MEMORANDUM

DATE: April 30, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0190-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 29, 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 VARIANCE	*	BEFORE THE OFFICE
(105 Dihedral Drive)		
15th Election District	*	OF ADMINISTRATIVE
6th Council District		
Veronica Gardner & Anthony Bugan	*	HEARINGS FOR
Legal Owners		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0190-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Veronica Gardner & Anthony Bugan, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition with a rear yard setback of 23' in lieu of the required 30' and to permit an existing side setback of 7' in lieu of the required 10'. A site plan was marked as Petitioners' Exhibit 1.

Veronica Gardner appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee ("ZAC") comments were received from any of the County reviewing agencies.

The site is approximately 0.115 acres in size and is zoned DR 5.5. The property is improved with a small single family dwelling constructed in 1941. Petitioners have three children and would like to increase the size of their home, although zoning relief is required before they can do so.

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

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Date 3/29/19
By Sen

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 has irregular dimensions and the improvements were constructed more than 75 years ago, before the adoption of the BCZR. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to complete the proposed addition. 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 absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this **29th** day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition with a rear yard setback of 23' in lieu of the required 30' and to permit an existing side setback of 7' in lieu of the required 10', 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.

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

ORDER RECEIVED FOR FILING
Date 3/29/19
By Sln

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 125 Dihedral Drive **Currently zoned** _____
Deed Reference _____ / _____ 10 Digit Tax Account # 1519715290
Owner(s) Printed Name(s) Veronica Gardner Anthony Bugan

(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) SEE Attached

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.

ORDER RECEIVED FOR FILING
Date 3/29/19
By DEN

Owner(s)/Petitioner(s):

Gardner Veronica / Bugan Anthony
Name #1 – Type or Print / Name # 2 – Type or Print
Veronica Gardner / Anthony Bugan
Signature #1 / Signature # 2
8630 Lawrence Hill Rd / Pasadyill MD
Mailing Address / City / State
21128 / 443-804-4720 / _____
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:

Ernest Black
Name – Type or Print
Ernest Black
Signature
7428 Rock Ridge Rd / Bel MD 21208
Mailing Address / City / State
21208 / 410-836-1093 / E.Black.bair@Gmail
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 2019-0190-A **Filing Date** 12/13/18 **Estimated Posting Date** 12/28/18 **Reviewer** gh

Rev 5/5/2016

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: 125 Dihedral Drive Middle River Maryland 21220
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)**

The existing structure has variance that is limited to the plot at the time of orginal construction. The addition will adhere to the existing variance 7'7" to the South side of the plot and 23'-3" to the east side of the plot.

The difficulties and hardship encountered are as follows:
1) We are unable to locate the owner of the adjoining property. This property was severly damaged by fire to this end. We are requesting mitigation based on the above facts.
2) We will be unable to secure any reasonable return on the property based on its current configuration. The variance is unique to this structure in contrast to other properties in the zoning district. (3) This hardship was not the result of any action taken by the owner and solely based on orginal construction.

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

Veronica Gardner — Signature of Owner (Affiant)

Anthony Bugan — Signature of Owner (Affiant)

Gardner Veronica — Name- Print or Type

Bugan Anthony — 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 December, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Veronica Gardner + Anthony Burgan

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

AS WITNESS my hand and Notaries Seal

Notary Public

September 30, 2020
My Commission Expires

REV. 5/5/2016

2019-0190-A

Variance from section: 1B02.3.C.1, BCZR To permit a proposed addition with a rear yard setback of 23 feet in lieu of the required 30 feet and to permit an existing and proposed side setback of 7 feet in lieu of the required 10 feet.

105 Dehedral Drive is a one story frame unit with three bedroom one bathroom. Living space of 952 sq ft and land space of 5000 sq ft.

The property is located south of Martin Blvd and north of fuselage ave. The front of the property is on Dihedral drive, which is 30 feet 100 feet east of the nearest intersection fuselage Ave, which is 50 ft wide.

Being lot 23,Block 013,Section139 in the subdivision of Areo Acres as recorded in Baltimore county plat book #34763,Folio# 344 containing 5000 sq ft or 0.115 acres located in the 15th election district and 06 council district.

2019-0190-A

The Daily Record
11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
http://www.thedailyrecord.com

Order #: 11701463
Case #: 2019-0190-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0190-A

PUBLISHER'S AFFIDAVIT

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

3/8/2019

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0190-A
105 Dihedral Drive
S/s Dihedral Drive, east of Fuselage Avenue
15th Election District - 6th Councilmanic District
Legal Owners: Veronica Gardner, Anthony Bugan

Variance to permit a proposed addition with a rear yard setback of 23 ft. in lieu of the required 30 ft. and to permit an existing and proposed side setback of 7 ft. in lieu of the required 10 ft.

Hearing: Thursday, March 28, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler
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.

mh8

JB 3-28-19
11AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, March 27, 2019 10:21 PM
To: Administrative Hearings
Subject: Recertification's For 2019-0190-A
Attachments: Re-Cert 1 2019-0190-A.doc; Re-Cert 2 2019-0190-A.doc

Recertification's for 105 Dihedral Drive

RECEIVED
MAR 28 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner, Anthony Bugan

Date of Hearing/Closing: March 28, 2019

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

RECEIVED
MAR 28 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

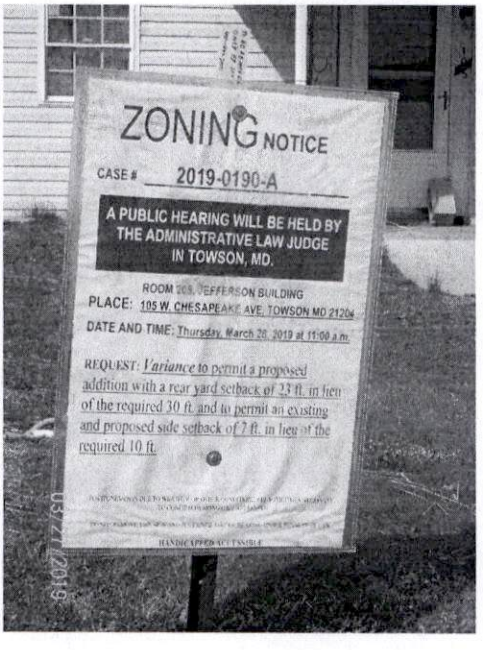
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 1 Recertification**

The sign(s) were posted on March 8, 2019
(Month, Day, Year)



Sincerely,

March 27, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner, Anthony Bugan

Date of Hearing/Closing: March 28, 2019

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

RECEIVED
MAR 28 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

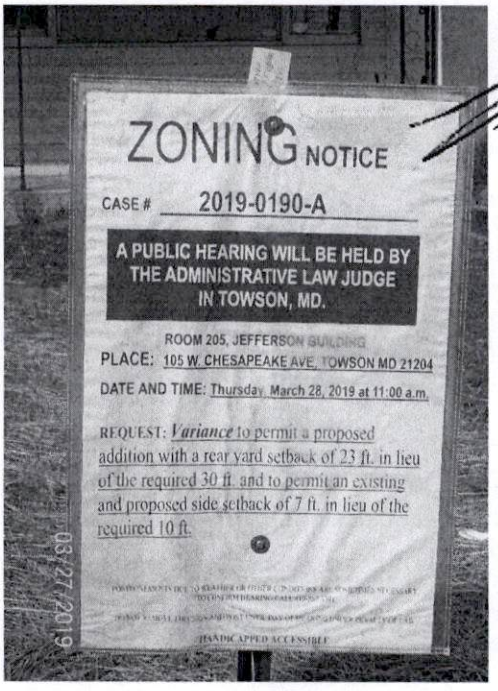
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 2 Recertification**

The sign(s) were posted on March 8, 2019
(Month, Day, Year)



Sincerely,

March 27, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner, Anthony Bugan

Date of Hearing/Closing: March 28, 2019

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 1**

The sign(s) were posted on March 8, 2019
(Month, Day, Year)

Sincerely,

March 8, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner, Anthony Bugan

Date of Hearing/Closing: March 28, 2019

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 2**

The sign(s) were posted on March 8, 2019
(Month, Day, Year)

Sincerely,

March 8, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner, Anthony Bugan

Date of Hearing/Closing: March 28, 2019

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

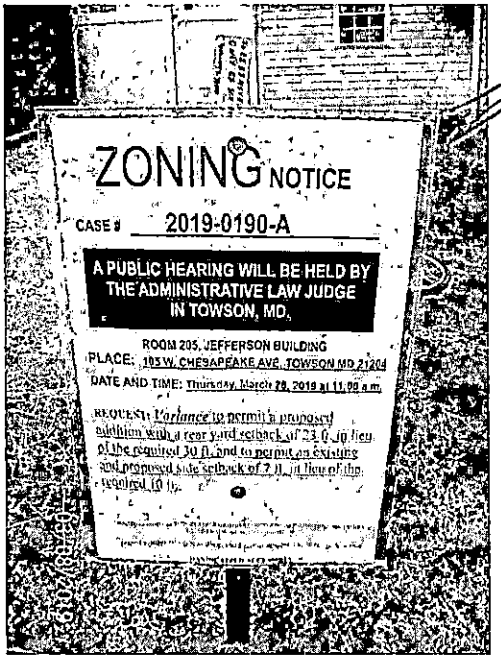
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 1**

The sign(s) were posted on March 8, 2019
(Month, Day, Year)



Sincerely,

March 8, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner, Anthony Bugan

Date of Hearing/Closing: March 28, 2019

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

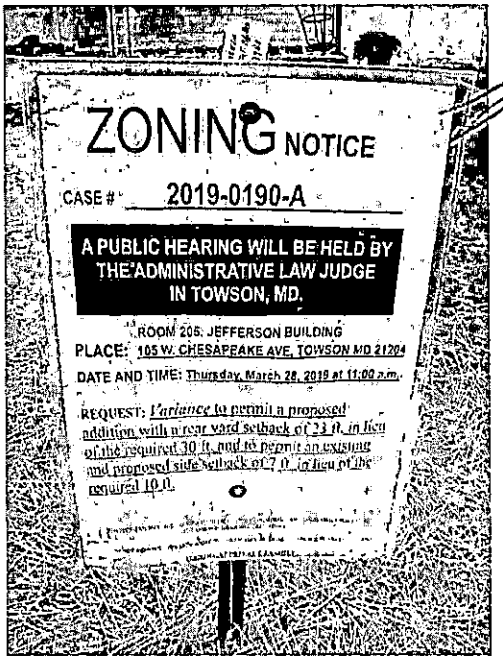
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 2**

The sign(s) were posted on March 8, 2019
(Month, Day, Year)



Sincerely,

(Signature of Sign Poster) March 8, 2019 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

RE:	PETITION FOR ADMINSTRATIVE VARIANCE	*	BEFORE THE OFFICE
	105 Dihedral Drive; S/S of Dihedral Drive, 100' E of Fuselage Avenue	*	OF ADMINSTRATIVE
	15th Election & 6th Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): Veronica Gardner & Anthony Bugan	*	BALTIMORE COUNTY
	Petitioner(s)	*	2019-190-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to Ernest Black, 7423 Rock Ridge Road, Baltimore, Maryland 21208, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

No. 177770

Date: 12/15/

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	[illegible]		6150				75

Total: [illegible]

Rec From:

For: [illegible] Liberal Dr
209-3190 A

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

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner & Anthony Bugan

Date of Hearing/Closing: January 7, 2019

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

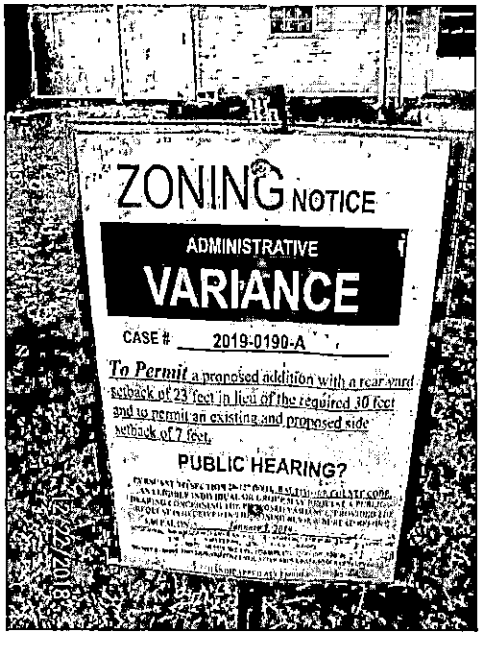
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 105 Dihedral Drive

SIGN 1

The sign(s) were posted on December 22, 2018
(Month, Day, Year)



Sincerely,

December 22, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner & Anthony Bugan

Date of Hearing/Closing: January 7, 2019

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

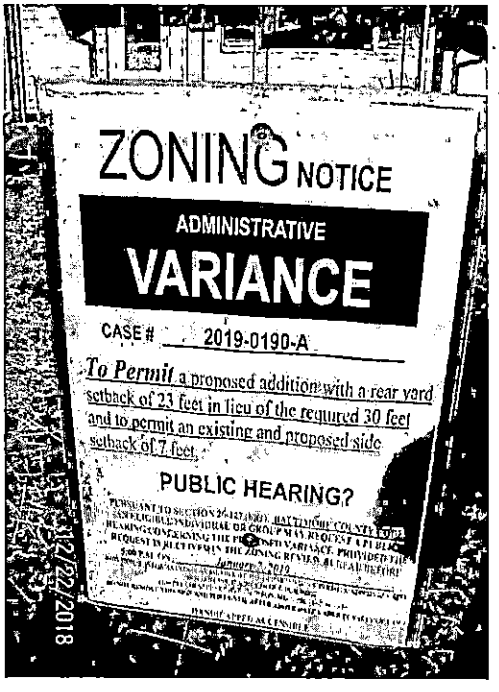
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 2**

The sign(s) were posted on December 22, 2018
(Month, Day, Year)



Sincerely,

December 22, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner & Anthony Bugan

Date of Hearing/Closing: January 7, 2019

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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105 Dihedral Drive

SIGN 1

The sign(s) were posted on December 22, 2018
(Month, Day, Year)

Sincerely,

December 22, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner & Anthony Bugan

Date of Hearing/Closing: January 7, 2019

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 2**

The sign(s) were posted on December 22, 2018
(Month, Day, Year)

Sincerely,

December 22, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner & Anthony Bugan

Date of Hearing/Closing: January 7, 2019

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

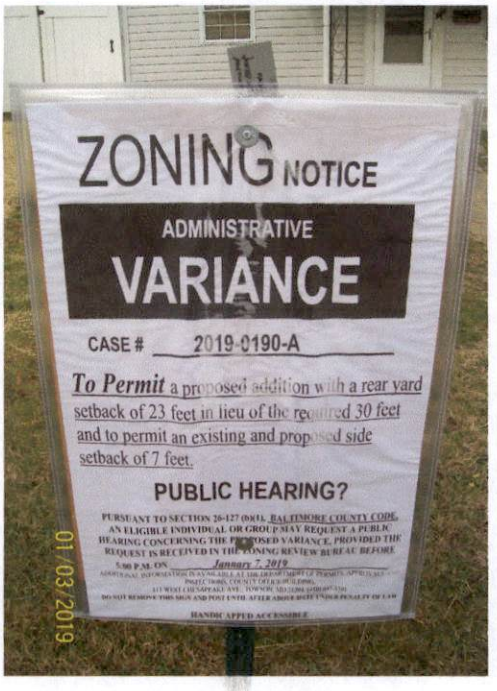
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 1 Recertification**

The sign(s) were posted on December 22, 2018
(Month, Day, Year)



Sincerely,

January 3, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2019-0190-A

Petitioner/Developer: Veronica Gardner & Anthony Bugan

Date of Hearing/Closing: January 7, 2019

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

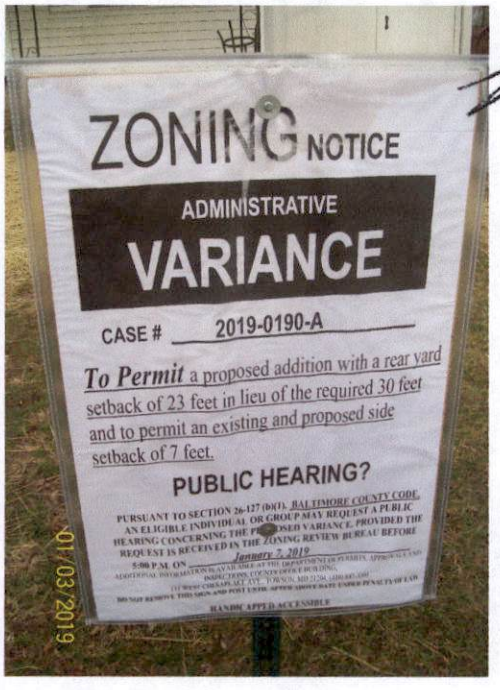
Attn: Kristen Lewis:

Ladies and Gentlemen:

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

105 Dihedral Drive **SIGN 2 Recertification**

The sign(s) were posted on December 22, 2018
(Month, Day, Year)



Sincerely,

January 3, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY DE TMENT OF PERMITS, APPROV AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019-0190-A Address 105 Dihedral Dr.

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 12/13/18 **Posting Date:** 12/23/15 **Closing Date:** 1/7/19

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 2019-0190-A Address 105 Dihedral Dr 21128

Petitioner's Name Veronica Gardner/Anthony Bugan Telephone 443-804-4720

Posting Date: 12/23/18 **Closing Date:** 1/7/19

Wording for Sign: To Permit a proposed addition with a rear yard setback of 23 feet in lieu of the required 30 feet and to permit an existing and proposed side setback of 7 feet in lieu of the required 10 feet.

Revised 6/30/2019

Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

2019-0190-A

Report Generated On:
11/29/2018

Permit Processing Residential Permit & Development Report

Property Information

Tax Account Number: 1519715290 **Plat Ref:** 013:139 **Election District:** 15

Owner Name(s): GARDNER VERONICA and BUGAN ANTHONY
Address: 8630 LAWRENCE HILL RD
PERRY HALL,MD 21128
Premise Address: 105 DIHEDRAL DR

PDM # :
Zoning District(s): DR 5.5
Elevation Range: 42ft - 42ft

Affected Overlays / Contact Agency	Instructions: Begin review process with Zoning Review, Room 111. / Potential Overlay Issues / Growth Tier 1: Served by public sewer and inside URDL	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Elec. & Plumb	Agency Acknowledgment Initial & Date
Code Enforcement County Office Building Room 213 Phone: 410-887-8099	**Open Code Enforcement Actions: Do NOT Issue Permit** Case# Type Action Status CC1801632 Constituent Complaint Inspection Scheduled												VAA 12/13/18 final
Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X											OK To File
	Verify Water Service Size.	X											
ning Review County Office Building Room 111 Phone: 410-887-3391	Martin State Aiport Zoning Area	X		X	X		X	X	X	X			

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits, Approvals & Inspections

February 15, 2019

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: 2019-0190-A
105 Dihedral Drive
S/s Dihedral Drive, east of Fuselage Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Veronica Gardner, Anthony Bugan

Variance to permit a proposed addition with a rear yard setback of 23 ft. in lieu of the required 30 ft. and to permit an existing and proposed side setback of 7 ft. in lieu of the required 10 ft.

Hearing: Thursday, March 28, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler
Director

MM:kl

C: Veronica Gardner, Anthony Bugan, 8630 Lawrence Hill Road, Perry Hall 21128
Ernest Black, 7423 Rock Ridge Road, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 8, 2019.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, March 8, 2019 - Issue

Please forward billing to:
Ernest Black 410-336-1093
7423 Rock Ridge Road
Baltimore, MD 21208

NOTICE OF ZONING HEARING

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S/s Dihedral Drive, east of Fuselage Avenue
15th Election District – 6th Councilmanic District
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Mike Mohler
Director of Permits, Approvals and Inspections for Baltimore County

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: January 16, 2019

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 1/7/19 Closing Date
Case No. 2019-0190-A – 105 Dihedral Drive

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office cannot process this as an administrative variance for the following reasons:

(1) Appears dwelling is unoccupied. In affidavit, Petitioner states property was "severely damaged by fire."

(2) "Constituent Complaint" to Code Enforcement on November 29, 2018. Status unclear.

(3) SDAT indicates not principal residence. Deed in file reflects only transfer in 2017 from wife to husband and wife as tenants by entireties. Does not establish property is "owner occupied" which is required for administrative variance.

Our office is returning the file to you for further processing, posting and advertising of the hearing notices.

Thank you.

JEB:dlw

c: W. Carl Richards, Jr.
Gary Hucik
Office of 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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0190-A
Address 105 Dihedral Drive
(Gardner & Bugan Property)

Zoning Advisory Committee Meeting of **December 24, 2018.**

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

Reviewer: Steve Ford

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits, Approvals & Inspections

January 15, 2019

Veronica Gardner
Anthony Bugan
8630 Lawrence Hill Road
Perry Hall, MD 21128

RE: Case Number: 2019-0190-A, Address: 105 Dihedral Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 13, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kll

Enclosures

c: People's Counsel
Ernest Black, 7423 Rock Ridge Road, Baltimore 21208

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 12/19/18

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. 2019-0190-A
Administrative Variance
Veronica Gardner / Anthony Bergan
105 Dihedral Drive

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

MARYLAND DEPARTMENT OF TRANSPORTATION
MARYLAND AVIATION ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Ricky D. Smith, Sr.
Executive Director

January 3, 2019

VIA Email: e.black6018@gmail.com
Mr. Ernest Black
7423 Rock Ridge Road
Pikesville, MD 21208

Dear Mr. Black:

The Maryland Department of Transportation's Maryland Aviation Administration (MDOT MAA) Office of Planning has received and reviewed Airport Zoning Permit number 19-012 for a single family dwelling addition located at 105 Dihedral Drive and determined that the proposed project lies within the Martin State Airport (MTN), Airport Zoning District. To ensure the safety of the traveling public, the Code of Maryland Regulations (COMAR) authorizes the MDOT MAA to review each project proposed within the Airport Zoning District, which is defined as the area within 3.3 miles of a fixed point on MTN.

In order to determine whether aircraft or airport noise will impact the proposed structure, our office has confirmed that your project does not fall within the boundaries of MTN's Airport Noise Zone. However, nearby residents may experience noise from aircraft overflights and other operations due to the proximity of the property to the Airport. Also, please inform the owner that future growth and expansion could possibly change the noise environment in communities near the Airport.

In addition, the MDOT MAA reviewed the application to ensure that the proposed project poses no hazard to the airspace surrounding MTN. The MDOT MAA analysis revealed that the structure at 16 feet above ground level (AGL)/59 feet mean sea level (MSL) would not be an obstruction to the Federal Aviation Regulations (FAR) Part 77 surfaces.

The MDOT MAA hereby approves application number 19-012 for the construction of a single family dwelling addition at a height of 16 feet AGL/59 feet MSL. This approval is being sent to Ms. Karen L. Lewis, Supervisor for the Office of Permits, Baltimore County. If you have any questions concerning this review, please do not hesitate to contact me at 410-859-7692 or via email at rshepley@bwiairport.com.

Sincerely,

J. Richard Shepley

J. Richard Shepley, Airport Planner
Facilities Planning Section

Enclosures

cc: Ms. Karen L. Lewis, Supervisor, Office of Permits, Baltimore County
VIA Email: KLLewis@baltimorecountymd.gov

Case # 2019- 0190-A

MARYLAND DEPARTMENT OF TRANSPORTATION
MARYLAND AVIATION ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Ricky D. Smith, Sr.
Executive Director

January 3, 2019

VIA Email: e.black6018@gmail.com
Mr. Ernest Black
7423 Rock Ridge Road
Pikesville, MD 21208

Dear Mr. Black:

The Maryland Department of Transportation's Maryland Aviation Administration (MDOT MAA) Office of Planning has received and reviewed Airport Zoning Permit number 19-012 for a single family dwelling addition located at 105 Dihedral Drive and determined that the proposed project lies within the Martin State Airport (MTN), Airport Zoning District. To ensure the safety of the traveling public, the Code of Maryland Regulations (COMAR) authorizes the MDOT MAA to review each project proposed within the Airport Zoning District, which is defined as the area within 3.3 miles of a fixed point on MTN.

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Sincerely,

J. Richard Shepley

J. Richard Shepley, Airport Planner
Facilities Planning Section

Enclosures

cc: Ms. Karen L. Lewis, Supervisor, Office of Permits, Baltimore County
VIA Email: KLLewis@baltimorecountymd.gov

Case# 2019- 0190-A

MARYLAND DEPARTMENT OF TRANSPORTATION

MARYLAND AVIATION ADMINISTRATION

APPLICATION FOR AIRPORT ZONING PERMIT

Approval of this application does not substitute for any other permits or approvals required by the State or Local Jurisdiction.

PERMIT NO.

Section I: ***MAA Administrative Use Only***

Application No.: 19-012 **Date Received:** 1-2-19 **Date Issued:** 1-3-19

Airport: ☐ BWI ☒ Martin State

County: ☐ Anne Arundel ☐ Baltimore ☐ Howard

Approval Required: ☐ Noise Zone ☐ Obstructions ☐ Airport Land Use Compatibility

MARYLAND AVIATION ADM.
AIRPORT ZONING PERMIT

☐ **Off Airport Project** ☐ **On Airport Project**

Section II: ***Applicant/Project Information***

1.) County Project Name/Number: none

2.) Application for: (Check One)
(For the purposes of this form antenna, satellite dish, HVAC equipment, etc. should be considered "structures.")

☐ New Subdivision (Plat Approval) Subdivision No. 0000
☒ Structure Only ☐ Structure + Crane
☐ Crane Only

RECEIVED
JAN 02 2019
OFFICE OF PLANNING

3.) Site Location
A site plan showing the location, property boundaries and any existing/proposed structures is required to be submitted with this application.

a) Tax Map 0090, Grid 0016, Parcel 0564, Lot/block (if any) 23

b) Address (including zip code)

c) Latitude 76 ° , 353188 " Longitude 76 ° , 4496431 "

For Structures

4.) Type of improvement: ☐ New Building ☒ Addition ☐ Alteration ☐ Repair ☐ Other

5.) Proposed Use(s):

a) Residential: ☒ One family ☐ Two family ☐ Multi-family (No. units) ☐ Other

b) Non-residential:

☐ Hospital, Nursing Home, Institution
☐ School, Library, Church, Place of Assembly
☐ Hotel, Motel, Transient Lodging
☐ Outdoor Spectator Sports, Park, Playground
☐ Office, Store, Theater, Restaurant
☐ Agriculture, Industry: type
☐ Tower, Tank: type
☐ Other

(OVER)

6.) Describe proposed structure(s): Addition Of 1 Bedroom 1 bathroom 1 Laundry rm

7.) Present use if different from proposed:

8.) Structure:

Maximum Height (Above Ground Level) 16' **, No. of Buildings** 1 **, Total Square Feet** 1300

Elevations

*MSL=Mean Sea Level. All height restrictions in the vicinity of the airport use MSL as a reference point.

For Structures

9.) Ground elevation of site: 43 FT MSL*

10.) Maximum elevation: (Height of structure + elevation of site) 59 FT MSL*

For Cranes

11.) a) Ground elevation at crane location: MSL* b) Height of crane(s) *Above Ground Level (AGL)*

12.) Maximum elevation:(ground elevation + height of crane) MSL*

The applicant hereby certifies and agrees as follows: 1) that he/she is authorized to submit this application; (2) that the information is correct: (3) that he/she will comply with all regulations that are applicable hereto; and (4) that he/she will perform no work on the subject property not specifically described in this application.

APPLICANT (Please Print)

Name: Ernest Black

Address: 7423 Rock Ridge Rd

City Pikesville State MD Zipcode 21208

Phone No: 410 556-1093 Fax No.:

Email: E.Black 6012@gmail.com

Name: Ernest Black
(Print)

Signature: Ernest Black

Connection to Property: Contractor

PROPERTY OWNER (Please Print)

Name: Veronica Gardner / Anthony Burgess

Address: 8630 Lawyers Hill Rd

City Perry Hall State MD Zipcode 21128

Section III *Approvals*

Obstruction: ☑ Approved for maximum height of 59' MSL ☐ Denied ☐ N/A

By: [signature] Date: 1-3-19

Noise: ☑ Approved ☐ Denied ☐ N/A By: [signature] Date: 1-3-19

BAZA Variance No.: N/A Expiration Date

Approval of this application, if granted, will terminate if construction does not begin within one year of approval date. Approval of this permit does not preclude disturbance of applicant or occupants from aircraft operations. Please return application to: Maryland Aviation Administration, Division of Airport Facilities Planning, P.O. Box 8766, BWI Marshall Airport, MD 21240 or email applications to maaairportzoningpermit@bwiairport.com. Please direct inquiries to (410) 859-7692 or (410) 859-7070.

CASE NO. 2019- 0190-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
12-27	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
12-19	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 12-22-18 by Block

SIGN POSTING (2nd) Date: 1-3-19 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Debra Wiley

From: Debra Wiley
Sent: Monday, January 07, 2019 11:39 AM
To: Gary M Hucik
Cc: Kristen L Lewis
Subject: Administrative Variance Case No. 2019-0190-A (105 Dihedral Dr.) Closing Date: 1/7/19

Hi Gary,

The SDAT for the above indicates that it's not the Petitioners' principal residence. Could you please make sure that something is in the file to indicate otherwise. If not, it will be returned for a hearing.

Thanks in advance; it is appreciated.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Account Identifier: **District - 15 Account Number -** 1519715290

Owner Information

Owner Name: GARDNER VERONICA
BUGAN ANTHONY
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 8630 LAWRENCE HILL RD
PERRY HALL MD 21128-
Deed Reference: /39358/ 00060

Location & Structure Information

Premises Address: 105 DIHEDRAL DR
BALTIMORE 21220-4634
Legal Description: 105 DIHEDRAL DR
AERO ACRES

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0090	0016	0564		0000	1		23	2018	Plat Ref: 0013/ 0139

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1941	952 SF		5,000 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	53,000	53,000		
Improvements	60,200	64,400		
Total:	113,200	117,400	114,600	116,000
Preferential Land:	0			0

Transfer Information

Seller: GARDNER VERONICA **Date:** 09/06/2017 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /39358/ 00060 **Deed2:**

Seller: GENERATION MORTGAGE COMPANY **Date:** 03/13/2014 **Price:** $74,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /34763/ 00344 **Deed2:**

Seller: STEELE RONALD FREDERICK **Date:** 03/13/2014 **Price:** $78,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /34763/ 00340 **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:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Denied

Homeowners' Tax Credit Application Information

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

Case No.: 2019-0190

Exhibit Sheet

Petitioner/Developer DW A-30-19 Protestant SLN 3/29/19

No. 1	Plan	
No. 2	Photo of dwelling	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

om/homedetails/10-Dihedral-Dr-B ore-MD-21220/36302286_zpid/

PET. EX. 2

Directions

Save Ho

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2019-0190-A
DATE 3-28-2019

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
ROD PERSAUD	105 DIHEDRAL DR	8630 LAWRENCE HALL 21218	SURPRISEST@AOL

CASE NO. 2019- 0190-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
12/27	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
12/19	PLANNING (if not received, date e-mail sent _____)	NO Obj
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/8/19 Daily Record

SIGN POSTING (1st) Date: 3/8/19 by SSG Black

SIGN POSTING (2nd) Date: 3-27-19 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Baltimore County

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

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

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached)

X Deed / Deed of Trust	☐ Mortgage / Lease	☐ Other _____	☐ Other _____

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	Exempt. Wife adding husand to title for no consideration.
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 0.00
Any New Mortgage	$ 0.00
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only
Transfer and Recordation Tax Consideration

Transfer Tax Consideration		$
X ( ) %	=	$ EXEMPT
Less Exemption Amount	=	$
Total Transfer Tax	=	$
Recordation Tax Consideration		$
X ( ) per $500	=	$ EXEMPT
TOTAL DUE		$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 40.00	$
Surcharge	$ 20.00	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
15	1519715290	34763/ 00344			☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
Aero Acres	23			13/139	

Location/Address of Property Being Conveyed (2): 105 Dihederal Drive, Baltimore, MD 21220

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential ✓ or Non-Residential ☐ | Fee Simple ✓ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ✓ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Veronica Gardner	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Veronica Gardner	
Anthony Bugan	

New Owner's (Grantee) Mailing Address: 8630 LAWRENCE HILL RD, PERRY HALL, MD 21128

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Greenwood Title, Inc.

Firm: 3 Greenwood Place, Suite 305

Address: Pikesville, MD 21208

Phone: (410) 653-0879

☑ Return to Contact Person

☑ Hold for Pickup

☐ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ✓ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ✓ No Does transfer include personal property? If yes, identify: _____

☐ Yes ✓ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

	20	20
Year		
Land		
Buildings		
Total		

Geo.	Map	Sub	Block
Zoning	Grid	Plat #	Lot
Use	Parcel	Owner	Occ. Cd.
Town Cd.		Ex. Cd.	

REMARKS

☐ RECORDATION TAX

☐ TRANSFER TAX

Date 9-6-17

ART 11 TITLES

SUBTITLE 2, 11-3-202

TP ART 13-103

Space Reserved for County Validation

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (8/2007)

NO CONSIDERATION
NO TITLE EXAMINATION
NO TITLE INSURANCE
DEED ADDING HUSBAND TO TITLE

This Deed, made this August 24th, 2017, by and between Veronica Gardner, party of the first part, and Veronica Gardner and Anthony Bugan, her husband, parties of the second part.

Witnesseth, that FOR NO CONSIDERATION, the said party of the first part does grant and convey unto the parties of the second part, as tenants by the entireties, and to the survivor among them, his/her personal representatives and assigns, in fee simple, all that property situate in Baltimore County, State of Maryland described as:

> **Being known and designated as Lot No. 23, as shown on the Plat entitled "Plat of Aero Acres-Section I", dated August 1, 1946 and recorded among the Land Records of Baltimore County in Plat Book C.H.K. No. 13 Folio 139.**
>
> **The improvements thereon being knwon as No. 105 Dihedral Drive, Middle River, Maryland 21220.**
>
> **Tax ID #: 15-19-715290**
>
> **Being the same property which by Deed dated February 12, 2014 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 34763 Folio 344 was granted and conveyed by Generation Mortgage Company unto Veronica Gardner, the within named Grantor.**
>
> **Parties to this Deed are exempt from the payment of recordation and transfer taxes as this Deed transfers an interest in real property between spouses pursuant to MD Code Ann. Tax Property Article 12-108(d)(i).**

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 said land and premises to the said parties of the second part, as tenants by the entireties, and to the survivor among them, his/her personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite or necessary.

Witness the hand and seal of said grantor.

Veronica Gardner

Veronica Gardner

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: Gardner
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
Subtotal: 60.00
Total: 60.00
09/05/2017 01:34
CC03-SLF
#9021864 CC0301 -
Baltimore
County/CC03.01.02 -
Register 02

State of Maryland
Baltimore County, TO WIT;

I hereby Certify, That on this August 24th, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Veronica Gardner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and signed the same in my presence.

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

MY COMMISSION EXPIRES: 6/9/2019

Notary Public

MATTHEW E. MURRAY
Notary Public
Baltimore County
Maryland
My Commission Expires June 09, 2019

REMIT TO:
Greenwood Title, Inc.
3 Greenwood Place, Suite 305
Pikesville, Maryland 21208

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

ROGER N. POWELL, ESQ.

MARYLAND FORM
WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Veronica Gardner

2. Reasons for Exemption

Resident Status

- [x] I, Transferor, am a resident of the State of Maryland.
- [ ] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

- [ ] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Veronica Gardner
Name

Veronica Gardner
Signature

3b. Entity Transferors

Witness/Attest

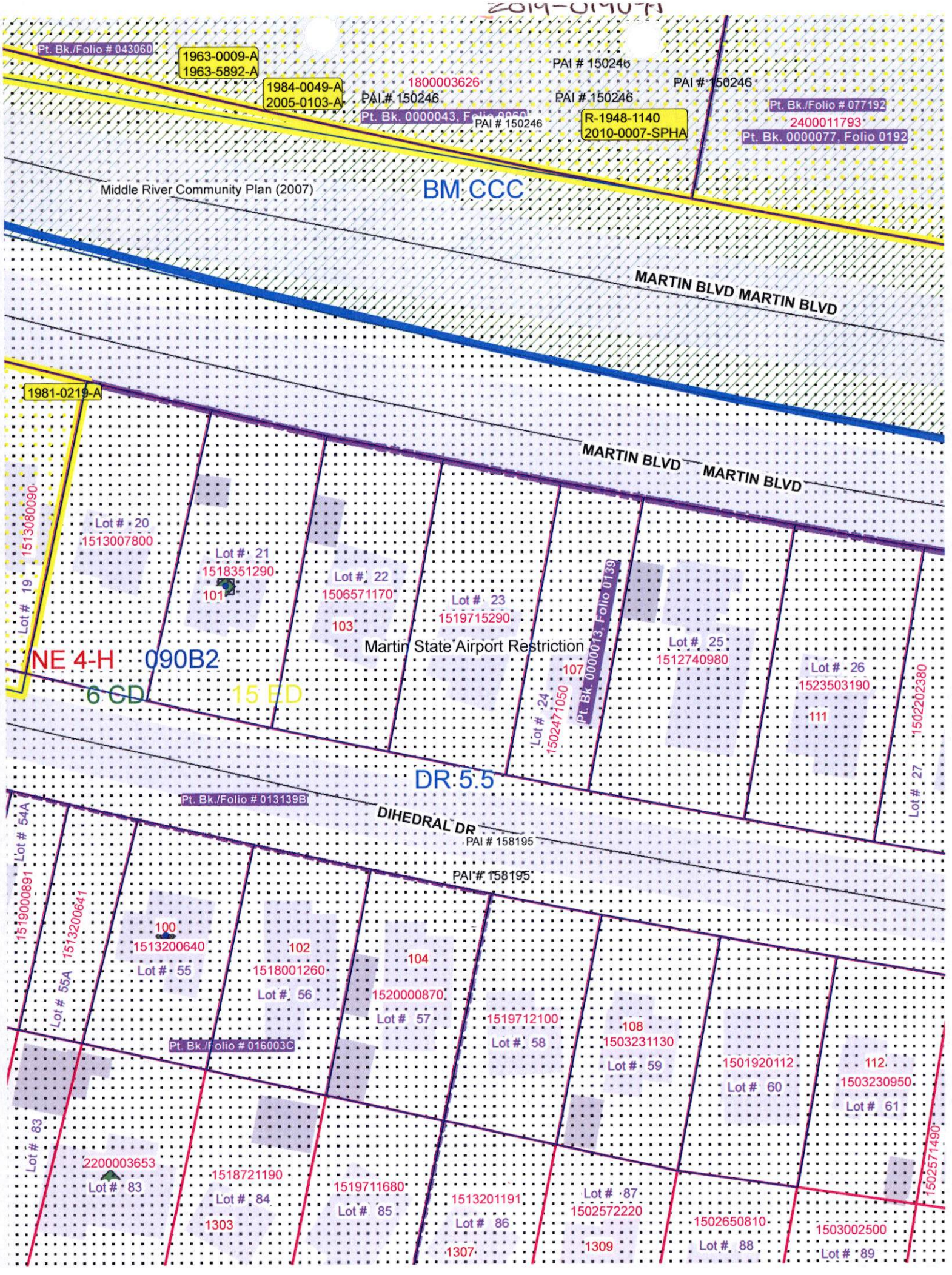
Name of Entity

By

Name

Title


Front
107
Delaware Ave
2019-0190-A

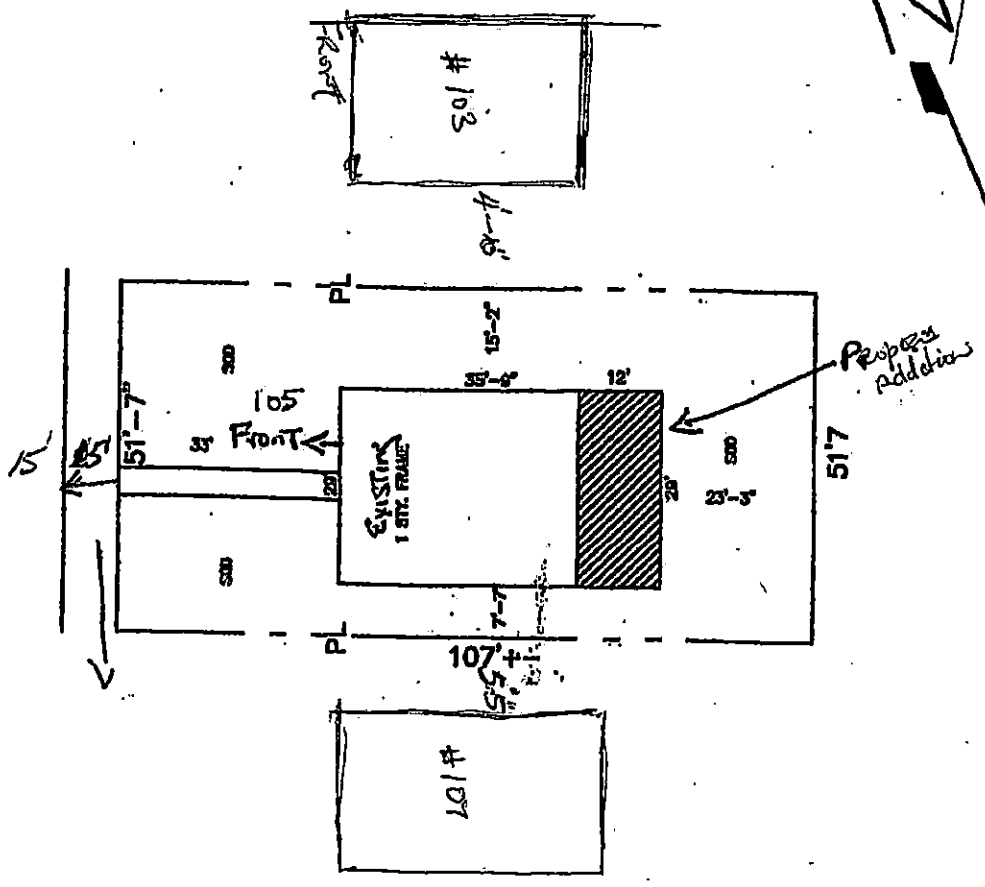

Pt. Bk./Folio # 043060
1963-0009-A
1963-5892-A
1984-0049-A
2005-0103-A
1800003626
PAI # 150246
PAI # 150246
PAI # 150246
PAI # 150246
Pt. Bk. 0000043, Folio 0060
R-1948-1140
2010-0007-SPHA
Pt. Bk./Folio # 077192
2400011793
Pt. Bk. 0000077, Folio 0192
Middle River Community Plan (2007)
BM CCC
MARTIN BLVD MARTIN BLVD
MARTIN BLVD MARTIN BLVD
1981-0219-A
Lot # 19
1513080090
Lot # 20
1513007800
Lot # 21
1518351290
101
Lot # 22
1506571170
103
Lot # 23
1519715290
Martin State Airport Restriction
Lot # 24
1502471050
Pt. Bk. 0000013, Folio 0139
107
Lot # 25
1512740980
Lot # 26
1523503190
111
1502202380
Lot # 27
NE 4-H
090B2
6 CD
15 ED
DR 5.5
Pt. Bk./Folio # 013139B
DIHEDRAL DR
PAI # 158195
PAI # 158195
Lot # 54A
1519000891
1513200641
100
1513200640
Lot # 55
Lot # 55A
102
1518001260
Lot # 56
104
1520000870
Lot # 57
1519712100
Lot # 58
108
1503231130
Lot # 59
1501920112
Lot # 60
112
1503230950
Lot # 61
Pt. Bk./Folio # 016003C
Lot # 83
2200003653
Lot # 83
1518721190
Lot # 84
1303
1519711680
Lot # 85
1513201191
Lot # 86
1307
Lot # 87
1502572220
1309
1502650810
Lot # 88
1503002500
Lot # 89
1502571490

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 105 Dihedral Drive OWNER(S) NAME(S) Gardener Veronica & Bergan Anthony

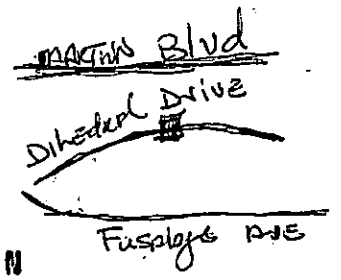
SUBDIVISION NAME Aero Acres LOT # 23 BLOCK # C13 SECTION # 139

PLAT BOOK # 34768 FOLIO # 344 10 DIGIT TAX # 1619715290 DEED REF. # _____/_____



PLAN DRAWN BY Tommy Owens DATE 11-5-18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 009082

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 06th

LOT AREA ACREAGE 0.115

OR SQUARE FEET 5000

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0190-A

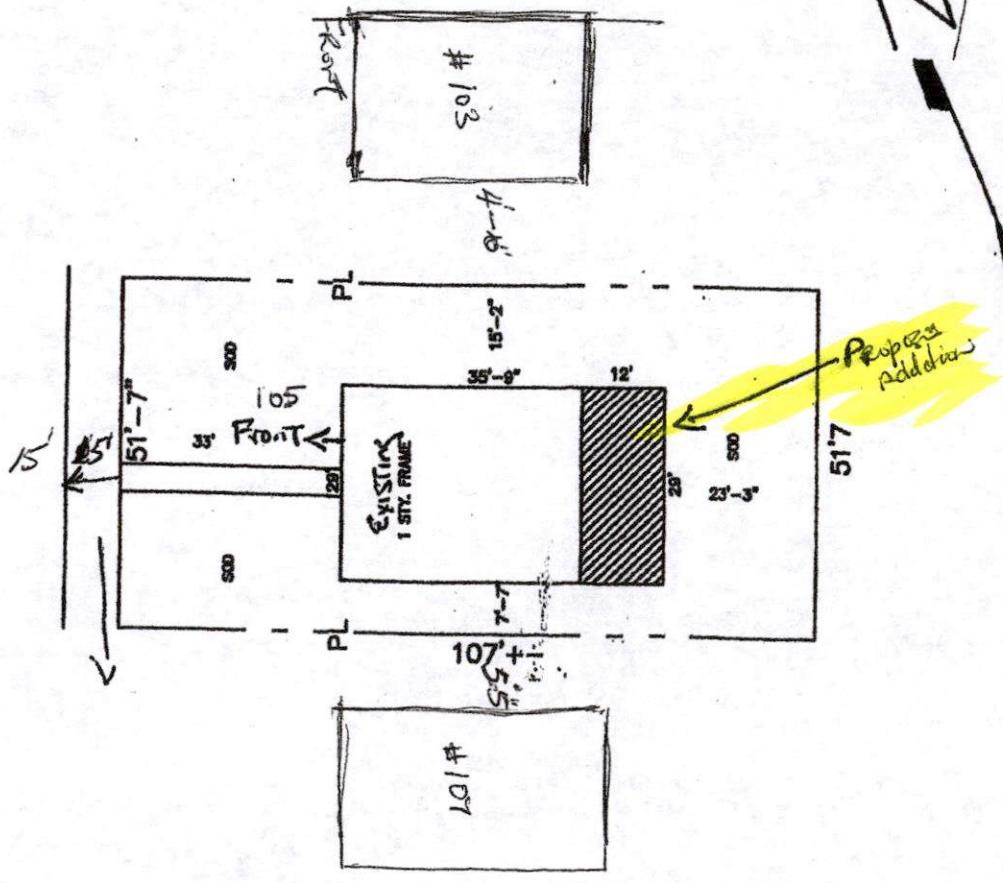
1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

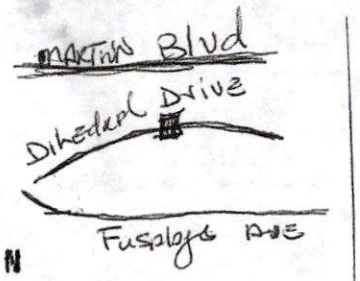
ADDRESS 105 Dihedral Drive OWNER(S) NAME(S) Gardener Veronica & Bergan Anthony

SUBDIVISION NAME Aero Acres LOT # 23 BLOCK # 013 SECTION # 139

PLAT BOOK # 34763 FOLIO # 344 10 DIGIT TAX # 1519715290 DEED REF. # ____/____



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 0090B2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 0.115

OR SQUARE FEET 5000

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Tommy Owens DATE 11-5-18 SCALE: 1 INCH = 30 FEET

2019-0190-A Pet. Exh 1