

M E M O R A N D U M

DATE: January 24, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0143-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 23, 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 *
(116 Greenridge Road)
9th Election District *
3rd Council District *
Frank W. & Carol Ferro *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0143-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, Frank W. & Carol Ferro ("Petitioners"). The Petitioners are requesting Variance relief from §§ 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed addition onto the front of the dwelling with a side yard setback of 4 ft. 11 in. in lieu of the required 10 ft.; and (2) To permit the proposed addition with a front yard setback of 30 ft. 2 in. in lieu of the required front yard average setback of 34 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. No adverse ZAC comments submitted by any of the County reviewing agencies. However, it is to be noted that a support letter was received from adjacent neighbors (118 Greenridge Road) who have no objection to Petitioners' request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 4, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12-22-16

By RS

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 22nd day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed addition onto the front of the dwelling with a side yard setback of 4 ft. 11 in. in lieu of the required 10 ft.; and (2) To permit the proposed addition with a front yard setback of 30 ft. 2 in. in lieu of the required front yard average setback of 34 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 12-22-16

By DW

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 12-22-16

By [Signature]

To the Office of Administrative Hearings for Baltimore County for the property located at:
Address 116 GREEN RIDGE RD currently zoned DR 5.5
Deed/Reference 11836100354 10 Digit Tax Account # 0911047110
Owner(s) Printed Name(s) FRANK and CAROL FERRO

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B.02.3.C.1 of BCZR to permit a proposed addition onto the front of the dwelling with a side yard setback of 4'11" in lieu of the required 10 feet, and from Section 303.1 of BCZR to permit the proposed addition with a front yard setback of 30'2" in lieu of the required front yard average setback of 34 feet, respectively.

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):

FRANK FERRO / CAROL FERRO
Name #1 - Type or Print Name #2 - Type or Print

Frank Ferro
Signature #1 Signature #2

116 GREEN RIDGE RD LUTHERVILLE MD
Mailing Address City State

21093, 410.925.7635, Frank.Ferro@mc.co
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:

PETER TWOHY 2e Architects
Name - Type or Print

Peter M. Twohy
Signature

7604 YORK RD TOWSON MD
Mailing Address City State

21204, 410.583.2112, Peter@2e-architects.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 2017-0143-A Filing Date 11/23/16 Estimated Posting Date 12/04/16 Reviewer AT

ORDER RECEIVED FOR FILING

Date 12-22-16

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: 116 GREEN RIDGE ROAD LUTHERVILLE MD 21093
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 HOME WAS BUILT AT A SEVERE ANGLE
(NOT PARALLEL) TO THE SIDE PROPERTY LINE.

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

Frank Ferro
Signature of Owner (Affiant)

Frank Ferro
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

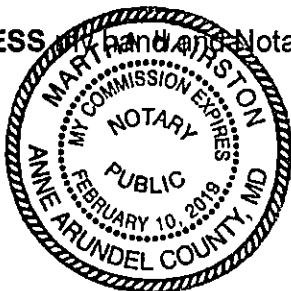
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of Nov, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Frank W Ferro

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
Feb 10 2019
My Commission Expires

ZONING PROPERTY DISCRIPTION FOR **116 GREERIDGE ROAD**

Beginning at the southern most point of the site, which is on the north side of Greenridge Road which is 20 feet wide at a distance of 120 feet to the centerline of the nearest intersecting street, Greenridge Court which is 15 feet wide

Being Lot #6 (Block # n/a and Section # n/a) of subdivision Greenridge as recorded in Baltimore County Plat Book # 12, Folio # 107, containing 10,890 square feet. Located in the 9th Election District and 3rd Council District.

2017-0143-A

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	12	FT.
B	44	FT.
C	45	FT.
D	41	FT.
E	41	FT.
F	21	FT.

FRANK FERRO

applicant's name

116 GREENBRIDGE RD

building address

23. NOV. 2016

date

$$\text{TOTAL } (204) \div (6) = \boxed{34}$$

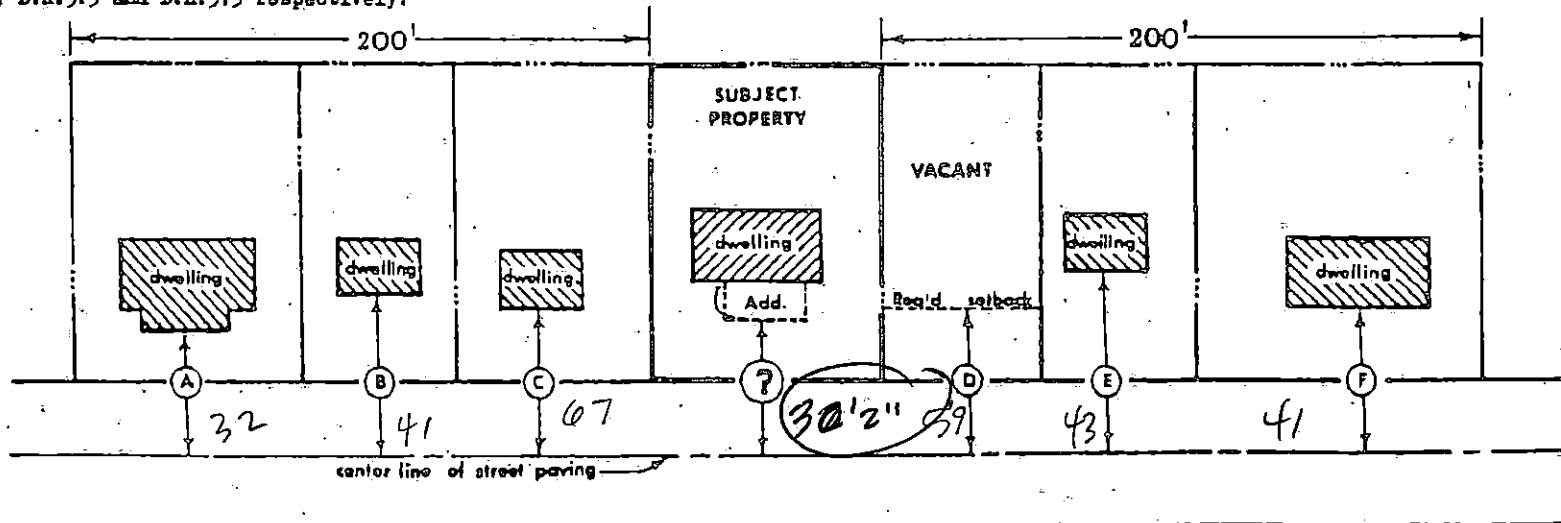
* of dwellings REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.

D.R.3.5- 55-ft.

D.R.5.5- 90 ft.



2017-0143-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/4/2016

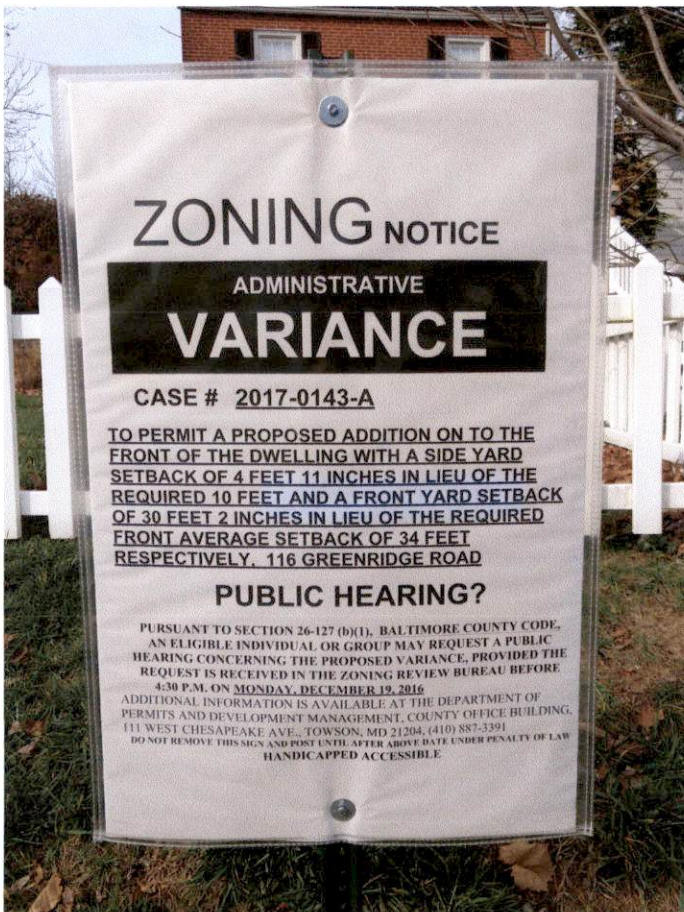
Case Number: 2017-0143-A

Petitioner / Developer: FRANK FERRO

Date of Hearing (Closing): DECEMBER 19, 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:
116 GREENRIDGE ROAD

The sign(s) were posted on: DECEMBER 4, 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 DATESCase Number 2017- 0143 -AAddress 116 Green Ridge RoadContact Person: Aaron Tsui
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/23/2016Posting Date: 12/04/16Closing Date: 12/19/16

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- 0143 -A Address 116 Green Ridge RoadPetitioner's Name: Frank Ferro Telephone 410-925-7635Posting Date: 12/04/16 Closing Date: 12/19/16

Wording for Sign: To permit a proposed addition onto the front of the dwelling with a side yard setback of 4'11" in lieu of the required 10 feet, and a front yard setback of 30'2" in lieu of the required front yard average setback of 34 feet, respectively.

Revised 8/9/16

№ 145748

Date:

11/23/16

PAID RECEIPT

BUSINESS ACTUAL TIME IN

11/25/2016 11/23/2016 11:25:52

REG USD1 WALKIN LTR

>>RECEIPT # 693543 11/23/2016 OFLN

Dept 5 529 TONING VERIFICATION

CR NO. 145743

Reapt Tot \$75.00

\$75.00 CK \$.00 CA

Baltimore County, Maryland

001	806	ORDO	6/57				\$ 75-
							\$ 1.55

Total:

N 75

From:

FRANK FERRO

For:

116 GREEN RIDGE RD.

2017-0143-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

December 20, 2016

Frank & Carol Ferro
116 Greenridge Road
Lutherville MD 21093

RE: Case Number: 2017-0143 A, Address: 116 Greenridge Road

Dear Mr. & Ms. Ferro:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 23, 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
Peter Twohy, 7604 York Road, Towson MD 21204

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



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

Date: 12/5/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0143-A

*Administrative Variance
Frank & Carol Ferro
116 Green Ridge Road.*

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

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Wolcott".

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

WW/RAZ

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: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0143-A
Address 116 Green Ridge Road
(Ferro Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford Date: 12-2-2016

12-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 02 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: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0143-A
Address 116 Green Ridge Road
(Ferro Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford

Date: 12-2-2016

12/23/16

TO WORK

(AV) 12-19-16

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

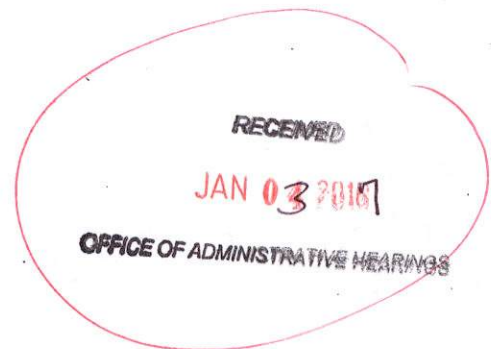
TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

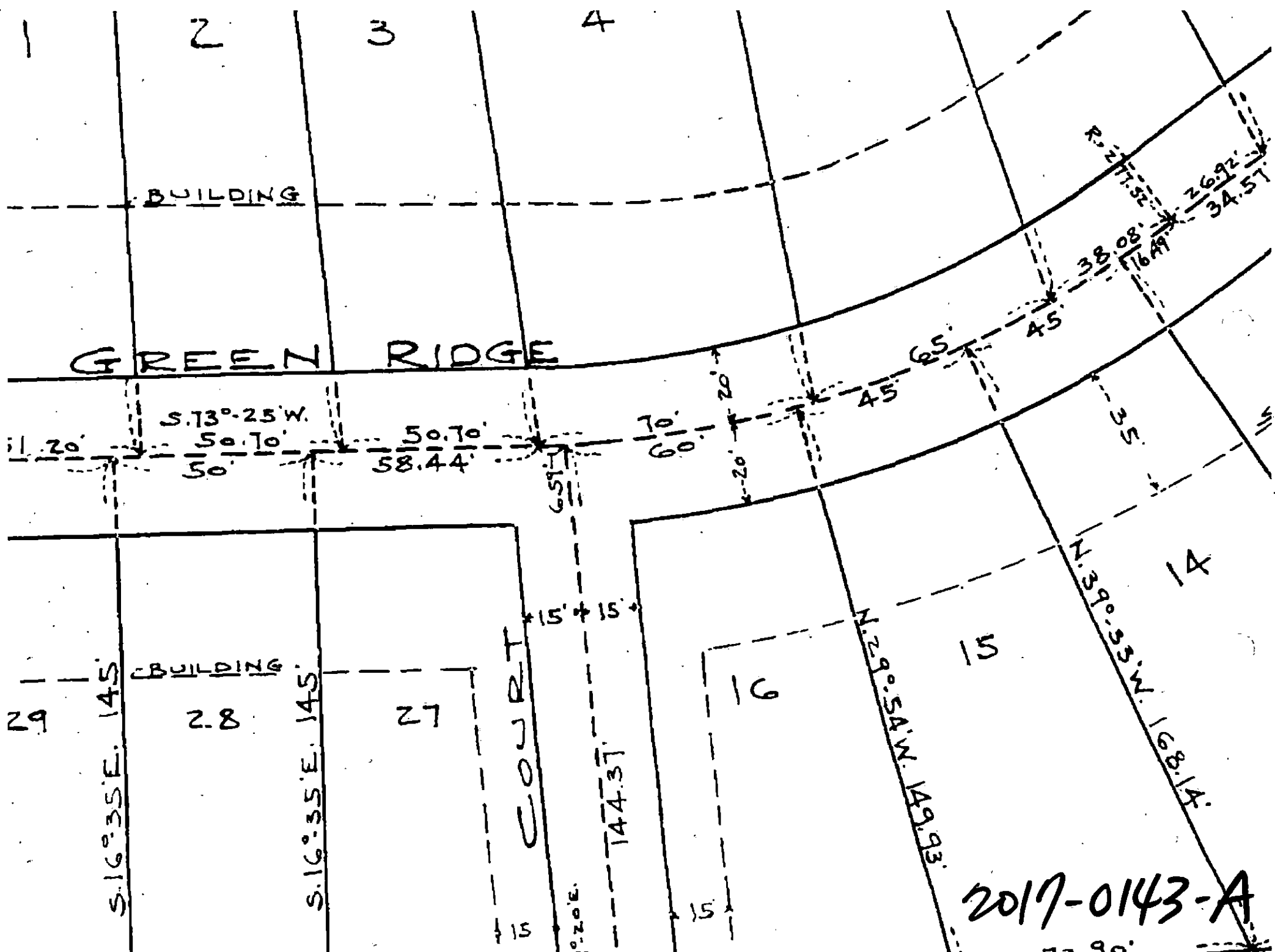
SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0135, 0137, 0140, 0141, 0143, 0145 and 0146

DATE: December 19, 2016

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\ZAC12122016.doc



1 2 3 4

BUILDING

GREEN RIDGE

S. 73° 25' W.

50.70'
50

50.70'
58.44'

65'

70'
60'

20'
20'

45

65

45

38.08'
16.79'

R. 277.52'

2692'
34.57'

29
S. 16° 35' E. 145'

BUILDING

2.8

S. 16° 35' E. 145'

27

COURT

15' 15'

144.37'

15
0.20'E.

15

16

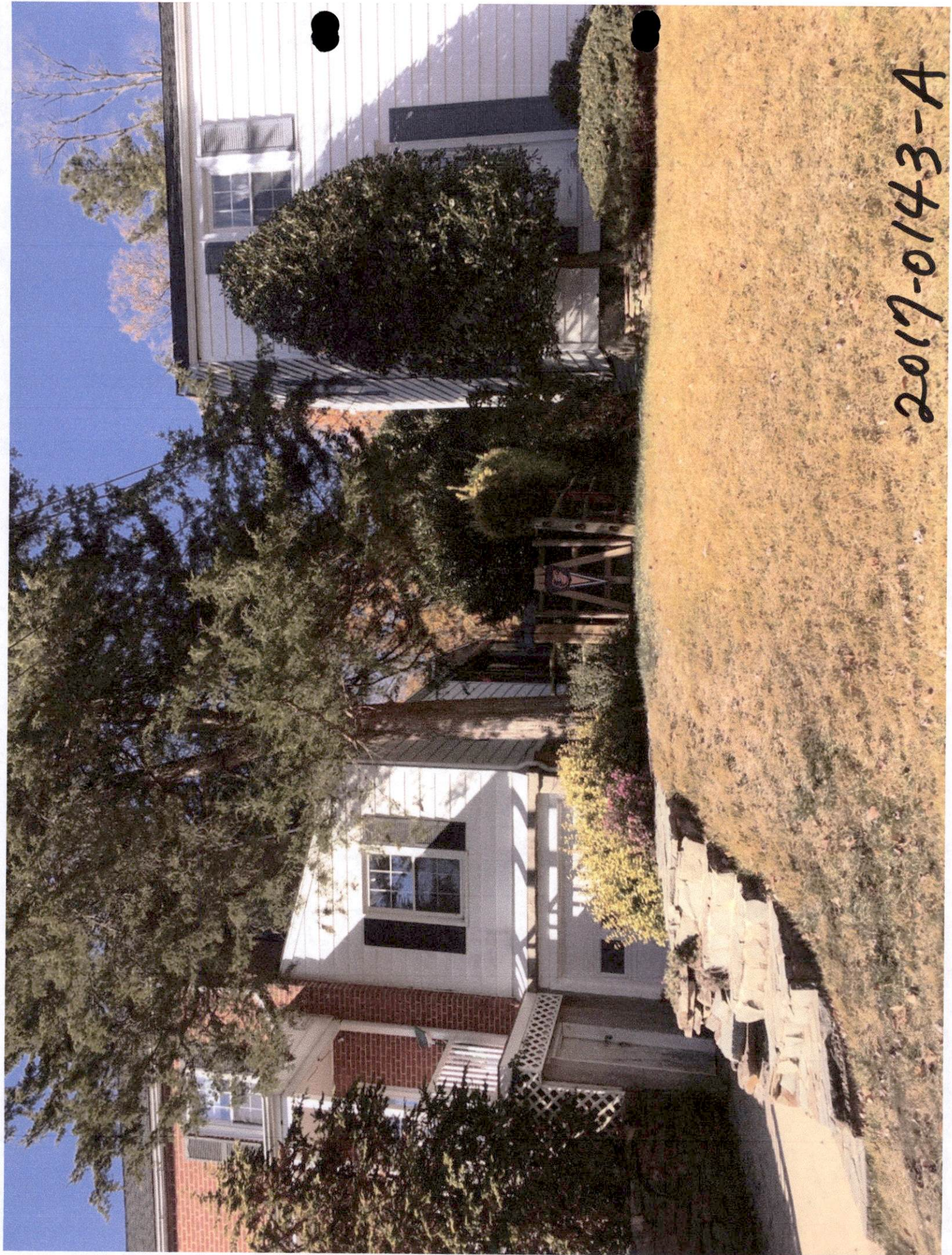
N. 29° 54' W. 149.93'

15

N. 39° 53' W. 166.814'

14

2017-0143-A



2017-0143-A



2017-0143-A



2017-0143-A

November 3, 2016

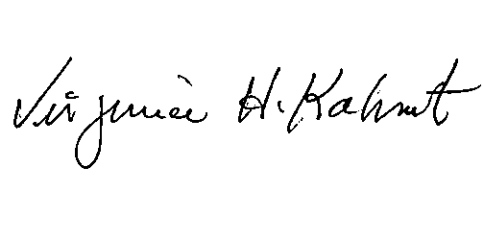
John and Virginia Kahnert
118 Greenridge Road
Lutherville, Maryland
21093

To Whom it May Concern,

Frank and Bebe Ferro from 116 Greenridge Road have shared their plans to expand their home with us. They have also explained that the expansion will make the home go from 7'-4" to our shared property line down to 6'-2" in one spot and 4'-10" in another spot. They have also explained that their home will project 2'-4" closer to Greenridge Road than the front porch. Bebe and Frank have also shared the 3D drawings by 2e Architects so that there will be no surprises.

We have absolutely no problem with their home plans.

Sincerely,

John H Kahnert

Virginia H. Kahnert

2017-0143-A

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 - 0911002370			
Owner Information					
Owner Name:	KAHNERT JOHN H KAHNERT VIRGINIA H		Use:	RESIDENTIAL	
Mailing Address:	118 GREENRIDGE RD LUTH-TIMONIUM MD 21093-6122		Principal Residence:	YES	
			Deed Reference:	/05035/ 00053	
Location & Structure Information					
Premises Address:		118 GREEN RIDGE RD 0-0000		Legal Description:	
GREEN RIDGE					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0019	0316		0000	
					Block:
					7
					Lot:
					7
					Assessment Year:
					2017
					Plat No:
					0012/
					Plat Ref:
					0107
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1943	1,239 SF				9,583 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	1 full	1 Attached
					Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		83,900	83,900		
Improvements		107,800	107,800		
Total:		191,700	191,700	191,700	
Preferential Land:		0			
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		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 04/05/2011					

C H E C K L I S T

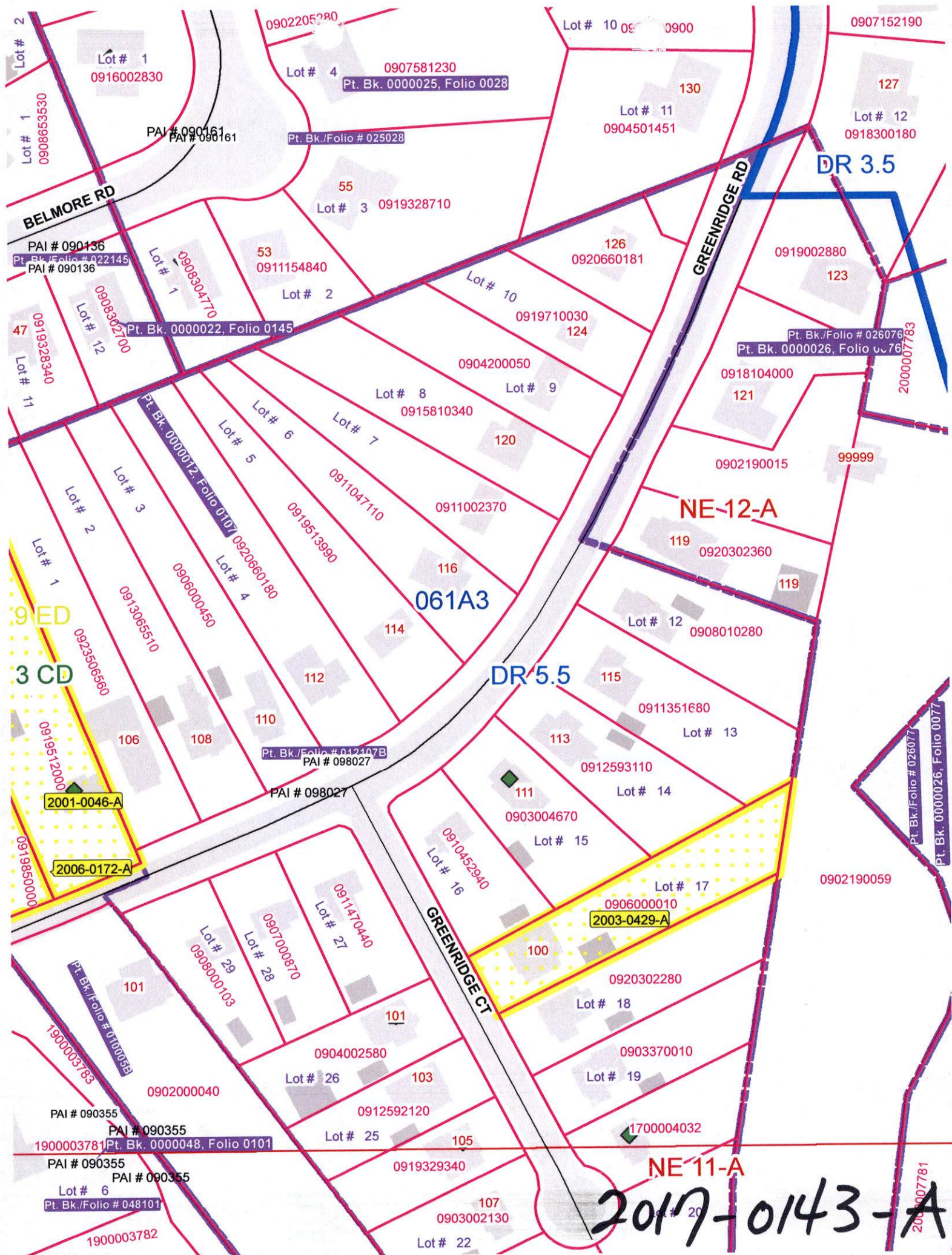
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12-2</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>11-3</u>	ADJACENT PROPERTY OWNERS	<u>No objection</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>12-4-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

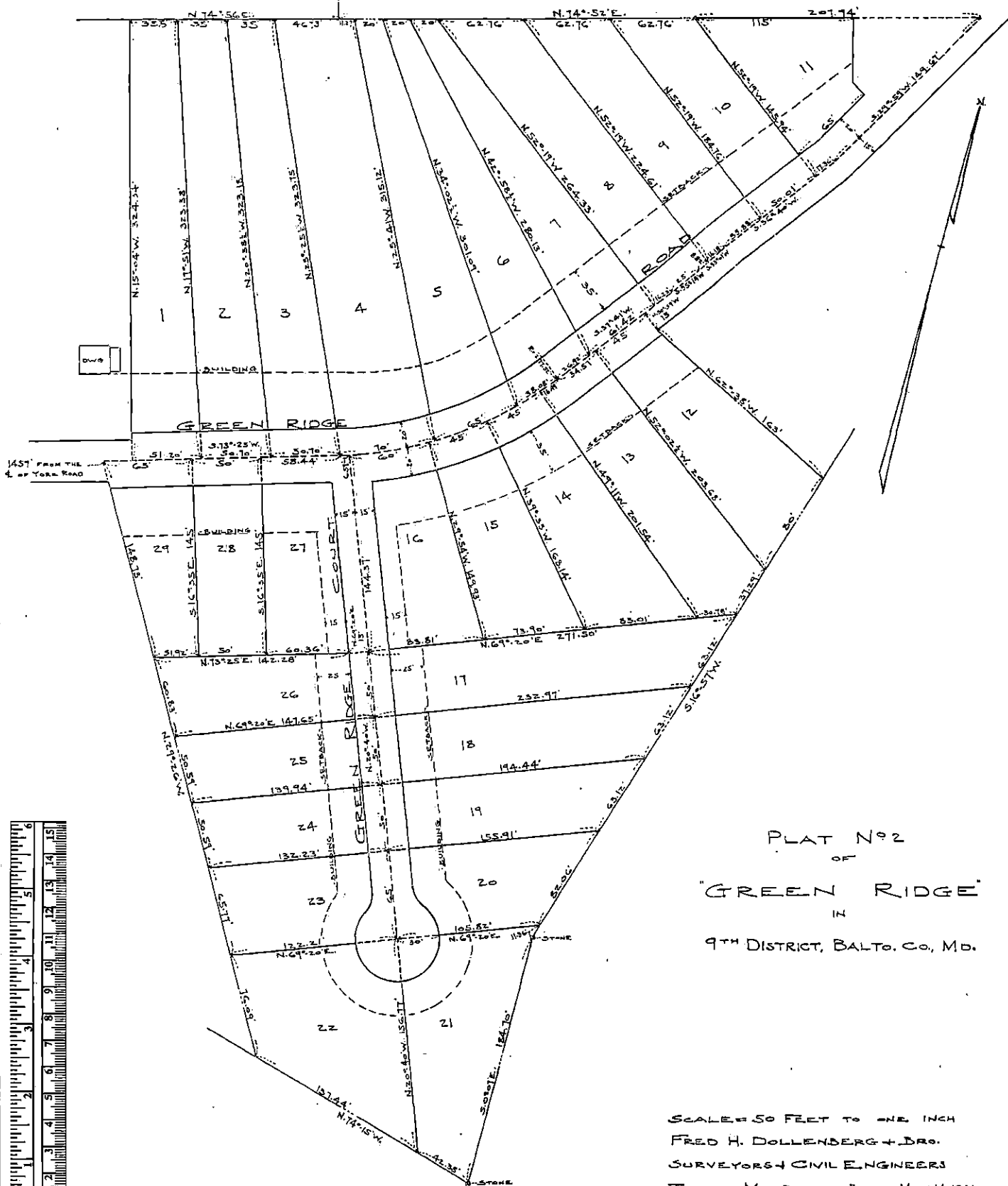
Comments, if any: _____

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 - 0911047110			
Owner Information					
Owner Name:		FERRO FRANK W FERRO BEBE		Use:	RESIDENTIAL
Mailing Address:		116 GREENRIDGE RD LUTHERVILLE TIMONIUM MD 21093-6122		Principal Residence:	YES
				Deed Reference:	/38148/ 00211
Location & Structure Information					
Premises Address:		116 GREEN RIDGE RD LUTHERVILLE TIMONIUM 21093-6122		Legal Description: 116 GREEN RIDGE RD GREEN RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0019	0316		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	6	2017		0012/0107	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1943	1,671 SF	252 SF	10,890 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 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:		84,300	84,300		
Improvements		156,400	156,400		
Total:		240,700	240,700	240,700	
Preferential Land:		0			
Transfer Information					
Seller: FERRO FRANK W		Date: 10/19/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /38148/ 00211		Deed2:	
Seller: COARD WILLIAM C,SR		Date: 10/08/1996		Price: \$140,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11836/ 00354		Deed2:	
Seller: INSLEY KATHLEEN M		Date: 12/04/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08990/ 00681		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 07/29/2009					





2017-0143-A

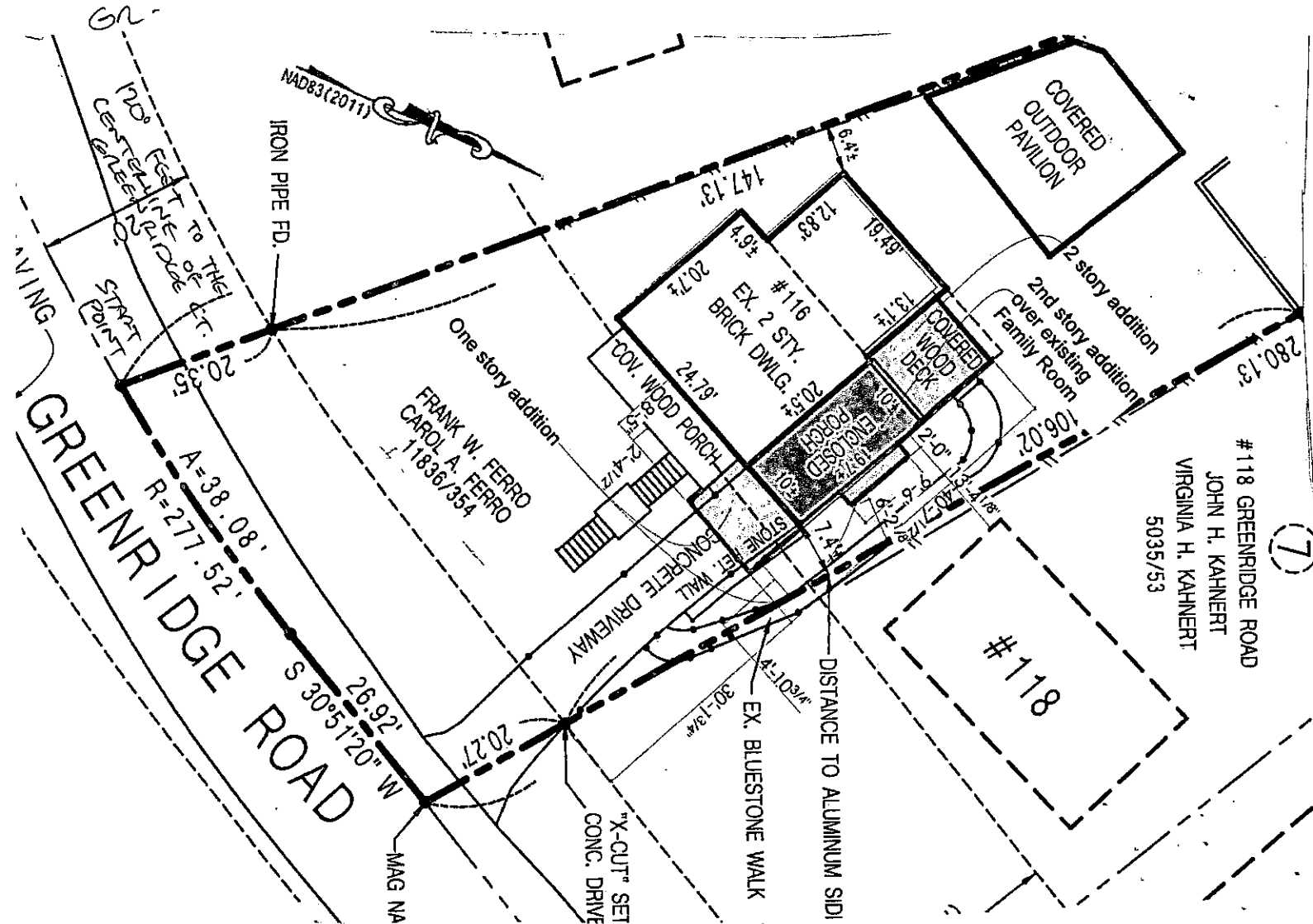
A-8410-1100

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

ADDRESS 116 GREENRIDGE ROAD OWNER(S) NAME(S) FRANK and CAROL FERRO

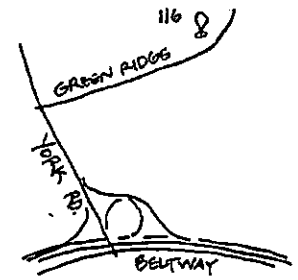
SUBDIVISION NAME GREEN RIDGE LOT # 6 BLOCK # n/a SECTION # n/a

PLAT BOOK # 12 FOLIO # 107 10 DIGIT TAX # 091104711 DEED REF. # 11836100354



PLAN DRAWN BY PETER TWOHY DATE 10/24/16 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 061A3
SITE ZONED DR S.S
ELECTION DISTRICT 9TH
COUNCIL DISTRICT 3
LOT AREA ACREAGE _____
OR SQUARE FEET 10,890
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

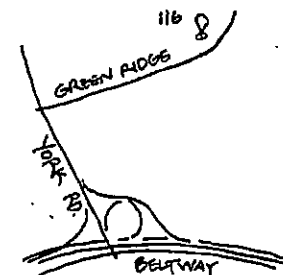
VIOLATION CASE INFO:

NO

2017-0143-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 116 GREENRIDGE ROAD OWNER(S) NAME(S) FRANK and CAROL FERRO
 SUBDIVISION NAME GREEN RIDGE LOT # 6 BLOCK # n/a SECTION # n/a
 PLAT BOOK # 12 FOLIO # 107 10 DIGIT TAX # 0911047110 DEED REF. # 11836100354

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 061A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9TH

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 10,890

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

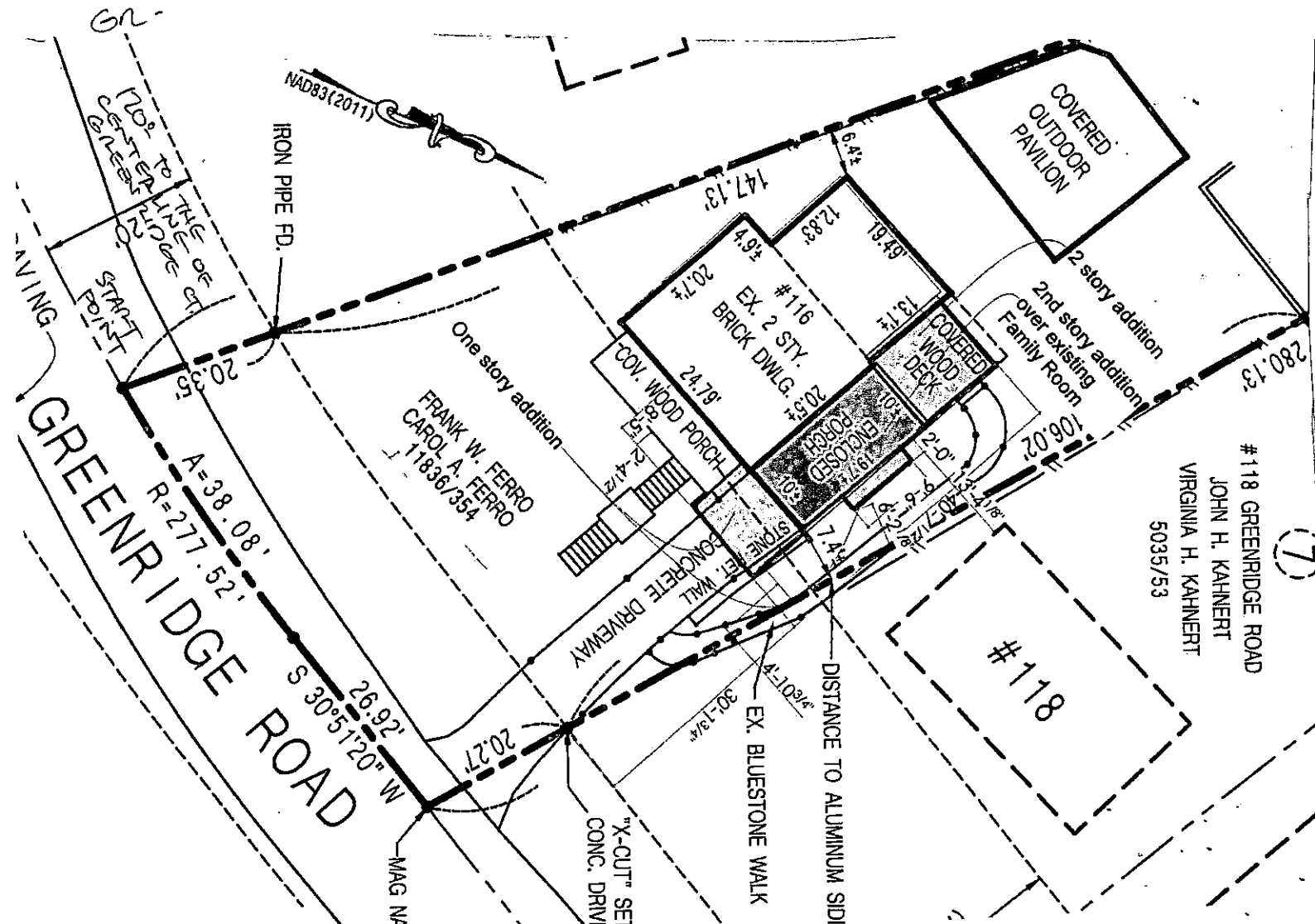
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

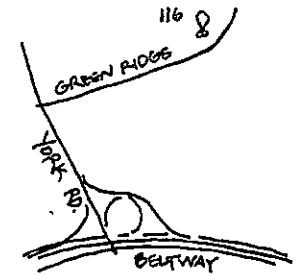


PLAN DRAWN BY PETER TWOHY DATE 10/24/16 SCALE: 1 INCH = 20 FEET

2017-0143-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 116 GREENRIDGE ROAD OWNER(S) NAME(S) FRANK and CAROL FERRO
 SUBDIVISION NAME GREEN RIDGE LOT # 6 BLOCK # n/a SECTION # n/a
 PLAT BOOK # 12 FOLIO # 107 10 DIGIT TAX # 091104711 DEED REF. # 11836100354

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 061A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9TH

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 10,890

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

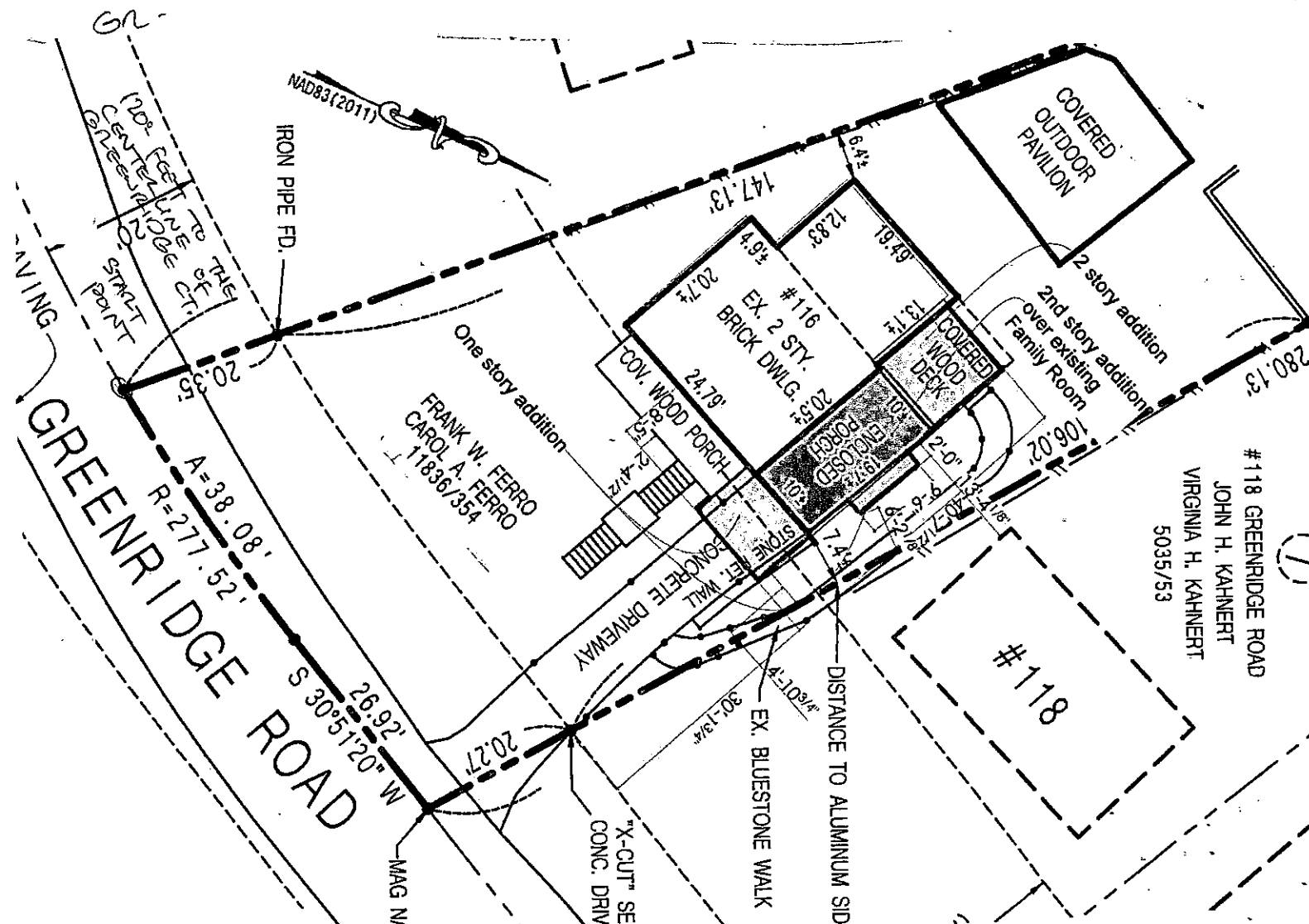
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

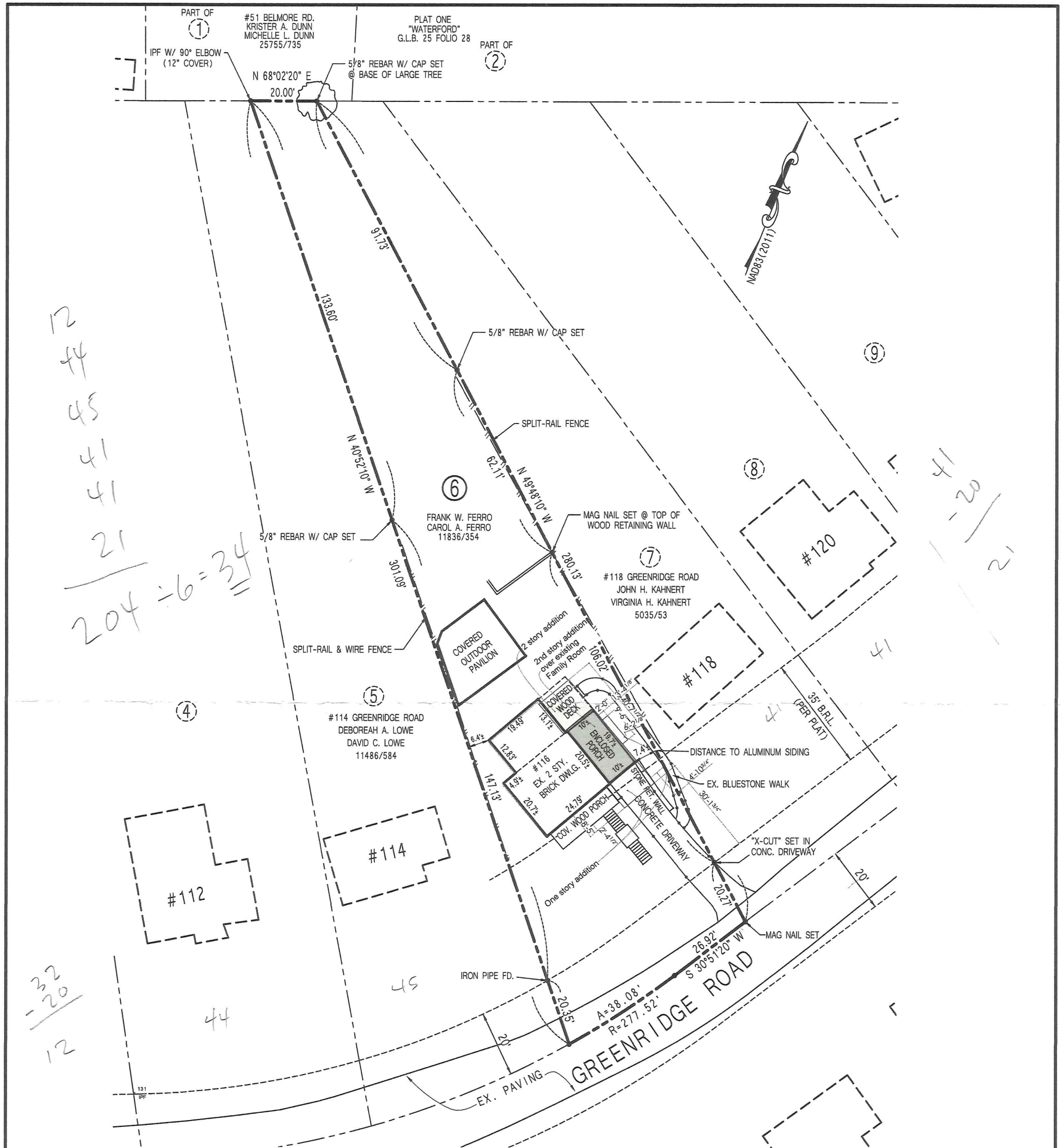
NO

Per. Exr. 1

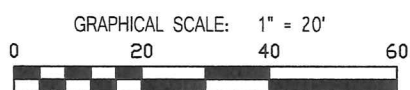


PLAN DRAWN BY PETER TWOHY DATE 10/24/16 SCALE: 1 INCH = 20 FEET

2017-0143-A



SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



BOUNDARY SURVEY		
# 116 GREENRIDGE ROAD		
LOT-6 PLAT No. 2 PLAT REF.12/107		
"GREEN RIDGE"		
TAX MAP: 61 GRID: 19 PARCEL: 316		
DEED REFERENCE: 11836/354		
9TH ELECTION DISTRICT		
BALTIMORE COUNTY, MARYLAND		
Scale: 1" = 20'	Date: 09/19/2016	JOB #10494
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: M.V.M.

§ 303.1 BCZR
FRONT AVERAGING SETBACK
CALCULATIONS.

2017-0143-A