

IN RE: PETITION FOR SPECIAL HEARING *

(9616 Mason Avenue)

9th Election District *

3rd Council District

Chris A. Owens & Francis J. Koerner, Sr. *

Legal Owners

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

* **Case No. 2017-0307-SPH**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Chris A. owns & Francis J. Koerner, Sr., legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing), for a total of three rental units (existing).

Francis Koerner and Mitch Kellman appeared in support of the petition. C. William Clark, Esq. represented the Petitioners. Several community members attended the hearing and opposed the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

The subject property is approximately 0.165 acres (7,920 sq. ft.) in size and zoned D.R. 5.5. The property is improved with a dwelling constructed in 1945. Petitioners contend this dwelling has been used since at least 1970 as a two unit apartment, and is a nonconforming use/building. In addition, there is a second structure at the rear of the lot, although it is not clear

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Date 8/31/17

By den

when this building was constructed. Petitioners contend this second building has been used since 1970 as a single family dwelling and is a lawful and nonconforming use/structure.

It is clear Petitioners cannot satisfy current requirements for "conversion" of single family dwellings. B.C.Z.R. §402.1. That section requires 10,000 sq. ft. of lot area for two families, and 13,000 sq. ft. for three families. As such, the three family use can only continue if Petitioners establish it is protected as a lawful nonconforming use per B.C.Z.R. §104.

Mr. Kellman testified that prior to the enactment of Bill 100-1970, two dwellings could be erected on a single lot and two families could live in one dwelling. The witness reviewed the zoning history for the property and testified that in 1945 the site was zoned "A" Residential. Petitioners submitted a copy of the pertinent 1945-1955 Zoning Regulations which indicate both single family and two-family dwellings were permitted on one property. Ex. 10, at K:7. Thus, 1970 is the operative date and Petitioners must establish the main dwelling was used for two families and the rear dwelling was used for one family prior to that date, and in an uninterrupted fashion since then.

Mr. Koerner testified he purchased the property in 2005 and that all existing improvements were on the lot at that time. He noted the "main" house has separate entrances for upstairs and basement apartments, and a permanent wall separates those living units. He stated the rear house also has a separate entrance and all housekeeping and kitchen facilities. The witness in or about 2011 registered the three rental units with Baltimore County's Rental Registration Program. Exhibit 4. Concerning the use of the property prior to his ownership the witness indicated a gentleman named Ron (now deceased) who lived at 9614 Mason Avenue told him the properties were always rented by three separate individuals/families. He also testified James Krausman (an

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Date 8/31/17
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elderly gentlemen who resides at 9620 Mason Avenue) told him he has lived at this location for 48 years and that during that time the property was rented by three individuals/families.

The next witness was Mitch Kellman, a zoning and land use planner accepted as an expert. In addition to the testimony summarized above, Mr. Kellman presented a 1955 zoning map (using 1953 photography) which he said shows two structures existed on the lot at that time. Exhibit 9. The witness visited the property and reviewed all relevant deeds, plans and pertinent regulations. Based on those materials, and the testimony of Mr. Koerner, he opined all three units are lawful nonconforming uses/structures.

Neighbors opposed the request and stated the property does not have sufficient parking and that a three apartment use is inappropriate for this area of single family homes. Joe Dembeck, who has lived directly across the street from the subject property since 1992, testified that there is only one mailbox at the property. He also testified that the property was used as three units only by the former owner and her daughter (Mary Hitchens and Sharen Favre) who sold the house to Petitioners in 2005. Since that time the witness stated the property has not been used or rented on a continual basis by three different individuals/families.

Based on the testimony and exhibits presented I do not believe Petitioners have presented sufficient proof that the main dwelling on the lot was used since 1970 as a two-family dwelling. While there was testimony concerning a wall separating the units, no photographs were presented of the units themselves or the interior of the home. And while hearsay is admissible in administrative hearings, the only evidence presented to establish the two-family use existed prior to 1970 were statements attributed to a current and former (now deceased) neighbor. This is insufficient to establish the use as lawfully nonconforming. *Board of Zoning Appeals v. Meyer*, 207 Md. 389 (1955).

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By SEN

On the other hand, I am persuaded by Mr. Kellman's testimony that the rear dwelling is a lawful, nonconforming use/structure. He described his visit to the site and presented a photograph of that structure. Ex. 3D. He noted it had a door, windows, chimney and residential style roofline, none of which are routinely found on a garage or other accessory building. He also identified the structure on a 1955 zoning map, and thus I believe the building was constructed at or about the time of the main dwelling in 1945, at which time two single-family dwellings could lawfully be constructed on one lot. And Mr. Dembeck recalled being in the rear dwelling through the years when it was rented to tenants. Thus I believe Petitioners have established the rear building qualifies as a lawful nonconforming use/structure which can continue to be used as a single family dwelling. *Purich v. Draper Props., Inc.*, 395 Md. 694, 708-09 (2006).

THEREFORE, IT IS ORDERED this 31st day of **August, 2017** by this Administrative Law Judge, that the Petition for Special Hearing to approve as a nonconforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing), for a total of three rental units (existing), be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve two single family dwellings on one lot as a lawful nonconforming use, for a total of two rental units, be and is hereby GRANTED.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

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Date 8/31/17
By slh



PI TION FOR ZONING HEAL G(S)

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

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

Address 9616 Mason Ave., Balto., MD 21234 which is presently zoned DR 5.5

Deed References: 21817/000185 10 Digit Tax Account # 0 9 0 7 4 7 3 7 1 0

Property Owner(s) Printed Name(s) Chris A. Owens, Francis J. Koerner, Sr.

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

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

1. x a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing), for a total of three rental units (existing).

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

3. a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

C. William Clark

Name- Type or Print

Signature

502 Washington Ave. Towson MD

Mailing Address

City

State

21204 / 410-823-7850,

cwclark@cwilliam
clarklaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2017-0307-SPH

Filing Date

5/17/17

Legal Owners (Petitioners):

Chris A. Owens / Francis J. Koerner, Sr.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Suite 195

9613C Harford Rd. Balto. MD

Mailing Address

City

State

21234 /

410-337-2766 /

fkoerner@owner
properties.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Mitchell Kellman, DMW

Name - Type or Print

Signature

501 Fairmount Ave. Towson MD

Mailing Address

City

State

21286 /

410-296-3333,

mkellman@
dmw.com

Zip Code

Telephone #

Email Address

Do Not Schedule Dates:

Reviewer

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

8/31/17

By

Ln

ZONING DESCRIPTION
For
9616 Mason Avenue
Baltimore County Tax Map 0071 Grid 0015, Parcel 1112
Baltimore County, Maryland

Beginning at a point on the west side of Mason Avenue, which has a variable right-of-way width, at a distance of 407 feet north of the centerline of East Joppa Road;

being Lot Number 211 and part of Lot Numbers 210 and 212, of the "Carney View" subdivision as recorded in Baltimore County Plat Book Number 7, Folio 90, containing 7,920 square feet or 0.182 of an acre; and

also known as 9616 Mason Avenue in the 9th Election District and 3rd Councilmanic District.

2017-0307 - SPH

492 - 0080 - 7102

**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: 2017-0307-SPH
Property Address: 9616 Mason Avenue, Baltimore, MD 21234
Property Description: _____

Legal Owners (Petitioners): Chris A. Owens & Francis J. Koerner, Sr.
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire
Company/Firm (if applicable): _____
Address: 502 Washington Avenue
Suite 700
Towson, MD 21204
Telephone Number: 410-823-7850

Revised 7/9/2015

MEMORANDUM

DATE: October 3, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0307-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on October 2, 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



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5112523

Sold To:

C William Clark - CU00515714
502 Washington Ave
Ste 700
Towson, MD 21204-4517

Bill To:

C William Clark - CU00515714
502 Washington Ave
Ste 700
Towson, MD 21204-4517

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

Aug 08, 2017

NOTICE OF ZONING HEARING

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

Case: # 2017-0307-SPH

9616 Mason Avenue
W/s Mason Avenue, north of E. Joppa Road
9th Election District - 3rd Councilmanic District
Legal Owner(s) Chris Owens, Francis Koerner, Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing) for a total of 3 rental units (existing).

Hearing: Monday, August 28, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/651 August 8

5112523

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

Date: 8-2-17

2017-0307-SPH

ZONING NOTICE

CASE # 2017-0307-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BLDG, ROOM 205
PLACE: 105. W. CHESAPEAKE AVE., TOWSON, MD 21204
DATE AND TIME: MON. AUG. 28, 2017 11 AM.
REQUEST: SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE AS A NON-CONFORMING USE THE PROPERTY FOR USE AS A TWO FAMILY DWELLING (EXISTING) AND A SINGLE FAMILY DWELLING (EXISTING) FOR A TOTAL OF 3 UNITS (EXISTING) ^{RENTAL}

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Address of sign(s) required
106 Hester Ave

HH

Owner (ear)

e. Hester
Address of Sign Poster)

NCE PILSON
Address of Sign Poster)

Barn Road
Address of Sign Poster)

MD 21120
Zip Code of Sign Poster)

-1443
Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 8, 2017 Issue - Jeffersonian

Please forward billing to:

C. William Clark, Esq.
502 Washington Avenue, Ste. 700
Towson, MD 21204

410-823-7850

CORRECTED NOTICE OF ZONING HEARING

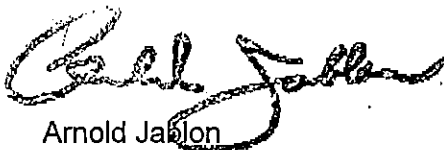
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0307-SPH

9616 Mason Avenue
W/s Mason Avenue, north of E. Joppa Road
9th Election District – 3rd Councilmanic District
Legal Owners: Chris Owens, Francis Koerner, Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing) for a total of 3 rental units (existing).

Hearing: Monday, August 28, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 27, 2017 Issue - Jeffersonian

Please forward billing to:

C. William Clark, Esq.
502 Washington Avenue, Ste. 700
Towson, MD 21204

410-823-7850

NOTICE OF ZONING HEARING

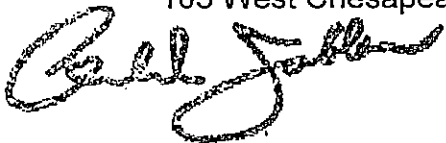
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0307-SPH

9616 Mason Avenue
W/s Mason Avenue, north of E. Joppa Road
9th Election District – 3rd Councilmanic District
Legal Owners: Chris Owens, Francis Koerner, Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing) for a total of 3 rental units (existing).

Hearing: Thursday, August 17, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

July 21, 2017

NEW NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0307-SPH

9616 Mason Avenue

W/s Mason Avenue, north of E. Joppa Road

9th Election District – 3rd Councilmanic District

Legal Owners: Chris Owens, Francis Koerner, Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing) for a total of 3 rental units (existing).

Hearing: Monday, August 28, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Avenue, Towson 21204
Chris Owens, Francis Koerner, Sr., 9613C Harford Rd., Ste. 195, Baltimore 21234
Mitchell Kellman, 501 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 8, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



KEVIN KAMENETZ
County Executive

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

June 29, 2017

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0307-SPH

9616 Mason Avenue

W/s Mason Avenue, north of E. Joppa Road

9th Election District – 3rd Councilmanic District

Legal Owners: Chris Owens, Francis Koerner, Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve as a non-conforming use the property for use as a two family dwelling (existing) and a single family dwelling (existing) for a total of 3 rental units (existing).

Hearing: Thursday, August 17, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Avenue, Towson 21204
Chris Owens, Francis Koerner, Sr., 9613C Harford Rd., Ste. 195, Baltimore 21234
Mitchell Kellman, 501 Fairmount Avenue, Towson 21286

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
9616 Mason Avenue, W/S Mason Avenue, * OF ADMINISTRATIVE
407' N of c/line of E. Joppa Road * HEARINGS FOR
9th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Chris Owens & Francis Koerner*
Petitioner(s) * 2017-307-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 26 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of May, 2017, a copy of the foregoing Entry of Appearance was mailed to Mitch Kellman, DMW, 501 Fairmount Avenue, Towson, Maryland 21286 and C. William Clark, Esquire, 502 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

№ 153067

Date: 5/17/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6130						\$ 75-
Total:										\$ 75

Rec
From:

For:

9616 MASON AVE

2017-0307-SPH

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME AM
 5/17/2017 5/17/2017 10:55:14 5
 REG NO. 035973 5/17/2017 GFLJ
 Dept . 5 528 ZONING VERIFICATION
 CR NO. 153067
 Recpt Tot \$75.00
 \$75.00 OK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 24, 2017

Chris A Owens
Francis J Koerner Sr.
9613 A Harford Road
Suite 195
Baltimore MD 21234

RE: Case Number: 2017-0307 SPH, Address: 9616 Mason Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 17, 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
C William Clark, Esquire, 502 Washington Avenue, Towson MD 21204
Mitchell Kellman, DMW, 501 Fairmount Avenue, Towson MD 21286

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



Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 5/22/17

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. 2017-0307-SPH

*Special Hearing
Chris A. Owens & Francis J. Koerner, Sr.
9616 Mason Avenue.*

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,

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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/29/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-307



INFORMATION:

Property Address: 9616 Mason Avenue
Petitioner: Chris A. Owens, Francis J. Koerner, Sr.
Zoning: DR 5.5
Requested Action: Special Hearing

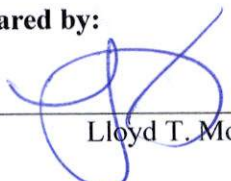
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use of the property for one existing two family dwelling and one existing single family dwelling for a total of three dwellings.

A site visit was conducted on June 8, 2016. The site is located in the Parkville Community and is within the boundaries of the Carney-Cub Hill – Parkville Area Community Plan, adopted in May 2010.

The Department of Planning has no objection to granting the petitioned zoning relief provided the non-conforming use can be established to the satisfaction of the Administrative Law Judge.

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

Prepared by:



Lloyd T. Moxley

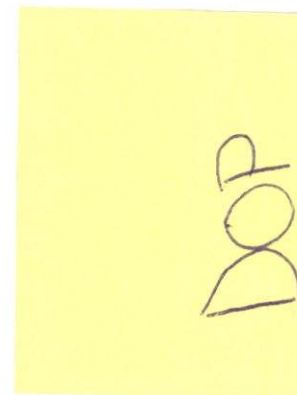
Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Mitch Kellman, Daft, McCune, Walker, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For May 29 2017
Item No. 2017-0304, 0305, 0307 and 0308

DATE: June 8, 2017

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\ZAC05292017.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/29/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-307

INFORMATION:

Property Address: 9616 Mason Avenue
Petitioner: Chris A. Owens, Francis J. Koerner, Sr.
Zoning: DR 5.5
Requested Action: Special Hearing

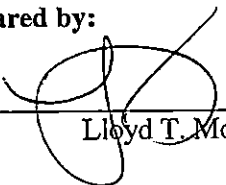
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use of the property for one existing two family dwelling and one existing single family dwelling for a total of three dwellings.

A site visit was conducted on June 8, 2016. The site is located in the Parkville Community and is within the boundaries of the Carney-Cub Hill – Parkville Area Community Plan, adopted in May 2010.

The Department of Planning has no objection to granting the petitioned zoning relief provided the non-conforming use can be established to the satisfaction of the Administrative Law Judge.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Mitch Kellman, Daft, McCune, Walker, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

August 24, 2017

Chris A Owens
Francis J Koerner Sr.
9613 A Harford Road
Suite 195
Baltimore MD 21234

RE: Case Number: 2017-0307 SPH, Address: 9616 Mason Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 17, 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
C William Clark, Esquire, 502 Washington Avenue, Towson MD 21204
Mitchell Kellman, DMW, 501 Fairmount Avenue, Towson MD 21286

Pet. No. 17

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

Date: 5/22/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

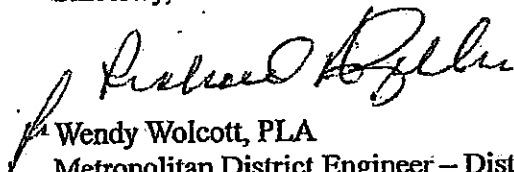
Dear Ms. Lewis:

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. 2017-0307-SPH

*Special Hearing
Chris A. Owens & Francis J. Koerner, Sr.
9616 Mason Avenue.*

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,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
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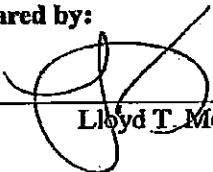
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For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Mitch Kellman, Daft, McCune, Walker, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.:

2017-307-SPH

Exhibit Sheet

Petitioner/Developer

PW
10-3-17

Protestant

8-31-17

Sen.

No. 1	site plan	
No. 2	Deed 2005	
No. 3	3A-3D Photos	
No. 4	Rental Registration Report	
No. 5	Code Enforcement Correction Notice	
No. 6	MRIS Listing	
No. 7	SDAT record	
No. 8	BGE letter	
No. 9	Zoning maps	
No. 10	Zoning regs - App. K	
No. 11	BCZR - 1969	
No. 12	BCZR § 402	

Case No.:

2017-0307-SPH

Exhibit Sheet - Continued

Petitioner/Developer

Protestants

No. 13	BCZR § 101	
No. 14	1924 Deed, 1924	
No. 15	1966 Deed	
No. 16	1992 Deed	
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

THIS DEED OF ASSIGNMENT, made this 22nd of April, 2005,

from Sharen D. Favre, Grantor, to Chris A. Owens and Francis J. Koerner, Sr., Grantees.

WITNESSETH, that in consideration of the sum of ONE HUNDRED AND EIGHTY-SIX THOUSAND DOLLARS (\$186,000.00), the receipt of which is hereby acknowledged, the Grantor grants and assigns to the Grantees, as joint tenants and not as tenants in common, and to their assigns, and to the respective personal representatives, heirs, and assigns of the survivor of them, the leasehold property located in Baltimore County, Maryland, known as 9616 Mason Avenue and described further in the attached "Exhibit A".

BEING the same property which by Deed of Assignment dated October 5th, 2001, and recorded among the Land Records of Baltimore County in Liber 15941 folio 287, was granted and conveyed to the Grantor herein.

TOGETHER with all improvements thereon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby assigned to the Grantees, as joint tenants and not as tenants in common, and to their assigns, and to the personal representatives, heirs, and assigns of the survivor of them, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of \$120.00 payable half yearly on the 4th days of February and August in each and every year.

AND the Grantor covenants to warrant specially the property hereby assigned, and to execute such further assurances of the property as may be requisite.

Pet. No. 2

WITNESS the hand and seal of said Grantor:

WITNESS:

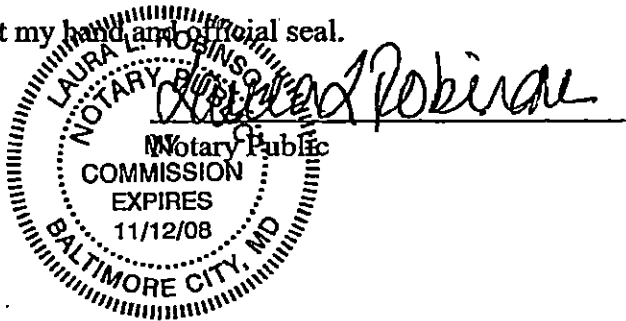
Sharen D. Favre (Seal)
Sharen D. Favre

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 22nd day of April, 2005 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sharen D. Favre, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and made oath in due form of law that the matters and facts set forth in the foregoing Deed are true and in my presence signed and sealed the same.

In witness whereof, I hereunto set my hand and official seal.

My Commission Expires: 11/12/08



This is to certify that the within instrument has been prepared by an attorney licensed to practice before the Court of Appeals of Maryland.

Daniel D. Harvey

Daniel D. Harvey

After Recording, return to:

File # 2005-046

COTTON BUCK TITLE COMPANY
735 W. 26TH STREET
BALTIMORE, MD 21211

EXHIBIT A

LEGAL DESCRIPTION

BEING the Northernmost 13 feet of Lot No. 210, all of Lot No. 211 and the Southwesternmost 6 feet of Lot No. 212 as shown on the plat of "Carney View", recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 folio 90.

The improvements thereon being known as No. 9616 Mason Avenue.

Tax ID # (09) 09-07-473170.

Said property being in leasehold and subject to the annual ground rent of \$120.00 payable half-yearly on the 4th days of February and August in each and every year.

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	SHAREN D FAVRE

2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is m principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	SHAREN D FAVRE Sharen D Favre Signature

3b. Entity Transferors	
Witness/Attest	Name of Entity By Name Title

17 CIRCUIT COURT (LAW RECORDS) DIV 21017, P. 0103, WSA_C002_21017, Date available 03/10/2003, Printed 03/25/2017.

of Instruments		☒ Deed or Trust		☐ Mortgage		☐ Lease		☐ Other		☐ Other		TOTAL		370.00	
2. Conveyance Type Check Box		☒ Improved Sale		☐ Unimproved Sale		☐ Multiple Accounts		☐ Arms-		☐ Arms-		RECEIVED		RCR # 83185	
		Arms-Length [1]		Arms-Length [2]		Arms-Length [3]		Length Sale [9]				RCR # 947		02:07 PM	
3 Tax Exemptions (if Applicable)		Recordation										05, 2005			
Cite or Explain Authority		State Transfer													
4. Consideration and Tax Calculations		County Transfer													
		Consideration Amount				Finance Office Use Only									
		Purchase Price/Consideration				Transfer Tax Consideration									
		Any New Mortgage				X () % =									
		Balance of Existing Mortgage				Less Exemption Amount									
		Other:				Total Transfer Tax				2790.00					
		Other:				Recordation Tax Consideration									
		Full Cash Value:				X () per \$500 =				930.00					
						TOTAL DUE									
5 Fees		Amount of Fees				Doc. 1				Doc. 2					
		Recording Charge				\$ 20.00				\$					
		Surcharge				\$ 20.00				\$					
		State Recordation Tax				\$ 930.00				\$					
		State Transfer Tax				\$ 930.00				\$					
		County Transfer Tax				\$ 2790.00				\$					
		Other				\$				\$					
		Other				\$				\$					
6 Description of Property		District		Property Tax ID No. (1)		Grantor/Liber/Folio		Map		Parcel No.		Var. LOG			
		09		09-07-473170								(5)			
		Subdivision Name		Lot (3a)		Block (3b)		Sec/AR (3c)		Plat Ref.		SqFt/Acreage (4)			
		Location/Address of Property Being Conveyed (2)													
		9616 Mason Avenue Baltimore, MD 21234													
		Other Property Identifiers (if applicable)										Water Meter Account No.			
		Residential ☒ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☒ Amount: 120.00													
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:													
		If Partial Conveyance, List Improvements Conveyed:													
7 Transferred From		Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)									
		Sharon D. Fawcett				Chris A. Owens									
		Francis J. Hoerner				Francis J. Hoerner									
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)				Doc. 2 - Owner(s) of Record, if Different from Grantor(s)									
8 Transferred To		Doc. 1 - Grantee(s) Name(s)				Doc. 2 - Grantee(s) Name(s)									
		Chris A. Owens				Academy Mortgage Corporation									
		Francis J. Hoerner													
		New Owner's (Grantee) Mailing Address													
		502 Washington Avenue Balto MD 21204													
9 Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2 - Additional Names to be Indexed (Optional)									
						Trustee: Cotton Duck Title Co.									
10 Contact/Mail Information		Instrument Submitted By or Contact Person										☒ Return to Contact Person			
		Name:										☐ Hold for Pickup			
		Firm: Cotton Duck Title Company										☒ Return Address Provided			
		Address: 735 W 36th Street													
		Baltimore MD 21211 Phone: (410) 243 5825													
		11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER													
		Assessment Information		Yes ☐ No ☒ Will the property being conveyed be the grantee's principal residence?		Yes ☐ No ☒ Does transfer include personal property? If yes, identify:									
				Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).											
		Assessment Use Only - Do Not Write Below This Line													
		Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification					
		Transfer Number		Date Received		Deed Reference		Assigned Property No.							
		0000727		20		20		Geo.		Map					
		RECORDATION TAX NEEDED						Grid		Sub					
								Plat		Block					
								Lot							



Pet 3B



Ret Exh 3A



Det 5xh
30



Pec 3D



Rental Registration Program Report by Street Name

Pet. Ex. 4

Rental Street: MARYLAND

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
206 MARYLAND AVE		21286	None
206 MARYLAND AVE		21286	None
208 MARYLAND AVE		21286	None
216 MARYLAND AVE		21286	Dwelling units solely occupied by relatives
220 MARYLAND AVE		21286	None
418 MARYLAND AVE		21221	None
425 MARYLAND AVE		21221	None
430 MARYLAND AVE		21221	None
609 MARYLAND AVE		21221	None
613 MARYLAND AVE		21221	None
3013 MARYLAND AVE		21227	None
4205 MARYLAND PL	APT 1	21229	None
4205 MARYLAND PL	APT 2	21229	None
4207 MARYLAND PL		21229	None

Rental Street: Masefield

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
934 Masefield		21207	None
908 MASEFIELD RD		21207	None
926 MASEFIELD RD		21207	None
942 MASEFIELD RD		21207	None
972 MASEFIELD RD		21207	None

Rental Street: MASEMORE

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
17338 MASEMORE RD		21120	Dwellings that are not connected to public sewer

Rental Street: MASON

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
9616 MASON AVE	UNIT B	21234	None



Rental Registration Program Report by Street Name

Rental Street: MASON

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
9616 MASON AVE	UNIT M	21234	None
9616 MASON AVE	UNIT R	21234	None
9630 MASON AVE		21234	None
4 MASON CT		21117	None

Rental Street: MASSETH

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
2508 MASSETH AVE		21219	None
2508 Masseth AVE		21219	None
2510 MASSETH AVE		21219	None
2634 MASSETH AVE		21219	None
2510 Masseth AVE SE		21219	None

Rental Street: MASTER DERBY

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
9319 MASTER DERBY DR		21133	None
9327 MASTER DERBY DR		21133	None

Rental Street: MASTERS

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
2007 MASTERS DR		21209	None
2016 MASTERS DR		21209	None
2023 MASTERS DR		21209	None

Rental Street: MATZON

<u>Rental Property Address</u>	<u>Unit</u>	<u>Zip Code</u>	<u>Exempt</u>
9700 MATZON RD		21220	None
9701 MATZON RD		21220	None
9702 MATZON RD		21220	None
9707 MATZON RD		21220	None
9710 MATZON RD		21220	None
9712 MATZON RD		21220	None



CODE ENFORCEMENT CORRECTION NOTICE

OWENS CHRIS A KOERNER FRANCIS J SR
SUITE 195
9613 C HARFORD RD
BALTIMORE, MD 21234

CASE NUMBER CC1701322	PROP.TAX ID 0907473170
VIOLATION ADDRESS 9616 MASON AVE PARKVILLE, MD 21234-2111	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 402: Illegal conversion of dwelling <i>19000 sq. ft</i> <i>2 units</i> <i>Zoning</i> <i>rear house</i>	Convert back to a single family dwelling. This property does not meet the requirements for two or three unit rental dwelling.

Failure to comply with this correction notice, may result in a \$200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the Inspector for more information and details.

COMPLIANCE DATE: 04/13/2017	INSPECTOR ID: 79
	ISSUED DATE: 03/13/2017

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
- A lawyer can give important assistance to you:
 - on how to correct the violation(s) in order to avoid trial or
 - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
- A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
- It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- Upon correction of these violation(s), contact the Inspector for re-inspection. If you have any questions contact the inspector promptly.

Pet. Ex. 5



Welcome Roseann Krejci
Wednesday, March 09, 2005

Home Search My Matrix Finance Roster Tax Open House Input Help Logout
Residential General Quick Address Create Your Own Search CMA

Result 3 of 3. Checked 0. Check all 3.

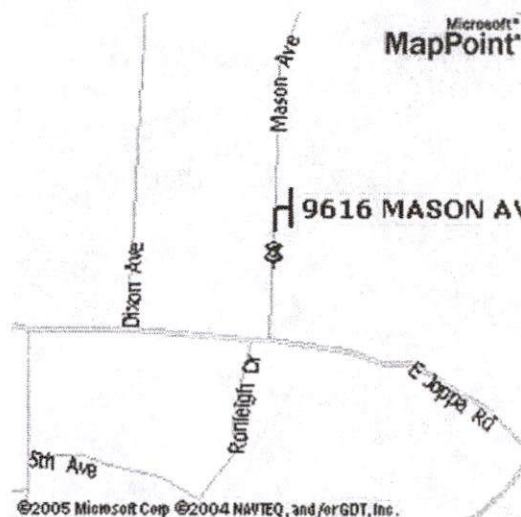
Previous | Next | 1 2 [3] | One-line Summary - Agent display | Bottom

Metropolitan Regional Information Systems, Inc.

BC5178589 - BALTIMORE
9616 MASON AVE, PARKVILLE, MD 21234

Full Listing
Residential

No Photo
Available



Status: Active

Ownership: Ground Rent
Sale or Rental: Sale
Listing Type: Excl. Right
Adv Sub: Carney View
Legal Sub: CARNEY VIEW
Condo/Coop Proj Name:

Tax ID: 04090907473170
HOA Fee: /mo pd
C/C Fee: /mo pd

Elementary:

Style: Cape Cod
Cap Value Gr Rent: 1200.00
Type: Detached
TH Type:
#Levels: 3
#Fireplaces: 0
Model:

Total Taxes: \$1,786
Tax Year: 2004
Lot AC/SF: .18/7,920

Middle:

List Price: \$184,900
Ground Rent: \$60
Inc City/Town:
Zip: 21234 - 2111
Election District: 9
Old Map: BC00000
TBM Map:
Area:

Level Location:
Age: 60
Year Built: 1945

High:

INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	3	1	2	0	0	0
Full Baths:	1	1	0	0	0	0
Half Baths:	1	0	0	0	1	0

Room	Dimensions	Level	Flooring	Fireplace
Living Room	16 x 11	Main	Wood Under Carpet	
Dining Room	12 x 11	Main	Wood	
Bedroom-Master	11 x 9	Main	Wood	
Bedroom-First	x			

Pet. #6

Bedroom-Second	19 x 11	Upper 1	Carpet
Bedroom-Third	10 x 11	Upper 1	Carpet
Bedroom-Fourth	x		
Bedroom-Fifth	x		
Bedroom-Master #2	x		
Sitting Room	x		
Kitchen	11 x 10	Main	Vinyl
Recreation Room	x		
Family Room	x		
Den	x		
Unfinished Basement	x		
Other Room #1	x		
Other Room #2	x		
Other Room #3	x		
Library	x		
Breakfast Room	x		
Foyer	x		
Garage	x		
Carport	x		

FEATURES

Rooms: Bedroom-Master, Bedroom-Second, Bedroom-Third, Dining Room, Kitchen, Living Room

Main Entrance: Living Room

Interior Style: Floor Plan-Traditional

Dining/Kitchen: 2nd Kitchen, Kit-Table Space, Sep Dining Rm

Appliances: Dishwasher, Oven/Range-Gas, Refrigerator

Amenities: Cedar Closet, W/W Carpeting, Wood Floors

Security:

Windows/Doors: Dble Pane Wind, Screens, Storm Door(s)

Walls/Ceilings:

Basement: Yes

Basement Type: Full, Partially Finished

Basement Entrance: Outside Entrance

Handicap:

Unit Description: Other

R-Factor Basement:

House Dimensions: x

Above Grade Unfinished:

Below Grade Finished:

Foundation:

R-Factor Ceilings:

SQFT-Tot Fin:

Above Grade Finished:

Below Grade Unfinished:

R-Factor Walls:

Directions:

JOPPA ROAD TO MASON AVE. (NEAR THE FIREHOUSE TAVERN)

REMARKS

General/Agent:

Lots of possibilities with this 3/5 bdrm home. Basement in-law apt, 1st bedroom now used as office, separate building in back of main house now rented, could be used for crafts,workshop, etc.& is heated. New neutral carpet & vinyl on main fl.& basement, windows new '03,updated bathroom, newsiding, fresh paint, lots of storage. Being sold as-is, any inspections for buyer's info only.

Internet/Public:

Lots of possibilities with this 3/5 bdrm home. Basement in-law apt, 1st bedroom now used as office, separate building in back of main house now rented, could be used for crafts,workshop, etc.& is heated. New neutral carpet & vinyl on main fl.& basement, windows new '03,updated bathroom, newsiding, fresh paint, lots of storage. Being sold as-is, any inspections for buyer's info only.

EXTERIOR

Building Sites/Lots:

Lot Dimension: x x

Lot Acres/Sqft: .18/7,920

Exterior: Porch-front

Exterior Construction: Vinyl Siding

Lot Description:

Other Buildings: Office/Studio, Tenant House

Original Builder:

New Construction: No

Property Condition: As-is condition, Shows Well

Roads:

Roofing:

Soil Type:
Topography:
Transportation:
View/Exposure:
Year Converted:

Year Renovated:

PARKING

Parking: Free
Garage Type:
Carport Type:
Parking Incl in List Price: No

Parking Incl in Sale Price: No

Gar/Carpt/Assgn Sp: //
Parking Space #: 2
Parking Block/Square:

UTILITIES

Heat System: Forced Air
Cool System: Central A/C
Water: Public
Sewer Septic: Public Septic
TV/Cable/Comm:

Heat Fuel: Natural Gas
Cool Fuel: Natural Gas
Hot Water: Natural Gas

FINANCIAL INFORMATION

Earnest Money:
Total Taxes: \$1,786
Tax Year: 2004

Other Fees: /month paid
City/Town Tax:
Refuse Fee:
Water/Sewer Hook-up:
Special Tax Assess: \$172
Improvements: \$97,170
Investor Ratio:

County Tax: \$1,615
Tap:
Front Foot Fee:
Yr Assessed: 2001
Total Tax Assess: \$135,090
Total Units:

Assessments:
Land: \$37,920

Project Approved:
Possession: Negotiable
Tenant Rights:

Current Financing/Loan:

1st Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
2nd Trust Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:
Undr. Mtg Bal:	PI:	Int Rate:	Orig. Date:	Yrs Remain:

New Financing:
Cash to Assume:
Balloon # Years:
Annual Rent Income:
Rental Year:

Interest Rate:
Amortized Years:
Special Assessment:
Special Assessment 2:

Years:
Remaining Yrs:
Remaining Yrs:

HOA/CONDO

HOA Fee: /month paid
Condo/Coop Fee: /month paid
HOA/Condo/Coop Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fee Includes:
HOA/Condo/Coop Management:

HOA: No

LEGAL INFORMATION

Tax Map:
Section:
Liber: 7
Zoning Code:
Historic Designation ID:
Contract Info: None
Disclosures: Prop Disclaimer
Documents:
Special Permits:

Lot #: 211
Phase:
Folio: 90

Block/Square:
Parcel Number: 1112

Master Plan Zoning:

OWNER and SHOWING CONTACT

Owner 1: REMAX ELITE
Show Contact #1: CALL REMAX OFFICE
Monthly Rent:
Show Instructions: Call Office

Home:
Home: (410) 515-0100
Lease Expiration:

Office:
Office:

Show Time: -

Show Days:

PROPERTY MANAGEMENT

Property Mgmt Company: N/A

Prop Mgr's Name: Unknown

Office:

Phone:

LISTING AGENT/BROKER**Listing Agent:** Roseann Krejci

Home:

Office: (410) 515-0100

Home Fax: (410) 879-8682

Pager:

Cell: (443) 807-3204

Email: roseannk@mris.net

Voice Mail:

Ext:

Broker Name: RE/MAX Elite Realty

Broker Address: 1 Bel Air Pkwy S Ste# 2, BEL AIR, MD 21015

Broker Code: RMEL2

Office Phone: (410) 515-0100

Office Fax: (410) 515-0158

COMPENSATION

Sub-Agent: 0

Disclose Dual Agency: Yes

Buyer-Agent: 2.75

Variable Rate: No

Additional:

Designated Rep: No

List Date: 09-Mar-2005

VRP: No

Low Price: \$184,900

Status Change Date: 09-Mar-2005

Photo Option: VIC Exterior Only

Orig List Price: \$184,900

Prior List Price:

DOM-MLS: 0

Off Mkt Date:

Total Photos: 0

Update Type: OTHER

Update Date: 09-Mar-2005

DOM-Prop: 0

Advertising: IDX-PNA

SOLD INFORMATION[Previous](#) | [Next](#) | [1](#) [2](#) [\[3\]](#) | [One-line Summary - Agent display](#) | [Top](#)Change display to: [Full - Agent](#)

Search selected for

Search Time: 0.17s

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View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0907473170			
Owner Information					
Owner Name:	OWENS CHRIS A KOERNER FRANCIS J SR		Use:	RESIDENTIAL	
Mailing Address:	SUITE 195 9613 C HARFORD RD BALTIMORE MD 21234-		Principal Residence:	NO	
			Deed Reference:	/21817/ 00185	
Location & Structure Information					
Premises Address:		9616 MASON AVE BALTIMORE 21234-		Legal Description:	LT 211,PT LTS210-212 9616 MASON AVE CARNEY VIEW
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0015	1112		0000	211 2017 0007/0090
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1945	1,741 SF		400 SF	7,920 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
	Base Value		Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:	63,100		63,100		
Improvements	129,800		149,300		
Total:	192,900		212,400	192,900	199,400
Preferential Land:	0				0
Transfer Information					
Seller: FAVRE SHARON D		Date: 05/05/2005		Price: \$186,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21817/ 00185		Deed2:	
Seller: FAVRE SHAREN D		Date: 03/13/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15941/ 00287		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Pet. No. 7



Revenue Management
PO Box 1475
Baltimore, MD 21203-1475

www.bge.com

An Exelon Company

April 3, 2017

Mr. Francis James Koerner
9613 C Harford Road
Suite # 195
Baltimore, MD, 21234

Re: Service Address: R 9616 Mason Avenue
Baltimore, MD, 21234

Dear Mr. Koerner:

Thank you for your recent inquiry. BGE records indicate that R 9616 Mason Avenue has both gas and electric service.

BGE records show that gas meter number 1247100 was set on March 1, 1982 and the gas service is currently active in your name.

BGE records also show that electric meter number G016844782 was set at the property on March 1, 1928 and removed on October 17, 2014 when it was replaced with electric meter number G159211347. Electric meter number G159211347 is currently active and the service is in your name.

BGE maintains records for a period of seven years. Records prior to this are not maintained. BGE does not have any further historical records regarding R 9616 Mason Avenue.

If you have further questions, please contact me directly at 410-209-1249.

Sincerely,

J. Turner
Revenue Management Specialist

Pet. No. 8

1945-1955
**ZONING REGULATIONS AND RESTRICTIONS
FOR BALTIMORE COUNTY**

ORDERS AND RESOLUTIONS OF THE COUNTY COMMISSIONERS OF BALTIMORE
COUNTY ADOPTING ZONING REGULATIONS AND RESTRICTIONS AND
AMENDMENTS THERETO TO DATE.

The County Commissioners of Baltimore County having received from the Zoning Commissioner of Baltimore County his Final Reports (as authorized by the aforesaid Act of 1941) recommending the adoption of certain zoning regulations and restrictions with respect to the erection, construction, reconstruction, alteration, repair and use of buildings, structures and land within the confines of Baltimore County, and having given fifteen days' notice in a newspaper of general circulation throughout Baltimore County of the place and time of hearings upon Final Reports and said public hearings having been held before the County Commissioners of Baltimore County, pursuant to said notices, and further continued hearings having been thereafter held thereon, and after thorough consideration, investigation and study, the following zoning regulations and restrictions and amendments were adopted:

**ZONING REGULATIONS AND RESTRICTIONS
FOR BALTIMORE COUNTY**

SECTION 1 - DEFINITIONS

Words used in the present tense includes the future; words in the singular number include the plural number; the word "shall" is mandatory and not directory.

For the purpose of this Resolution certain terms and words are defined as follows:

1. Accessory Building: A subordinate building, except structures used exclusively for farm operation, located entirely in and not occupying more than 35 per cent of a rear yard and whose use is wholly incidental to that of the main building on the same lot and which does not exceed 15 feet in height above the ground level. On any lot upon which is located a dwelling any building which is incidental to the conducting of any agricultural use on the same lot shall be deemed to be an accessory building. A trailer shall not be considered an accessory building.
2. Advertising structures: Any sign, billboard, surface, object or structure used for advertising purposes.
3. Airport: Any area of land or water designed and set aside for landing or taking-off of aircraft and utilized or to be utilized for such purposes.

4. Alley: A public way less than 30 feet in width and designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed.
5. Apartment House: A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unity in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities.
6. Basement or Cellar: That portion of a building below the first floor joists the floor of which is more than one-half the clear ceiling height below the adjacent ground.
7. Building: A structure having a roof supported by columns or walls for the shelter, support, or inclosure of persons, animals, or chattels. When any portion thereof is completely separated from all other portions by a division wall from the ground up to the roof and without any door or other openings, such portion shall be deemed a separate building.
8. Building Line: A line beyond which the foundation wall of a building shall not project.
9. Courts: An open, unoccupied space, other than a yard, on the same lot with a building, opening upon a street, alley, yard, lot line or setback, and which is bounded on two or more sides by such building.
10. Depth of Lot: The mean horizontal distance between the front line and the rear lot line.
11. Dwelling, Single Family: A detached dwelling arranged or used for occupancy by one family.
12. Dwelling, Two-Family: A detached dwelling arranged or used for occupancy by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other.
13. Dwelling, Semi-detached: Two (single or two family) dwelling² designed and erected, side by side, as a single detached building and with not more than two entrances on any one side, such (single or two-family) dwellings shall be separated by a solid fire-proof partition wall from foundation to roof.
14. Dwelling, Group House: Not less than three or more than seven (single or two-family) dwellings designed and erected as a single detached building and with not more than one entrance for each (single or two family) dwelling on any one side, such (single or two family) dwellings shall be separated by a solid fireproof partition wall from foundation to roof.
15. Garage, Private: An accessory building used only for storage of not more than three motor driven vehicles, only one of which may be a commercial vehicle.

²Editor's Note: So in original. Apparently should read "dwellings."

SECTION II - ZONES

For the purposes of these regulations, the County is hereby divided into Seven (7) Zones as follows:

- "A" Residence Zone — (Cottage)
- "B" Residence Zone — (Semi-detached)
- "C" Residence Zone — (Apartment)
- "D" Residence Zone — (Group)
- "E" Commercial Zone.
- "F" Light Industrial Zone.
- "G" Heavy Industrial Zone.

SECTION III - "A" RESIDENCE ZONE

A. Use Regulations: In any "A" Residence Zone, except as hereinafter expressly provided, no building or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:

1. Church, parochial school, convent or monastery.
2. Dwelling, single family.
3. Dwelling, two-family.
4. Farming and buildings incidental thereto.
5. Home Occupations, provided that no sign or signs shall be displayed on the lot so used exceeding a total of two square feet in area, not projecting more than one foot beyond the building, and not illuminated.
6. Professional office when situated in the building used by practitioner as his or her private dwelling, provided that no name plate shall be displayed exceeding two square feet in area.
7. Public park or playground.
8. Public building.
9. Public water works or reservoir.
10. Trailer, one unoccupied, for storage only.
11. Tourist home.
12. Truck garden.

- 13.. Accessory building and uses incident to any of the above uses when located on the same lot and in the rear yard and not involving the conduct of a retail business, and which may include:

- (a) Any accessory building when located not less than 60 feet from front lot line and in case of a corner lot where rear lot line abuts on side line of lot adjoining on rear, no accessory building shall be less than 25 feet from the side street line except when built as a part of the main building, provided, however, that any accessory building which is erected within 60 feet of any side street line shall not be less than 10 feet from the rear lot line. In case of a corner lot where rear line of lot abuts on rear line of lot adjoining on rear, no accessory building shall be less than 15 feet from the side street line and in no case shall an accessory building be located within two feet of any lot line.
- (b) Poultry house, provided use is of a private nature only and no poultry or eggs are sold, provided, however, that any poultry yard, run or enclosure, shall be, in its entirety, within the rear yard of such lot.

14. Telephone and telegraph lines, electric light and power lines on public highways or carrying less than 5,000 volts on poles, underground conduits, cables and gas, sewer and water mains and pipes, provided that no building or structure except such poles shall be erected, altered, repaired or used in connection therewith without the issuance of a special permit as provided in Section XIII -- Sub-section I.

B. Height Regulations: No building shall exceed a height of forty feet or three stories.

C. Area Regulations: The minimum dimensions of yards, and the minimum lot area, except as provided in Section IX, shall be as follows:

- 1. Lot Area: Each dwelling hereafter erected shall be located on a lot having an area of not less than five thousand square feet and a width of not less than fifty feet at the front building line. No yard space or minimum area required for a building or use by these regulations shall be considered as any part of the yard space or minimum area for another building or use.
- 2. Front Yard: The building line shall set back from the front lot line to provide for a front yard not less than twenty-five feet in depth, provided that when the majority of residential buildings on one side of a street between two intersecting streets, have been lawfully built with different front yard depths than the aforesaid twenty-five feet, then no building hereafter erected or altered shall have a less front yard than the average depth of said actual front yards of buildings immediately to either side of said building; and, provided, further that no building shall be required by the regulations to set back more than fifty feet in any case, and provided further that these regulations shall not be construed as to reduce to less than 22 feet the buildable width of a corner lot.

BALTIMORE COUNTY
ZONING REGULATIONS
1969

0375

This is the property of:

Name _____

Address _____

Phone _____

Pet. No. 11

DEFINITIONS

Commercial motorway, Class II: Same as Class I commercial motorway in all respects except that less than 70% of the frontage considered, but at least 20% of such frontage, is zoned B.L., B.M., B.R., and/or M.L., and except that it is designated as ^{1/} Class II commercial motorway under ordinance of the County Council. [Bill No. 40, 1967]

Convalescent Home: This term includes rest homes, nursing homes, convalescent homes for children, and homes providing chronic and convalescent care. It does not include a "care home" as defined by the Maryland State Health Department, which merely provides board, shelter, and personal services in a protective environment for persons not gainfully employed.

["Density, Gross" and definition deleted by Bill No. 106, 1963]

Density, Gross Residential: Gross residential acreage divided into the number of dwelling units (See Acreage, Gross Residential). [Bill No. 106, 1963]

Density, Net: Net Density is based on the area of the lot or lots involved. Offstreet parking space shall be considered part thereof only if contained therein.

Drive-in cluster, planned: An integral commercial development for which an overall plan has been approved by the Office of Planning and Zoning and which is under common ownership or control; is on a site at least three acres in net area; has at least 500 feet of lot frontage on arterial streets; and is devoted primarily to drive-in uses or other vehicle-oriented establishments, with vehicular access to any use in the development solely from service drives on the site. [Bill No. 40, 1967]

Drive-in restaurant: A retail outlet where food or beverages are sold to a substantial extent for consumption by customers in parked motor vehicles. [Bill No. 40, 1967]

Dwelling: A building or portion thereof which provides living facilities for one or more families.

Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

Dwelling, Two-Family: A building arranged or used for occupancy by two families as separate housekeeping units. It may be either a duplex or a semi-detached dwelling.

Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

^{1/} Indefinite article, "a", omitted in Bill No. 40, 1947

ARTICLE 1—GENERAL PROVISIONS
Section 100—ZONES AND DISTRICTS, - BOUNDARIES.

100.1—Baltimore County is hereby divided into zones and districts in accordance with this subsection. [Bill No. 40, 1967]

A. Zones.

1. For the purpose of promoting the health, security, comfort, convenience, prosperity, orderly development, and other aspects of the general welfare of the community, zones are intended to provide broad regulation of the use and manner of use of land, in accordance with comprehensive plans.

2. Zones are as follows:

R. 40 Zone	Residence, one-family
R. 20 Zone	Residence, one-family
R. 10 Zone	Residence, one-family
R. 6 Zone	Residence, one and two-family
R. G. Zone	Residence, group house
R. A. Zone	Residence, apartment
B. L. Zone	Business, local
B. M. Zone	Business, major
B. R. Zone	Business, roadside
M. R. Zone	Manufacturing, restricted
M. L. R. Zone	Manufacturing, light restricted [Bill No. 56, 1961]
M. L. Zone	Manufacturing, light
M. H. Zone	Manufacturing, heavy

B. Districts.

1. To further the purposes of zones, districts are intended to provide greater refinement in land-use regulation for critical areas of development within the County. Districts are superimposed upon zones.

2. Districts are as follows:

C. R. District	Commercial, rural
✓ C. N. S. District	Commercial, neighborhood shopping
C. C. C. District	Commercial, community core
C. T. District	Commercial, town-center core
C. S. A. District	Commercial supporting area
C. S-1 District	Commercial, strip
C. S-2 District	Commercial, strip
I. M. District	Industrial, major

C. No zone shall be superimposed upon any other zone, and no district shall be superimposed upon any other district.

1/Title changed by Bill No. 40, 1967

100.2—The Official Zoning Map of Baltimore County hereby adopted as part of these regulations is the existing map in the Office of the Zoning Commissioner of Baltimore County on which are designated the zones and zone boundaries adopted on January 2, 1945 together with all amendments thereto and the changes in zone designations set forth in Section 100.3 herein.

100.3—The zones as created in Section 100.1 change the present zone designations as follows:

- A or B Residence to R. 6 Zone
- C Residence to R. A. Zone
- D Residence to R. G. Zone
- E Commercial to B. L. Zone
- F Light Industrial to M. L. Zone
- G Heavy Industrial to M. H. Zone

100.4—The location of any zone boundary, unless indicated by dimensions shown on the zoning map, shall be determined by use of the map scale shown thereon and scaled to the nearest foot.

[Resolution, March 30, 1955; Bill No. 56, 1961; Bill No. 40, 1967]

Section 101—DEFINITIONS

Words used in the present tense include the future; words in the singular number include the plural number; the word "shall" is mandatory. For the purposes of these Regulations, certain terms and words are defined as follows:

Accessory Building: One which is subordinate and customarily incidental to and on the same lot with a main building. A trailer shall not be considered an accessory building. A structure connected to a principal building by a covered passageway or with one wall in common shall not be considered an accessory building.

Acreage, Gross Residential: The residentially zoned acreage within the perimeter of the subdivision proposed for residential development, plus not more than half the width of existing or recorded boundary streets (maximum 60-foot right of ways) to which the subdivision has right of access, except storm drainage reservation strips to the extent that they exceed in area 15 per cent of the subdivision, or waterfront areas below mean low tide. [Bill No. 106, 1963]

Airport: Any area of land or water designed and set aside for landing or taking off of aircraft.

Alley: A right-of-way 20 feet or less in width, designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed, which provides service access for vehicles to the side or rear of abutting property.

DEFINITIONS

Commercial motorway, Class II: Same as Class I commercial motorway in all respects except that less than 70% of the frontage considered, but at least 20% of such frontage, is zoned B.L., B.M., B.R., and/or M.L., and except that it is designated as ^{1/} Class II commercial motorway under ordinance of the County Council. [Bill No. 40, 1967]

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Drive-in restaurant: A retail outlet where food or beverages are sold to a substantial extent for consumption by customers in parked motor vehicles. [Bill No. 40, 1967]

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Dwelling, One-Family: A detached building arranged or used for occupancy by one family.

Dwelling, Two-Family: A building arranged or used for occupancy by two families as separate housekeeping units. It may be either a duplex or a semi-detached dwelling.

Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

^{1/} Indefinite article, "a", omitted in Bill No. 40, 1947

Section 200—USE REGULATIONS

The following uses only are permitted:

200.1—One-family detached dwellings.

200.2—Conversion of a one-family dwelling as conditioned in Section 402.

200.3—Churches and other buildings for religious worship, including church schools and private schools. [Revised by Resolution, August 23, 1955]

200.4—Trailers, as limited by Section 415.

[200.5—"Country club, ..." etc. deleted by Bill No. 64, 1963]

200.5-1/2—Research institutes, as defined in Section 101, if located on a site of 15 acres or more and if in compliance with Section 418.2. [Bill No. 76, 1964]

[200.6—"Community building, ..." etc. deleted by Bill No. 64, 1963]

200.7—Offices of a doctor or dentist but with no hospital facilities, and offices or studios of a lawyer, architect, engineer, or artist, when these or offices of similar professions are situated in the same dwelling used by any of the foregoing persons as his residence. Not more than 25% of the floor area of the dwelling shall be used for offices or studios; not more than one non-resident professional associate and two non-resident employees shall be permitted. Signs are prohibited except as noted in Section 413.

200.8—Home occupations, as heretofore defined in Section 101, provided that no sign shall be displayed except as noted in Section 413.

200.9—Accessory buildings and uses as limited by Section 400.

200.10—Hospitals, Class A, as defined in Section 101 and as limited by Section 407.

200.11—Public utility uses as follows:

- a. Telephone and telegraph lines.
- b. Electric light and power lines, including transformers and transformer banks, when located on poles, on or contiguous to public highways, alleys, rear lot lines, railroad rights-of-way or if carrying less than 35,000 volts.
- c. Conduits, cables; gas, sewer, storm drain, and water mains—all located underground.
- d. Railroad.

^{1/} Title changed by Bill No. 40, 1967.

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R.40 Zone except that animal boarding place, Class A and kennel are permitted only as special exceptions. [Revised by Bill No. 85, 1967]

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R.10 Zone, except animal boarding place, Class B, sanitary landfills, and trailer parks, which are not permitted, and except that antique shops and residential art salons are permitted as special exceptions outside the Metropolitan District (see Sections 402 B and 402 C). [Revised by Bill No. 85, 1967]

Section 210—HEIGHT REGULATIONS: Same as R.40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Except as noted below, each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304). At least five per cent and six per cent (one-family and two-family dwelling types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement the developer may reduce the minimum permitted lot size by not more than five per cent of the minimum required area. [Revised by Bill No. 106, 1963]

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

211.3—Side Yards—For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line

owner or subsequent purchaser shall require a new request for a use permit as applicable under Subsections A or B.

2. **Renewal.** The applicant shall renew the use permit with the Department every two years by filing a renewal on a form approved by the Department, to be dated from the month of the initial approval, and shall list the name of any person occupying the accessory apartment.

SECTION 401

Cemeteries

[BCZR 1955]

§ 401.1. Setback; screening.

The Zoning Commissioner or the Board of Appeals, on appeal, may require a minimum setback from any property line for any building, structure, grave or place of temporary or permanent burial, and may require such walls, fences and/or planting of shrubbery, trees or vines as may be reasonable and proper to afford adequate screening.

SECTION 402

Conversion of Dwellings

[BCZR 1955]

§ 402.1. For residential use.

For residential use:

- A. The converted dwelling must be located on a lot that will meet the dimensional requirements shown in the schedule which follows.
- B. Separate cooking facilities and a separate bathroom shall be provided for each family unit.

Zone	Width of Lot in Feet at Front Building Line			Lot Area In Square Feet		Side Yards (feet)	
	Duplex ¹	Semi-Detached ¹	Each Add. Family	Two Families	Each Add. Family	Min. For One	Sum of Both
D.R.1	175	175	25	50,000	10,000	Int. 25 Cor. 50	Int. 60 Cor. 75
D.R.2	125	125	25	25,000	7,500	Int. 20 Cor. 35	Int. 50 Cor. 60
D.R.3.5	90	100	15	12,500	4,000	Int. 20 Cor. 30	Int. 40 Cor. 50
D.R.5.5	80	90	15	10,000	3,000	Int. 15 Cor. 25	Int. 35 Cor. 40
D.R.10.5	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40
D.R.16	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40

Pet. Ex. 12

NOTES:

¹ The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:

"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

"Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides."

§ 402.2. For tearoom or restaurant use.

For tearoom or restaurant use: To be converted for tearoom or restaurant use in a D.R.1 or D.R.2 Zone² as a special exception, the following requirements must be met:

- A. Meals may be served only at tables, indoors or on an outdoor terrace, and not to persons remaining in cars.³
- B. The minimum lot size shall be one acre.
- C. Signs are permitted, subject to Section 450; [Bill No. 89-1997]
- D. Service shall be provided only at mealtimes.⁴

2. Editor's Note: Such conversions are also permitted in certain R.C. Zones. See Article 1A.

3. Editor's Note: Former Subsection B, which followed this subsection and established a parking space requirement, was repealed by Bill No. 26-1988.

4. Editor's Note: Former Section 402.4, Elevator Apartment Buildings and Office Buildings, Conditions for Accessory Business Uses in, which was added by resolution of 11-21-1956 to follow this subsection, as amended by Bill No. 64-1960, was repealed by Bill No. 167-1980.

alternative paving material that, in the judgment of the Zoning Commissioner, will, in the case of a particular property or use, allow for equal or better results in preventing dust, erosion or other undesirable conditions. [Bill No. 26-1988]

DWELLING — A building or portion thereof which provides living facilities for one or more families.¹⁵

DWELLING, ALTERNATIVE SITE DESIGN — A dwelling sited on a zero lot line or zipper lot, patio house or neo-traditional dwelling as prescribed in the Comprehensive Manual of Development Policies.¹⁶ [Bill No. 2-1992]

DWELLING, SINGLE-FAMILY DETACHED — A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and not attached to any other dwelling by any means. Single-family detached dwellings to be developed as part of an alternative site design shall be considered alternative site design dwellings. [Bill No. 2-1992]

DWELLING, TWO-FAMILY — A two-family house containing two dwelling units each of which is totally separated from the other with an unpierced ceiling and floor extending from exterior wall to exterior wall or by an unpierced wall extending from ground to roof. [Bill No. 2-1992]¹⁷

ENCLOSED MALL — A shopping center containing an enclosed pedestrian concourse or connecting enclosed pedestrian concourses to which at least 75% of the establishments therein front onto and have their only direct access (except as required for emergency use). [Bill No. 29-1982]

ENVIRONMENTAL IMPACT STATEMENT — A comprehensive study which accurately discloses the environmental consequences or enhancement of a proposed action. Such a statement must include the following:

A detailed description of the proposed action including information and technical data adequate to permit a careful assessment of environmental impact;

Discussion of the probable impact on the environment, including any impact on ecological systems and any direct or indirect consequence that may result from the action;

Any adverse environmental effects that cannot be avoided;

Alternatives to the proposed action that might avoid some or all of the adverse environmental effects, including analysis of cost and environmental impact of these alternatives;

15. Editor's Note: The original definitions of "dwelling," "duplex dwelling," "group house," "dwelling, one-family," "dwelling, semi-detached," and "dwelling, two-family" which appeared below were repealed by Bill No. 100-1970.

16. Editor's Note: Information on the Manual may be obtained from the Department of Permits and Development Management.

17. Editor's Note: The former definition of "elderly housing facility," which immediately followed, was repealed by Bill No. 19-2004.

LEASE FOR NINETY-NINE YEARS—CODE CITY OR COUNTY



This Lease, Made this 4th day of February - - - - -

in the year one thousand nine hundred and sixty-six - - - - - between Charles N. Deise
and Annabelle P. Deise, his wife, lessors,

of the City of Baltimore, - - - - - in the State of Maryland, of the first part and
M & N Realty, Inc., a body corporate, duly incorporated under the Laws of the State of
Maryland, lessee,

of the second part

WITNESSETH, That the said lessors,

in consideration of the rent hereinafter expressed to be paid, do lease unto the said lessee, its

successors, - - - - - executors, administrators and assigns, all that lot of ground and
premises, situate, lying and being in the City of Baltimore, State of Maryland, aforesaid, and described
as follows, to wit: Beginning for the same

BEING the Northeasternmost 13 feet of Lot No. 210, all of Lot No. 211 and the Southwest-
ernmost 6 feet of Lot No. 212 as shown on the Plat of Garney View, recorded among the
Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 90. The improvements
thereon being known as No. 9616 Mason Avenue.

BEING part of the property dated August 15, 1942 and recorded in Liber C.N.A. 1245 Folio
365 was granted and conveyed by Martin A. Hodges and wife to the lessors herein named,
in fee simple.

IT IS UNDERSTOOD AND AGREED between the parties hereto, and that upon assignment of the
leasehold estate by M & N Realty, Inc., all liability of the said M & N Realty, Inc.
under the covenants herein contained for the payment of ground rent, taxes and assess-
ments hereunder accruing after the date of recording of such assignment shall cease
and terminate.

Subject to restrictions in a Deed from Joseph F. Worland and wife unto James A. Hollenback
and wife, dated November 6, 1924 and recorded in Liber W.P.C. 606 Folio 58.

TRANSFER TAX NOT REQUIRED
2-28-66

Norman F. Wood
Director of Finance

Per: Alma M. Baccala
Assistant Secretary

Pet. Ex. 15

LIBER 4585 PAGE 349

TOGETHER with all improvements, thereon made, lanes, alleys, ways, waters, easements, emolument and advantages to the said ground belonging or in anywise appertaining.
To be held by the said lessee, its successors,

executors, administrators and assigns, for the term of ninety-nine years, beginning on the day of the date of these presents, ~~but~~, the said lessee, its successors, executors, administrators or assigns, yielding and paying unto the said lessors, their

heirs or assigns, the rent or yearly sum of one hundred and twenty ----- dollars, and that in even and equal half-yearly instalments, accounting from the fourth day of February ----- one thousand nine hundred and sixty-six ----- over and above all deductions for taxes and assessments of every kind, levied or assessed, or hereafter to be levied or assessed, on said demised premises, or the rent issuing therefrom. Provided, that if the said rent shall be in arrear, in whole or in part, at any time, then it shall be lawful for the said lessors, their heirs or assigns, to make distress therefor.

AND provided also that, if the said rent shall be in arrear, in whole or in part, for sixty days, then it shall be lawful for the said lessors, their

heirs or assigns, to re-enter upon the hereby demised premises, and hold the same, until all the arrearages of rent thereon, and all expenses incurred by reason of such non-payment, shall be fully paid.

AND provided further, that if said rent shall be in arrears for six months, then the said

lessors, their heirs or assigns, may re-enter upon the premises hereby demised, and hold the same as if this lease had never been made.

And the said lessee, for itself, its successors, heirs, executors, administrators and assigns, covenants with the said lessors, their heirs and assigns, to pay the aforesaid rent, taxes and assessments when legally demandable.

AND the said lessors, for themselves, their heirs, executors, administrators and assigns, do hereby covenant with the said lessee, its successors,

executors, administrators and assigns, that on payment by the said Lessee, its successors, heirs, executors, administrators and assigns, of said rent, and performance of all covenants herein on its part to be paid and performed, they the said lessors, their

heirs, executors, administrators and assigns, will warrant the property hereby leased from all claims thereon, under or by said lessors, or any person claiming by, from or under them

ALSO, that at any time during this demise the said lessors, their heirs or assigns, shall on payment to them of Ten Dollars as renewal fine, execute and deliver or cause to be executed and delivered, to the said lessee, its successors,

executors, administrators or assigns at their request and cost, a new lease of the above described property for another term of ninety-nine years, to commence on the expiration of this, subject to the same rent, and with the same covenants, so that the demise hereby created may be renewable and renewed, from time to time, forever.

Witness the hands and seals of the parties hereto lessors herein named, and witness also the corporate seal of said body corporate and the signature of its Vice-President.

TEST: *Charles H. Deise* [SEAL]
Charles H. Deise

Annabelle P. Deise [SEAL]
Annabelle P. Deise

M & H REALTY, INC. [SEAL]
M & H REALTY, INC.

Robert L. Stockdale [SEAL]
By: Robert L. Stockdale Vice-President

STATE OF MARYLAND, CITY OF BALTIMORE,

TO WIT:

I Hereby Certify, that on this fourth ----- day of February ----- in the year one thousand nine hundred and sixty-six ----- before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County ----- personally appeared Charles H. Deise and Annabelle P. Deise, his wife, lessors herein named, and they acknowledged the foregoing Lease to be their act; also personally appeared Robert L. Stockdale Vice-President of M & H Realty, Inc., lessee herein named and he acknowledged the foregoing Lease to be the act of said body corporate.

Rec'd for record FEB 28 1966 at 11:00 AM
Per Or *Robert L. Stockdale*
Mail to *Robert L. Stockdale*
Receipt No. *36719* 3-520

Linwood O. Jarrell, Jr.
Linwood O. Jarrell, Jr.



(Prepared Without Title Examination)

THIS DEED, Made this 5th day of March, 1992 by and between MARY D. HITCHENS, of Baltimore County, State of Maryland, Grantor, and SHAREN D. FAVRE, her daughter, of Baltimore County, State of Maryland, Grantee.

WITNESSETH, that in consideration of natural love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, (there is no monetary consideration paid or to be paid) the said MARY D. HITCHENS does hereby grant, convey and assign unto SHAREN D. FAVRE, her daughter, her personal representatives and assigns, the undivided one-half interest of the Grantor, in all that lot of ground hereinafter described, the Grantor reserving to herself, however, a life estate in said lot of ground situate in Baltimore County, State of Maryland, described as follows, that is to say:

BEING the Northeasternmost 13 feet of Lot No. 210, all of Lot No. 211 and the Southwesternmost 6 feet of Lot No. 212 as shown on the Plat of Carney View, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 90. The improvements thereon being known as No. 9616 Mason Avenue.

BEING the same lot of ground described in a Deed from Karen Gowl Peters, formerly known as Karen J. Gowl, to the said Sharen D. Favre and Mary D. Hitchens, her mother, as tenants in common, dated October 17, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 7025 folio 748.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD an undivided one-half interest in said described lot of ground and premises, unto and to the use of the said SHAREN D. FAVRE, her personal representatives and assigns, subject to the life estate interest reserved by the Grantor herein, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$120.00, payable in equal semi-annual installments on the fourth days of February and August in each year.

D RC/F 12.00
DC INP 5.00
DEED 0.00
SH CLERK 17.00
972355 0002 R02 T 1 29
03/1992

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

CULTURAL TRANSFER
APPLICABLE

2-13-92 DATE 3-13-92

Sec 33-134 C

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed; and to execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the Grantor.

Witness:

Betty Cabriel Cole Mary D. Hitchens (SEAL)
Mary D. Hitchens

STATE OF MARYLAND, ~~BALTIMORE~~ Harford County, to wit:

I HEREBY CERTIFY, that on this 5th day of March, 1992 before me, a Notary Public of the State of Maryland, personally appeared Mary D. Hitchens, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



Terry L. Mellott
Notary Public

My commission expires: July 31 1994

This is to certify that the within instrument was prepared by the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Kenneth J. Gaegy
Kenneth J. Gaegy

Mail to : Betty C. Cole
Miles & Stockbridge
10 Light Street
Baltimore, MD 21202

PLEASE P

CASE NAME 9616 Mason Ave.
CASE NUMBER 2017-0307 SPH
DATE 8/28/17

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____

CASE NUMBER

DATE August 28, 2017

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLIST

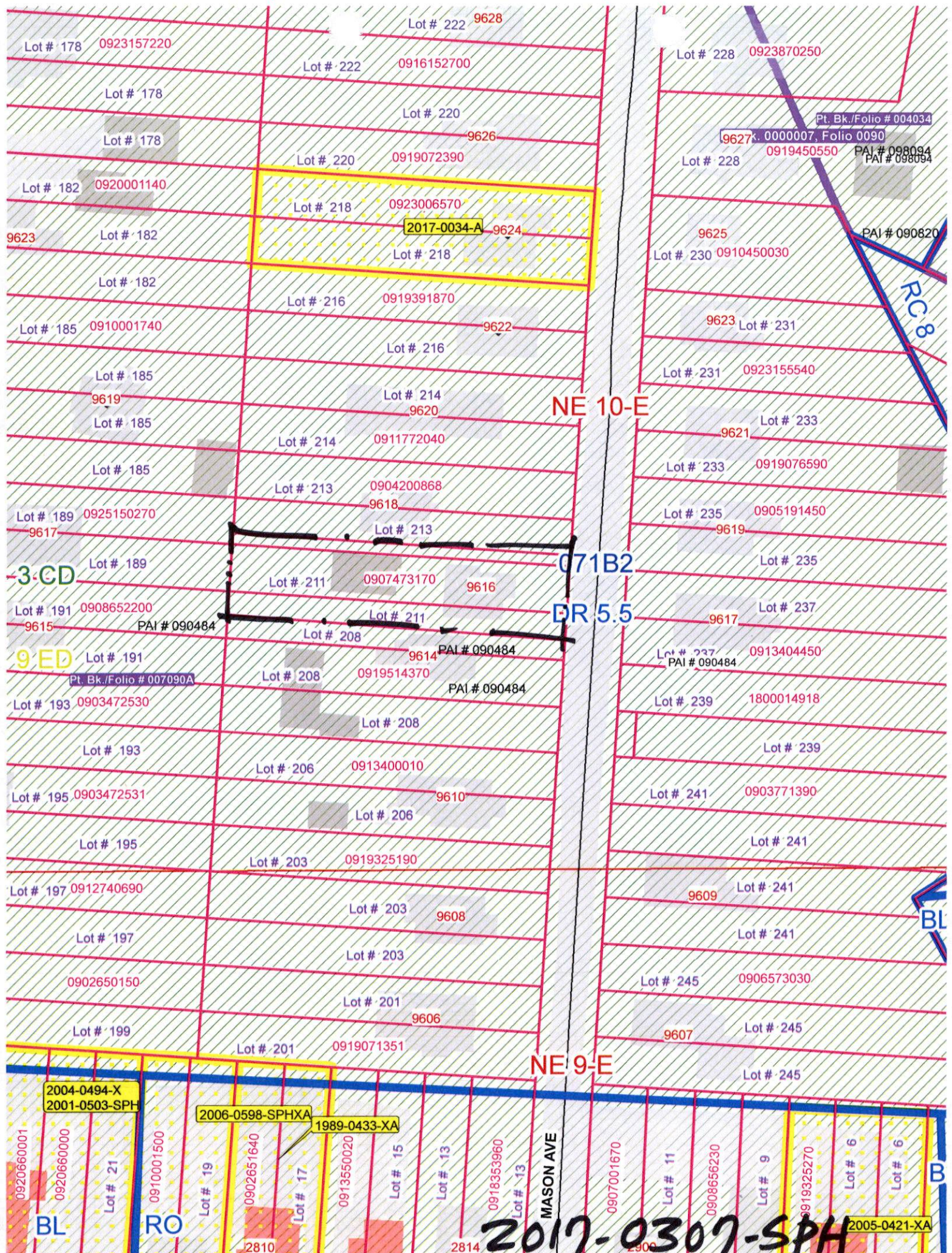
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6/8/17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>no Comment</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>7/3/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj m/ Comment</u>
<u>5/22/17</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8/8/17</u>	
SIGN POSTING	Date: <u>8/3/17</u> by <u>Pulson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

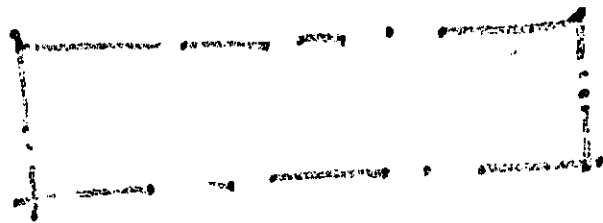
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0907473170			
Owner Information					
Owner Name:	OWENS CHRIS A KOERNER FRANCIS J SR		Use:	RESIDENTIAL	
Mailing Address:	SUITE 195 9613 C HARFORD RD BALTIMORE MD 21234-		Principal Residence:	NO	
			Deed Reference:	/21817/ 00185	
Location & Structure Information					
Premises Address:		9616 MASON AVE BALTIMORE 21234-		Legal Description:	LT 211,PT LTS210-212 9616 MASON AVE CARNEY VIEW
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0015	1112		0000	211 2017 0007/0090
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1945	1,741 SF	400 SF	7,920 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2017	As of 07/01/2018	
Land:	63,100	63,100			
Improvements	129,800	149,300			
Total:	192,900	212,400	199,400	205,900	
Preferential Land:	0			0	
Transfer Information					
Seller: FAVRE SHARON D		Date: 05/05/2005		Price: \$186,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21817/ 00185		Deed2:	
Seller: FAVRE SHAREN D		Date: 03/13/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15941/ 00287		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					





HP-0030-0105

Real Property Data Search (w4)

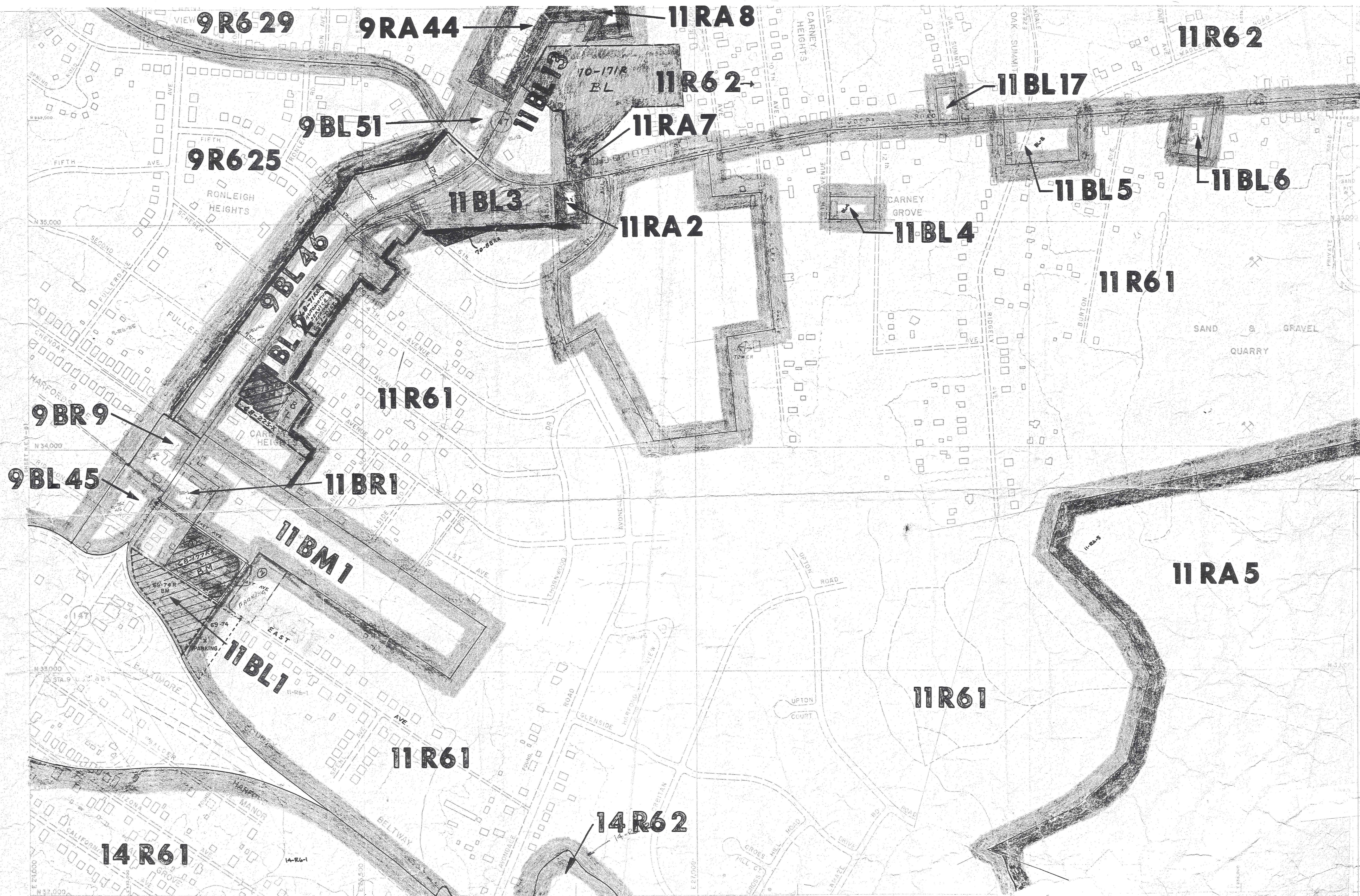
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0907473170			
Owner Information					
Owner Name:		OWENS CHRIS A KOERNER FRANCIS J SR		Use:	RESIDENTIAL
Mailing Address:		SUITE 195 9613 C HARFORD RD BALTIMORE MD 21234-		Principal Residence:	NO
				Deed Reference:	/21817/ 00185
Location & Structure Information					
Premises Address:		9616 MASON AVE BALTIMORE 21234-		Legal Description:	LT 211,PT LTS210-212 9616 MASON AVE CARNEY VIEW
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0071	0015	1112		0000	211 2017 Plat No: 0007/0090
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1945		1,741 SF		400 SF	
				Property Land Area	
				7,920 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2016	07/01/2017
Land:		63,100	63,100		
Improvements		129,800	149,300		
Total:		192,900	212,400	192,900	199,400
Preferential Land:		0			0
Transfer Information					
Seller: FAVRE SHARON D		Date: 05/05/2005		Price: \$186,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21817/ 00185		Deed2:	
Seller: FAVRE SHAREN D		Date: 03/13/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15941/ 00287		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2017-0307-SPH

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

H92 - P080 - P105



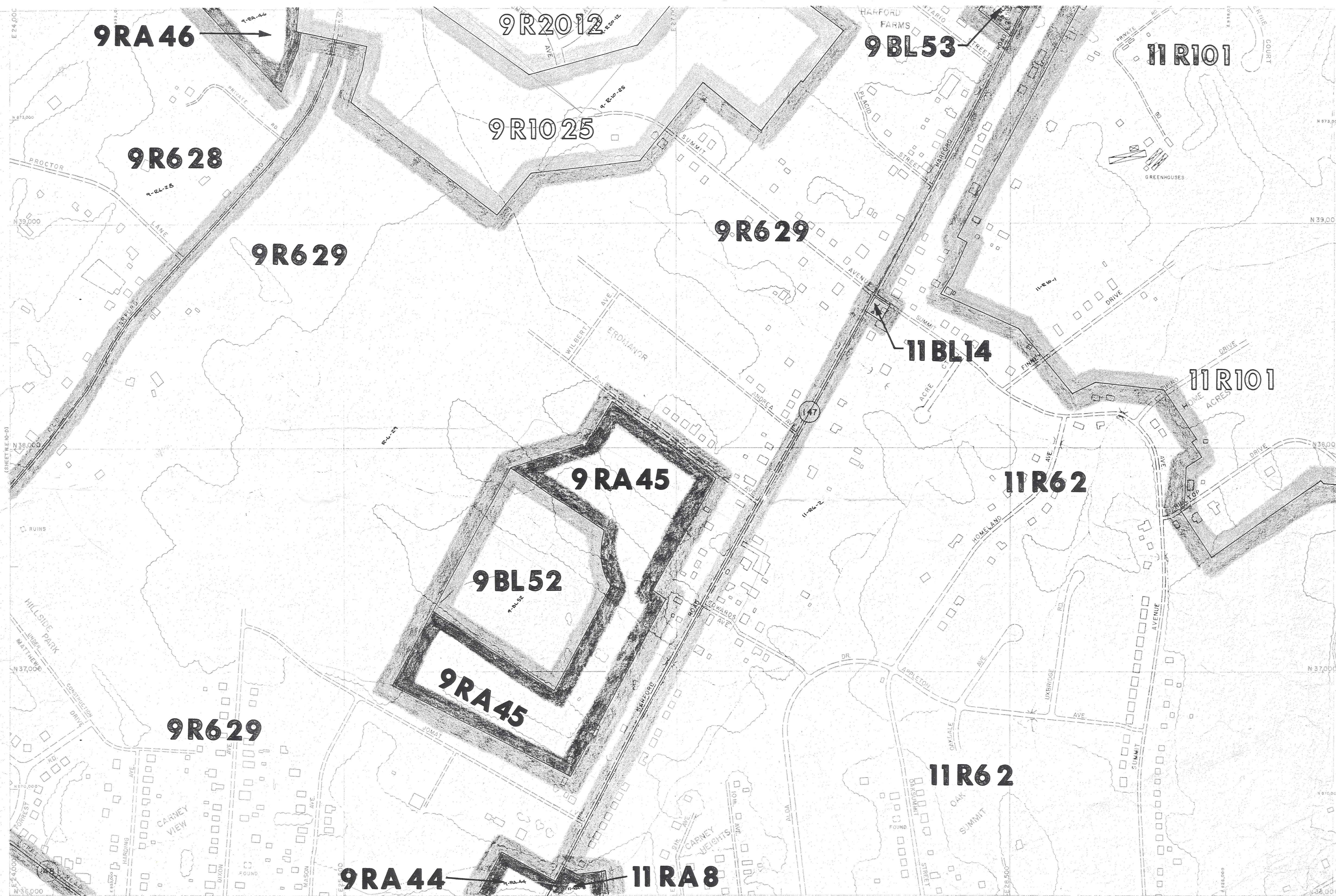
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

SCALE 200'

LOCATION
PARKVILLE

NORTHEASTERN AREA

11TH DIST.

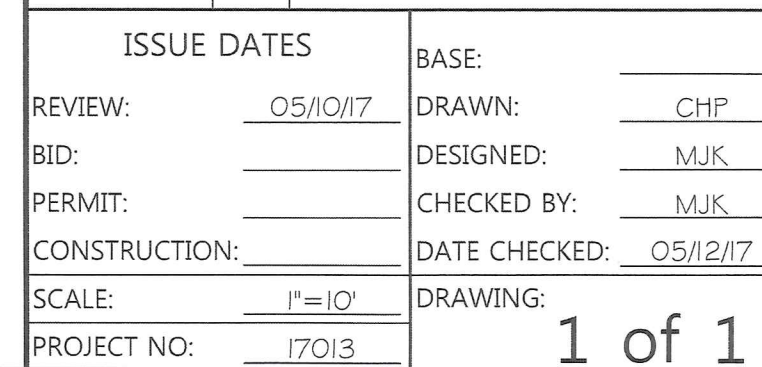
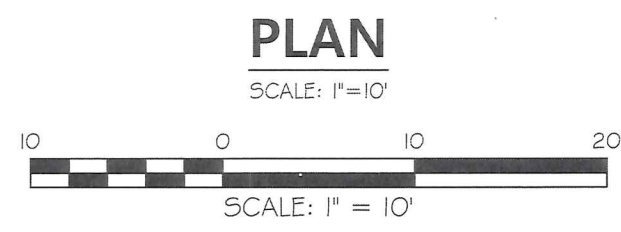


N-NE M-NW
R-SE Q-SW

Pat. Ex. 9

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION CARNEY NORTHEASTERN AREA	SHEET NE 10-E
BY	DATE			
DATE OF PHOTOGRAPHY APRIL 1953				
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA PA				



2017-307-SPH