

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(13025 Manor Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Edward T. Phillips, Jr. & Janet L. Eulert	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0290-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Edward T. Phillips, Jr. and Janet L. Eulert (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“B.C.Z.R”) to permit a side yard addition with a side setback of 5 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 7, 2017, 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 § 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 5-26-17

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 § 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 26th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side yard addition with a side setback of 5 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject 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 5-26-17

By [Signature]



KEVIN KAMENETZ
County Executive

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

May 26, 2017

Edward T. Phillips, Jr.
Janet L. Eulert
13025 Manor Road
Glen Arm, MD 21057

RE: Petition for Administrative Variance
Case No. 2017-0290-A
Property: 13025 Manor Road

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

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 at the Department of Permits, Approval and Inspections

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

Address 13025 Manor Road Glen Arm MD 21057 Currently zoned RC5/RC2
Deed Reference 38158 100001 10 Digit Tax Account # 1119074280
Owner(s) Printed Name(s) Edward Phillips / Janet Eulert

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1A04.3.B.2.b. → To permit a side yard addition with a side setback of 5 feet in lieu of the required 50 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Edward Phillips ; Janet Eulert
Name #1 – Type or Print Name #2 – Type or Print

Edward Phillips ; Janet Eulert
Signature #1 Signature #2

13025 Manor Rd. Glen Arm MD
Mailing Address City State

21057 , 410-409-4760 , jeulert@gmail.com
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 24 day of May, 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 2017-0290-4 Filing Date 4/27/17 Estimated Posting Date 5/7/17 Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE OR A PUBLIC 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: 13025 Manor Road Olen Aron MD 21057
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)

Edward Phillips (owner) is physically disabled - wears leg + foot brace
(uses cane to walk) and has much difficulty walking on stones and/or
grassy areas. Would like to build shed next to house + back deck
in order to allow him easy access.

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

Edward Phillips
Signature of Owner (Affiant)

Edward Phillips
Name- Print or Type

Janet Eulert
Signature of Owner (Affiant)

Janet Eulert
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 25th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lisa Mary Gilligan

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

AS WITNESS my hand and Notaries Seal

Lisa Mary Gilligan 4/25/17
Notary Public
My Commission Expires June 21, 2017

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SEVERAL 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.

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Print or Type Address of property City State Zip Code

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and has much difficulty walking on stones and/or grassy areas.
Would like to build shed next to house and back deck in order
to allow him easy access.

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

Edward Phillips
Signature of Owner (Affiant)
Edward Phillips
Name- Print or Type

Janet Eulert
Signature of Owner (Affiant)
Janet Eulert
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 25th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lisa Mary Gilligan

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

AS WITNESS my hand and Notaries Seal

Lisa Mary Gilligan 4/25/17
Notary Public
June 21, 2017
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 13025 Manor Road Glen Arm MD 21057 Currently zoned RC5/RC2
Deed Reference 38158 1 00001 10 Digit Tax Account # 1119074280
Owner(s) Printed Name(s) Edward Phillips / Janet Eulent

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1A04.3.B.2.b. → To permit a side yard addition with a side setback of 5 feet in lieu of the required 50 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Edward Phillips, Janet Eulent
Name #1 - Type or Print Name #2 - Type or Print
Edward Phillips, Janet Eulent
Signature #1 Signature #2
13025 Manor Rd. Glen Arm MD
Mailing Address City State
21057, 410-409-4760, jleulent@gmail.com
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 5 day of May, 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 2017-0290-1 Filing Date 4/27/17 Estimated Posting Date 5/7/17 Reviewer JS

PROPERTY DESCRIPTION

13025 Manor Road, 21057

Northeast side of Manor Road (44 feet), 206 feet northwest of centerline of Langtry Drive (50 feet).

Recorded in Plat Book # 28752, Folio # 143, containing 0.905 acres of land, located in the 11th Election District and 3rd Council District.

2017-0290-A

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

NO 153048

Date: 4/27/17

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: PHILLIPS/EULCAT

For: 2017-0790-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/28/2017 4/27/2017 11:16:23 1
 REG W601 WALKIN LJR
 >>RECEIPT # 718076 4/27/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 153048
 Recpt Tot \$75.00
 \$75.00 CK \$.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2017-0290-A

Petitioner: Phillips / Eulert

Closing Date: 5/22/17

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

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

13025 Manor Road

_____ on 5/7/17

Sincerely,

Handwritten signature of Richard E. Hoffman in black ink, with the date 5/7/17 written to the right of the signature.

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

2012年11月20日

2012年11月20日

2012年11月20日

2012年11月20日

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2012年11月20日

2012年11月20日

2012年11月20日

Certificate of Posting

Case No. 2017-0290-A



13025 Manor Road

(Posted 5/7/17)

Richard E. Hoffman 5/12/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0290 -A Address 13025 MANOR RD.

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

Filing Date: 4/27/17 Posting Date: 5/7/17 Closing Date: 5/22/17

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 2016- 0290 -A Address 13025 MANOR ROAD

Petitioner's Name PHILLIPS/EULERT Telephone 410-409-4760

Posting Date: 5/7/17 Closing Date: 5/22/17

Wording for Sign: TO PERMIT A SIDE YARD ADDITION WITH A SIDE SETBACK OF 5 FEET
IN LIEU OF THE REQUIRED 50 FEET.

Revised 7/9/15

**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: 2017-0290-4

Property Address: 13025 Manor Road Glen Arm, MD 21057

Property Description: Rural Residential Single Family Dwelling

Legal Owners (Petitioners): Edward Phillips / Janet Eulert

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Janet Eulert

Company/Firm (if applicable): _____

Address: 13025 Manor Road
Glen Arm, MD 21057

Telephone Number: 410-409-4760

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

May 23, 2017

Edward Phillips & Janet Eulert
13025 Manor Road
Glen Arm MD 21057

RE: Case Number: 2017-0290 A, 13025 Manor Road

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 April 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 5/1/17

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. 2017-0290-A

*Administrative Variance
Edward Phillips & Janet Eulert
13025 Manor Road.*

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

Sincerely,

Richard A. Zeller

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2017
Item No. 2017-0161, 0279, 0287, 0288 and 0290

DATE: May 12, 2017

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\ZAC05082017.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: May 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0290-A
Address 13025 Manor Road
(Phillips & Eulert Property)

Zoning Advisory Committee Meeting of **May 8, 2017**.

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

Reviewer: Steve Ford Date: 5-4-2017

M E M O R A N D U M

DATE: June 27, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0290-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 26, 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

Note to Hearing Officer:

2017-0290-A

Mr. Beverungen,

FYI #1 – The proposed addition is actually a storage shed that will be partially mounted to the house. There will NOT be direct access from the house to the shed. They will need to go outside the dwelling to access the shed.

FYI #2 – The entire project will be in the RC5 portion of the property.

Jason Seidelman

Planner II

Zoning Review

Baltimore County, MD

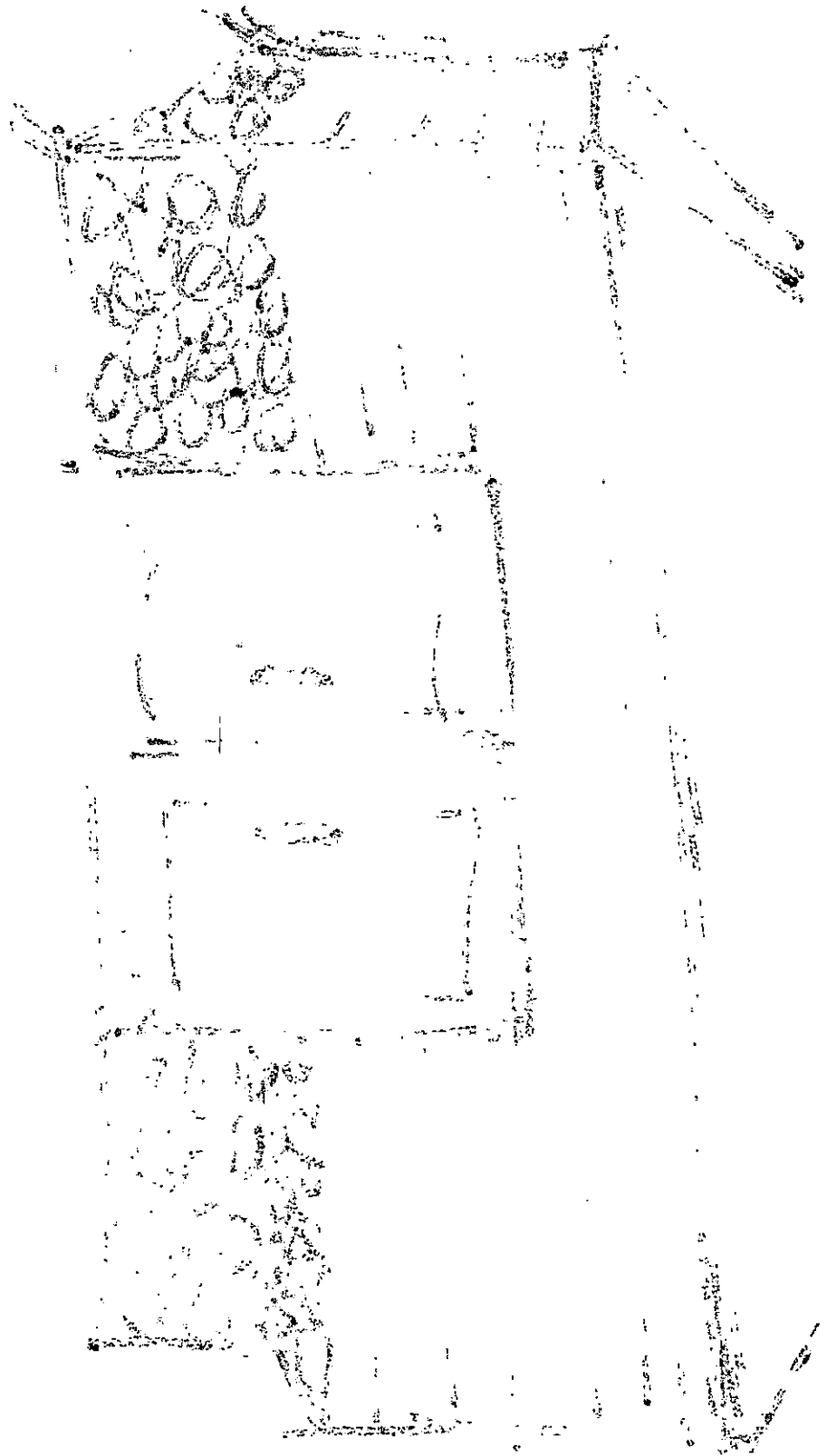
410-887-3391

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 11 Account Number - 1119074280							
Owner Information									
Owner Name:		PHILLIPS EDWARD T JR EULERT JANET L				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		13025 MANOR ROAD GLEN ARM MD 21057-9628				Deed Reference:		/38158/ 00001	
Location & Structure Information									
Premises Address:		13025 MANOR RD GLEN ARM 21057-9628				Legal Description:		.905 AC 13025 MANOR RD 2345FT S OF HYDES RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0044	0022	0206		0000				2015	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1954		2,641 SF				0.9000 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	NO	STANDARD UNIT		SIDING	1 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2015		As of 07/01/2016		As of 07/01/2017	
Land:		108,000		108,000					
Improvements		170,300		208,100					
Total:		278,300		316,100		303,500		316,100	
Preferential Land:		0						0	
Transfer Information									
Seller: SMITH MICHAEL J				Date: 10/21/2016		Price: \$360,000			
Type: ARMS LENGTH IMPROVED				Deed1: /38158/ 00001		Deed2:			
Seller: WOOD THORNTON M				Date: 10/16/2009		Price: \$245,000			
Type: ARMS LENGTH IMPROVED				Deed1: /28752/ 00143		Deed2:			
Seller: STRETT C HOWARD				Date: 09/27/1971		Price: \$30,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05220/ 00744		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									

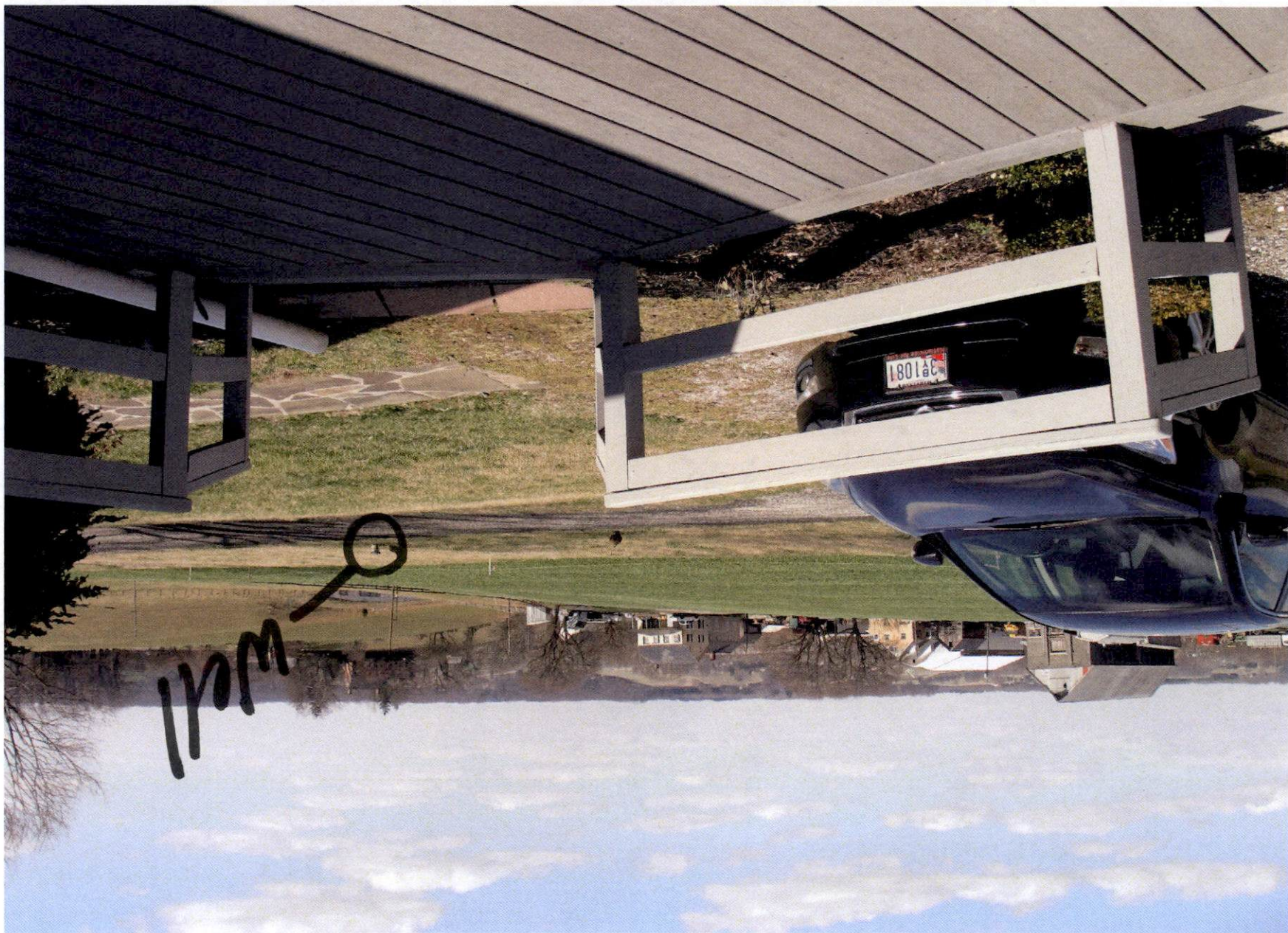








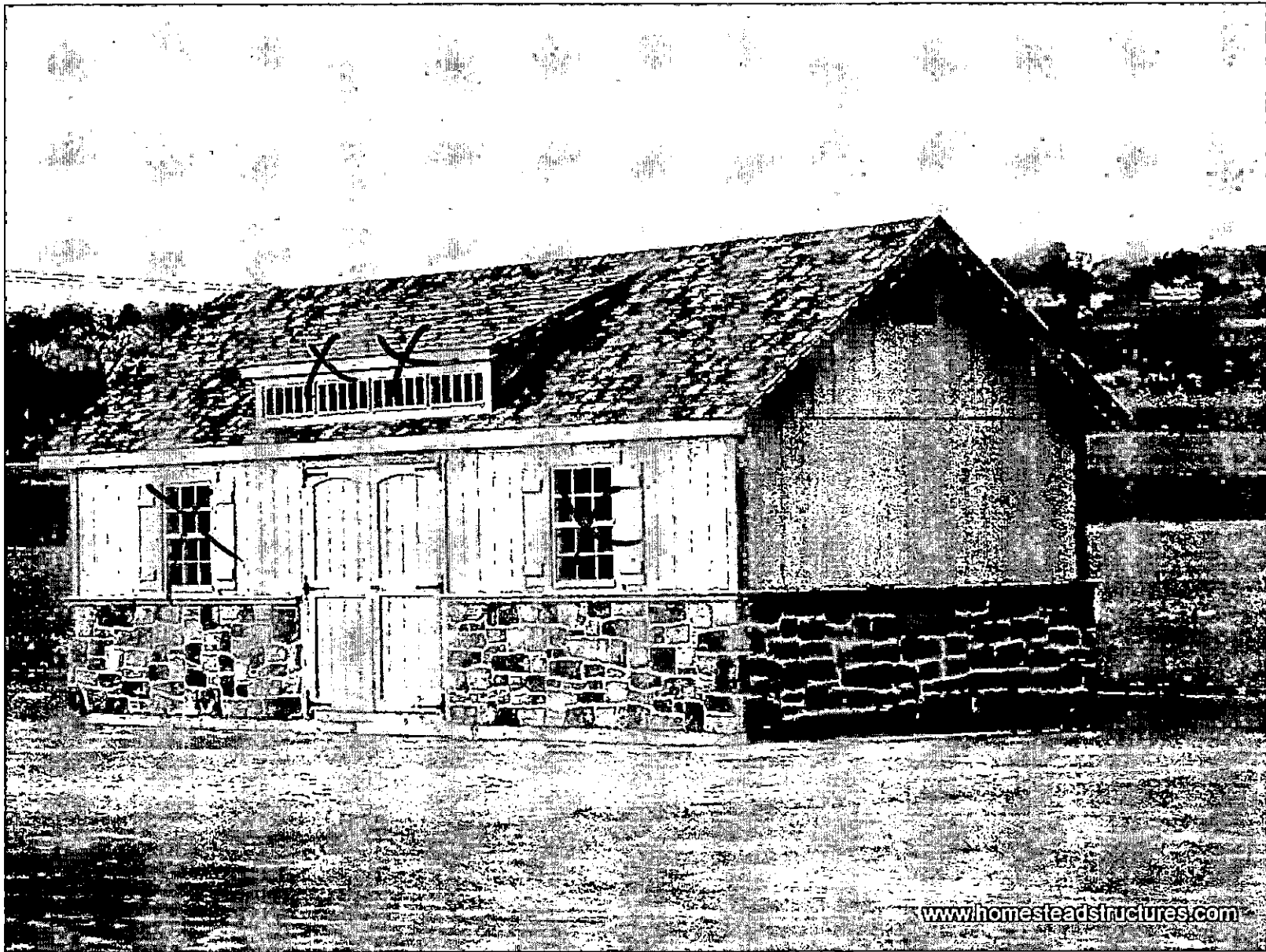
Back of House





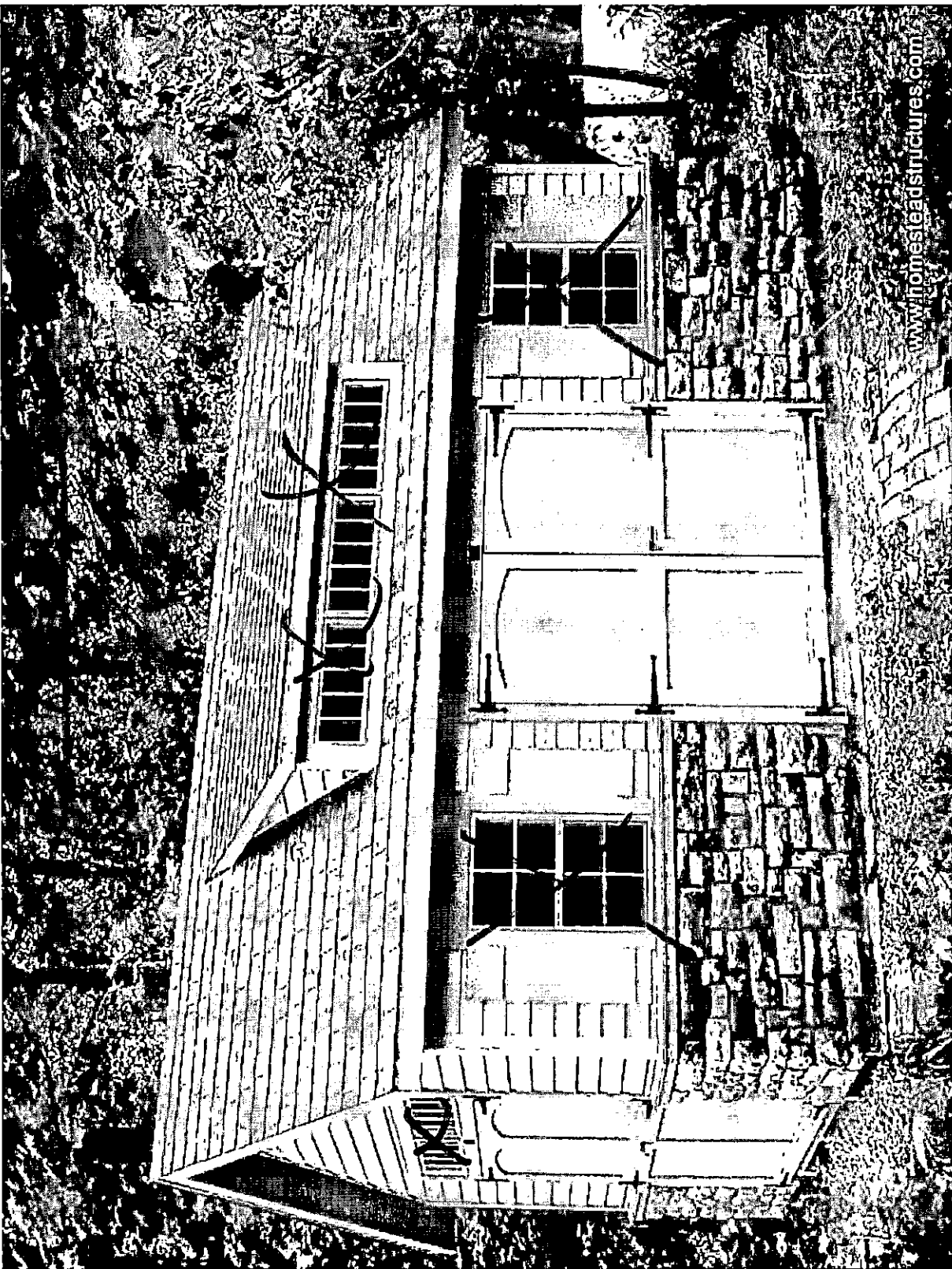
see here
→

Front of House



No windows

suburbs

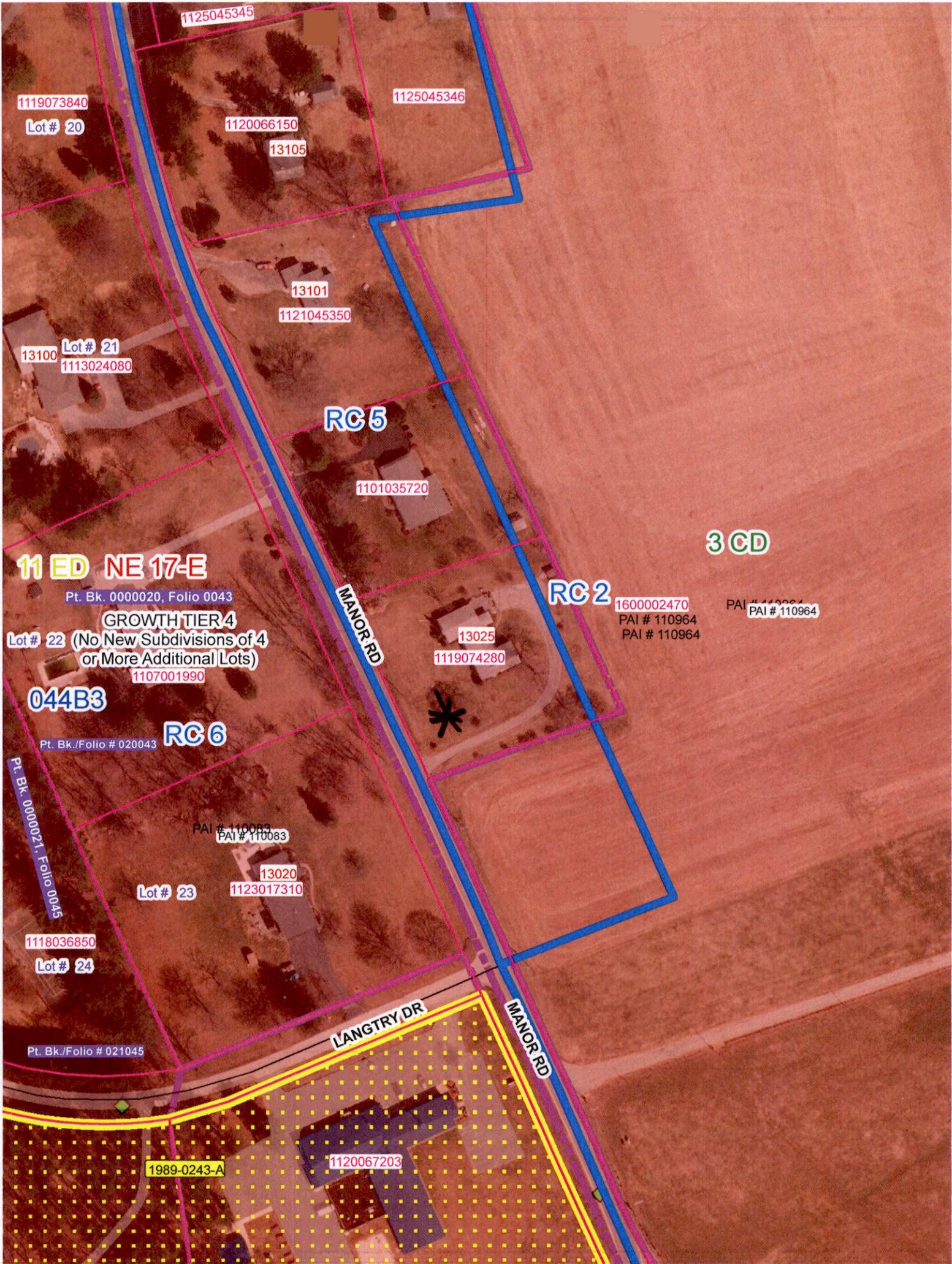






etc ...





1125045345

1119073840

Lot # 20

1125045346

1120066150

13105

13101

1121045350

RC 5

1101035720

3 CD

11 ED NE 17-E

Pt. Bk. 0000020, Folio 0043

GROWTH TIER 4

Lot # 22 (No New Subdivisions of 4 or More Additional Lots)

1107001990

044B3

RC 6

Pt. Bk./Folio # 020043

MANOR RD

RC 2

1600002470

PAI # 110964

PAI # 110964

PAI # 110964

PAI # 110964

13025

1119074280



PAI # 110083

PAI # 110083

13020

1123017310

Lot # 23

1118036850

Lot # 24

Pt. Bk./Folio # 021045

LANGTRY DR

MANOR RD

1989-0243-A

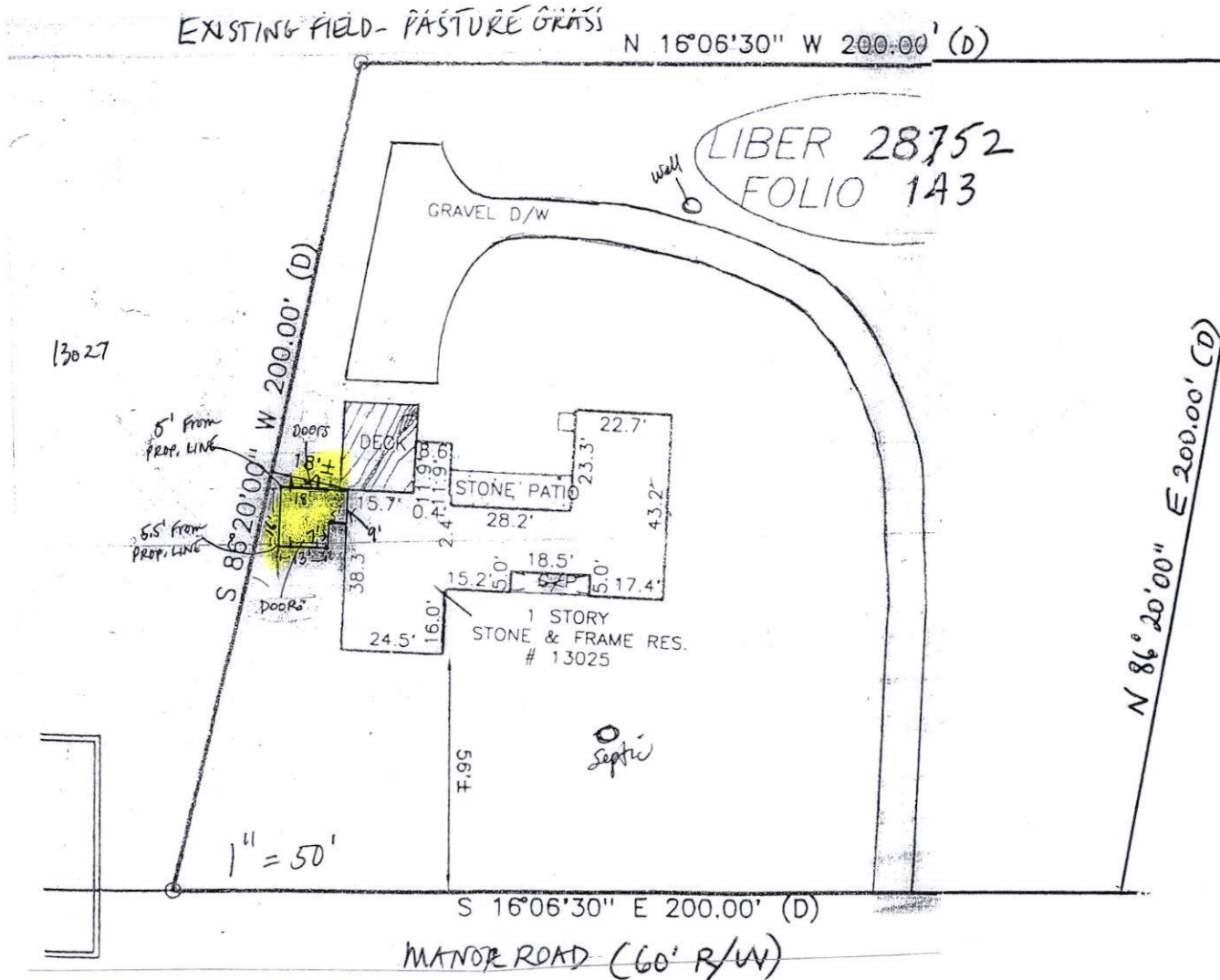
1120067203

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

ADDRESS 13025 Manor Rd 21057 OWNER(S) NAME(S) Edward Phillips/Janet Eulert

SUBDIVISION NAME South of Hydes Road LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # 28752 FOLIO # 143 10 DIGIT TAX # 1119074280 DEED REF. # 38158100001



PLAN DRAWN BY Janet Eulert

DATE _____ SCALE: 1 INCH = _____ FEET

SITE VICINITY MAP

DUNN CT.

HYDES RD.

MANOR ROAD

LANGTRY DR.

MANOR

KANES RD.

N

MAP IS NOT TO SCALE

ZONING MAP# RC5/RC2

SITE ZONED Rural Reside

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE .8967 ±

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

Pet. Eulert

VIOLATION CASE INFO:

Existing Field (Pasture Grass)

N 16°06'30" W 200.00'

LIBER 28
FOLIO 1

GRAVEL D/W

well

13027

5' From
PROP. LINE

5.5' From
PROP. LINE

S 86°20'00" W 200.00' (D)

DOORS

DOORS

DECK

STONE PATIO

1 STORY
STONE & FRAME RES.
13025

Septic

1" = 50'

S 16°06'30" E 200.00' (D)

MANOR ROAD
(60' R/W)

