

M E M O R A N D U M

DATE: January 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0115-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2017. 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
(4113 Eder Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Bonnie J. Wallace	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0115-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, Bonnie J. Wallace. The Petitioner is requesting Variance relief from §§ 301.1 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed carport with a side setback as close as 0 ft. in lieu of the minimum side setback of 5.25 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. The property is located within the Chesapeake Bay Critical Area (CBCA) and is subject to Critical Area requirements as noted in the ZAC comment dated November 14, 2016 submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 6, 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

ORDER RECEIVED FOR FILING

Date 12-1-16

By (signature)

the file to indicate that the requested variance would adversely affect the health, safety or general 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 1st day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 301.1 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed carport with a side setback as close as 0 ft. in lieu of the minimum side setback of 5.25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
- Petitioner must comply with the ZAC comments submitted by DEPS, dated November 14, 2016; a copy of which is attached hereto and made a part hereof.

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Date 12-1-16

By [Signature]

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

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Date 12-1-16

By DW

11-21

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 14 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: November 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0115-A
Address 4113 Eder Road
(Wallace Property)

Zoning Advisory Committee Meeting of November 7, 2016

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow a carport with 0 side yard setback. The lot is not waterfront. The carport must meet all LDA requirements, including lot coverage limits and afforestation. Lot coverage and afforestation information was not provided. Therefore, if lot coverage and afforestation can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. Lot coverage and afforestation information was not provided. If these requirements can be met, that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

ORDER RECEIVED FOR FILING

C:\Users\snufer\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\WPHS9SSK\ZAC 17-0115-A 4113 Eder Road-EIR.doc

Date 12-1-16
By ISW

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the lot coverage and afforestation requirements can be met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: November 9, 2016

ORDER RECEIVED FOR FILING

Date 12-1-16

By SW



C3CA

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 4113 Eder Rd 21222 Currently zoned DR 5.5
 Deed Reference 22336 / 00194 10 Digit Tax Account # 1508301470
 Owner(s) Printed Name(s) Bonnie Wallace

(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)

SEE ATTACHED

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):

BONNIE WALLACE

Name #1 – Type or Print

Name #2 – Type or Print

Bonnie Wallace

Signature #1

Signature #2

4113 Eder Rd. Baltimore MD

Mailing Address

City

State

21222 410-998-2077

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:

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 2017-0115-A Filing Date 10/26/16 Estimated Posting Date 11/6/16 Reviewer gh

Rev 5/5/2016

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: 4113 Eder Rd. Baltimore MD 21222
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)

There is an immediate need to have a carport installed
and attached to the side of my house. I am a senior
citizen that lives alone and my age is currently 80 yrs. old and
need to keep my car out of the elements, especially the ice
and snow. I utilize a cane to get around and move very
slow. The snow and ice present a risk to my health and life.
This carport would keep my car out of the bad weather making
for a much safer situation. I have handicap placard from M.V.A.

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

Bonnie Wallace
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Bonnie Wallace
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 26 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Bonnie Wallace

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

AS WITNESS my hand and Notaries Seal

Renae R Nelson

Notary Public

3-16-18

My Commission Expires

RENAE R. NELSON
Notary Public-Maryland
Baltimore County
My Commission Expires
March 16, 2018

2017-0115-A

Administrative Variance from section 301.1 & 1B02.3.B of the BCZR

To permit a proposed carport with a side set back as close 0 foot side set back in lieu of the minimum side set back of 5.25 feet.

THE ZONING PETITION PROPERTY DESCRIPTION:

PART A:

**ZONING PROPERTY DESCRIPTION FOR 4113 Eder Road, Baltimore,
MD 21222.**

Beginning at a point on the west side of Eder Road which is 50 feet wide at a distance of +/- 500 feet south of the centerline of the nearest improved intersecting street New Battle Grove Road which is 50 feet wide.

PART B:

OPTION 2 (Subdivision Lot-lot s part of record plat):

Being Lot #7, Block , Section #B in the subdivision of Battle Grove Manor in Baltimore County Plat Book #18, Folio #66 containing 8,650 SF. Located in the 15th Election District and 7th Council District

2017-0115-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0115 -A Address 4113 Eder Rd

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

Filing Date: 10/26/16 Posting Date: 11/6/16 Closing Date: 11/21/16

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- 0115 -A Address 4113 Eder Rd 21222

Petitioner's Name Bonnie Wallace Telephone 410-388-2077

Posting Date: 11/6/16 Closing Date: 11/21/16

Wording for Sign: To Permit a proposed carport with a 0 side
yard set back in lieu of the minimum side yard
set back of ~~5.25~~ feet 5.25 feet

Revised 7/6/16

410-282-7940

RE: Case No.: _____

Bonnie Wallace

Date of Hearing/Closing: _____



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: November 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0115-A
Address 4113 Eder Road
(Wallace Property)

Zoning Advisory Committee Meeting of **November 7, 2016**

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow a carport with 0 side yard setback. The lot is not waterfront. The carport must meet all LDA requirements, including lot coverage limits and afforestation. Lot coverage and afforestation information was not provided. Therefore, if lot coverage and afforestation can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. Lot coverage and afforestation information was not provided. If these requirements can be met, that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the lot coverage and afforestation requirements can be met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: November 9, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 7, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For November 7, 2016
Item No. 2017-0115, 0116, 0117 and 0118

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\ZAC11072016.doc

NO 145724

Date: 10/26/16

BUSINESS	ACTUAL	TIME	DRM
10/26/2015	10/26/2016	09:29:03	5
REG 4505	WALKIN LRB		
>>RECEIPT # 875281			10/26/2016
Dept	5	528 ZONING VERIFICATION	
CR NO.	145724		

Recpt Tot \$75.00
\$79.00 OT
Baltimore County, Maryland

[illegible]

Total: 75.00

Rec: Bonnie Wallace

For: 4113 Eder Rd

2017-0115-A

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*

November 22, 2016

Bonnie Wallace
4113 Eder Road
Baltimore MD 21222

RE: Case Number: 2017-0115 A, Address: 4113 Eder Road

Dear Ms. Wallace:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 26, 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.", 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: 10/31/16

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. 2017-0115-A

*Administrative Variance
Bonnie Wallace
4113 Eder 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 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 Correspondence

RECEIVED

NOV 14 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: November 14, 2016

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3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

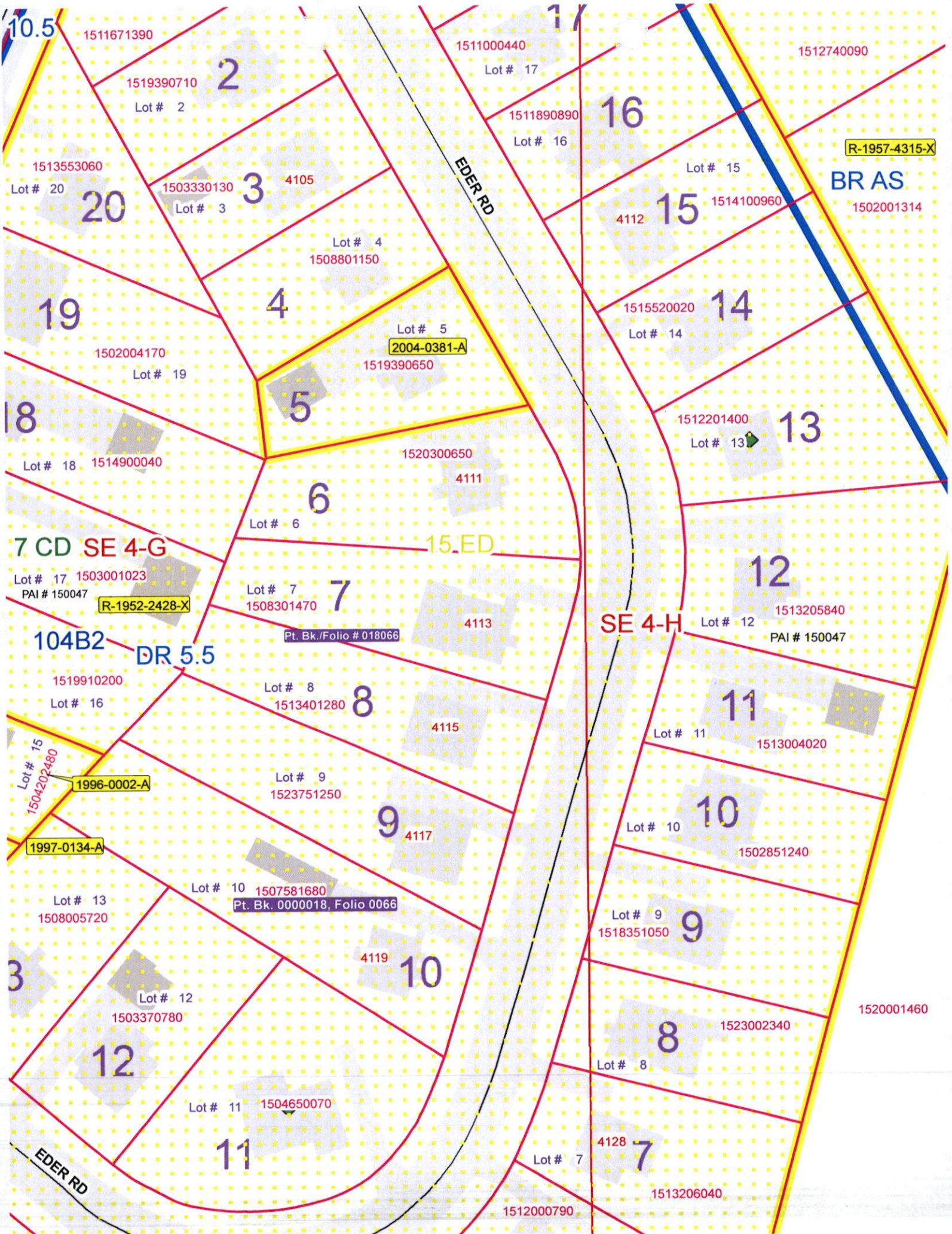
If the lot coverage and afforestation requirements can be met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: November 9, 2016

Guide to searching the database

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1508301470							
Owner Information									
Owner Name:		WALLACE BONNIE J				Use:		RESIDENTIAL	
Mailing Address:		4113 EDER RD BALTIMORE MD 21222-3558				Principal Residence:		YES	
						Deed Reference:		/22336/ 00194	
Location & Structure Information									
Premises Address:		4113 EDER RD BALTIMORE 21222-3558				Legal Description:			
						4113 EDER RD BATTLE GROVE MANOR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0015	0225		0000	B		7	2015	0018/0066
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1952		1,770 SF				8,650 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	1 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2015		07/01/2016		07/01/2017	
Land:		74,100		74,100					
Improvements		95,500		87,600					
Total:		169,600		161,700		161,700		161,700	
Preferential Land:		0						0	
Transfer Information									
Seller: WALLACE BONNIE J				Date: 08/10/2005		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /22336/ 00194		Deed2:			
Seller: GREEN JOSEPH BRUCE				Date: 06/14/1995		Price: \$108,000			
Type: ARMS LENGTH IMPROVED				Deed1: /11084/ 00237		Deed2:			
Seller: HENDERSON MARTIN L				Date: 06/26/1985		Price: \$61,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06947/ 00780		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 05/07/2012									



10.5

1511671390

1519390710
Lot # 2

1511000440
Lot # 17

1512740090

1511890890
Lot # 16

R-1957-4315-X

BR AS

1502001314

1513553060

Lot # 20

1503330130
Lot # 3

4105

Lot # 4
1508801150

Lot # 5
2004-0381-A

1519390650

1502004170

Lot # 19

1515520020
Lot # 14

1512201400
Lot # 13

Lot # 18 1514900040

1520300650

4111

7 CD SE 4-G

Lot # 17 1503001023
PAI # 150047

R-1952-2428-X

Lot # 7
1508301470

Pt. Bk./Folio # 018066

4113

SE 4-H

Lot # 12 1513205840
PAI # 150047

104B2

DR 5.5

1519910200
Lot # 16

Lot # 8
1513401280

4115

Lot # 9
1523751250

4117

Lot # 11

1513004020

1996-0002-A

1997-0134-A

Lot # 13
1508005720

Lot # 10 1507581680
Pt. Bk. 0000018, Folio 0066

4119

Lot # 9
1518351050

1502851240

Lot # 12
1503370780

Lot # 11 1504650070

Lot # 8

1523002340

1520001460

EDER RD

Lot # 7

4128

1513206040

1512000790

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 - 15 Account Number - 1508301470			
Owner Information					
Owner Name:		WALLACE BONNIE J		Use: RESIDENTIAL	
Mailing Address:		4113 EDER RD BALTIMORE MD 21222-3558		Principal Residence: YES Deed Reference: 722336/ 00194	
Location & Structure Information					
Premises Address:		4113 EDER RD BALTIMORE 21222-3558		Legal Description: 4113 EDER RD BATTLE GROVE MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0015	0225		0000	B 7 2015 0018/0066
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1952		1,770 SF		8,650 SF	
Property Land Area		County Use			
8,650 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	1 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:		74,100		74,100	
Improvements		95,500		87,600	
Total:		169,600		161,700	
Preferential Land:		0		161,700	
Transfer Information					
Seller: WALLACE BONNIE J		Date: 08/10/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /22336/ 00194		Deed2:	
Seller: GREEN JOSEPH BRUCE		Date: 06/14/1995		Price: \$108,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11084/ 00237		Deed2:	
Seller: HENDERSON MARTIN L		Date: 06/26/1985		Price: \$61,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06947/ 00780		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/07/2012					

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.

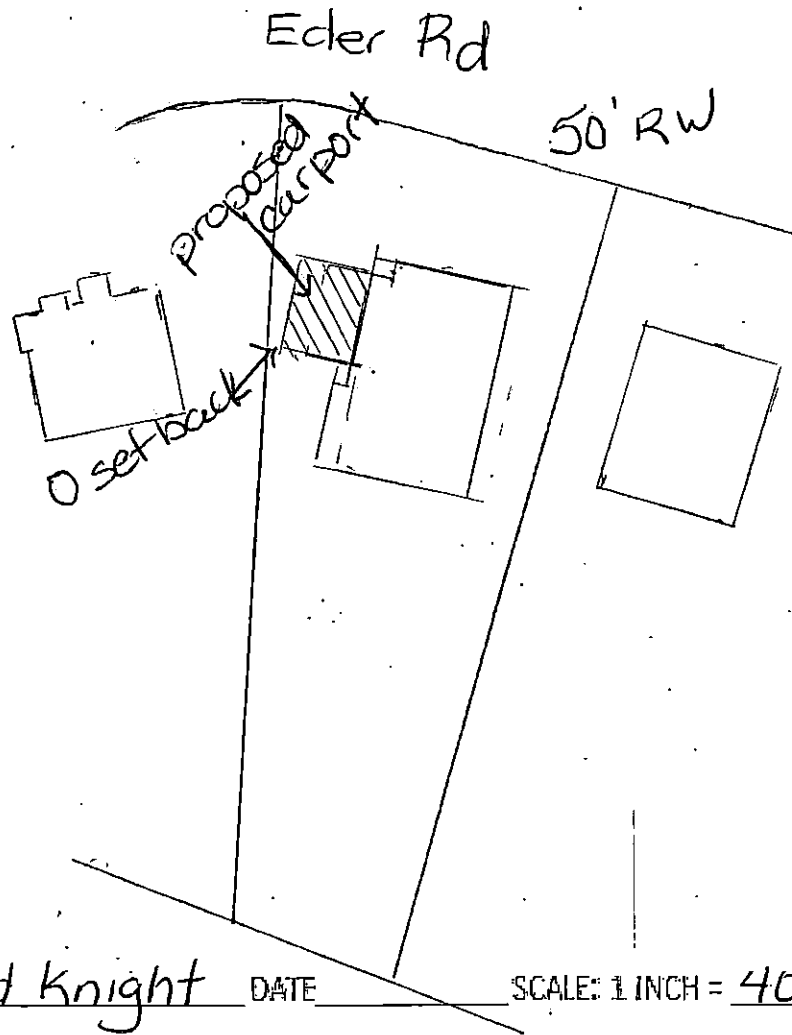
2017-0115-A

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

ADDRESS 4113 Eder Rd OWNER(S) NAME(S) Bonnie Wallace

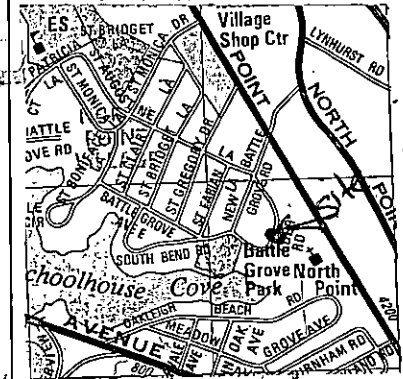
SUBDIVISION NAME Battle Grove Manor LOT # 7 BLOCK # 14 SECTION # B

PLAT BOOK # 18 FOLIO # 66 10 DIGIT TAX # 1508301470 DEED REF. # 22336/00194



PLAN DRAWN BY Donald Knight DATE _____ SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP # 104B2

SITE ZONED DRS.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 1

OR SQUARE FEET 8,650

HISTORIC? No

IN CBQA? Yes

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

R-1952-2428-X

VIOLATION CASE INFO:

No

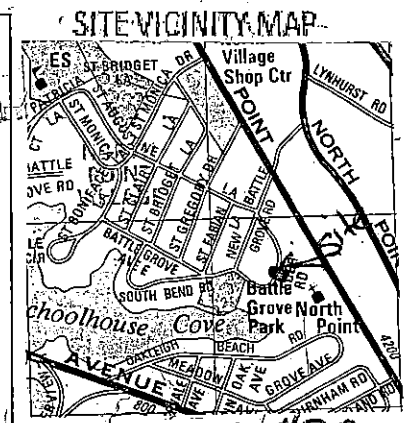
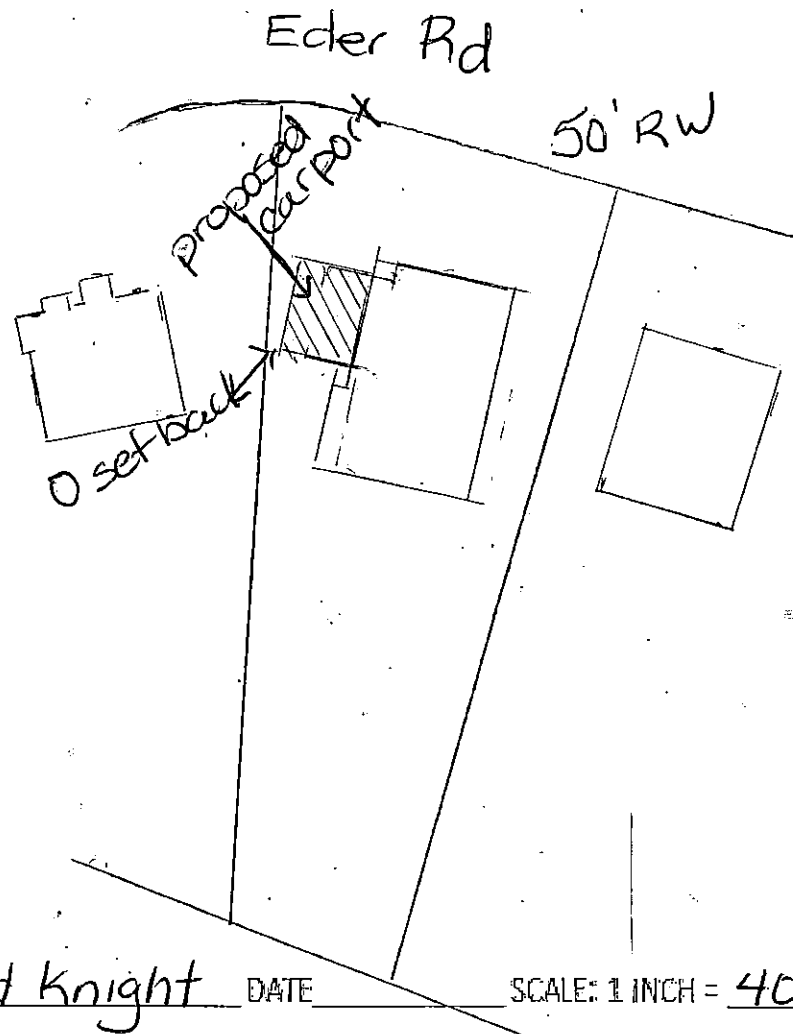
2017-0115-A

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

ADDRESS 4113 Eder Rd OWNER(S) NAME(S) Bonnie Wallace

SUBDIVISION NAME Battle Grove Manor LOT# 7 BLOCK# NA SECTION# B

PLAT BOOK # 18 FOLIO # 66 10 DIGIT TAX # 1508301470 DEED REF. # 22336100194



ZONING MAP# 104B2

SITE ZONED DR5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE ✓

OR SQUARE FEET 8,650

HISTORIC? No

IN CBCA? Yes

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

R-1952-2428-X

VIOLATION CASE INFO:

No

PLAN DRAWN BY Donald Knight DATE _____ SCALE: 1 INCH = 40 FEET

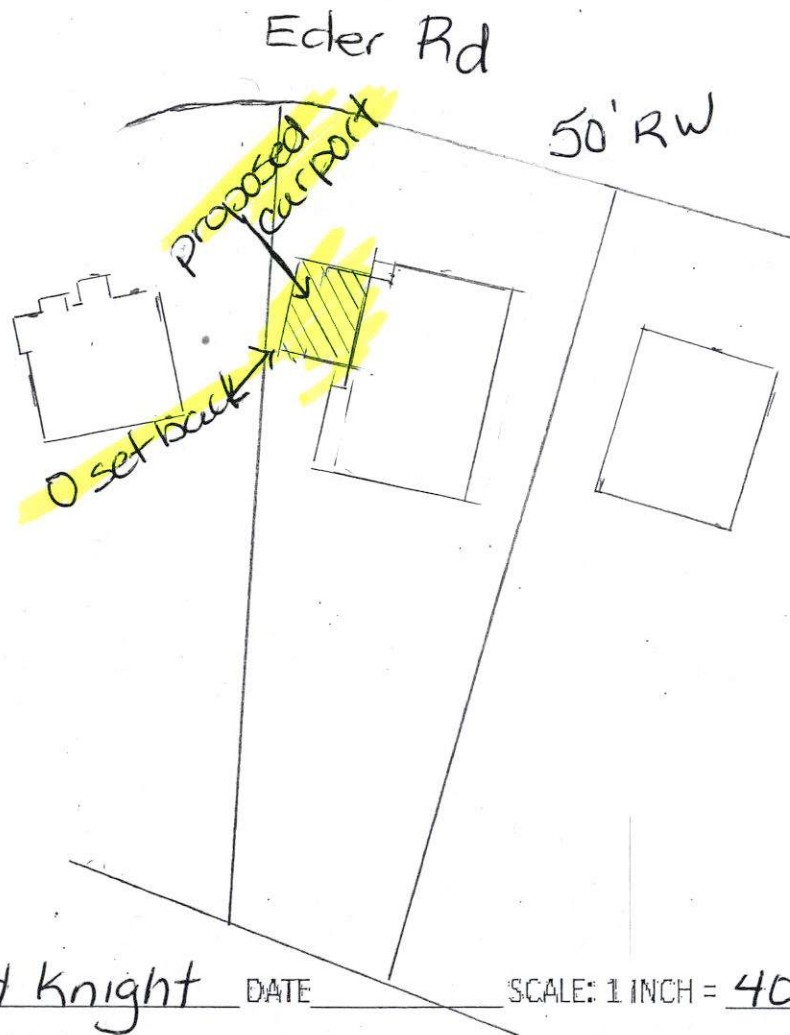
2017-0115-A

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

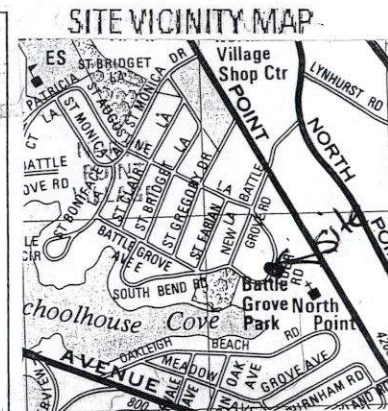
ADDRESS 4113 Eder Rd OWNER(S) NAME(S) Bonnie Wallace

SUBDIVISION NAME Battle Grove Manor LOT # 7 BLOCK # NA SECTION # B

PLAT BOOK # 18 FOLIO # 66 10 DIGIT TAX # 1508301470 DEED REF. # 22336/00194



PLAN DRAWN BY Donald Knight DATE _____ SCALE: 1 INCH = 40 FEET



ZONING MAP # 104B2

SITE ZONED DRS.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE /

OR SQUARE FEET 8,650

HISTORIC? No

IN CBCA? Yes

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

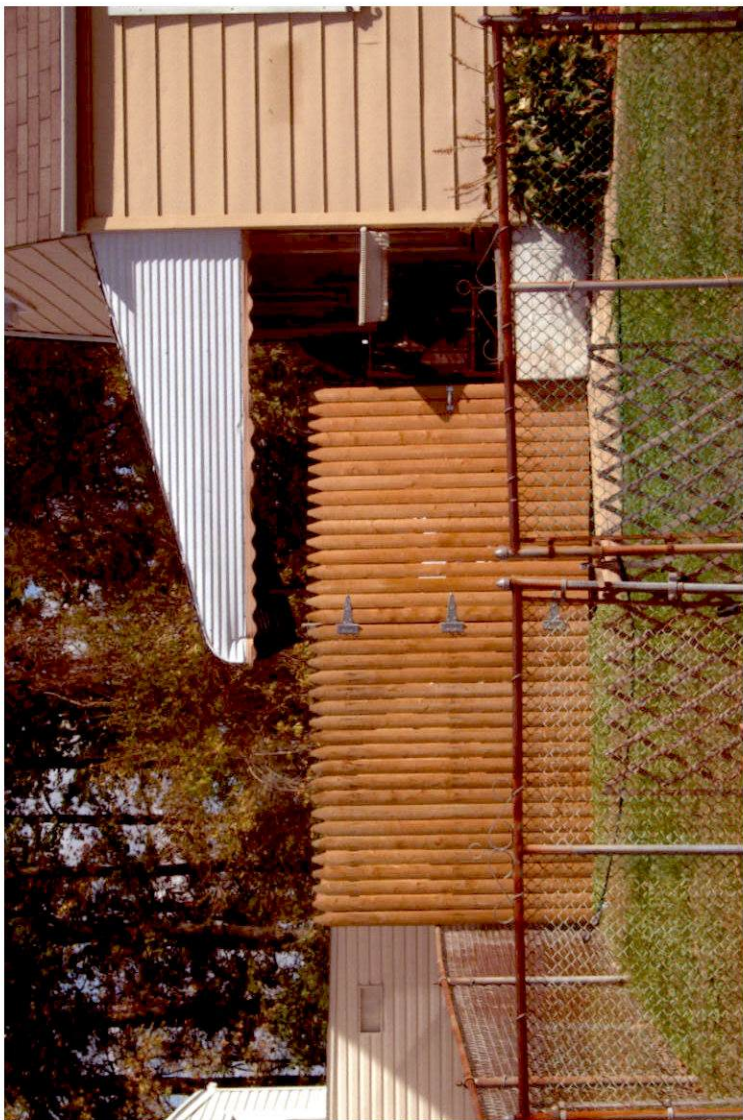
R-1952-2428-X

VIOLATION CASE INFO:

No

2017-0115-A

Pet. Exh. 1



4112



05/03/2020

4114



4102



4104



2017-0 ~~11~~ 115-A
4/13 Eder RO



4122



4113 Eder Rd

2017-0115-A



4113 Eder RD

2017-0115-A



4122