

IN RE: PETITION FOR ADMIN. VARIANCE *

11th Election District

5th Councilmanic District

(9700 Winkler Street)

Jovita Biemer

Petitioner

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2017-0197-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Jovita Biemer ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow for a side setback to a street of 29 ft. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 10, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 3-17-17

By DW

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 Petitioner.

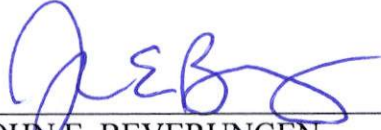
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow for a side setback to a street of 29 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner 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 3-17-17

By law



KEVIN KAMENETZ
County Executive

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

March 17, 2017

Timothy M. Kotroco, Esquire
305 Washington Avenue, Suite 502
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 2017-0197-A – Jovita Biemer
Property: 9700 Winkler Street

Dear Mr. Kotroco:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 9700 WINKLER ST Currently zoned DR-Z
 Deed Reference 03558 / 0283 10 Digit Tax Account # 1102038010
 Owner(s) Printed Name(s) JOVITA BIEMER

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1802.3.C.1 BCZR
TO ALLOW FOR A SIDE SETBACK TO A STREET
OF 29' IN LIEU OF THE REQUIRED 40'

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

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

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

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

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

Owner(s)/Petitioner(s):

JOVITA BIEMER
 Name #1 - Type or Print Name #2 - Type or Print
Jovita Biemer
 Signature #1 Signature #2
9700 WINKLER ST WHITE MARSH MD
 Mailing Address City State
21162 410-256-3435 410-925-4061
 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:

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 3-17-17 day of APR 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 2017-0197-A Filing Date 1/39/17 Estimated Posting Date 2/12/17 Reviewer JF

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: 9700 WINKLER ST. WHITE MARSH MD 21162
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)

AS THE CURRENT OWNER I WISH TO RAZE THE
EXISTING DWELLING AND REPLACE WITH A
NEW MODERN DWELLING. WITHOUT THE RELIEF
GRANTED A NEW DWELLING CAN NOT BE
CONSTRUCTED ON THIS LOT

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

Jovita Biemer
Signature of Owner (Affiant)

Signature of Owner (Affiant)

JOVITA BIEMER
Name- Print or Type

Name- Print or Type

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

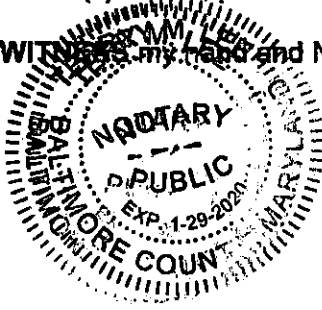
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jovita Biemer

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

AS WITNESSED by my hand and Notaries Seal



Jerry Lee
Notary Public
1/29/2020
My Commission Expires

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 not a party to the hearing in the event that a hearing is scheduled in the future with respect thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement process and that the residential property described below is owned and occupied by the undersigned.

Address: 7700 WILKES ST. BALTIMORE, MD 21212
Parcel ID: 02-00000000000000000000

Based upon personal knowledge, the following are the facts upon which I base this request for an Administrative Variance in the subject matter: (Check any state agency, utility or authority here)

As the owner of the property, I am requesting a variance from the zoning ordinance to allow me to use the property for a residential purpose. The property is currently zoned R-1 and I am requesting a variance to allow me to use the property for a residential purpose.

(If you are not the owner of the property, the following information is requested, if needed, label and attach it to this form.)

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name, Print or Type

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 that _____ of _____ County, Maryland, is the owner of the property described herein and a Notary Public of the State of Maryland.

The Affiant(s) herein personally known or related to me as such a Party.

AS WITNESSED by me and Notary Seal

Notary Public

My Commission Expires

MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road  
Baltimore, MD 21234  
Phone: 410-925-4061  
Fax: 410-661-1297  
merrittdc@verizon.net

## Zoning Description for 9700 Winkler Street

Being lot 12 in the subdivision of Forge Acres as recorded in Baltimore County Plat Book 14 folio 88. Containing 24,034 SF +/- or 0.551 AC +/- located in the 11<sup>th</sup> election district 5<sup>th</sup> councilmanic district.

*North west corner of Bush st.  $\frac{1}{2}$  Winkler st.*

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

**NO 148564**

Date: 1/30/17

| 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: Javita Blomer

For: 2700 Winkler St  
Admin. Expenses 2017-0177-A

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRN  
1/30/2017 1/30/2017 11:04:53 3  
REG WSO3 WALKIN CAM  
>>RECEIPT # 714130 1/30/2017 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 148564  
Recpt Tot \$75.00  
\$75.00 CK \$0.00 CA  
Baltimore County, Maryland

**CASHIER'S  
VALIDATION**



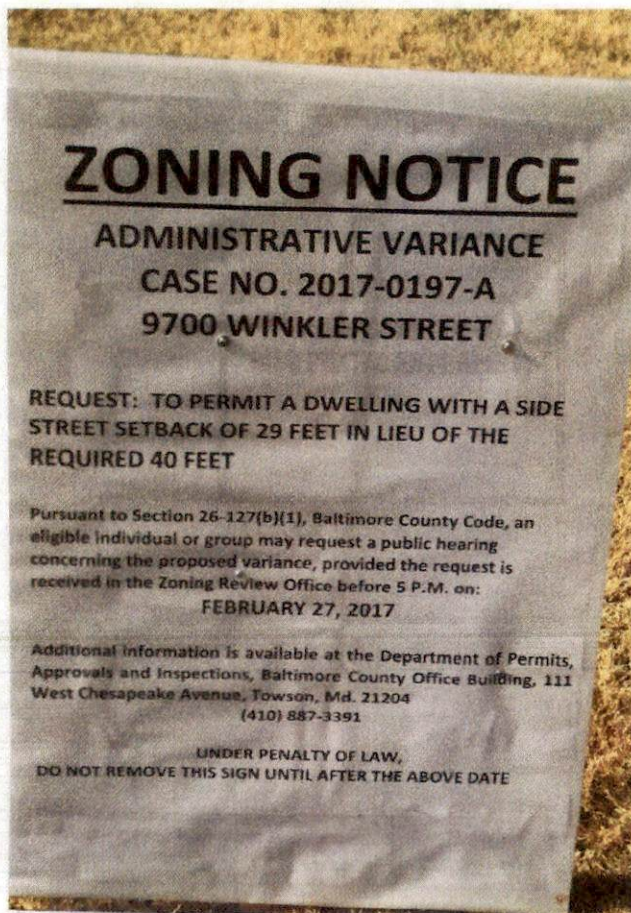
# CERTIFICATE OF POSTING

Date: FEBRUARY 10, 2017

RE: Project Name: 9700 WINKLER STREET  
Case Number /PAI Number: 2017-0197-A  
Petitioner/Developer: JOVITA BIEMER  
Date of Hearing/Closing: FEBRUARY 27, 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 9700 WINKLER STREET

The sign(s) were posted on FEBRUARY 10, 2017  
(Month, Day, Year)



David W 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- 0197 -A Address 9700 WINKLER ST.  
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 1-30-17 Posting Date: 2-12-17 Closing Date: 2-27-17

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

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

(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2017- 0197 -A Address 9700 WINKLER ST.  
Petitioner's Name Jovita Blemer Telephone 410-925-4061  
Posting Date: 2-12-17 Closing Date: 2-27-17  
Wording for Sign: To Permit a dwelling with a side street setback  
of 29' in lieu of the required 40'.

Revised 7/6/16



## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

## Revised 7/9/2015



KEVIN KAMENETZ  
*County Executive*

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

February 28, 2017

Jovita Biemer  
9700 Winkler Street  
White Marsh MD 21162

RE: Case Number: 2017-0197 A, Address: 9700 Winkler Street

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 30, 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 horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



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



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

Date: 2/6/17

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. 2017-0197-A

*Administrative Variance  
Jovita Biemer  
9700 Winkler Street*

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

Sincerely,

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

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

WW/RAZ

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections  
**DATE:** February 13, 2017

**FROM:** {NCD} Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 13, 2017  
Item No. 2017-0113,0195,0196,0197,0198,0199,0200,0202 and 0204

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\ZAC02132017.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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0197-A  
Address 9700 Winkler Street  
(Biemer Property)

Zoning Advisory Committee Meeting of **February 13, 2017**

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

Reviewer: Steve Ford Date: 2-8-2017

## **M E M O R A N D U M**

DATE: April 18, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0197-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on April 17, 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



## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Thursday, March 09, 2017 1:38 PM  
**To:** Timothy M. Kotroco Esq. (tkotroco@gmail.com)  
**Subject:** Affidavit for Case No. 2017-0197-A - 9700 Winkler St.  
**Attachments:** 20170309134808655.pdf

Mr. Kotroco,

Please have the attached Affidavit signed, notarized and return to our office. We will then process the Administrative Variance accordingly.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]  
Sent: Thursday, March 09, 2017 1:48 PM  
To: Debra Wiley <dwiley@baltimorecountymd.gov>  
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 03.09.2017 13:48:08 (-0500)  
Queries to: adminhearingscpr@baltimorecountymd.gov

**IN RE: PETITION FOR ADMIN. VARIANCE \***

11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
(9700 Winkler Street)

Jovita Biemer  
Petitioner

BEFORE THE OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR  
BALTIMORE COUNTY  
Case No. 2017-0197-A

RECEIVED

**MAR 13 2017**

J. Jovita Biemer, am  
ADMINISTRATIVE HEARINGS

**AFFIDAVIT**

I, Jovita Biemer, am over the age of 18 and have personal knowledge of and am competent to testify to the following:

1. The residence at 9700 Winkler Street is owned by Jovita Biemer. No other person or entity has an interest in the operation and/or affairs of 9700 Winkler Street.
2. I reside year round and actually occupy the property known as 9700 Winkler Street, and consider this to be my principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

3-12-2017

Date

Jovita Biemer  
JOVITA BIEMER

9700 Winkler Street, 21162

Sharon Windsor  
Notary Public  
SHARON WINDSOR

My Commission Expires  
11-06-2019

John,

Here is my file. You mentioned that with an affidavit of ownership you would process this Admin Variance. Let me know if you want me to prepare the affidavit or if your office will. Thanks.

This will save you a hearing in the future.  
Tim K.

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Memorandum

DATE: March 2, 2017

TO: Kristen Lewis, Office of Zoning Review  
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge  
Office of Administrative Hearings



RE: Petition for Administrative Variance – 2/27/17 Closing Date  
Case No. 2017-0197-A – 9700 Winkler St., 21162 (Formal Demand)

---

After receipt and a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential ... .” (Emphasis Added)

According to SDAT, this is not the Petitioner's principal residence. In addition, the request is to raze the existing dwelling and replace with a new dwelling. Therefore, our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

JEB:dlw

c: Office of People's Counsel  
W. Carl Richards, Jr., Supervisor, Zoning Review Office, PAI



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 - 11 Account Number - 1102038010 |                        |                                                        |                                                                    |
| Owner Information                    |                                              |                                           |                        |                                                        |                                                                    |
| Owner Name:                          | BIEMER JOVITA                                |                                           | Use:                   | RESIDENTIAL                                            |                                                                    |
| Mailing Address:                     | 9700 WINKLER ST<br>WHITE MARSH MD 21162-1012 |                                           | Principal Residence:   | NO                                                     |                                                                    |
|                                      |                                              |                                           | Deed Reference:        | /03558/ 00283                                          |                                                                    |
| Location & Structure Information     |                                              |                                           |                        |                                                        |                                                                    |
| Premises Address:                    |                                              | 9700 WINKLER ST<br>WHITE MARSH 21162-     |                        | Legal Description:                                     |                                                                    |
| FORGE ACS                            |                                              |                                           |                        |                                                        |                                                                    |
| Map:                                 | Grid:                                        | Parcel:                                   | Sub District:          | Subdivision:                                           | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0014/0088 |
| 0073                                 | 0001                                         | 0341                                      |                        | 0000                                                   | 12 2015                                                            |
| Special Tax Areas:                   |                                              |                                           | Town: NONE             |                                                        |                                                                    |
|                                      |                                              |                                           | Ad Valorem:            |                                                        |                                                                    |
|                                      |                                              |                                           | Tax Class:             |                                                        |                                                                    |
| Primary Structure Built              | Above Grade Enclosed Area                    |                                           | Finished Basement Area | Property Land Area                                     | County Use                                                         |
| 1952                                 | 1,544 SF                                     |                                           |                        | 24,034 SF                                              | 04                                                                 |
| Stories                              | Basement                                     | Type                                      | Exterior               | Full/Half Bath                                         | Garage Last Major Renovation                                       |
| 1                                    | YES                                          | STANDARD UNIT                             | BRICK                  | 1 full/ 1 half                                         | 1Att/1Det                                                          |
| Value Information                    |                                              |                                           |                        |                                                        |                                                                    |
|                                      |                                              | Base Value                                | Value As of 01/01/2015 | Phase-in Assessments As of 07/01/2016 As of 07/01/2017 |                                                                    |
| Land:                                |                                              | 89,700                                    | 89,700                 |                                                        |                                                                    |
| Improvements                         |                                              | 157,100                                   | 162,100                |                                                        |                                                                    |
| Total:                               |                                              | 246,800                                   | 251,800                | 250,133                                                | 251,800                                                            |
| Preferential Land:                   |                                              | 0                                         |                        |                                                        | 0                                                                  |
| Transfer Information                 |                                              |                                           |                        |                                                        |                                                                    |
| Seller:                              |                                              | Date:                                     | Price: \$0             |                                                        |                                                                    |
| Type:                                |                                              | Deed1: /03558/ 00283                      | Deed2:                 |                                                        |                                                                    |
| Seller:                              |                                              | Date:                                     | Price: \$0             |                                                        |                                                                    |
| Type: NON-ARMS LENGTH OTHER          |                                              | 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                                 |                        | 0.00 0.00                                              |                                                                    |
| Tax Exempt:                          |                                              | Special Tax Recapture:                    |                        |                                                        |                                                                    |
| Exempt Class:                        |                                              | NONE                                      |                        |                                                        |                                                                    |
| Homestead Application Information    |                                              |                                           |                        |                                                        |                                                                    |
| Homestead Application Status: Denied |                                              |                                           |                        |                                                        |                                                                    |







9700 Winkler





9700 Winkler



Bush St.

0070 4013121

21. 2000





9700 Winkler

Bush  
St.





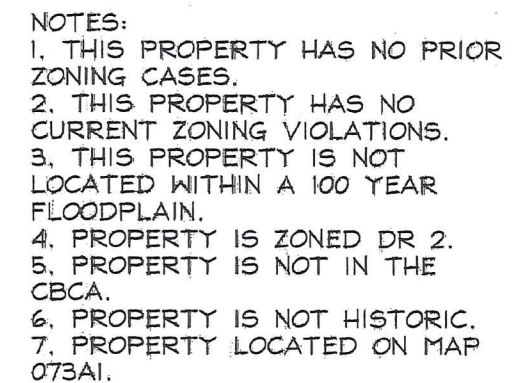
4700 miles

222  
222  
222

A hand-drawn vicinity map showing a street grid. The vertical street is labeled 'MILL CREEK ST'. The horizontal streets are labeled 'FORGE ROAD' at the top, 'BANGERT RD' in the middle, and 'Bush Rd' at the bottom. A hatched rectangle is located on Mill Creek St, between Bangert Rd and Bush Rd, and is labeled 'SITE' with an arrow pointing to it. A north arrow is located to the left of the map, pointing upwards.

VICINITY MAP

SCALE: 1"=1000'



11TH ELEC. DISTRICT      5TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=50'      JANUARY 17, 2017

Pet. Exh. 1