

M E M O R A N D U M

DATE: January 13, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0129-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 12, 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 *
(1337 Brook Road)
1st Election District *
1st Council District
Robert W. & Mary Ellen Dietrich (Trustees) *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0129-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, Robert W. and Mary Ellen Dietrich (Trustees) ["Petitioners"]. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling addition with a side yard setback of 10 ft. and a combined side yard sum setback of 25 ft. in lieu of the required 15 ft. and 40 ft., respectively. 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.

It is to be noted that this administrative variance case closed on November 28, 2016 but was not received by OAH until December 12, 2016; the whereabouts of the case file between these dates is unknown.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 12, 2016, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 12-13-16

By SW

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 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 13th day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling addition with a side yard setback of 10 ft. and a combined side yard sum setback of 25 ft. in lieu of the required 15 ft. and 40 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 12-13-16

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

ORDER RECEIVED FOR FILING

Date 12-13-16

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 1337 Brook Rd. Baltimore, MD 21228 Currently zoned RESIDENTIAL
 Deed Reference 11775 / 00018 10 Digit Tax Account # 0118001480
 Owner(s) Printed Name(s) ROBERT + MARY DIETRICH

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s)
 BCZR: 1B02.3.C.1. → To permit a dwelling addition with a side yard setback of 10 feet and a combined side yard sum setback of 25 feet in lieu of the required 15 feet and 40 feet combined, respectively.

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):

ROBERT DIETRICH / MARY DIETRICH
 Name #1 – Type or Print / Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 / Signature #2
1337 Brook Rd. Baltimore, MD
 Mailing Address / City / State
21228 / 410-788-2912 / bobdielrich@gmail.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:

EDDIE TOULAN
 Name – Type or Print _____
[Signature]
 Signature _____
11 NEWBURG AVE Baltimore MD
 Mailing Address / City / State
21228 / 410 925-6718 / Toulan.Eddie43@gmail.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 13 day of October, 2016 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 2017-0129-A Filing Date 11/4/16 Estimated Posting Date 11/13/16 Reviewer JS

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 12-13-16

By [Signature]

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: 1337 Brook Rd. Baltimore MD 21228
Print or Type Address of property City State Zip Code

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

We are Requesting a Variance because we are approaching
our Golden Years and it is very difficult for us to carry
loads of laundry up + down the stairs. This small addition
would alleviate that problem and let us remain in our
house that we dearly love.

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

Robert Dietrich
Signature of Owner (Affiant)

Robert Dietrich
Name- Print or Type
MD Lic# D-362-745-887-048

Mary Ellen Dietrich
Signature of Owner (Affiant)

Mary Ellen Dietrich
Name- Print or Type
MD Lic# D-362-587-214-057

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

Print name(s) here: Shon Barnhart

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

AS WITNESS my hand and Notaries Seal

Shon Barnhart
Notary Public

11-13-2019
My Commission Expires

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1337 Brook Rd. Baltimore MD 21228
Print or Type Address of property City State Zip Code

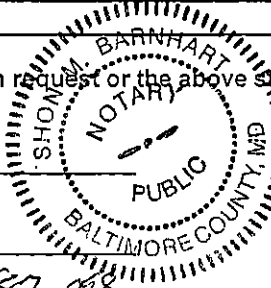
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are Requesting a Variance because we are approaching
our Golden Years and it is very difficult for us to carry
loads of laundry up + down the stairs. This small addition
would alleviate that problem and let us remain in our
house that we dearly love.

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

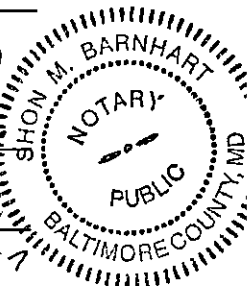
[Signature]
Signature of Owner (Affiant)

Robert Dietrich
Name- Print or Type
MD Lic# D-362-745-887-018



[Signature]
Signature of Owner (Affiant)

Mary Ellen Dietrich
Name- Print or Type
MD Lic# D-362-587-214-057



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

Print name(s) here: Shon Barnhart

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

My Commission Expires 11-13-2019

Property Description

1337 Brook Road, 21228

Beginning at a point on the southeast side of Brook Road which is 50 feet wide, at a distance of 330 feet north east of the centerline of Hilton Avenue which is 50 feet wide.

Being lot #'s 34 & 35 in the subdivision of Ridgebrook as recorded in Baltimore County Plat Book # 7, Folio # 19, containing 9,078 square feet of area. Located in the 1st Election District and 1st Councilmatic District.

2017-0129-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/14/2016

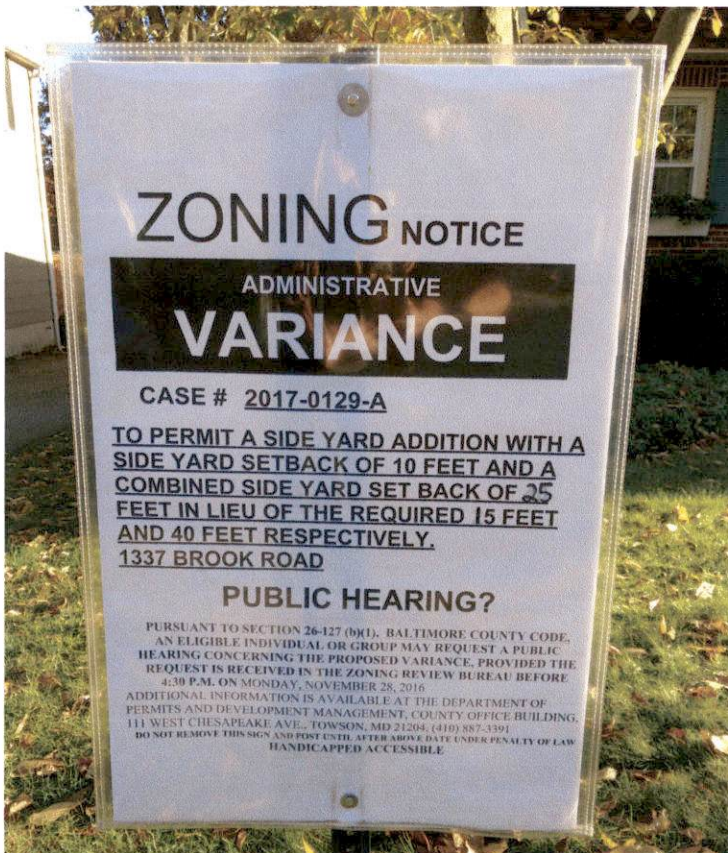
Case Number: 2017-0129-A

Petitioner / Developer: DIETRICH

Date of Hearing (Closing): NOVEMBER 28, 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:
1337 BROOK ROAD, 21228

The sign(s) were posted on: NOVEMBER 12, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0129 -A Address 1337 BROOK RD, 21228
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/4/16 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.

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- 0129 -A Address 1337 BROOK RD, 21228
Petitioner's Name DICTAICH Telephone 410-788-2912
Posting Date: 11/13/16 Closing Date: 11/28/16
Wording for Sign: To Permit A DWELLING ADDITION WITH A SIDE YARD SETBACK OF 10 FEET
AND A COMBINED SIDE YARD SUM SET BACK OF 25 FEET, IN LIEU OF THE
REQUIRED 15 FEET AND 40 FEET COMBINED, RESPECTIVELY

Revised 7/5/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0129-1
Property Address: 1337 BROOK ROAD
Property Description: _____
Legal Owners (Petitioners): ROBERT + MARY DIETRICH
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDDIE TOULAN
Company/Firm (if applicable): _____
Address: 11 NEWBURG AVE.
BALTIMORE, MD 21228
Telephone Number: 410-925-6718

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

№ 145737

Date: 11/04/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6.50				75.00

Total: 75.00

Rec From: DICK-ARCH

For: 2017-0129-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME BRN
11/04/2016 11/04/2016 11:14:29 2
REG REQ2 WALKIN JEE
>>RECEIPT # 988487 11/04/2016 CFLN
Dept 5 S20 ZONING VERIFICATION
CR NO. 145737

Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 12, 2016

Robert & Mary Dietrich
1337 Brook Road
Baltimore MD 21228

RE: Case Number: 2017-0129 A, Address: 1337 Brook Road

Dear Mr. & Ms. Dietrich:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 4, 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
Eddie Toulon, 11 Newburg Avenue, Baltimore MD 21228

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



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

Date: 11/21/10

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. 2017-0129-A

Administrative Variance
Robert & Mary Dietrich
1337 Brook 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
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 22, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For November 28, 2016
Item No. 2017-0129, 0130, 0131 and 0133

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\ZAC11282016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 23 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 23, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0129-A
Address 1337 Brook Road
(Dietrich Property)

Zoning Advisory Committee Meeting of **November 28, 2016**.

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

Reviewer: Steve Ford

Date: 11-23-2016

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-23</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-21</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>11-12-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

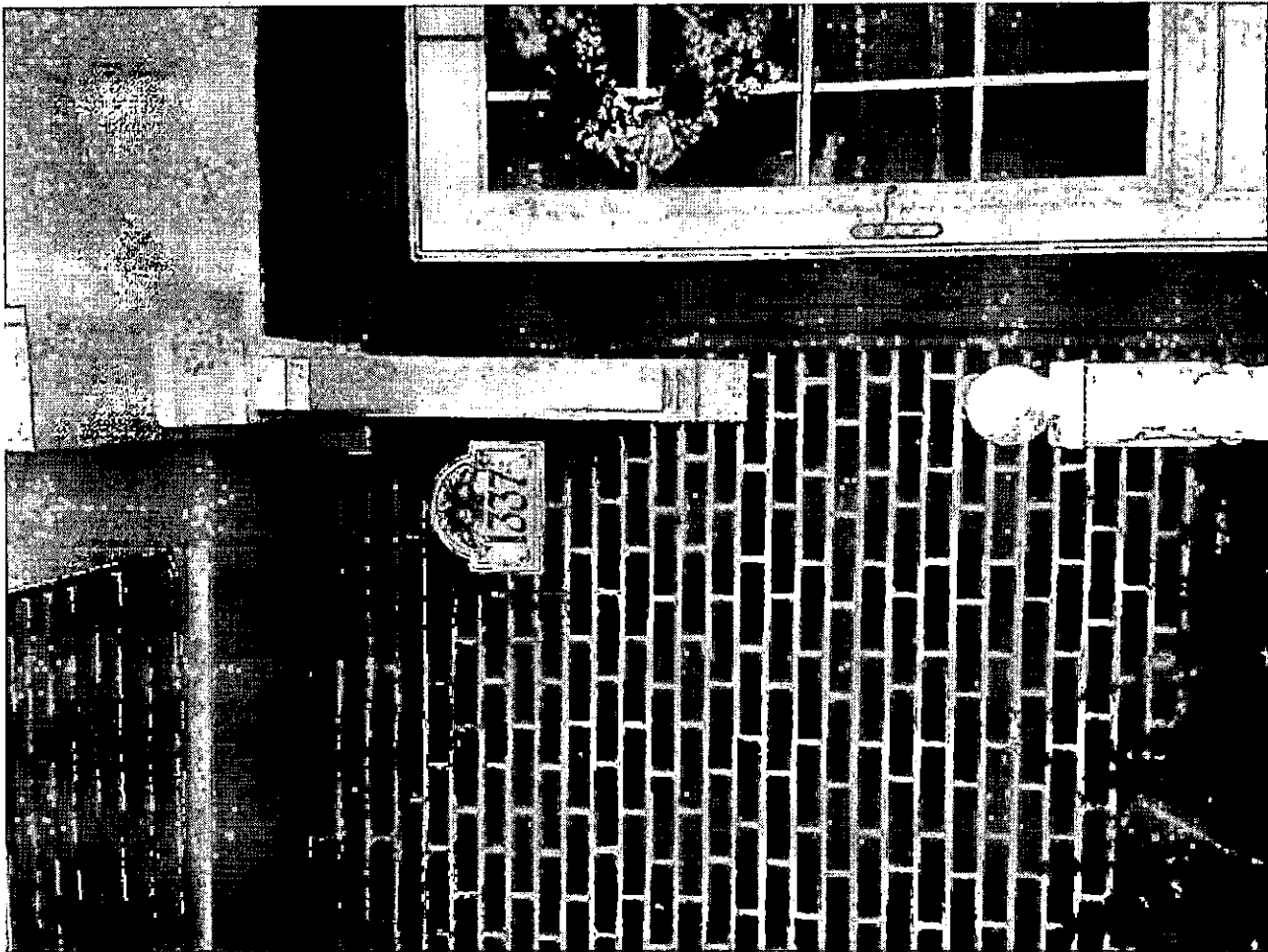
Comments, if any: _____

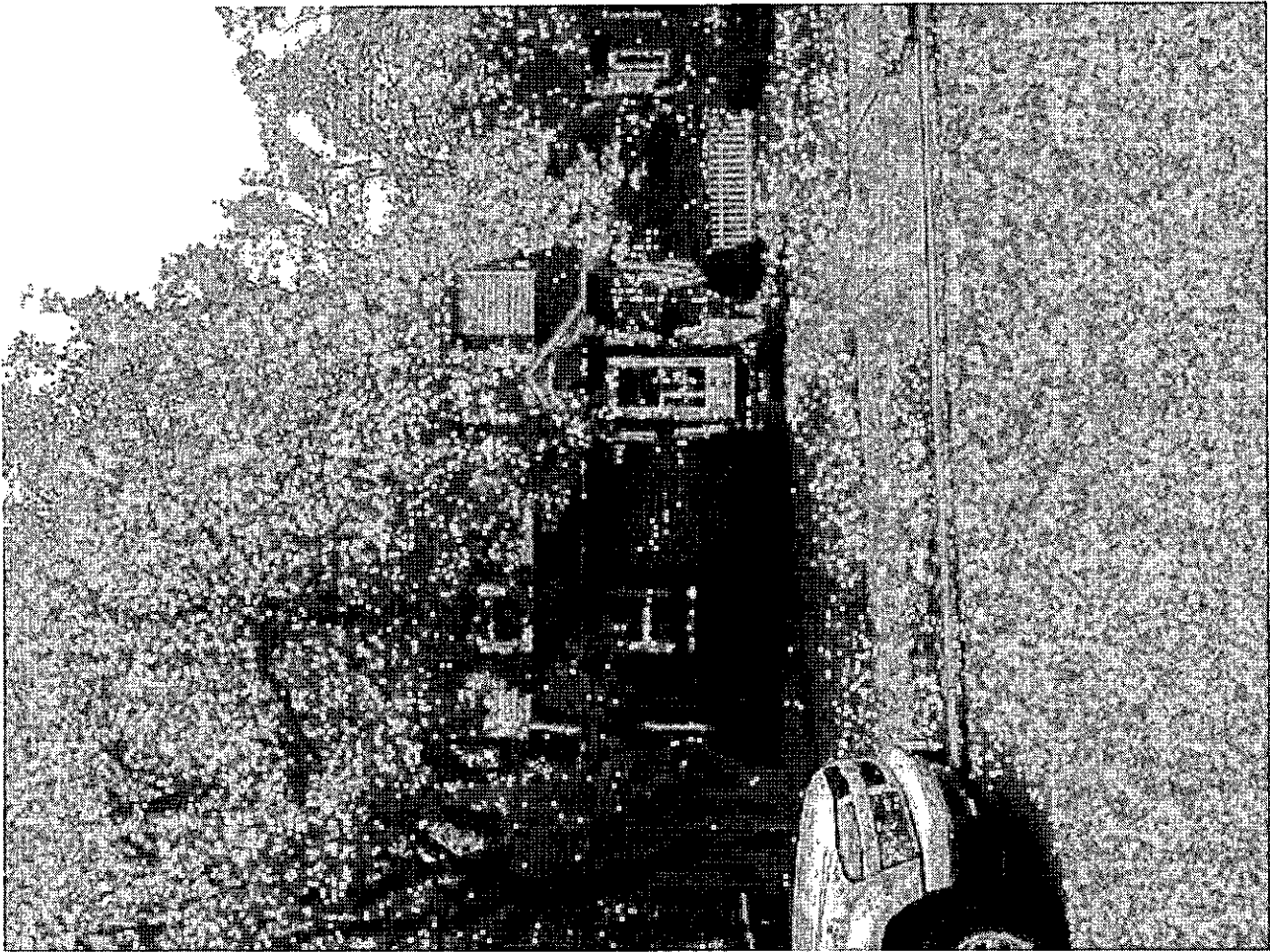
12-12
Sp. to June.
In data base
for closing 11-28
but did not
appear on my
print out. Thought
there was a
formal demand
per June
sheet to
us.

Real Property Data Search Guide to searching the database

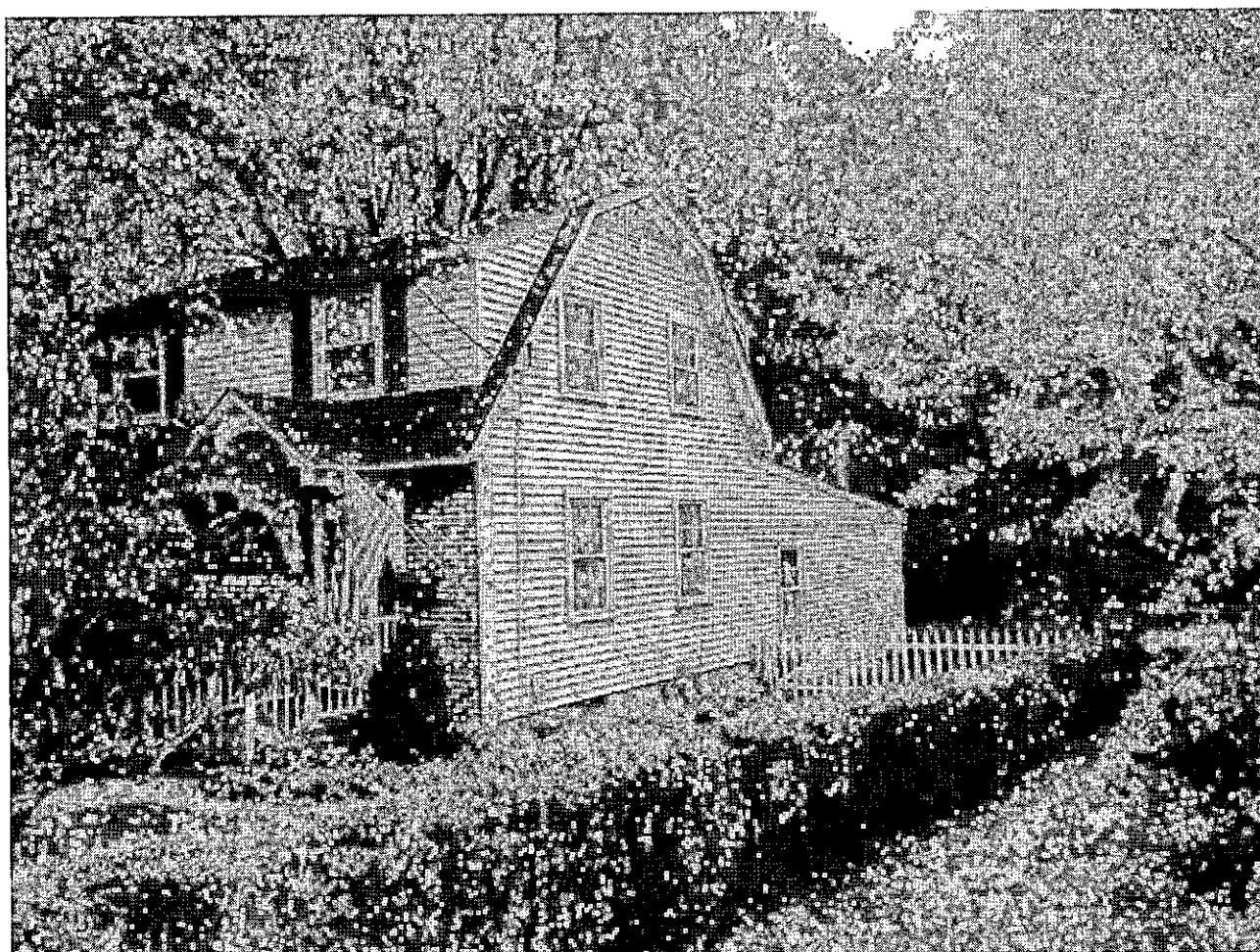
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0118001480			
Owner Information					
Owner Name:		DIETRICH ROBERT W DIETRICH MARY ELLEN TRUSTEES		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1337 BROOK RD BALTIMORE MD 21228		Deed Reference: /11775/ 00018	
Location & Structure Information					
Premises Address:		1337 BROOK RD 0-0000		Legal Description: LT 34,35 1337 BROOK RD RIDGEBROOK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0013	1177		0000	
					Block:
					34
					Lot:
					2016
					Assessment Year:
					Plat No: 0007/ Plat Ref: 0019
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1948	1,380 SF		9,078 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments	
				As of 07/01/2016	As of 07/01/2017
Land:		119,200	119,200		
Improvements		108,200	127,600		
Total:		227,400	246,800	233,867	240,333
Preferential Land:		0			0
Transfer Information					
Seller: DIETRICH ROBERT		Date: 08/30/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11775/ 00018		Deed2:	
Seller: RAIMO ANTONIO R		Date: 07/24/1973		Price: \$28,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05379/ 00133		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 10/23/2012					













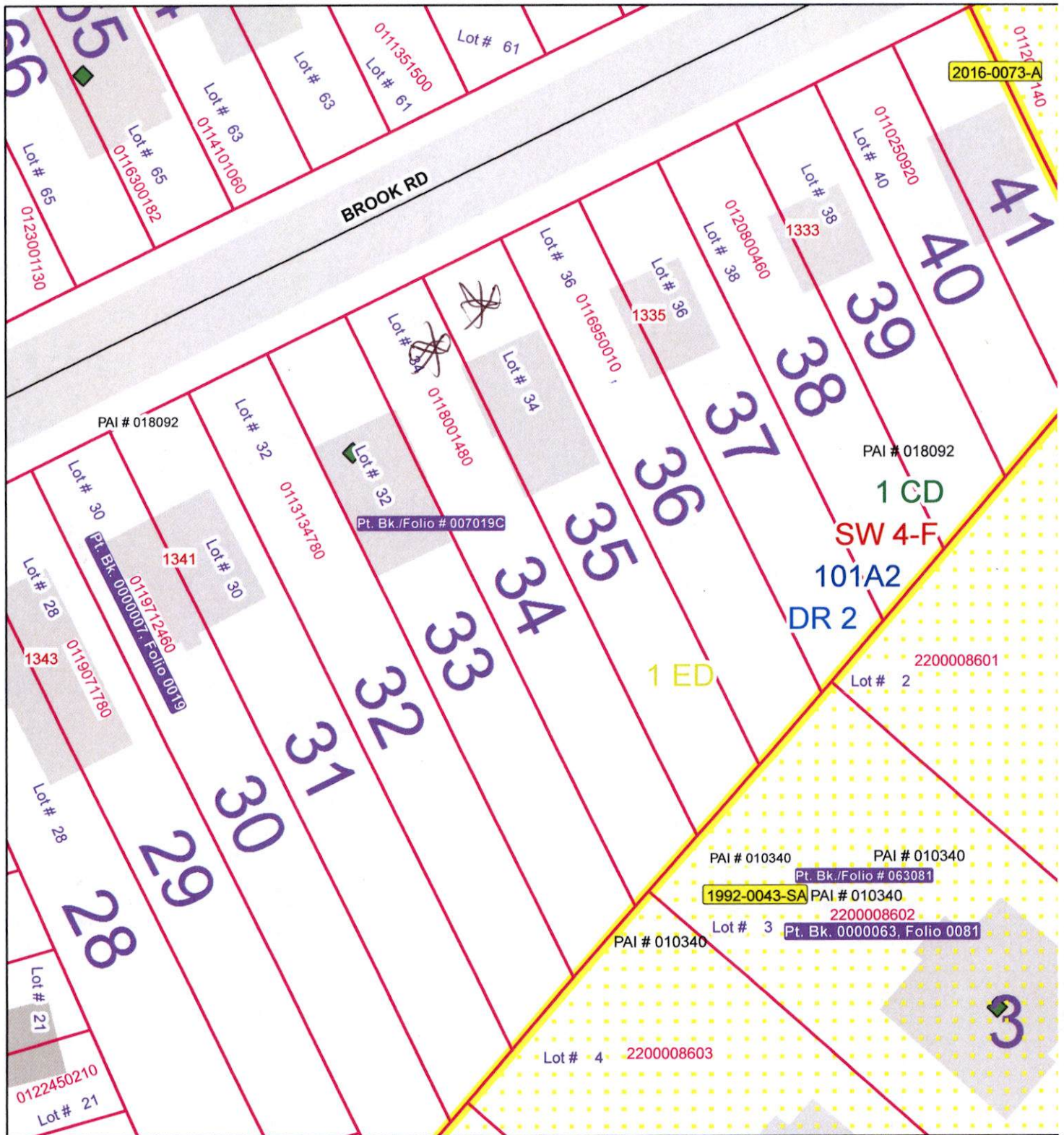








133, Brook Road, Lots 34 & 35



Publication Date: 10/17/2016



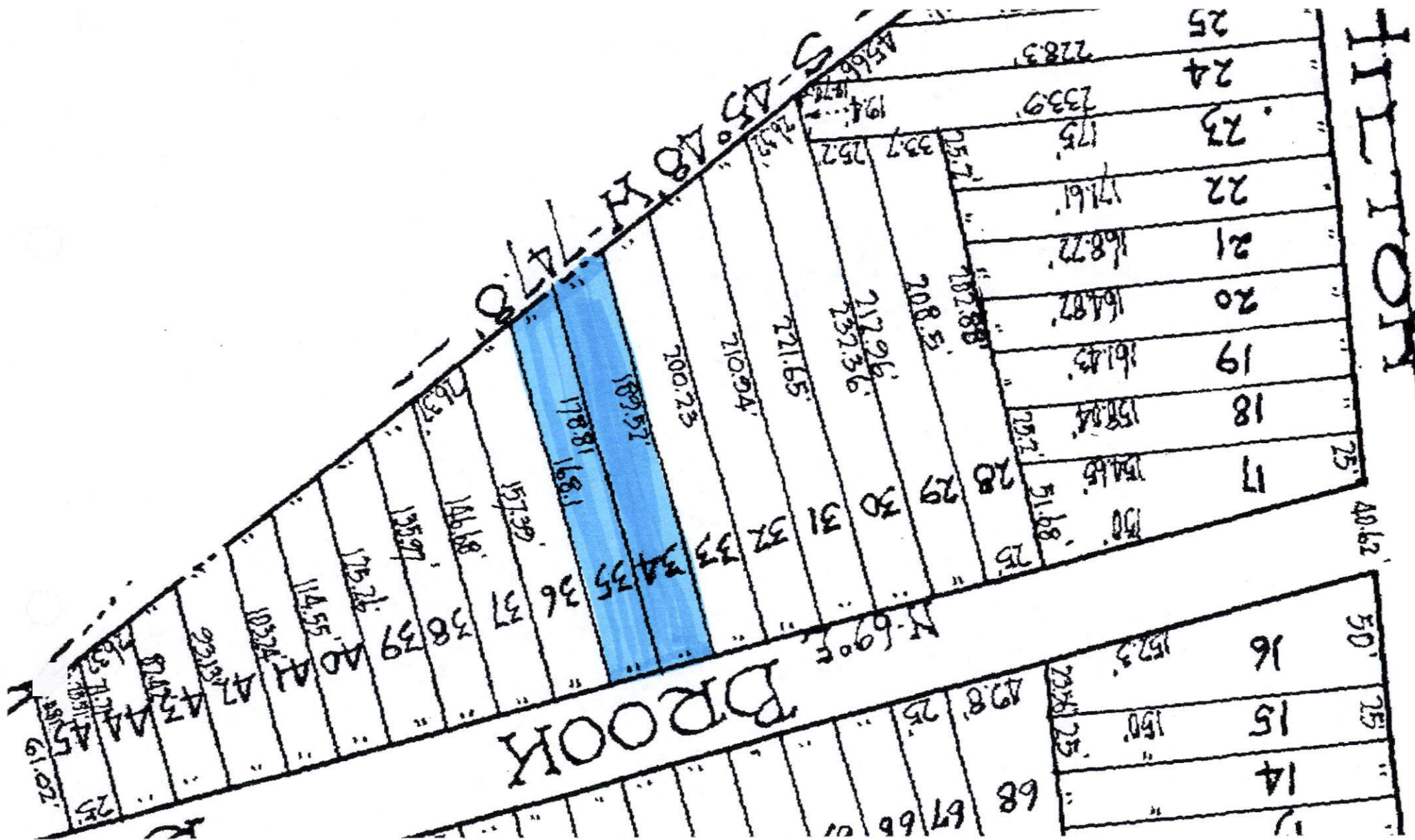
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

TILTION



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 - 01 Account Number - 0118001480			
Owner Information					
Owner Name:	DIETRICH ROBERT W DIETRICH MARY ELLEN TRUSTEES		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	1337 BROOK RD BALTIMORE MD 21228		Deed Reference:	/11775/ 00018	
Location & Structure Information					
Premises Address:		1337 BROOK RD 0-0000		Legal Description:	LT 34.35 1337 BROOK RD RIDGEBROOK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0013	1177		0000	34 2016 0007/0019
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1948	1,380 SF		9,078 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		119,200	119,200		
Improvements		108,200	127,600		
Total:		227,400	246,800	233,867	240,333
Preferential Land:		0			0
Transfer Information					
Seller: DIETRICH ROBERT		Date: 08/30/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11775/ 00018		Deed2:	
Seller: RAIMO ANTONIO R		Date: 07/24/1973		Price: \$28,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05379/ 00133		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 10/23/2012					

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.

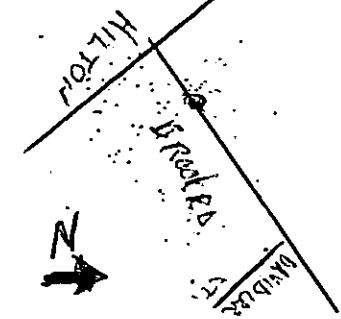
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1337 Brook Rd. Baltimore MD 21228 OWNER(S) NAME(S) ROBERT + MARY DIETRICH

SUBDIVISION NAME Rosebrook LOT # 34,35 BLOCK # N/A SECTION # N/A

PLAT BOOK # 7 FOLIO # 19 10 DIGIT TAX # 0118001480 DEED REF. # 3551510419

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 101A2

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE

OR SQUARE FEET 9,078 #

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

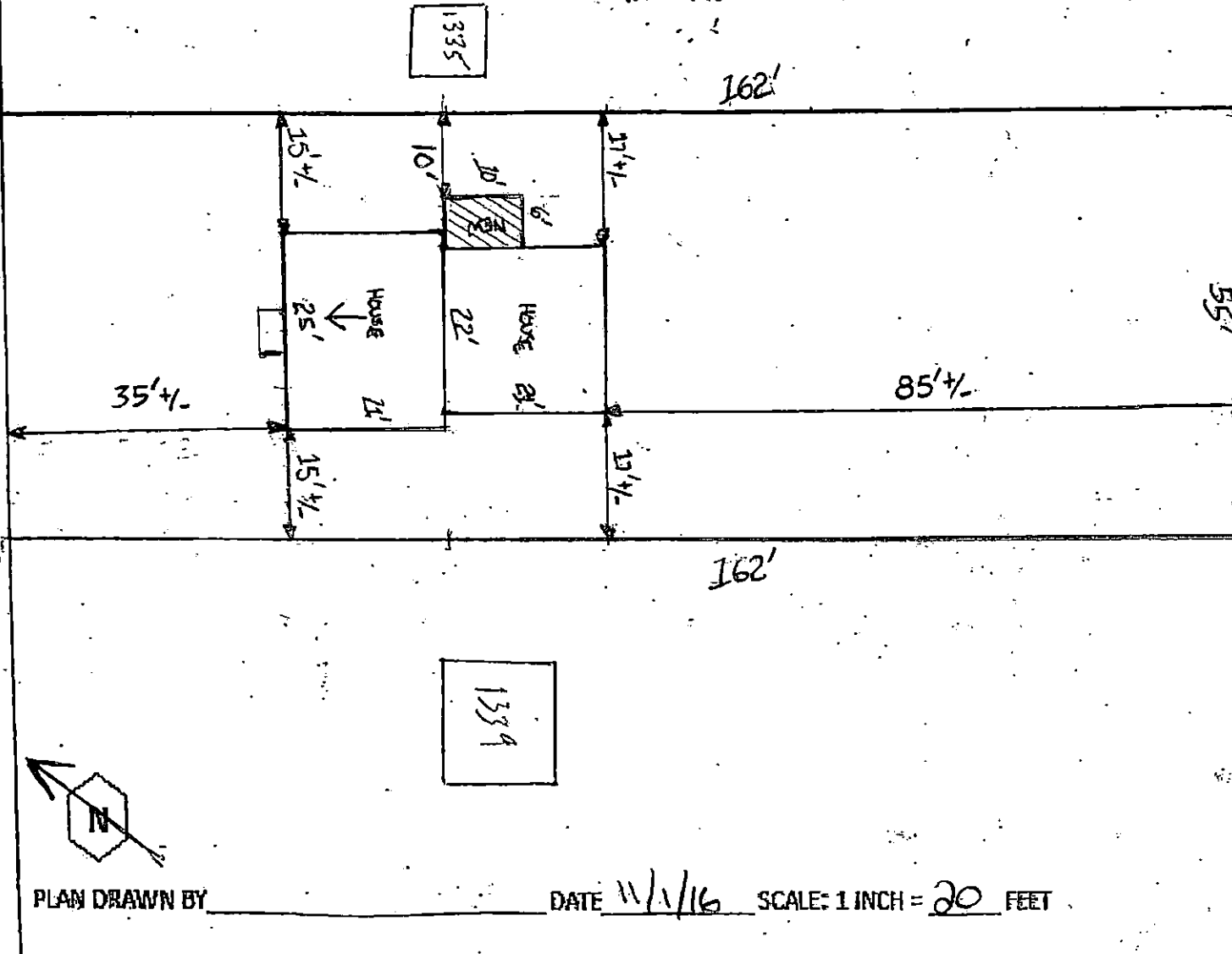
PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

55' 300K RD.



PLAN DRAWN BY _____ DATE 11/1/16 SCALE: 1 INCH = 20 FEET

2017-0129-A

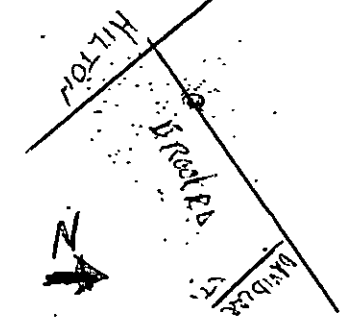
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1337 Brook Rd. Baltimore MD 21228 OWNER(S) NAME(S) ROBERT + MARY DIETRICH

SUBDIVISION NAME Rosebrook LOT # 34, 35 BLOCK # N/A SECTION # N/A

PLAT BOOK # 7 FOLIO # 19 10 DIGIT TAX # 0118001482 DEED REF. # 3551510419

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 101A2

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE

OR SQUARE FEET 9,078 #

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

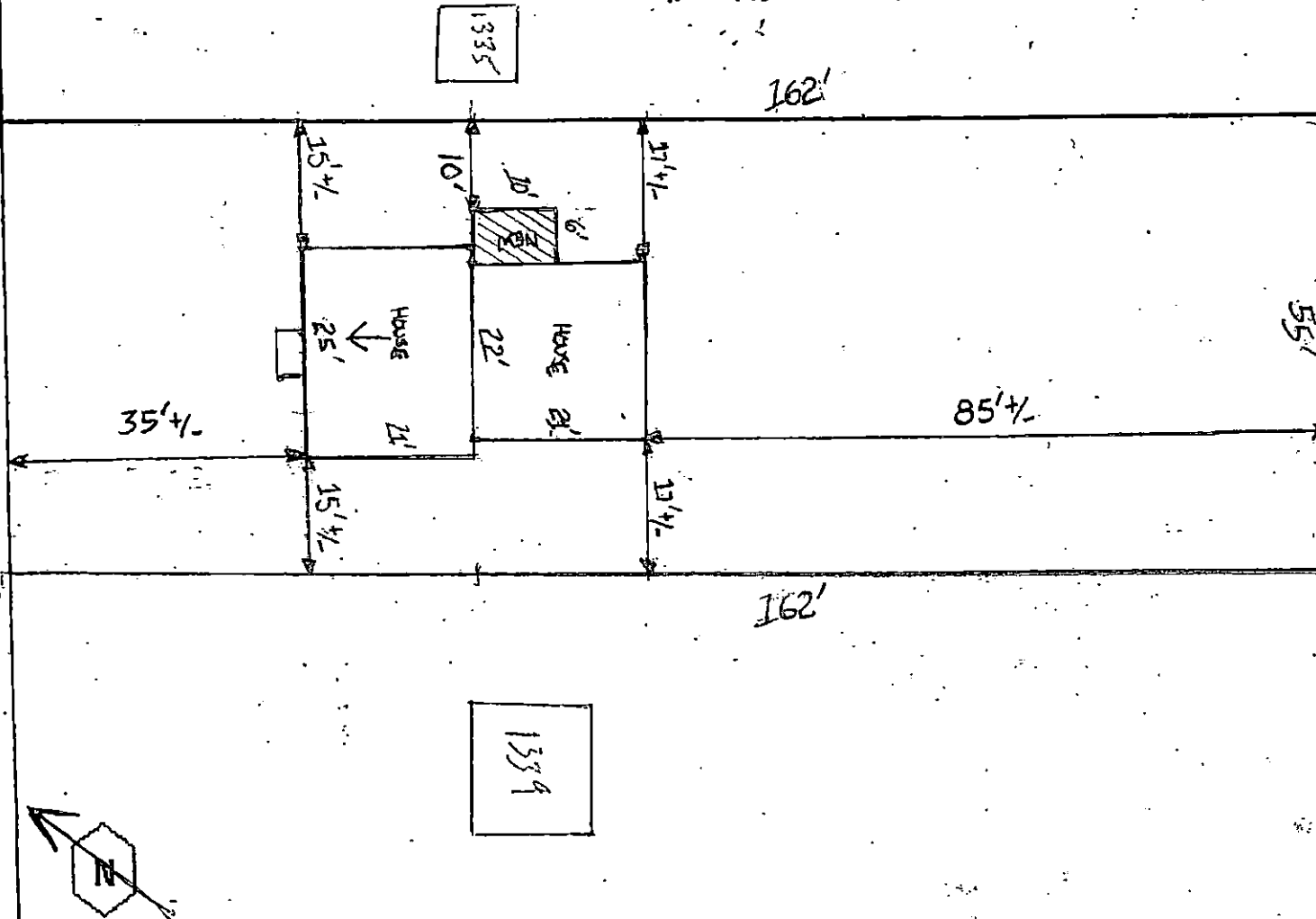
PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

55'
BROOK RD.



PLAN DRAWN BY _____ DATE 11/1/16 SCALE: 1 INCH = 20 FEET

2017-0129-A

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

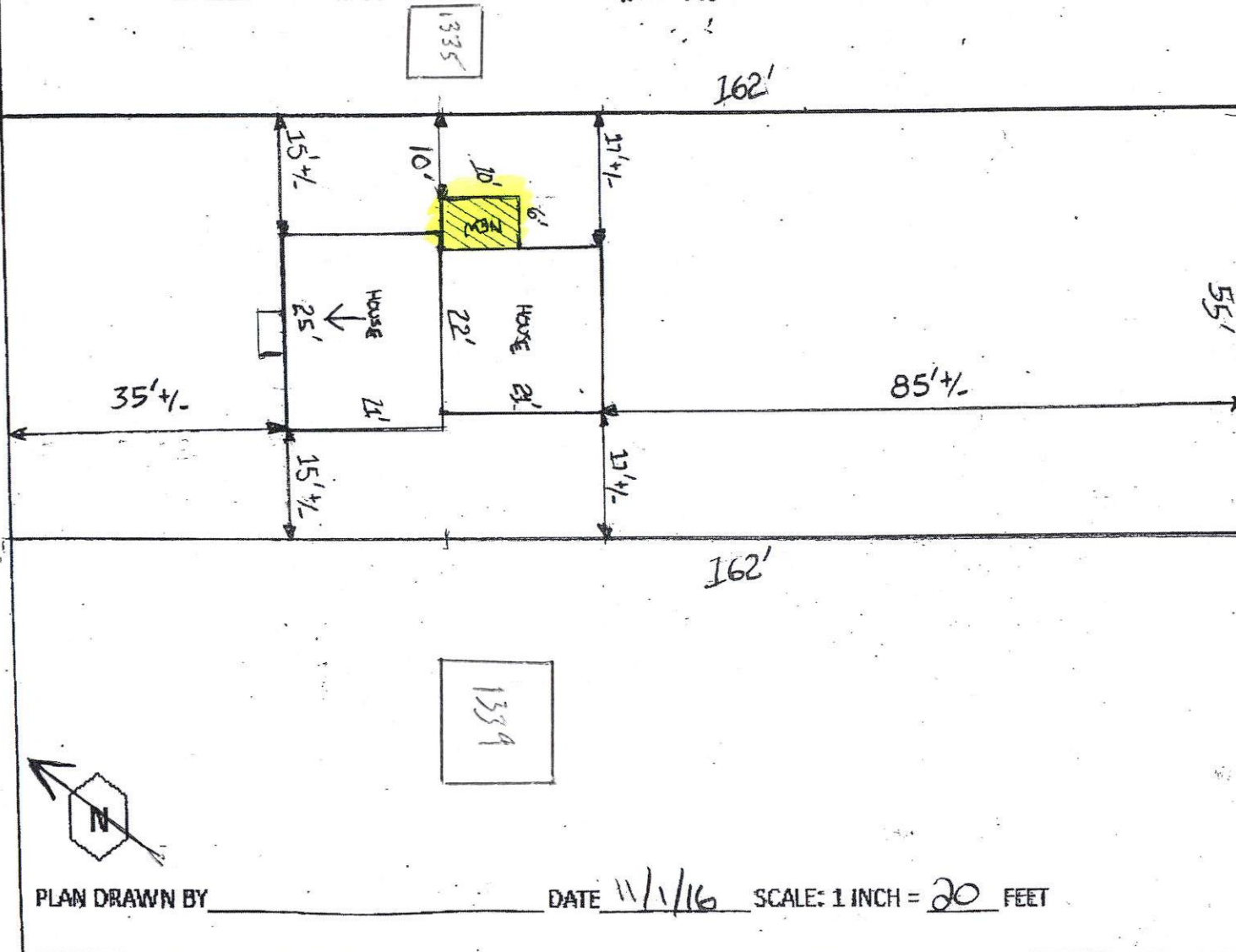
ADDRESS 1337 Brook Rd. Baltimore MD 21228 OWNER(S) NAME(S) ROBERT + MARY DIETRICH

SUBDIVISION NAME RIDGE BROOK LOT # 34.35 BLOCK # N/A SECTION # N/A

PLAT BOOK # 7 FOLIO # 19 10 DIGIT TAX # 0118001480 DEED REF. # 3551510419

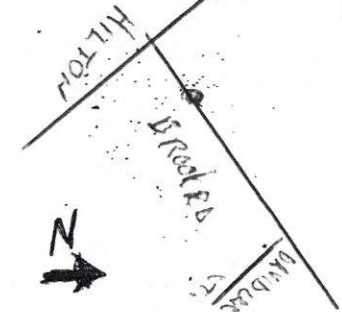
BROOK RD.

55'



PLAN DRAWN BY _____ DATE 11/1/16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 101A2

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE
OR SQUARE FEET 9,078 #

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:

2017-0129-A

Pet. Exp. 1