



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 13, 2017

Edgar Rodriguez
77 A Bond Avenue
Reisterstown, Maryland 21136

Dear Mr. Rodriguez:

RE: 77 A Bond Ave, Spirit and Intent Case No. 2017-016-A

Your June 25, 2010 letter addressed to the Director of Permits and Development Management has been referred to this Office for reply.

Pursuant to your provided information and plan you are requesting a zoning S&I "Spirit and Intent" verification for compliance in Zoning Case #2017-0016-A at the above referenced location. In your letter, you requested that the existing dwelling would be razed and replace with a new single family dwelling with a new side yard setback of 11.2 feet.

The Administrative Law Judge has reviewed your request in the above matter and the new side yard setback of 11.2 feet meets the requirements of a minimum side setbacks in a DR 3.5 zone which is a minimum side yard setback 10 feet and a sum 25 feet. The razing of existing dwelling and replacing with a new single family dwelling as requested are within the S&I of the Zoning Order number 2017-0016-A.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

A handwritten signature in blue ink that reads "Gary Hucik".

Gary Hucik
Planner II, Zoning Review

Encl.
File:17-214
cc. File- Zoning Case no.2017-0016-A

Sherry Nuffer

From: John E. Beverungen
Sent: Monday, June 12, 2017 3:02 PM
To: Gary M Hucik
Cc: Sherry Nuffer
Subject: Case # 2017-0016-A

I reviewed the file and letter request in the above matter which you dropped off at our office. I recall the case, and am aware one variance was granted for a 22 ft. rear yard in lieu of the required 30 ft. The property is zoned DR 3.5. In his June 3, 2017 letter Petitioner indicates he has decided to raze the existing home shown on the site plan (which was in poor condition, a fact noted in the order) and construct in its place a new dwelling. Petitioner notes a "small change" in the side yard setback; i.e., the site plan showed a 13.3 ft. side yard, while the new house proposed would have an 11.2 ft. side yard setback. Under the DR 3.5 regulations, an individual side yard is only required to be 10 ft. (and a sum of 25 ft., which is easily satisfied in this case), and thus I believe the dwelling with a proposed 11.2 ft. individual side setback would be within the spirit and intent of the original order in the above case.

I will leave the file at the front desk.

John Beverungen
ALJ

IN RE: PETITION FOR VARIANCE

(77 A Bond Avenue)
4th Election District
2nd Council District
Edgar Rodriquez
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2017-0016-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Edgar Rodriquez, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit a proposed addition with a rear yard setback of 22 ft. in lieu of the required 30 ft. A site plan was marked as Petitioner's Exhibit 1.

Owner Edgar Rodriquez appeared in support of the petition. An adjoining neighbor attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP). Neither agency opposed the request.

The subject property is approximately 1.08 acres and is zoned DR 3.5. The property is improved with a small single-family dwelling constructed in 1944, which is apparently in very poor condition. The DOP noted the "dilapidated condition of the property" and Petitioner (who recently purchased the home) explained he is in the process of renovating the property. Petitioner proposes to construct an addition at the rear of the dwelling. A neighbor (Oscar Mack) indicated he did not oppose the zoning request, although he stated the subject property is land-locked, and

ORDER RECEIVED FOR FILING

Date

By

9/28/16

sen

M E M O R A N D U M

DATE: October 31, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0016-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 28, 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

that an easement is needed for driveway access across his property. As explained at the hearing, the question of legal access to the property is a title issue that cannot be resolved within the context of a zoning hearing.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property is narrow and deep (approximately 118' x 400'), which renders it unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to construct the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition.

THEREFORE, IT IS ORDERED, this 28th day of September, **2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition with a rear yard setback of 22 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 9/28/16
By slh

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. Petitioner must maintain in good condition the existing fence at the property.

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:sln

ORDER RECEIVED FOR FILING

Date

9/28/16

By

sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 77a bond ave which is presently zoned DR 3.5
 Deed References: 37507 100477 10 Digit Tax Account # 2913020576
 Property Owner(s) Printed Name(s) Edgar Rodriguez

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 1802.3.C.1 To permit a proposed addition with a rear yard setback of 22 feet in lieu of the required 30 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

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

CASE NUMBER 2017-0016-A Filing Date 7/15/16

Do Not Schedule Dates: Reviewer gr

ZONING PROPERTY DESCRIPTION FOR 77A BAND AVENUE

Beginning at a point on the north side of Bond Avenue, which is 30 feet wide, at a distance of 730 feet (+/-) east of the centerline of the nearest improved intersecting street New Avenue, which is 30 feet wide. Being Lot #15, Section #C in the Schloegel Plat as recorded in Baltimore County Plat Book #12, Folio #115, containing 1.08 acres. Located in the 4th Election District and the 2nd Councilmanic District.

2017-0016-A



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4420928

Sold To:

Edgar Rodriguez - CU00558454
207 Church Rd
Reisterstown, MD 21136-6207

Bill To:

Edgar Rodriguez - CU00558454
207 Church Rd
Reisterstown, MD 21136-6207

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 01, 2016

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0016-A
77 A Bond Avenue
N/s Bond Avenue, E/of New Avenue
4th Election District - 2nd Councilmanic District
Legal Owner(s) Edgar Rodriguez

Variance: to permit a proposed addition with a rear yard setback of 22 ft. in lieu of required 30 ft.

Hearing: Friday, September 23, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY.

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/032 September 1 4420928

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/5/2016

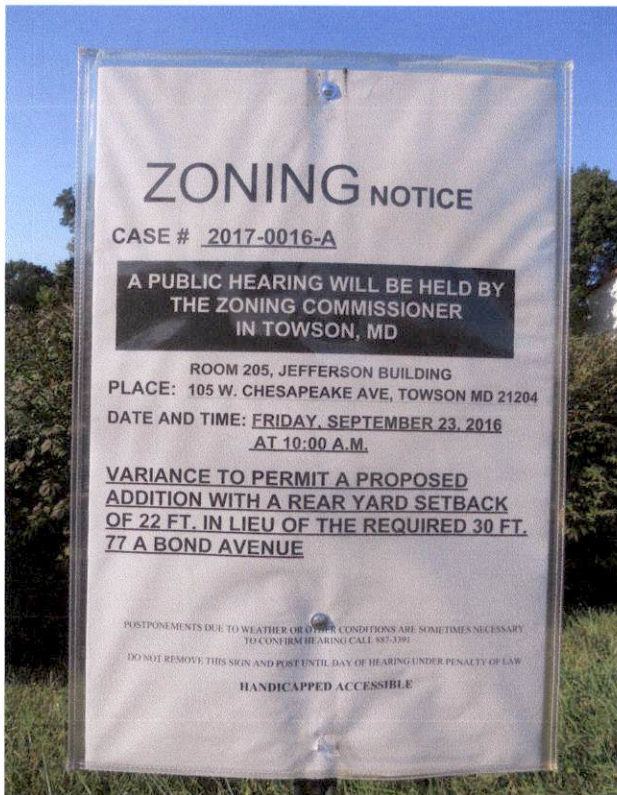
Case Number: 2017-0016-A

Petitioner / Developer: MR. RODRIQUEZ

Date of Hearing (Closing): SEPTEMBER 23, 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:
77 A BOND AVENUE

The sign(s) were posted on: SEPTEMBER 3, 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)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

August 24, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0016-A

77 A Bond Avenue
N/s Bond Avenue, E/of New Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Edgar Rodríguez

Variance to permit a proposed addition with a rear yard setback of 22 ft. in lieu of required 30 ft.

Hearing: Friday, September 23, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Edgar Rodriguez, 207 Church Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 3, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 1, 2016 Issue - Jeffersonian

Please forward billing to:
Edgar Rodriguez
207 Church Road
Reisterstown, MD 21136

443-934-2399

NOTICE OF ZONING HEARING

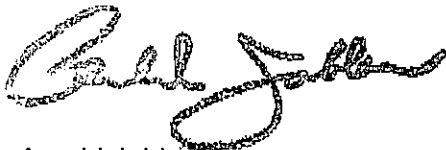
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CASE NUMBER: 2017-0016-A

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N/s Bond Avenue, E/of New Avenue
4th Election District – 2nd Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
77A Bond Avenue; N/S Bond Avenue,
E 730' to c/line of New Avenue
4th Election & 2nd Councilmanic Districts
Legal Owner(s): Edgar Rodriquez
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-016-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
AUG 02 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to Edgar Rodriquez, 207 Church Road, Reisterstown, Maryland 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2017-0016-A
Property Address: 77A Bond Ave
Property Description: north side Bond Ave., 730' east of
New Ave.
Legal Owners (Petitioners): Edgar Rodriguez
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edgar Rodriguez
Company/Firm (if applicable): _____
Address: 207 Church Rd
Reisterstown, 21136-1327
Telephone Number: 443-934-2399

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

September 14, 2016

Edgar Rodriguez
207 Church Road
Reisterstown MD 21136

RE: Case Number: 2017-0016 A, Address: 77 A Bond Avenue

Dear Mr. Rodriguez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

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: 8/1/16

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. 2017-0016-A.

Variance
Edgar Rodriguez
77A Bond 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 black ink, appearing to read "Richard Zeller".

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 19, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-016

RECEIVED

AUG 22 2016

INFORMATION:

Property Address: 77-A Bond Avenue

Petitioner: Edgar Rodriguez

Zoning: DR 3.5

Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit an addition with a rear yard setback of 22' in lieu of the required 30'.

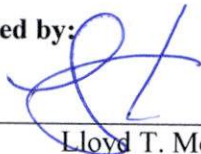
A site visit was conducted on August 10, 2016. The property is in a dilapidated condition.

The Department has no objections to granting the petitioned zoning relief.

The Department recommends the Administrative Law Judge instruct Baltimore County Code Enforcement to inspect the property for compliance with BCC§ 13-7-312 and any other applicable regulations that address the dilapidated condition of the property prior to issuing the final order in the case, if granted.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
Edgar Rodriguez
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 4, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 08, 2016
Item No. 2017-0016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If granted, the owner must maintain the existing fence along adjacent properties of 83 and 85 Bond Ave and 202 and 204 Arms Chapel Rd.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0016-08082016.doc

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 19, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-016

INFORMATION:

Property Address: 77-A Bond Avenue
Petitioner: Edgar Rodriguez
Zoning: DR 3.5
Requested Action: Variance

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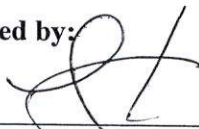
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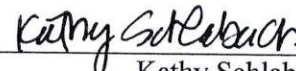
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:

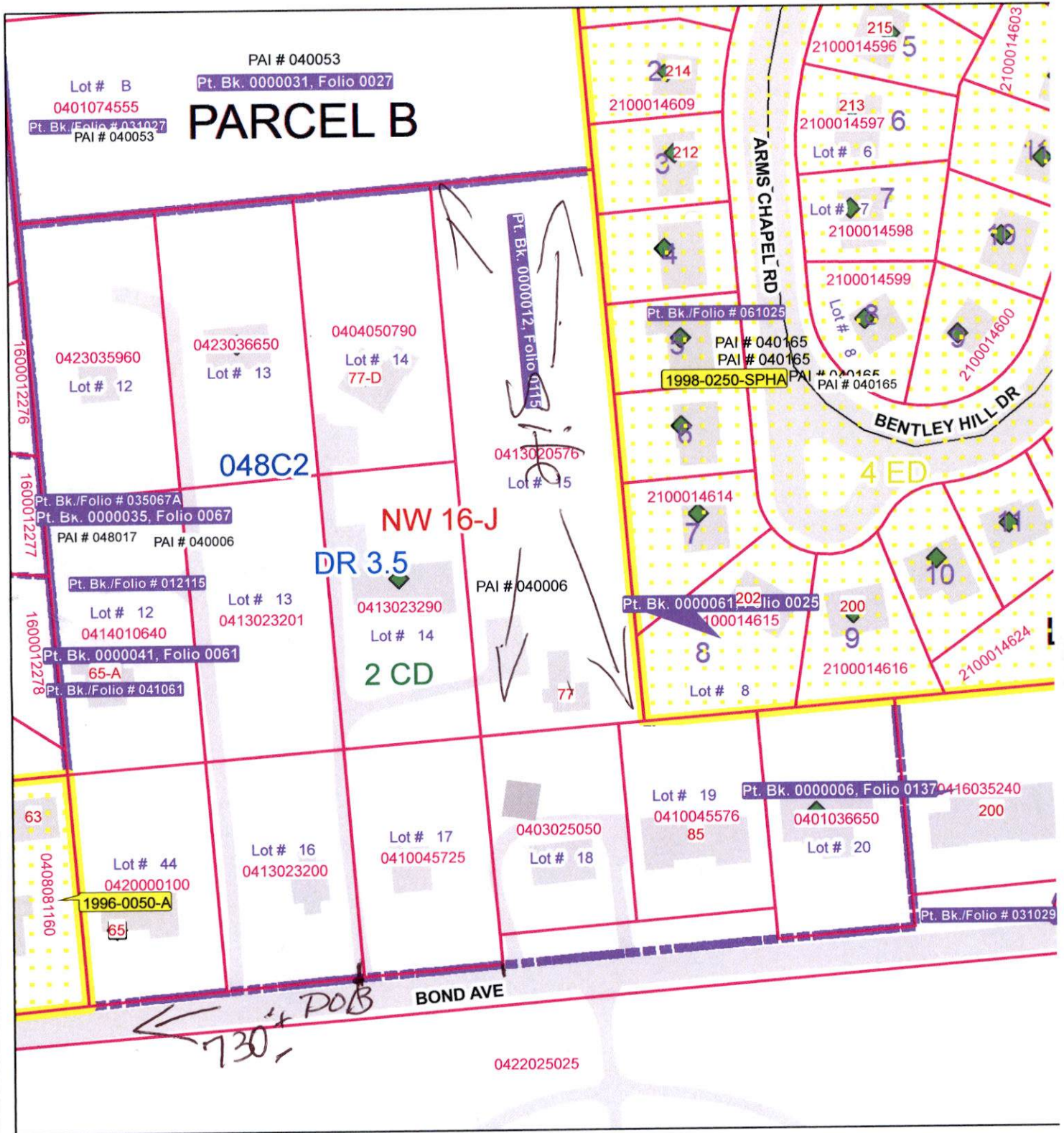


Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
Edgar Rodriguez
Office of the Administrative Hearings
People's Counsel for Baltimore County

77A Bond Avenue



Publication Date: 7/5/2016



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

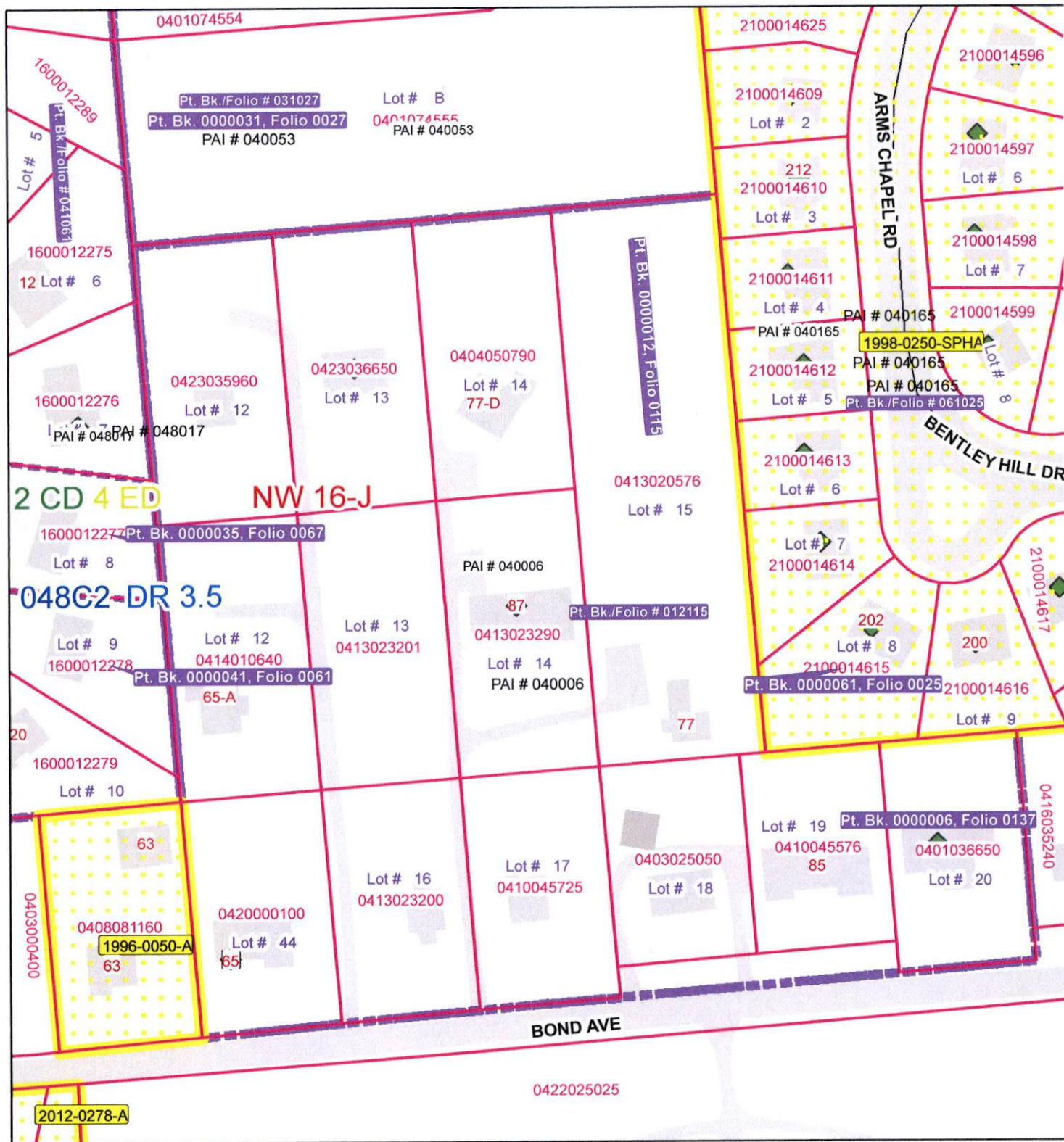


0 25 50 100 150 200 Feet

1 inch = 100 feet

2017-0016-A

77A Bond Avenue



Publication Date: 7/14/2016



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

2017-0016-A

CASE NAME Rodriguez
CASE NUMBER 2017-0016-A
DATE 9-23-2016

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/4/16DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)CDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

8/19/16PLANNING
(if not received, date e-mail sent _____)no obj
w/ comment8/1/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/1/16

SIGN POSTING

Date:

8/3/16by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

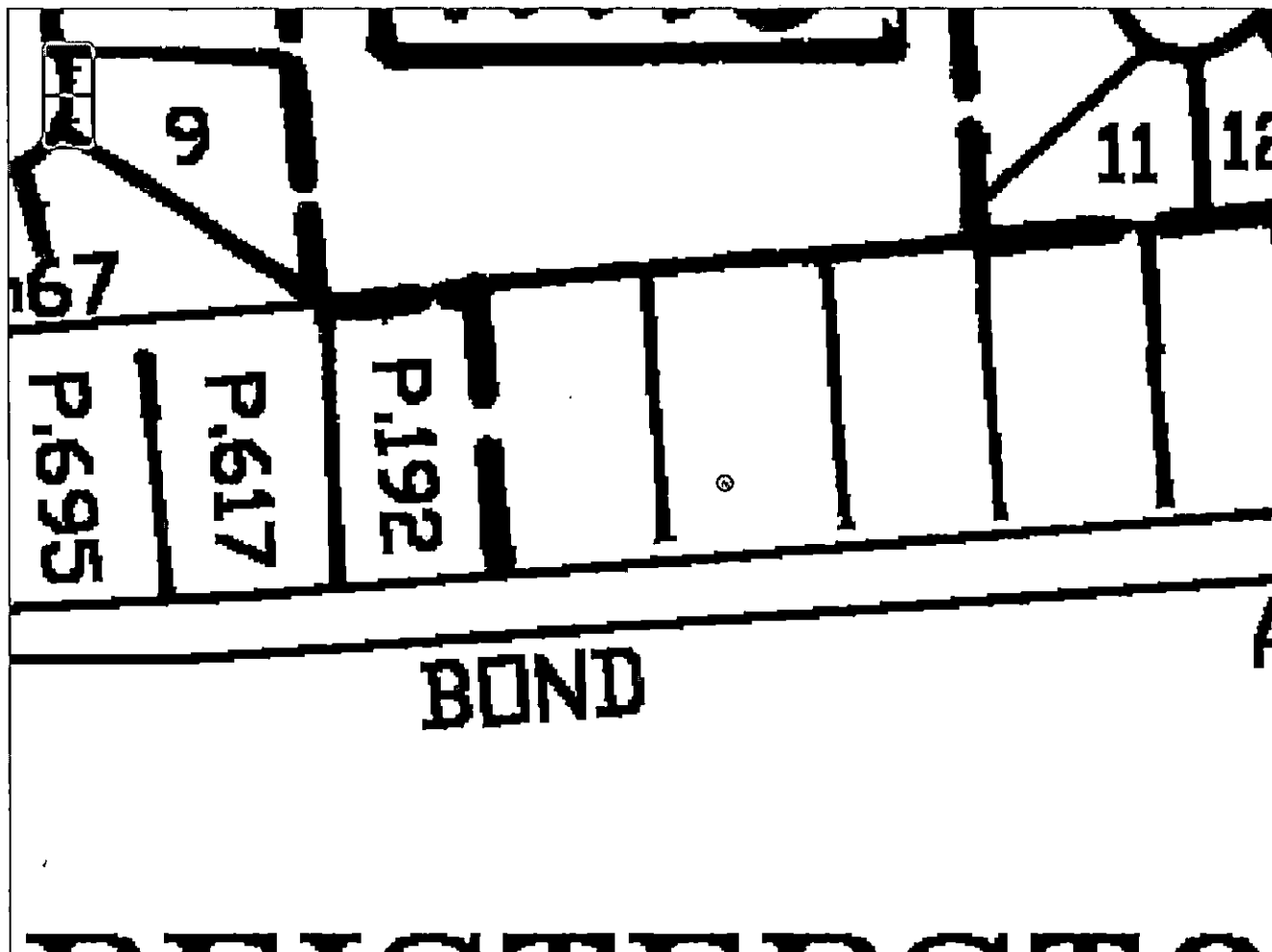
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 04 Account Number - 0413020576							
Owner Information										
Owner Name:		RODRIGUEZ EDGAR					Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		207 CHURCH RD REISTERSTOWN MD 21136-					Deed Reference:		/37307/ 00473	
Location & Structure Information										
Premises Address:		77A BOND AVE REISTERSTOWN 21136-1327					Legal Description:		570 E NEW AV SCHLOEGEL PLAT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0048	0017	0193		0000	C		15	2016		0012/ 0115
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use	
1944		870 SF					1.0800 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		SIDING	1 full					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2016		07/01/2016		07/01/2017	
Land:			60,400		60,400					
Improvements			56,700		64,500					
Total:			117,100		124,900		119,700		122,300	
Preferential Land:			0						0	
Transfer Information										
Seller: NATIONSTAR MORTGAGE LLC					Date: 03/22/2016			Price: \$73,500		
Type: ARMS LENGTH IMPROVED					Deed1: /37307/ 00473			Deed2:		
Seller: MACK LILLY MAE					Date: 11/19/2015			Price: \$95,000		
Type: NON-ARMS LENGTH OTHER					Deed1: /36897/ 00146			Deed2:		
Seller: MACK PHILIP					Date: 12/26/1991			Price: \$0		
Type: NON-ARMS LENGTH OTHER					Deed1: /09009/ 00167			Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2016		07/01/2017			
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://sd.dat.maryland.gov/RealProperty>)District: **04** Account Number: **0413020576**

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.

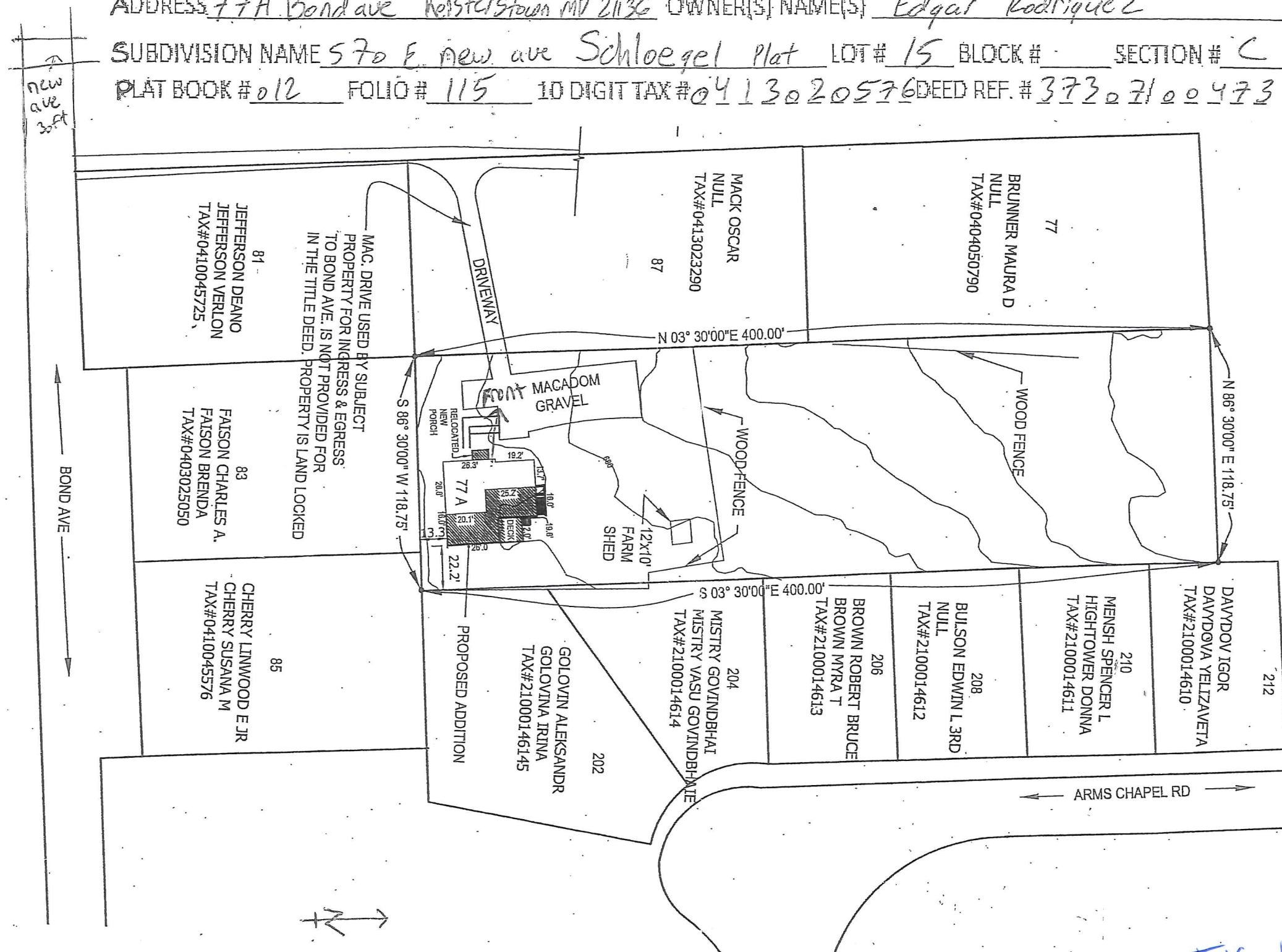
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

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

ADDRESS 77A Bond ave Reisterstown MD 21136 OWNER(S) NAME(S) Edgar Rodriguez

SUBDIVISION NAME S 70 E new ave Schloegel Plat LOT # 15 BLOCK # SECTION # C

PLAT BOOK # 012 FOLIO # 115 10 DIGIT TAX # 0413020576 DEED REF. # 37307100473



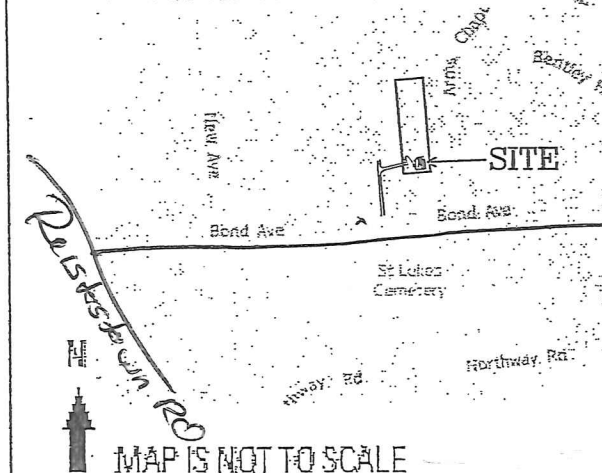
PLAN DRAWN BY Elmer Rodriguez

DATE 7-6-16

SCALE: 1 INCH = 60 FEET

EX.1

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 048C2

SITE ZONED DR 3.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.08

OR SQUARE FEET 47044.8

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW:

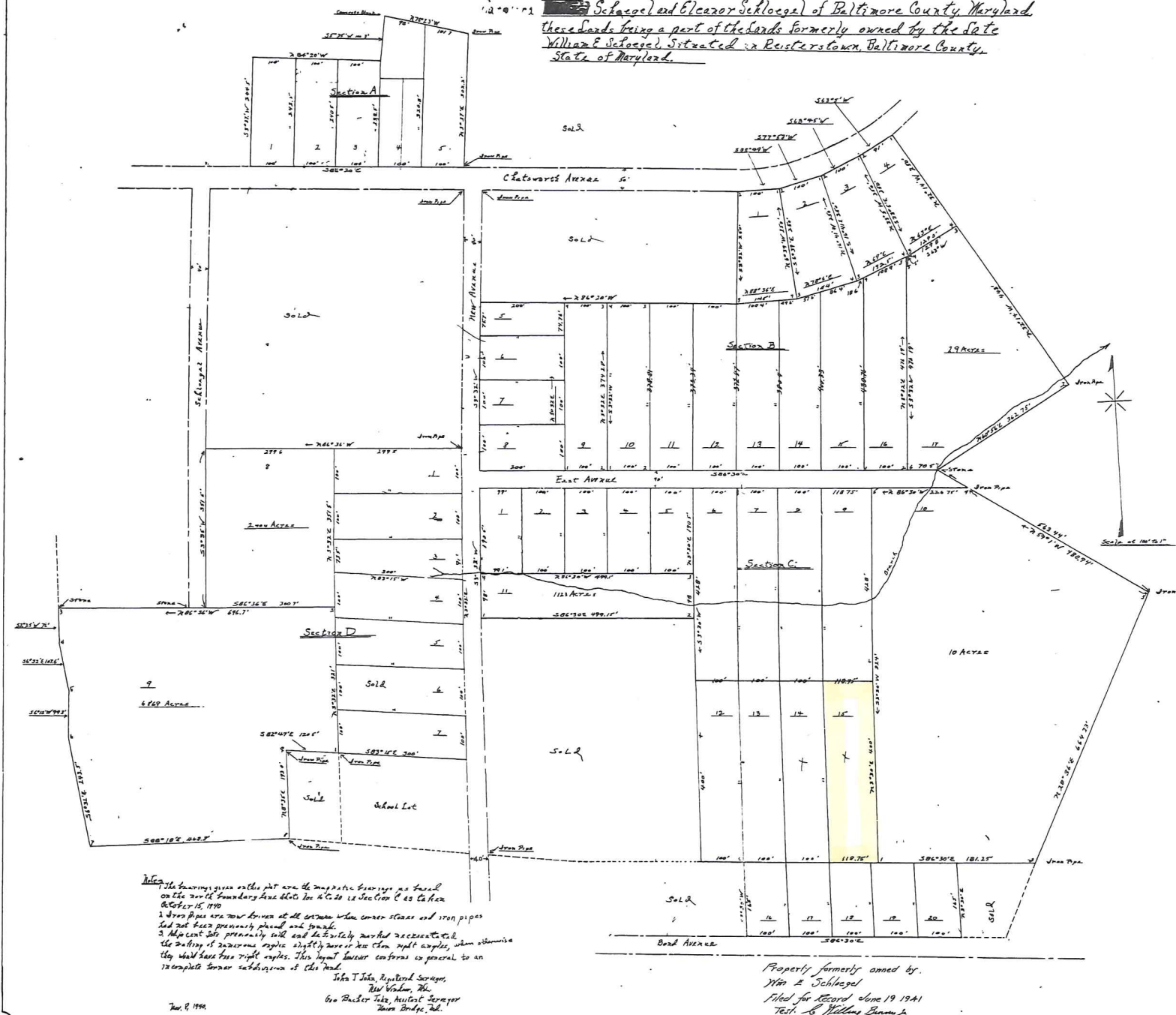
N/A

VIOLATION CASE INFO:

No

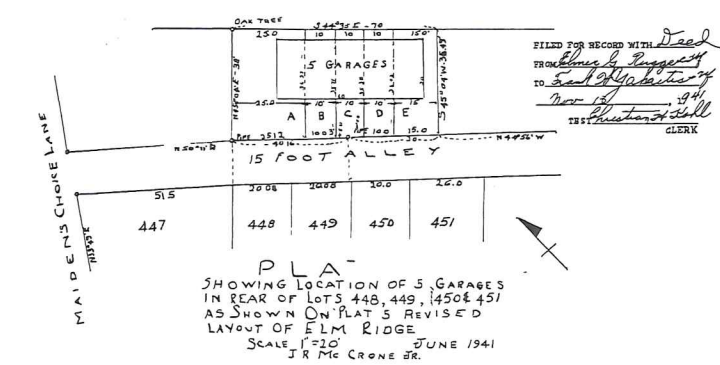
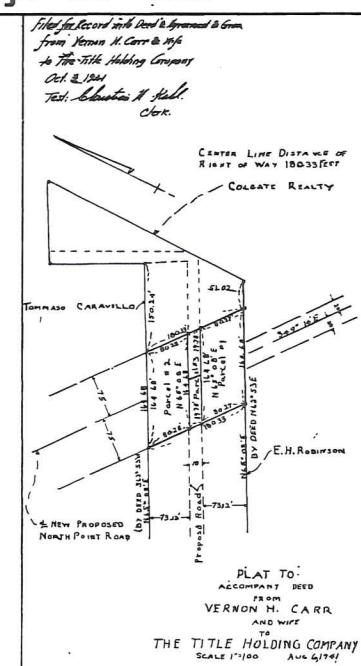
Plat of the Subdivisions of the Lands Now Owned by

Schaefer and Cleaver Schloeger of Baltimore County, Maryland
these lands being a part of the lands formerly owned by the late
William F. Schaefer, Situated in Reisterstown, Baltimore County,
State of Maryland.



Notes:
1. The boundaries shown on this plat were determined by survey on the ground by the undersigned on or about October 15, 1940.
2. Iron pipes are now driven at all corners where corner stakes and iron pipes had been previously placed and found.
3. All present lots generally well and accurately marked as described. The setting of numerous copies, right, corner, and line right angles, when necessary they shall have been right angles. This layout however conforms in general to an 1800 plat for the same land.
John T. Jahn, Registered Surveyor,
201 North Ave.
Box 100, Reisterstown, Md.
June 8, 1941

Property formerly owned by:
Wm F Schloeger
Filed for Record June 19 1941
Test: S. William Bannock
Clerk



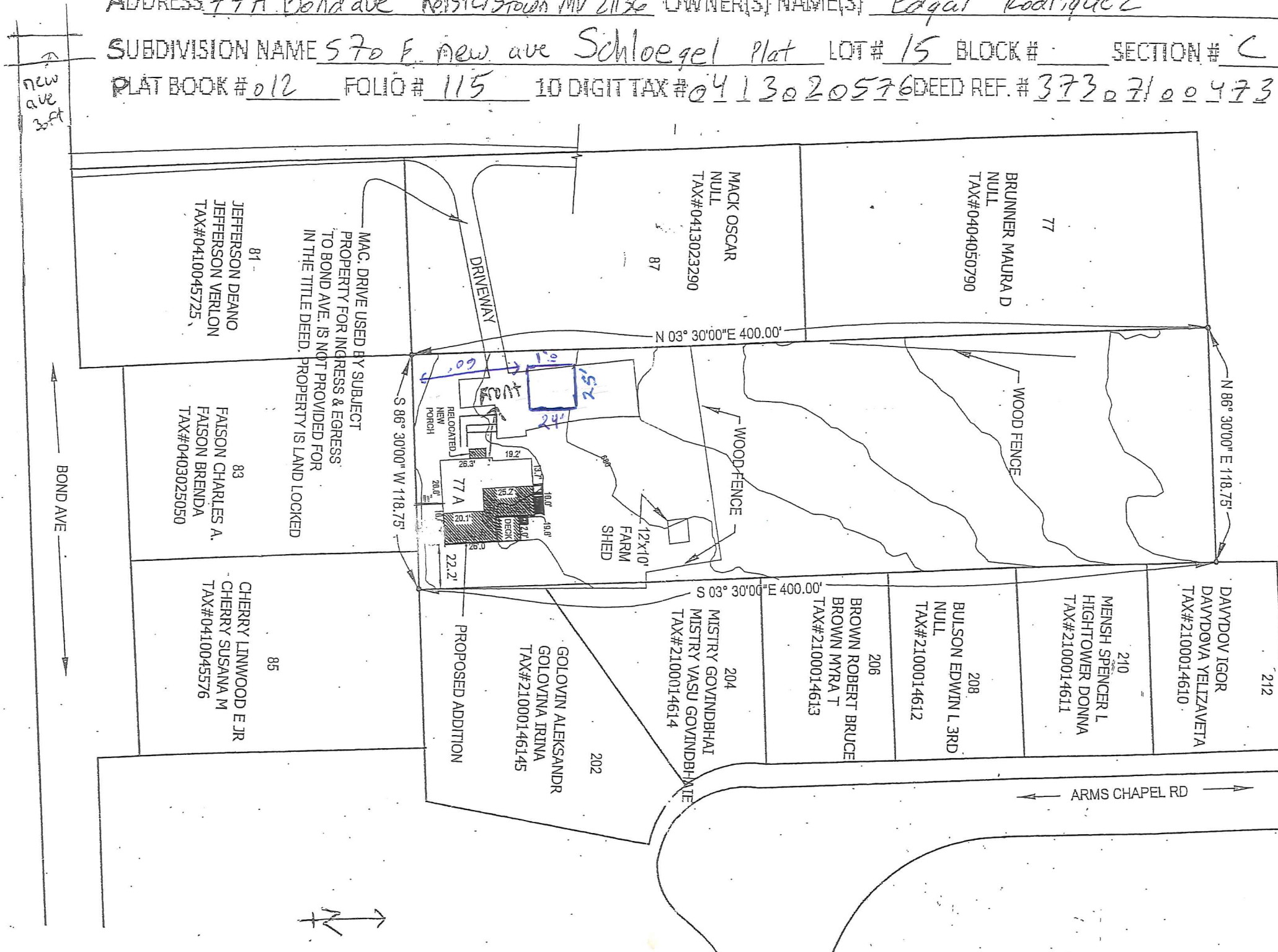
2017-0016-A

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

ADDRESS 77A Bond ave Reisterstown MD 21136 OWNER(S) NAME(S) Edgar Rodriguez

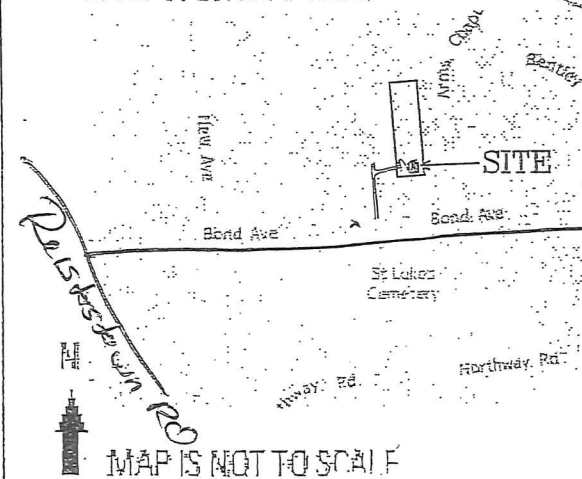
SUBDIVISION NAME S 70 E new ave Schloegel Plat LOT# 15 BLOCK# SECTION# C

PLAT BOOK # 012 FOLIO # 115 10 DIGIT TAX # 0413020576 DEED REF. # 37307100473



PLAN DRAWN BY Elmer Rodriguez DATE 7-6-16 SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



ZONING MAP# 048C2

SITE ZONED DR 3.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.08

OR SQUARE FEET 470448

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW:

N/A

VIOLATION CASE INFO:

No

2017-0016