

MEMORANDUM

DATE: November 21, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0076-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 18, 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
(1502 Chesaco Avenue)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Parshu & Mon Rai	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0076-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, Parshu and Mon Rai ("Petitioners"). The Petitioners are requesting Variance relief from § 427.1.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed 6 ft. high fence in lieu of the maximum allowed 3.5 ft. high, residential fence to be erected in the rear yard of a dwelling which adjoins the front yard of another residence. 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 September 30, 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 10-19-16

By low

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 19th day of **October, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427.1.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed 6 ft. high fence in lieu of the maximum allowed 3.5 ft. high, residential fence to be erected in the rear yard of a dwelling which adjoins the front yard of another residence, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The 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 10-19-16

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 1502 Chesaco Ave Rosedale, MD 21237 Currently zoned DR 3.5
Deed Reference 34352-1-00179 10 Digit Tax Account # 1600011001
Owner(s) Printed Name(s) Parshu Rai

(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:

- 4 **ADMINISTRATIVE VARIANCE** from Section(s) 427.1.B.1 of BCZR to permit a proposed 6 feet high in lieu of the maximum allowed 3-1/2 feet high, residential fence to be erected in the rear yard of a dwelling which adjoins the front yard of another residence.

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):

Parshu Rai / Mon Rai
Name #1 – Type or Print / Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 / Signature #2
1502 Chesaco Ave Rosedale MD
Mailing Address / City / State
21237 / 443-220-1984 / Parshu_rai82@yahoo.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:

STEVEN BOWERS
Name – Type or Print
[Signature]
Signature
744 MARKET COT BAY MD
Mailing Address / City / State
21236 / (410) 27-9843 / MARKBOWERS@HOTMAIL.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 10-19-16 day of 19 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 2017-0076-A Filing Date 9/20/16 Estimated Posting Date 10/2/16 Reviewer AT

~10/17/16

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: 1502 Chesaco Ave Rosedale MD 21237
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)

My request for variance is due to the openness of my back yard. my back
yard is surrounded by streets on all side with a lots of cars traffic.
since I have a 3 and 1/2 yrs old son he has his little friends come over
to play with him. They are ages of 3-5 yrs of age. I would very much
appreciate having this variance approve for the safety and security
of my son and his cousins while visiting our home.
Thanks for you consideration.

N/A

(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)

Parshu Rai
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Mon Rai
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 15th day of Sept, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Parshu R Rai & Mon R Rai

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

6/3/18
My Commission Expires

HASSAN ALBADAWI

Notary Public
Baltimore City
Maryland

My Commission Expires June 03, 2018

REV. 5/5/2016

Affidavit in Support of Administrative Variance

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thans for you consideration.

N/A

(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)

Parsbu Rai
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Mon Rai
Name- Print or Type

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

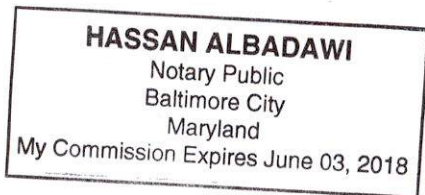
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of Sept, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Parsbu Rai & Mon R Rai

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

6/3/18
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 1502 Chesaco Ave Rosedale, MD 21237 Currently zoned DR 5.5
Deed Reference 34352-1-00179 10 Digit Tax Account # 16 00011001
Owner(s) Printed Name(s) Parshu Rai

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 427.1.B.1 of BCZR to permit a proposed 6 feet high in lieu of the maximum allowed 3-1/2 feet high, residential fence to be erected in the rear yard of a dwelling which adjoins the front yard of another residence.

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):

Parshu Rai / Mon Rai
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
1502 Chesaco Ave Rosedale, MD
Mailing Address City State
21237 / 443-220-1984 / Parshu-rai82@yahoo.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:

K. STEVEN BOWERS
Name – Type or Print
[Signature]
Signature
7TH MARKET ST BAIT MD
Mailing Address City State
21236 / (410) 221-9843 / monraimoo@hotmail.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 10-19-16 day of Oct, 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 2017-0076-A Filing Date 9/29/16 Estimated Posting Date 10/2/16 Reviewer AT

~10/17/16

ZONING PROPERTY DESCRIPTION FOR: 1502 CHESACO AVENUE

BEGINNING AT THE INTERSECTION POINT OF CHESACO AVENUE WHICH IS 70 FEET WIDE AND CAMHILL AVENUE WHICH IS 50 FEET WIDE AT THE DISTANCE OF 65 FEET NORTHWEST.

BEING LOT #: 8, BLOCK #: B, SECTION #: 11, IN THE SUBDIVISION OF CAMELOT AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #: 0036, FOLIO #: 0030 CONTAINING 8,778 SQUARE FEET. LOCATED IN THE 14TH ELECTION DISTRICT AND 6TH COUNCIL DISTRICT.

2017-0076-A

CERTIFICATE OF POSTING

Date: SEPTEMBER 30, 2016

RE: Project Name: 1502 CHESACO AVENUE
Case Number /PAI Number: 2017-0076-A
Petitioner/Developer: PARSHU RAI
Date of Hearing/Closing: OCTOBER 17, 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 1502 CHESACO AVENUE

The sign(s) were posted on SEPTEMBER 30, 2016
(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE
CASE NO. 2017-0076-A

REQUEST: TO PERMIT A PROPOSED 6 FOOT HIGH PRIVACY FENCE IN LIEU OF THE MAXIMUM ALLOWED 3 ½ FOOT HIGH IN THE REAR YARD OF A DWELLING WHICH IS SITUATED IN THE FRONT YARD OF AN ADJOINING PROPERTY.

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on:
OCTOBER 17, 2016

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204
(410) 887-3391

UNDER PENALTY OF LAW,
DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0076 -A Address 1502 Chesaco Avenue

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 09/20/2016 Posting Date: 10/02/16 Closing Date: 10/17/16

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- 0076 -A Address 1502 Chesaco Avenue

Petitioner's Name Parshu Rai Telephone 443-220-1984

Posting Date: 10/02/16 Closing Date: 10/17/16

Wording for Sign: To permit a proposed 6 feet high privacy fence in lieu of the maximum allowed 3
- ½ feet high, in the rear yard of the dwelling which is situated in the front yard of the adjoining
property.

Revised 8/9/16

No. 141423
Date: 9/20/16

BUSINESS	ACTUAL	TIME	ERM
9/20/2016	9/20/2016	10:14:42	3

G W503 WALKIN CAN
 RECEIPT # 697778 9/20/2016 OFLH
 Inpt 5 528 ZONING VERIFICATION
 CR NO. 141423

Recpt Tot \$75.00
 \$75.00 OK 6.00 CA
 Baltimore County, Maryland

[illegible]

Total: 44.75

For: 1502 CHESACO AVE

2017-0076-A

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 12, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For October 10, 2016
Item No. 2017-0076, 0077, 0080, 0081, 0082, 0083, 0086, 0087 and
0088

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\ZAC10102016.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: October 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0076-A
Address 1502 Chesaco Avenue
(Rai Property)

Zoning Advisory Committee Meeting of **October 10, 2016**.

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

Reviewer: Steve Ford

Date: 10-05-2016

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



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

Date: 10/5/16

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.

2017-0076-A
Administrative Variance
Parshu & Mon Rai
1502 Chesaco Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads "Richard Zeller".

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

WW/RAZ

10/17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 05 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: October 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0076-A
Address 1502 Chesaco Avenue
(Rai Property)

Zoning Advisory Committee Meeting of **October 10, 2016**.

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

Reviewer: Steve Ford Date: 10-05-2016



KEVIN KAMENETZ
County Executive

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

October 17, 2016

Parshu & Mon Rai
1502 Chesaco Avenue
Rosedale MD 21237

RE: Case Number: 2017-0076 A, Address: 1502 Chesaco Avenue

Dear Mr. & Ms. Rai:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 20, 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
R Steven Bowers, 7 Haymarket Court, Baltimore MD 21236

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent) 10-5 DEPS NC
(if not received, date e-mail sent) FIRE DEPARTMENT PLANNING
(if not received, date e-mail sent) 10-5 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: 9-30-16 by BellingrayPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any:

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 1600011001			
Owner Information					
Owner Name:		RAI PARSHU RAI MON		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1502 CHESACO AVE BALTIMORE MD 21237- 1515		Deed Reference: /34352/ 00179	
Location & Structure Information					
Premises Address:		1502 CHESACO AVE 0-0000		Legal Description: NW COR CAMHILL DR CAMELOT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0089	0016	0933		0000	11
					B
					8
					Assessment Year: 2015
					Plat No: 0036/ Plat Ref: 0030
Special Tax Areas:			Town: Ad Valorem: NONE Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1976	1,120 SF	744 SF	8,778 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full	Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	71,600	79,300			
Improvements	74,200	109,900			
Total:	145,800	189,200	174,733	189,200	
Preferential Land:	0			0	
Transfer Information					
Seller: ST JEAN DONALD E		Date: 10/21/2013		Price: \$198,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34352/ 00179		Deed2:	
Seller: EDRO BUILDERS IN CORPORATED		Date: 06/17/1976		Price: \$46,075	
Type: ARMS LENGTH IMPROVED		Deed1: /05644/ 00568		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 03/10/2014					

1502 CHESACO AVE



LEFT SIDE ALONG CAMHILL AVENUE
WHERE VARIANCE IS NEEDED



REAR PROPERTY LINE 2017-0076-A

1502 CHESACO AVE



LEFT SIDE ALONG CAMHILL AVENUE



REAR PROPERTY LINE

2017-0076-A

Complete

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 1600011001			
Owner Information					
Owner Name:		RAI PARSHU RAI MON		Use:	RESIDENTIAL
Mailing Address:		1502 CHESACO AVE BALTIMORE MD 21237-1515		Principal Residence:	YES
				Deed Reference:	/34352/ 00179
Location & Structure Information					
Premises Address:		1502 CHESACO AVE 0-0000		Legal Description:	NW COR CAMHILL DR CAMELOT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0089	0016	0933		0000	11
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0036/0030
B	8	2015			
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1976		1,120 SF		744 SF	8,778 SF
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full	
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:	71,600	79,300			
Improvements	74,200	109,900			
Total:	145,800	189,200		160,267	174,733
Preferential Land:	0				0
Transfer Information					
Seller: ST JEAN DONALD E		Date: 10/21/2013		Price: \$198,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34352/ 00179		Deed2:	
Seller: EDRO BUILDERS IN CORPORATED		Date: 06/17/1976		Price: \$46,075	
Type: ARMS LENGTH IMPROVED		Deed1: /05644/ 00568		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: Approved 03/10/2014					

2017-0076-A



1800013607

Lot # 2
1600010995

Lot # 3
1600010987

Lot #
1405019518

089B2

1423002600
PAI # 140091

Lot # 3
1600010996

1600010988
Lot # 4

Pt. Bk. 0000033, Folio 0054

Pt. Bk./Folio # 033054A

Lot # 15
1405019518

PAI # 140091

Pt. Bk./Folio # 005061B
1412000777

Lot # 1276

1412004360

Lot # 12

1600011005

Lot # 11

1600011004

Lot # 10

1600011003

PAI # 140044

R-1952-2359

089B3 DR-5.5

1600011006

Lot # 2

1987-0189-A

1600011007

Lot # 3

1600011008

1436

Lot # 4

1600011009

Lot # 1

1700005360

PAI # 140171

Pt. Bk. 0000009, Folio 0008

PAI # 140171

1700005361

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1700005586

VIOLATION CASE INFO:

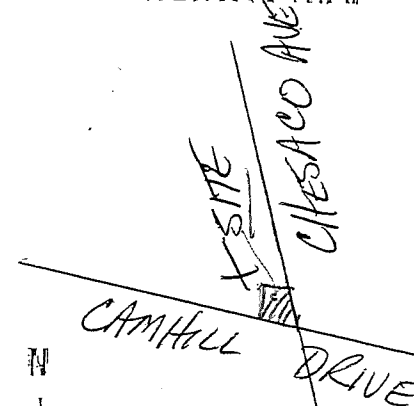
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1502 CHESACO AVE OWNER(S) NAME(S) PARSHU AND MON RAI

SUBDIVISION NAME CAMELOT LOT # 8 BLOCK # B SECTION # 11

PLAT BOOK # 0086 FOLIO # 0030 10 DIGIT TAX # 160001100 DEED REF. # 34352100179

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0089B

SITE ZONED DRS.5

ELECTION DISTRICT 14

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 8718

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH _____

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: _____

N/A

Pet. Exp. 1

~~PROPOSED FENCE~~
FENCING NEEDING
VARIANCE (25')

PAI140044

CHESACO AVENUE

(TO R/W)

CHESACO AVENUE
(TO R/W)



PLAN DRAWN BY STEVE BOWERS DATE 9/19/2016 SCALE: 1 INCH = 50 FEET

2017-0076-A