

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7625 Chesterfield Way)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Alfonso F. & Elvira Reynon	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0165-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, Alfonso F. and Elvira Reynon ("Petitioners"). The Petitioners are requesting Variance relief from § 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 6 ft. high fence in the rear yard which adjoins the neighboring front yard in lieu of the maximum allowed height of 42 in. 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 December 31, 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 1-23-17

By ISW

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.

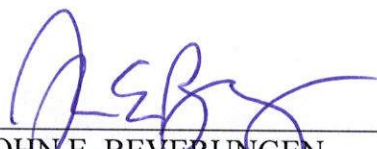
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 6 ft. high fence in the rear yard which adjoins the neighboring front yard in lieu of the maximum allowed height of 42 in., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The 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 1-23-17

2

By dlw



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 23, 2017

Alfonso F. Reynon
Elvira Reynon
7625 Chesterfield Way
Baltimore, MD 21237

RE: Petition for Administrative Variance
Case No. 2017-0165-A
Property: 7625 Chesterfield Way

Dear Petitioners:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: R. Steven Bowers, 7 Haymarket Ct., Baltimore, MD 21236



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 7625 CHESTERFIELD WAY BALT 21237 Currently zoned DRS.5
 Deed Reference 183031 00143 10 Digit Tax Account # 24000000055
 Owner(s) Printed Name(s) ALFONSO & ELVIRA REYNON

(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) 427 of BCZR; To permit a 6 foot fence which adjoins the neighbor front yard in lieu of the maximum height of 42 inches.

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):

ALFONSO REYNON ELVIRA REYNON
 Name #1 - Type or Print Name #2 - Type or Print
A Reynon ELVIRA Reynon
 Signature #1 Signature #2
7625 CHESTERFIELD WAY BALT MD
 Mailing Address City State
21237 410 682-5613
 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:

R. STEVEN BOWERS
 Name - Type or Print
R. Steven Bowers
 Signature
7TH MARKET CRT BALT MD
 Mailing Address City State
21236 (410) 227-9843 MROECKSUD@HOTMAIL.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 17 day of July, 2017 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 2017-0165-A Filing Date 12/19/16 Estimated Posting Date 1/2/17 Reviewer gh

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: 7625 Chesterfield way Baltimore Maryland 21237
Print or Type Address of property City State Zip Code

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

WE ARE REQUESTING AN ADMINISTRATIVE VARIANCE FOR OUR PROPERTY AT 7625 CHESTERFIELD WAY BALT MD 21237. THE REASONS WE ARE REQUESTING THIS VARIANCE IS BECAUSE OUR HOME IS ON THE CORNER OF CHESTERFIELD WAY AND KING AVE AND WE WOULD LIKE PRIVACY FROM THE TRAFFIC ON KING AVE. WE ARE ALSO REQUESTING THE VARIANCE BECAUSE KING AVE IS HEAVILY TRAVELED AND THE FENCE WILL PROVIDE SAFETY FOR OUR GRANDCHILDREN FROM THIS TRAFFIC. THE FENCE WILL PROVIDE THE GRANDCHILDREN A SAFE PLAY AREA IN OUR BACKYARD.

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

Alfonso
Signature of Owner (Affiant)
ALFONSO REYNON
Name- Print or Type

Elvira Reynon
Signature of Owner (Affiant)
ELVIRA REYNON
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 DECEMBER, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ALFONSO REYNON & ELVIRA REYNON

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

AS WITNESS my hand and Notaries Seal

Herbert Geilenkirchen
Notary Public
10/11/2020
My Commission Expires



Affidavit in Support of Administrative Variance

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

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

Address: 7625 chesterfield way BALTIMORE MARYLAND 21237
Print or Type Address of property City State Zip Code

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

WE ARE REQUESTING AN ADMINISTRATIVE VARIANCE FOR OUR PROPERTY AT 7625 CHESTERFIELD WAY BALT MD 21237. THE REASONS WE ARE REQUESTING THIS VARIANCE IS BECAUSE OUR HOME IS ON THE CORNER OF CHESTERFIELD WAY AND KING AVE AND WE WOULD LIKE PRIVACY FROM THE TRAFFIC ON KING AVE. WE ARE ALSO REQUESTING THE VARIANCE BECAUSE KING AVE IS HEAVILY TRAVELED AND THE FENCE WILL PROVIDE SAFETY FOR OUR GRAND CHILDREN FROM THIS TRAFFIC. THE FENCE WILL PROVIDE THE GRAND CHILDREN A SAFE PLAY AREA IN OUR BACKYARD.

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

Alfonso
Signature of Owner (Affiant)

ALFONSO REYNON
Name- Print or Type

Elvira B. Reynon
Signature of Owner (Affiant)

ELVIRA REYNON
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 DECEMBER, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ALFONSO F. REYNON & ELVIRA B. REYNON

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

AS WITNESS my hand and Notaries Seal

Herbert Geilenkirchen
Notary Public
10/11/2020
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 7625 CHESTERFIELD WAY BALT 21237 Currently zoned DR5.5
Deed Reference 183031 00143 10 Digit Tax Account # 2400000055
Owner(s) Printed Name(s) ALFONSO & ELVIRA REYNON

(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/plot attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 427 of BC2A; To permit a 6 foot fence which adjoins the neighboring front yard in lieu of the maximum height of 42 inches.

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):

ALFONSO REYNON, ELVIRA REYNON
Name #1 – Type or Print Name #2 – Type or Print
Alfonso, Elvira Reynon
Signature #1 Signature #2
7625 CHESTERFIELD WAY BALT MD
Mailing Address City State
21237, (410) 221-9843,
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:

R. STEVEN BOWERS
Name- Type or Print
R. Steven Bowers
Signature
THAYMARKET CRT BALT MD
Mailing Address City State
21236, (410) 221-9843, MRDECKSMD@HOTMAIL.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 1 day of February, 2017 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 2017-0165-A Filing Date 2/19/16 Estimated Posting Date 1/2/17 Reviewer gh

ZONING PROPERTY DESCRIPTION FOR: 7625 CHESTERFIELD WAY.

BEGINNING AT THE INTERSECTION POINT OF CHESTERFIELD WAY WHICH IS 50 FEET WIDE AND KING AVENUE WHICH IS 35 FEET WIDE AT THE DISTANCE OF 35 FEET SOUTH.

BEING LOT #: 22, IN THE SUBDIVISION OF WINTERS MANOR AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #: 0074, FOLIO #: 0077 CONTAINING 7335 SQUARE FEET. LOCATED IN THE 14TH ELECTION DISTRICT AND 6TH COUNCIL DISTRICT.

2017-01-65-A

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

No. **142832**

Date: **12/19/16**

PAID RECEIPT

BUSINESS ACTUAL TIME TRM
2/20/2016 12/19/2016 09:45:29 1

WS01 WALKIN LJR
RECEIPT # 497819 12/19/2016 OFLN

Dept 5 528 ZONING VERIFICATION
NO. 142832

Receipt Tot \$75.00
\$75.00 - CK \$0.00 - CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		10150					75.00

Total: **75.00**

Rec From: **Long Leno**

For: **2017-0165-A**

71025 Chesterfield Way 21237

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: DECEMBER 31, 2016

RE: Project Name: 7625 CHESTERFIELD WAY
Case Number /PAI Number: 2017-0165-A
Petitioner/Developer: ALFONSO REYNON
Date of Hearing/Closing: JANUARY 17, 2017

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 7625 CHESTERFIELD WAY

The sign(s) were posted on DECEMBER 31, 2016
(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0165-A

7625 CHESTERFIELD WAY

REQUEST: TO PERMIT A 6 FT. FENCE IN THE REAR YARD WHICH ADJOINS THE NEIGHBORS FRONT YARD IN LIEU OF THE MAXIMUM ALLOWED 42 INCHES

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on:

JANUARY 17, 2017

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204
(410) 887-3391

UNDER PENALTY OF LAW,
DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0165 -A Address 7625 Chesterfield Way 21237

Contact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/19/16 Posting Date: 1/2/17 Closing Date: 1/17/17

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- 0165 -A Address 7625 Chesterfield Way 21237

Petitioner's Name Alfonso Reynon, Elura Reynon Telephone 410-682-5613

Posting Date: 1/2/17 Closing Date: 1/17/17

Wording for Sign: To Permit a 6 foot fence which adjoins the
neighboring front yard in lieu of the maximum
height of 42 inches.

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

January 18, 2017

Alfonso & Elvira Reynon
7625 Chesterfield Way
Baltimore MD 21237

RE: Case Number: 2017-0165 A, Address: 7625 Chesterfield Way

Dear Mr. & Ms. Reynon:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 19, 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
R Steven Bowers, 7 Haymarket Court, Baltimore MD 21236

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



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

Date: 1/3/17

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. 2017-0165-A

Administrative Variance
Alfonso & Elvira Reynon
7625 Chesterfield Way.

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

RECEIVED

JAN 12 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: January 6, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2017
Item No. 2017-0148, 0165, 0166 and 0167

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\ZAC01022017.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0165-A
Address 7625 Chesterfield Way
(Reynon Property)

Zoning Advisory Committee Meeting of **January 2, 2017**.

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

Reviewer: Steve Ford

Date: 12-28-2016

M E M O R A N D U M

DATE: February 23, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0165-A – Appeal Period Expired

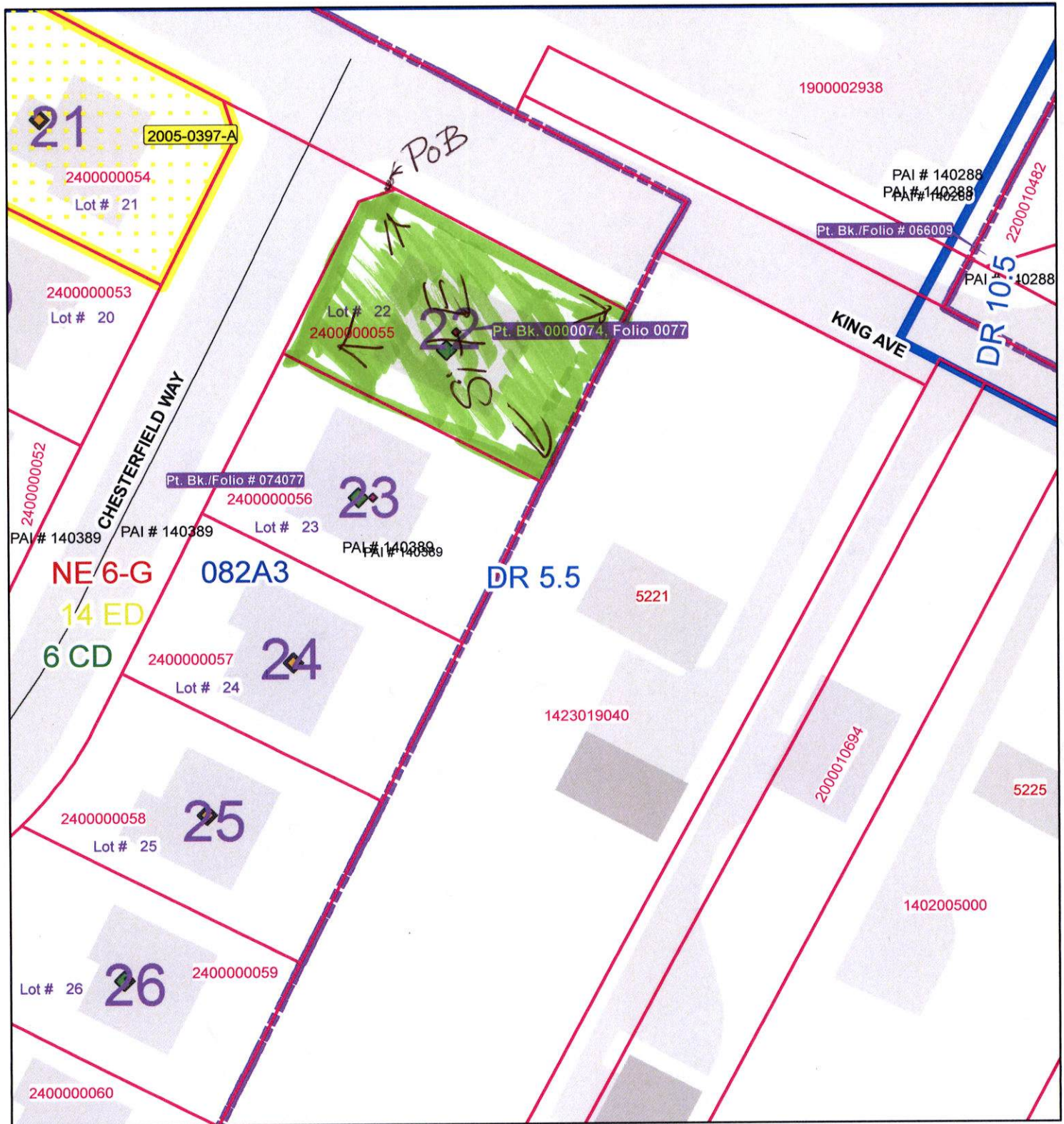
The appeal period for the above-referenced case expired on February 22, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2400000055			
Owner Information					
Owner Name:	REYNON ALFONSO F REYNON ELVIRA B		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	7625 CHESTERFIELD WAY BALTIMORE MD 21237-3371		Deed Reference:	/18303/ 00143	
Location & Structure Information					
Premises Address:	7625 CHESTERFIELD WAY 0-0000		Legal Description:	.1684 AC 7625 CHESTERFIELD ES WINTERS MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0082	0014	0318		0000	22 2015
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	Cour Use	
2003	2,704 SF		7,335 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2016	07/01/2017	
Land:	145,300	73,300			
Improvements	183,400	261,900			
Total:	328,700	335,200	333,033	335,200	
Preferential Land:	0			0	
Transfer Information					
Seller:	GEMCRAFT HOMES		Date:	06/27/2003	
Type:	ARMS LENGTH IMPROVED		Deed1:	/18303/ 00143	
Seller:			Date:		
Type:			Deed1:		
Seller:			Date:		
Type:			Deed1:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 07/30/2013					

0074/
0077

76.5 Chesterfield Way 21237



Publication Date: 12/19/2016



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

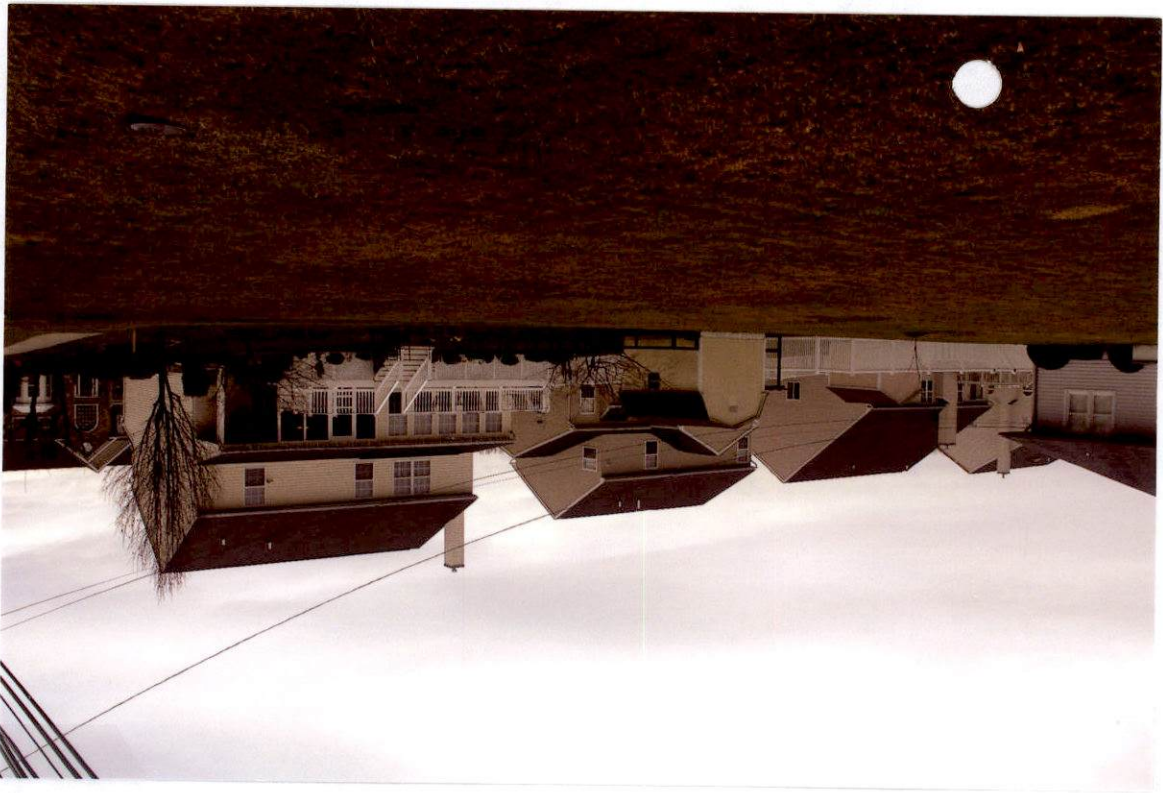


0 12.525 50 75 100 Feet

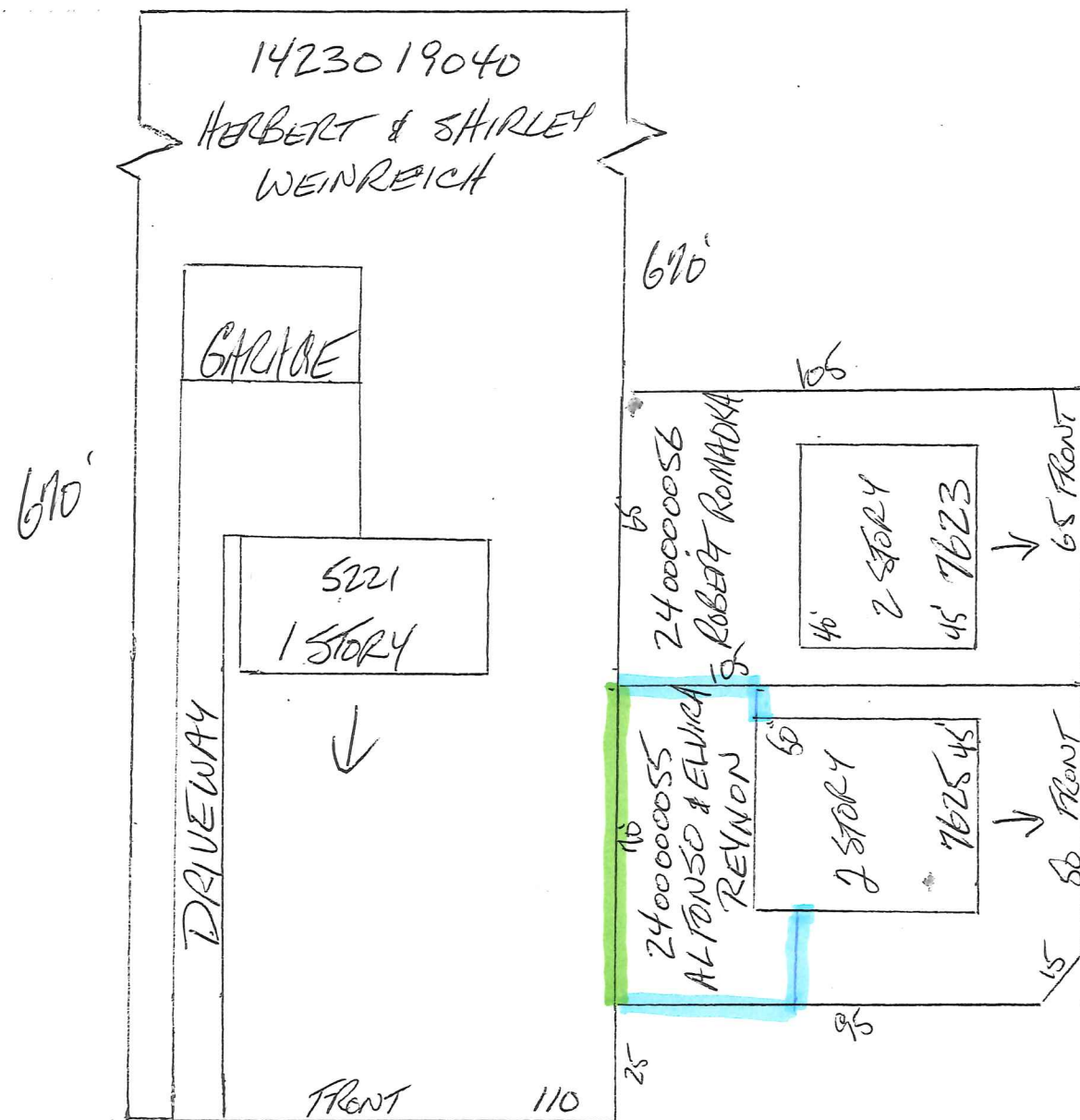
1 inch = 50 feet

2017-0165-A





ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7625 CHESTERFIELD WAY OWNER(S) NAME(S) ALFONSO & ELVIRA REYNON
SUBDIVISION NAME WINTERS MANOR LOT # 22 BLOCK # — SECTION # —
PLAT BOOK # 0074 FOLIO # 0077 10 DIGIT TAX # 2400000055 DEED REF. # 18303100143



CHESTERFIELD WAY 50 R/W

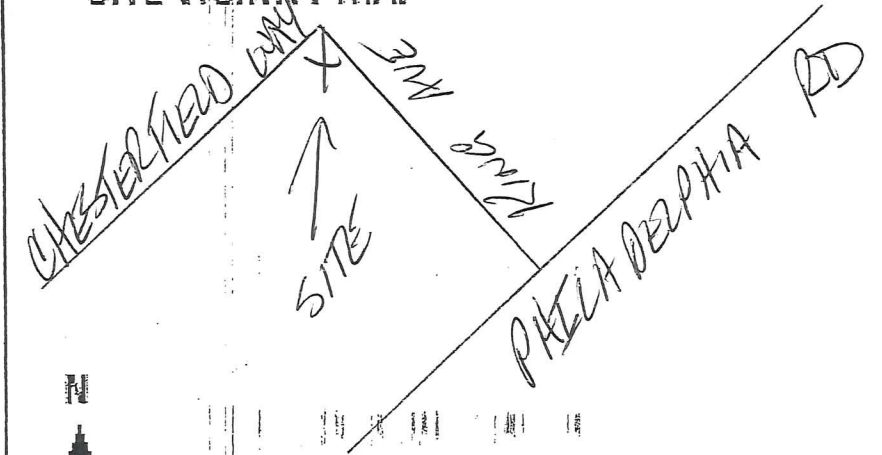
PROPOSED FENCE
FENCE NEEDING VARIANCE

KING AVE 35 R/W

PLAN DRAWN BY STEVE BOWERS DATE 12/18/2016 SCALE: 1 INCH = 40 FEET

2017-0165-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# X082 A3

SITE ZONED DR 5.5

ELECTION DISTRICT 14

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7335

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

VIOLATION CASE INFO:

Pet. Ex. 1