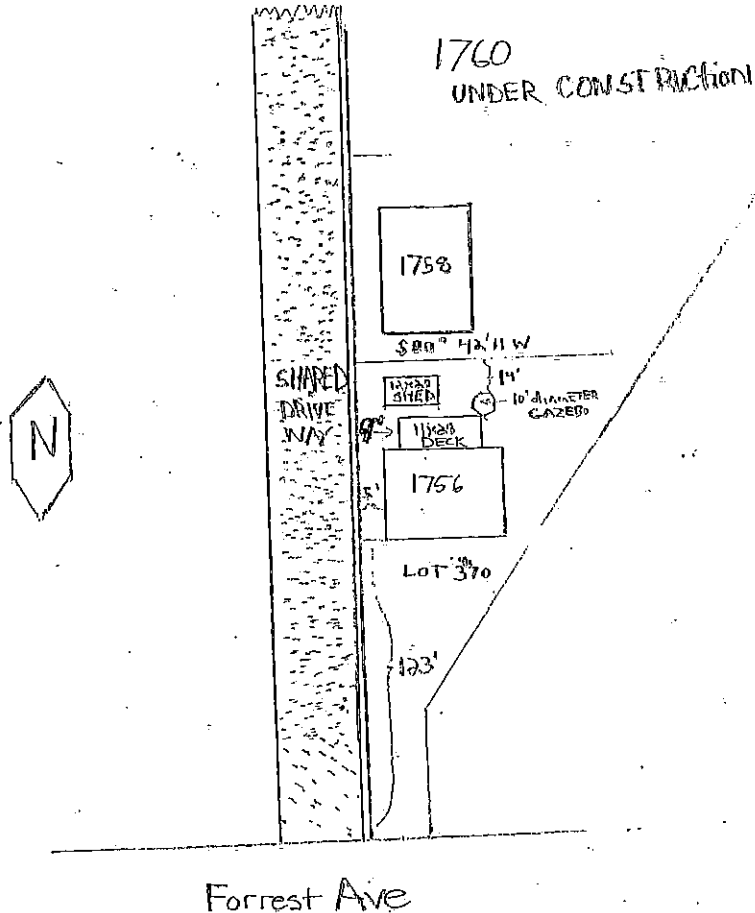
2016-0320-A

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

ADDRESS 1756 Forrest Ave OWNER(S) NAME(S) GILBERT K. AGYAPONG

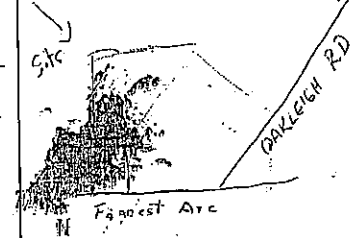
SUBDIVISION NAME HILLENDALE PARK LOT # 1 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0012 FOLIO # 0012 10 DIGIT TAX # 0913201050 DEED REF. # 91161300



PLAN DRAWN BY Christian Frankenhauer DATE 6/4/16 SCALE: 1 INCH = 40 FEET

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