#### MEMORANDUM

DATE:

September 26, 2017

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2018-0034-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 25, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c:

Case File

Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE (1003 Nicodemus Road)

4<sup>th</sup> Election District 4<sup>th</sup> Council District

Geraldine E. & Joseph W. Bonner, Sr.

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0034-A

**OPINION AND ORDER** 

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Geraldine E. and Joseph W. Bonner, Sr. ("Petitioners"). The Petitioners are requesting variance relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building in rear yard of an existing dwelling with a height of 17 ft. in lieu of the maximum allowed 15 ft.; and from § 400.1 of the B.C.Z.R. to permit an existing storage shed to be located in the side yard of the dwelling and with a rear and side yard setback of 1.5 ft. in lieu of required in the rear yard and with a 2.5 ft. setback, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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Date	8-35-17
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The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to Petitioners' zoning request and its usage, I will impose conditions that the proposed accessory building and/or existing storage shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this <u>25<sup>th</sup></u> day of August, 2017, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory building in rear yard of an existing dwelling with a height of 17 ft. in lieu of the maximum allowed 15 ft.; and from § 400.1 of the B.C.Z.R. to permit an existing storage shed to be located in the side yard of the dwelling and with a rear and side yard setback of 1.5 ft. in lieu of required in the rear yard and with a 2.5 ft. setback, respectively, be and is hereby GRANTED.

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Date	8-25-17
By	(Su)

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the proposed accessory building and/or existing storage shed into a dwelling unit or apartment. The proposed accessory building and/or existing storage shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed accessory building and/or existing storage shed shall not be used for commercial purposes.

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

JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw

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Date	8-25-17	
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# ADM TRATIVE ZONING PET

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections To the Office of Administrative Hearings for Baltimore County for the property located at: Address 1003 HILDREMUS RO REITERSTOWN MD 21/36 Currently zoned Residential 10 Digit Tax Account # 04 0 5 6 1 5 3 7 0 Deed Reference 0846 Owner(s) Printed Name(s) JosEのけ - GELACOIPT (SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST) For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized. The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an: 1. X ADMINISTRATIVE VARIANCE from Section(s) 400.3 of BCZR to permit a proposed accessory building in rear yard of an existing dwelling with a height of 17 feet in lieu of the maximum allowed 15 feet; and from Section 400.1 of BCZR to permit an existing storage shed to be located in the side yard of the dwelling and with a rear and side yard setback of 1-1/2 feet in lieu of required in the rear yard and with a 2-1/2 feet setback, respectively. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building) of the Baltimore County Code, to the development law of Baltimore County. Property is to be posted and advertised as prescribed by the zoning regulations. If we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. Owner(s)/Petitioner(s): Signature #1 1003 Mailing Address Mailing Address
Zip C Attorney for Owner(s)/Petitioner(s): Representative to be contacted: State Mailing Address Zip Code Telephone **Email Address** A PUBLIC #54RING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County. Administrative Law Judge for Baltimore County CASE NUMBER 2018-0034-A Estimated Posting Date 8,6,77

Rev 5/5/2016

# Affidavit in Support of Administrative Variance

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

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

Based upon personal knowledge, the following are the facts upon which I/we base the request for a Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)  ### ADDTTONAL** Heaper (17 10 TRA) of 15  ###################################		Address: 1003 NICODEMUS 1	RD REISTERSTON N	MD	<u> 21136</u>
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My commission exp. January

## Affidavit in Support of Administrative Variance

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

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

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*	the Affiant(s) herein, personally known of	r satisfactorily identified	d to me as such Affiar	ıt(s).
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State of Maryland
Carroll County
My commission exp. January 52



# AI IN TRATIVE ZONING PERTI

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

To be filed with the Department of Permits, Approvals and Inspections To the Office of Administrative Hearings for Baltimore County for the property located at: Address 1003 NICODEMUS RO REISTENSTONN MD 21/3 Currently zoned 10 Digit Tax Account # 64050 Deed Reference 08461 DOSEPH W BONNER Owner(s) Printed Name(s) GERACO (SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST) For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized. The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an: 1. **MADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed accessory building in rear yard of an existing dwelling with a height of 17 feet in lieu of the maximum allowed 15 feet; and from Section 400.1 of BCZR to permit an existing storage shed to be located in the side yard of the dwelling and with a rear and side yard setback of 1-1/2 feet in lieu of required in the rear yard and with a 2-1/2 feet setback, respectively. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building) of the Baltimore County Code, to the development law of Baltimore County. Property is to be posted and advertised as prescribed by the zoning regulations. I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. Owner(s)/Petitioner(s): 8 Signature #1 1002 Mailing Address 10-833-033 Representative to be contacted: Attorney for Owner(s)/Petitioner(s): ORDER RECEIVED FOR FILING Name-Type or Print State Mailing Address Mailing Address Date Telephone # **Email Address** Zip Code A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore that the subject matter of this petition be set for a public hearing, advertised, and re-posted as day of required by the zoning regulations of Baltimore County. Administrative Law Judge for Baltimore County 2018-0034-A Estimated Posting Date  $\frac{8_16_1/7}{8/21/17}$  Reviewer

#### ZONING PROPERTY DESCRIPTION FOR 1003 NICODEMUS RD

Beginning at a point on the south side of Nicodemus Rd which is 30 feet wide at a distance of 113' +oreast of the centerline of the nearest improved intersecting street, Timber springs Ct, which is 40' wide. Thence the following courses and distances. 1st POC east 315'+or-, 2nd POC south 52'+or-,3'd POC west 365'+or-, 4th POC north 184'+or-, back to the point of beginning as recorded in Deed Liber 6059 Folio 754 containing .960 acres of lot. Located in the 4th Election District and 4th Council District.

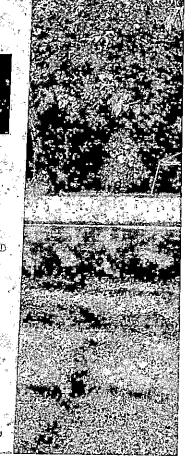
CASE # 2018-0034-A

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PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 8/2///

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE. TOWSON, MD 21204, (410) 887-3391

f Sign Poster)



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Case Number:

RE:

P

CERTIFICATE OF POSTING

## **ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

	_					
Case	Number 2018-	0034 - A	Address	1003 Nicode	emus Road	
Conta	ct Person:	Aaron Tsui Planner, Please F	Print Your Name	Ph	one Number: 410-88	7-3391
Filing	Date:0	07/26/17	Posting Date: 08	<u>/06/17</u>	Closing Date: 08/2	1/17
			garding the status sing the case numbe		strative variance sho	uld be
1,	reverse side or reposting mus is again respo	of this form) and to the done only by onsible for all asso	he petitioner is resp one of the sign post ociated costs. The	onsible for all ers on the ap zoning notice	on the approved list printing/posting costs proved list and the pe sign must be visible ain there through the	s. Any titioner on the
2.	a formal requ	est for a public I	s the deadline for an hearing. Please un process is not comp	derstand that	owner within 1,000 fee t even if there is no osing date.	t to file formal
3.	commissioner. order that the within 10 day whether the pe	. He may: (a) g matter be set in fo s of the closing	rant the requested ror a public hearing. `date if all County agranted, denied, or w	elief; (b) deny You will receiv agencies' cor	he zoning or deputy y the requested relief re written notification, nments are received c hearing. The order	; or (c) usually , as to
4.	(whether due commissioner) changed giving	to a neighbor's ), notification will g notice of the he	formal request or be forwarded to y aring date, time and	oy order of the ou. The signoceation. As hof the altere	t must go to a public le zoning or deputy no the property me when the sign was ored sign must be forwa	zoning nust be riginally
Petiti	oner: This Pa	rt of the Form is t	for the Sign Poster	Only		
			NISTRATIVE VARIA			
Case	Number 2018-		Address 1003 Nic	codemus Roa	<u>d</u>	
Petitio	oner's Name:	Joseph Bonner	Telephone <sub>.</sub>	<u>410-833-03</u>	36	
Posti	ng Date:(	08/06/17	Closing Da	te: <u>08/2</u>	1/2017	-
Wordi	ing for Sign:	Γο permit a propos	sed accessory building	<u>ng in rear yard</u>	of an existing dwellin	<u>g with</u>
	a height of 17	feet in lieu of the	maximum allowed 15	5 feet; and to	permit an existing stor	<u>age</u>
	shed to be loc	ated on the side y	ard of the dwelling a	nd with a rear	and side yard setbac	<u>k of 1-</u>
	1/2 feet in lieu	of required in the	rear yard and with a	2-1/2 feet se	tback, respectively.	<del></del>

	PAID RECEIPT
BALTIMORE COUNTY, MARYLAND W. 158129	PUSINESS ACTUAL TINE IN 1/27/2017 7/28/2017 10:52545
MISCELLANEOUS CASH RECEIPT Date: 7/26/17	REG VSOI - WELKON LEIR >>RECEIPT # 749525 - 7/26/2017 - OFER
Rev Sub Source/ Rev/	Dept 3 Sed ZOMING VERIFICATION OR NO. 156129
Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount	Recot Tot 175.00
001 206 0000 6157 475-	#.GO GK #100.GO CA #25.GO-CG Pultimore County, Haryland
Rec From: MR BONNER	
For 1003 NICODEMIC ROAD	
2018-0054-A	
DISTRIBUTION WHITE CASHIER PINK AGENCY YELLOW CUSTOMER GOLD ACCOUNTING	CASHIER'S VALIDATION
PLEASE PRESS HARDIII!	



KEVIN KAMENETZ County Executive

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

August 22, 2017

Geraldine E & Joseph W Bonner Sr. 1003 Nicodemus Road Reisterstown MD 21136

RE: Case Number: 2018-0034 A, Address: 1003 Nicodemus Road

Dear Mr. & Ms. Bonner:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 26, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

### **BALTIMORE COUNTY, MARYLAND**

## **Inter-Office Correspondence**





TO:

Hon. Lawrence M. Stahl; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

August 4, 2017

SUBJECT:

**DEPS** Comment for Zoning Item

# 2018-0034-A

Address

1003 Nicodemus Road

(Bonner Property)

Zoning Advisory Committee Meeting of August 7, 2017.

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

Reviewer:

Steve Ford

Date: 8-4-2017





Larry Hogan Governor Boyd K. Rutherford Lt. Governor Pete K. Rahn Secretary Gregory Slater Administrator

Date: 8/2/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018 -0034-A

Geraldine E. i Joseph W. Bonner, Sr. 1003 Nicodenius Road.

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

Sincerely,

Wendy Wolcott, P.L.A.

Metropolitan District Engineer

Maryland Department of Transportation

State Highway Administration

District 4 - Baltimore and Harford Counties

WW/RAZ

### **BALTIMORE COUNTY, MARYLAND**

### **Inter-Office Correspondence**



TO:

Hon. Lawrence M. Stahl; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

August 4, 2017

SUBJECT:

**DEPS** Comment for Zoning Item

# 2018-0034-A

Address

1003 Nicodemus Road

(Bonner Property)

Zoning Advisory Committee Meeting of August 7, 2017.

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

Reviewer:

Steve Ford

Date: 8-4-2017

# CHECKLIST

Comment Received	<u>Department</u>	Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
8-4	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	-
8-2	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLAT	TION (Case No	
PRIOR ZONING	(Case No	
NEWSPAPER AD	VERTISEMENT Date:	
SIGN POSTING	Date: 8-3-1-	7 by Pilson
PEOPLE'S COUN	SEL APPEARANCE Yes No	
PEOPLE'S COUN	SEL COMMENT LETTER Yes $\square$ No	
Comments, if any:		



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

View M	ар	V	iew GroundRe	nt Re	demption			View Gro	oundRent	Registra	ation
Account	Identifie	er:	District -	04 <b>A</b> c	count Nun	nber - 04050	15370				
					Owner Ir	formation					
Owner N	lame:				ALDINE E EPH W SR	Use: Princ		Residence	RES	SIDENTIA	AL
Mailing A	Address		1003 NIC REISTER		MUS RD VN MD 211		d Refe	erence:		161/ 0032	20
				Loca	ation & Stru	cture Informa	ation				
Premise	s Addres	ss:	1003 NIC 0-0000	ODEN	MUS RD	Lega	l Des	cription:	.957	NICODEI 7 AC W BERR	MUS RD
Мар:	Grid:	Parcel	: Sub District:	Sub	division:	Section:	Blo	ck: Lot		ssment	Plat No:
0057	0003	0015		0000	)				2016		Plat Ref:
Specia	I Tax Ar	eas:			T	own:			1	NONE	
					-	d Valorem: ax Class:					
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Stories	Base	ement	Type		Exterior	Full/Half		Garage		st Major	)4
						Bath				novation	į Į
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						formation					
			Base V	alue	0.00	lue			Assessm		
Land:			72,000		01	of /01/2016		As of 07/01/201	17	As of 07/01/2	2018
	ements		72,000 139,200			,000 6,400					
Total:	omonto		211,200			8,400		208,400		208,40	10
Prefere	ential La	nd:	0		20	0,400		200,400		0	· ·
					Transfer I	nformation					
Seller:	ECKHAF	RT THELI	MA M		Date: 04/				1	Price: \$0	)
Type: N			TH OTHER		Deed1: /0	8461/ 00320	M			Deed2:	
Seller: Type:					Date: Deed1:					Price: Deed2:	
Seller:		Participation design and the second			Date:					Price:	
Type:					Deed1:					Deed2:	
					Exemption	Information					
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State: Municipa	al·		000			0.00	0.00		0.00	NO 00	
			000			0.00			0.00	00.00	
Tax Ex Exemp	empt: t Class:				Special 1 NONE	ax Recaptu	re:				
				Home	stead Appli	cation Inform	ation				

Homestead Application Status: Approved 01/05/2010

Homeowners' Tax Credit Applic	cation Information
Homeowners' Tax Credit Application Status: No Application	Date:

# ZAC AGENDA

Case Number: 2018-0034-A

Primary Use: RESIDENTIAL

Reviewer: TsuiAaron

Type: ADMISTRATIVE VARIANCE

No

Geraldine E & Joseph W Bonner Sr. Legal Owner:

Contract Purchaser

Critical Area:

Flood Plain:

No Historic No Election Dist Fourth

Councilmanic Dist Fourth

Property Address: 1003 Nicodemus ROAD

Location: S/S of Nicodemus Road, 113 ft. E of the centerline of Timber Springs Court.

Existing Zoning:

Area: 0.960 acre

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a proposed accessory building in rear yard of an existing dwelling with a height of 17 ft. in lieu of the maximum allowed 15 ft.; to permit an existing storage shed to be located in the side yard of the dwelling and with a rear and side yard setback of 1.5 ft. in lieu of required in the rear yard and

with a 2.5 ft. setback, respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/21/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0035-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: ADMISTRATIVE VARIANCE

Legal Owner:

Charles A & Giovanna E Gilman

Contract Purchaser

Critical Area: No

Flood Plain: No

Historic No.

Election Dist Third

Councilmanic Dist Second

Property Address: 11106 Greenspring AVENUE

Location: S/S of Greenspring Avenue, NW 490 ft. to the centerline of Highview Avenue

**Existing Zoning:** 

RC 5

Area: 49,015 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a lot line setback of 3 ft. (side) and 10 ft. (rear) in lieu of 50 ft. each for a proposed garage

addition.

Attorney:

Adam M Rosenblatt, 210 W Pennsylvania Ave., Ste. 500, Towson MD 21204

Prior Zoning Cases: 2004-0045-A

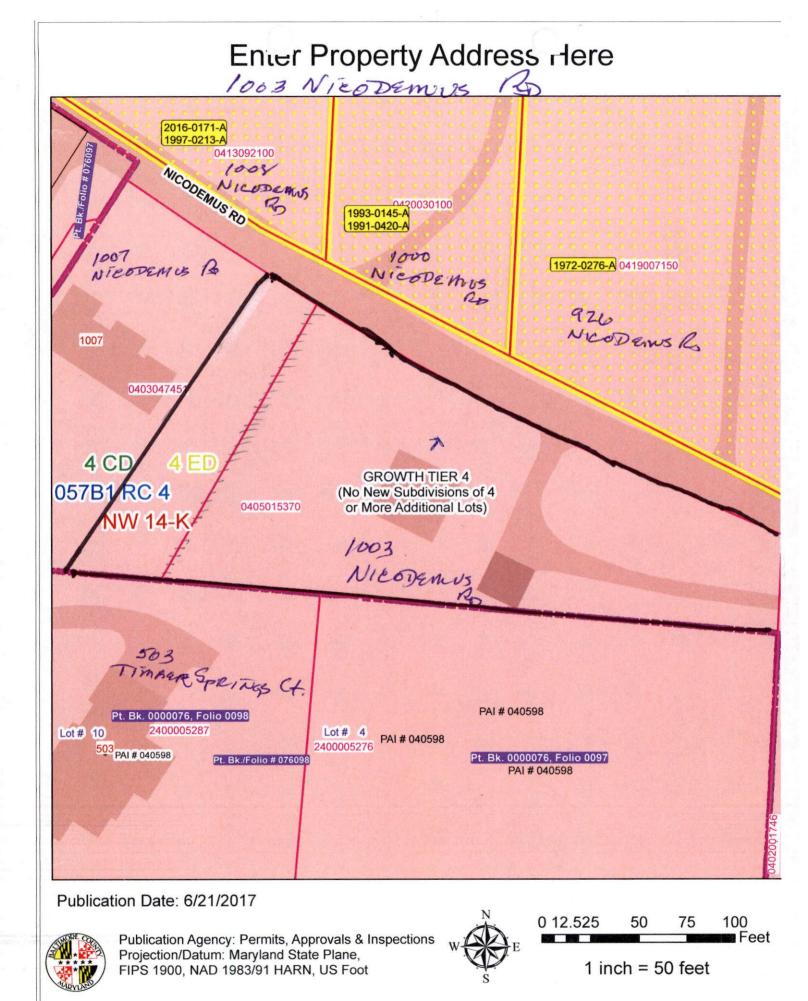
Concurrent Cases:

2017-0267-A

Violation Cases:

8/21/2017 12:00:00AM Closing Date;

Miscellaneous:



### Real Property Data Search (w2)

#### Search Result for BALTIMORE COUNTY

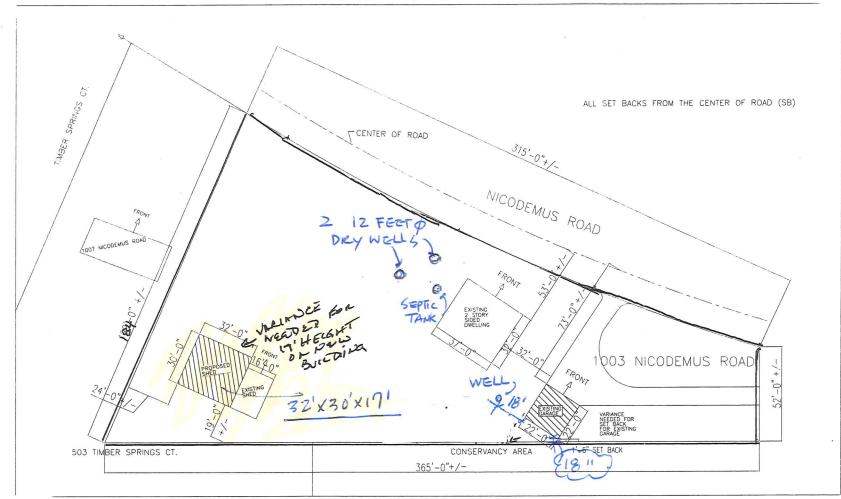
Account	Identifie	r:	District	- 04 Ac	count Nur	nber - 04050	15370		ndRent Regis	
			Diotriot	01710		nformation	10070			
Owner N	ame:		BONNE	R GER	ALDINE E	Use			RESIDEN	TIAL
			BONNE	R JOSE	PH W SR			Residence:	YES	
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Мар:	Grid:	Parcel:	Sub District:	100000000000000000000000000000000000000	division:	Section:	Block	c: Lot:	Assessment Year:	Plat No:
0057	0003	0015		0000					2016	Plat Ref:
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						d Valorem: ax Class:				
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Stories	Base	ement	Туре		Exterior	Full/Half B	Bath	Garage	Last Majo	r Renovation
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					0.	s of 1/01/2016		As of 07/01/2016	As 0	of 11/2017
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PLAN DRAWN BY JOSEPH BONNE DATE 7/8/17 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

MAP IS NOTTO SCALE  ZONING MAP# 0057  SITE ZONED RCH  ELECTION DISTRICT H  COUNCIL DISTRICT H  LOT AREA ACREAGE 960 52  OR SQUARE FEET  HISTORIC? NO  IN FLOOD PLAIN? NO  UTILITIES? MARK WITH X  WATER IS:  PUBLIC PRIVATE X  SEWER IS:  PUBLIC PRIVATE X  PRIOR HEARING? NO  IF SO GIVE CASE NUMBER  AND ORDER RESULT BELOW
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PRIOR HEARING ?
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
AND ORDER RESULT BELOW
NO

NO

Pet. Epa. 1

PLAN DRAWN BY JOSEPH BONKE DATE 7/8/17 SCALE: 1 INCH = 50 FEET

2018-0034-A

SITE VICINITY MAP

Site Pour Lives
N
MAP IS NOTTO SCALE
ZONING MAP# 0057
SITE ZONED RC4
ELECTION DISTRICT 4
COUNCIL DISTRICT 4
LOT AREA ACREAGE, 960 to
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN ? NO
UTILITIES? MARK WITH $\underline{X}$
WATER IS:
PUBLICPRIVATE_X_
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PUBLICPRIVATE_X_
PRIOR HEARING ? <u>No</u>
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
VIOLATION CASE INFO:
NO