

M E M O R A N D U M

DATE: July 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0291-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 3, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE
(407 Brook Road)
9th Election District
5th Council District
Mark D. McColloch
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2017-0291-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, Mark D. McColloch ("Petitioner"). The Petitioner is requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed side yard addition with a side setback of 6 ft. in lieu of the required 10 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.

It is to be noted that this administrative variance case closed on May 22, 2017 but was not received by OAH until May 31, 2017; the whereabouts of the case file between these dates is unknown.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 4, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-2-17

By DW

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs 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 2nd day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed side yard addition with a side setback of 6 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 6-2-17

By dlw



KEVIN KAMENETZ
County Executive

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

June 2, 2017

Mark D. McColloch
407 Brook Road
Towson, MD 21286

RE: Petition for Administrative Variance
Case No. 2017-0291-A
Property: 407 Brook Road

Dear Mr. McColloch:

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 401 Brook Road Towson, MD 21286 Currently zoned _____
 Deed Reference 132452 / 00415 10 Digit Tax Account # 0901291460
 Owner(s) Printed Name(s) Mark P McCulloch

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) _____

BCZR: 1B02.3.C.1 → To permit a proposed side yard addition with a side setback of 6 feet in lieu of the required 10 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):

Mark McCulloch, _____
 Name #1 – Type or Print Name #2 – Type or Print
William, _____
 Signature #1 Signature #2
401 Brook Rd Towson MD
 Mailing Address City State
21286, 413-935-1918, mmcculloch@a
 Zip Code Telephone # Email Address cibemad.ed

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

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Date _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Same as above
 Name – Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0291-A Filing Date 4/28/17 Estimated Posting Date 5/7/17 Reviewer JS

Affidavit in Support of Administrative Variance

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

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

Address: 407 Brook Road Towson MD 21286
Print or Type Address of property City State Zip Code

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

We are requesting a variance because we need to
tear down, replace and expand an existing structure
that is structurally unfit. Because of a ~~be~~ zoning
change (after the structure was built), we will not
be able to execute these plans without an
administrative variance. This would create a
practical difficulty/hardship because the current
structure is necessary living space, but it is unsound.

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

Mark McCulloch

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Mark McCulloch

Name- Print or Type

Name- Print or Type

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

HARFORD
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

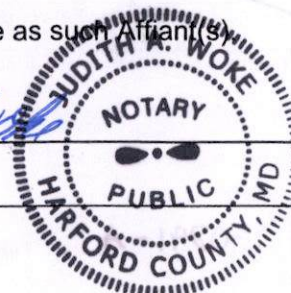
Print name(s) here: Mark McCulloch

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

AS WITNESS my hand and Notaries Seal

Judith A. Woke
Notary Public

7/24/19
My Commission Expires



Affidavit in Support of Administrative Variance

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

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Print or Type Address of property City State Zip Code

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

We are requesting a variance because we need to tear down, replace and expand an existing structure that is structurally unfit. Because of a ~~no~~ zoning change (after the structure was built), we will not be able to execute these plans without an administrative variance. This would create a practical difficulty/hardship because the current structure is necessary living space, but it is unsound.

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

Mark McCulloch
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Mark McCulloch
Name- Print or Type

Name- Print or Type

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

Hartford
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Mark McCulloch

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

AS WITNESS my hand and Notaries Seal

Judith A. Woke
Notary Public

2/24/19
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 401 Brook Road Towson, MD 21286 Currently zoned _____
 Deed Reference 132452 1 00415 10 Digit Tax Account # 0901291460
 Owner(s) Printed Name(s) Mark P McCulloch

(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: 1B02.3.C.1 → To permit a proposed side yard addition with a side setback of 6 feet in lieu of the required 10 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):

Mark McCulloch
 Name #1 – Type or Print Name #2 – Type or Print
Mark McCulloch
 Signature #1 Signature #2
401 Brook Rd Towson MD
 Mailing Address City State
21286, 413-935-1918 mmcculloch@
 Zip Code Telephone # Email Address cctcm@md.edu

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Same as above
 Name – Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0291-A Filing Date 4/28/17 Estimated Posting Date 5/7/17 Reviewer JS

Property Description for 407 Brook Road, Towson, MD 21286:

Beginning for the same on the southerly side of Brook road at a point distant north 83 degrees 24 minutes west 290 feet from the corner formed by the intersection of the south side of Brook Road and the westerly side of Stevenson Lane as shown on the Plat of Greenbrier as recorded among the Plat Records of Baltimore County in Plat Book C.W.B., JR. No 12, folio 68, thence running and binding on the southerly side of Brook Road as shown on said Plat north 83 degrees 24 minutes west 10 feet; thence continuing along the southerly side of Brook Road northwesterly by a curve bearing to the right with a radius of 1334.60 feet for a distance of 45 feet; thence south 06 degrees 36 minutes 15 seconds west 128.25 feet; thence south 83 degrees 24 minutes east 55 feet; and thence north 06 degrees 36 minutes east 127.50 feet to the place of beginning. The improvements thereon being known as No. 407 Brook Road Towson, Maryland, 21286-5415.

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

№ 153049

Date: 4/28/17

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

Total: \$ 75.00

Rec From: McCaughy

For: 2017-0291-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS : ACTUAL TIME DRW
 4/28/2017 4/28/2017 11:10:15 3

REG WSO3 : WALKIN CAN

>>RECEIPT # 724220 4/28/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 153049

Recpt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 8, 2017

Re:
Zoning Case No. 2017-0291-A
Legal Owner: McColloch
Closing date: May 22, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **407 Brook Road**.

The sign was posted on May 4, 2017.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0291-A

407 Brook Road, Towson 21286

**REQUEST: TO PERMIT A PROPOSED SIDE YARD
ADDITION WITH A SIDE SETBACK OF 6 FEET IN LIEU
OF THE REQUIRED 10 FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE MAY 22, 2017.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0291 -A Address 407 BROOK ROAD, 21286

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

Filing Date: 4/28/17 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- 0291 -A Address 407 BROOK ROAD, 21286

Petitioner's Name McCOLLOCH Telephone 443-935-1918

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

Wording for Sign: TO PERMIT A PROPOSED SIDE YARD ADDITION WITH A SIDE SETBACK OF
6 FEET IN LIEU OF THE REQUIRED 10 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: 2017-0291-A
Property Address: 407 BROOK RD, 21286
Property Description: _____

Legal Owners (Petitioners): MARK D. MCCOY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rachele Lawton
Company/Firm (if applicable): _____
Address: 401 Brook Rd
Towson, MD 21286

Telephone Number: 443-386-4362



KEVIN KAMENETZ
County Executive

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

May 23, 2017

Mark McColloch
407 Brook Road
Towson MD 21286

RE: Case Number: 2017-0291 A, Address: 407 Brook Road

Dear Mr. McColloch:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 28, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 5/15/17

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. 2017-0291-A

*Administrative Variance
Mark McCulloch
407 Brook 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 Zeller

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: May 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0291-A
Address 407 Brook Road
(McColloch Property)

Zoning Advisory Committee Meeting of **May 22, 2017**

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

Reviewer: Steve Ford Date: 5-17-2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: May 31, 2017

FROM: *mcl* Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0291, 0292, 0294, 0296, 0299, 0300, 0301 and 0303

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

VKD:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC05222017.doc

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0907291460			
Owner Information					
Owner Name:	MCCOLLOCH MARK D		Use:	RESIDENTIAL	
Mailing Address:	407 BROOK RD BALTIMORE MD 21286-5415		Principal Residence:	YES	
			Deed Reference:	/32452/ 00415	
Location & Structure Information					
Premises Address:		Legal Description:			
407 BROOK RD 0-0000		407 BROOK RD ADDN TO GREENBRIAR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0070	0015	0888		0000	15
					Assessment Year: 2017
					Plat No: 0012/0068
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1951	1,981 SF	230 SF	6,985 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full/ 2 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2016	As of 07/01/2017
Land:		102,900	102,900		
Improvements		144,900	173,000		
Total:		247,800	275,900	247,800	257,167
Preferential Land:		0			0
Transfer Information					
Seller: BROOKS IAN C		Date: 02/16/2010		Price: \$280,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /32452/ 00415		Deed2:	
Seller: BENNER THOMAS H		Date: 04/30/1997		Price: \$142,500	
Type: ARMS LENGTH IMPROVED		Deed1: /12151/ 00232		Deed2:	
Seller: MARCHAND DAVID J		Date: 12/29/1986		Price: \$125,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07442/ 00287		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: Approved 01/11/2011					
Homeowners' Tax Credit Application Information					



0919610070

0912740980

0907150340

Lot # 5

0909250030

110

0918102690

111

0918350560

Lot # 31

0920300400

GREENBRIER RD

Lot # 18

Lot # 17

Lot # 29

Lot # 30

0911156720

107

0906570830

2007-0405-A

0913200750

Lot # 24

0919718260

0923157670

Lot # 19

0906100150

105

0907470390

Lot # 23

104

2000010724

Lot # 20

102

0912400680

Lot # 21

Lot # 26

0908803170

0901351940

Lot # 21

0912203570

0914102000

Lot # 20

0926400920

Lot # 19

DR 5.5

PAI # 090024

PAI # 090024

Pt. Bk./Folio # 012068

BROOK RD

STEVENSON LN

5 CD

9 ED

070B2

Lot # 15

0907152230

NE 9-B

401

0923005370

Lot # 18

Lot # 17

0918472960

1997-0451-A

0923507070

Lot # 16

Lot # 15

0907291460

Lot # 14

0908000960

Lot # 13

0923507250

Lot # 12A

0919510430

Lot # 12

0903472301

Lot # 11

0912200510

0912200380

Lot # 14

0906573240

Lot # 13

0907471750

402

2004-0384-A

0911000450

Lot # 2

0916003420

Lot # 3

Lot # 4

0923006560

1989-0012-SPHX

0903004940

Lot # 5

0902471760

Lot # 6

Pt. Bk. 0000015, Folio 0008

0907580710

0907584510

0904350330

Lot # 9

0680009060

420

Lot # 10

HILLEN RD

DR 16

R-1951-1951

0904504160

R-1947-0807

R-1947-1110

R-1947-1110

R-1947-1096

R-1947-1096

311

FAR HILLS DR

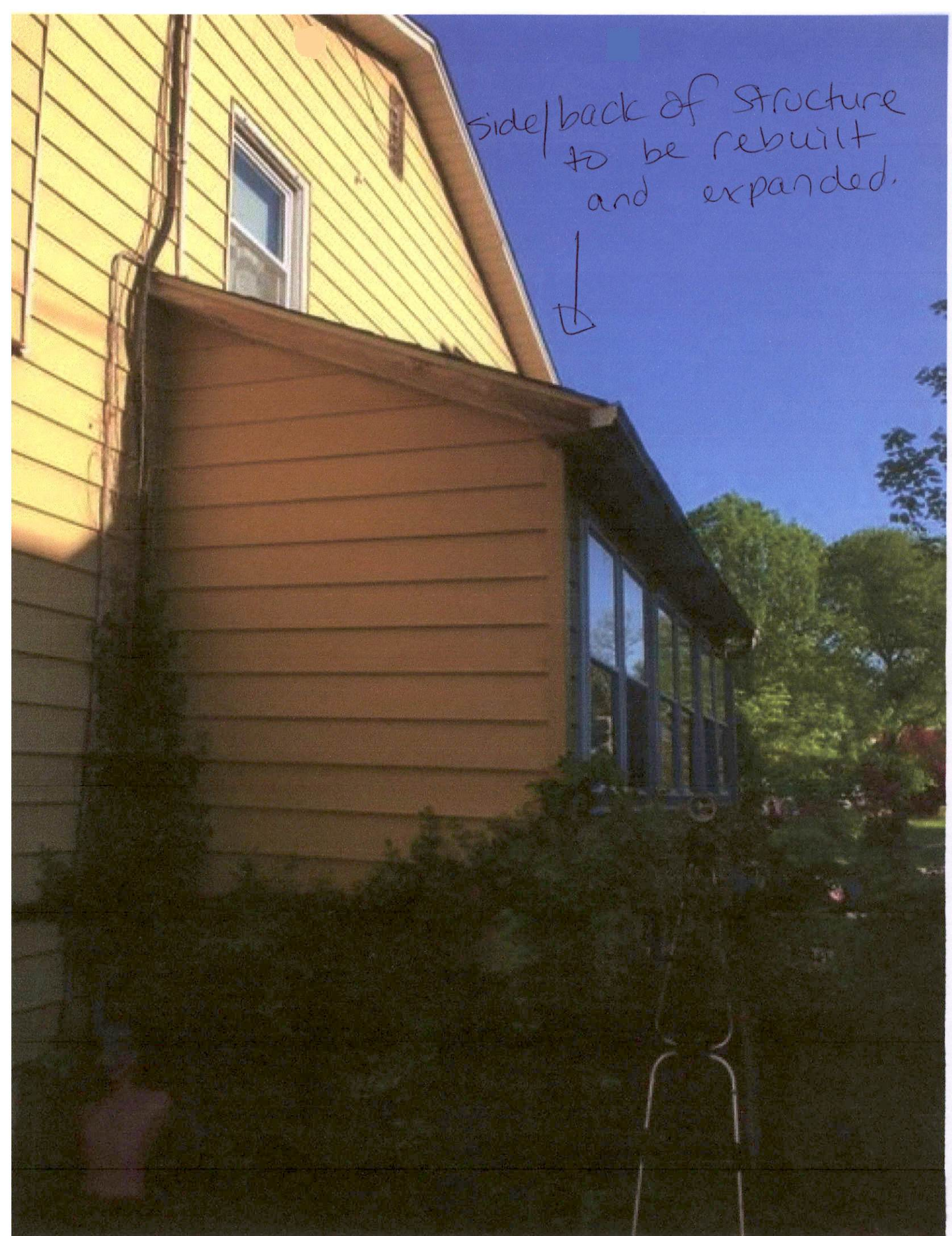
DR 1 NC

401

0913206031

401

side/back of structure
to be rebuilt
and expanded.



Structure to be
rebuilt and
expanded
(front and side)



Structure to be
rebuild and expanded,
(front and side)



Front of structure
to be rebuilt
and expanded

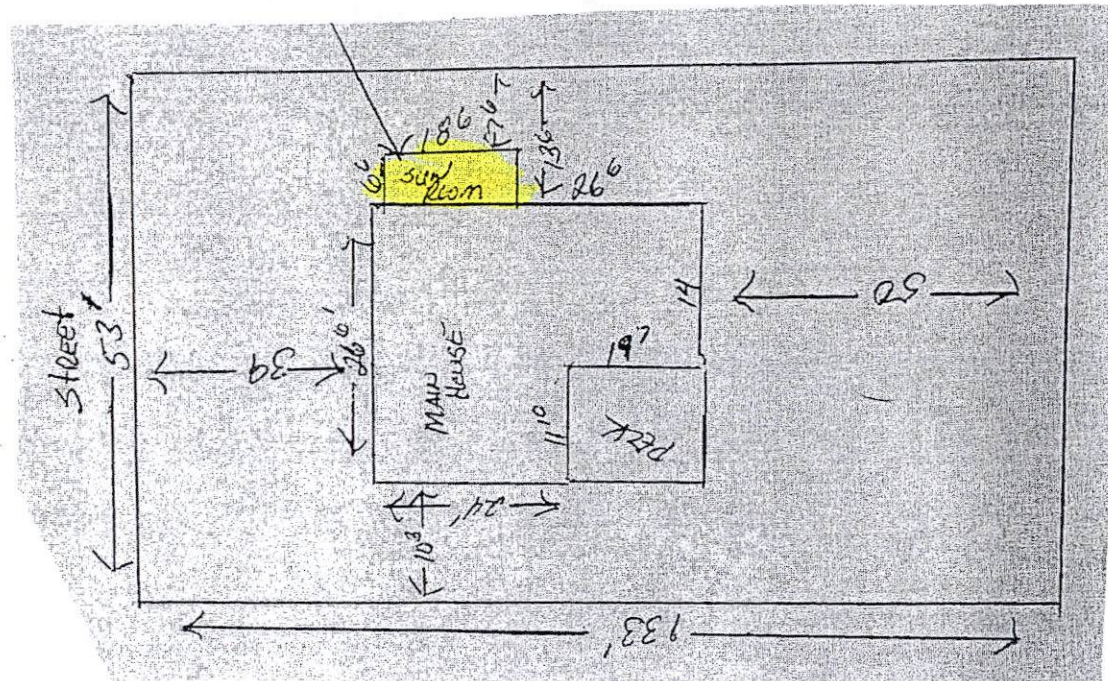


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 407 BROOK RD, 21286 OWNER(S) NAME(S) MARK D. McCulloch

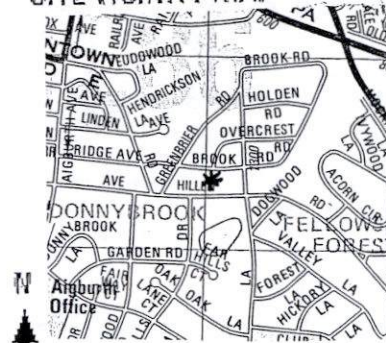
SUBDIVISION NAME GREENBRIAR LOT# 15 BLOCK# N/A SECTION# N/A

PLAT BOOK # 12 FOLIO # 0068 10 DIGIT TAX # 09 07291 460 DEED REF. # 32452/00415



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 07082

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 6,985

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW,

VIOLATION CASE INFO:

2017-0291-A

Pet. Ex. 1