

MEMORANDUM

DATE: April 24, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0217-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 23, 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: PETITION FOR ADMIN. VARIANCE *
(12033 Jerusalem Road)**

11th Election District

5th Council District

Eva Ward

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0217-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Eva Ward (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit an existing carport to be enclosed with the side yard setback of 15 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 4, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). 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 3-22-18

By DW

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

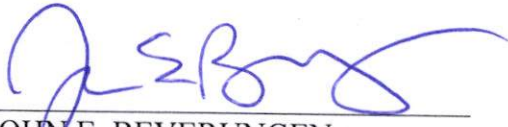
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 22nd day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit an existing carport to be enclosed with the side yard setback of 15 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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 3-22-18

By dlw



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 12033 Jerusalem Rd. Kingsville, MD 21087 Currently zoned RC5
Deed Reference 03985 / 00510 10 Digit Tax Account # 1123001801
Owner(s) Printed Name(s) Louis & Eva Ward Jr.

(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) 1A04.3.B.2.6.BCZR
To permit an existing carport to be enclosed with the side yard setback of 15' in lieu of the required 50'

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):

Eva Ward

Name #1 – Type or Print

Name #2 – Type or Print

Eva Ward

Signature #1

Signature #2

12033 Jerusalem Rd P.O. Box 52 Kingsville, MO

Mailing Address

City

State

21087

Zip Code

443-465-3314

Telephone #

Casey-Whitney@ymail.com

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:

Name – Type or Print

Signature

Mailing Address

City

State

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 2018-0217-A Filing Date 2/21/18 Estimated Posting Date 3/4/18 Reviewer JF

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: 12033 Jerusalem Rd Kingsville MD 21087
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)

I am in imperative need of expanding the square footage of my home due to the need of in-home care by my family. In order to do so, I am requesting to enclose the existing covered carport, which will also allow a second story addition above. Due to the irregular shape of my property along with the setbacks within RC5 zoning, I cannot expand the home in the front, back, or the side opposite of the carport due to the 50ft property line setbacks. There is also a stream running through the property on the opposite side, making it impractical to expand there. Taking into consideration the odd shape of the property along with RC5 zoning setbacks, I can only obtain the additional square footage by doing what has been listed above.

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

Eva Ward
Signature of Owner (Affiant)

Signature of Owner (Affiant)

EVA WARD
Name- Print or Type

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 13th day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Eva Ward

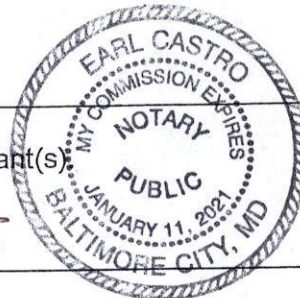
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Earl Castro
JAN 11 2021



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: 12033 Jerusalem Rd Kingsville MD 21087
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)

I am in imperative need of expanding the square footage of my home due to the need of in-home care by my family. In order to do so I am requesting to enclose the existing covered carport which will also allow a second story addition above. Due to the irregular shape of my property along with the setbacks within RC5 zoning, I cannot expand the home in the front, back, or the side opposite of the carport due to the soft property line setbacks. There is also a stream running through the property on that opposite side, making it impractical to expand there. Taking into consideration the odd shape of the property along with RC5 zoning setbacks, I can only obtain the additional square footage by doing what has been listed above.

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

Eva Ward
Signature of Owner (Affiant)

Signature of Owner (Affiant)

EVA WARD
Name- Print or Type

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 13th day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Eva Ward

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

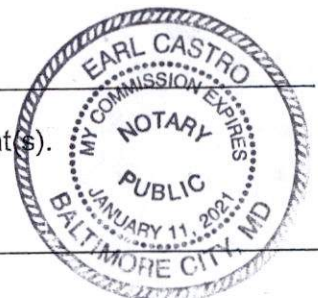
AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

EARL CASTRO

JAN 11 2021





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 12033 Jerusalem Rd. Kingsville, MD 21087 Currently zoned RC5
Deed Reference 03985 / 00510 10 Digit Tax Account # 1123001801
Owner(s) Printed Name(s) Louis & Eva Ward Jr.

(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) 1204.3.B.2.6 BCZR
To permit an existing carport to be enclosed with the side yard setback of 15' in lieu of the required 50'.

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):

Eva Ward / _____
Name #1 – Type or Print Name #2 – Type or Print
Eva Ward / _____
Signature #1 Signature #2
12033 Jerusalem Rd P.O. Box 52 Kingsville, MD
Mailing Address City State
21087 / 443-465-3314 / casey-whitney@ymail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State
3-22-18
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

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 22 day of March, 2018, 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 2018-0217-A Filing Date 2/21/18 Estimated Posting Date 3/4/18 Reviewer JF

Zoning Property Description

Part A:

Zoning Property Description for 12033 Jerusalem Rd. Kingsville, MD 21087

*Beginning at a point on the southeast side of Jerusalem Rd which is 20 feet wide at a distance of +/- 30 feet southwest of the centerline of the nearest improved intersecting street Chapman Rd which is 20 feet wide.

Part B:

Option 1 (Metes and Bounds Sample – lot not part of record plat or minor subdivision)

Thence the following courses and distances: (1st Point of Call – “POC”) S.48 00' 00" W.180', (2nd POC) S.24 25' 00" E.431', and (3rd POC) N.5 00' 00" W.515', back to the point of beginning as recorded in Deed Liber 03985/00510, containing 0.97 acres. Located in the 11th Election District and 5th Council District.

CERTIFICATE OF POSTING

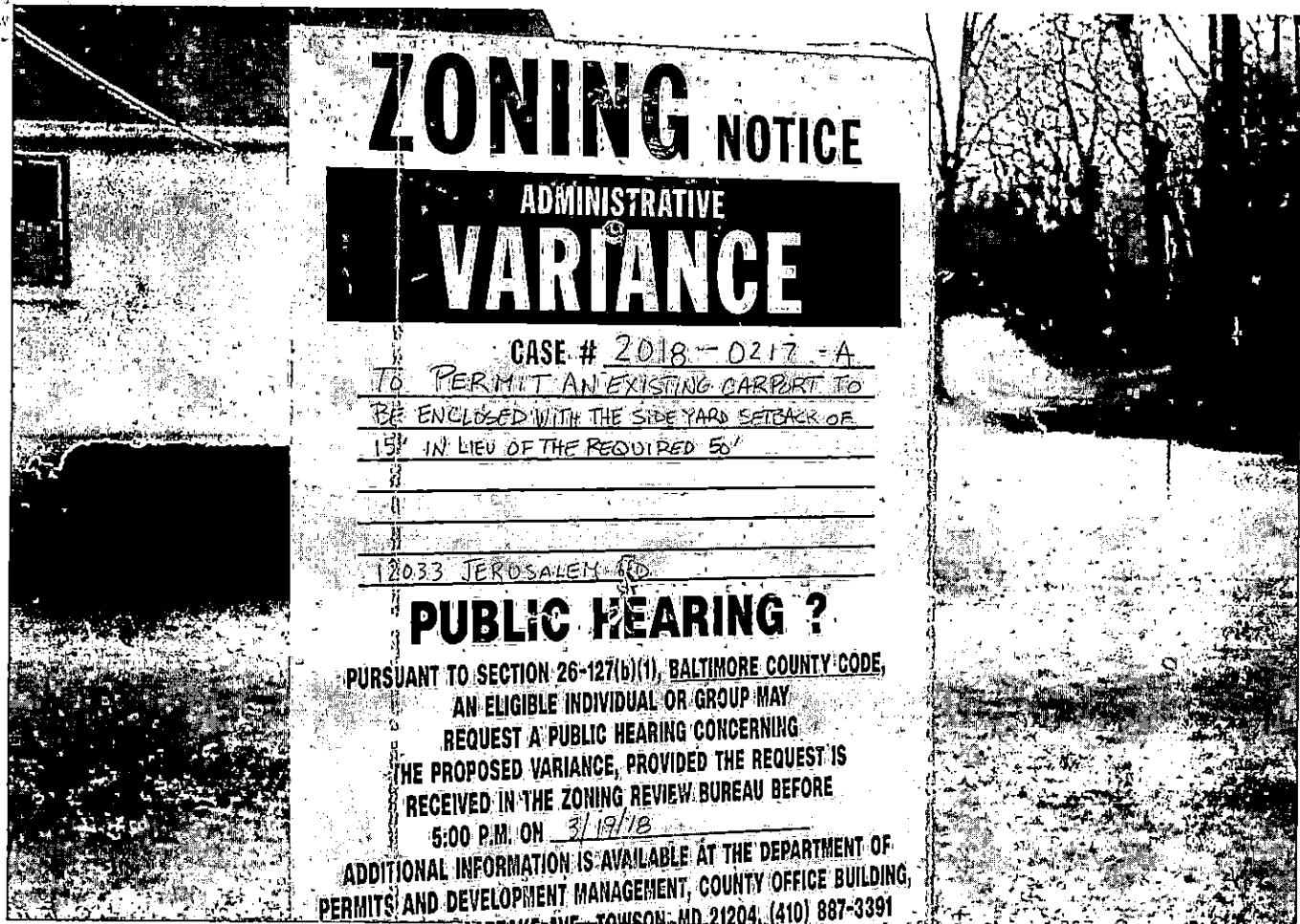
Date: 3-4-18

RE: Case Number: 2018-0217-A

Petitioner/Developer: Eva Ward

Date of Hearing/Closing: 3-19-18

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 12033 Jerusalem Rd



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0217 -A Address 12033 JERUSALEM RD

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/21/18 Posting Date: 3/14/18 Closing Date: 3/19/18

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- 0217 -A Address 12033 JERUSALEM RD

Petitioner's Name EVA WARD Telephone 443-425-3314

Posting Date: 3/14/18 Closing Date: 3/19/18

Wording for Sign: To Permit an existing carport to be enclosed with the side yard setback of 15' in lieu of the required 50'

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0217-A
Property Address: 12033 Jerusalem Rd Kingsville, MD 21087
Property Description: _____

Legal Owners (Petitioners): Eva Ward
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eva Ward
Company/Firm (if applicable): N/A
Address: 12033 Jerusalem Rd. P.O. Box 52
Kingsville, MD 21087

Telephone Number: 443-465-3314

Revised 7/9/2015

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

NO 166229

Date: 2/21/18

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: EVA WARD (Casey Whitely)

For: 12033 Jerusalem Rd.
Case # 2018-0217-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ID#
2/21/2018 2/21/2018 10:22:39 1
REG #501 WALKIN LIR
>>RECEIPT # 776242 2/21/2018 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 166229
Receipt Tot \$75.00
\$75.00 - CR \$.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 20, 2018

Eva Ward
12033 Jerusalem Road
P O Box 52
Kingsville MD 21087

RE: Case Number: 2018-0217 A, Address: 12033 Jerusalem Road

Dear Ms. Ward:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 21, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 6, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0217-A
Address 12033 Jerusalem Road
(Ward Property)

Zoning Advisory Committee Meeting of **March 5, 2018**.

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

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

Date: 2/26/18

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. 2018-0217-A

*Administrative Variance
Eva Ward
12033 Jerusalem Road.*

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 6, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0217-A
Address 12033 Jerusalem Road
(Ward Property)

Zoning Advisory Committee Meeting of **March 5, 2018.**

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-4-18</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2018-0217-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Eva Ward

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 12033 JERUSALEM RD

Location: SE/S of Jerusalem Road, 30 ft. SW of the centerline of Chapman Road

Existing Zoning: RC 5

Area: 0.97 ACRE

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an existing carport to be enclosed with the side yard setback of 15 ft. in lieu of the required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/19/2018

Miscellaneous Notes:

Case Number: 2018-0216-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:**

Type: VARIANCE

Legal Owner: Robert & Sharon Stark

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 6111 HUTSCHENREUTER RD

Location: SW/S of Hutschenreuter Road, 520 ft. SE of Harford Road

Existing Zoning: RC 2

Area: 1,0042 ACRES

Proposed Zoning:

VARIANCE:

To permit a proposed replacement dwelling with a street centerline setback of 49 ft. in lieu of the minimum required 75 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1123001801			
Owner Information					
Owner Name:	WARD LOUIS M JR WARD EVA W		Use:	RESIDENTIAL	
Mailing Address:	PO BOX 52 KINGSVILLE MD 21087-0052		Principal Residence:	YES	
			Deed Reference:	/03985/ 00510	
Location & Structure Information					
Premises Address:		12033 JERUSALEM RD KINGSVILLE 21087-		Legal Description:	PT AC SES JERUSALEM SE NR ST PAULS LUTHE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0055	0020	0067		0000	
			Assessment Year:	Plat No:	
			2018	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	
1963	945 SF		0.9700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	STUCCO	1 full	1 Carport
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		99,500	99,500		
Improvements		78,900	85,800		
Total:		178,400	185,300	178,400	180,700
Preferential Land:		0			0
Transfer Information					
Seller:			Date:	Price:	
Type:			Deed1:	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: Approved 10/01/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:



close-up showing distance between carport &
property line (fence)



carport





ride of co-sport





front of airport





back of cart





Front of home



back of horse



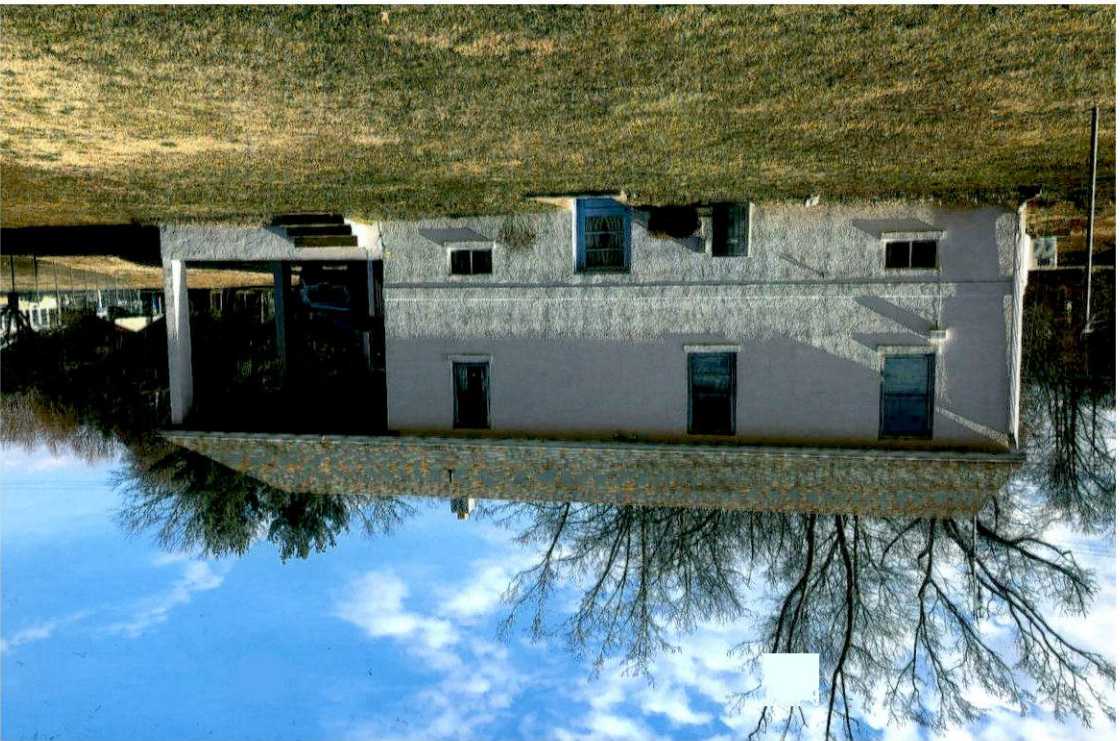


front of home





back of house, exhibits distance from airport
to property line. The fence approximately
marks the property line (#-few inches)



back of home





stream that runs alongside the home



Stream that runs alongside the home