

M E M O R A N D U M

DATE: December 7, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0098-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 6, 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	*	BEFORE THE
(13 White Spruce Court)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Richard G. & Sharon A. Childs	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0098-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, Richard G. and Sharon A. Childs ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3, 1B01.2.C.4 (1977) of the Baltimore County Zoning Regulations ("B.C.Z.R."), and § 504 of the Comprehensive Manual of Development Policies ("C.M.D.P.") – Residential Standard Table VI, to permit a proposed addition with a rear yard setback of 6 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 14, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by 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

ORDER RECEIVED FOR FILING

Date 11-6-17

By [Signature]

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.

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 6th day of **November, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3, 1B01.2.C.4 (1977) of the Baltimore County Zoning Regulations ("B.C.Z.R."), and § 504 of the Comprehensive Manual of Development Policies ("C.M.D.P.") – Residential Standard Table VI, be and is hereby GRANTED.

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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-6-17

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 13 WHITE SPRUCE CT Currently zoned DR. 3.5
 Deed Reference 06046 1 00228 10 Digit Tax Account # 1800001157
 Owner(s) Printed Name(s) RICHARD + SHARON CHILDS

(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)

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

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

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

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

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

Owner(s)/Petitioner(s):

RICHARD CHILDS , SHARON CHILDS
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] , [Signature]
 Signature #1 Signature #2

13 WHITE SPRUCE CT PARKVILLE MD.
 Mailing Address City State
21234 , 410 661 3538 , BOWES CHILD@AOL.COM
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

RON HAMMEL
 Name – Type or Print
[Signature]
 Signature
11 WHITE SPRUCE CT PARKVILLE MD
 Mailing Address City State
21234 , 410 908-2088 , RHAMMEL5@GMAIL.COM
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0098-A Filing Date 10/4/17 Estimated Posting Date 10/15/17 Reviewer gh

Affidavit in Support of Administrative Variance

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

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

Address: 13 WHITE SPRUCE CT PARKVILLE MARYLAND 21234
Print or Type Address of property City State Zip Code

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

This request for variance is based on the unique location and shape of the lot located at 13 White Spruce Ct. This being a flag shaped lot requires a minimum 30' front set back. The unique shape of this lot doesn't allow for the proposed addition to meet existing code requirements for rear and side set backs. As a result, we are requesting a Variance for the side and rear set back of which would not impede or impose on any other surrounding properties.

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

[Signature]
Signature of Owner (Affiant)
RICHARD CHILDS
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
SHARON CHILDS
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard & Sharon Childs

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
11/6/21
My Commission Expires

2018-0098-A

Variance from sections: 1B02.3 & 504 (1977, 1B01.2.C.4) of the BCZR:

To permit a proposed addition with a rear yard setback of 6 feet in lieu of the required 30 feet.

Zoning Petition Property Description

Zoning Property Description For 13 White Spruce Ct.

Beginning at a point on the South side of White Spruce Ct. which 50' wide at a distance of 480'

South/East of the centerline of the nearest improved intersecting street Waltham Woods Rd

Which is 50' right of way wide.

Subdivision Lot – lot is part of record plat

Being Lot #18, Block B, #1 in the subdivision of Chippendale as recorded in Baltimore County

Plat book #41, Folio #53, containing 12,282 ft. of lot. Located in the 9th Election District and 3rd Council District.

2018-0098-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/15/2017

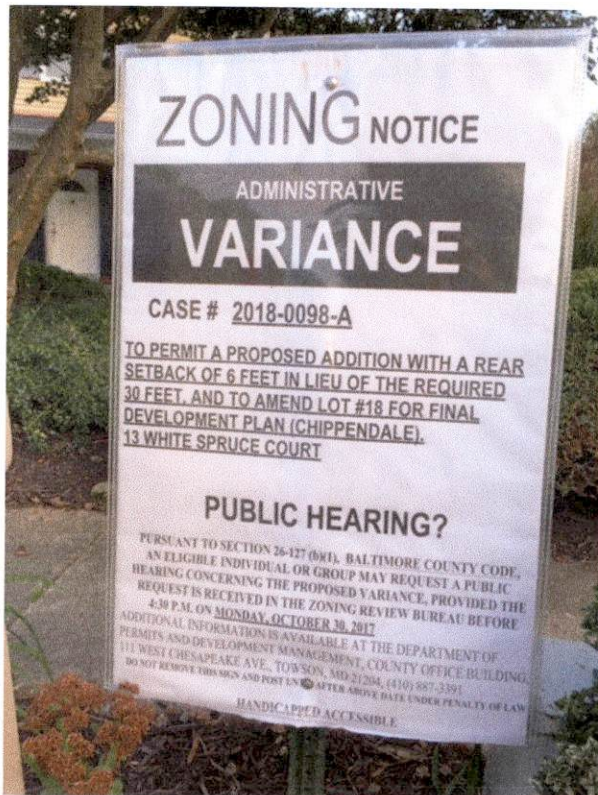
Case Number: 2018-0098-A

Petitioner / Developer: RICHARD & SHARON CHILDS ~ RON HAMEL

Date of Hearing (Closing) : OCTOBER 30, 2017

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

The sign(s) were posted on: OCTOBER 14, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0098 -A Address 13 White Spruce CT 21234
Contact Person: GARY HUEK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/4/17 Posting Date: 10/15/17 Closing Date: 10/30/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0098 -A Address 13 White Spruce CT 21234
Petitioner's Name Richard & Sharon Childs Telephone 410-908-2088
Posting Date: 10/15/17 Closing Date: 10/30/17
Wording for Sign: To Permit a proposed addition with a rear set back of 6 feet in lieu of the required 30 feet, and to amend lot #18 for Final Development Plan (Chippendale).

Revised 6/30/2018

**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/neighbors 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: 2018-0098-A

Property Address: 13 WHITE SPRUCE CT

Property Description: _____

Legal Owners (Petitioners): RICHARD + SHARON CHILDS

Contract Purchaser/Lessee: RON HAMMEL

PLEASE FORWARD ADVERTISING BILL TO:

Name: RON HAMMEL

Company/Firm (if applicable): HAMMEL BUILDING SERVICES

Address: 11 WHITE SPRUCE CT
PARKVILLE MD. 21234

Telephone Number: 410 908-2038

Revised 7/9/2015

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

NO 157268

Date: 10/4/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	000		0150				150.00

Total: 150.00

Rec From: Ron Himmel

For: 13 White Spurge CT

Administrative Variance & FOF Amendment

2018-0098-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME GRN
 10/04/2017 10/04/2017 09:36:00 1
 REG 4501 WALKIN LJP
 RECEIPT # 754525 10/04/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 157268
 Receipt Tot \$150.00
 \$150.00 CK \$0.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 31, 2017

Richard & Sharon Childs
13 White Spruce Court
Parkville MD 21234

RE: Case Number: 2018-0098 A, Address: 13 White Spruce Court

Dear Mr. & Ms. Childs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 4, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Ron Hamel, 11 White Spruce Court, Parkville MD 21234

AV 10-30

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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0098-A
Address 13 White Spruce Court
(Childs Property)

Zoning Advisory Committee Meeting of **October 16, 2017**.

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

Reviewer: Steve Ford Date: 10-12-2017

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 10/10/17

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

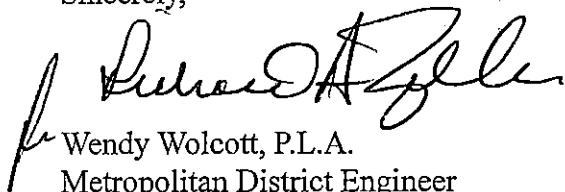
Dear Ms. Lewis:

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. 2018-0098-A

*Administrative Variance
Richard & Sharon Childs
13 White Spruce Court.*

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

INTEROFFICE CORRESPONDENCE

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

DATE: October 13, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2017
Item No. 2018-0097-A, 0098-A and 0100-SPH

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

* * * * *

VKD: EFC
cc: file

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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0098-A
Address 13 White Spruce Court
(Childs Property)

Zoning Advisory Committee Meeting of **October 16, 2017**.

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

Reviewer: Steve Ford Date: 10-12-2017

1B01.2.C.3. SETBACKS FROM STREET CENTERLINES

- a. Paper Streets -- Unimproved (paper) streets shall be considered the same as existing (improved) streets. The applicant has the option of either petitioning for a variance or a road closing. To initiate a road closing procedure, a person should contact:

Law Office 887-4420
Bureau of Land Acquisition 887-3252

- b. Road Widening - Existing Lots -- When the County or State widens a road right-of-way that adjoins a lot and the setbacks and/or the lot area become deficient or the deficiency is increased by the taking, then the following applies:

1. If the lot is "a lot of record" as defined in B.C.Z.R. unimproved and considered buildable (area-wise) prior to the taking, the area will be considered nonconforming after the taking. However, all structures and uses must meet the setbacks required in the current zoning regulations.
2. If the lot is improved with a structure, then any deficiencies (inclusive of height, setback and/or area) that are created by the taking will be considered nonconforming.

1977 1B01.2.C.4 MINIMUM AREA STANDARDS IN RESIDENTIAL TRANSITION AREAS for subdivisions approved from September 19, 1970 to September 25, 1981 (adoption of Bill 100-70 until Repeal by Bill 124-81) - Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot Is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot Is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, In Square Feet	Minimum Lot Width, In Feet	Minimum Distance from Building to Centerline of Any Street, In Feet	Minimum Rear-Yard Depth, In Feet	Minimum Width of Any Side Yard (Exception Otherwise Provided, as on a Corner Lot), In Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	Two-Family Detached Dwelling	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	One-Family Detached Dwelling			One-Family Semidetached Dwelling	
		One-Family Semidetached Dwelling	One-Family Semidetached Dwelling			Group House, or Group-House Apartment Building	
		Group House	Group House				
		Group-House Apartment Building	Group-House Apartment Building				
		Two-Family Detached Dwelling	Two-Family Detached Dwelling				
		One-Family Detached Dwelling	One-Family Detached Dwelling				
		One-Family Semidetached Dwelling	One-Family Semidetached Dwelling				
		Group House	Group House				
		Group-House Apartment Building	Group-House Apartment Building				
		7,600	70			8	
		5,700	55			15	
		3,800	35				
		1,970	20				
		1,970	20				
		per dwelling unit	per dwelling unit				

Provided, however, that alternative standards of lot or side-yard width may be applied to non-rectangular lots if such standards have been adopted under the authority of Section 504. (Bill No. 100, 1970.)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-10</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-12-17</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 1800001557		
Owner Information		
Owner Name:	CHILDS RICHARD GHENT CHILDS SHARON ANN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13 WHITE SPRUCE CT BALTIMORE MD 21234-1514	Deed Reference: 706046/ 00728
Location & Structure Information		
Premises Address:	13 WHITE SPRUCE CT 0-0000	Legal Description: CHIPPENDALE
Map:	Grid:	Parcel:
0071	0002	1316
Sub District:	Subdivision:	Section:
	0000	1
Block:	Lot:	Assessment Year:
B	18	2017
Plat No:	Plat Ref:	
	0041/0052	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	2,760 SF	
Property Land Area	County Use	
12,282 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	2 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	105,000	105,000
Improvements	149,800	244,800
Total:	254,800	349,800
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2017
		As of 07/01/2018
		286,467
		318,133
		0
Transfer Information		
Seller: FORREST REALTY C ORP	Date: 07/11/1979	Price: \$84,340
Type: ARMS LENGTH IMPROVED	Deed1: /06046/ 00728	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2018-0098-A

ZAC AGENDA

Case Number: 2018-0097-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Steven & Phyllis Gardner

Contract Purchaser

Critical Area : Yes **Flood Plain:** No **Historic** No **Election Dist** Fifteenth **Councilmanic Dist** Seventh

Property Address: 2312 Riverview ROAD

Location: SW/S of Riverview Road, SE 204 ft. to the centerline of Back River Neck Road

Existing Zoning: RC 5

Area: 16,275 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a side yard setback of 10 ft. in lieu of the required 50 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 10/30/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0098-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Richard & Sharon Childs

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Ninth **Councilmanic Dist** Third

Property Address: 13 White Spruce COURT

Location: S/S of White Spruce Court, SE 480 ft. to the centerline of Waltham Woods Road

Existing Zoning: DR 3.5

Area: 12,282 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a rear yard setback of 6 ft. in lieu of the required 30 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 10/30/2017 12:00:00AM

Miscellaneous:

Pet. Exh. A



Publication Date: 8/30/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

2018-0098-A

2018-0098-A

2018-0098-A







SIDE



REM

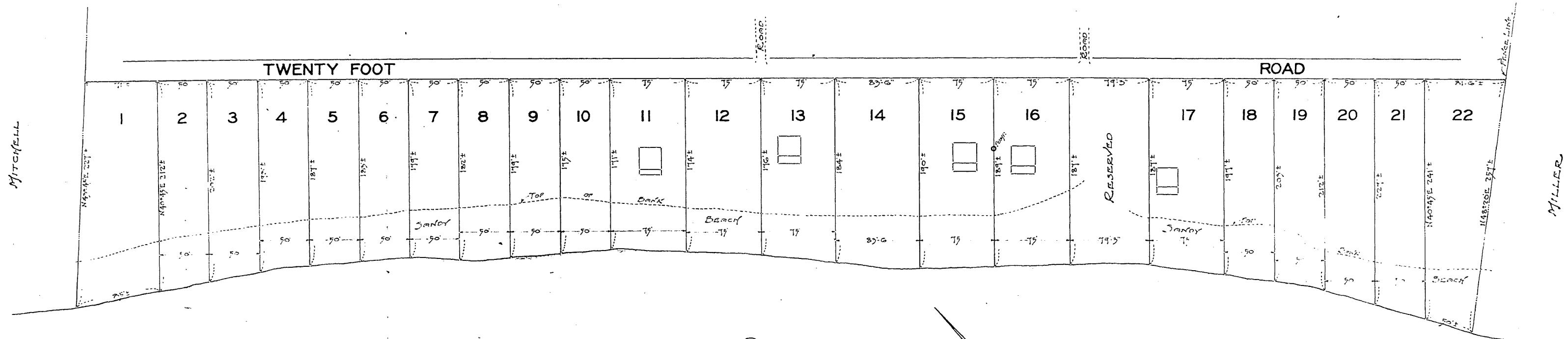




REAR

SIDE





BACK

RIVER

HOLLY FARM BEACH

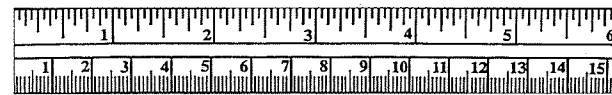
BACK RIVER NECK - STEMMERS RUN.

DIST. No 15 - BALTO Co.

SCALE 1"=50'

Surveyed by J. H. Smith & Co.

Aug 1-1872.



2018-0097-A