

M E M O R A N D U M

DATE: April 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0165-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 4, 2018. 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(1721 Edmondson Avenue) *

1st Election District *

1st Council District *

Patrick & Deborah Svehla *

Legal Owners *

Petitioners *

*

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*

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*

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0165-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 Patrick & Deborah Svehla, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to amend the prior Order dated October 2, 1961 and site plan in Case # R-1961-5360 to eliminate the proposed commercial parking lot containing 24 parking spaces (that was never constructed) and replace it with a single family dwelling; (2) to approve a lot line adjustment between the commercial building and the new dwelling; (3) to approve a 6,000 sq. ft. residential lot that is split-zoned RO with a portion of DR 2; and (4) to approve a modified parking plan to allow 2 parking spaces in lieu of the required 6 spaces.

In addition, a petition for variance seeks the following: (1) to permit a front yard setback for a new dwelling of 20 ft. and a rear yards setback of 15 ft. in lieu of the required 25 ft. and 30 ft. respectively; (2) to allow 2 parking spaces in lieu of the required 6 for an office building; and (3) to approve a 19.5 ft. setback to a rear property line in lieu of the required 30 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Craig Rodgers and Patrick Svehla appeared in support of the requests. Timothy M. Kotroco, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning

Date

3/5/18

By

Sen

Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). The DOP objected to the requests, and its comment is discussed in greater detail below. DPR required the plan to be amended to show the driveway and parking spaces for the proposed residence, and Mr. Rodgers made redline changes on the plan to provide that information. Ex. 8.

SPECIAL HEARING

The special hearing request seeking to amend the 1961 zoning order is essentially a housekeeping matter which is routinely approved in cases such as this. That order permitted the owner to construct a 24-space commercial parking lot on the property. Ex. 2. Petitioners do not want to construct the parking lot and the special hearing request seeks to amend that order and vacate the relief granted therein. The second special hearing request, concerning the lot line adjustment, is a matter that must be handled by the DRC rather than the OAH.

The third request concerns approval of a 6,000 sq. ft. lot that is split-zoned R.O. and D.R. 2. This request presupposes the DRC approves the lot line adjustment, which would result in two parcels of roughly equal size. The parcel with the existing structure used as an office by Petitioner (who is a CPA) would be reduced in size while the parcel with the proposed dwelling would be enlarged to 6,020 SF. The two separate parcels are individually described in a deed recorded in 1952. Ex. 6. Since this was prior to the adoption of the 1955 zoning regulations, they are "lots of record" under B.C.Z.R. §101.1, even though the subject lot is undersized due to the D.R. 2 split-zoning.

The proposed dwelling would be located in the R.O. zone, and Petitioners satisfy the 6,000 sq. ft. minimum lot size for the R.O./D.R. 5.5 zone, assuming the area of the small sliver of D.R. 2 zoned property is included in the calculation. Though the regulation is not entirely clear, it would appear the B.C.Z.R. does not allow the areas in different zones to be aggregated in determining

ORDER RECEIVED FOR FILING

lot density. B.C.Z.R. §1B01.2.A.2. In scenarios like this where a zone line on a small parcel does not coincide with a property boundary I believe a density anomaly exists, entitling the owner to include in the lot area calculation all property within the lot boundary, even though it may be split-zoned. *See* Case No. 2016-0275-SPH. As such the third special hearing request will be granted.

The final special hearing request concerns a modified parking plan, which will instead be considered as a variance request.

VARIANCES

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 property is narrow and deep and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct a single family dwelling on the lot. Finally, I find that the variance 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 community opposition.

In its ZAC comment opposing the requests the DOP cited a section of Master Plan 2020 concerning community conservation areas. As an initial matter, I believe it would be hard to apply the master plan (which views the County from a macroscopic perspective) with any precision in an individual zoning case, especially where, as here, the land area involved is approximately ¼ acre. But in any event, I respectfully disagree with the DOP the parking lot (which has not been constructed even though it was approved 57 years ago) would serve as a “buffer” for the adjacent

ORDER RECEIVED FOR FILING

Date 3/5/18
By Sen

residential community. Instead, I believe the community will benefit from the elimination of the 24 space parking lot, which would if constructed constitute commercial encroachment upon the homes on Edgewood Avenue.

THEREFORE, IT IS ORDERED this 5th day of **March, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to amend the prior Order dated October 2, 1961 and site plan in Case # R-1961-5360 to eliminate the proposed commercial parking lot containing 24 parking spaces (that was never constructed) and replace it with a single family dwelling; and (2) to approve a 6,000 sq. ft. residential lot that is split-zoned RO with a portion of DR 2, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance (1) to permit a front yard setback for a new dwelling of 20 ft. and a rear yards setback of 15 ft. in lieu of the required 25 ft. and 30 ft. respectively; (2) to allow 2 parking spaces in lieu of the required 6 for an office building; and (3) to approve a 19.5 ft. setback to a rear property line in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 3/5/18
By sen

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 3/5/18

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 1721 Edmondson Avenue which is presently zoned RO & DR2
Deed References: 08988/00584 10 Digit Tax Account # 01-12-000070
Property Owner(s) Printed Name(s) Patrick and Deborah Svehla

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

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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 the 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:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Patrick Svehla / Deborah Svehla

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 / Signature #2

6 Anderson Ridge Road Baltimore MD

Mailing Address City State

21228 / 410-627-5642 / SvehlaCPAL@comcast.net

Zip Code Telephone # Email Address

CPAL PAT PJ

SvehlaCPAL@comcast.net

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Date

Mailing Address City State

By

Zip Code Telephone # Email Address

CASE NUMBER 2018-0165-SP4A Filing Date 12/15/17 Do Not Schedule Dates: Reviewer

**ATTACHMENT TO PETITION FOR SPECIAL HEARING
AND VARIANCE**

Special Hearing Relief:

1. To Amend the prior Order dated October 2, 1961 and site plan in case No. 5360 to eliminate the proposed commercial parking lot containing 24 parking spaces (that was never constructed) and replace it with a single family dwelling.
2. To approve a lot line adjustment between the commercial building and the new dwelling.
3. To approve a 6,000 sq. ft. residential lot that is split-zoned R.O with a portion of DR 2.
4. To approve a modified parking plan to allow 2 parking spaces in lieu of the required 6 spaces pursuant to Section 409.12.B;
5. For such other and further relief as the nature of this cause may require;

Variance Relief

1. From Section 1B01.2.C.1.b. BCZR, to permit a front yard setback for a new dwelling of 20' and a rear yard setback of 15' in lieu of the required 25' and 30' respectively.
2. From section 409.6 of the BCZR to allow 2 parking spaces in lieu of the required 6 for an office building.
3. From section 204.3 of the BCZR to approve a 19.5 ft setback to an ^{rear}~~interior~~ property line in lieu of the required 30ft. and
4. For such other and further relief as the nature of this cause may require.

2018-0165-SPHA

ZONING DESCRIPTION FOR 1721 EDMONDSON AVENUE

Beginning at a point at the intersection of the east side of Edgewood Avenue, having a right of way width of 40 feet and the south side of Edmonson Avenue, having a right of way width of 80 feet at a distance of 40 feet from the centerline of Edmondson Avenue, thence the following courses and distances: 1.) S15°39'W 175.11'; thence 2.) S74°21'E 70.00'; thence 3.) N15°39'E 175.11'; thence 4.) N74°21'W 70.00' back to point of beginning, as recorded in Deed Liber 8988, Folio 584, containing 12,258 square feet. Located in the First Election District and First Council District.

2018-0165-SDAA

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/18/17

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. 2018-0159-A.

*Variance
Ellen Elanie Warner
11309 Magberry Avenue*

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

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ



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 5437904

Sold To:

Timothy Kotroco Esq. - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Bill To:

Timothy Kotroco Esq. - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

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

Feb 06, 2018

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: # 2018-0165-SPHA
1721 Edmondson Avenue
E/s Edgewood Avenue, south of Edmondson Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) Patrick & Deborah Svehla

Special Hearing: 1. To amend the prior Order dated October 2, 1961 and Site Plan in Case #R-1961-5360 to eliminate the proposed commercial parking lot containing 24 parking spaces (that was never constructed) and replace it with a single family dwelling. 2. To approve a lot line adjustment between the commercial building and the new dwelling. 3. To approve a 6,000 sq. ft. residential lot that is split-zoned RO with a portion of DR 2. 4. To approve a modified parking plan to allow 2 parking spaces in lieu of the required 6 spaces. 5. For such other and further relief as the nature of this cause may require. **Variance:** 1. To permit a front yard setback for a new dwelling of 20 ft. and a rear yards setback fo 15 ft. in lieu of the required 25 ft. and 30 ft. respectively. 2. To allow 2 parking spaces in lieu of the required 6 for an office building. 3. To approve a 19.5 ft. setback to a rear property line in lieu of the required 30 ft. 4. For such other and further relief as the nature of this cause may require.

Hearing: Monday, February 26, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/602 February 6 5437904

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

Date: FEBRUARY 5, 2018

RE: Project Name: 1721 EDMONDSON AVE
Case Number /PAI Number: 2018-0165-SPHA
Petitioner/Developer: PATRICK AND DEBORAH SVEHLA
Date of Hearing/Closing: FEBRUARY 26, 2018

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 1721 EDMONDSON AVE

The sign(s) were posted on FEBRUARY 5, 2018
(Month, Day, Year)

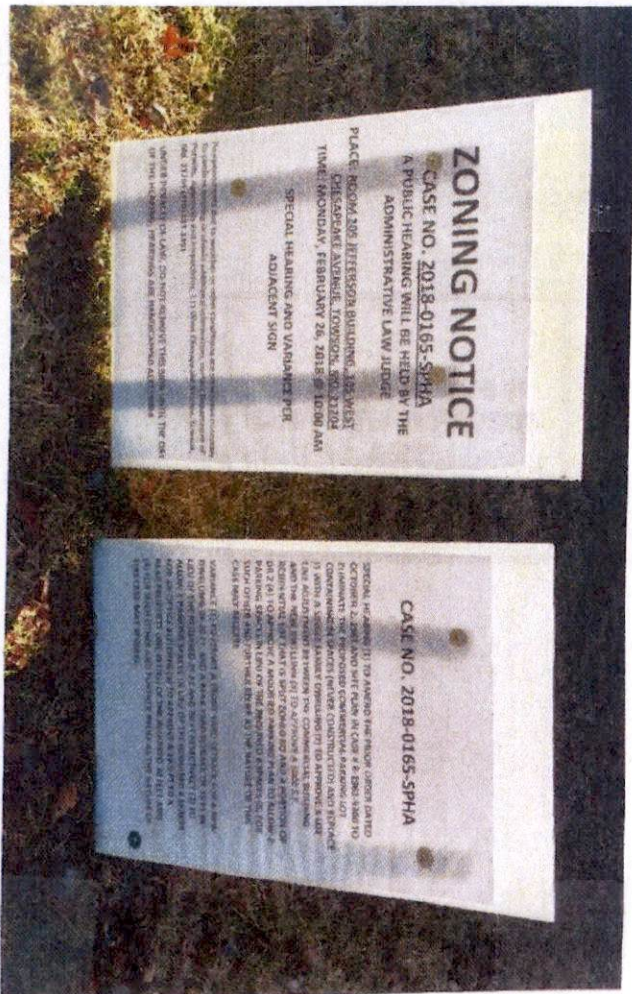
David W. Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 6, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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: 2018-0165-SPHA

1721 Edmondson Avenue
E/s Edgewood Avenue, south of Edmondson Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Patrick & Deborah Svehla

Special Hearing 1. To amend the prior Order dated October 2, 1961 and Site Plan in Case # R-1961-5360 to eliminate the proposed commercial parking lot containing 24 parking spaces (that was never constructed) and replace it with a single family dwelling. 2. To approve a lot line adjustment between the commercial building and the new dwelling. 3. To approve a 6,000 sq. ft. residential lot that is split-zoned RO with a portion of DR 2. 4. To approve a modified parking plan to allow 2 parking spaces in lieu of the required 6 spaces. 5. For such other and further relief as the nature of this cause may require. Variance 1. To permit a front yard setback for a new dwelling of 20 ft. and a rear yards setback of 15 ft. in lieu of the required 25 ft. and 30 ft. respectively. 2. To allow 2 parking spaces in lieu of the required 6 for an office building. 3. To approve a 19.5 ft. setback to a rear property line in lieu of the required 30 ft. 4. For such other and further relief as the nature of this cause may require.

Hearing: Monday, February 26, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

January 17, 2018

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: 2018-0165-SPHA

1721 Edmondson Avenue
E/s Edgewood Avenue, south of Edmondson Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Patrick & Deborah Svehla

Special Hearing 1. To amend the prior Order dated October 2, 1961 and Site Plan in Case # R-1961-5360 to eliminate the proposed commercial parking lot containing 24 parking spaces (that was never constructed) and replace it with a single family dwelling. 2. To approve a lot line adjustment between the commercial building and the new dwelling. 3. To approve a 6,000 sq. ft. residential lot that is split-zoned RO with a portion of DR 2. 4. To approve a modified parking plan to allow 2 parking spaces in lieu of the required 6 spaces. 5. For such other and further relief as the nature of this cause may require. Variance 1. To permit a front yard setback for a new dwelling of 20 ft. and a rear yards setback of 15 ft. in lieu of the required 25 ft. and 30 ft. respectively. 2. To allow 2 parking spaces in lieu of the required 6 for an office building. 3. To approve a 19.5 ft. setback to a rear property line in lieu of the required 30 ft. 4. For such other and further relief as the nature of this cause may require.

Hearing: Monday, February 26, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mr. & Mrs. Svehla, 6 Anderson Ridge Road, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 6, 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.

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

1721 Edmondson Avenue; E/S Edgewood
Avenue, S 80' to c/line of Edmondson Ave.
1st Election & 1st Councilmanic Districts
Legal Owner(s): Patrick & Deborah Svehla
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-165-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.

RECEIVED

DEC 03 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, 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/neighbor 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: 2018-0165 SPA

Property Address: 1721 EDMONDSON AVENUE

Property Description: _____

Legal Owners (Petitioners): PATRICK & DEBORAH SVEHLA

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIM KOTROCO

Company/Firm (if applicable): _____

Address: 305 WASHINGTON AVE., STE. 502
TOWSON MD 21204

Telephone Number: 410-299-2943

Revised 7/9/2015

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

NO 161165

Date: 12/15/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0006		0120				1000

Total: 1000

Rec From:

For:

Timothy Kotroco

2018-0165-SPHA

1721 Edmondson Avenue

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTION TIME
12/15/2017 12/15/2017 11:15:51

REG REQ: MALIN LJR
RECEIPT #: 787051 12/15/2017 OFL
Dept: 5 520 ZONING VERIFICATION
CR NO: 161165

Receipt Tot \$1,000.00
\$1,000.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

February 22, 2018

Patrick & Deborah Svehla
6 Anderson Ridge Road
Baltimore MD 21228

RE: Case Number: 2018-0165 SPHA, Address: 1721 Edmondson Avenue

Dear Mr. & Ms. Svehla:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 15, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204



STATE HIGHWAY
ADMINISTRATION

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

Date: 1/3/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0165-SPHA

Special Hearing, Variance
Patrick & Deborah Suehla
1721 Edmondson Avenue.

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

Sincerely,

Wendy Wolcott, 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: 2/6/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-165



INFORMATION:

Property Address: 1721 Edmondson Avenue
Petitioner: Patrick Svehla, Deborah Svehla
Zoning: RO, DR 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing and variance as listed on the attachment submitted in support of said petitions.

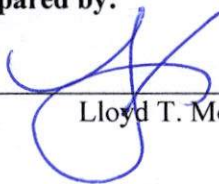
The Department opposes granting the petitioned zoning relief.

The subject site is within a "community conservation area" (CCA). Master Plan 2020 states that the preservation and stability of these lower to moderately dense areas is of paramount importance (MP2020, pg. 26). CCA's were adopted by the County to conserve, revitalize and enhance our older residential communities (MP 2020 pg.39). CCA's consider the structure of an entire neighborhood, both the residential and commercial components, how they integrate and function, and through the application of zoning, the Master Plan and community planning attain their stated goals.

- Legislative policy established within the BCZR establishes that nonresidential uses in the RO zone not "*intrude upon or disturb present or prospective uses of nearby residential properties*". The instant proposal cannot meet the spirit and intent of this policy or the goals of the Master Plan 2020. By virtue of its construction, lacking the required yard setbacks, the proposed dwelling would itself be unduly intruded upon by the immediately adjacent nonresidential uses. By developing the intervening space between 1721 Edmonson Ave and 127 Edgewood Avenue with a dwelling instead of the originally proposed parking area, a buffer is lost. The intrusion of the existing nonresidential office building is compounded due to the loss of off street parking options for any future use of the office building that may generate more trips. The intensified parking pressure would find its way into the surrounding residential neighborhood.

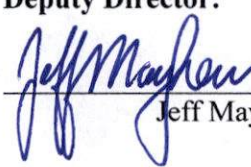
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Dennis Wertz

Timothy M. Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

2-26

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: December 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0165-SPHA
Address 1721 Edmondson Avenue
(Svehla Property)

Zoning Advisory Committee Meeting of **January 1, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 01, 2017
Item No. 2018-0165-SPHA

DATE: January 10, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Show & label the driveway entrance and parking spaces for proposed dwelling.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/6/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-165

INFORMATION:

Property Address: 1721 Edmondson Avenue
Petitioner: Patrick Svehla, Deborah Svehla
Zoning: RO, DR 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing and variance as listed on the attachment submitted in support of said petitions.

The Department opposes granting the petitioned zoning relief.

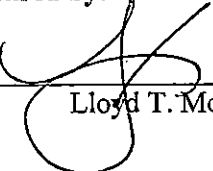
The subject site is within a "community conservation area" (CCA). Master Plan 2020 states that the preservation and stability of these lower to moderately dense areas is of paramount importance (MP2020, pg. 26). CCA's were adopted by the County to conserve, revitalize and enhance our older residential communities (MP 2020 pg.39). CCA's consider the structure of an entire neighborhood, both the residential and commercial components, how they integrate and function, and through the application of zoning, the Master Plan and community planning attain their stated goals.

- Legislative policy established within the BCZR establishes that nonresidential uses in the RO zone not "*intrude upon or disturb present or prospective uses of nearby residential properties*". The instant proposal cannot meet the spirit and intent of this policy or the goals of the Master Plan 2020. By virtue of its construction, lacking the required yard setbacks, the proposed dwelling would itself be unduly intruded upon by the immediately adjacent nonresidential uses. By developing the intervening space between 1721 Edmonson Ave and 127 Edgewood Avenue with a dwelling instead of the originally proposed parking area, a buffer is lost. The intrusion of the existing nonresidential office building is compounded due to the loss of off street parking options for any future use of the office building that may generate more trips. The intensified parking pressure would find its way into the surrounding residential neighborhood.

• Date: 2/5/2018
Subject: ZAC # 18-165
Page 2

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Dennis Wertz
Timothy M. Kotroco
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: December 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0165-SPHA
Address 1721 Edmondson Avenue
(Svehla Property)

Zoning Advisory Committee Meeting of **January 1, 2018**.

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

Reviewer: Steve Ford

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2018-0165-SPA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
1/10/18	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
12/28/17	DEPS (if not received, date e-mail sent _____)	no comment
_____	FIRE DEPARTMENT	_____
2/6/18	PLANNING (if not received, date e-mail sent _____)	Comment
1/3/18	STATE HIGHWAY ADMINISTRATION	no obj.
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 2/6/18	
SIGN POSTING	Date: 2/5/18	by Bullingsley
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 01 Account Number - 0112000070						
Owner Information									
Owner Name:		SVEHLA PATRICK J SVEHLA DEBORAH M			Use: Principal Residence:		COMMERCIAL NO		
Mailing Address:		6 ANDERSON RIDGE RD BALTIMORE MD 21228			Deed Reference:		/08988/ 00584		
Location & Structure Information									
Premises Address:		1721 EDMONDSON AVE 0-0000			Legal Description:		LOT SS EDMONDSON AVE SE EDGEWOOD AVE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0100	0012	0291		0000				2018	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1951		1797				8,050 SF		06	
Stories	Basement	Type OFFICE BUILDING		Exterior	Full/Half Bath	Garage	Last Major Renovation		
Value Information									
		Base Value		Value As of 01/01/2018		Phase-in Assessments As of 07/01/2017		As of 07/01/2018	
Land:		140,200		140,200					
Improvements		163,700		169,800					
Total:		303,900		310,000		303,900		305,933	
Preferential Land:		0						0	
Transfer Information									
Seller: LACEY HELEN M				Date: 12/03/1991			Price: \$1		
Type: ARMS LENGTH IMPROVED				Deed1: /08988/ 00584			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application**Date:**

PETITION FOR ZONING RE-CLASSIFICATION **AND SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, William M. Lacey, as legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from SEC. 2A to BL and (2) for the following reason:

SEE ATTACHED
STATEMENT

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a beauty parlor, barber shop, manicure shop, and hair salon.

Property to be so used and other use as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, printing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

William M. Lacey
Legal Owner
Address: 1731 Hammond Ave., Catonsville, Md.

William M. Lacey
Petitioner's Name

Address: 1731 Hammond Ave., Catonsville, Md.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 1st day of October, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 101, County Office Building in Towson, Baltimore County, on the 2nd day of October, 1961, at 10:00 o'clock A.M.

William M. Lacey
Zoning Commissioner of Baltimore County

William M. Lacey
Petitioner's Name

Address: 1731 Hammond Ave., Catonsville, Md.

William M. Lacey
Petitioner's Name

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William M. Lacey
Petitioner's Name

Address: 1731 Hammond Ave., Catonsville, Md.

William M. Lacey
Petitioner's Name

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of legislation, the safety, health, and the general welfare of the locality involved, not being detrimentally affected,

the above Reclassification should be not, and a Special Exception should be granted.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 2nd day of October, 1961, that the above described property or area should be and the same is hereby reclassified, from SEC. 2A to BL.

and the same is granted, from and after the date of this order, however, to approval of site plan for the development of said property by the Bureau of Land Management and the Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of legislation, the safety, health, and the general welfare of the locality involved, not being detrimentally affected,

the above reclassification should NOT BE GRANTED, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 2nd day of October, 1961, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby retained as and to remain a SEC. 2A zone and/or the Special Exception for BL and the same is hereby DENIED.

William M. Lacey
Zoning Commissioner of Baltimore County

William M. Lacey
Petitioner's Name

Address: 1731 Hammond Ave., Catonsville, Md.

William M. Lacey
Petitioner's Name

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Petitioner's Name

Address: 1731 Hammond Ave., Catonsville, Md.

William M. Lacey
Petitioner's Name

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

1. That your Petitioner William M. Lacey and Harry J. Lacey, her brother, by deed dated June 22, 1948, purchased among the Last Records of Baltimore County in Liber T.B.C. No. 1691, Page 215, purchased as Joint tenants a tract of land from Ellen W. Raper, widow, which tract of land fronted 110 feet on Edmondson Avenue with an area depth of 175.11 feet on Edmondson Avenue, said Edmondson Avenue being an unimproved street with no physical markings to indicate anything other than that it was a vacant lot.

2. That said property was purchased through a licensed real estate broker by your Petitioner and her brother as a commercial lot for commercial use.

3. That thereafter by a series of deed deeds on February 27, 1952, the whole lot with dimensions of 110 feet by 175.11 feet was divided into two (2) lots of equal size both fronting 70 feet on Edmondson Avenue with an area depth of 175.11 feet, your Petitioner retaining the lot of ground located on the southeast corner of Edmondson Avenue and the unimproved Edmondson Avenue.

4. That thereafter in the early part of 1952 your Petitioner completed the construction on her commercial lot of ground, a combination beauty parlor-dressing house, and since which time your Petitioner has occupied the same and conducted the business of operating a beauty parlor on said premises under the trade name of Lacey's Beauty Parlor, keeping same in continuous occupation and use since that time.

5. That your Petitioner is unmarried and has earned her livelihood by the operation of said beauty parlor since 1952 at this location and continues to do so at the time of the filing of this petition.

6. That your Petitioner did not realize that a legal notice appearing in the Baltimore County newspaper of a zoning hearing applied to this situation where an existing commercial use would be substantially altered or destroyed of such a use made, without actual written notice being given to her as a property owner, particularly in view of the fact that even a cursory physical inspection of the property would have it to be that of a commercial establishment, namely, that of a beauty parlor.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 15 19 61.
THIS IS TO CERTIFY, That the enclosed advertisement was published in the TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of 005 successive weeks before the 2nd day of October, 1961, the first publication appearing on the 14th day of September 19 61.

THE TIMES.
John M. Martin
Manager
Cost of Advertisement, \$19.00
Purchase order-04552
Registration no. 1 5822

7. That an examination of the Plat in use as the official Plat for zoning of Baltimore County next preceding the adoption of a new Plat by Baltimore County on the 1st day of 1960, indicates clearly that the property of your Petitioner was classified as commercial and that owners had been made on the old Plat in order to make it conform to the ruling of the Zoning Commissioner of Baltimore County resulting from public hearings held on 1960.

8. That no notice was given your Petitioner of any declassification or change in zoning even after the decision of the Zoning Board was made, and it was only by accident, when inquiry was had concerning another matter, that your Petitioner was apprised of such change of the classification of her property to BL Classification.

9. That the purpose of this petition is not for a "spot zoning" reclassification, but only for continuation of an original commercial classification of a property which was purchased as "commercial" property thirteen (13) years before (in 1948) and for a period of ten (10) years actually used for commercial purposes, when in 1952 the beauty parlor was completed and opened for business.

10. That to fail to grant this classification would be by your Petitioner would be a plain injustice and contrary to the spirit and purpose of the zoning law, and would deprive your Petitioner of existing property rights, without due process of law.

11. That your Petitioner asks for nothing new or exceptional so far as the zoning laws are concerned, but only for what is right and just and already your Petitioner's by way of purchase and usage.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNTY TREASURER TOWSON, MARYLAND		No. 7451 DATE 9/2/61
TO: <u>William M. Lacey, Jr., Esq.</u> <u>1731 Hammond Avenue</u> <u>Catonsville, Maryland</u>		
RE: <u>Special Exception</u> <u>for a Beauty Parlor</u>		
AMOUNT OF ACCOUNT NO. <u>04552</u>	CLEAR	TOTAL PAYMENT <u>\$19.00</u>
Petition for Reclassification for <u>BL</u> zone		50.00
Fees		10.00
Taxes		0.00
Interest		0.00
Penalty		0.00
Total		70.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, 4. MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

BALTIMORE COUNTY, MARYLAND BUREAU OF ZONING TOWSON, MARYLAND		No. 5360 DATE 9-2-61
Petition for <u>Special Exception</u>		
Petitioner: <u>William M. Lacey, Jr.</u>		
Location of property: <u>1731 Hammond Avenue, Catonsville, Maryland</u>		
Location of proposed use: <u>Beauty Parlor</u>		
Remarks: <u>See attached statement</u>		
Filed by: <u>Harry J. Lacey</u>		DATE OF FILING: <u>9-2-61</u>

2018-0165 SPHA

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 8139

DATE 9/25/61

TO: William B. Stansbury, Jr. Esq.
405 Mercantile Trust Building
Baltimore 2, Maryland

BILLED BY: Zoning Department of
Baltimore County

01622

DEPOSIT TO ACCOUNT NO.

TOTAL AMOUNT
\$39.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Helen M. Lacey	39.00

NOTE: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING
RECLASSIFICATION
1ST DISTRICT

ZONING: From R-6 Zone to
B-1 Zone.

LOCATION: Southeast corner of
Edmondson and Edgewood Avenues
DATE AND TIME: MONDAY,
OCTOBER 2, 1961 AT 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Mary-
land.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a pub-
lic hearing:

Concerning all that parcel of land
in the First District of Baltimore
County.

BEGINNING for the same at the
corner formed by the intersection
of the south side of Edmondson
Avenue with the east side of Edge-
wood Avenue and running thence
along and binding on the east side
of Edgewood Avenue south 15 de-
grees 39 minutes west 175.11 feet,
thence running for two lines of
division now made, viz: south 74
degrees 21 minutes east 70 feet and
north 15 degrees 39 minutes east
175.11 feet to a point on the south
side of Edmondson Avenue and to
the fourth and last line of the Deed
hereinafter mentioned and thence
binding on a part of said last line
and on the south side of Edmond-
son Avenue north 74 degrees 21
minutes west 70 feet to the place
of beginning. The improvements
thereon being known as No. 1719
Edmondson Avenue.

For Title see Deed dated Novem-
ber 18, 1950, recorded among the
Land Records of Baltimore County
in Liber T.R.S. No. 1909, Folio 240,
from Harry J. Bloom to Helen M.
Lacey, in fee simple; and Deed
dated February 27, 1952, recorded
among the Land Records of Balti-
more County in Liber G.L.B. No.
2081, Folio 169, from William A.
Sullivan to Helen M. Lacey.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

Sept. 15.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 18, 1961

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One ~~successive~~ week before
the 18th day of September, 1961, that is to say
the same was inserted in the issues of

September 15, 1961.

THE BALTIMORE COUNTIAN

By John G. Rose
Editor and Manager

EDMONDSON AVENUE

#5360

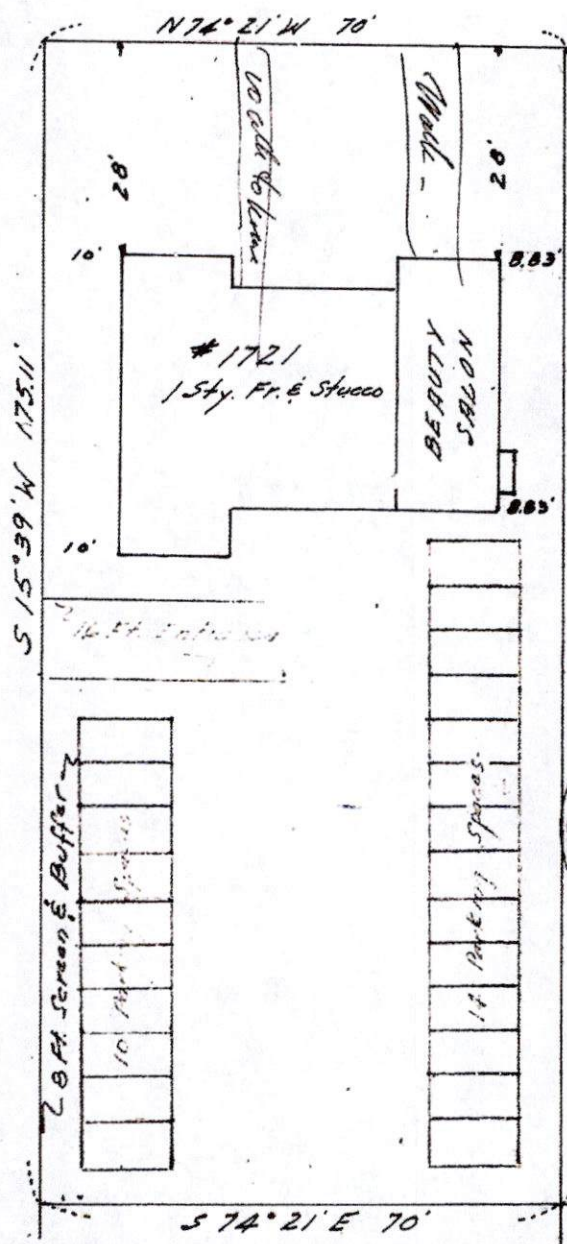
MAP #1 SEC. 2-A

BL

445'

To E. side of Rolling Road

EDGEWOOD AVENUE

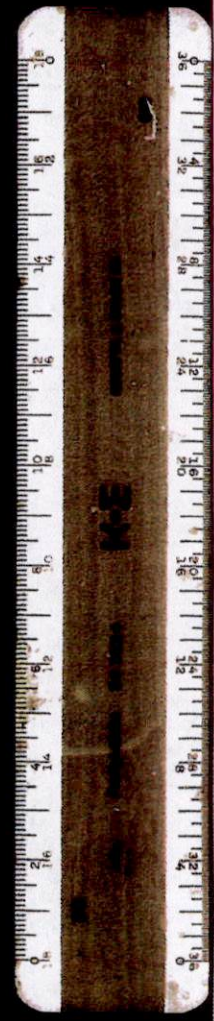
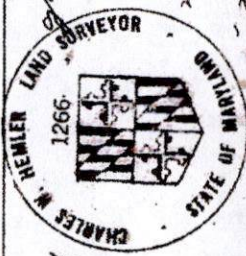


Building 4800 sq. ft.
24 Parking Spaces

HELEN LACEY
DIST. 1 BALTO. CO. MD.
MAY 20, 1961
CHARLES W. HEMLER

Scale 1" = 30'

Charles W. Hemler





Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0112000071			
Owner Information					
Owner Name:	SVEHLA PATRICK J SVEHLA DEBORAH M		Use:	COMMERCIAL	
Mailing Address:	6 ANDERSON RIDGE RD BALTIMORE MD 21228		Principal Residence:	NO	
			Deed Reference:	/08988/ 00584	
Location & Structure Information					
Premises Address:		EDGEWOOD AVE 0-0000		Legal Description: ES EDGEWOOD AV S OF EDMONDSON AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0012	0291		0000	
				Assessment Year:	Plat No: Plat Ref:
				2018	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			4,200 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2015	As of 07/01/2017	As of 07/01/2018
Land:		42,000	42,000		
Improvements		4,600	4,600		
Total:		46,600	46,600	46,600	
Preferential Land:		0			
Transfer Information					
Seller: LACEY HELEN M		Date: 12/03/1991		Price: \$1	
Type: ARMS LENGTH IMPROVED		Deed1: /08988/ 00584		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Date:					

2018-0165-SPAA

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0112000070			
Owner Information					
Owner Name:	SVEHLA PATRICK J SVEHLA DEBORAH M		Use:	COMMERCIAL	
Mailing Address:	6 ANDERSON RIDGE RD BALTIMORE MD 21228		Principal Residence:	NO	
			Deed Reference:	/08988/ 00584	
Location & Structure Information					
Premises Address:		1721 EDMONDSON AVE 0-0000		Legal Description:	LOT SS EDMONDSON AVE SE EDGEWOOD AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0012	0291		0000	
					Assessment Year: 2018
					Plat No: Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1951	1797		8,050 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2017	07/01/2018	
Land:	140,200	140,200			
Improvements	163,700	163,700			
Total:	303,900	303,900	303,900		
Preferential Land:	0				
Transfer Information					
Seller: LACEY HELEN M		Date: 12/03/1991		Price: \$1	
Type: ARMS LENGTH IMPROVED		Deed1: /08988/ 00584		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

2618-0165-SPAA

EDMONDSON AVENUE

80' RW

DR2
RO

MEDIAN

POB

N 74° 21' W

70.00'

4' CONC. WK

28.0'

115.11'

10'

14.8

36.1

24.0

2.3

5.8

175.11'

15° 39' E BL

DR2

70.00'

S 74° 21' E

21.5'

8.5'±

#1721
1 1/2 STORY
BUILDING

PROPOSED
ADJUSTED LOTLINE

PROPOSED
LOT AREA =
6020 SF

PROPOSED
35' X 35'
DWELLING

PATIO
16'

15'

RO BL

#719/717

BERTAMINI JANET Y

1ST FL

6 OAK GROVE AVE

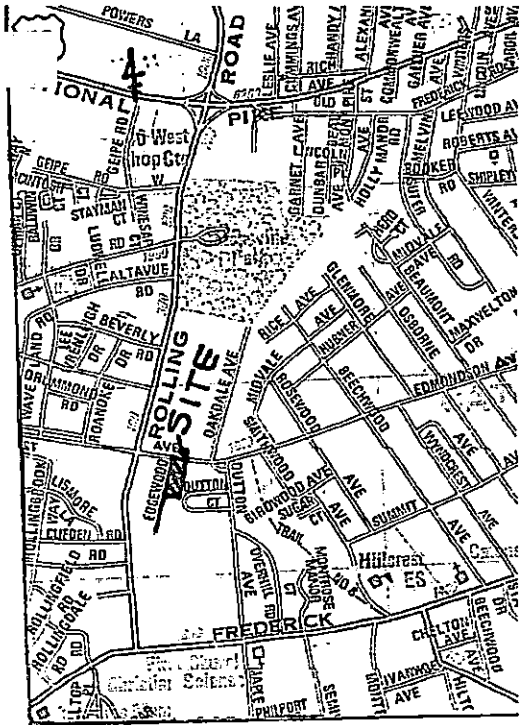
BALTIMORE, MD 21228

TAX ACCT# 0103330041

DEED REF: 34847/358

OFFICE BLDG

#127
BROCATO RICHARD C
BROCATO ALICE J
127 EDGEWOOD AVE
BALTIMORE MD 21228



VICINITY MAP
1" = 2000'

EDGEWOOD AVENUE

MAC BERM

DR2
RO

18' PAV.

40' RW

MAC BERM

MAC. PARKING LOT

PLAN TO ACCOMPANY SPECIAL HEARING
AND VARIANCE PETITION FOR
1721 EDMONDSON AVE.
SITE ZONING: RO, DR2
ELECTION DISTRICT: 1

DEED REF: 6464/701

COUNCIL DISTRICT: 1
LOT AREA: 12,257.7 S.F.
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
PUBLIC WATER & SEWER
PRIOR HEARINGS: N/A
VIOLATION CASES: ~~N/A~~ R-1961-5360

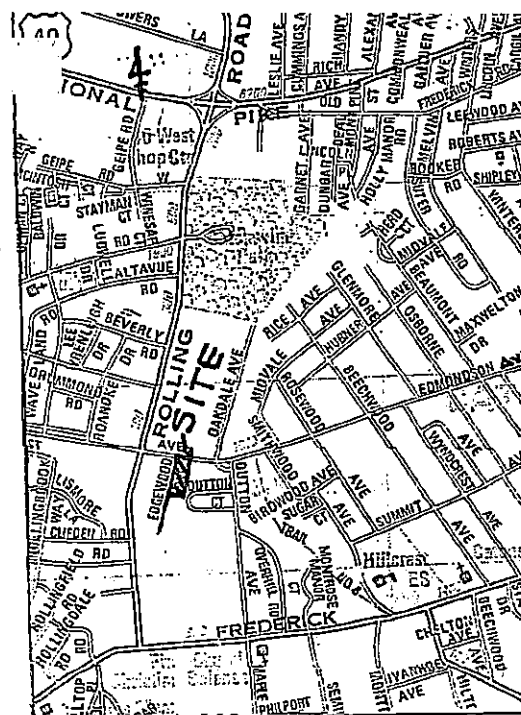
OWNERS: PATRICK & DEBORAH M. SVEHLA
6 ANDERSON RIDGE RD
BALTIMORE, MD 21228
TAX ACCT. NO: 0112000070

SCALE: 1"=30' DATE: 12/7/17

2018-0165-SPHA

EDMONDSON AVENUE

80' RW



VICINITY MAP
1" = 2000'

EDGEWOOD AVENUE

MAC BERM 3

DR2
RO

40' RW

MAC BERM 7

DR2
RO

MEDIAN

POB

N 74° 21' W 70.00'

4' CONC. WK

28.0'

#1721
1 1/2 STORY
BUILDING

#719/717
BERTAMINI JANET Y
1ST FL
6 OAK GROVE AVE
BALTIMORE, MD 21228
TAX ACCT# 0103330041
DEED REF: 34847/358
OFFICE BLDG

2 R.S.W.
MAC.
PARKING
PAD

PROPOSED
ADJUSTED LOTLINE

PROPOSED
LOT AREA =
6020 SF

PROPOSED
35' X 35'
DWELLING

PATIO
16'

RO

DR2

N 15° 39' E BL 175.11'

MAC. PARKING LOT

S 74° 21' E 70.00'

8.5' ±

#127
BROCATO RICHARD C
BROCATO ALICE J
127 EDGEWOOD AVE
BALTIMORE MD 21228
TAX ACCT# 1800014115
DEED REF: 6464/701

PLAN TO ACCOMPANY SPECIAL HEARING
AND VARIANCE PETITION FOR
1721 EDMONDSON AVE.
SITE ZONING: RO, DR2
ELECTION DISTRICT: 1
COUNCIL DISTRICT: 1
LOT AREA: 12,257.7 S.F.
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
PUBLIC WATER & SEWER
PRIOR HEARINGS: N/A
VIOLATION CASES: ~~N/A~~ R-1961-5360

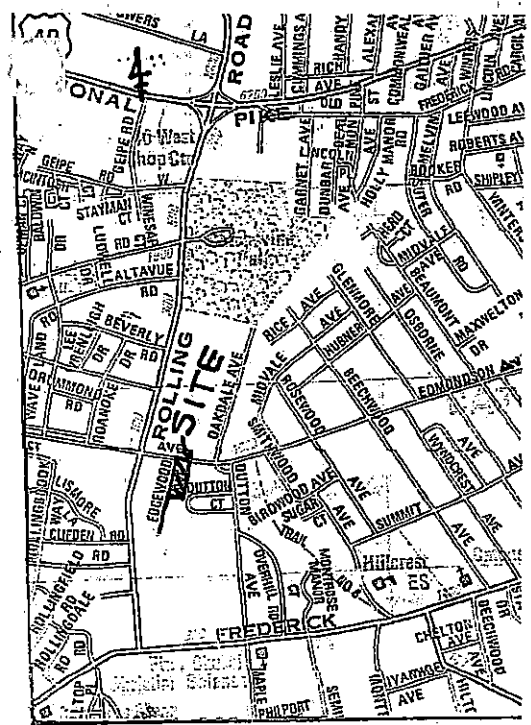
OWNERS: PATRICK & DEBORAH M. SVEHLA
6 ANDERSON RIDGE RD
BALTIMORE, MD 21228
TAX ACCT. NO: 0112000070

SCALE: 1"=30' DATE: 12/7/17

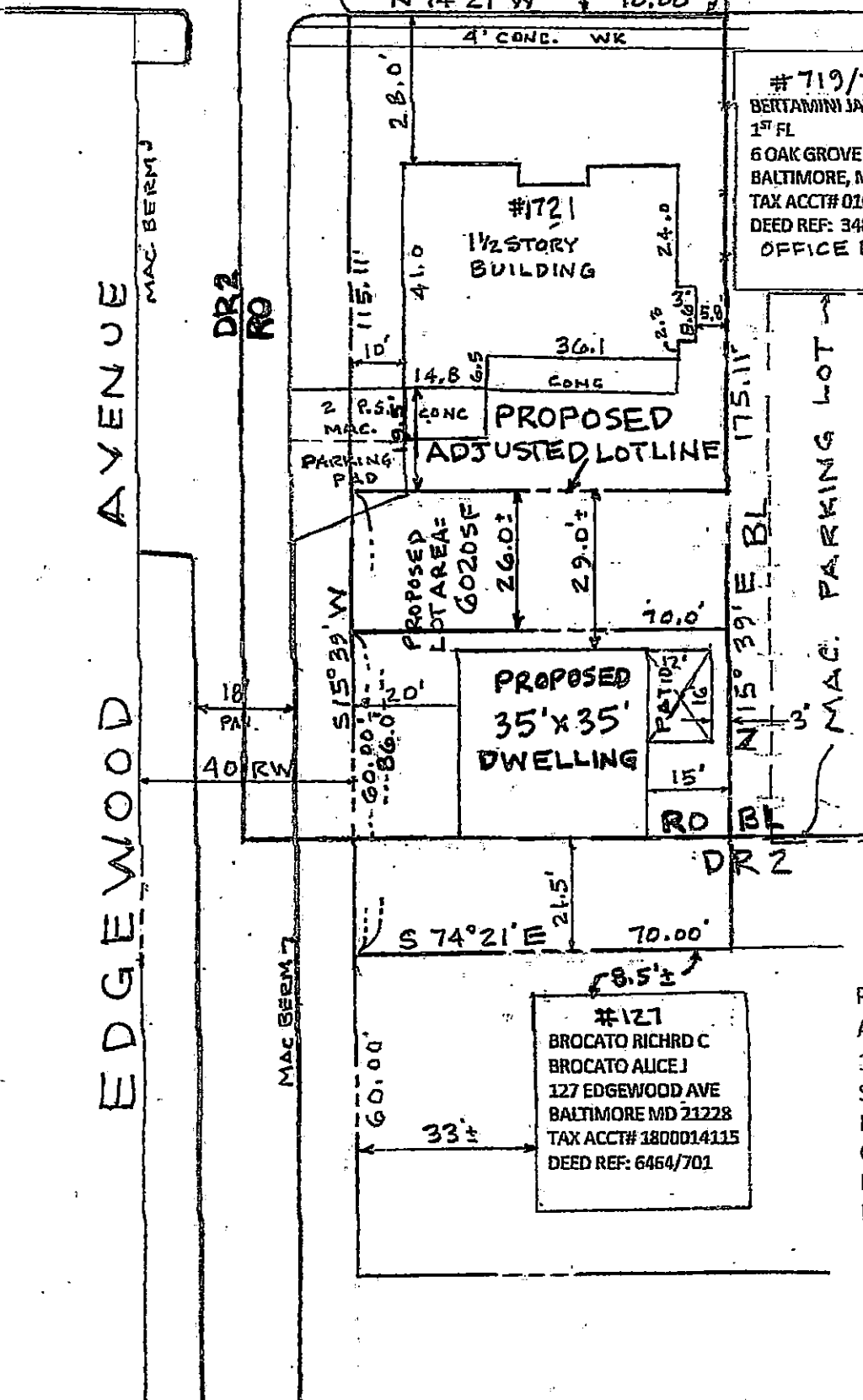
2018-0165-SPHA

EDMONDSON AVENUE

80' RW



VICINITY MAP
1" = 2000'



#719/717
BERTAMINI JANETY
1ST FL
6 OAK GROVE AVE
BALTIMORE, MD 21228
TAX ACCT# 0103330041
DEED REF: 34847/358
OFFICE BLDG

#127
BROCATO RICHARD C
BROCATO ALICE J
127 EDGEWOOD AVE
BALTIMORE MD 21228
TAX ACCT# 1800014115
DEED REF: 6464/701

PLAN TO ACCOMPANY SPECIAL HEARING
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SITE ZONING: RO, DR2
ELECTION DISTRICT: 1
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LOT AREA: 12,257.7 S.F.
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
PUBLIC WATER & SEWER
PRIOR HEARINGS: N/A
VIOLATION CASES: ~~NA~~ R-1961-5360

OWNERS: PATRICK & DEBORAH M. SVEHLA
6 ANDERSON RIDGE RD
BALTIMORE, MD 21228
TAX ACCT. NO: 0112000070

SCALE: 1"=30' DATE: 12/7/17

2018-0165-SPHA



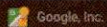


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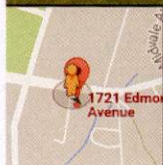
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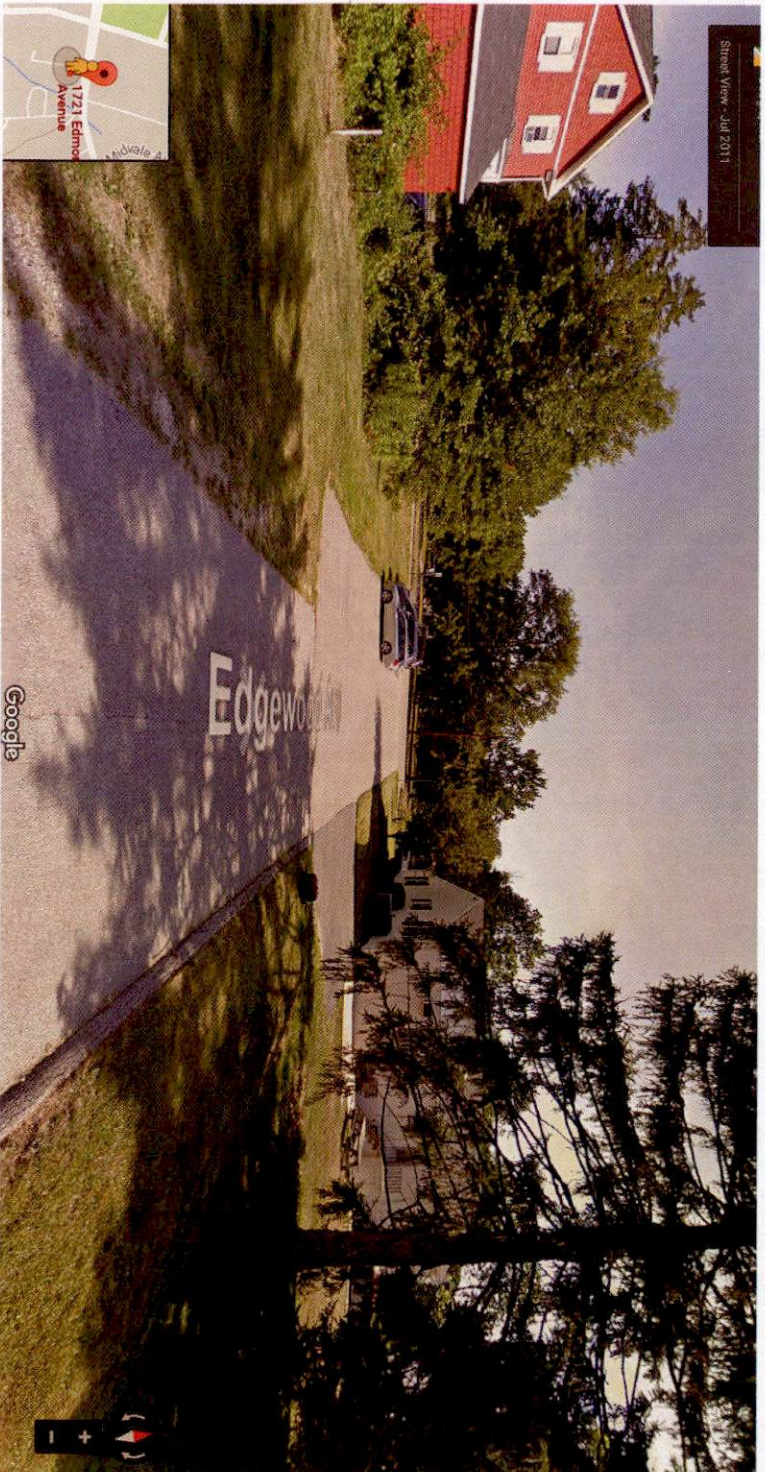
Google, Inc.

Street View - Jul 2011

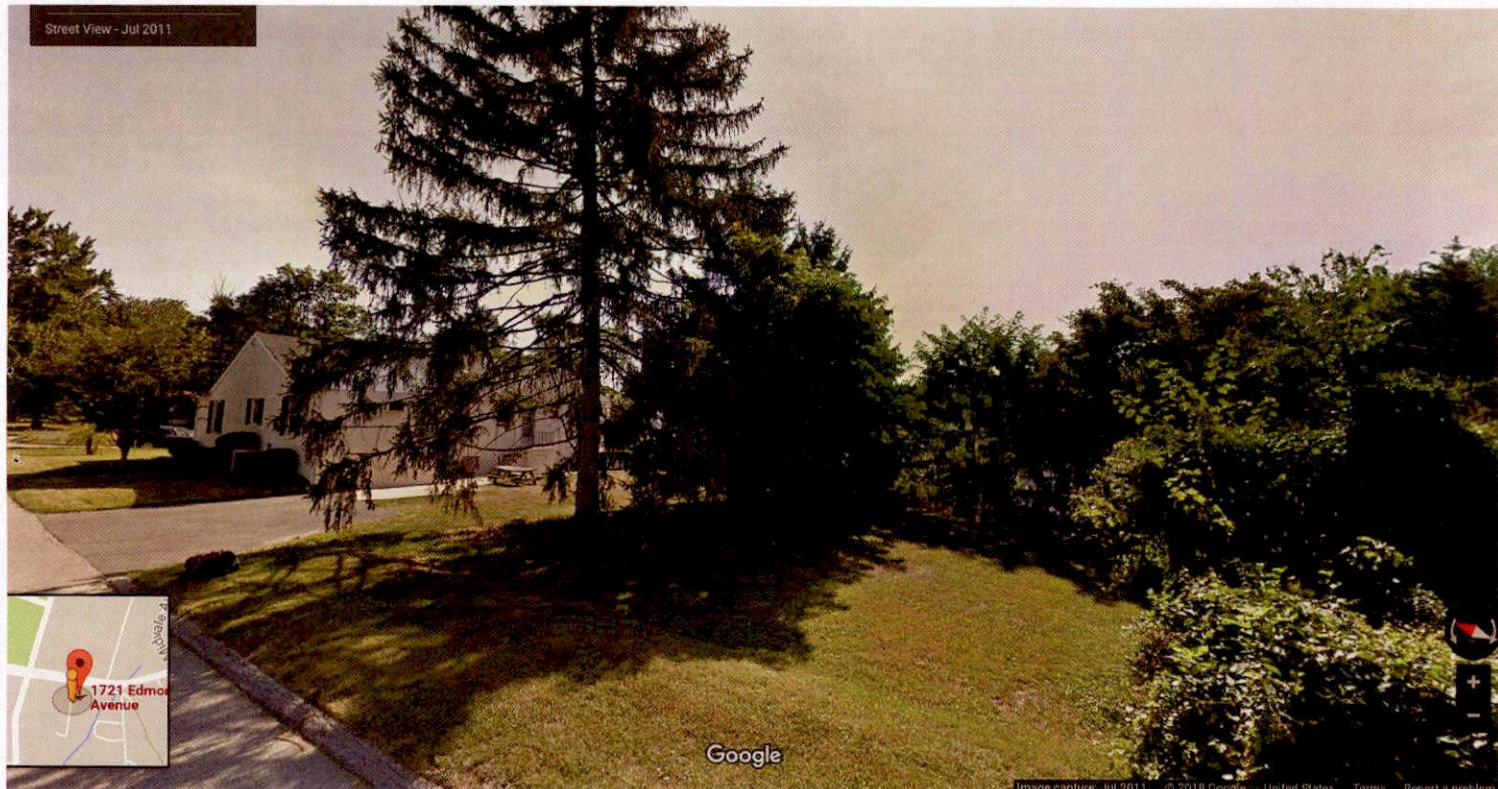


Google

5



Street View - Jul 2011



Google

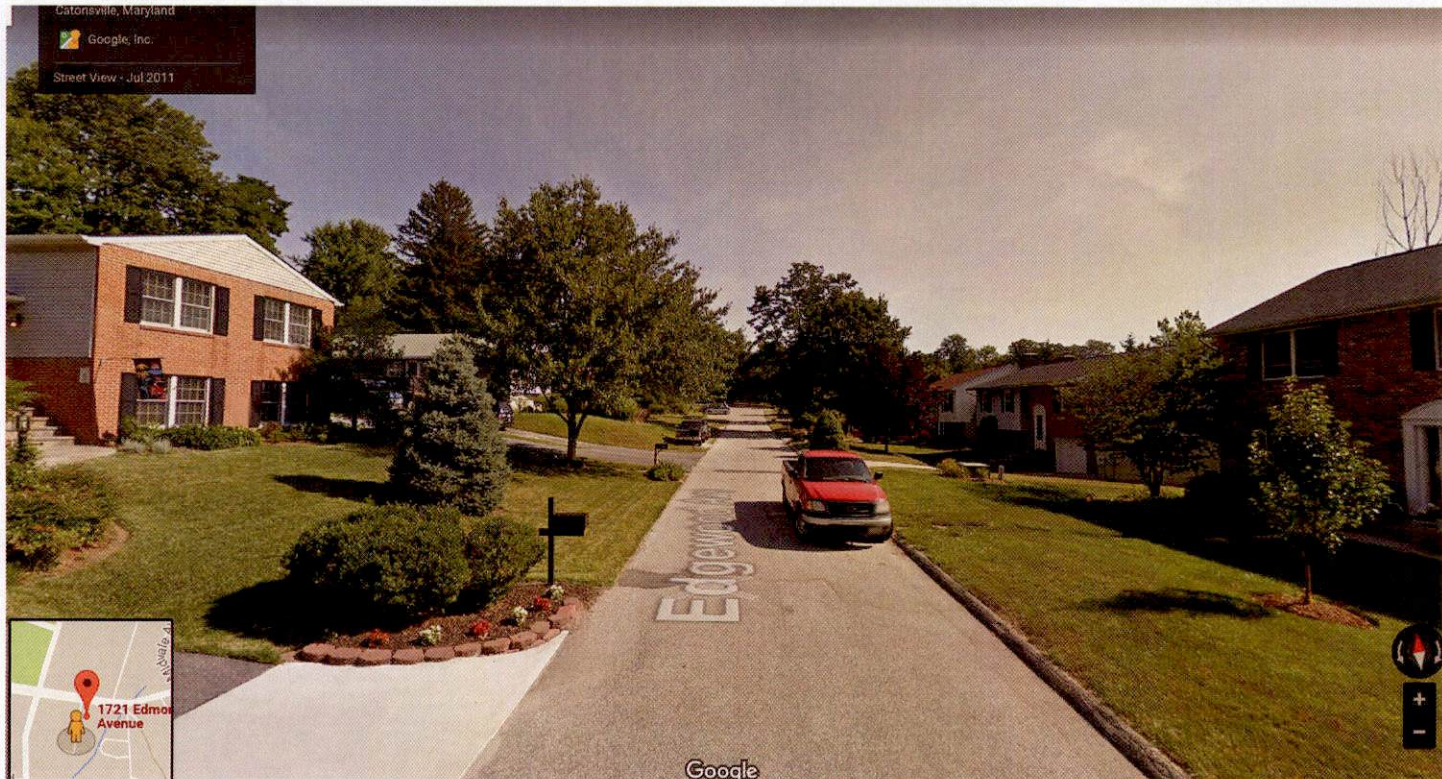
Image capture: Jul 2011 © 2018 Google - United States Terms Report a problem

7

Catonsville, Maryland

Google, Inc.

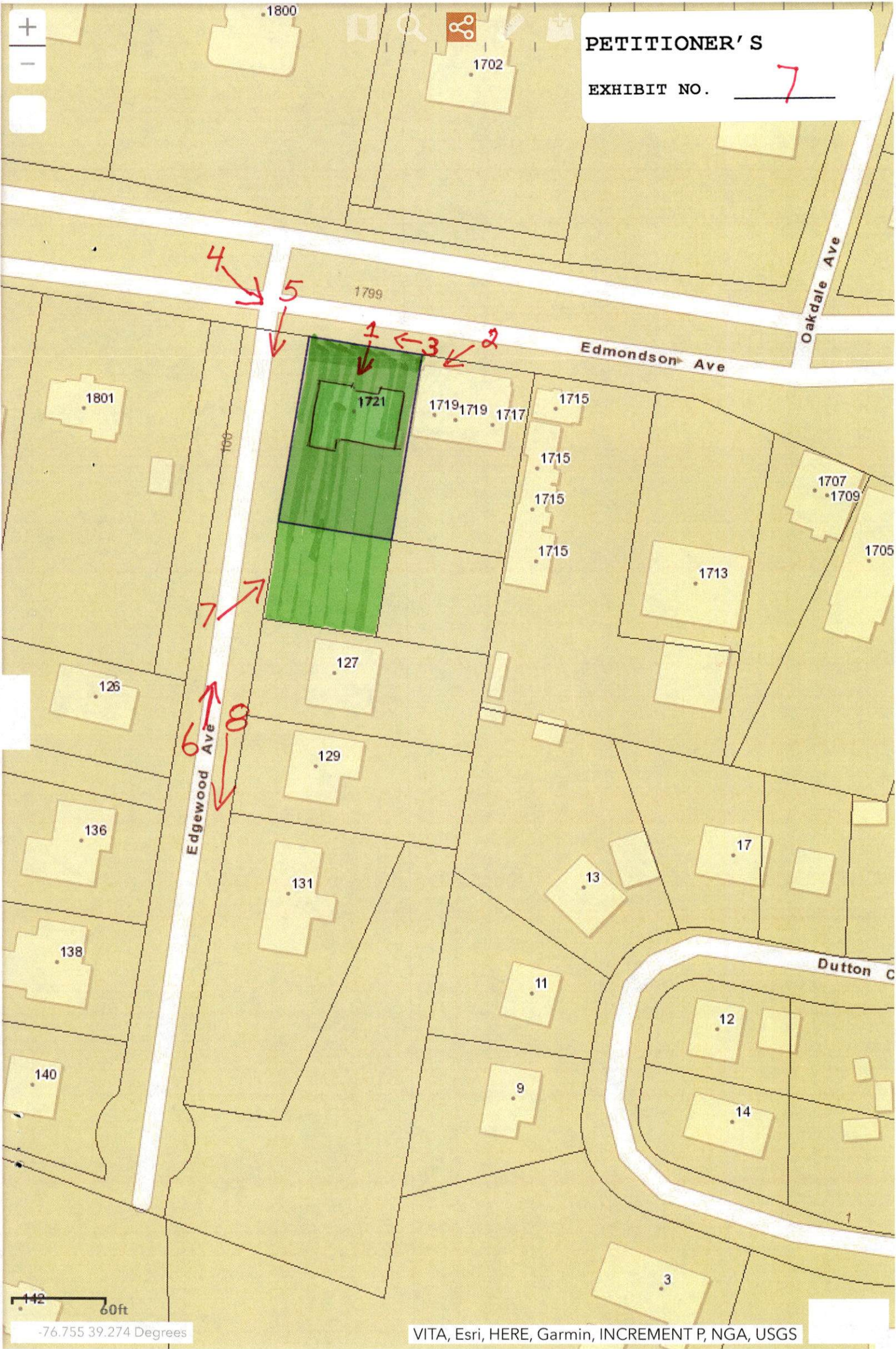
Street View - Jul 2011



8



Baltimore County - My Neighborhood



PETITIONER' S
EXHIBIT NO. 7

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 8139

DATE 9/25/61

TO: William B. Stansbury, Jr. Esq.
105 Mercantile Trust Building
Baltimore 2, Maryland

BILLED BY: Zoning Department of
Baltimore County

01622

DEPOSIT TO ACCOUNT NO.

TOTAL AMOUNT
\$39.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Advertising and posting of property for Helen M. Lacey	39.00 —

NOTE: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING
RECLASSIFICATION
1ST DISTRICT
ZONING: From R-6 Zone to
B-1 Zone.
LOCATION: Southeast corner of
Edmondson and Edgewood Avenues
DATE AND TIME: MONDAY,
OCTOBER 2, 1961 AT 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Mary-
land.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a pub-
lic hearing:
Concerning all that parcel of land
in the First District of Baltimore
County.

BEGINNING for the same at the
corner formed by the intersection
of the south side of Edmondson
Avenue with the east side of Edge-
wood Avenue and running thence
along and binding on the east side
of Edgewood Avenue south 15 de-
grees 39 minutes west 175.11 feet,
thence running for two lines of
division now made, viz: south 74
degrees 21 minutes east 70 feet and
north 15 degrees 39 minutes east
175.11 feet to a point on the south
side of Edmondson Avenue and to
the fourth and last line of the Deed
hereinafter mentioned and thence
binding on a part of said last line
and on the south side of Edmond-
son Avenue north 74 degrees 21
minutes west 70 feet to the place
of beginning. The improvements
thereon being known as No. 1719
Edmondson Avenue.

For Title see Deed dated Novem-
ber 18, 1950, recorded among the
Land Records of Baltimore County
in Liber T.B.S. No. 1909, Folio 240,
from Harry J. Bloom to Helen M.
Lacey, in fee simple; and Deed
dated February 27, 1962, recorded
among the Land Records of Balti-
more County in Liber G.L.B. No.
2081, Folio 169, from William A.
Sullivan to Helen M. Lacey.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
Sept. 15.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 18, 1961

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One ~~successive~~ week before
the 18th day of September, 1961, that is to say
the same was inserted in the issues of

September 15, 1961.

THE BALTIMORE COUNTIAN

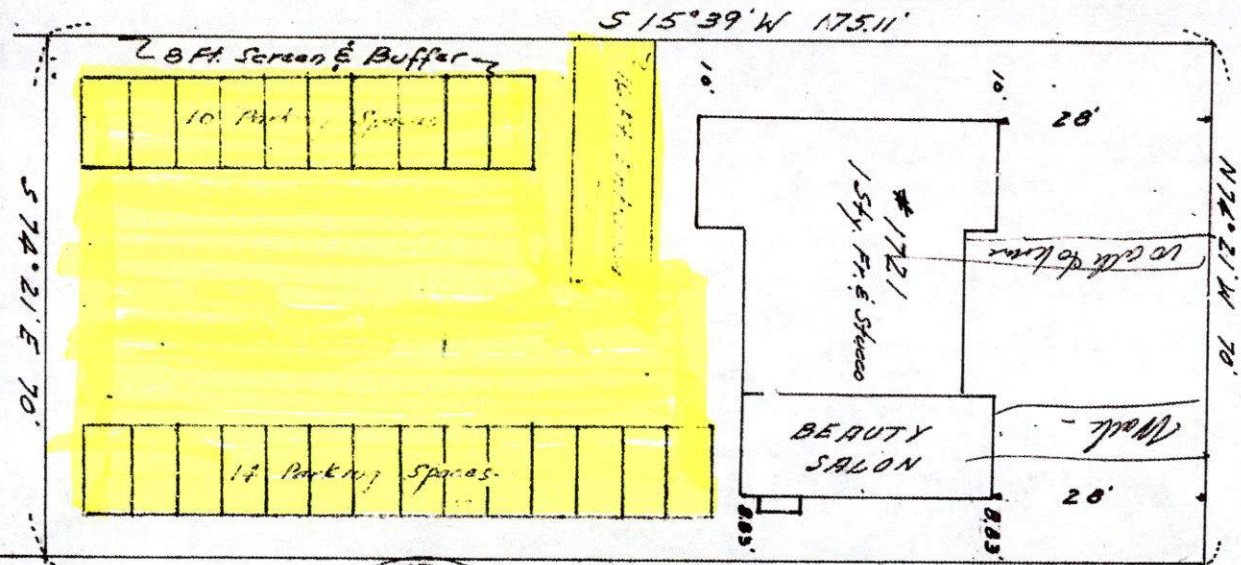
By: *[Signature]*
Editor and Manager

44.5' To E. side of Rolling Road

80'

EDGEWOOD AVENUE

40'



#5360

MHP

#1

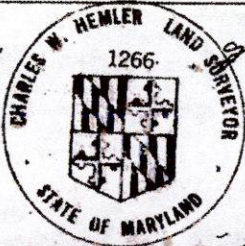
SEC. 2-A

BL



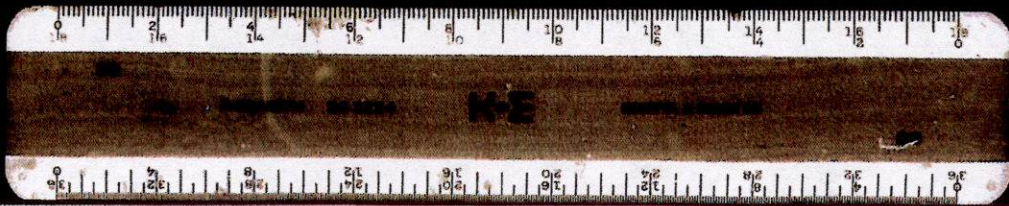
EDMONDSON AVENUE

Building 4800 sq. ft.
24 Parking Spaces



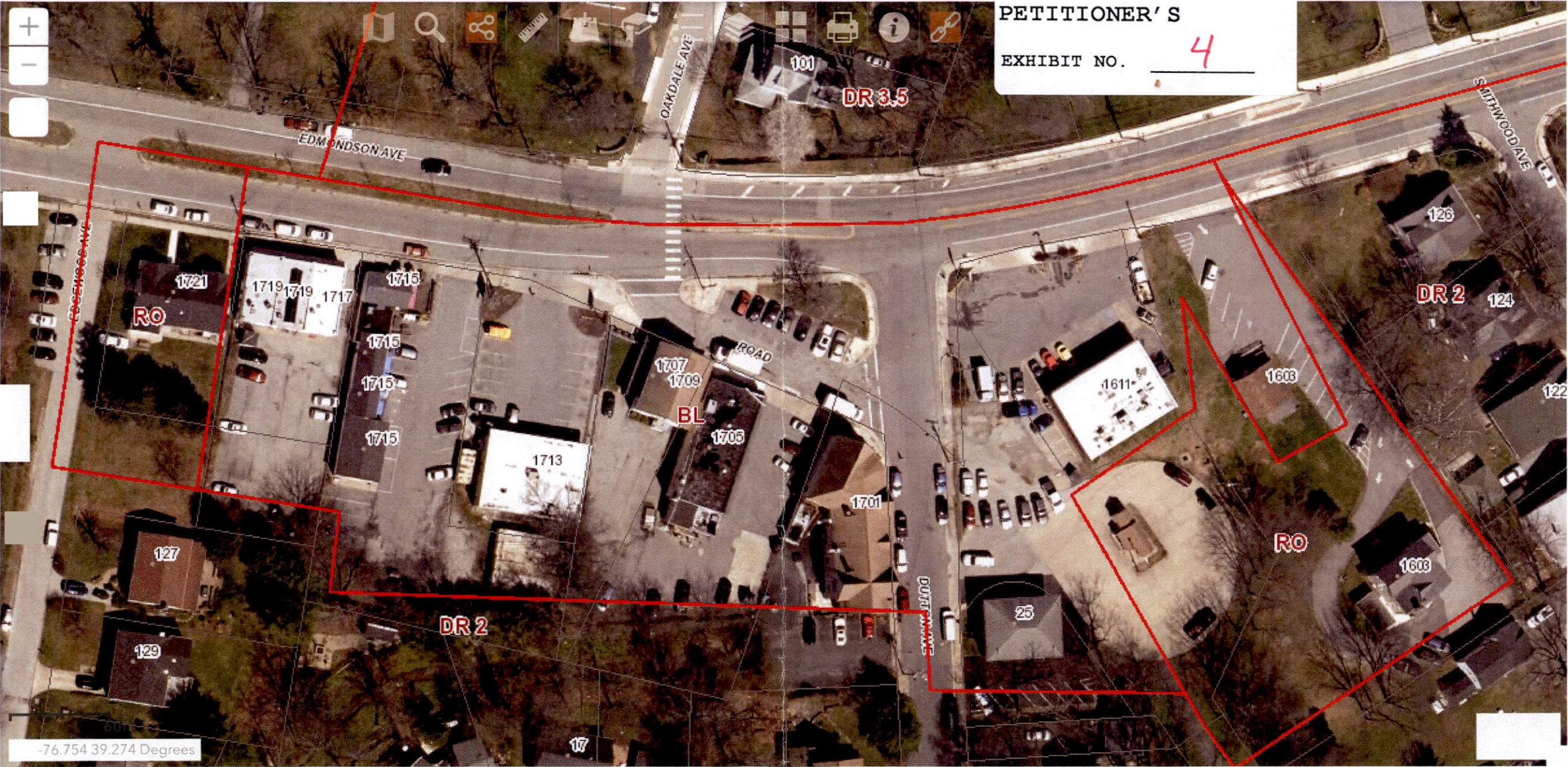
N 15° 39' E 175.11'
HELEN LACEY
DIST. 1, BALTO. CO. MD.

SCALE 1" = 30' MAY 20, 1961
CHAS. W. HEMLER





Baltimore County - My Neighborhood



EDMONDSON AVENUE

80' RW

DR2
RD

MEDIAN

POB

N 74° 21' W

70.00'

CC

4' CONC. WK

28.0'

115.11'

41.0'

14.8' GS

2 R.S. 1/2

MAC. CONC

PARKING PAD

PROPOSED LOT AREA = 6020 SF

26.0'

29.0'

70.0'

PROPOSED 35' X 35' DWELLING

15'

RO BL

DR2

S 74° 21' E

21.5'

70.00'

33.5'

60.00'

8.5' ±

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

60.00'

33.5'

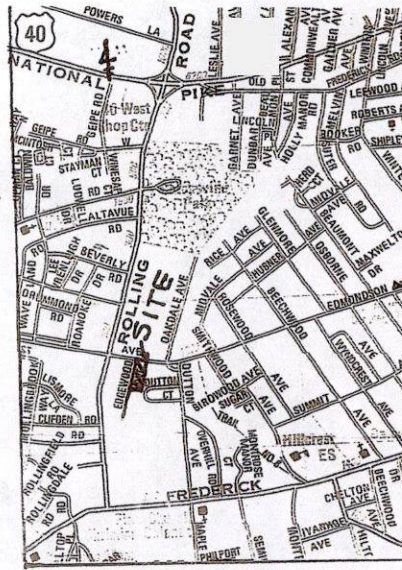
60.00'

#127

BROCATO RICHARD C
BROCATO ALICE J
127 EDGEWOOD AVE
BALTIMORE MD 21228
TAX ACCT# 1800014115
DEED REF: 6464/701

#719/117

BERTAMINI JANET Y
1ST FL
6 OAK GROVE AVE
BALTIMORE, MD 21228
TAX ACCT# 0103330041
DEED REF: 34847/358
OFFICE BLDG



VICINITY MAP
1" = 2000'

lot of record

w/out Lot Line Adjustment

lot of record

PETITIONER'S

EXHIBIT NO.

3

PLAN TO ACCOMPANY SPECIAL HEARING
AND VARIANCE PETITION FOR

1721 EDMONDSON AVE.

SITE ZONING: RO, DR2

ELECTION DISTRICT: 1

COUNCIL DISTRICT: 1

LOT AREA: 12,257.7 S.F.

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

PUBLIC WATER & SEWER

PRIOR HEARINGS: N/A

VIOLATION CASES: N/A

OWNERS: PATRICK & DEBORAH M. SVEHLA

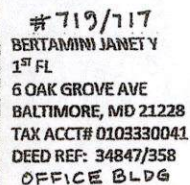
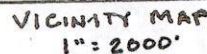
6 ANDERSON RIDGE RD

BALTIMORE, MD 21228

TAX ACCT. NO: 0112000070

SCALE: 1"=30' DATE: 12/7/17

80' RW



w/ Lot line Adjustment

SITE ZONING: RO, DR2
ELECTION DISTRICT: 1
COUNCIL DISTRICT: 1
LOT AREA: 12,257.7 S.F.
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
PUBLIC WATER & SEWER
PRIOR HEARINGS: N/A
VIOLATION CASES: N/A

OWNERS: PATRICK & DEBORAH M. SVEHLA
6 ANDERSON RIDGE RD
BALTIMORE, MD 21228
TAX ACCT. NO: 0112000070

SCALE: 1"=30' DATE: 12/7/17

Case No.: 2018-0165 SPHA 1721 Edmondson Ave

Exhibit Sheet

4-5-18
sen

3-5-18
sen

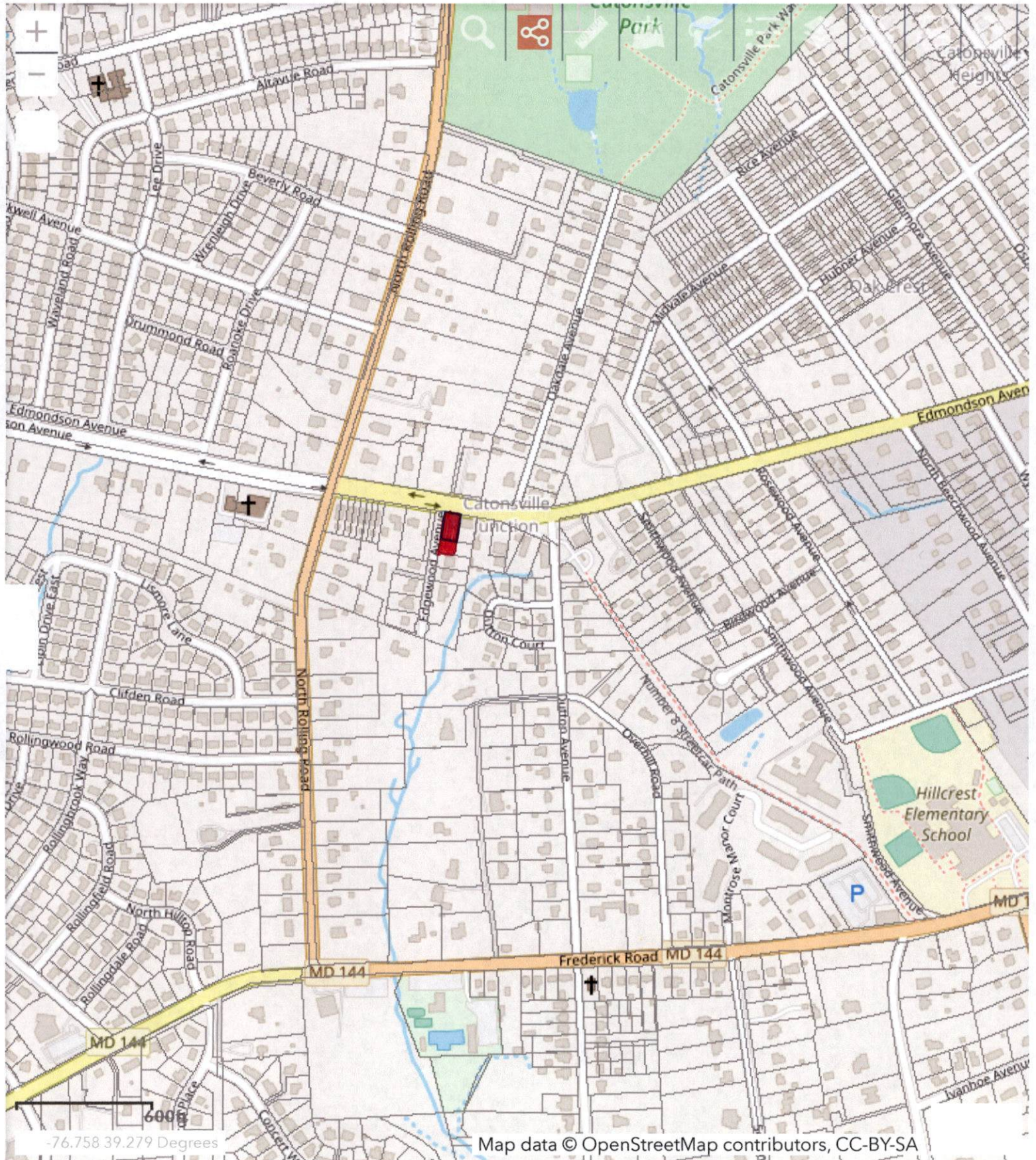
Petitioner/Developer

Protestant

No. 1	Site Plan of Property	
No. 2	Prior Zoning Case + Site Plan in Case NO 5360	
No. 3	Lot line Adjustment Site Plan	
No. 4	Density Anomaly Site Plan	
No. 5	SDAT Printouts 2 lots of Record prior to '55	
No. 6	Prior Deeds Showing lots created Prior to 1955	
No. 7	Photos of Property + Surrounding properties	
No. 8	Redline plan	
No. 9		
No. 10		
No. 11		
No. 12		



Baltimore County - My Neighborhood



EDMONDSON AVENUE

80' RW

DR2
RO

MEDIAN

POB

N 74° 21' W

70.00'

4' CONC. WK

28.0'

#1721
1 1/2 STORY
BUILDING

#719/717

BERTAMINI JANET Y

1ST FL

6 OAK GROVE AVE

BALTIMORE, MD 21228

TAX ACCT# 0103330041

DEED REF: 34847/358

OFFICE BLDG

PROPOSED
ADJUSTED LOTLINE

PROPOSED
LOT AREA
6020 SF

PROPOSED
35' X 35'
DWELLING

#127

BROCATO RICHARD C

BROCATO ALICE J

127 EDGEWOOD AVE

BALTIMORE MD 21228

TAX ACCT# 1800014115

DEED REF: 6464/701

PLAN TO ACCOMPANY SPECIAL HEARING
AND VARIANCE PETITION FOR
1721 EDMONDSON AVE.

SITE ZONING: RO, DR2

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COUNCIL DISTRICT: 1

LOT AREA: 12,257.7 S.F.

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

PUBLIC WATER & SEWER

PRIOR HEARINGS: N/A

VIOLATION CASES: N/A

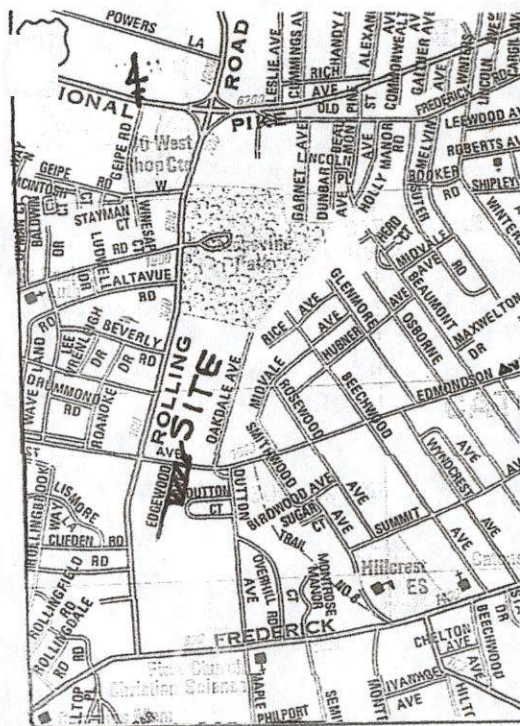
OWNERS: PATRICK & DEBORAH M. SVEHLA

6 ANDERSON RIDGE RD

BALTIMORE, MD 21228

TAX ACCT. NO: 0112000070

SCALE: 1"=30' DATE: 12/7/17



VICINITY MAP
1" = 2000'

EDGEWOOD AVENUE

MAC-BERM

DR2
RO

40' RW

MAC-BERM

DR2

N 15° 39' E BL

MAC. PARKING LOT

Ex. 8

2018-0165-SPAA





1
2
3
4

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

PETITIONER' S

EXHIBIT NO. 5

View Map	View GroundRent Redemption	View GroundRent Registration		
Account Identifier: District - 01 Account Number - 0112000070				
Owner Information				
Owner Name:	SVEHLA PATRICK J SVEHLA DEBORAH M	Use: COMMERCIAL		
Mailing Address:	6 ANDERSON RIDGE RD BALTIMORE MD 21228	Principal Residence: NO		
		Deed Reference: /08988/ 00584		
Location & Structure Information				
Premises Address:	1721 EDMONDSON AVE 0-0000	Legal Description: LOT SS EDMONDSON AVE SE EDGEWOOD AVE		
Map:	Grid:	Parcel:		
0100	0012	0291		
Sub District:	Subdivision:	Section:		
	0000			
Block:	Lot:	Assessment Year:		
		2018		
Plat No:	Plat Ref:			
Special Tax Areas:	Town:	NONE		
	Ad Valorem:			
	Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1951	1797		8,050 SF	06



Search Result for BALTIMORE COUNTY

EXHIBIT NO. 5[View Map](#)[View Ground Rent Redemption](#)

Account Identifier: District - 01 Account Number - 0112000071

Owner Information

Owner Name: SVEHLA PATRICK J
SVEHLA DEBORAH M Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 6 ANDERSON RIDGE RD Deed Reference: /08988/ 00584
BALTIMORE MD 21228

Location & Structure Information

Premises Address: EDGEWOOD AVE
0-0000 Legal Description: ES EDGEWOOD AV
S OF EDMONDSON AVE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0100	0012	0291		0000				2015	

Special Tax Areas: Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			4,200 SF	06

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	42,000	42,000		
Improvements	4,800	4,600		
Total:	46,800	46,600	46,600	46,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
LACEY HELEN M	12/03/1991	\$1
Type: ARMS LENGTH IMPROVED	Deed1: /08988/ 00584	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

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

PETITIONER'S

EXHIBIT NO. _____

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8988, p. 0584, MSA_CE62_8843, Date available 03/09/2005. Printed 06/26/2017.

LIBER 8988 PAGE 584

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS 12th day of November

in the year one thousand nine hundred and ninety-one by and between

HAROLD E. LACEY and ANNE LACEY DUBAY, Co-Personal Representatives of the Estate of

HELEN MAY LACEY, also known as HELEN M. LACEY, parties of the first part, and

PATRICK J. SVEHLA and DEBORAH M. SVEHLA, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THIRTY THREE THOUSAND DOLLARS AND NO CENTS (\$133,000.00), the receipt of which is hereby acknowledged,

the said parties of the first part

do grant and convey to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs,

personal representatives/~~successors~~ and assigns, in fee simple, all

those lots of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RC/F 18.00
A T TX 645.00
A DOTS 645.00
AC TRP 5.00
DEED 0.00
ST. CLERK 1353.00
#03675 C003 R01 710:31
12/03/91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 1126-91

CULTURAL TRANSFER TAX
APPLICABLE
SIGNATURE JR 1126-91
DATE

PETITIONER'S

EXHIBIT NO. 6

01A91W0076TLRTX \$2,128.00
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TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives ~~SUCCESSORS~~ and assigns, 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.

WITNESS the hands and seals of said grantors

Test:

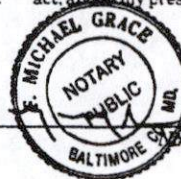
F. y m

Harold E. Lacey (SEAL)
HAROLD E. LACEY, Co-Personal Representative
of the Estate of Helen May Lacey

Anne Lacey DuBay (SEAL)
ANNE LACEY DUBAY, Co-Personal Representative
of the Estate of Helen May Lacey

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:
I HEREBY CERTIFY, That on this 12th day of November
in the year one thousand nine hundred and ninety-one, before me,
the subscriber, a Notary Public of the State aforesaid, personally appeared
Harold E. Lacey and Anne Lacey DuBay
known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and
sealed the same.

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



My Commission expires:

12-1-92

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

F. y m
(Signature of attorney admitted to practice in Maryland if
the instrument has been prepared by or under the super-
vision of such attorney, or signature of a party to the
instrument if such party has prepared the instrument)

PARCEL ONE:

BEGINNING for the same at the corner formed by the intersection of the south side of Edmondson Avenue with the east side of Edgewood Avenue and running thence along and binding on the east side of Edgewood Avenue south 15 degrees 39 minutes west 115.11 feet, thence running for two lines of division now made, viz: south 74 degrees 21 minutes east 70 feet and north 15 degrees 39 minutes east 115.11 feet to a point on the south side of Edmondson Avenue and to the fourth and last line of the Deed hereinafter mentioned and thence binding on a part of said line and on the south side of Edmondson Avenue north 74 degrees 21 minutes west 70 feet to the place of beginning.

BEING the same lot of ground which by Deed dated November 18, 1950 and recorded among the Land Records of Baltimore County in Liber 1909, folio 240, which was granted and conveyed by Harry J. Bloom unto Helen M. Lacey.

PARCEL TWO:

BEGINNING for the same at a point on the east side of Edgewood Avenue distant 115.11 feet south of the corner formed by the intersection of the south side of Edmondson Avenue with the east side of Edgewood Avenue and running along and binding on the east side of Edgewood Avenue south 15 degrees 39 minutes west 60 feet thence running for two lines of division as follows: south 74 degrees 21 minutes east 70 feet and north 15 degrees 39 minutes east 60 feet to a point and thence parallel with the south side of Edmondson Avenue north 74 degrees 21 minutes west 70 feet to the place of beginning.

BEING the same lot of ground which by Deed dated February 27, 1952 and recorded among the Land Records of Baltimore County in Liber 2081, folio 169, which was granted and conveyed by William A. Sullivan unto Helen M. Lacey.

SEE ESTATE NUMBER 69021 IN THE REGISTER OF WILLS FOR BALTIMORE COUNTY, MARYLAND.

