

MEMORANDUM

DATE: January 23, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0167-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 22, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1 Louis Edward Court)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Russ P. Anton	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0167-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, Russ P. Anton (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard. 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 December 2, 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 12-20-18

By [Signature]

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.

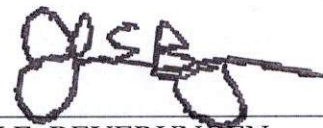
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **December, 2018** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard, 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 his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and the Forest Conservation Regulations, if applicable.

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 12-20-18

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1 Louis Edward Ct. Cockeysville, MD 21036-1518 Currently zoned RC4
 Deed Reference 14485 100184 10 Digit Tax Account # 2 000007411
 Owner(s) Printed Name(s) Russ Anton

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1; BCZR, TO PERMIT ^{an accessory structure} (A POOL)
TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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):

Russ Anton
 Name #1 - Type or Print Name #2 - Type or Print
[Signature]
 Signature #1 Signature #2
1 Louis Edward Ct Cockeysville MD
 Mailing Address City State
21030/4103083535 RussAnton2005@verizon.net
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Doss Parkinson
 Name - Type or Print
[Signature]
 Signature
8260 Preston Ct. Jessup MD
 Mailing Address City State
20794/4438125327 dparkinson@anthony.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 12 day of December, 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 2019-0167-A Filing Date 11/21/18 Estimated Posting Date 12/2/18 Reviewer JCM

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: 1 Louis Edward Cr Cockeysville md 21030
Print or Type Address of property City State Zip Code

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

This is a request to build an inground swimming pool in the side yard. The configuration and topography of this lot make it unique. Compared to the other lots nearby, this lot is different. Most of the 3.2 Acres is alligated in the front and sides of this lot. The left side of the lot is expansive which makes it ideal for the pool location. On the other hand the back of the lot has a drainage issue and is smaller. Also the back of the lot is much more visible to neighbors compared to the left side.

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

[Signature]
Signature of Owner (Affiant)
Russ Aron
Name- Print or Type

Signature of Owner (Affiant)

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 20th day of November, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

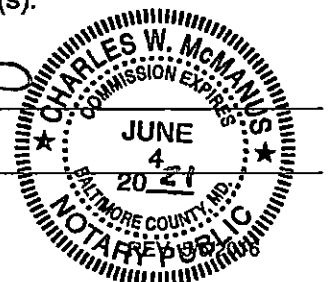
Print name(s) here: Charles W. McManus

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires



Zoning Property Description for 1 LOUIS EDWARD COURT

Beginning at a point on the east side of Louis Edward Ct. which is 50 feet wide at a distance of 30 feet NE of the centerline of the nearest improved intersecting street BEAVER DAM RD. which is 60 feet wide.

Being Lot 1 ,BLOCK ,SECTION 2 in the Subdivision of IVY HILL as recorded in Baltimore County Plat Book 54 folio 72, containing 3.2178 Acres .Located in the 8th Election District and 3rd Council District.

CERTIFICATE OF

RE: Case No. 2019-0167-A

Petitioner: Russ Anton

Closing Date: 12/17/18

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that 2 signs were posted
conspicuously on the property located at _____

1 Louis Edward Court (1 of 2 – SS Louis Edward Ct., NS of property)

(2 Of 2 – SS Louis Edward Ct., NE of Beaver Dam Rd.)

_____ on 12/2/18

Sincerely,

 12/2/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

100-1000000000

100-1000000000

100-1000000000

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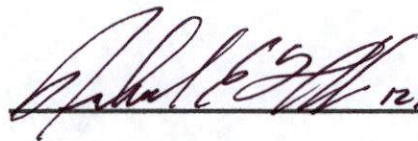
100-1000000000

Certificate of Posting

Case No 2019-0167-A



1 Louis Edward Court (SS Louis Edward Ct. at driveway NS property – 1 of 2)

 12/2/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0167-A



1 Louis Edward Court (SS Louis Edward Ct.- NE of Beaver Dam Rd. – 2 of 2)

 12/2/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0167-A

Property Address: 1 Louis Edward Ct. Cockeysville md 21030

Property Description: THAT PROPERTY LOCATED ON THE NE CORNER
OF THE INTERSECTION OF BEAVER DAM RD. & LOUIS EDWARDS CT

Legal Owners (Petitioners): Russ Anton

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): _____

Address: _____

✓ Telephone Number: 443 841 2067

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0167 -A Address 1 LOUIS EDWARD CT.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/21/18 Posting Date: 12/2/18 Closing Date: 12/17/18

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

- 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.
- 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.
- 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.
- 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 2019- 0167 -A Address 1 LOUIS EDWARD CT.

Petitioner's Name RUSS ANTON Telephone 410-308-3535

Posting Date: 12/2/18 Closing Date: 12/17/18

Wording for Sign: TO PERMIT A POOL TO BE LOCATED IN THE SIDE
YARD IN LIEU OF THE REQUIRED REAR YARD

Revised 6/30/2019

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

No. **177182**

Date: **11/21/18**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/21/2018 11/21/2018 11:14:40
 REG WOOD WALKIN CAN

>>RECEIPT 798023 11/21/2018 OFLN
 Dept 5 528 ZONING VERIFICATION
 CA NO. 177182

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

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **RUSS ANTON**

For: **2019-0167-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

December 18, 2018

Russ Anton
1 Louis Edward Ct.
Cockeysville, MD 21030

Dear Mr. Anton:

RE: Case Number: 2019-0167A, Address: 1 Louis Edward Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 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 black ink, reading "W. Carl Richards, Jr.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Doug Parkinson 8620 Preston Ct. Jessup, MD 20794



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

December 18, 2018

Russ Anton
1 Louis Edward Ct.
Cockeysville, MD 21030

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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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Doug Parkinson 8620 Preston Ct. Jessup, MD 20794

... ..

...

...

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...

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 11/26/18

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

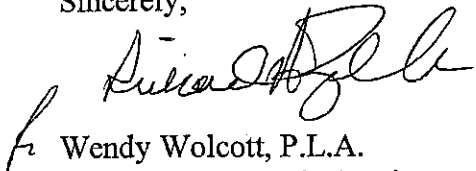
Dear Ms. Lewis:

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. 2018-0167-A.

Administrative Variance
Russ Anton
Louis Edward Court

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

Sincerely,


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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

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: November 29, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0167-A
Address 1 Louis Edward Court
(Anton Property)

Zoning Advisory Committee Meeting of **December 03, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

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MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 11/26/18

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. 2018-0167-A

Administrative Variance
Russ Anton
Louis Edward Court

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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

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Reviewer: Steve Ford

C H E C K L I S T

<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>11-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-26</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 (1 st)	Date: <u>12-2-18</u>	by <u>Hoffman</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2019-0167-A

Reviewer: Joseph Merrey

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: RUSS ANTON

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 1 LOUIS EDWARD CT

Location: NE CORNER OF BEAVER DAM RD. & LOUIS EDWARD CT.

Existing Zoning: RC 4

Area: 3.2 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (pool) to be located in the side yard in lieu of the require rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/17/2018

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 2000007411			
Owner Information					
Owner Name:		ANTON RUSS P		Use:	RESIDENTIAL
Mailing Address:		1 LOUIS EDWARD CT COCKEYSVILLE MD 21030-1518		Principal Residence:	YES
				Deed Reference:	/14485/ 00184
Location & Structure Information					
Premises Address:		1 LOUIS EDWARD CT 0-0000		Legal Description:	3.2178 AC 1 LOUIS EDWARD CT IVY HILL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0042	0020	0060		0000	2
					Block:
					1
					Assessment Year:
					2017
					Plat No:
					Plat Ref: 0054/ 0072
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1989		4,476 SF		730 SF	
				Property Land Area	
				3.2100 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	4 full	1Att/1Det
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	244,200	244,200			
Improvements	402,700	625,100			
Total:	646,900	869,300		795,167	869,300
Preferential Land:	0				0
Transfer Information					
Seller: DEFRANCO GUIDO		Date: 05/24/2000		Price: \$480,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14485/ 00184		Deed2:	
Seller: CHAMARAL LIMITED PARTNERSHIP		Date: 08/04/1986		Price: \$65,900	
Type: ARMS LENGTH IMPROVED		Deed1: /07253/ 00495		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/10/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Left side of the property



Left side of the property



Back of the property



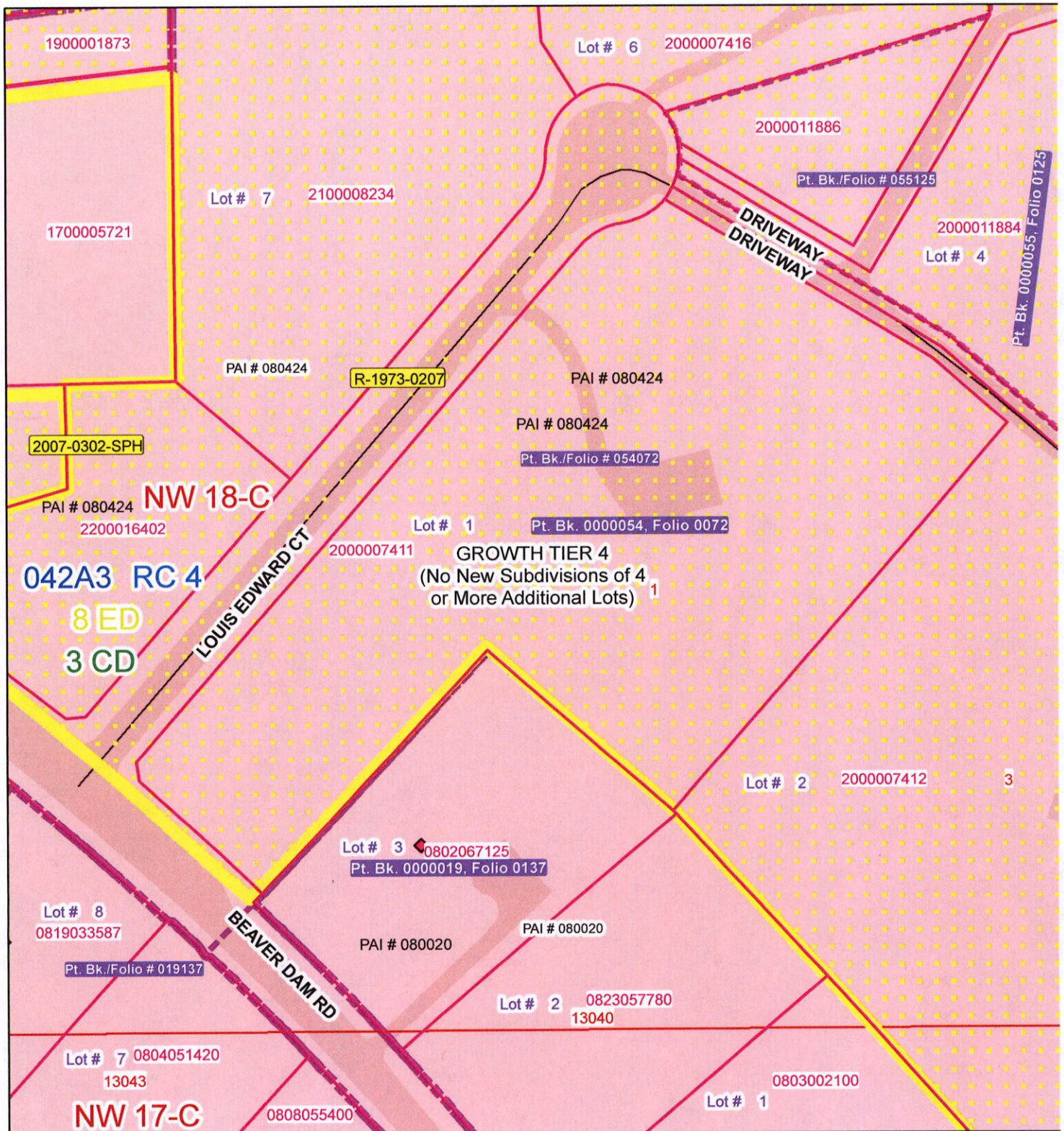
Back of the property



Back of house



1 Louis Edward Cour.



Publication Date: 10/22/2018

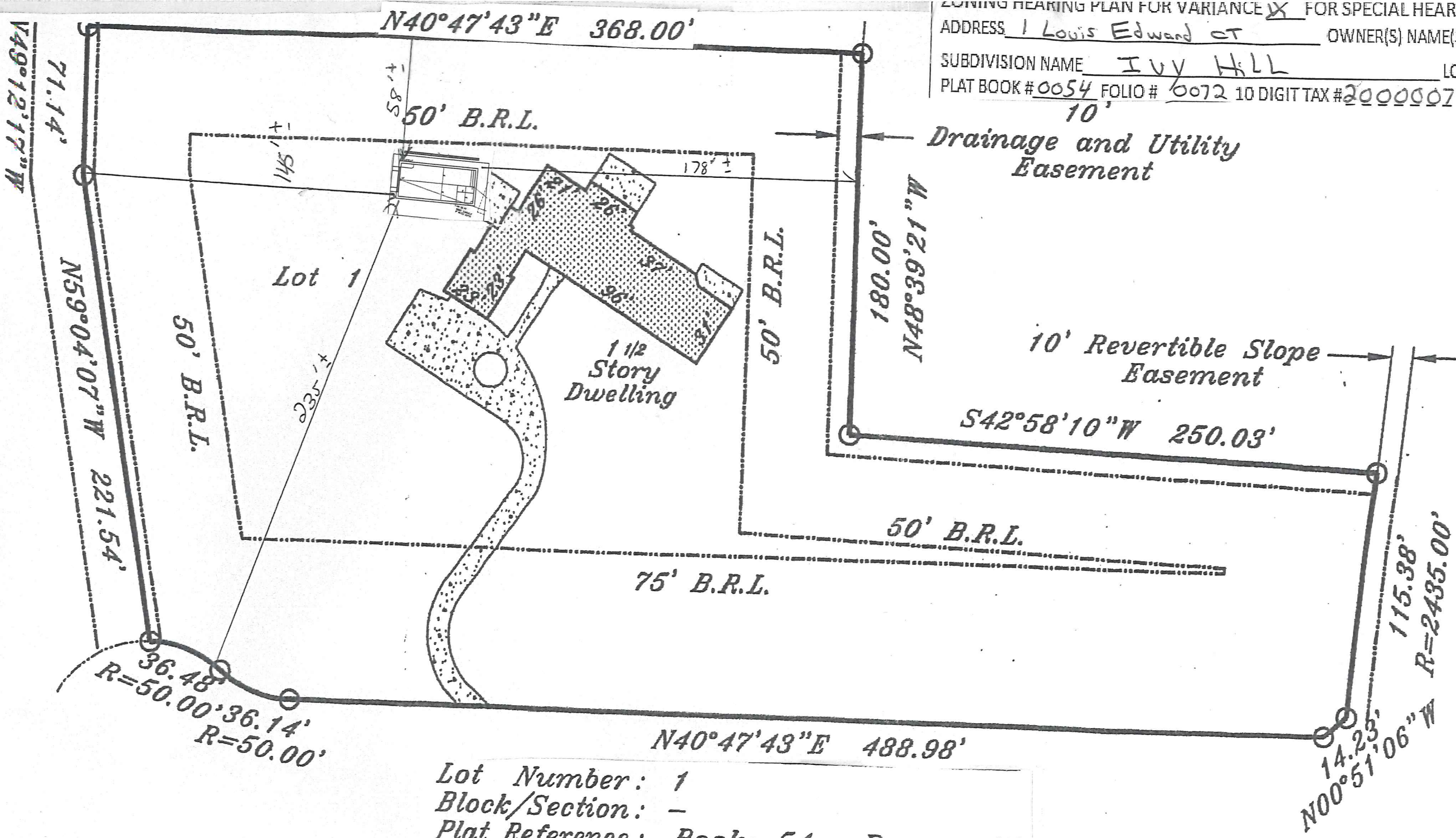


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

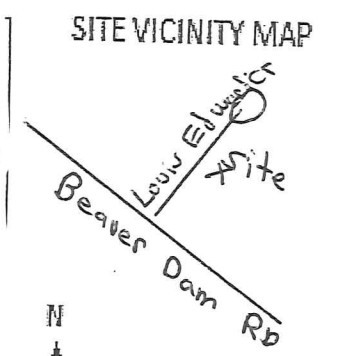


0 25 50 100 150 200 Feet

1 inch = 100 feet



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 1 Louis Edward Ct OWNER(S) NAME(S) Russ Anton
 SUBDIVISION NAME IVY HILL LOT # 1 BLOCK # 1 SECTION # 2
 PLAT BOOK # 0054 FOLIO # 0072 10 DIGIT TAX # 2000007411 DEED REF. # 14485100184



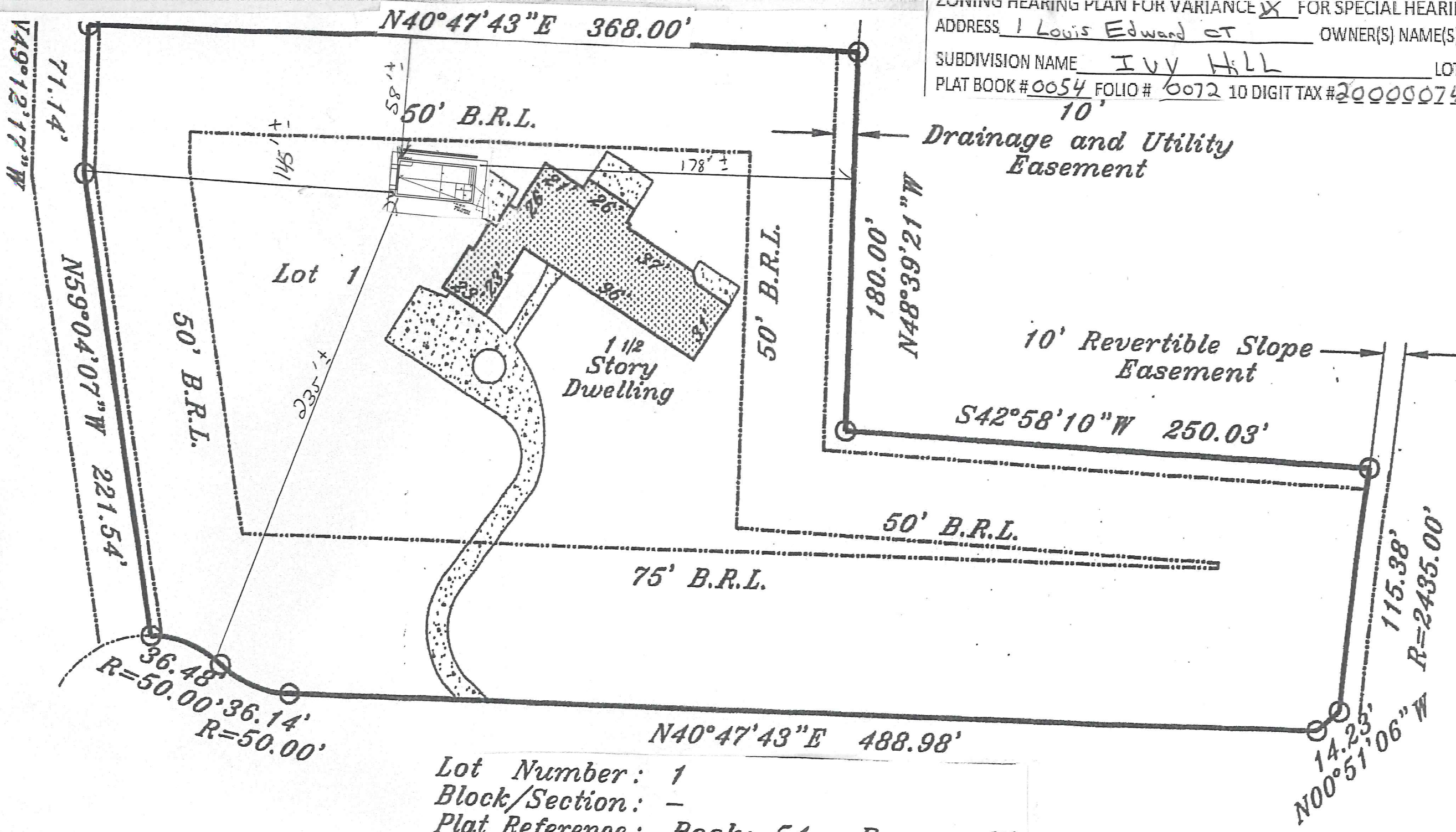
MAP IS NOT TO SCALE
 ZONING MAP# 0042
 SITE ZONED PC4
 ELECTION DISTRICT 08
 COUNCIL DISTRICT 03
 LOT AREA ACREAGE 3.210
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? Yes
 UTILITIES? MARK WITH:
 WATER IS: _____
 PUBLIC _____ PRIVATE ☒
 SEWER IS: _____
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER _____
 AND ORDER RESULT BELOW _____

Lot Number: 1
 Block/Section: -
 Plat Reference: Book: 54 Page: 72
 Title of Plat: Section 2, Ivy Hill

LOUIS EDWARD COURT

BEAVER DAM ROAD

Pet. Eas. 1



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH ☒
ADDRESS 1 Louis Edward Ct OWNER(S) NAME(S) Russ Anton
SUBDIVISION NAME Ivy Hill LOT # 1 BLOCK # 1 SECTION # 2
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LOUIS EDWARD COURT

BEAVER DAM ROAD

SITE VICINITY MAP

MAP IS NOT TO SCALE
ZONING MAP# 0042
SITE ZONED PC4
ELECTION DISTRICT 08
COUNCIL DISTRICT 03
LOT AREA ACREAGE 3.210
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? Yes
UTILITIES? MARK WITH:
WATER IS: _____
PUBLIC _____ PRIVATE ☒
SEWER IS: _____
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? No
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: _____