

MEMORANDUM

DATE: January 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0127-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 5, 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
(1001 Litchfield Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
George A. and Christine S. Roberts	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0127-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, George A. and Christine S. Roberts ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations, to permit a proposed rear addition with a rear yard setback of 20 ft. in lieu of the required 30 ft. and to approve a side street setback of 24 ft. on a corner lot in lieu of the required 25 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. No adverse ZAC comments were 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 November 13, 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 § 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 12-2-16

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 § 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 2nd day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations, to permit a proposed rear addition with a rear yard setback of 20 ft. in lieu of the required 30 ft. and to approve a side street setback of 24 ft. on a corner lot in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject 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 12-2-16

By lw



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 1001 Litchfield Road Baltimore Maryland 21239 currently zoned OR 5.5
 Deed Reference 20844 100651 10 Digit Tax Account # 0910451540
 Owner(s) Printed Name(s) George Roberts Christine Roberts

(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)

Sections: **1B01.2.3.C.1**

To permit a proposed rear addition with a rear yard setback of 20ft. in lieu of the required 30ft. and to approve a side street set back of 24ft. on a corner lot in lieu of the required 25 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

George Roberts Christine Roberts
 Name #1 - Type or Print Name #2 - Type or Print
MA Roberts Christine Roberts
 Signature #1 Signature #2

1001 Litchfield Road Baltimore Maryland
 Mailing Address City State
21239 410-375-5242 hrstonymanoi@hotmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Same
 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 12-2-10 day of 100 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 2017-0127-A Filing Date 11/01/2016 Estimated Posting Date 11/13/2016 Reviewer [Signature]

Rev 5/8/2014

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: 1001 Litchfield Road Baltimore Maryland 21239
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)

See attached description

(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)
George A. Roberts
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Christine Roberts
Name- Print or Type

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

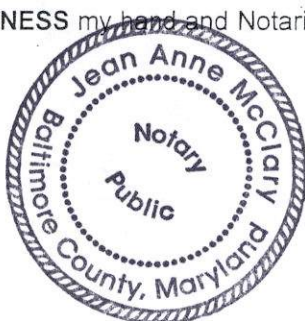
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: George A Roberts and Christine Roberts

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
Nov 2017
My Commission Expires

Affidavit in Support of Administrative Variance

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

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See attached description

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

George A. Roberts
Signature of Owner (Affiant)

George A. Roberts
Name- Print or Type

Christine Roberts
Signature of Owner (Affiant)

Christine Roberts
Name- Print or Type

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

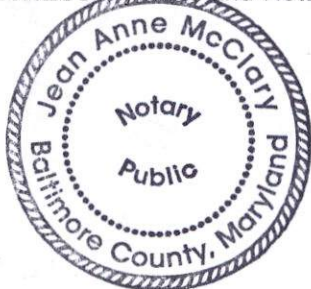
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: George A Roberts and Christine Roberts

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

AS WITNESS my hand and Notaries Seal



Jean Anne McClary
Notary Public
Nov 2017
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Address 1001 Litchfield Road Baltimore MD 21239 Currently zoned DR 5.5

Deed Reference 20944 / 00651 10 Digit Tax Account # 0910451540

Owner(s) Printed Name(s) George Roberts Christine Roberts

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

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1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Sections: 1B01.2.3.C.1

To permit a proposed rear addition with a rear yard setback of 20ft. in lieu of the required 30ft. and to approve a side street set back of 24ft. on a corner lot in lieu of the required 25 feet..

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

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

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

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

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

Owner(s)/Petitioner(s):

George Roberts Christine Roberts
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

1001 Litchfield Rd. Baltimore MD
Mailing Address City State

21239 410-375-5242 historyman1@hotmail.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:

Same
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 12-2-16 day of Dec 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 2017-0127-A Filing Date 11/01/2016 Estimated Posting Date 11/13/2016 Reviewer [Signature]

Rev 5/8/2014

Affidavit in Support of Administrative Variance

1001 Litchfield Road Baltimore Maryland 21239

George and Christine Roberts

An administrative variance for this project is being sought due to the unsafe conditions of the existing rear concrete porch and to accommodate our growing family. First, the rear porch is currently detaching from the house in two locations. Due to heavy snowfall over the life of the porch and the age of the existing rear porch structure (approximately 20+ years), the porch roof is detaching from the main roof of the house and leaning down in one corner. This detachment causes rainwater to gain entry behind the siding and leak onto the floor of the porch and is potentially causing water damage behind the exterior siding in this area. In addition, the floor of the porch is also slowly detaching and leaning, not only from the house, but from the cinderblock foundation of the porch. In an effort to potentially repair the porch, it was determined that the repairs would not be effective due to the extent of the long-term damage to the roof and floor, coupled with the poor workmanship when the porch was built 20+ years ago.

Second, due to the growth of our family and the need to accommodate elderly parents, additional living and storage space is desperately needed. My wife and I would like to demolish the porch and replace it with an addition which is safe and provides the additional space our family needs at this time. Thank you for your consideration.

2017-0127-A

2017-0127-A

ZONING PROPERTY DESCRIPTION FOR 1001 LITCHFIELD ROAD BALTIMORE MARYLAND 21239

Part A

Beginning at a point on the south side of Litchfield Road which is 40 feet wide at a distance of 133 feet of the centerline of the nearest improved intersecting street (Parkway Avenue) which is 40 feet wide, thence leaving the south side of Litchfield Road at a distance of 100 feet to intersect the line of Lot 48.

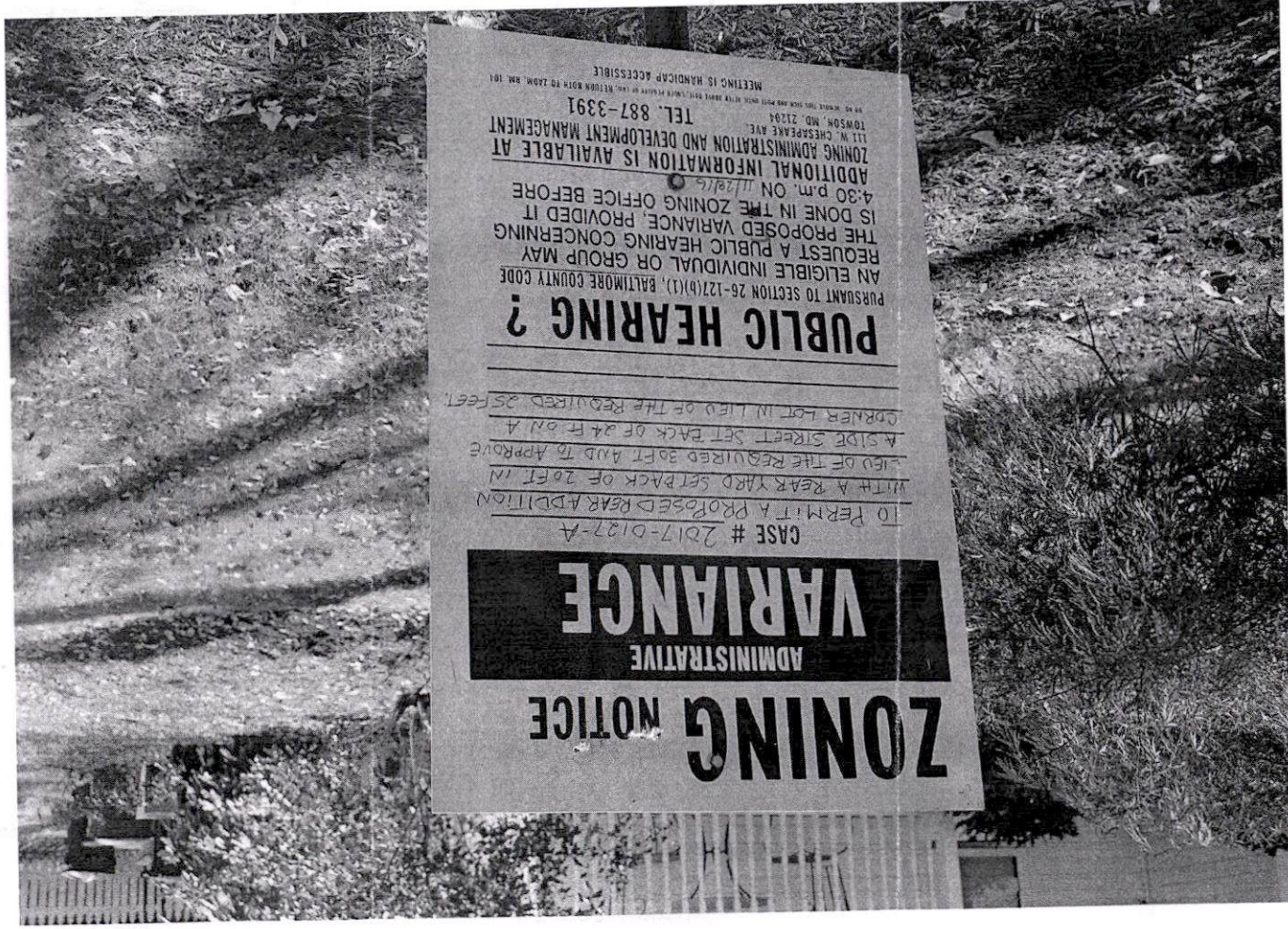
Part B

Being Lot 47, Block B, Section B in the subdivision of Idlewylde as recorded in Baltimore County Plat Book CWB Jr. 12, Folio 79, containing 13,300 of total square feet. Located in the 9th Election District and 5th Council District.

CERTIFICATE OF POSTING

Date: 11/13/16

RE: Case Number: 2017-0127A



sary sign(s) required

1 Litchfield

ar)

- Pilson

Sign Poster)

CE PILSON

ne of Sign Poster)

arn Road

ess of Sign Poster)

AD 21120

p Code of Sign Poster)

443

ber of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0127 -A Address 1001 Litchfield Road
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/1/16 Posting Date: 11/13/16 Closing Date: 11/28/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0127 -A Address 1001 Litchfield Road
Petitioner's Name George + Christine Roberts Telephone 410-375-5242
Posting Date: 11/13/16 Closing Date: 11/28/16

Wording for Sign: To permit a proposed rear addition with a rear yard setback of 20ft. in lieu of the required 30ft. and to approve a side street set back of 24ft. on a corner lot in lieu of the required 25 feet.

Revised 7/6/16

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

No. 141431

Date: 11/1/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
11/01/2016 11/01/2016 11:52:51 3

REC: MS03 WALKIN CAM
XX RECEIPT # 703036 11/01/2016 OFLM
Dept. 5 528 ZONING VERIFICATION
CR NO. 141431

Recpt Tot 975.00
975.00 CK 2.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6180				75.00

Total: 75.00

Rec From:

For: 1001 Litchfield Rd

717.39

2017-0127-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*

November 29, 2016

George & Christine Roberts
1001 Litchfield Road
Baltimore MD 21239

RE: Case Number: 2017-0127 A, Address: 1001 Litchfield Road

Dear Mr. & Ms. Roberts:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 1, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

RECEIVED

NOV 14 2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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 # 2017-0127-A
Address 1001 Litchfield Road
(Roberts Property)

Zoning Advisory Committee Meeting of **November 14, 2016**

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

Reviewer: Steve FordDate: 11-14-2016

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



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

Date: 11/9/16

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. 2017-0127-A

Administrative Variance
George & Christine Roberts
1001 Litchfield 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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road * Hunt Valley, Maryland 21030 * Phone 410-229-2300 or 1-866-998-0367 * Fax 410-527-4690

www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2016
Item No. 2017-0121, 0123, 0124, 0125, 0127 and 0128

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC11142016.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: November 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0127-A
Address 1001 Litchfield Road
(Roberts Property)

Zoning Advisory Committee Meeting of November 14, 2016

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

Reviewer: Steve Ford

Date: 11-14-2016

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>11-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-14</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-9</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>11-13-16</u> by <u>Pieson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0910451540			
Owner Information					
Owner Name:	ROBERTS GEORGE A ROBERTS CHRISTINE S		Use:	RESIDENTIAL YES	
Mailing Address:	1001 LITCHFIELD RD BALTIMORE MD 21239-1309		Principal Residence:	Deed Reference: /20844/ 00651	
Location & Structure Information					
Premises Address:		1001 LITCHFIELD RD 0-0000		Legal Description:	PT LT 47 1001 LITCHFIELD RD IDLEWYLDE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0080	0003	0129		0000	B 47 2017 0012/0070
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1956	1,922 SF		420 SF	13,300 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		87,400	87,400		
Improvements		197,400	197,400		
Total:		284,800	284,800	284,800	
Preferential Land:		0			
Transfer Information					
Seller: BENDER LAURA MARIE		Date: 10/18/2004		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20844/ 00651		Deed2:	
Seller: JONES LEONARD B		Date: 06/19/1996		Price: \$129,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11650/ 00744		Deed2:	
Seller: WEEKS GERALD L		Date: 11/17/1956		Price: \$12,000	
Type: ARMS LENGTH IMPROVED		Deed1: /03055/ 00455		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: Approved 12/31/2012					



OR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

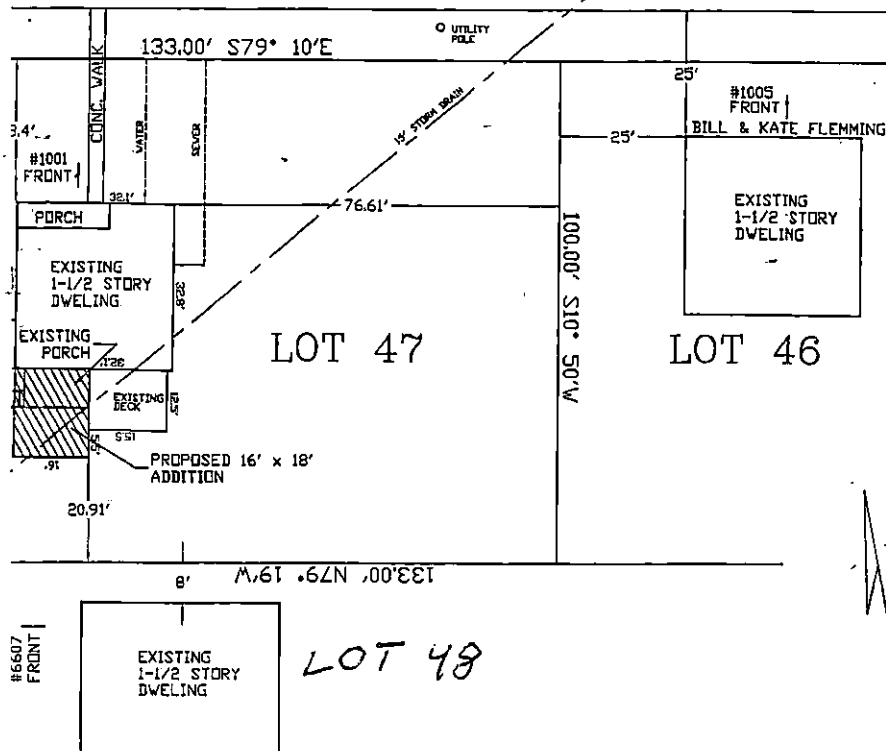
1 Road Baltimore md OWNER(S) NAME(S) George + Christine Roberts

21239

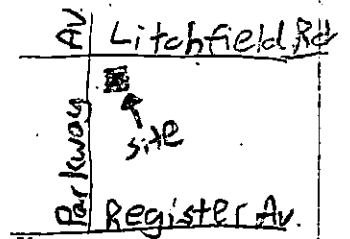
Wylde LOT # 47 BLOCK # _____ SECTION # B

79 10 DIGIT TAX # 0910451540 DEED REF. # 20844100851

CHFIELD ROAD 40 FT R/W



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 08031

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 13,300

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE _____

SEWER IS:

PUBLIC ✓ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

Ehrenreich DATE 10-30-16 SCALE: 1 INCH = 40 FEET

2017-0127-A

VIOLATION CASE INFO:



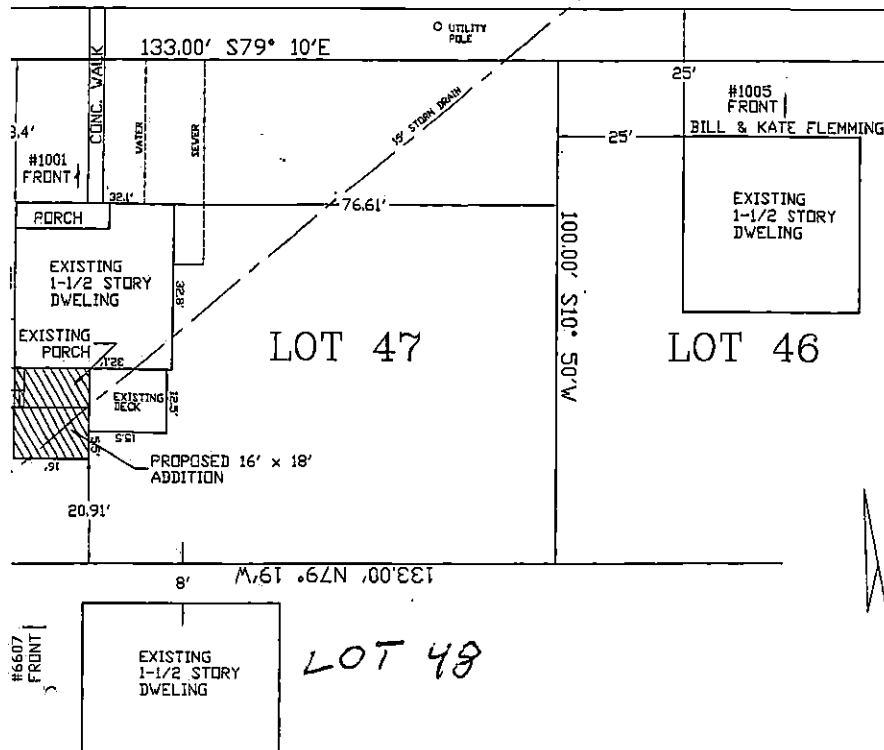
OR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

1 Road Baltimore md OWNER(S) NAME(S) George + Christine Roberts
21239

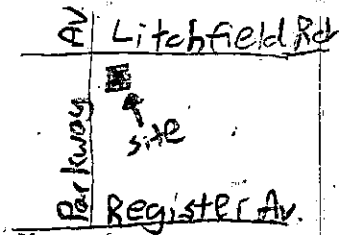
Wylde LOT # 47 BLOCK # _____ SECTION # B

79 10 DIGIT TAX # 0910451540 DEED REF. # 20844100851

CHFIELD ROAD 40 FT R/W



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 09031

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 13,300

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE _____

SEWER IS:

PUBLIC ✓ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

Ehrenreich DATE 10-30-16 SCALE: 1 INCH = 40 FEET

2017-0127-A

VIOLATION CASE INFO:

Real Property Data Search (w4)

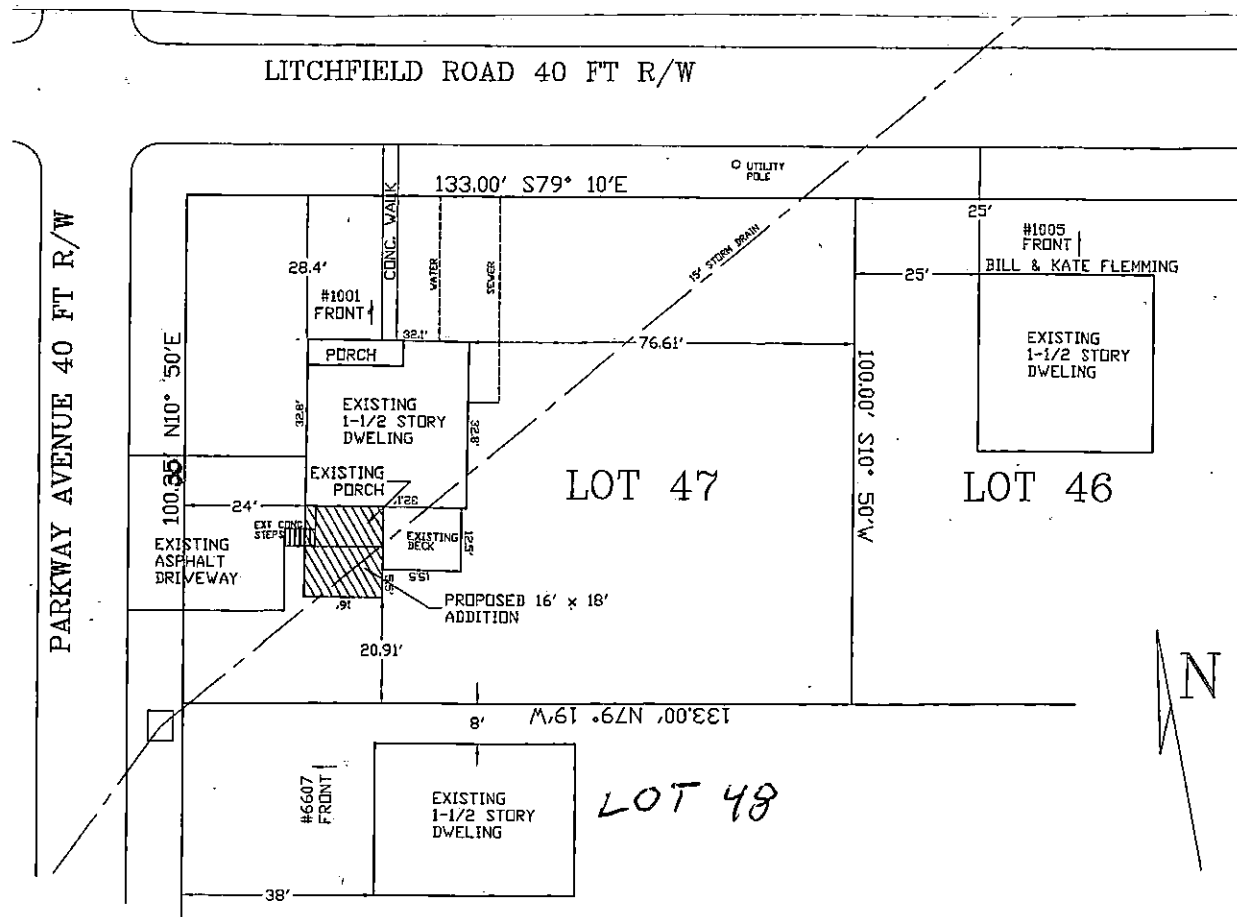
Guide to searching the database

Search Result for BALTIMORE COUNTY

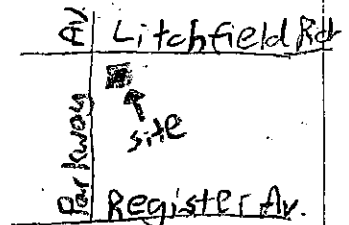
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0910451540			
Owner Information					
Owner Name:		ROBERTS GEORGE A ROBERTS CHRISTINE S		Use:	RESIDENTIAL
Mailing Address:		1001 LITCHFIELD RD BALTIMORE MD 21239-1309		Principal Residence:	YES
				Deed Reference:	/20844/ 00651
Location & Structure Information					
Premises Address:		1001 LITCHFIELD RD 0-0000		Legal Description:	PT LT 47 1001 LITCHFIELD RD IDLEWYLDE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0080	0003	0129		0000	B 47 2017 0012/0070
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1956	1,922 SF		420 SF		13,300 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		87,400	87,400		
Improvements		197,400	197,400		
Total:		284,800	284,800	284,800	
Preferential Land:		0			
Transfer Information					
Seller: BENDER LAURA MARIE		Date: 10/18/2004		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20844/ 00651		Deed2:	
Seller: JONES LEONARD B		Date: 06/19/1996		Price: \$129,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11650/ 00744		Deed2:	
Seller: WEEKS GERALD L		Date: 11/17/1956		Price: \$12,000	
Type: ARMS LENGTH IMPROVED		Deed1: /03055/ 00455		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: Approved 12/31/2012					

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.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1001 Litchfield Road Baltimore MD OWNER(S) NAME(S) George + Christine Roberts
 SUBDIVISION NAME Edenwylde LOT # 47 BLOCK # _____ SECTION # B
 PLAT BOOK # CWB Tr. 12 FOLIO # 79 10 DIGIT TAX # 0910451540 DEED REF. # 20844100651



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 080B1

SITE ZONED DR-5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 13,300

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: _____

PUBLIC ✓ PRIVATE _____

SEWER IS: _____

PUBLIC ✓ PRIVATE _____

PRIOR HEARING? No

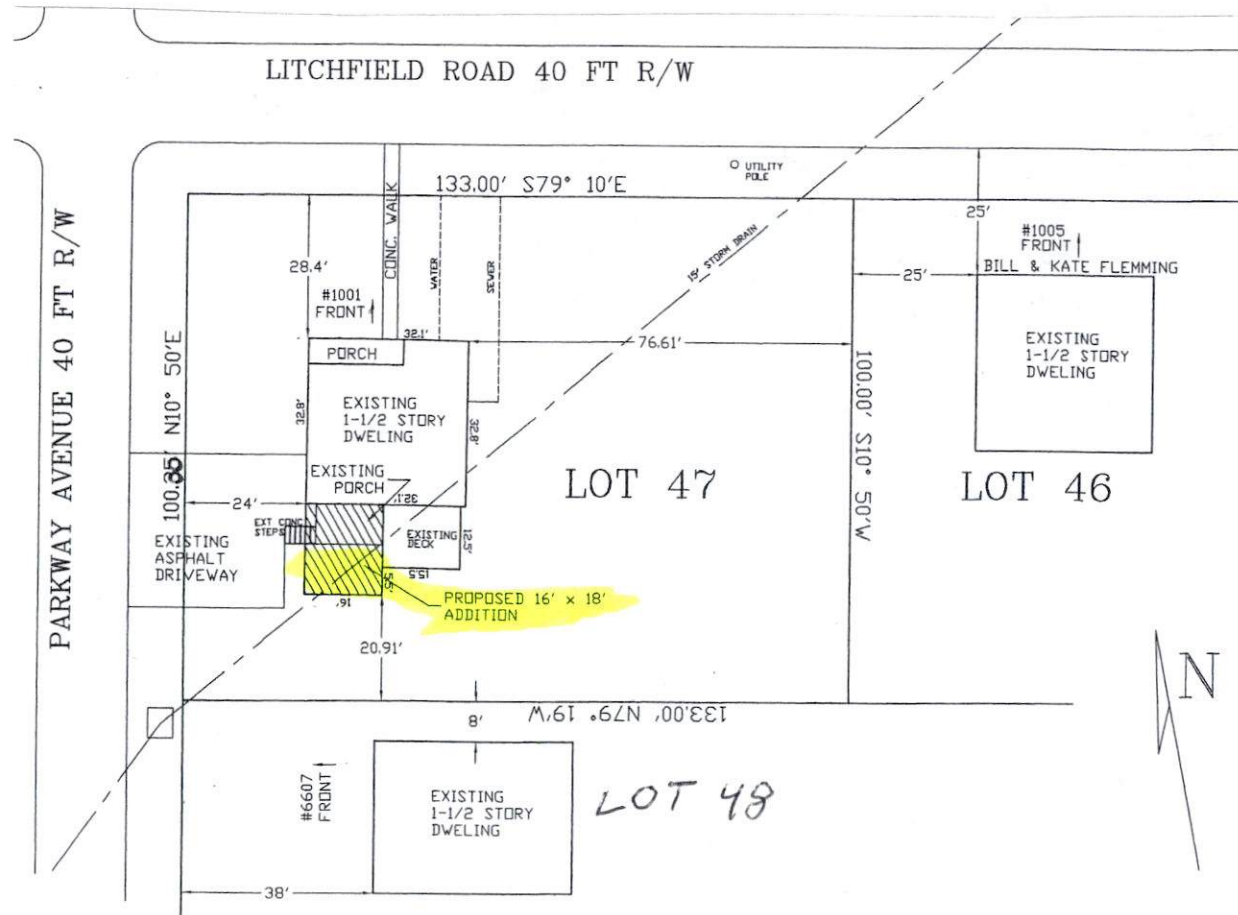
IF SO GIVE CASE NUMBER _____

AND ORDER RESULT BELOW _____

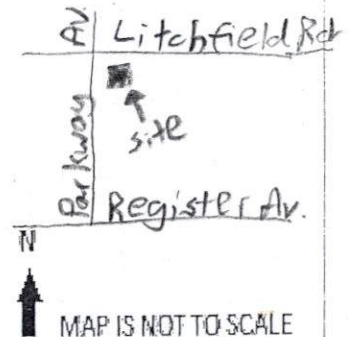
VIOLATION CASE INFO: _____

PLAN DRAWN BY John Ehrenreich DATE 10-30-16 SCALE: 1 INCH = 40 FEET
 2017-0127-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1001 Litchfield Road Baltimore MD 21239 OWNER(S) NAME(S) George + Christine Roberts
 SUBDIVISION NAME Edlewylde LOT # 47 BLOCK # _____ SECTION # B
 PLAT BOOK # CWBT 12 FOLIO # 79 10 DIGIT TAX # 0910451540 DEED REF. # 20844100851



SITE VICINITY MAP



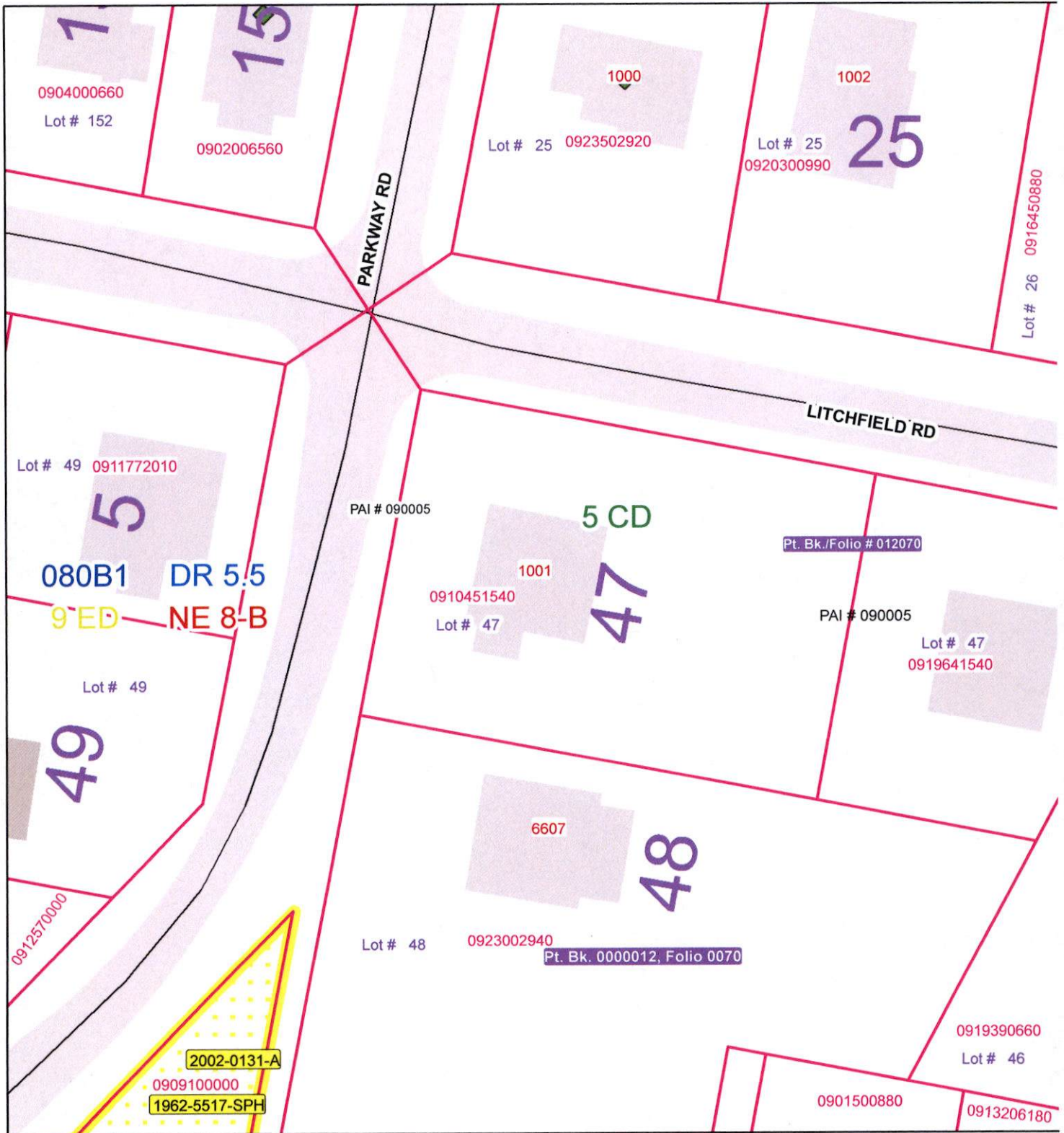
ZONING MAP# 08031
 SITE ZONED DR-5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 13,300
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY John Ehrenreich DATE 10-30-16 SCALE: 1 INCH = 40 FEET
 2017-0127-A

VIOLATION CASE INFO:

Pet. Exh. 1

1001 Litchfield Road 2017-0127-A



Publication Date: 11/1/2016

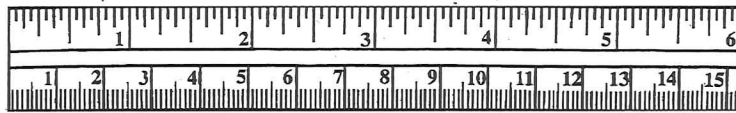


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



REVISED PLAT.
IDLEWYLDE SECTION-B.
CITYCO REALTY CO.
421 SAINT PAUL PLACE.
OCTOBER 15, 1939. SCALE - 1" = 200'

