

M E M O R A N D U M

DATE: July 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0040-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 25, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(2918 Willoughby Road) *

9th Election District *

3rd Council District *

Nicholas Murray, *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0040-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Nicholas Murray, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve an existing detached accessory structure (garage) to be converted into an accessory (in-law) apartment. A Petition for Variance was filed to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 ft. in lieu of the required 2.5 ft. and the shed being located in the side yard with a setback of 1 ft. in lieu of the required rear yard and required 2.5 ft. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 5.

Nicholas Murray and professional engineer Rick Richardson appeared in support of the requests. Michael J. Moran, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the request.

ORDER RECEIVED FOR FILING

Date 6/25/19

By sen

SPECIAL HEARING

The subject property is 6,250 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling, detached garage and shed. Petitioner proposes to convert the garage into an accessory apartment for his father, who has had serious medical issues in recent years. Petitioner described the structure and indicated a recent inspection was done to confirm the gas connections and utilities were proper and safe. Exhibit 2. Mr. Richardson opined the Petitioner satisfied all requirements for accessory apartments contained in BCZR §§ 400.4 and 502.1. In the absence of any evidence to the contrary the petition for special hearing will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The garage and shed in question (for which the setback variances are sought) have been in their present location for 40+ years, and Petitioner must contend with these existing site conditions. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be required to raze or relocate the garage and shed. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

ORDER RECEIVED FOR FILING

Date 6/25/19

By Sen

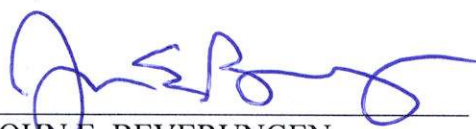
THEREFORE, IT IS ORDERED this 25th day of **June, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to approve an existing detached accessory structure (garage) to be converted into an accessory (in-law) apartment, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance filed to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 ft. in lieu of the required 2.5 ft. and the shed being located in the side yard with a setback of 1 ft. in lieu of the required rear yard and required 2.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment submitted by the DOP, a copy of which is attached hereto.

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:sln

ORDER RECEIVED FOR FILING

Date 6/25/19

By sln

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/24/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-040

INFORMATION:

Property Address: 2918 Willoughby Road
Petitioner: Nicholas Murray
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law apartment. The Department has also reviewed the petition for a variance to permit two existing detached accessory structures (garage and shed), the garage having a rear yard setback of 2' in lieu of the required 2.5', and the shed being located in the side yard with a setback of 1' in lieu of the required rear yard and required 2.5' respectively.

A site visit was conducted on August 9, 2017. Multiple code violations have been issued by Baltimore County for this site (CC1702939& CE1700012).

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide vegetative screening along the rear property line.
- All facades of the accessory structure shall be finished and improved with the same material or otherwise be complementary with the existing dwelling.
- Petitioners shall conduct overall cleanup of the site and address any open code violation to the satisfaction of Baltimore County.
- Provide to the Department, to the attention to the contact person listed below, a "declaration of intent" pursuant to BCZR § 400.4.B.1 prior to the issuance of any use and occupancy permit.

ORDER RECEIVED FOR FILING

Date

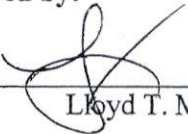
6/25/19

By

Sen

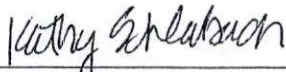
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Michael J. Moran, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/25/19
By Sen



PETITION FOR ZONING HEARING(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 2918 Willoughby Road which is presently zoned DR 5.5
Deed References: 36836/258 10 Digit Tax Account # 0 9 1 1 7 7 0 2 9 0
Property Owner(s) Printed Name(s) Nicholas Murray

(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. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

... should approve an existing detached accessory structure (garage) to be converted into an in-law dwelling unit.

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

3. ☒ **a Variance** from Section(s)

... Section 400.1 – to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 feet in lieu of the required 2½ feet, and the shed being located in the side yard with a setback of 1 foot in lieu of the required rear yard and required 2½ feet.

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)

To be presented at hearing.

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # Email Address

Legal Owners (Petitioners):

Nicholas Murray

Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

2918 Willoughby Road, Parkville, MD

Mailing Address City State

21234 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Michael J. Moran, Esquire

Name – Type or Print

Signature

3407 Eastern Blvd, Ste. A, Balto., 21220

Mailing Address City State

21220 / 410.687.8494 /
Zip Code Telephone # Email Address

CASE NUMBER 2018-0040-SPHA Filing Date 8, 2, 17

Do Not Schedule Dates:

Reviewer BD

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION
2918 WILLOUGHBY ROAD
9TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northeast side of Willoughby Road which is 30 feet wide at a distance of 93 feet northwest of the centerline of the nearest improved intersecting street (School Road) which is 30 feet wide. Being lot 118 & 119 in the subdivision of the "Parkville Summit", recorded in the land records of Baltimore County in Plat Book 7 Folio 82;

Containing a net area of 6,250 square feet, or 0.14 acres of land, more or less.

Item #0046

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/14/2019

Order #: 11743364
Case #: 2018-0040-SPHA
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2018-0040-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2018-0040-SPHA

2918 Willoughby Road

NE/s Willoughby Road, n/w of School Road

11th Election District - 3rd Councilmanic District

Legal Owners: Nicholas Murray

Special Hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law dwelling unit. Variance to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 ft. in lieu of the required 2.5 ft. and the shed being located in the side yard with a setback of 1 ft. in lieu of the required rear yard and required 2.5 ft.

Hearing: June 24, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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 410-887-3863.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

my 14

CERTIFICATE OF POSTING

2018-0040-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Nicholas Murray

June 24, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

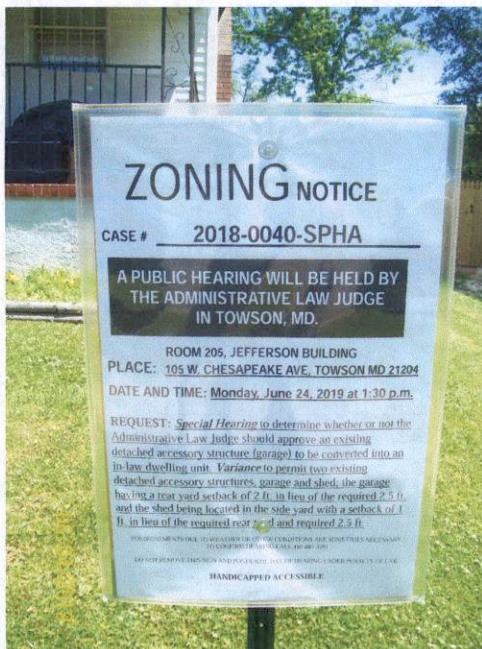
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2918 Willoughby Road

SIGN 1

June 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

June 4, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0040-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Nicholas Murray

June 24, 2019

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2918 Willoughby Road

SIGN 2

June 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

 June 4, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0040-SPHA

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Petitioner/Developer: _____

Nicholas Murray

June 24, 2019

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
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Attn: Kristen Lewis:

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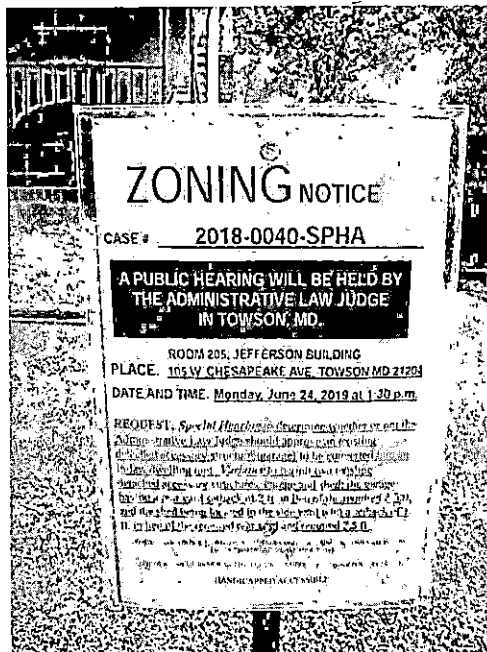
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2918 Willoughby Road

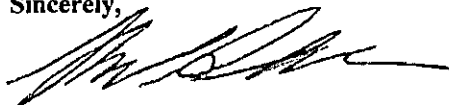
SIGN 1

June 4, 2019

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(Month, Day, Year)



Sincerely,

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Nicholas Murray

June 24, 2019

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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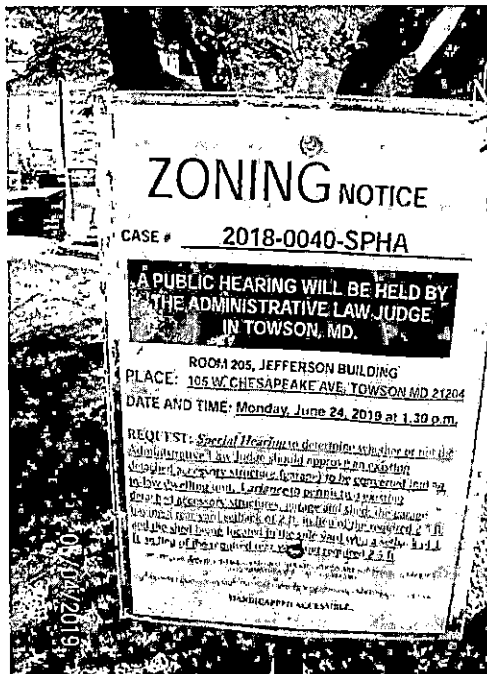
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2918 Willoughby Road

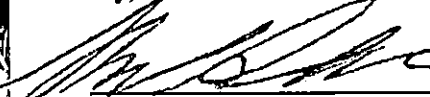
SIGN 2

June 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

June 4, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

May 9, 2019

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: 2018-0040-SPHA

2918 Willoughby Road
NE/s Willoughby Road, n/w of School Road
11th Election District – 3rd Councilmanic District
Legal Owners: Nicholas Murray

Special Hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law dwelling unit.

Variance to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 ft. in lieu of the required 2.5 ft. and the shed being located in the side yard with a setback of 1 ft. in lieu of the required rear yard and required 2.5 ft.

Hearing: Monday, June 24, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Michael Mallinoff per kl".

Michael Mallinoff
Director

MM:kl

C: Nicholas Murray, 2918 Willoughby Road, Parkville 21234
Michael Moran, 3407 Eastern Boulevard, Ste. A, Baltimore 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 14, 2019.
- (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.



JOHN A. OLSZEWSKI, JR.
County Executive

Department of Permits,
Approvals & Inspections

May 8, 2019

NOTICE OF ZONING HEARING

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11th Election District – 3rd Councilmanic District
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Hearing: Thursday, June 7, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff", is written over a horizontal line.

Michael Mallinoff
Director

MM:kl

C: Nicholas Murray, 2918 Willoughby Road, Parkville 21234
Michael Moran, 3407 Eastern Boulevard, Ste. A, Baltimore 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 14, 2019.**
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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, May 14, 2019 - Issue

Please forward billing to:

Michael Moran
3407 Eastern Boulevard, Ste. A
Baltimore, MD 21220

410-687-8494

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:

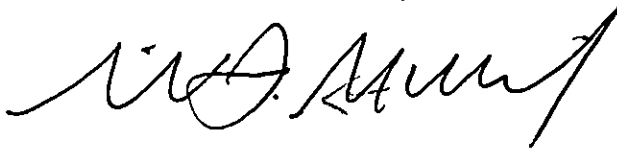
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Legal Owners: Nicholas Murray

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Hearing: Thursday, June 7, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.

Kristen L Lewis

From: Mike Moran, Esq. <lawofficesofmikemoran@gmail.com>
Sent: Thursday, April 18, 2019 10:19 AM
To: Kristen L Lewis
Subject: 18-040

Ms. Lewis:

The dates that we are not available in June are June 3, 7, 17, 25, 26, 27 and 28.

Mike Moran

--

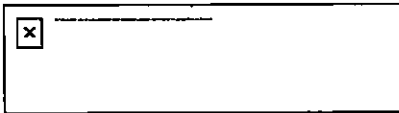
Mike Moran

Attorney at Law, The Law Offices of Michael J. Moran

O: 410-687-8494 | F: 410-391-4046

LawOfficesOfMikeMoran@gmail.com

3407 Eastern Boulevard, Baltimore, MD 21220



Notice: This email is from the Law Offices of Michael J. Moran, PC, and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete the email from your computer and do not copy or disclose it to anyone else. If you are not an existing client of the Law Offices of Michael J. Moran, PC, do not construe anything in this email to make you a client unless it contains specific statement(s) to that effect and do not disclose anything in reply that you expect to be held in confidence. If you properly received this email as a client, co-counsel, or retained expert of this firm, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

Kristen L Lewis

From: Mike Moran, Esq. <lawofficesofmikemoran@gmail.com>
Sent: Friday, April 05, 2019 12:37 PM
To: Kristen L Lewis
Subject: No. 18-040 (Willoughby Road)

Ms. Lewis;

The **unavailability** dates are May 3, 9, 10, 20, 21 and 22.

Please advise of what is possible.

Thank you,
Mike Moran

--

Mike Moran

Attorney at Law, The Law Offices of Michael J. Moran

O: 410-687-8494 | F: 410-391-4046

LawOfficesOfMikeMoran@gmail.com

3407 Eastern Boulevard,, Baltimore, MD 21220



Notice: This email is from the Law Offices of Michael J. Moran, PC, and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete the email from your computer and do not copy or disclose it to anyone else. If you are not an existing client of the Law Offices of Michael J. Moran, PC, do not construe anything in this email to make you a client unless it contains specific statement(s) to that effect and do not disclose anything in reply that you expect to be held in confidence. If you properly received this email as a client, co-counsel, or retained expert of this firm, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.



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 5603172

Sold To:

Michael Moran - CU00655822
3407 Eastern Blvd
Ste A
Middle River, MD 21220-2145

Bill To:

Michael Moran - CU00655822
3407 Eastern Blvd
Ste A
Middle River, MD 21220-2145

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

May 17, 2018

NOTICE OF ZONING HEARING

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Case: # 2018-0040-SPHA
2918 Willoughby Road
NE/s Willoughby Road, n/w of School Road
11th Election District - 3rd Councilmanic District
Legal Owner(s) Nicholas Murray

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Hearing: Thursday, June 7, 2018 at 1:30 p.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.

05/17/18 5603172

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



KEVIN KAMENETZ
County Executive

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

May 7, 2018

NOTICE OF ZONING HEARING

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11th Election District – 3rd Councilmanic District
Legal Owners: Nicholas Murray

Special Hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law dwelling unit. Variance to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 ft. in lieu of the required 2.5 ft. and the shed being located in the side yard with a setback of 1 ft. in lieu of the required rear yard and required 2.5 ft.

Hearing: Thursday, June 7, 2018 at 1:30 p.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: Nicholas Murray, 2918 Willoughby Road, Parkville 21234
Michael Moran, 3407 Eastern Boulevard, Ste. A, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 18, 2018.**
- (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.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 17, 2018 Issue - Jeffersonian

Please forward billing to:

Michael Moran
3407 Eastern Boulevard, Ste. A
Baltimore, MD 21220

410-687-8494

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: 2018-0040-SPHA

2918 Willoughby Road
NE/s Willoughby Road, n/w of School Road
11th Election District – 3rd Councilmanic District
Legal Owners: Nicholas Murray

Special Hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law dwelling unit.

Variance to permit two existing detached accessory structures, garage and shed; the garage having a rear yard setback of 2 ft. in lieu of the required 2.5 ft. and the shed being located in the side yard with a setback of 1 ft. in lieu of the required rear yard and required 2.5 ft.

Hearing: Thursday, June 7, 2018 at 1:30 p.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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
2918 Willoughby Road; NE/S Willoughby *
Road, 93' NW of c/line of School Road *
9th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Nicholas Murray *
Petitioner(s) * BALTIMORE COUNTY
* 2018-040-SPHA

* * * * *

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.

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

RECEIVED

AUG 08 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of August, 2017, a copy of the foregoing Entry of Appearance was mailed to Michael Moran, Esquire, 3407 Eastern Boulevard, Suite A, Baltimore, Maryland 21220, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2018-0040-SPHA
Property Address: 2918 Willoughby Road
Property Description: northeast side of Willoughby Rd, 93'
northwest of School Rd
Legal Owners (Petitioners): Nicholas Murray
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MIKE MORAN, Esq.
Company/Firm (if applicable): The Law Offices of Michael J. Moran PC
Address: 3407 Eastern Blvd, Ste A
Middle River, MD 21220
Telephone Number: 410 687 8494

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

NO 154872

Date: 8/2/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	806	0000		6150				\$150 -

Total: \$150 -

Rec
From:

For:

zoning hearing - case # 2018-0040-SPHA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/03/2017 8/02/2017 11:22:39 3

REG 0603 WALKIN CASH
>>RECEIPT # 735637 8/02/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154872

Recpt Tot \$150.00
\$150.00 CK \$4.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

May 31, 2018

Nicholas Murray
2918 Willoughby Road
Parkville MD 21234

RE: Case Number: 2018-0040 SPHA, Address: 2918 Willoughby Road

Dear Mr. Murray:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 2, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that appears to be a seal or official mark.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michael J Moran, Esquire, 3407 Eastern Boulevard, Suite A, Baltimore MD 21220

Date: 8/9/17

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

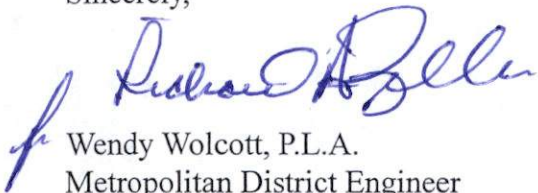
Dear Ms. Lewis:

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. 2018-0040-SPHA -

*Special Hearing Variance
Nicholas Murray
2918 Willoughby 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 MEMORANDUM

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

DATE: 8/24/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-040

INFORMATION:

Property Address: 2918 Willoughby Road
Petitioner: Nicholas Murray
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law apartment. The Department has also reviewed the petition for a variance to permit two existing detached accessory structures (garage and shed), the garage having a rear yard setback of 2' in lieu of the required 2.5', and the shed being located in the side yard with a setback of 1' in lieu of the required rear yard and required 2.5' respectively.

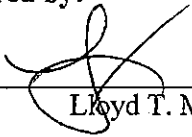
A site visit was conducted on August 9, 2017. Multiple code violations have been issued by Baltimore County for this site (CC1702939& CE1700012).

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide vegetative screening along the rear property line.
- All facades of the accessory structure shall be finished and improved with the same material or otherwise be complementary with the existing dwelling.
- Petitioners shall conduct overall cleanup of the site and address any open code violation to the satisfaction of Baltimore County.
- Provide to the Department, to the attention to the contact person listed below, a "declaration of intent" pursuant to BCZR § 400.4.B.1 prior to the issuance of any use and occupancy permit.

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

Michael J. Moran, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

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 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0040-SPHA
Address 2918 Willoughby Road
(Murray Property)

Zoning Advisory Committee Meeting of **August 14, 2017**.

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

Reviewer: Steve Ford

Date: 8-8-2017

Case No.:

2018-0040-SPHA

Exhibit Sheet

6-25-19
Sen

7-29-19

Petitioner/Developer

Protestants

No. 1	Title deed 9-4-15	
No. 2	Invoice re: gas inspection	
No. 3	SDAT record	
No. 4	DOP 2AC comment	
No. 5	Site plan	
No. 6	Photo - site	
No. 7	Photo - site	
No. 8	Photo - site	
No. 9	Photo - Electrical Inspection	
No. 10		
No. 11		
No. 12		

Colony Title Group, Ltd.
File No. 15-42238K
Tax ID # 09-11-770290

1/3

1

This Deed, made this 4th day of September, 2015, by and between Stephen Bodzer, Claudia A. Murray and Anthony S. Bodzer, parties of the first part, Grantors; and Nicholas J. Murray, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of One Hundred Sixty-Five Thousand And 00/100 Dollars (\$165,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Nicholas J. Murray, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the northeast side of Willoughby Avenue (formerly known as Gatch Avenue) 50 feet wide as shown on the Plat of Parkville Summit and at a distance of 75 feet northwesterly from the intersection of the northeast side of Willoughby Avenue and the northwest side of School Road, 25 feet wide, as shown on the aforesaid plat, and running thence northwesterly binding on the northeast side of Willoughby Avenue 50 feet; thence northeasterly and parallel with School Road 125 feet; thence southeasterly and parallel with Willoughby Avenue 50 feet, and thence southwesterly and parallel with School Road 125 feet to the place of beginning. Being Lots Nos. 118 and 119 as shown on the Plat of Parkville Summit, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 82.

The improvements thereon being known as No. 2918 Willoughby Avenue, Baltimore, Maryland 21234.

BEING all and the same lot of ground which by Deed dated 8/21/07, and recorded among the Land Records of Baltimore County, in Liber No. 26118, Folio 671, was granted and conveyed by Stephen Bodzer unto Stephen Bodzer, Life Tenant with no powers and Claudia A. Murray and Anthony S. Bodzer, remaindermen.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

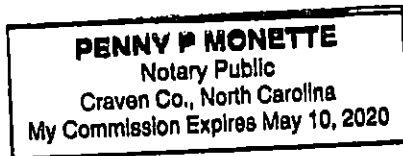
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Nicholas J. Murray, as sole owner, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

STATE OF North Carolina COUNTY OF Craven to wit:

I hereby certify that on this 2nd day of Sept. 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Anthony S. Bodzer**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Penny P. Monette
Notary Public
My commission expires: 5-10-2020

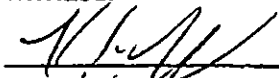
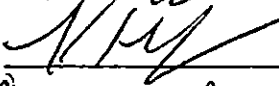
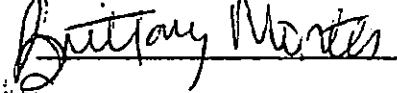
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

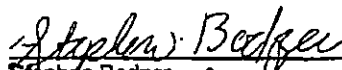
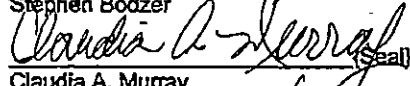
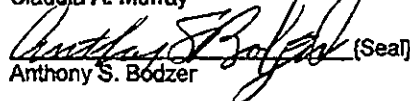
[Signature]
Attorney Edwin E. Tillman, Jr.

AFTER RECORDING, PLEASE RETURN TO:
Colony Title Group, Ltd.
5950 Symphony Woods Road
Suite 418
Columbia, MD 21044

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

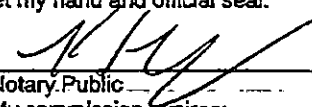
 (Seal)
 Stephen Bodzer
 (Seal)
 Claudia A. Murray
 (Seal)
 Anthony S. Bodzer

STATE OF MARYLAND COUNTY OF Baltimore to wit:

I hereby certify that on this 4th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Stephen Bodzer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KEVIN S. YUNGMAAN
 NOTARY PUBLIC
 WASHINGTON COUNTY
 STATE OF MARYLAND
 MY COMMISSION EXPIRES 2/19/2017

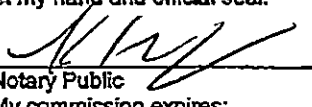

 Notary Public
 My commission expires: _____

STATE OF Maryland COUNTY OF Baltimore to wit:

I hereby certify that on this 4th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Claudia A. Murray, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KEVIN S. YUNGMAAN
 NOTARY PUBLIC
 WASHINGTON COUNTY
 STATE OF MARYLAND
 MY COMMISSION EXPIRES 2/19/2017


 Notary Public
 My commission expires: _____

File No. 15-42238K

OWNER OCCUPANCY AFFIDAVIT

Nicholas J. Murray, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

As to All

Nicholas J. Murray

(SEAL)

(SEAL)

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, that on this 4th day of September, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Nicholas J. Murray, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KEVIN S. YUNGMAAN
NOTARY PUBLIC
WASHINGTON COUNTY
STATE OF MARYLAND
MY COMMISSION EXPIRES 2/19/2019

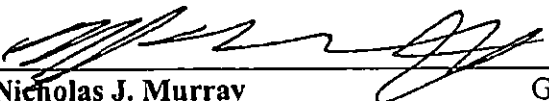
Notary Public

My Commission Expires: _____

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 2918 Willoughby Avenue, Baltimore, Maryland 21234, and being more particularly described as Tax ID Number 09-11-770290, Baltimore County, Maryland.
2. The undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



 Nicholas J. Murray Grantee

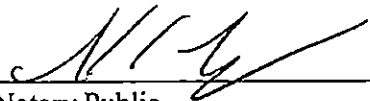
The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 2918 Willoughby Avenue, Baltimore, Maryland 21234, and being more particularly described as Tax ID Number 09-11-770290, Baltimore County, Maryland.
2. The undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

 Guarantor/co-maker

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Washington, this 4th day of September, 2015.

KEVIN S. YUNGMAAN
 NOTARY PUBLIC
 WASHINGTON COUNTY
 STATE OF MARYLAND
 MY COMMISSION EXPIRES 2/19/201



 Notary Public
 My Commission Expires: _____

2015

MARYLAND
FORM

WH-AR

**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 **Stephen Bodzer**

2. Reasons for Exemption

Resident Status



I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), 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 my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

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

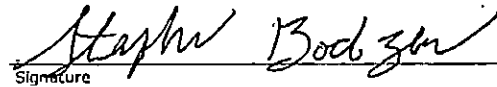
Witness



Stephen Bodzer

Name

Signature


3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

Nov 3, 2015

IMP. FD SURE 40.00
RECORDING FEE 20.00
TR TAX STATE 412.50
NON-RESIDENT 9,599.18
TOTAL 10,071.68
Reg: BA04 Rcft: 57590
JLE CG Blk: 293

1	Type(s) of Instruments	(☒ Check Box if addendum Intake Form is Attached.)						
		1 Deed	Mortgage	Other "	Other			
		2 Deed of Trust	Lease	3 2nd DOT				
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable)	Recordation						
	Cite or Explain Authority	State Transfer First Time Maryland Homebuyer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$	165,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$	132,000.00	Transfer Tax Consideration \$			
		Balance of Existing Mortgage	\$		X () % = \$			
		Other: 2nd DOT	\$	5,000.00	Less Exemption Amount - \$ 2145.00			
		Other:	\$		Total Transfer Tax = \$			
		Full Cash Value:	\$		Recordation Tax Consideration \$			
				X () per \$500 = \$ 825.00				
				TOTAL DUE \$ 825.00				
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	20.00	\$	20.00	Tax Bill:	
		Surcharge	\$	40.00	\$	40.00	C.B. Credit:	
		State Recordation Tax	\$	825.00	\$		Ag. Tax/Other:	
		State Transfer Tax	\$	412.50	\$			
		County Transfer Tax	\$	2,145.00	\$			
		Other	\$		\$			
		Other	\$		\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			09-11-770290					☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		2918 Willoughby Avenue, Baltimore, Maryland 21234						
		Other Property Identifiers (if applicable)						Water Meter Account No.
		Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: N/A						
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq Ft/Acreage Transferred: N/A						
		If Partial Conveyance, List Improvements Conveyed: N/A						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		Stephen Bodzer, Claudia A. Murray			Nicholas J. Murray			
		Anthony S. Bodzer						
		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)			
		Nicholas J. Murray			Howard Bank			
		New Owner's (Grantee) Mailing Address						
	2918 Willoughby Avenue, Baltimore, Maryland 21234							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person	
		Name: Pat Cronin					☐ Hold for Pickup	
		Firm: Colony Title Group, Ltd.					☐ Return Address Provided	
		Address: 5950 Symphony Woods Road, Suite 418 Columbia, MD 21044 Phone: (410) 884-1160						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment	☒ Yes	☐ No	Will the property being conveyed be the grantee's principal residence?				
		☐ Yes	☒ No	Does transfer include personal property? If yes, identify:				

Addendum
State of Maryland Land Instrument Intake Sheet
County: Baltimore

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

2	(Continued) Consideration and Fees	Consideration Amount/Recordation Fees Consideration, Including Assumed Indebtedness \$ Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax (if Applicable) \$ Other \$ Total Fees \$ 60.00	Doc. 3	Doc. 4	Doc. 5	Doc. 6
6	(Continued) Transferred From	Doc. 3 - Grantor(s) Name(s) Nicholas J. Murray Doc. 4 - Grantor(s) Name(s) Doc. 5 - Grantor(s) Name(s) Doc. 6 - Grantor(s) Name(s) Doc. 3 - Owner(s) of Record, if Different from Grantor(s) Doc. 4 - Owner(s) of Record, if Different from Grantor(s) Doc. 5 - Owner(s) of Record, if Different from Grantor(s) Doc. 6 - Owner(s) of Record, if Different from Grantor(s)				
7	(Continued) Transferred To	Doc. 3 - Grantee(s) Name(s) The Department of Housing and Community Development of The State of Maryland Doc. 4 - Grantee(s) Name(s) Doc. 5 - Grantee(s) Name(s) Doc. 6 - Grantee(s) Name(s)				
8	(Continued) Other Names To Be Indexed	Doc. 3 - Additional Names to be Indexed (Optional) Doc. 4 - Additional Names to be Indexed (Optional) Doc. 5 - Additional Names to be Indexed (Optional) Doc. 6 - Additional Names to be Indexed (Optional)				
9	(Continued) Special Instructions	Special Recording Instructions (if any)				

RECORDATION TAX NOT REQUIRED
 Director of Budget and Finance
 BALTIMORE COUNTY, MARYLAND
 T.P. ART 12-108

DOC# 2 3 4 5 6
 Initial JS
 Date 9-15-15

B.S. Douglass & Company
P.O. Box 777
New Windsor, MD 21776

2

Contractors Invoice

License # MD12654

WORK PERFORMED AT:

TO:

Nicholas Murray
443-739-1894

2918 Willoughby Rd
Parkville, MD 21234

DATE

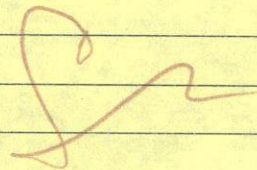
06-22-19.

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

Inspected gas piping in its entirety and found all connections to be made properly with no leaks. Shut off valves are provided for the water heater and kitchen range. Piping properly strapped and secured.



* Customer Paid in full
Check # 197

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Eighty five Dollars (\$ 85.00).

This is a ☐ Partial ☒ Full invoice due and payable by: _____

in accordance with our ☐ Agreement ☐ Proposal No. _____ Dated _____

3

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0911770290			
Owner Information					
Owner Name:	MURRAY NICHOLAS J		Use:	RESIDENTIAL	
Mailing Address:	2918 WILLOUGHBY RD BALTIMORE MD 21234-4628		Principal Residence:	YES	
			Deed Reference:	/36836/ 00258	
Location & Structure Information					
Premises Address:	2918 WILLOUGHBY RD 0-0000		Legal Description:	LT 118,119 2918 WILLOUGHBY RD PARKVILLE SUMMIT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0020	1177		0000	118 2017 0007/0082
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1952	1,288 SF		6,250 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	64,500	64,500			
Improvements	89,500	125,900			
Total:	154,000	190,400	154,000	166,133	
Preferential Land:	0			0	
Transfer Information					
Seller: BODZER STEPHEN		Date: 11/03/2015		Price: \$165,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36836/ 00258		Deed2:	
Seller: BODZER STEPHEN		Date: 08/31/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26118/ 00671		Deed2:	
Seller: KRAFT VERNON H		Date: 04/27/1970		Price: \$21,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05087/ 00286		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:					

4/10 887 335
4

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-040

DATE: 8/24/2017

INFORMATION:

Property Address: 2918 Willoughby Road
Petitioner: Nicholas Murray
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an existing detached accessory structure (garage) to be converted into an in-law apartment. The Department has also reviewed the petition for a variance to permit two existing detached accessory structures (garage and shed), the garage having a rear yard setback of 2' in lieu of the required 2.5', and the shed being located in the side yard with a setback of 1' in lieu of the required rear yard and required 2.5' respectively.

A site visit was conducted on August 9, 2017. Multiple code violations have been issued by Baltimore County for this site (CC1702939& CE1700012).

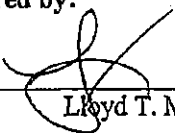
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide vegetative screening along the rear property line.
- All facades of the accessory structure shall be finished and improved with the same material or otherwise be complementary with the existing dwelling.
- Petitioners shall conduct overall cleanup of the site and address any open code violation to the satisfaction of Baltimore County.
- Provide to the Department, to the attention to the contact person listed below, a "declaration of intent" pursuant to BCZR § 400.4.B.1 prior to the issuance of any use and occupancy permit.

Date: 8/24/2017
Subject: ZAC #18-040
Page 2

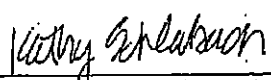
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

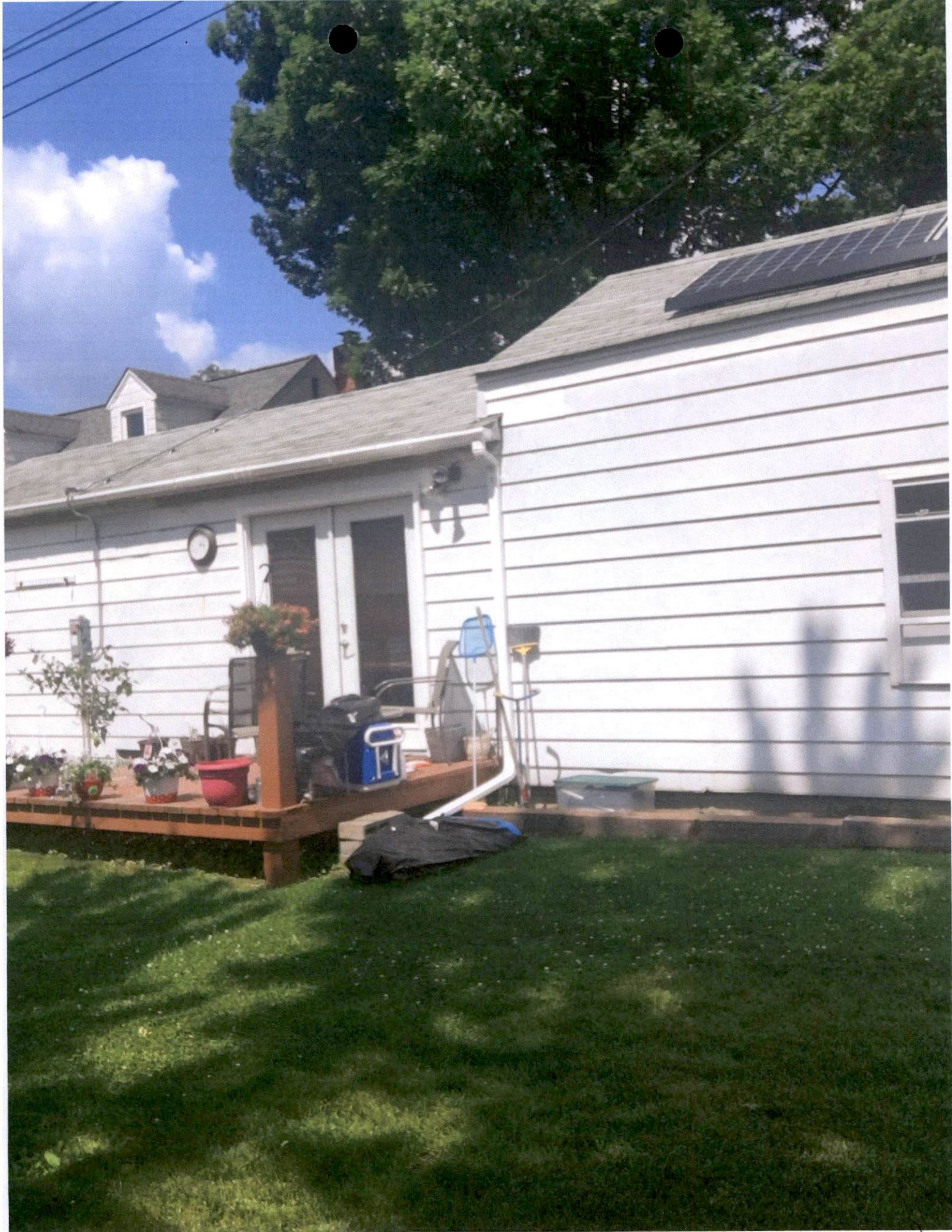
AVA/KS/LTM/ka

c: Laurie Hay

Michael J. Moran, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County



(6)





ELECTRICAL INSPECTION BY
BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES

INSPECTOR *Rice*

DATE *7-25-75*

TIME *8:30*

PHONE 494-3960

BALTIMORE COUNTY, MARYLAND
Department of Permits and Licenses
Office of Buildings Engineer
County Office Building
Towson, Maryland 21204
Telephone 494-3957

Part Of Building Inspected:
Flame
#68084

Approved (☒) Disapproved (☐)

Remarks:

2-20-75
2-20-75 *F. P. Smith*
Date Building Inspector

CASE NAME

DATE _____

6/24/19

E - MAIL

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

8/8/17

DEPS

(if not received, date e-mail sent _____)

No Comment

FIRE DEPARTMENT

8/24/17

PLANNING

(if not received, date e-mail sent _____)

No obj
w/ conditions

8/9/17

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

6/10

ADJACENT PROPERTY OWNERS

letter from neighbor

ZONING VIOLATION

(Case No. CC 1702939 & CE 1700012)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/14/19

SIGN POSTING (1st)

Date:

6/4/19

by SSG Black

SIGN POSTING (2nd)

Date:

6/23/19

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

1000

1000

1000

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1000

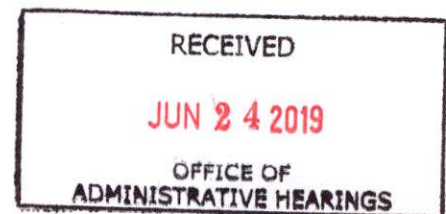
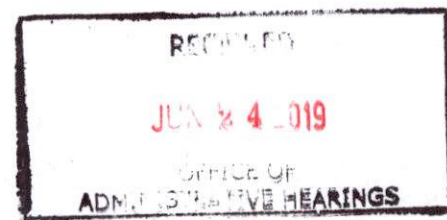
1000

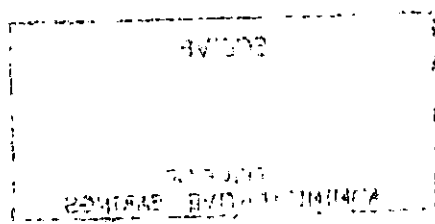
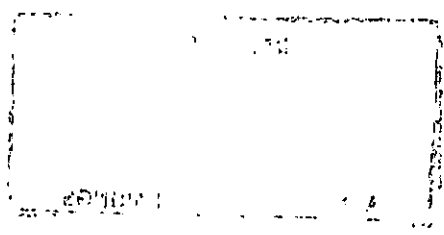
Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, June 24, 2019 12:35 AM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2018-0040-SPHA
Attachments: Re-Cert 1 2018-0040-SPHA.doc; Re-Cert 2 2018-0040-SPHA.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 2918 Willoughby Road





CERTIFICATE OF POSTING

2018-0040-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Nicholas Murray

June 24, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2918 Willoughby Road

SIGN 1 Recertification

June 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

June 23, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

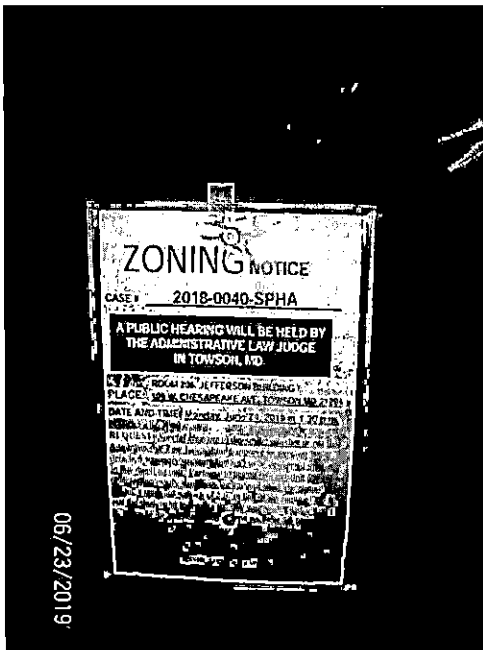
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POST GRADUATE

2018-0040-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Nicholas Murray

June 24, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2918 Willoughby Road

SIGN 2 Recertification

June 4, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

June 23, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

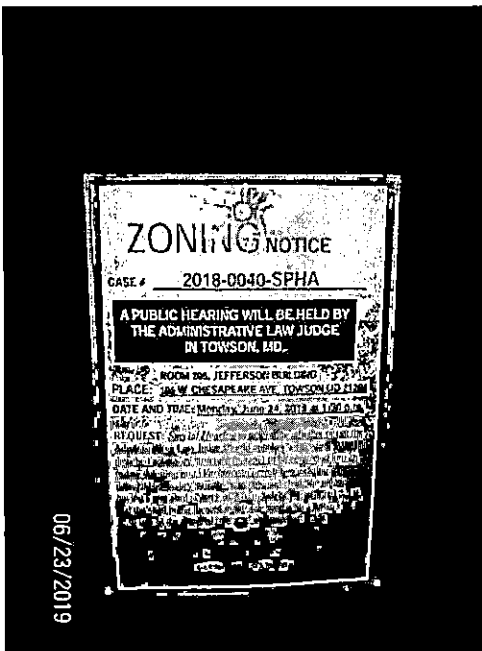
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 09 Account Number - 0911770290							
Owner Information									
Owner Name:		MURRAY NICHOLAS J				Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:		2918 WILLOUGHBY RD BALTIMORE MD 21234-4628				Deed Reference:		/36836/ 00258	
Location & Structure Information									
Premises Address:		2918 WILLOUGHBY RD 0-0000				Legal Description:		LT 118,119 2918 WILLOUGHBY RD PARKVILLE SUMMIT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0020	1177		0000			118	2017	Plat Ref: 0007/0082
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1952		1,288 SF				6,250 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	1 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2018		As of 07/01/2019	
Land:		64,500		64,500					
Improvements		89,500		125,900					
Total:		154,000		190,400		178,267		190,400	
Preferential Land:		0						0	
Transfer Information									
Seller: BODZER STEPHEN				Date: 11/03/2015		Price: \$165,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /36836/ 00258		Deed2:			
Seller: BODZER STEPHEN				Date: 08/31/2007		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /26118/ 00671		Deed2:			
Seller: KRAFT VERNON H				Date: 04/27/1970		Price: \$21,500			
Type: ARMS LENGTH IMPROVED				Deed1: /05087/ 00286		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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:**

6-24-19

2018-0040-SPHA

2918 Willoughby Road

06/10/19

Hello Neighbors,

Many of you have had serious concerns with the transformation of a garage into an apartment, the actual development of a 'separate residence' on the property at **2918 Willoughby Road**, historically zoned as a 'single home' lot. This property has **already** been converted into a separate apartment, and after the fact, the County has now scheduled a Special Hearing to determine whether approval should be granted to provide a Variance to even **allow** the renovation of the garage. This conversion appears to have been completed before any approvals were obtained, discussed, or permitted. A subsequent concern is becoming an issue due to the 'original' house now being used for boarders, and that concern is the number of additional vehicles and parking spaces for that address.

A Zoning Notice has just been posted on the property at **2918 Willoughby Road**. The hearing is scheduled for **Monday, June 24th at 1:30 pm** in the Jefferson Building at 105 W. Chesapeake Avenue, Room 205, in Towson.

Neighborhood concerns have centered on the legality of this renovation, permitting for electrical, plumbing, occupancy and use, as well as the wastewater sewer line hookup, and the increase in vehicle parking associated with that address. If you have had water or sewer back up issues, have been impacted by trash, debris, commercial or recreational vehicle parking, or other issues affecting your property and the neighborhood coming from this address, now is the time to provide that info to the County.

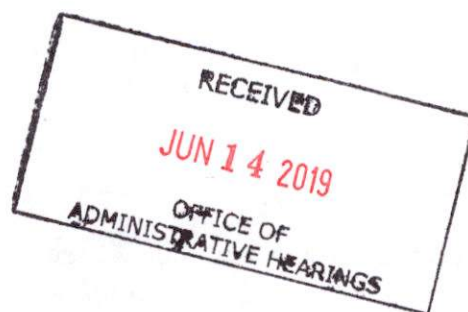
You may either attend the Hearing to express your comments and concerns, or send a letter to the Administrative Judge before the scheduled hearing for consideration in this Variance request. This type of project is new to this neighborhood and may very well affect the property values in a negative way by **setting the precedence** for everyone to convert their garages into rental units. Because this building project has already been completed prior to permits and approvals, property values may have already been impacted. Please get your concerns on record with the County to avoid potential future negative neighborhood issues. Send your comments now. Thank you.

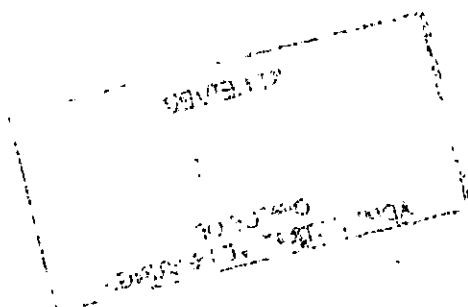
CASE NUMBER 2018-0040-SPHA (06/24/19)

Administrative Law Judge
105 West Chesapeake Ave. (Room 205)
Towson, Maryland 21204

CASE NUMBER 2018-0040-SPHA (06/24/19)

Mr. Arnold Jablon, Esq. // Mr. Michael Mohler
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204





BALTIMORE MD 212

TO JUN 2019 PM 91

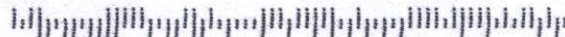


Administrative Law Judge
105 W. Chesapeake Ave. (Room 215)
Towson, MD 21204

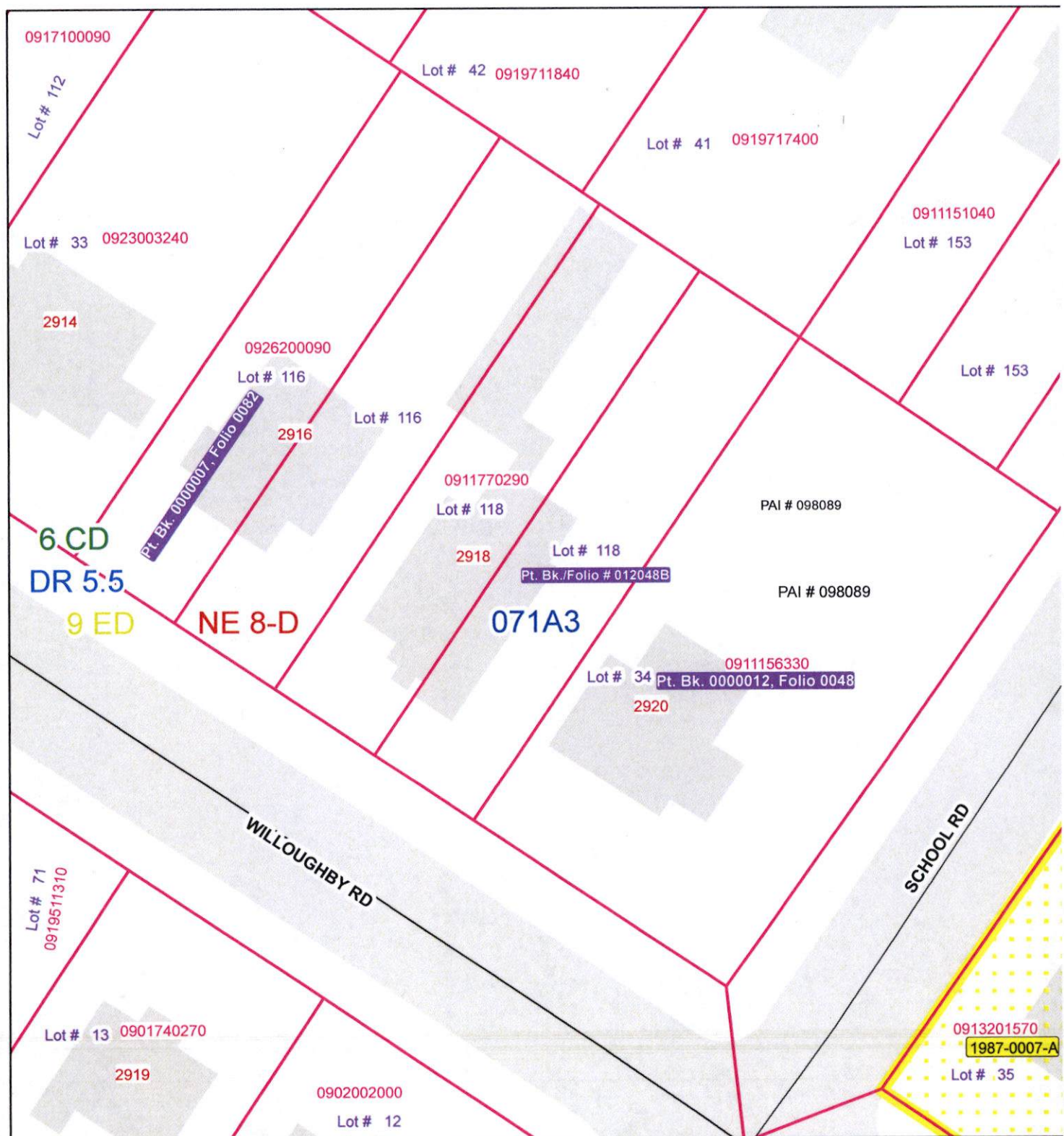
2018-0040-SPHA

6/24/19

21204-472599



2918 Willoughby Road



Publication Date: 7/3/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

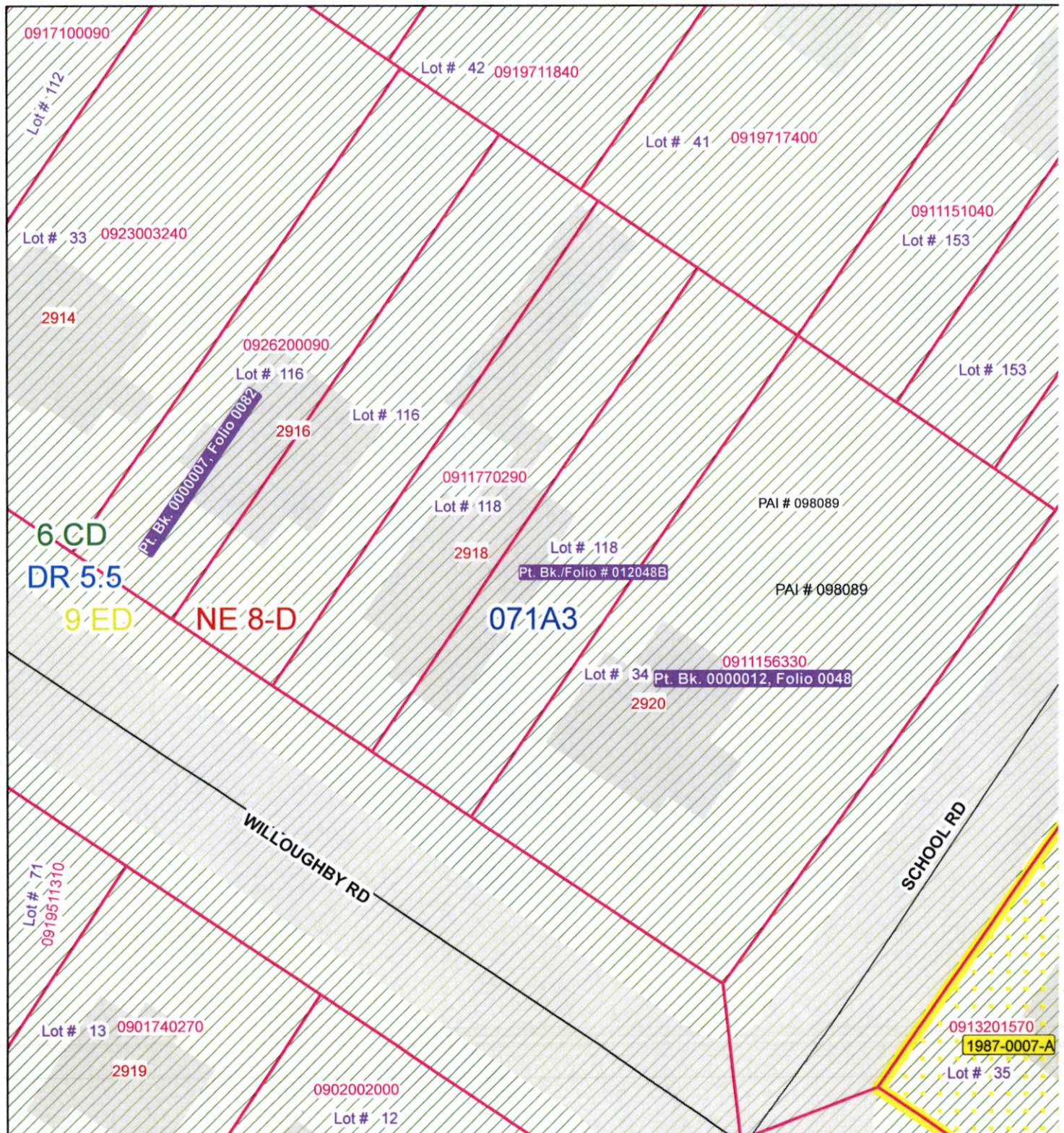


0 5 10 20 30 40 Feet

1 inch = 30 feet

Item #0040

2918 Willoughby Road



Publication Date: 7/3/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0040

Carl Richards Jr

Dave
F4I

From: Carl Richards Jr
Sent: Monday, August 21, 2017 6:41 AM
To: Lloyd Moxley
Subject: RE: 18-40

Will Do

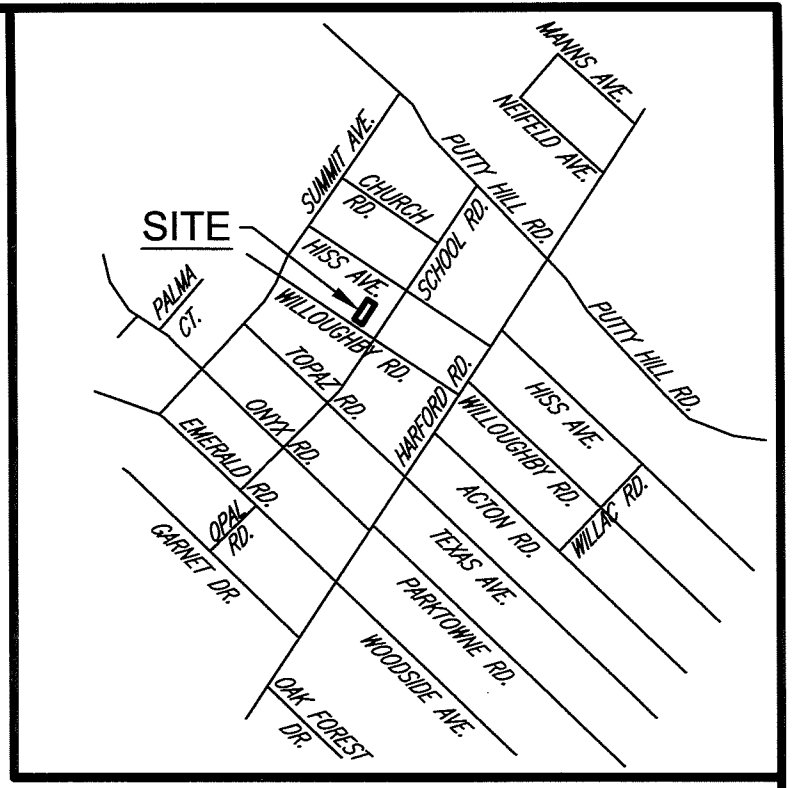
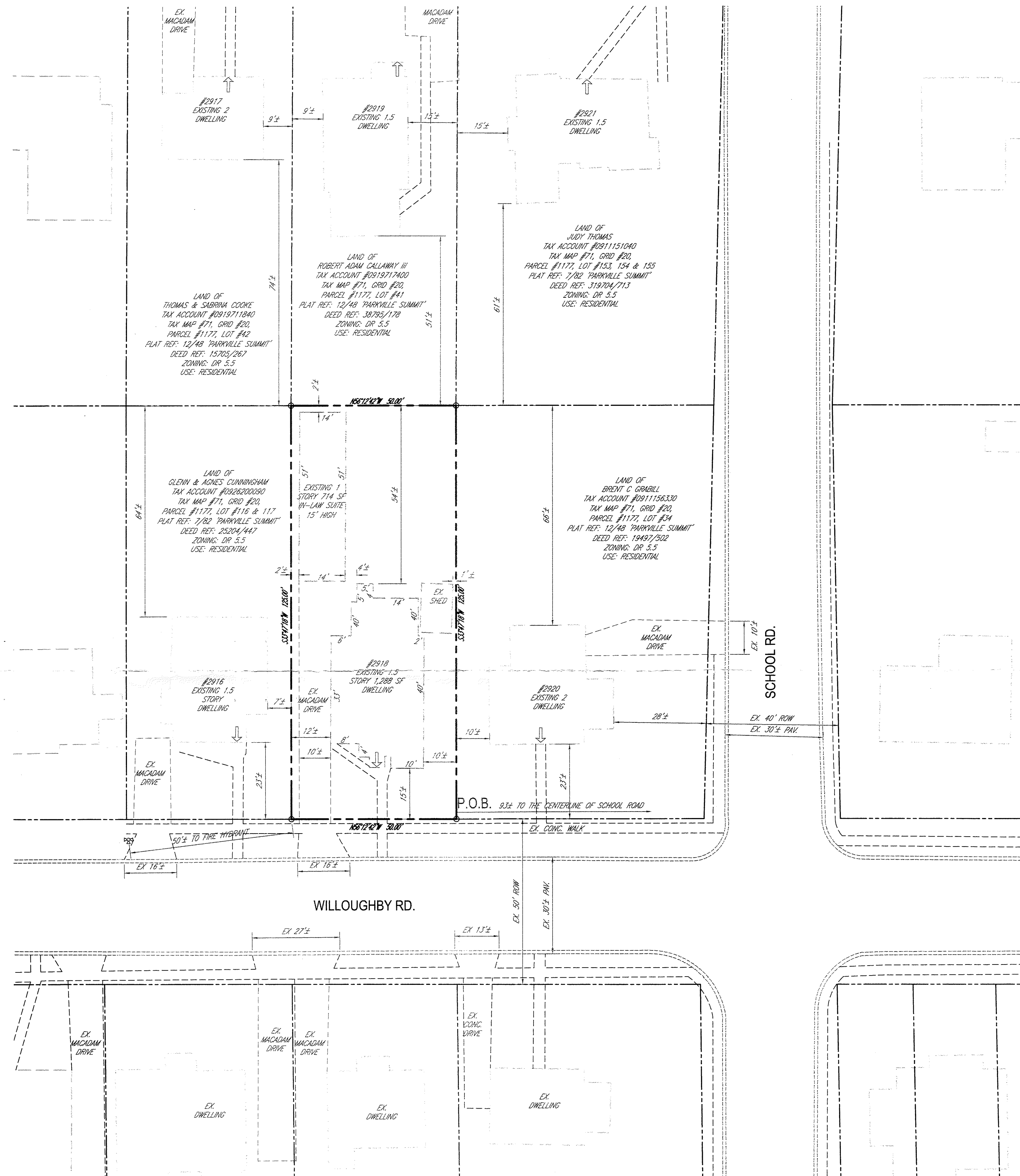
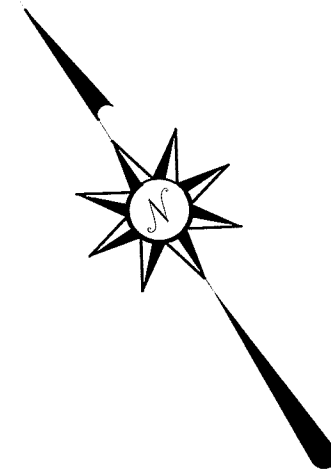
From: Lloyd Moxley
Sent: Friday, August 18, 2017 2:14 PM
To: Carl Richards Jr <CRichards@baltimorecountymd.gov>; Krystle Patchak <kpatchak@baltimorecountymd.gov>
Subject: RE: 18-40

Carl,
Thanks, when he gets it could you please have him send a copy to Krystle Patchak in our office?....thanks again!
Lloyd

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

From: Carl Richards Jr
Sent: Friday, August 18, 2017 12:00 PM
To: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: 18-40

Lloyd, I told Dave to call them to submit a dec. of understanding.



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
NICHOLAS J. MURRAY
2918 WILLOUGHBY RD.
BALTIMORE, MD 21234
- SITE AREA:
GROSS: 7,500 SF or 0.17 Ac.±
NET: 6,250 SF or 0.14 Ac.±
- EXISTING BUILDING AREA: 2,002 SF
(1.5 STORY DWELLING: 1,288 SF)
(IN-LAW SUITE: 714 SF)
- UTILITIES:
PUBLIC WATER.
PUBLIC SEPTIC.
- DEED REF: 36836/258
- TAX ACCOUNT: #0911770290
- EXISTING ZONING: DR 5.5
(PER 200 SCALE GIS TILE # 071A3)
- TAX MAP: #71, GRID #20, PARCEL #1177, LOT #118 & 119
- PLAT REF: 7/82 "PARKVILLE SUMMIT"
- BUILDING PERMIT # 68084 FOR ACCESSORY STRUCTURE
GRANTED JULY 25 1975.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE
ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N -
14. NO KNOWN PREVIOUS ZONING CASES ON FILE
- AREA OF REAR YARD: 2901 SF
- REAR YARD COVERAGE
PERMITTED: 40%
PROVIDED: 755/2901 = 26%

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

MURRAY RESIDENCE

2918 WILLOUGHBY RD
BALTIMORE, MD 21234-4628

BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS			DRAWN BY:	CHECKED BY:	SCALE:
			CLB	PCR	1" = 20'
			DATE:	JOB NO.:	SHEET NO.:
			6/15/17	17073	1 OF 1

PET-NO. 5