

M E M O R A N D U M

DATE: February 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0149- A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 2, 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
(15 Belclare Circle)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Joseph F. & Donna M. Marx	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0149-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Joseph F. and Donna M. Marx ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit a detached accessory structure (garage) to have a height of 20 ft. in lieu of the maximum allowed height of 15 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on December 21, 2016, indicating that the Ground Water Management must review any future proposed garage (permit), since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 11, 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 1-3-17

By EW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 3rd day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations, to permit a detached accessory structure (garage) to have a height of 20 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed,

ORDER RECEIVED FOR FILING

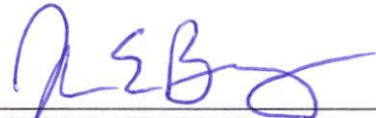
Date 1-3-17

By DS

Petitioners would be required to return the subject property to its original condition.

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment submitted by DEPS on December 21, 2016; a copy of which is attached hereto and made a part hereof.

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 1-3-17

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 **15 Belclare Circle, Sparks, MD 21152**

Currently zoned

Deed Reference **13345 / 00116**

10 Digit Tax Account # **0 8 0 3 0 0 4 2 9 0**

Owner(s) Printed Name(s) **Joseph & Donna Marx**

(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)

BCZR: 400.3 → To permit a detached accessory structure (garage) to have a height of 20 feet in lieu of the maximum allowed height of 15 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Joseph Frank Marx

Donna Marie Marx

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

15 Belclare Circle, Sparks Maryland

Mailing Address

City

State

21152

410-472-2281

marxmail@comcast.net

Zip Code

Telephone #

Email Address

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

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER **2017-0149-1**

Filing Date **12/2/16**

Estimated Posting Date **12/11/16**

Reviewer **JS**

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: **15 Belclare Circle** **Sparks** **MD** **21152**
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 would like to add a two story garage to our property. We would like to request a variance to allow for the height of the garage to be twenty feet. The additional height will be required to provide adequate head room to have a work area over the garage and to allow for future installation of a lift for personal use. The style of the garage will improve the aesthetics of our property as well as increase property value.

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

Signature of Owner (Affiant)

Joseph Frank Marx

Name- Print or Type

Signature of Owner (Affiant)

Donna Marie Marx

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 12th day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Donna Marie Marx + Joseph Frank Marx

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

Nov. 10, 2019

My commission expires Nov. 10, 2019

Property Description

Being known and designated as Lot No. 6, Block A as shown on the Plat of Section 1 of Belclare which plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 23, fello 39. The improvements thereon being known as 15 Belclare Circle.

2017-0149-A

CERTIFICATE OF POSTING

RE: Case No. 2017-0149-A

Petitioner: Joseph & Donna Marx

Closing Date: 12/26/16

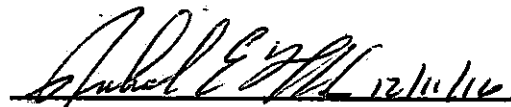
Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

15 Belclare Circle

_____ on 12/11/16

Sincerely,

 12/11/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

UNITED STATES OF AMERICA

IN SENATE

COMMITTEE ON INTERIOR AND TERRITORY

REPORT

ON THE

REPORT OF THE

COMMISSIONER OF THE

GENERAL LAND OFFICE

FOR THE YEAR 1907

AND

ON THE

REPORT OF THE

COMMISSIONER OF THE

LAND OFFICE

FOR THE YEAR 1907

AND

ON THE

REPORT OF THE

COMMISSIONER OF THE

Certificate of Posting

Case No. 2017-0149-A



15 Belclare Circle

(Posted 12/11/16)

Richard E. Hoffman 12/11/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0149 -A Address 15 BELLCARE CIRCLE, 21152

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/2/16 Posting Date: 12/11/16 Closing Date: 12/26/16

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0149 -A Address 15 BELLCARE CIR. 21152

Petitioner's Name JOSEPH + BONNA MARX Telephone 410-472-2281

Posting Date: 12/11/16 Closing Date: 12/26/16

Wording for Sign: TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) TO
HAVE A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT
OF 15 FEET.

Revised 7/6/16

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: 2017-0149-A

Property Address: 15 BELLCARE CIRCLE

Property Description: SPARKS, MD 21152

Legal Owners (Petitioners): JOSEPH + DONNA MARX

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH MARX

Company/Firm (if applicable): _____

Address: 15 BELLCARE CIRCLE

SPARKS, MD 21152

Telephone Number: 410-472-2281

Revised 7/9/2015

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

Nº 145753

Date: 12/2/16

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec
From: MARK

For: 2017.0149-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
12/05/2016 12/02/2016 11:03:29 5
REG WGS5 WALKIN LRB
>>RECEIPT N 879775 12/02/2016 OFLN
Dept 5 S28 ZONING VERIFICATION
CR NO. 145733
Receipt Tot \$75.00
\$75.00 CR \$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 30, 2016

Joseph Frank and Donna Marie Marx
15 Belclare Circle
Sparks MD 21152

RE: Case Number: 2017-0149 A, Address: 15 Belclare Circle

Dear Mr. & Ms. Marx:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 2, 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

(AV) 12-26-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 21 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 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0149-A
Address 15 Belclare Circle
(Frank & Marx Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future proposed garage (permit), since the property is served by well and septic.

Reviewer: Dan Esser Date: 12/19/16

12/23/16
TO WCK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

DATE: December 22, 2016

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2016
Item No. 2017-0134, 0147, 0149, 0150 and 0154

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

RECEIVED

JAN 04 2017

OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12192016.doc

12/23/16 (Av)
TO CAC 12-26-16

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

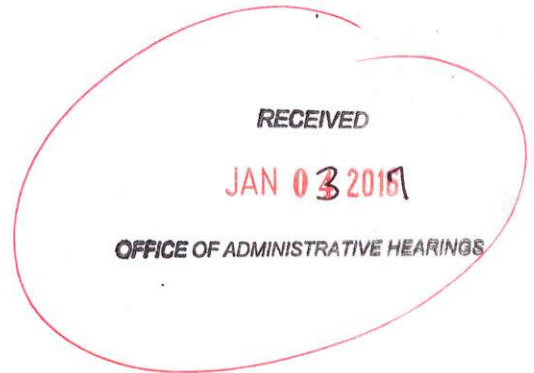
TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
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Item No. 2017-0134, 0147, 0149, 0150 and 0154

DATE: December 22, 2016

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DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12192016.doc

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



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

Date: 12/12/16

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. 2017-0149-A

Administrative Variance
Joseph Frank & Donna Marie Marx
15 Belclare Circle

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

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 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0149-A
Address 15 Bellclare Circle
(Frank & Marx Property)

Zoning Advisory Committee Meeting of **December 19, 2016.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future proposed garage (permit), since the property is served by well and septic.

Reviewer: Dan Esser Date: 12/19/16

((AV) 12-26-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 21 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 21, 2016

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Reviewer: Dan Esser

Date: 12/19/16

ORDER RECEIVED FOR FILING

Date 1-3-17

By 192

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment1-4DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC12-21DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)12-12

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 12-11-16 by HobbsmanPEOPLE'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 - 08 Account Number - 0803004290			
Owner Information					
Owner Name:	MARX JOSEPH F MARX DONNA M		Use:	RESIDENTIAL	
Mailing Address:	15 BELLECLARE CIR SPARKS MD 21152-9117		Principal Residence:	YES	
			Deed Reference:	/13345/ 00116	
Location & Structure Information					
Premises Address:		15 BELLCLARE CIR 0-0000		Legal Description: 15 BELLCLARE CIR BELLCLARE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0034	0002	0273		0000	1 A 6 2017 0023/0039
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1957	2,184 SF				39,290 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	FRAME	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2014	As of 07/01/2016	As of 07/01/2017
Land:		138,800	138,800		
Improvements		128,000	128,000		
Total:		266,800	266,800	266,800	
Preferential Land:		0			
Transfer Information					
Seller: CAIN RICHARD J		Date: 12/04/1998		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /13345/ 00116		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 01/04/2011					



Above picture is take from property line to west looking north east. The fence runs Parallel to the rear line of the dwelling.



The above picture is standing in front of the existing shed in the north west corner of the property.



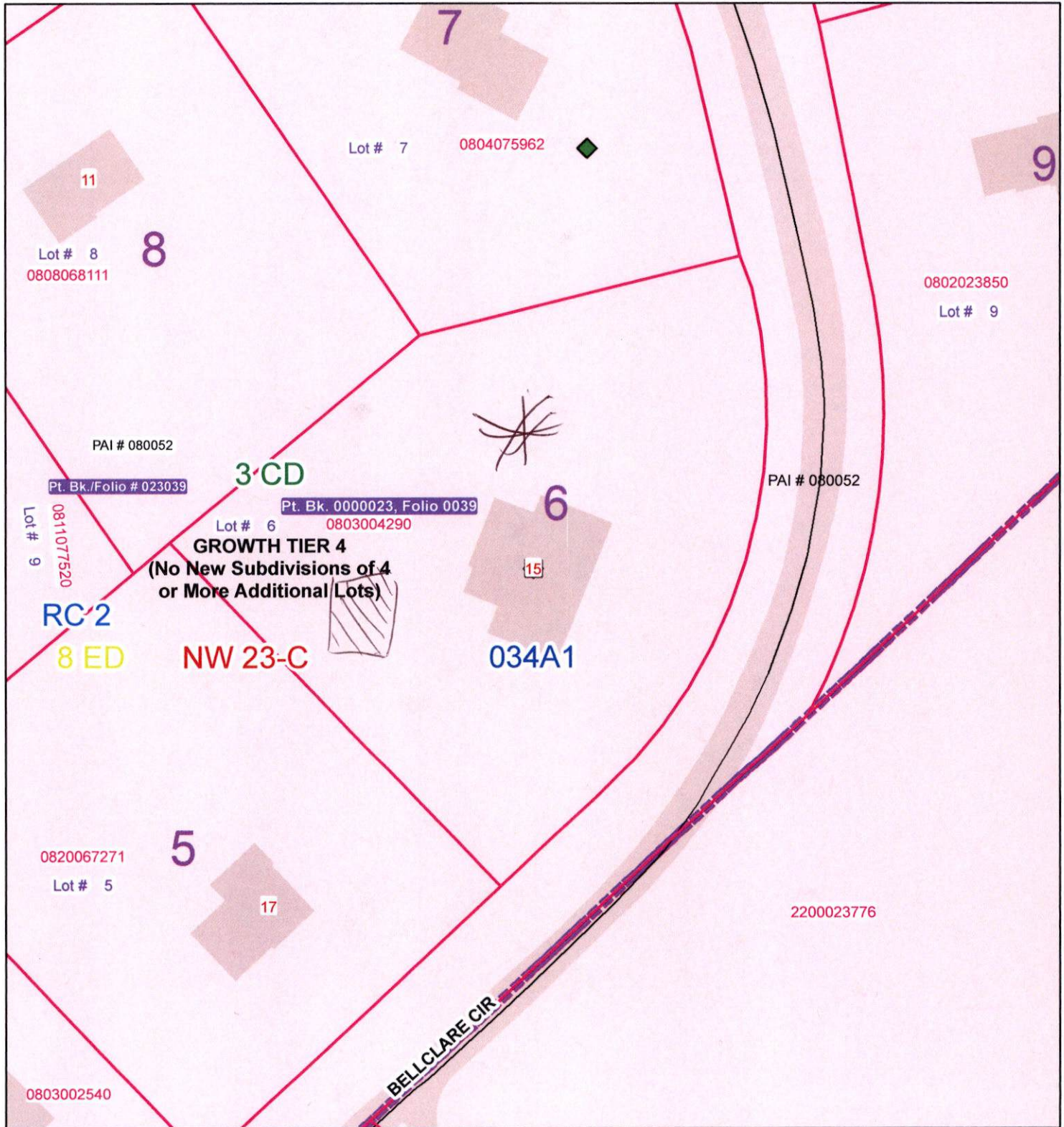
The above photo is standing directly behind house.



This photo is from south east of proposed location.

Sent from my iPhone

15 Bellclare Circle



Publication Date: 12/2/2016



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

183 183

707

0813021977

0811047750

10

0813021976

8

PAI # 080052

RC 2

9

11
3111 8

0804075962

99

8 ED

6

15

0812022050

17

2200023776

PRICEVILLE AVE
605

RC 7

2500012759

183

183

080762

Pt. Bk./Folio # MP00130

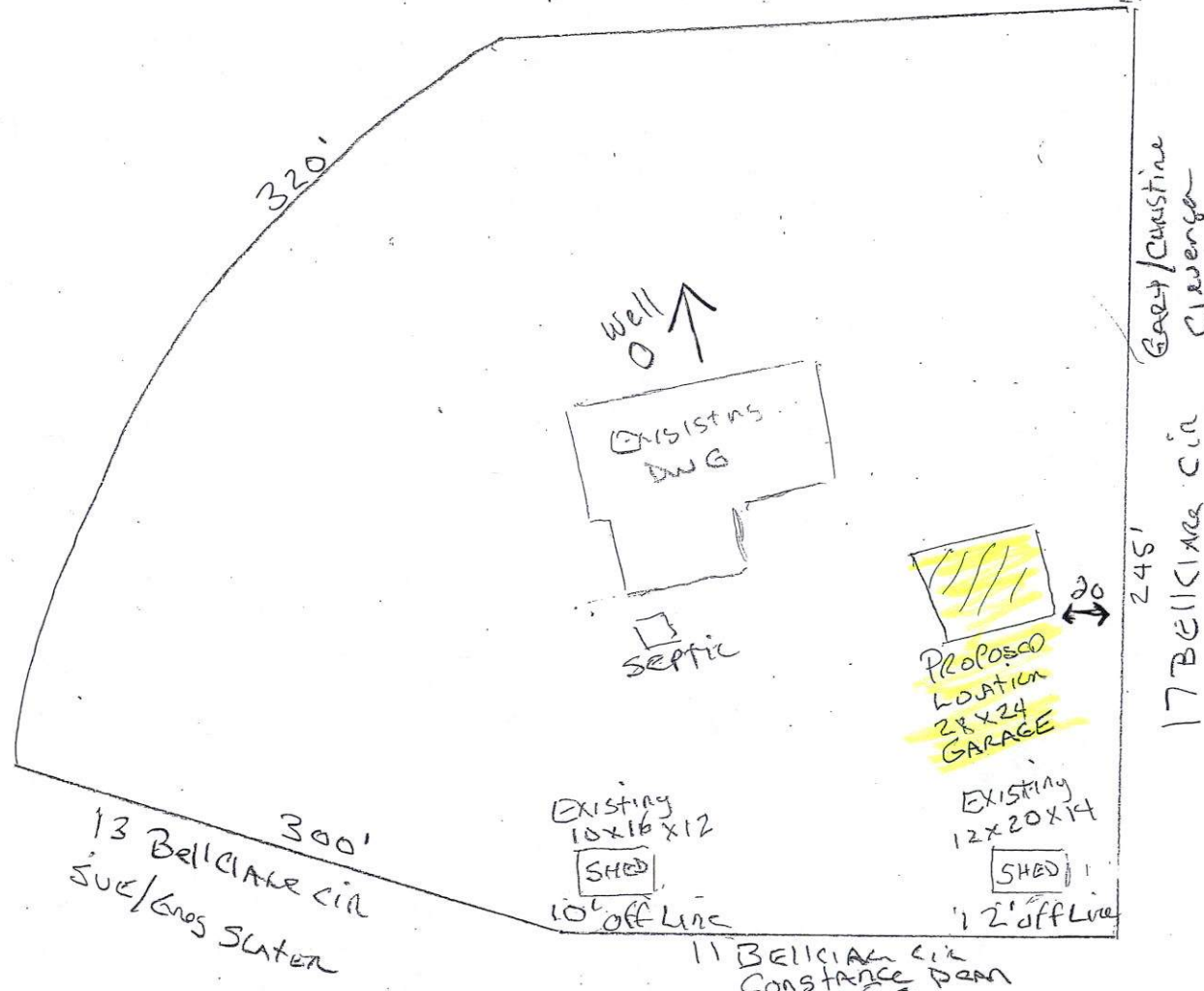
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 15 BELICIA CIR OWNER(S) NAME(S) JOSEPH + DONNA MARY

SUBDIVISION NAME BELICIA LOT # 6 BLOCK # A SECTION # 1

PLAT BOOK # 028A3 FOLIO # 02303910 DIGIT TAX # 083004290 DEED REF. # 13345 / 60116

BELICIA CIR 20'

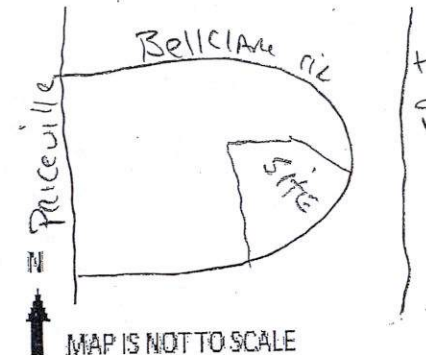


PLAN DRAWN BY JOE MARY

DATE 11-28-16

SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 028A3

SITE ZONED RC2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 39,290

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0149-A

Pat. Ex. 1

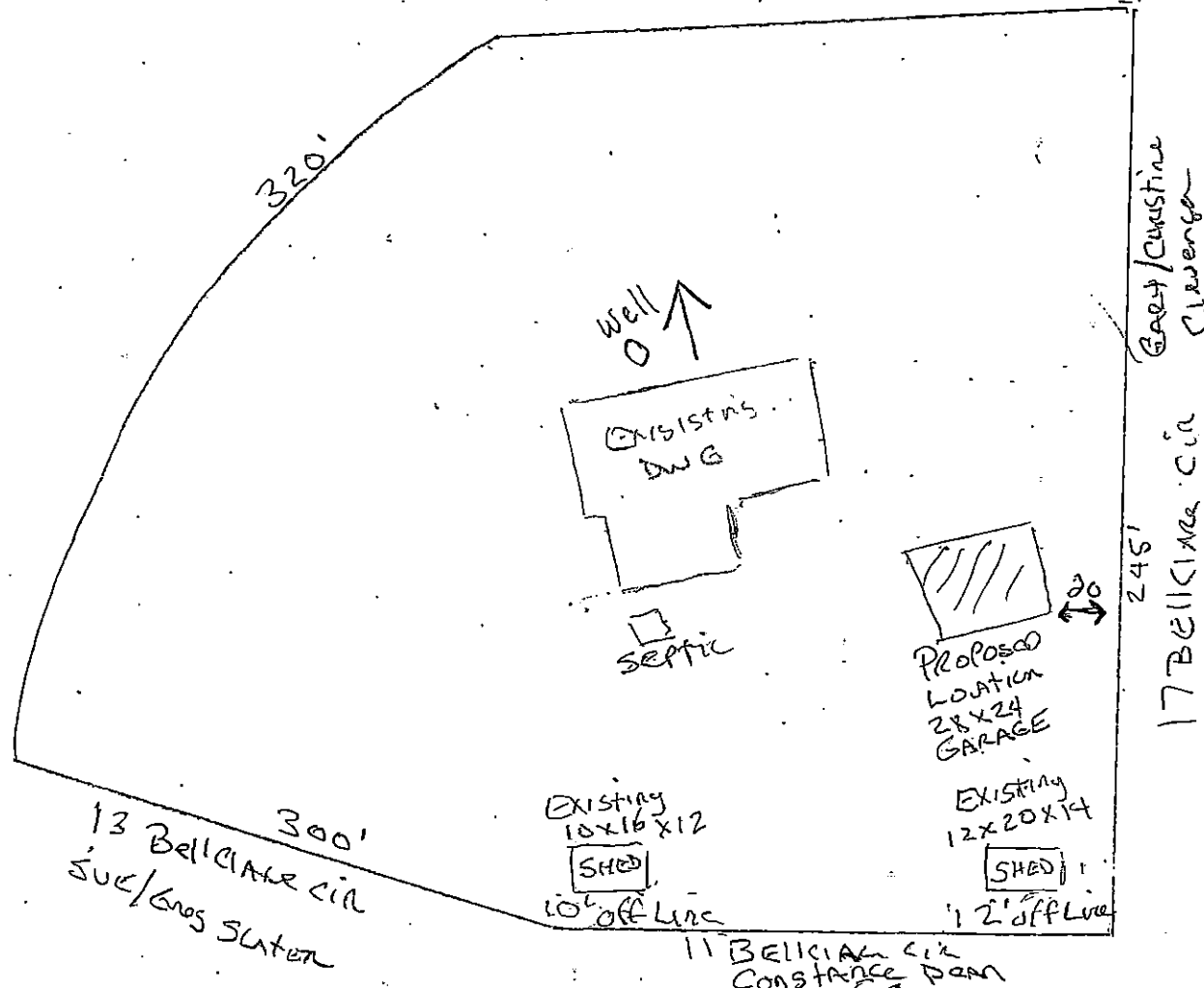
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 15 BELLIAM CIRCLE OWNER(S) NAME(S) JOSEPH + DONNA MANK

SUBDIVISION NAME BELLIAM LOT # 6 BLOCK # A SECTION # 1

PLAT BOOK # 028A3 FOLIO # 0230910 DIGIT TAX # 0803004290 DEED REF. # 13345 16016

BELLIAM CR 20'

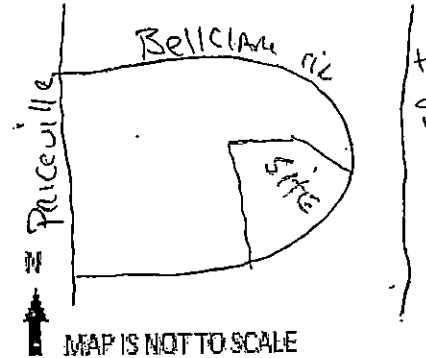


PLAN DRAWN BY JOE MANK

DATE 11-28-16

SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 028A3

SITE ZONED RC 2

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 39,290

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0149-A

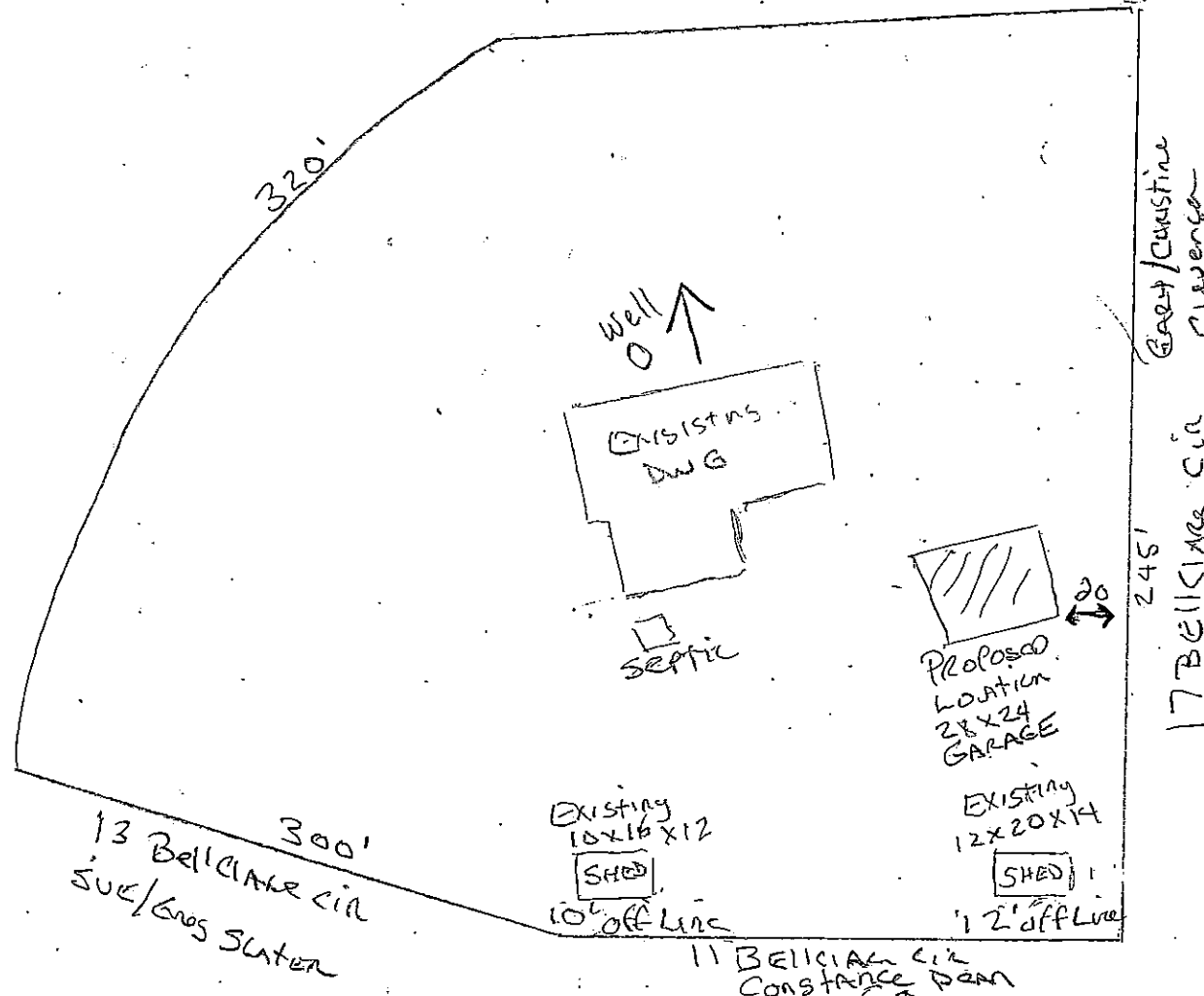
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 15 BELLIAM CIRCLE OWNER(S) NAME(S) JOSEPH + DONNA MANN

SUBDIVISION NAME BELLIAM LOT# 6 BLOCK# A SECTION# 1

PLAT BOOK # 028A3 FOLIO # 02303910 DIGIT TAX # 0803004290 DEED REF. # 13345 / 60116

BELLIAM CR 20'

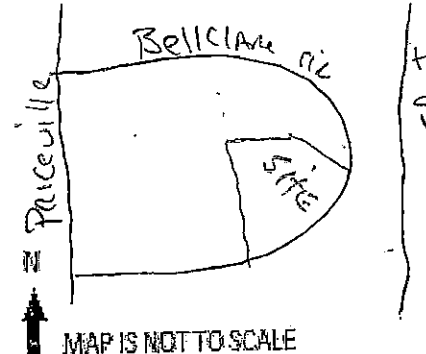


PLAN DRAWN BY JOE MANN

DATE 11-28-16

SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 028A3
 SITE ZONED RC2
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE _____
 OR SQUARE FEET 39,290
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0149-A