

MEMORANDUM

DATE: September 27, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0030-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 26, 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	*	BEFORE THE
(2325 Blackberry Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Chaim S. & Esther D. Kahn	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0030-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Chaim S. & Esther D. Kahn ("Petitioners"). The Petitioners are 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 deck in the rear yard with a setback of 21 ft. in lieu of the required 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 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 6, 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 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 8-25-16

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 Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

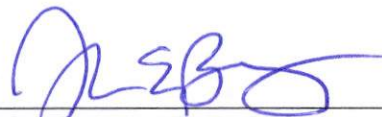
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of **August, 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 deck in the rear yard with a setback of 21 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-25-16

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 2325 Blackberry Rd Balto. MD 21209 Currently zoned DR 2
 Deed Reference 36519 / 306 10 Digit Tax Account # 2500007332
 Owner(s) Printed Name(s) CHAIM KAHN + ESTHER KAHN

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1 B02.3.C.1 ; B02R and 301.1 ; B02R to permit a deck in the rear yard with a setback of 21 ft in lieu of the required 22.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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):

CHAIM KAHN / ESTHER KAHN
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
2325 Blackberry Rd Balto. Co. MD
 Mailing Address City State
21209 / 410.908.1827 / SKANNR.MC.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:

John Mellema Jr.
 Name – Type or Print
[Signature]
 Signature
5409 East Drive Arbutus MD
 Mailing Address City State
21227 / 410.247.7488 / JCM@SVERIZON.NET
 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 2017-0030-A Filing Date 7/29/16 Estimated Posting Date 8/1/16 Reviewer JCM

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: 2325 Blackberry Rd Balto. Co. MD 21209
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)

We have constructed a 16' x 38' Deck off of the rear of our house. We would like to have a landing and steps come off of the back of the deck but it appears that they would cross over the B.R.L. for the Deck by 1.5'. I am asking for an Administrative Variance to allow the landing and steps to be constructed over the B.R.L. by 1.5'. If we build them on the right side, the cellar entrance would be obstructed and if we build them on the left side it would be difficult due to the topography of the land.

(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)

CHAIM KAHN
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

ESTHER KAHN
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 28th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CHAIM KAHN & ESTHER KAHN

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

11/14/19
My Commission Expires

Affidavit in Support of Administrative Variance

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

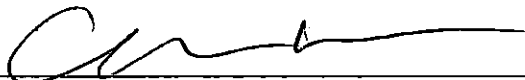
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 2325 Black Berry Rd Balt. Co. MD 21209
Print or Type Address of property City State Zip Code

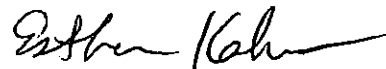
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

WE have constructed a 16' x 30' deck off of the rear of our
House. We would like to have a landing and steps come off
of the back of the deck but it appears that they would cross
over the B.R.L. For the Deck by 1.5'. I am Asking For an
Administrative Variance to allow the landing and steps to be
constructed over the B.R.L. by 1.5'. If we build them on the
right side the cellar entrance would be obstructed and if we
build them on the left side it would be difficult due to the
topography of the land.

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


Signature of Owner (Affiant)

CHAIM KAHN
Name- Print or Type


Signature of Owner (Affiant)

ESTHER KAHN
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

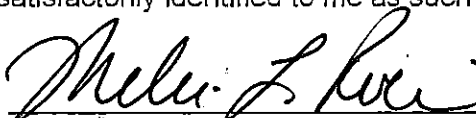
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ~~MELIE~~ CHAIM KAHN & ESTHER KAHN

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

AS WITNESS my hand and Notaries Seal


Notary Public

11/14/19
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 2325 Blackberry Rd Balto. MD 21209 Currently zoned DR 2
Deed Reference 36519 / 306 10 Digit Tax Account # 2500007332
Owner(s) Printed Name(s) CHAIM KAHN & ESTHER KAHN

(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 ; BC2R, MA 301.1 ; BC2R
to permit A Deck in the rear yard with a setback of
21 ft in lieu of the required 22.5 ft.

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):

CHAIM KAHN / ESTHER KAHN
Name #1 - Type or Print Name #2 - Type or Print

Chaim Kahn / Esther Kahn
Signature #1 Signature #2

2325 Blackberry Rd Balto. Co. MD
Mailing Address City State

21209 / 410-908-1827 / SKAHNR.ME.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:

John Mellena Jr
Name - Type or Print

Signature

5409 East Dr Arbutus MD
Mailing Address City State

21227 / 410-247-7488 / JCMLEVERIZON.NET
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 2017-0030-A Filing Date 7/29/16 Estimated Posting Date 8/1/16 Reviewer JCM

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
JULY 28, 2016

ZONING DESCRIPTION
#2325 BLACKBERRY ROAD

BEGINNING FOR THE SAME AT A POINT ON THE EAST SIDE OF BLACKBERRY ROAD WHICH IS A 40 FOOT RIGHT OF WAY, 130 FEET FROM THE CENTERLINE OF SWEET MEADOW ROAD WHICH IS A 40 FOOT RIGHT OF WAY, THENCE RUNNING EASTERLY 110 FEET, THENCE SOUTHERLY 110 FEET, THENCE WESTERLY 91 FEET, THENCE NORTHWESTERLY 26.87 FEET, THENCE NORTHERLY 91 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND DESIGNATED AS LOT 176 AS SHOWN ON PLAT TWO PHASE FOUR B, BONNIE VIEW ESTATES RECORDED IN BALTIMORE COUNTY, MARYLAND IN PLAT BOOK RDH 79 FOLIO 112.



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/7/2016

Case Number: 2017-0030-A

Petitioner / Developer: CHAIM KAHN

Date of Hearing (Closing): AUGUST 22, 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:
2325 BLACKBERRY ROAD

The sign(s) were posted on: AUGUST 6, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0030 -A Address 2325 BLACKBERRY Rd

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/29/16 Posting Date: 8/7/16 Closing Date: 8/22/16

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 2017- 0030 -A Address 2325 BLACKBERRY Rd

Petitioner's Name CHAIM KAHN Telephone 410-908-1827

Posting Date: 8/7/16 Closing Date: 8/22/16

Wording for Sign: To Permit A DECK IN THE REAR YARD WITH A
SETBACK OF 21 FT. IN LIEU OF THE REQUIRED 22.5 ft

Revised 7/6/16

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

No.

142809

Date:

7/29/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/29/2016 7/29/2016 09:39:23 3

RECEIPT # 689030 7/29/2016 GFLH

Dept 5 528 ZONING VERIFICATION
142809

Recpt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
000	306	0000		6150					75.00

Total: 75.00

Rec

From:

CHAIM KAHN

For:

2017-0030-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

August 23, 2016

Chaim & Esther Kahn
2325 Blackberry Road
Baltimore MD 21209

RE: Case Number: 2017-0030 A, Address: 2325 Blackberry Road

Dear Mr. & Ms. Kahn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 29, 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
John Mellema Jr., 5409 East Drive, Arbutus MD 21227

AV 8-22-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 12 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: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0030-A
Address 2325 Black Berry Road
(Kahn Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

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

Reviewer: Steve Ford

Date: 08-12-2016

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



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

Date: 8/8/16

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. 2017-0030-A

Administrative Variance
Chiam & Esther Kahn
2325 Black Berry Road

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).

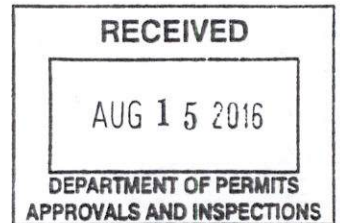
Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy Wolcott'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

DATE: August 12, 2016

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2016
Item No. 2017-0028, 0029, 0030, 0031, 0032, 0034, 0035 and 0037

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\ZAC08152016.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: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0030-A
Address 2325 Black Berry Road
(Kahn Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

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

Reviewer: Steve Ford

Date: 08-12-2016

CASE NO. 2017- 0030-A

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>8-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-8</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>8-6-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2500007332			
Owner Information					
Owner Name:	KAHN CHAIM S KAHN ESTHER D		Use:	RESIDENTIAL YES	
Mailing Address:	2325 BLACKBERRY RD BALTIMORE MD 21209-		Principal Residence:	YES	
			Deed Reference:	/36519/ 00306	
Location & Structure Information					
Premises Address:		2325 BLACKBERRY RD BALTIMORE 21209-0000		Legal Description:	0.274 AC PHAS FOUR B 2325 BLACKBERRY RD BONNIE VIEW ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0079	0002	0396		0000	176
				Assessment Year:	Plat No:
				2017	2
				Plat Ref:	0079/ 0112
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2015	3,418 SF		1100 SF		11,935 SF
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	4 full/ 1 half	2 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		160,800	160,800		
Improvements		416,000	416,000		
Total:		576,800	576,800	576,800	
Preferential Land:		0			
Transfer Information					
Seller:		BEAZER HOMES CORP		Date:	08/10/2015
Type:		ARMS LENGTH IMPROVED		Deed1:	/36519/ 00306
				Price:	\$662,404
				Deed2:	
Seller:				Date:	
Type:				Deed1:	
				Price:	
				Deed2:	
Seller:				Date:	
Type:				Deed1:	
				Price:	
				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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

DR-16

Pt. Bk./Folio # C017078

Pt. Bk./Folio # C017031

2200019682 2200019705 2200019707
2200019686 2200019708 2200019706

2200018090

1967-0016-X
1989-0519-SPH

PAI # 030340

1994-0092-SPHA

PAI # 030340

PAI # 030340

2200014264 2200014263 2200014285 2200014262 2200014286 2200014272 2200014254
2200014259 2200014276 2200014283 2200014258 2200014284 2200014271 2200014282
2200014257 2200014256 2200014281 2200014255 2200014279 2200014270 2200014280
2200014261 2200014252 2200014278 2200014260 2200014277 2200014269 2200014275
2200014267 2200014266 2200014253 2200014265 2200014273 2200014268 2200014274

Pt. Bk./Folio # C016052

2500007327
Pt. Bk. 0000079, Folio 0111 HOA

FALLS GABLE LN

2500007337

HOA

Pt. Bk. 0000079, Folio 0112

Pt. Bk./Folio # 079111

2500007326

SWMR

SWMR

Pt. Bk./Folio # 079112

SWMR

HOA

BLACKBERRY RD

2500007370

SWMR

2500007369

Pt. Bk. 0000079, Folio 0113

2500007350

2500007349

3-ED 079A1

DR-2

1992-0204-SPHA
1988-0056-SPHXA

PAI # 030454

SWEET MEADOW RD

PAI # 030454

NW-8-C

PAI # 030454

MILBURN RD

Pt. Bk./Folio # 079113

2327

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