

M E M O R A N D U M

DATE: January 20, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0133-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 18, 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
(2315 Winterwood Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Luiz Casey & Natalia Diaz Rodriguez	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0133-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, Luiz Casey and Natalia Diaz Rodriguez ("Petitioners"). The Petitioners are requesting Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open deck in the rear of the dwelling with a rear setback of 18 ft. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments 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 27, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 12-19-16

By LSW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 19th day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open deck in the rear of the dwelling with a rear setback of 18 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-19-16

By BW



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 2315 WINTERWOOD RD BALTIMORE MD 21209 Currently zoned DR2

Deed Reference 35716 / 00175 10 Digit Tax Account # 2500006606

Owner(s) Printed Name(s) Luiz Casey + Nataliz Diaz Rodriguez

(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:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 301.1 of BCZR to permit a proposed open deck in the rear of the dwelling with a rear setback of the 18 feet in lieu of the required 22-1/2 feet.

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):

Luiz Casey / Nataliz Diaz Rodriguez
Name #1 – Type or Print / Name #2 – Type or Print

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

2315 Winterwood Rd Baltimore MD
Mailing Address / City / State

21209 / 707-667-7855 / nataliadiaz@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:

ANTHONY J. POTTER
Name – Type or Print

[Signature]
Signature

3047 OAK GREEN CIR ELICOTT CITY, MD
Mailing Address / City / State

21043 / 301-502-7307 / TonyP1313@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 _____ 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 2017-0133-A Filing Date 11/16/16 Estimated Posting Date 11/27/16

ORDER RECEIVED FOR FILING

Date 12-19-16

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: 2315 Winterwood Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

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

The proposed deck exceeds current building restrictions
and we would like additional allowance to
construct into the 30' set back.
22.5'

(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)

Natalia Diaz-Rodriguez
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Luiz Casey
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

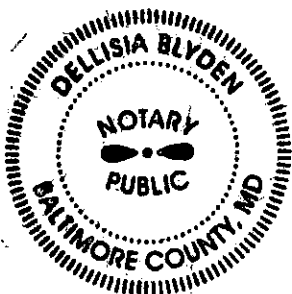
I HEREBY CERTIFY, this 15th day of NOV., 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Luiz Antonio Casey & Natalia Maria Rodriguez

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
04/21/2020
My Commission Expires



REV. 5/8/2014

Affidavit in Support of Administrative Variance

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Address: 2315 WINTERWOOD RD BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

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

THE PROPOSED DECK EXCEEDS CURRENT BUILDING RESTRICTION LINES,
AND WE WOULD LIKE ADDITIONAL ALLOWANCE TO CONSTRUCT INTO
THE 30' SET-BACK.
22.5'

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

x [Signature]
Signature of Owner (Affiant)

x [Signature]
Signature of Owner (Affiant)

x Natalia Diaz-Rodriguez
Name- Print or Type

x Luz Casey
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

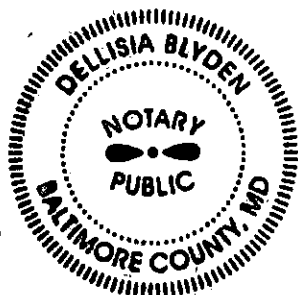
I HEREBY CERTIFY, this 15th day of NOV., 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Luz Antonio Casey & Natalia Diaz-Rodriguez

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 04/21/2020
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 2315 WINTERWOOD RD BALTIMORE, MD 21209 Currently zoned DA2

Deed Reference 35716 / 00175 10 Digit Tax Account # 2500006606

Owner(s) Printed Name(s) LUIZ CASEY + NATALIA DIAZ RODRIGUEZ

(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:

- ☒ ADMINISTRATIVE VARIANCE from Section(s) 301.1 of BCZR to permit a proposed open deck in the rear of the dwelling with a rear setback of the 18 feet in lieu of the required 22-1/2 feet.

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):

LUIZ CASEY , NATALIA DIAZ RODRIGUEZ
Name #1 – Type or Print Name #2 – Type or Print

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

2315 Winterwood Rd Baltimore MD
Mailing Address City State

21209 , 7876677855 , natalia.diaz@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:

ANTHONY J. POTER
Name – Type or Print

[Signature]
Signature

3047 OAK GREEN CIR ELICOTT CITY MD
Mailing Address City State

21043 , 301-502-7307 , TonyP1313@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 _____ 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

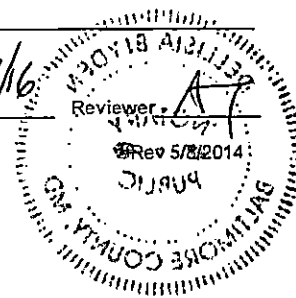
CASE NUMBER 2017-0133-A Filing Date 11/16/16

Estimated Posting Date 11/27/16

ORDER RECEIVED FOR FILING

Date 12-19-16

By [Signature]



ZONING PROPERTY DESCRIPTION FOR 2315 WINTERWOOD RD, BALTIMORE, MD 21209

Beginning at a point on the south side of Winterwood Rd, which is 40 feet wide at a distance of 20 feet west of the centerline of the nearest improved intersecting street (Pebble Brook Dr) which is 40 feet wide.

Being lot #151 in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #2, Folio #0050, containing 8886 square feet. Located in the 3 Election District and 2 Council District.

2017-0133-A

CERTIFICATE OF POSTING

2017-0133-A

RE: Case No.: _____

Petitioner/Developer: _____

Liuz Casey

December 12, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

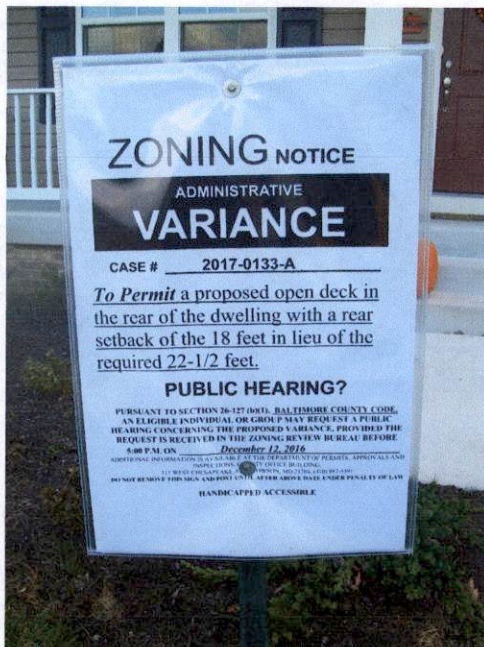
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2315 Winterwood Road

November 27, 2016

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

November 27, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0133 -A Address 2315 Winterwood Road

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

Filing Date: 11/16/2016 Posting Date: 11/27/16 Closing Date: 12/12/16

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- 01133 -A Address 2315 Winterwood Road

Petitioner's Name Luiz Casey Telephone 787-667-7855

Posting Date: 11/27/16 Closing Date: 12/12/16

Wording for Sign: To permit a proposed open deck in the rear of the dwelling with a rear setback of the 18 feet in lieu of the required 22-1/2 feet.

Revised 8/9/16

№ 145742

Date: 1/16/16

[illegible]

Total:

Rec:
From:

NORTH AMERICAN DECK & PATIO LLC

For:

2315 WINTERWOOD ROAD (TOMMY POTTER)

2017-0133-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

APPENDIX

BUSINESS	ACTUAL	TIME	DRD
----------	--------	------	-----

11/16/2016 11/16/2016 11:09:40 3

REG 4503 WALKIN CAM

>>RECEIPT # 705026 11/16/2016 OFLN

Dept 5 528 ZONING VERIFICATION

UK MB. 145742

Receipt Tot \$75.00

375.00 OK 1.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 14, 2016

Luiz Casey
Natalia Diaz-Rodriguez
2315 Winterwood Road
Baltimore MD 21209

RE: Case Number: 2017-0133 A, Address: 2315 Winterwood Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 16, 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
Anthony J Potter, 3047 Oak Green Circle, Ellicott City, MD 21043

12-12

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 # 2017-0133-A
Address 2315 Winterwood Road
(Casey & Rodriguez 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

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



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

Date: 11/21/16

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. 2017-0133-A.

Administrative Variance
Luiz Casey & Natalia Diaz Rodriguez
2315 Winterwood 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 'Richard Zeller'.

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

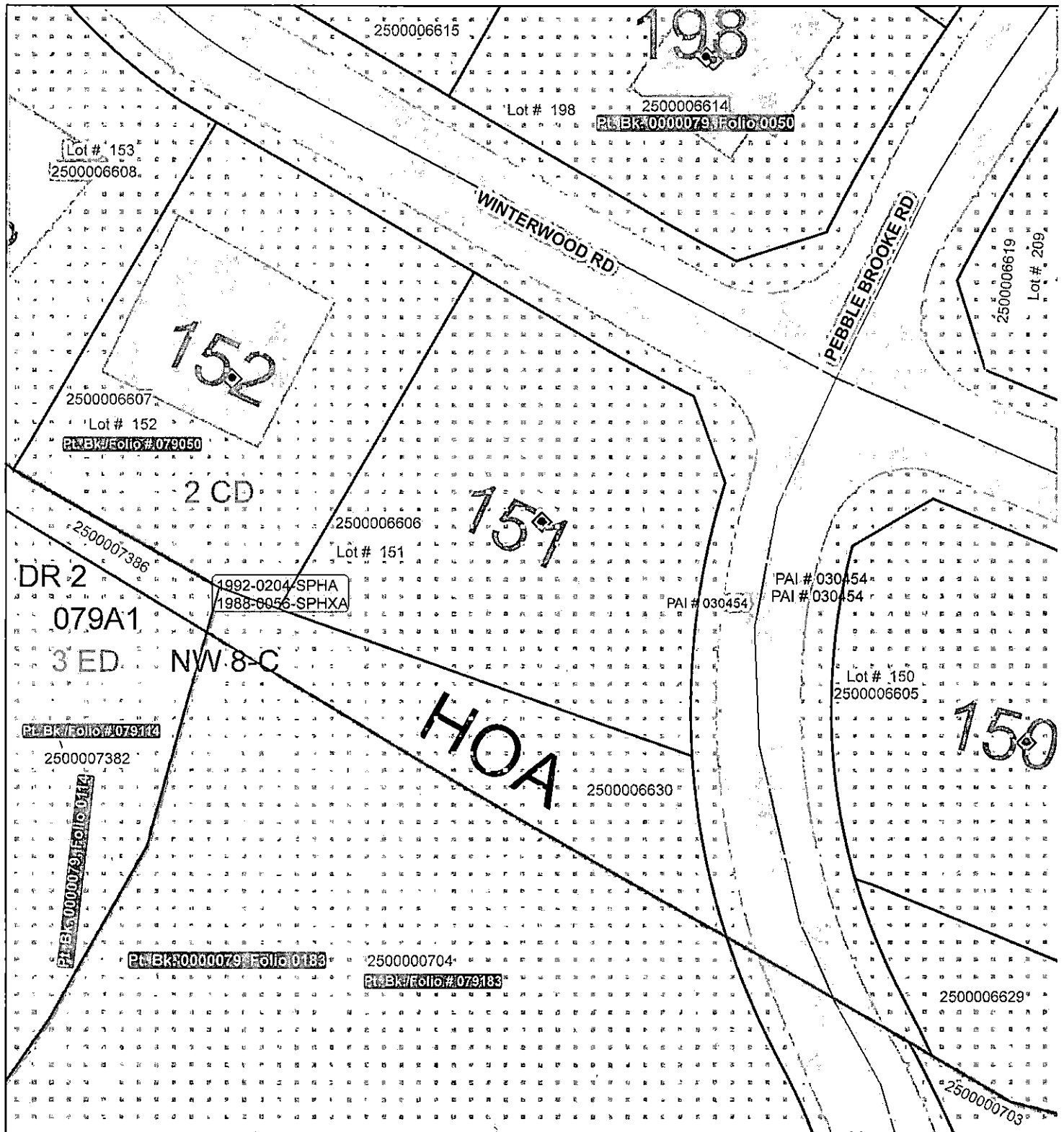
FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

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

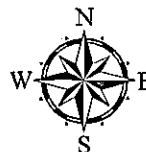
2315 Winterwood Road



Publication Date: 11/16/2016



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

2017-0133-A

LUIZ CASEY: 2315 WINTERWOOD RD. BALTIMORE, MD 21209

2017-0133-A



LUIZ CASEY: 2315 WINTERWOOD RD, BALTIMORE, MD 21209

2017-0133-A



LUIZ CASEY: 2315 WINTERWOOD RD, BALTIMORE, MD 21209

2017-0133-A

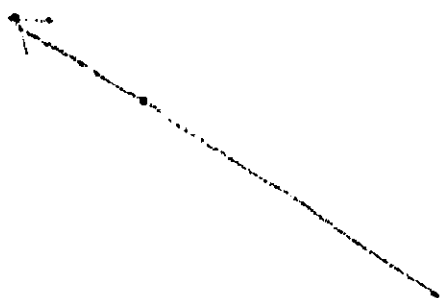
LOCATION OF ADDITION OF
PROPOSED 15' x 33½ DECK



PARTS IN, SHOWN, ON DOMESTIC ZIPS - 1980-1981

2-23-1981

THE LATTER PART OF THE
YEAR, 1980 X 21. 1980-1981



LUIZ CASEY: 2315 WINTERWOOD RD, BALTIMORE, MD 21209



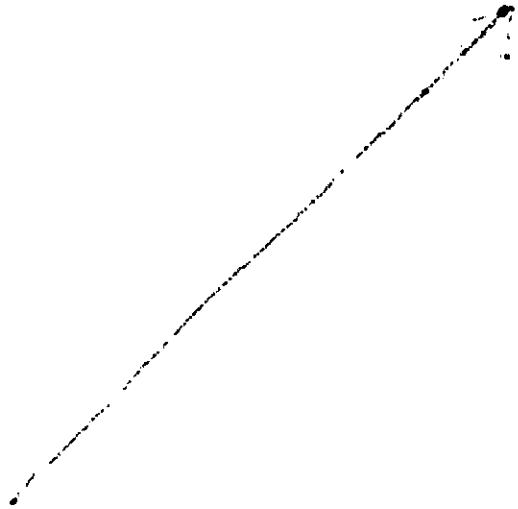
LOCATION OF ADDITION OF
PROPOSED 15' X 33½' DECK

2017-0133-A

THIS OBJECT : 5312 MUSEUM OF THE ' ENIGMA ' AND 51504

RECEIVED BY X W 29 1952
LOCATION OF OBJECT

5312-51504



C H E C K L I S T

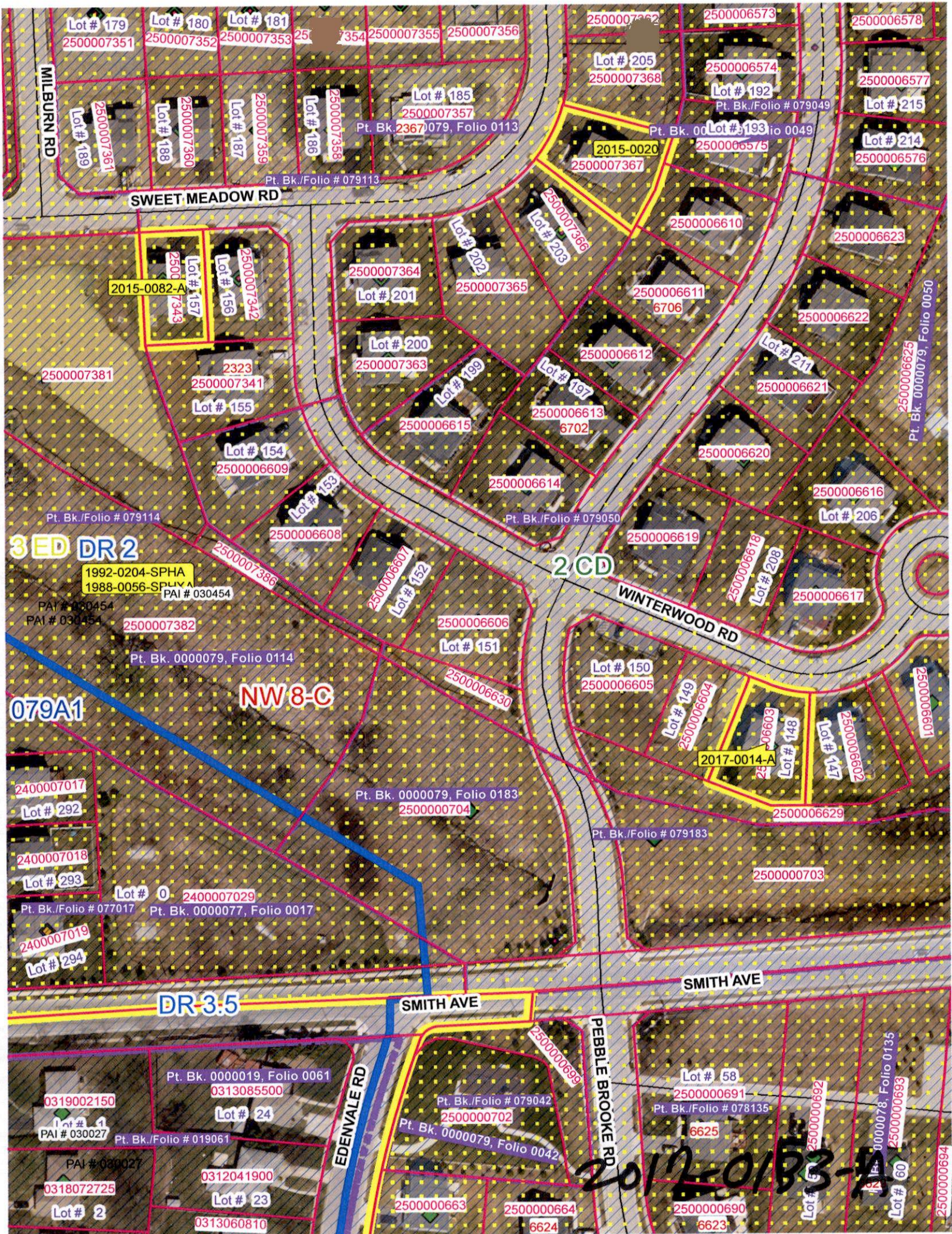
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-23</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (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>11-27-16</u> by <u>Black</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 - 03 Account Number - 2500006606			
Owner Information					
Owner Name:	CASEY LUIZ ANTONIO D DIAZ RODRIGUEZ NATALIA M		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	2315 WINTERWOOD RD BALTIMORE MD 21209-0000		Deed Reference:	/35716/ 00175	
Location & Structure Information					
Premises Address:	2315 WINTERWOOD RD BALTIMORE 21209-0000		Legal Description:	0.240 AC PHASE 4A SS AKA 6660 PEBBLE BROOKE R BONNIE VIEW ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0079	0002	0395		0000	151 2017 Plat Ref: 0079/0050
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
2015	3,296 SF		1200 SF	8,886 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	4 full/ 1 half	2 Attached
Value Information					
	Base Value		Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:	159,200		159,200		
Improvements	408,100		408,100		
Total:	567,300		567,300	567,300	
Preferential Land:	0				
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 01/05/2015		Price: \$651,031	
Type: ARMS LENGTH IMPROVED		Deed1: /35716/ 00175		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 03/20/2015					



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 - 03 Account Number - 2500006606			
Owner Information					
Owner Name:	CASEY LUIZ ANTONIO D DIAZ RODRIGUEZ NATALIA M		Use:	RESIDENTIAL YES	
Mailing Address:	2315 WINTERWOOD RD BALTIMORE MD 21209-0000		Deed Reference:	/35716/ 00175	
Location & Structure Information					
Premises Address:	2315 WINTERWOOD RD BALTIMORE 21209-0000		Legal Description:	0.240 AC PHASE 4A SS AKA 6660 PEBBLE BROOKE R BONNIE VIEW ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0079	0002	0395		0000	151
			Assessment Year:	Plat No:	2
			2017	0079/0050	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2015	3,296 SF	1200 SF	8,886 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	4 full/ 1 half	2 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		159,200	159,200		
Improvements		408,100	408,100		
Total:		567,300	567,300	567,300	
Preferential Land:		0			
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 01/05/2015		Price: \$651,031	
Type: ARMS LENGTH IMPROVED		Deed1: /35716/ 00175		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 03/20/2015					

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.

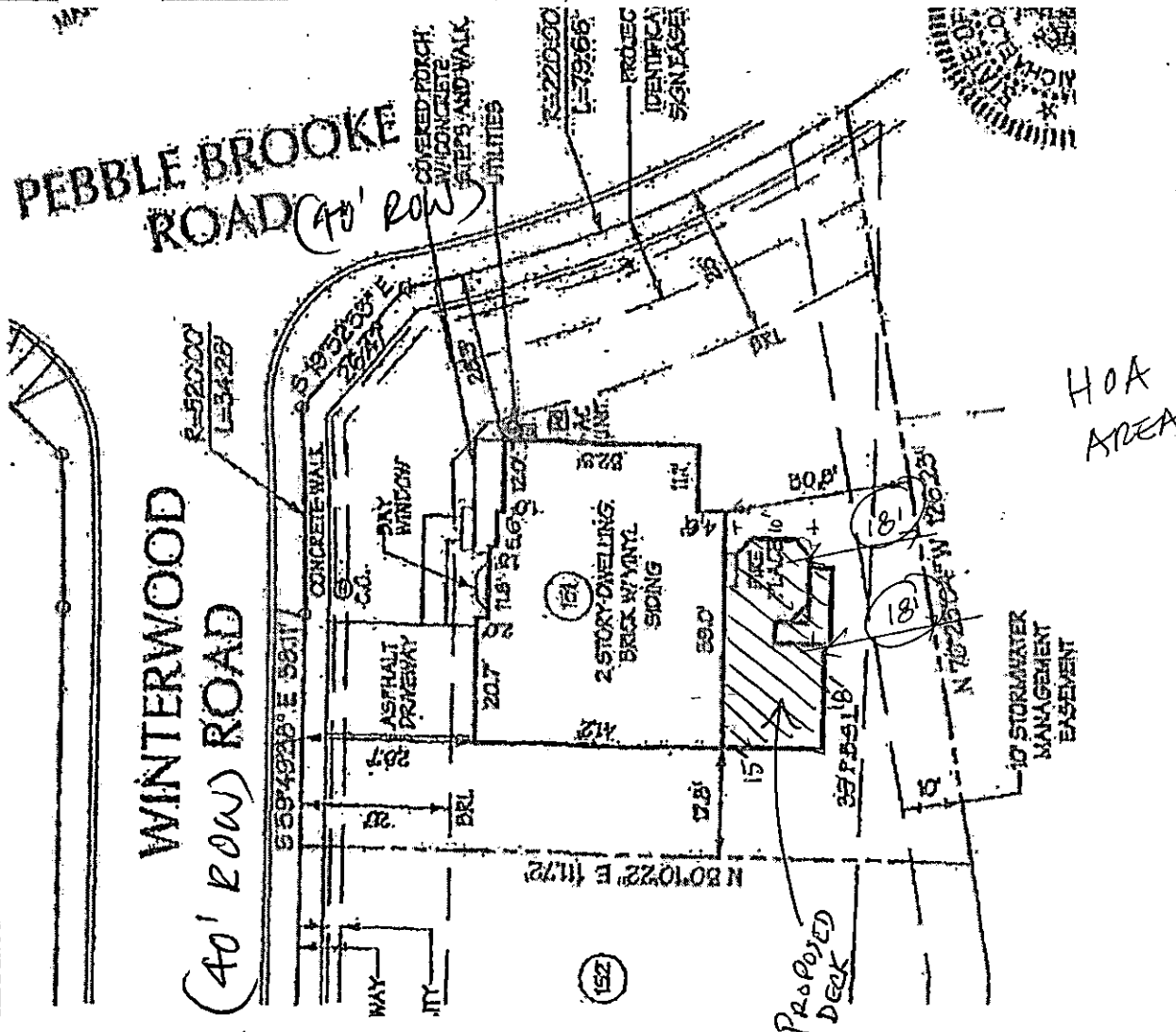
2017-0133-A

12
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2315 WINTERWOOD RD BALTIMORE, MD 21209 OWNER(S) NAME(S) LUIZ ANTONIO D CASEY

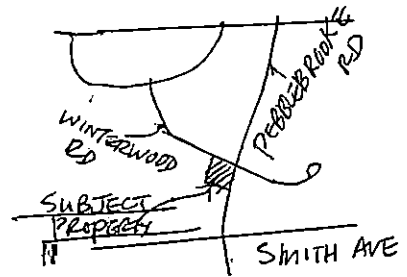
SUBDIVISION NAME BONNIE VIEN ESTATES LOT # 151 BLOCK # NA SECTION # NA

PLAT BOOK # 2 FOLIO # 0050 10 DIGIT TAX # 2500006406 DEED REF. # 35716 / 00175



PLAN DRAWN BY ANTHONY POTTER DATE 11/14/16 SCALE: 1 INCH = 30 FEET
FOR NORTH AMERICAN DECK; PATTO, LLC

4 SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 079A1

SITE ZONED DR2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.006

OR SQUARE FEET 8886

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

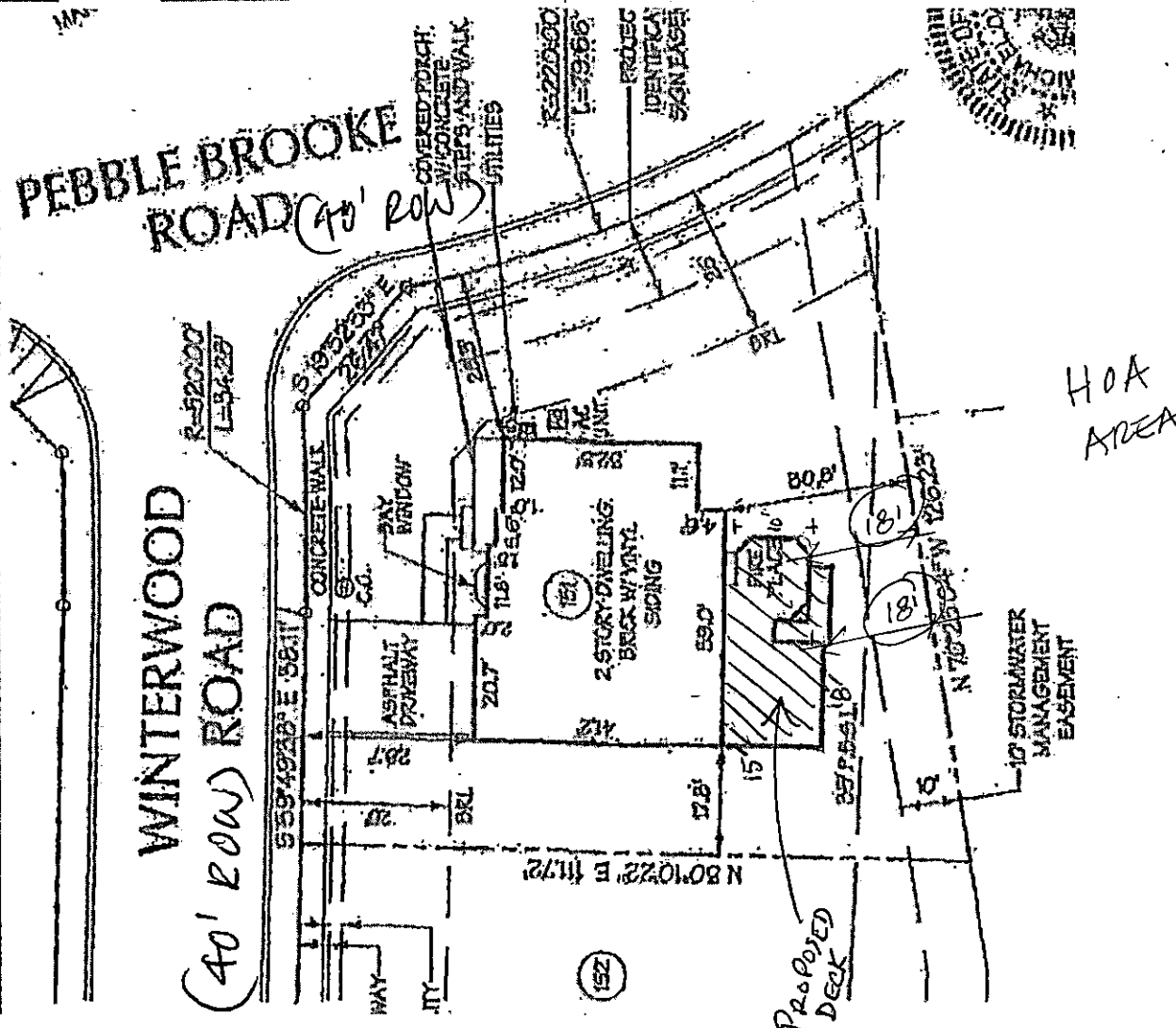
2017-0133-A

12
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2315 WINTERWOOD RD BALTIMORE, MD 21209 OWNER(S) NAME(S) LUIZ ANTONIO D CASEY

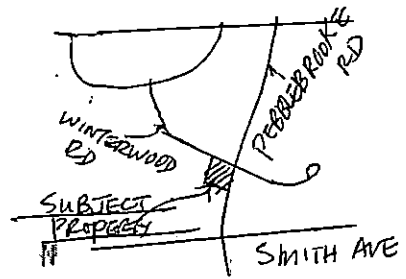
SUBDIVISION NAME BONNIE VIEN ESTATES LOT # 151 BLOCK # NA SECTION # NA

PLAT BOOK # 2 FOLIO # 0050 10 DIGIT TAX # 2500006406 DEED REF. # 35716 / 00175



PLAN DRAWN BY ANTHONY POTTER DATE 11/14/16 SCALE: 1 INCH = 30 FEET
FOR NORTH AMERICAN DECK; PATTO, LLC

4 SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 079A1

SITE ZONED DR2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.286

OR SQUARE FEET 8886

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2017-0133-A

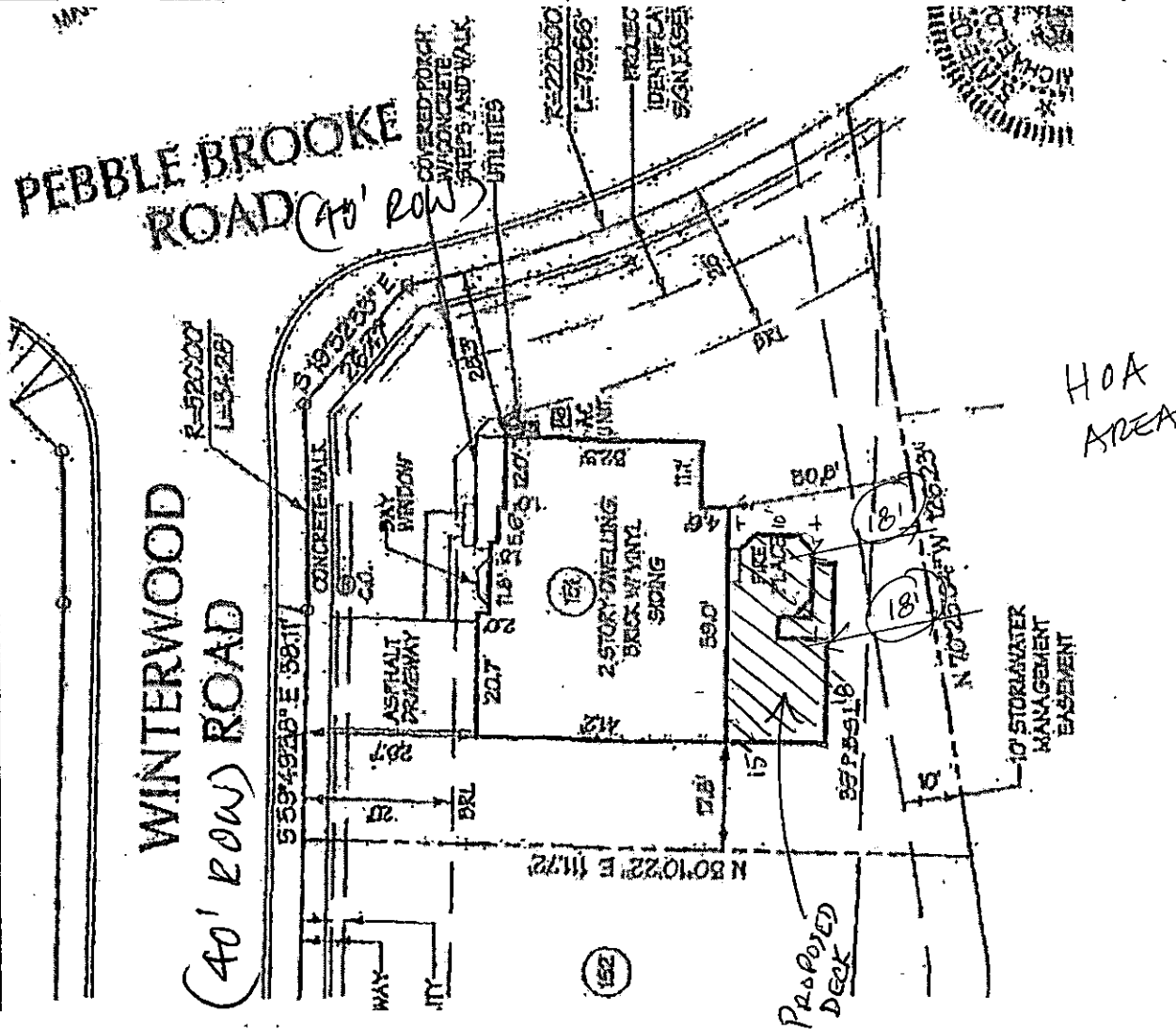
2
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2315 WINTERWOOD RD BALTIMORE, MD 21209 OWNER(S) NAME(S) LUIZ ANTONIO D CASEY

SUBDIVISION NAME BONNIE VIEN ESTATES

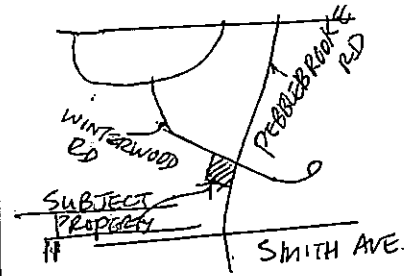
LOT # 151 BLOCK # NA SECTION # NA

PLAT BOOK # 2 FOLIO # 0050 10 DIGIT TAX # 2500006406 DEED REF. # 35716 100175



PLAN DRAWN BY ANTHONY POTTER DATE 11/14/16 SCALE: 1 INCH = 30 FEET
FOR NORTH AMERICAN DECK & PATIO, LLC

4 SITE VICINITY MAP



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ZONING MAP# 079A1

SITE ZONED DR2

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COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.006

OR SQUARE FEET 8886

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PUBLIC X PRIVATE _____

SEWER IS:
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2017-0133-A Per. Ex. 1