

IN RE: **PETITION FOR SPECIAL HEARING** * BEFORE THE
(31 North Prospect Avenue) *
1st Election District * OFFICE OF
1st Council District *
31 Prospect LLC * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* **Case No. 2017-0194-SPH**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of 31 Prospect LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") seeking a waiver to permit the rebuilding/repair of a house in a riverine floodplain.

Nicholas Calleri and Daniel Chiacchio appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from Department of Public Works (DPW).

The subject property is approximately 0.1267 acres in size and zoned DR 5.5. The property is improved with a modest single-family dwelling (approximately 965 sq. ft.) constructed in 1927. Petitioner purchased the home in 2016, and proposes to construct dormers on the front and rear second story of the home. Interior improvements will also be completed. Petitioner noted the footprint of the dwelling would not be increased.

In these circumstances it does not appear as if granting the waiver would increase flood heights or jeopardize the health or safety of the community, as required by the Building Code and County Code. B.C.C. §32-8-303. A waiver was granted under similar circumstances for the

ORDER RECEIVED FOR FILING

Date 3/21/17

By Sen

dwelling directly across the street from the subject property in Case No. 2016-0234-SPH (32 N. Prospect Ave.). In addition, the DPW does not object to the request, provided the footprint of the dwelling is not enlarged.

THEREFORE, IT IS ORDERED this 21st day of **March, 2017** by this Administrative Law Judge, that the Petition for Special Hearing to permit the rebuilding/repair of a house in a riverine floodplain, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner shall not be permitted to increase or enlarge in any way the footprint of the dwelling and/or accessory structures at the subject property.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3/21/17
By sen



KEVIN KAMENETZ
County Executive

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

March 21, 2017

Nicholas Calleri
31 N. Prospect Avenue
Catonsville, Maryland 21228

RE: Petitions for Special Hearing
Case No. 2017-0194-SPH
Property: 31 N. Prospect Avenue

Dear Mr. Calleri:

Enclosed please find a copy of the decision 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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: James Garland, Inspector, Department of Permits, Approvals & Inspections

FLOOD



PETITION FOR ZONING HEARING(S)

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

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

Address 31 NORTH PROSPECT AV, Baltimore which is presently zoned DR5.5

Deed References: 38237100423 10 Digit Tax Account # 0119719010

Property Owner(s) Printed Name(s) 31 PROSPECT LLC (Nick Calleri)

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver pursuant to section 500.6 BCZR, Part 125.2, to permit the rebuilding/repair of a house in riverine floodplain.

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print N/A

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print N/A

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

31 Prospect LLC

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 1751, Ellicott City MD

Mailing Address City State

21228, (443)257-0017, nick@mdproperties.com

Zip Code Telephone # Email Address

Representative to be contacted:

MUSTAFA IZADI, PE

Name - Type or Print

Signature

P.O. Box 129 Riderwood, Maryland

Mailing Address City State

21139, (410)382-9180, migadi@acc-eng.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0194-SPA Filing Date 1/27/2017

Do Not Schedule Dates: _____

Reviewer JW

THE ZONING PROPERTY DESCRIPTION

PART A:

Zoning Property description for 31 North Prospect Avenue, Baltimore Maryland 21228

"Beginning at a point on the east side of Prospect Avenue which is 50' wide at a distance of 782.83 feet southerly from the corner formed by the intersection of the east side of Prospect Avenue with the south side of Edmondson Avenue which is 80' wide.

PART B:

Thence southerly binding on the east side of Prospect Avenue 46 feet, thence running easterly at right angles to Prospect Avenue 120 feet, thence running northerly parallel with Prospect Avenue 46 feet, thence running westerly at right angles to Prospect Avenue 120 feet to the place of beginning as recorded in Deed Liber 38287, Folio 00423, containing 5,520 square feet or 0.1267 acres of lot. Located in the 1st Election District and 1st Council District.

2017-0194-SPH

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

No. 141447

Date: 1/27/17

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
1/30/2017 1/26/2017 11:17:24 1

REG MS01 WALKIN LJR
>> RECEIPT # 704804 1/26/2017 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 141447

Recpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

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

Total: 75.00

Rec From: 31. N Prospect LLC

For: 31. N Prospect Ave

2788

2017-0194-SPH

DISTRIBUTION

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

CASHIER'S
VALIDATION



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4797880

Sold To:

31 Prospect LLC - CU00586507
PO Box 1751
Ellicott City, MD 21041-1751

Bill To:

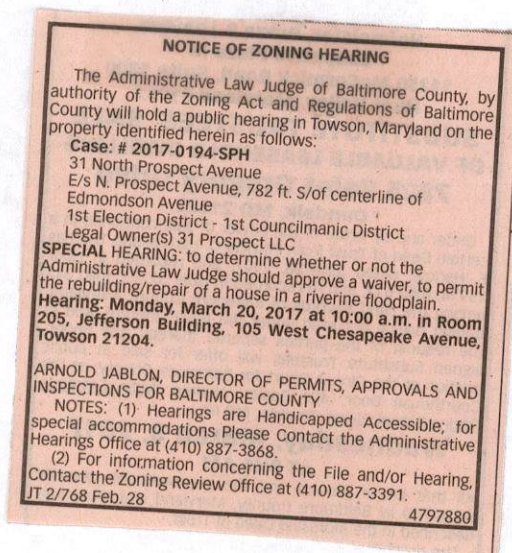
31 Prospect LLC - CU00586507
PO Box 1751
Ellicott City, MD 21041-1751

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 28, 2017

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0194-SPH

PETITIONER/DEVELOPER

MUSTAFA/NICK CALDERA

DATE OF HEARING/CLOSING:

3/20/17

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT

31 N. PROSPECT

THIS SIGN(S) WERE POSTED ON
(MONTH, DAY, YEAR)

February 28, 2017

SINCERELY,

Martin Ogle 2/28/17
SIGNATURE OF SIGN POSTER AND DATE:

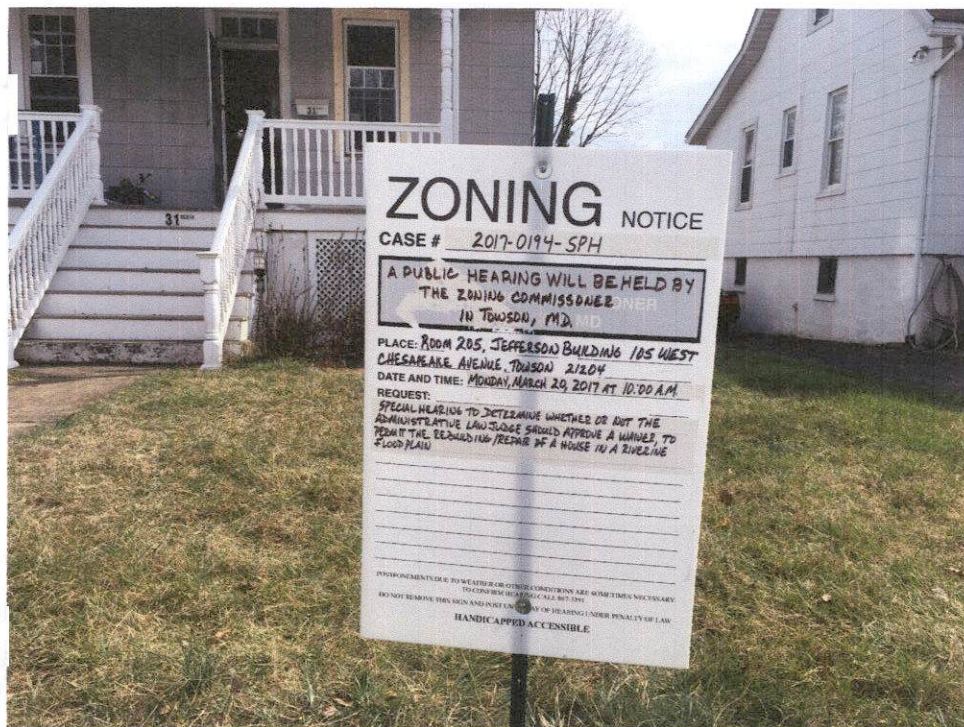
MARTIN OGLE

(SIGN POSTER)

9912 MADISON RD.
BALTO. MD. 21234

(ADDRESS)

PHONE NUMBER: 443-629-3411



February 28, 2017
J. M. S.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 28, 2017 Issue - Jeffersonian

Please forward billing to:
Nicholas Calleri
31 Prospect LLC
P.O. Box 1751
Ellicott City, MD 21041

443-257-0017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 20177-0194-SPH

31 North Prospect Avenue
E/s N. Prospect Avenue, 782 ft. S/of centerline of Edmondson Avenue
1st Election District – 1st Councilmanic District
Legal Owners: 31 Prospect LLC

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver, to permit the rebuilding/repair of a house in a riverine floodplain.

Hearing: Monday, March 20, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

February 21, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0194-SPH

31 North Prospect Avenue
E/s N. Prospect Avenue, 782 ft. S/of centerline of Edmondson Avenue
1st Election District – 1st Councilmanic District
Legal Owners: 31. Prospect LLC

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver, to permit the rebuilding/repair of a house in a riverine floodplain.

Hearing: Monday, March 20, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: 31 Prospect, LLC, P.O. Box 1751, Ellicott City 21228
Mostafa Izadi, PE, P.O. Box 129, Riderwood 21139

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 28, 2017.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighboring 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: 2017-0194-SPH
Property Address: 31 N prospect Avenue, Baltimore, MD
Property Description: Repairs, improvements, and upgrading modification to the existing house in riverine floodplains
Legal Owners (Petitioners): 31 Propsect LLC (Nicholas Calleri
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nicholas Calleri
Company/Firm (if applicable): 31 Propsect LLC
Address: P.O. Box 1751
ELLICOTT CITY, MD 21041
Telephone Number: (443) 257-0017



KEVIN KAMENETZ
County Executive

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

March 16, 2017

31 Prospect LLC
P O Box 1751
Ellicott City, MD 21228

RE: Case Number: 2017-0194 SPH, Address: 31 North Prospect Avenue

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 January 27, 2017. 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Mostafa Izadi, PE, P O Box 129, Riderwood MD 21139

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



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

Date: 2-2-17

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.

2017-0194-SPH
Special Hearing
31 Prospect LLC
31 Prospect N.

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 that reads 'Richard A. Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 2/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-194

INFORMATION:

Property Address: 31 North Prospect Avenue
Petitioner: 31 Prospect, LLC
Zoning: DR 5.5
Requested Action: Special Hearing



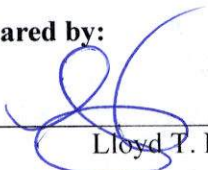
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a waiver to permit the rebuilding/repair of a house in a riverine floodplain.

A site visit was conducted on February 3, 2017.

The Department has no objection to granting the petitioned zoning relief provided that the petition is supported by all other Baltimore County Departments.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Mustafa Izadi, PE
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

BALTIMORE COUNTY, MARYLAND

FEB 7 2017

INTEROFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 2, 2017
Item No. 2017-0194

DATE: February 2, 2017

The Bureau of Development Plans Review has reviewed the subject zoning
Items and we have the following comment.

The Director of Public Works shall comment on this request.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0194-02062017.doc

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Arnold Jablon,
Deputy Administrative Officer and
Director, Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director 
Department of Public Works

DATE: February 2, 2017

SUBJECT: Case No: 2017-0194-SPH
31 North Prospect Avenue, Baltimore, Maryland 21228

This is a Special Hearing to determine whether the Administrative Law Judge should approve a waiver to permit the rebuilding/repair of a house in a riverine flood plain.

The petitioner has demonstrated that the proposed development is located within the riverine flood plain. The proposed development requires a waiver because of probable substantial improvement and addition of dormers to the existing house. The plan provided shows that there is no disturbance to the existing foot print and our office will not support any disturbance outside the original foot print.

The Department of Public Works takes no exception to the waiver to permit the rebuilding/repair of a house in a riverine flood plain based on the plan provided.

SAW/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Kevin Wagner, Natural Resources Planner, Maryland Dept. of Environment
Peter M. Zimmerman, People's Council

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: January 31, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0194-SPH
Address 31 Prospect N
(31 Prospect, LLC Property)

Zoning Advisory Committee Meeting of **February 6, 2017**

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

Reviewer: Steve Ford Date: 1-31-2017

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
31 North Prospect Avenue; E/S N Prospect *
Avenue, 782; S of c/line Edmondson Avenue * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): 31 Prospect LLC * BALTIMORE COUNTY
Petitioner(s) *
* 2017-194-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

FEB 06 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of February, 2017, a copy of the foregoing Entry of Appearance was mailed to Mostafa Isazi, PE, P.O. Box 129, Riderwood, Maryland 21139, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 21, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0194-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on April 20, 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

~~Real Property Data Search~~ ~~Guide to searching the database~~

~~Search Result for BALTIMORE COUNTY~~

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0119719010			
Owner Information					
Owner Name:	31 PROSPECT LLC		Use:	RESIDENTIAL	
Mailing Address:	P O BOX 1751 ELLICOTT CITY MD 21041-		Principal Residence:	NO	
			Deed Reference:	/38287/ 00423	
Location & Structure Information					
Premises Address:		31 N PROSPECT AVE BALTIMORE 21228-		Legal Description:	
EDMONDSON RIDGE PLAT					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0003	1089		0000	31 2016
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1927	965 SF			5,520 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	1 Detached
Value Information					
	Base Value		Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:	75,500		75,500		
Improvements	68,200		73,000		
Total:	143,700		148,500	145,300	146,900
Preferential Land:	0				0
Transfer Information					
Seller: STEIN CARL C		Date: 11/18/2016		Price: \$110,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38287/ 00423		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /04719/ 00285		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

B TIMORE COUNTY MARY AND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner: 31 Prospect LLC
Contract Purchaser:
Property Address: 31 10 Prospect Rd.
Location Description:

VIIOLATION INFORMATION: Case No. 2017-0194-SPH
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME MARLESE STALLINGS ADDRESS
410-256-9718

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

ZAC AGENDA

Case Number: 2017-0193-A

Primary Use: Residential

Reviewer: GH

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Kathleen Smith

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 14th **Councilmanic Dist:** 6th

Property Address: 7801 Bluegrass Rd

Location: SW corner of Bluegrass Road and Hamilton Circle

Existing Zoning: DR 5.5

Area: 10,368 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit a proposed fence to be erected in the rear yard of a lot which adjoins the front yard of another residence with a height of 6 ft. in lieu of the maximum height of 42 in.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 2/20/2017

Miscellaneous:

Case Number: 2017-0194-SPH

Primary Use: Residential

Reviewer: LW

Type: SPECIAL HEARING

Legal Owner: 31 Prospect LLC

Contract Purchaser:

Critical Area: NO **Flood Plain:** YES **Historic:** NO **Election Dist:** 1st **Councilmanic Dist:** 1st

Property Address: 31 Prospect N

Location: E/S of N Prospect Avenue, 782 ft. S of the centerline of Edmondson Avenue.

Existing Zoning: DR 5.5

Area: 5520 sq. ft., 0.1267 acre

Proposed Zoning: SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve a waiver, to permit the rebuilding/repair of a house in a riverine floodplain.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1600691

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1600691	James Garland		12/07/2016	Correction Notice Issued	12/14/2016	

Complaint Description: demo in house in riverine please call complainant with results.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
31 N PROSPECT AVE CATONSVILLE, MD 21228 Tax Id: 0119719010	STEIN CARL C STEIN MARGARET D 31 N PROSPECT AV BALTIMORE, MD 21228-0000	marlese stallings 410-256-9718

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
James Garland	12/08/2016	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
James Garland		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

12/9/2016: On site - verified structural repairs and new construction of 2nd floor addition. Could not gain entry but did see electrical work underway. This dwelling is in the Riverine Flood Zone. Issued Correction Notice. Posted site & mailed copy. R/C 12/15/16 ***JG/lk

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

1st
2

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1600691 Property No. 0119719010 Zoning: _____

Name(s): Margaret D. Stein
Carl C. Stein

Address: 31 N. Prospect Ave

Violation Location: 31 N. Prospect Ave

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

2003 Baltimore County Code
Article 35 Subtitle 3 Sec. 35-2-301

All work must stop immediately - Must File
For All required permits - 2nd story Addition, etc.

This property has been determined to be within
the FEMA Riverine Flood Zone

Is subject to a \$3,000.00 Fine - \$1,000.00 For
each occurrence

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 12/15/16 DATE ISSUED: 12/8/16

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: JAMES GARLAND

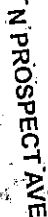
STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: [Signature] DATE ISSUED: 12/8/16

INSPECTOR: [Signature] PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



DATE: 01/31/2017 STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:17:54

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 19 719010	01	1-0	04-00	N	NO		01/03/17

31 PROSPECT LLC

DESC-1..

DESC-2.. EDMONDSON RIDGE PLAT

P O BOX 1751

PREMISE. 00031 PROSPECT

AVE N

BALTIMORE

21228-

ELLCOTT CITY

MD 21041-

FORMER OWNER: STEIN CARL C

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	75,500	75,500		FCV	ASSESS	ASSESS
IMPV:	68,200	73,000	TOTAL..	146,900	146,900	145,300
TOTL:	143,700	148,500	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	145,300
CURT:	0	0	EXEMPT.		0	0

DATE: 01/16 01/16

---- TAXABLE BASIS ---- FM DATE

ASSESS: 146,900 12/02/16

ASSESS: 145,300

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 01/31/2017

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:18:40

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 19 719010	01	1-0	04-00	N	NO		01/03/17
LOT....	31	BOOK....		MAP.....	0101	LOT WIDTH.....	46.00
BLOCK..		FOLIO...		GRID....	0003	LOT DEPTH.....	120.00
SECTION..				PARCEL..	1089	LAND AREA..	5520.000 S
PLAT..						YEAR BUILT.....	27

-----TRANSFER DATA-----

NUMBER..... 557371
 DATE..... 11/18/16
 PURCHASE PRICE..... 110,000
 GROUND RENT..... 0
 DEED REF LIBER..... 38287
 DEED REF FOLIO..... 0423
 CONVEYED IND..... 1
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL	NEW CONST	CARD
----------	-----------	------

-----STRUCTURE-----

AREAS CODE	YEAR	NO	CODE	SQ. FEET
		05041		965

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 01/31/2017

STANDARD ASSESSMENT INQUIRY (3)

TIME: 08:18:49

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 19 719010	01	1-0	04-00	N	NO		01/03/17

-----STATE-----

REC CREATE DATE.. 01/03/17

GEO CODE N/A LAND-USE

80 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 12/02/16

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 01/03/17

PRIOR LOAD DATE.. 12/01/16

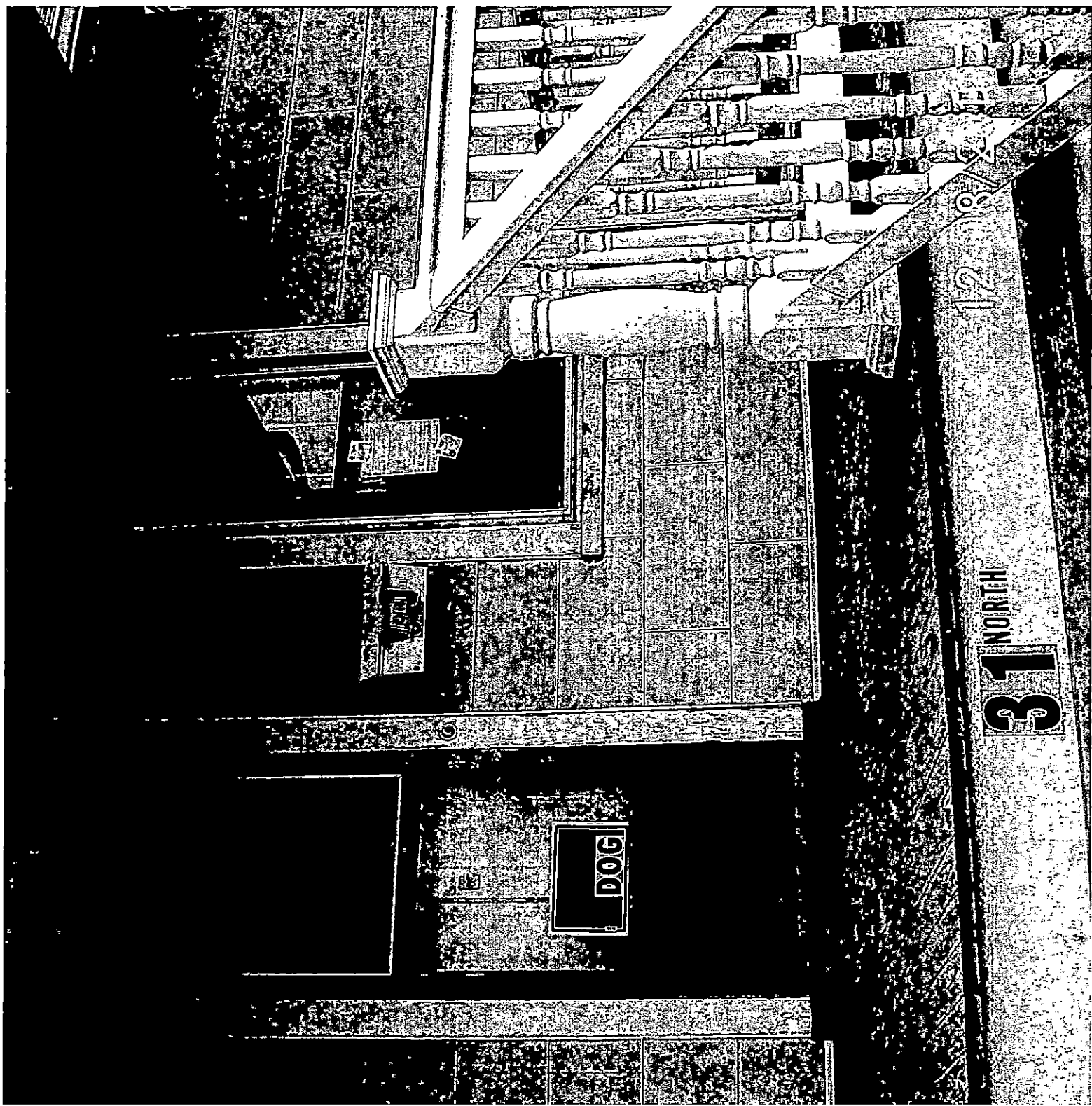
STATE TAXABLE ASSESS

ASSESS: 146,900

ASSESS: 145,300

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



31 NORTH

12



12/08/2016



12/08/2016



2015/2016

WE BUY HOUSES

443.257.0017

Any Location, Any Condition, As-Is, No Hagglng, Guaranteed Offer
Call Today For A No-Fee Market Analysis

MD PROPERTIES LLC

12/08/2016

JTB Contracting

MHIC#31770

3053 Hickorymede Dr

410-465-4277

Maryland Properties

31 N Prospect ave

Catonsville, Md

Estimate

-Framing for two new second story dormers	\$11350
-includes roofing, siding and windows	
-Remodel kitchen	\$7850
-includes cabinets and flooring	
-Remodel bath	\$3750
-includes tub, vanity and toilet	
-Replace 9 existing windows and 3 entry doors	\$2250
-Repair/replace existing plaster walls as needed	\$1150
-Repair/replace existing baseboards/trim as needed	\$875
-Electrician	\$4325
-Plumbing	\$3490
Total	\$35,040

-

2017-0194-SPH

Borrower/Client	N/A	File No.	16541
Property Address	31 N Prospect Ave		
City	Catonsville	County	Baltimore
Lender	N/A	State	MD
		Zip Code	21228

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APPRAISAL

2017-0194-SPA

DESKTOP APPRAISAL REPORT

File No. 16541
Loan No.

FOR INTERNAL RISK ANALYSIS				
VALUE ESTIMATED FROM PUBLIC RECORD AND MLS DATA ONLY				
Intended Purpose:	☐ Portfolio Evaluation	☐ QC/Audit	☐ Junior Lien	☐ REO/Foreclosure
Data Source(s) Used:	☒ Tax Record	☐ Appraiser Files	☒ MLS	☐ Other:
Interest:	☒ Fee Simple	☐ Leasehold		
CLIENT AND PROPERTY IDENTIFICATION				
Client/Lender:	N/A		Address: N/A	
Borrower/Applicant:	N/A		Owner of Public Record: 31 Prospect LLC	
Property Address:	31 N Prospect Ave		City: Catonsville	State: MD ZIP: 21228
Census Tract:	4006.00	APN: 04010119719010	County: Baltimore	
Property Type:	☐ Tract SFR	☐ Custom	☐ Condominium	☐ Townhouse
MARKET AREA AND COMPARABLES				
Market Value Trend:	☐ Increasing	☒ Stable	☐ Declining-Rate Of Decline 0 %	Typical Market Price Range: \$ 110 to \$ 280
Market Predominant Occupancy:	☐ Tenant	☒ Owner	Typical Market Property Age: 1 yrs to 110 yrs	
Location:	☒ Urban	☐ Suburban	☐ Rural	Estimated marketing time for the subject property: ☒ Under 3 months ☐ 3-6 months ☐ Over 6 months
Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use?: ☒ Yes ☐ No If No, describe:				
FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	31 N Prospect Ave Catonsville, MD 21228	2 Hillside Rd Catonsville, MD 21228	108 Nunnery Ln Catonsville, MD 21228	29 Edmondson Ridge Rd Catonsville, MD 21228
Zip Code	21228	21228	21228	21228
Data Sources		Mrs/MLS#BC9803053 MRIS/tax record/agent verification	Mrs/MLS#BC565423 MRIS/tax record/agent verification	Mrs/MLS#BC9713029 MRIS/tax record/agent verification
Proximity to Subject		0.13 miles NE	0.20 miles E	0.11 miles E
Sales Price	\$	\$ 193,000	\$ 121,500	\$ 254,900
Price/Gross Liv. Area	\$/SF \$	\$/SF \$ 167.53	\$/SF \$ 86.05	\$/SF \$ 242.53
Date of Sale (MO/DA/YR)		12/08/2016	08/26/2016	08/24/2016
Site	5520 sf	7800 sf	5600 sf	6250 sf
Actual Age (Yrs.)	90	76	88	92
Above Grade	Total Bedrooms Baths	Total Bedrooms Baths	Total Bedrooms Baths	Total Bedrooms Baths
Room Count	5 2 1.0	7 4 1.1	7 4 1.1	7 4 1.0
Gross Living Area (GLA)	1,265 Sq. Ft.	1,152 Sq. Ft.	1,412 Sq. Ft.	1,051 Sq. Ft.
Basement & Finished	Full basement	Full Basement	Full Basement	Full Basement
Rooms Below Grade	Unfinished	Unfinished	Unfinished	Fr bath
Style	Cape Cod	Cape Cod	Colonial	Cape Cod
Garage/Carport	2-car garage	3-dw	3-dw	Street
Overall Comparison		☒ Sup. ☐ Similar ☐ Inf.	☐ Sup. ☒ Similar ☐ Inf.	☒ Sup. ☐ Similar ☐ Inf.
EVALUATION SUMMARY				
Comments on Prior Sales and Current Listings:				
General Comments: The value given in this report is based on the dwelling only. The land value was not included in the final value. Since the subject was purchased an estimated 300 sf was added. Which will increase the bedroom and bath count along with the GLA.				
The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.				
Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source MLS/Tax record				
Current Listing History	List Date	List Price	Days on Market	Data Source
		\$		
Subject Property has been Listed within the last 12 Months? ☐ Yes ☒ No Data Source				
12 Month Listing History	List Date	List Price	Days on Market	Data Source
		\$		
		\$		
Transfer History	Subject in past 36 months:	Comp 1 in past 12 months:	Comp 2 in past 12 months:	Comp 3 in past 12 months:
(If more than two, use comments section)	\$ 110,000 11/18/2016	\$	\$	\$
	\$	\$	\$	\$
Opinion of Market Value: \$ 110,000 As of: 12/23/2016				
Inspection of the subject: ☐ Interior/Exterior ☒ Exterior Only ☐ No Inspection				
CERTIFICATION AND LIMITING CONDITIONS				
PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an opinion of the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in the mortgage finance transaction.				
DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.				
INTENDED USE: This Summary Appraisal Report is intended for use only by the client. The function of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.				
INTENDED USER: The intended user of this appraisal report is the lender/client identified.				

File No. 16541

Loan No.

DESKTOP APPRAISAL REPORT

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective and cannot include Leasehold properties, site areas in excess of 40 acres or multi-family properties. For the comparables, the data is derived from similar sources, reviewed for relevance, selected for use through a maximum pre-determined set of criteria (within a single mile in proximity, within 6 months time frame unless specifically addressed within the body of the report, and when the value is concluded, the sales must fall within 15% range of the final opinion of value). The report is either failed or the final opinion of value is then reconciled.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable. The confirmation of comparable sale data; i.e., closed sale documentation and property characteristics, is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with set parameters as defined within the scope of work identified and the intended use of the appraisal.

In the absence of an inspection, the appraiser has made some basic assumptions, including the following:

- The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition, construction materials and in external and economic factors.
- There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
- There are no significant discrepancies between the public record information or other data source and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale or any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported on the appraisal report (in the Transfer History section) if available from MLS or public record sources. The appraiser has reconciled the quality and quantity of data available into an indication of Market Value, in accordance with the intended use and scope of the appraisal.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are in average condition. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise noted, the appraiser has assumed that the subject real estate's zoning classification complies with local zoning code.

APPRAISER'S CERTIFICATION: The appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the property that is the subject of this report, nor did I make inspections of the comparable sales.
9. No one provided significant professional assistance to the person signing this report, unless otherwise noted and acknowledged within this report.

APPRAISER

Signature

Name James DickeyCompany Name CMAS, LLCCompany Address 2417 Old Frederick Rd, Catonsville, MD 21228-1803Telephone Number (410) 719-1149Email Address jamie@cmastlc.comDate of Signature and Report 12/30/2016Effective Date of Appraisal 12/23/2016State Certification # 11642

or State License # _____

or Other (describe) _____

State # _____

State MDExpiration Date of Certification or License 03/16/2019

ADDRESS OF PROPERTY APPRAISED

31 N Prospect AveCatonsville, MD 21228APPRAISED VALUE OF SUBJECT PROPERTY \$ 110,000

LENDER/CLIENT

Name _____

Company Name N/ACompany Address N/A

Email Address _____

Subject Photo Page

Borrower/Client	N/A				
Property Address	31 N Prospect Ave				
City	Catonsville	County	Baltimore	State	MD Zip Code 21228
Lender	N/A				

**Subject front**

31 N Prospect Ave
 Sales Price
 Gross Living Area 1,265
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 5520 sf
 Quality Q3
 Age 90

**Subject rear****Subject street**

Comparable Photo Page

Borrower/Client	N/A				
Property Address	31 N Prospect Ave				
City	Catonsville	County	Baltimore	State	MD Zip Code 21228
Lender	N/A				



Comparable 1

2 Hillside Rd	
Prox. to Subject	0.13 miles NE
Sales Price	193,000
Gross Living Area	1,152
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	7800 sf
Quality	Q3
Age	76



Comparable 2

108 Nunnery Ln	
Prox. to Subject	0.20 miles E
Sales Price	121,500
Gross Living Area	1,412
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	5800 sf
Quality	Q3
Age	88

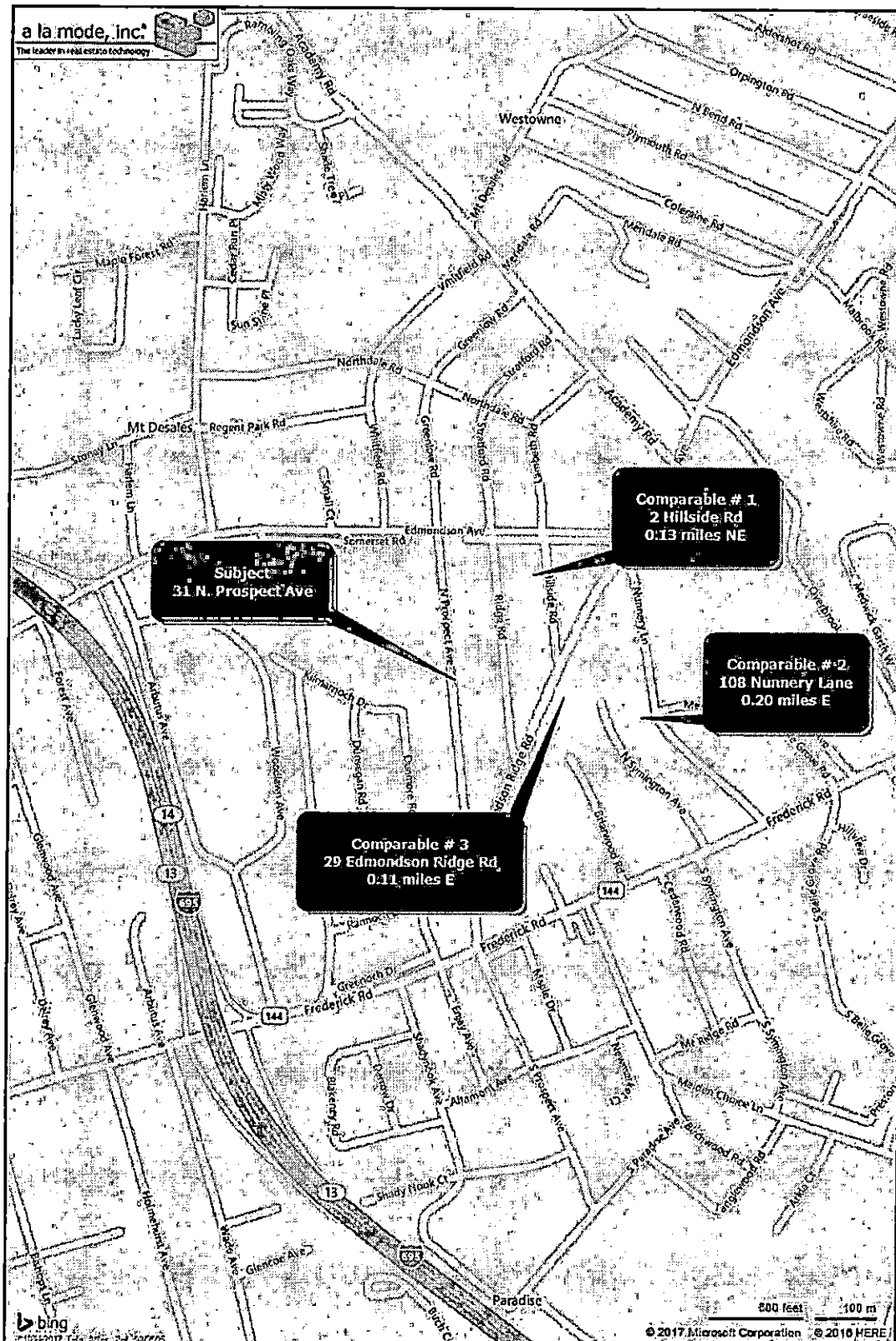


Comparable 3

29 Edmondson Ridge Rd	
Prox. to Subject	0.11 miles E
Sales Price	254,900
Gross Living Area	1,051
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	6250 sf
Quality	Q3
Age	92

Location Map

Borrower/Client	N/A				
Property Address	31 N Prospect Ave				
City	Catonsville	County	Baltimore	State	MD
Lender	N/A			Zip Code	21228





LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

JAMES B DICKEY

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED:

03- CERTIFIED RESIDENTIAL

LIC/REG/CERT

11642

EXPIRATION

03-16-2019

EFFECTIVE

03-01-2016

CONTROL NO

4824986

Signature of Bearer

Secretary DLR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

GREAT AMERICAN
INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP3665946-16**Renewal of: **RAI3665946-15**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. Named Insured: **James B Diekey**

Item 2. Address: **2417 Old Frederick Rd.**
City, State, Zip Code: **Catonsville, MD 21228**

Item 3. Policy Period: From **06/19/2016** To **06/19/2017**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ **598.00**Item 7. Retroactive Date (if applicable): **06/19/2006**

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 MD (10/15)
D42402 (05/13) D42408 (05/13) IL7324 (08/12)

R. J. A. Magnoni
Authorized Representative

D42101 (02/15)

Page 1 of 1



ENGINEERS & PLANNERS

January 25, 2017

Baltimore County
Zoning Review Committee
111 West Chesapeake Avenue
Towson, Maryland 21204

Case # 2017-0194-SPH

Re: 31 North Prospect Av
Special Hearing
Riverine Floodplain Waiver Request
Baltimore County

Dear Review Committee:

On behalf of our client, 31 Prospect LLC, we are submitting 14 copies of Floodplain Site Plans and associated documents as per the checklist for a Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 3112.0, Building Code and Section 32-4-414, 32-4-107(a)(2), 32-8-301, BCC to replace existing windows and front door with high efficacy ones; renew kitchen, and bath; repair plaster and baseboards; and add two second floor dormers, including new shingles and siding in a riverine floodplain.

Most of improvements are repairs and remodeling. The appraised value of the property (copy attached) is \$110,000 and the Contractor's estimated repair proposal is \$35,040 (copy attached). Basically, the total improvements are equal to 31% ($\$35,040/\$110,000$) of the appraised value.

Hereby, we respectfully are requesting granting the waiver for the above improvements pursuant to Section 500.6, BCZR.

Should you have any questions, please contact me at 410-382-9180.

Sincerely,

Mostafa Izadi, P.E.

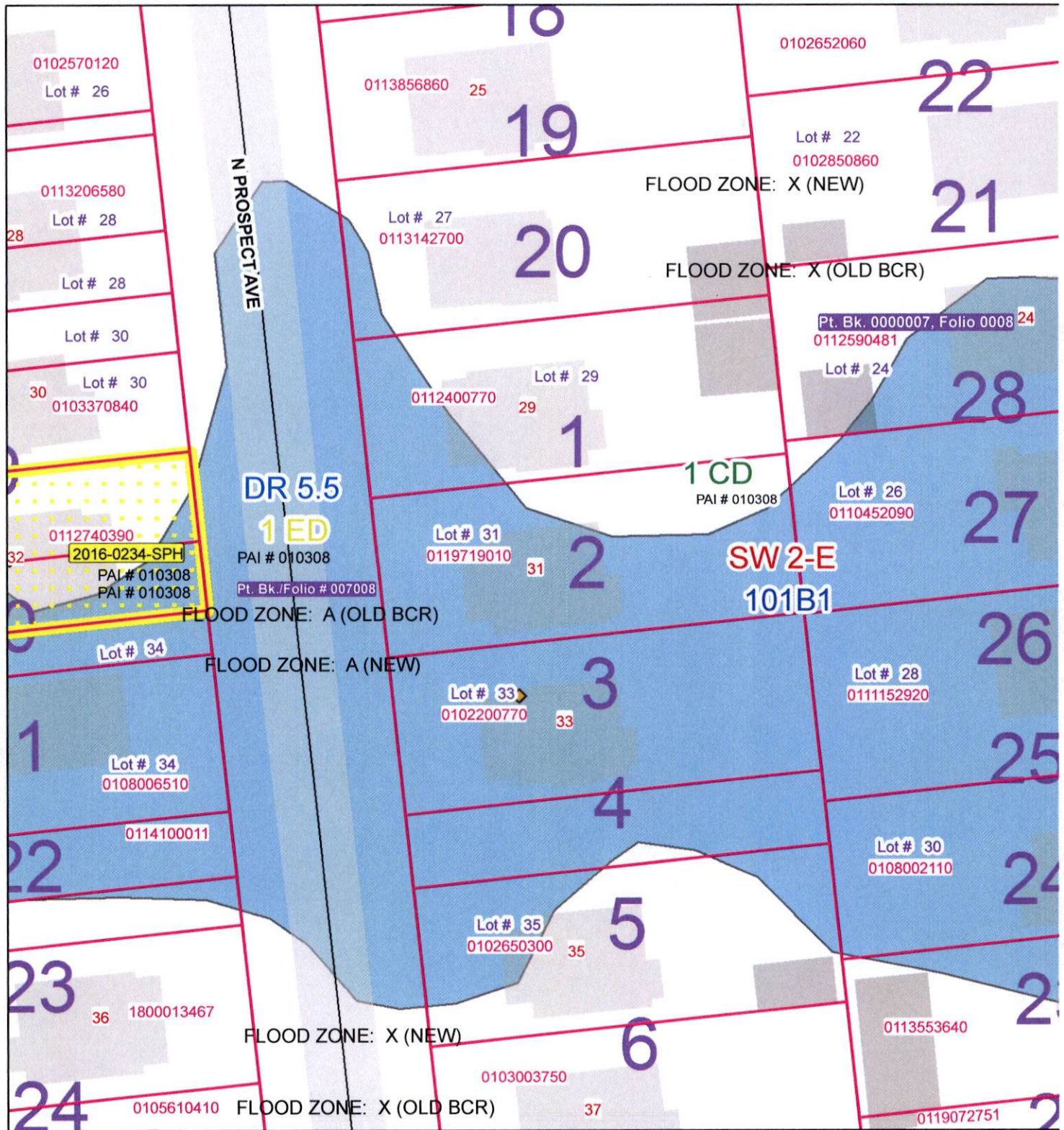
Attachments:

Box 129, Riderwood, Maryland, 21139
Tel: 410 382-9180 Fax: 410-296-0505
mizadi@aec-engineers.biz

CASE NAME 31 Prospect
CASE NUMBER 2017-0194-SPH
DATE 3/20/17

[illegible]

31 N. Prospect Avenue 2017-0194-SPH



Publication Date: 1/26/2017



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

0102571120
Lot # 24
24 0119322280
Lot # 24
Lot # 26
0102570120
26
0113206580
Lot # 28
28
Lot # 28
Lot # 30
30
Lot # 30 0103370840
1 ED 0112740390
2016-0234-SPH
32
101B1 DR 5.5
1 CD Lot # 34
34
Lot # 34 0108006510
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N PROSPECT AVE

16 0103670210
Lot # 23 23 0102654220
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Lot # 27 0113142700
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Lot # 29 0112400770
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SW 2-E
Lot # 31
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Pt. Bk. 0000007, Folio 0008
PAI # 010308
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Lot # 35 35 0102650300
37 0103003750
Lot # 39 0108551110
Pt. Bk. 0000007, Folio 0008

18
Lot # 18 0113400040
0102652060 20
Lot # 22 0102850860 22
Lot # 24 0112590481 24
Lot # 26 0110452090 26
PAI # 010308
PAI # 010308
Lot # 28 0111152920 28
Lot # 30 0108002110 30
0113553640 32
Lot # 34 0119072751 34
0103000310
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2017-0194-SPH

