MEMORANDUM

DATE: July 29, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0291-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 26, 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: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
(3722 Eastman Road)	*	OFFICE OF
2nd Election District		
4th Council District	*	ADMINISTRATIVE HEARINGS
Josie Gray, *Legal Owner*		
	*	FOR BALTIMORE COUNTY
Petitioner	*	**Case No. 2019-0291-SPHA**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Joseph Thomas Lorenz, IV, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit a Class A Group Child Care Center (up to 12 children). A Petition for Variance was filed to permit an existing stockade fence with a setback of 0 ft. in lieu of the required 20 ft. to property line. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Josie Gray, Candace Gray and Trina Fenwick appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the request.

SPECIAL HEARING

Petitioner has been a State-licensed daycare provider for two years and has cared for eight children at the subject property, which is also her principal residence. Petitioner would like to

ORDER RECEIVED FOR FILING
Date 6/26/19
By SLN

enroll up to twelve (12) children at her center and was informed by Baltimore County that a petition for special hearing would be required.

Ms. Gray explained that her driveway can accommodate three vehicles and two additional vehicles can park on the street in front of her home. She testified drop-off hours were between 7-9 a.m. and a pick-up between 3-6 p.m. She has never experienced traffic or parking problems at this location and advised that at most 3-4 parents might be at the center at the same time. Ms. Gray and Ms. Fenwick are the only employees at the center. Based on the above testimony and their track-record of success in operating the child care center, I do not believe granting the request would have any negative impact upon the community.

VARIANCE

A variance request involves a two-step process, summarized as follows:

> (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
> (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The variance request concerns the location of the existing stockade fence, parts of which are over ten years old. The fence encloses the rear yard and provides a safe and attractive play area (63 ft. x 45 ft., or 2,835 sq. ft. in area) for the children.

If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would need to relocate the fence and if required to observe a 20 ft. setback from each of the adjoining properties would have only a 25 ft. wide rear yard for the play area, which is obviously untenable. Finally, I find that the variance can be granted in harmony with the

spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this **26th** day of **June, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to permit a Class A Group Child Care Center (up to 12 children), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an existing stockade fence with a setback of 0 ft. in lieu of the required 20 ft. to property line, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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:sln

ORDER RECEIVED FOR FILING
Date 6/26/19
By sln

PETITION FOR ZONING HEARING(S)

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

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

Address 3722 Eastman Rd Randallstown MD 21133 **which is presently zoned** DR5.5

Deed References: 14764/602446 10 Digit Tax Account # 0 2 1 1 4 7 0 6 0 0

Property Owner(s) Printed Name(s) Josie Gray

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

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

1. X **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve To permit a Class A Group Child Care Center (up to 12 children).

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

3. X **a Variance** from Section(s) 424.1.B; To permit an existing stockade fence with a setback as close as 0 feet in lieu of the required 20 feet to property line.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Josie Gray / Name #1 – Type or Print / Name #2 – Type or Print

Josie Gray / Signature #1 / Signature # 2

3722 Eastman Rd Randallstown, Md

Mailing Address City State

21133, 443-985-6880, Josie.58@live.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 6/26/19
By SEO

Representative to be contacted:

Candace Gray

Name – Type or Print

Candace Gray

Signature

3722 Eastman Rd Randallstown MD

Mailing Address City State

21133, 443-642-9240, candicole.04@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0291-SPHA **Filing Date** 4/8/19 **Do Not Schedule Dates:** ____ **Reviewer** ____

REV. 10/4/11

Zoning Property Description For 3722 Eastman Road Randallstown, Md 21133.

Beginning at a point on the Southside of Eastman Road which is 60 feet wide at a distance of 536 feet Northwest of the centerline of the nearest improved intersecting street Eastman Court which is 50 feet wide.

Being Lot #30, Block J, Section #2 in the subdivision of Randall Ridge as recorded in Baltimore County Plat Book #0028 Folio #0035 containing 7,150 square feet. Located in the 2nd Election District and 4th Council District

2019-0291-SPHA

RE-CERTIFICATION OF POSTING

RE: Case No. 2019-0291- A

Petitioner: Josie & Candace Gray

Hearing Date: 6/25/19

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 the necessary sign(s) were posted conspicuously on the property located at

3722 Eastman Road – 1 of 2 (southeast side of property)

3722 Eastman Road – 2 of 2 (northwest side of property)

on 6/5/19

Sincerely,

6/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

[illegible]

Certificate of Posting

Case No 2019-0291-A

3722 Eastman Road – SE Side of property (1 of 2)

6/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0291-A

3722 Eastman Road – NW Side of property (2 of 2)

6/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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

Order #: 11748445
Case #: 2019-0291-SPHA
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0291-SPHA

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:

6/5/2019

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: 2019-0291-SPHA
3722 Eastman Road
S/side of Eastman Road, n/west 536 ft. to Eastman Court
2nd Election District - 4th Councilmanic District
Legal Owners: Josie Gray

Special Hearing to permit a Class A Group Child Care Center (up to 12 children). Variance to permit an existing stockade fence with a setback as close as 0 ft. in lieu of the required 20 ft. to property line.

Hearing: Tuesday, June 25, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

je5

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

May 21, 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: 2019-0291-SPHA
3722 Eastman Road
S/side of Eastman Road, n/west 536 ft. to Eastman Court
2nd Election District – 4th Councilmanic District
Legal Owners: Josie Gray

Special Hearing to permit a Class A Group Child Care Center (up to 12 children). Variance to permit an existing stockade fence with a setback as close as 0 ft. in lieu of the required 20 ft. to property line.

Hearing: Tuesday, June 25, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Josie Gray, Candace Gray, 3722 Eastman Road, Randallstown 21133

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 5, 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
Wednesday, June 5, 2019 - Issue

Please forward billing to:
Candace Gray
3722 Eastman Road
Randallstown, MD 21133

443-642-9240

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: 2019-0291-SPHA
3722 Eastman Road
S/side of Eastman Road, n/west 536 ft. to Eastman Court
2nd Election District – 4th Councilmanic District
Legal Owners: Josie Gray

Special Hearing to permit a Class A Group Child Care Center (up to 12 children). Variance to permit an existing stockade fence with a setback as close as 0 ft. in lieu of the required 20 ft. to property line.

Hearing: Tuesday, June 25, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

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: 2019-0291-SPHA

Property Address: 3722 Eastman Road Randallstown MD 21133

Property Description: ~~_____~~

Legal Owners (Petitioners): Josie Gray

Contract Purchaser/Lessee: ~~_____~~

PLEASE FORWARD ADVERTISING BILL TO:

Name: Candace Gray

Company/Firm (if applicable): _____

Address: 3722 Eastman Rd
Randallstown MD 21133

Telephone Number: 443-642-9240

Revised 7/9/2015

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

No. 182653

Date: 4/8/19

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0006		650				150.00

Total: 150.00

Rec From: Josie Gray

For: Class A Group Child Care Center

2019-0291-SPHA

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

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
4/09/2019 4/08/2019 09:02:32 5
REG USR5 WALKIN LRB
>>RECEIPT # 002988 4/09/2019 OFLN
Dept 5 528 ZONING VERIFICATION
182653
Rec'pt Tot $ 150.00
157.00 CT
Baltimore County, Maryland

CASHIER'S VALIDATION

APPLICATION FOR CHILD CARE CENTER CLASS A

USE PERMIT

This Use Permit is requested in accordance with Sections 424.4 and 500.4 of the Baltimore County Zoning Regulations.

Proposed Child Care Location:

Election District Second
Subdivision Randall Ridge
Street Address 3722 Eastman Rd Randallstown Md 21133
Lot Number 30 Block Number J
*If no lot or block number, give distance to nearest intersecting street,
536± feet, north / south / east / west of
Eastman CT Street / Road / Avenue
Lot Size 7,150 ☒ x

Existing Nearest Child Care Center Location: (lot number, street address, etc.)
All About Care 9301 Tulsemere Rd
Randallstown MD 21133

General Information:

A. Name and Address of Applicant/Operator
Candace Gray
Telephone Number 443-642-9240
B. Number of Employees ___ Hours of Operation 6am - 6pm
Days of Week Monday - Friday
C. Number of Children Enrolled 8
D. Estimated Amount of Traffic Generated:
Morning 12 Afternoon 12
E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area (s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit.
F. Snapshot of the Structure

I am aware that the zoning regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and that I am responsible for, and hereby agree, to pay expenses for all posting, advertising, and filing fees.

Candace Gray
Applicant's Signature

2019-0291-SPHA

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

June 19, 2019

Josie Gray
3722 Eastman Road
Randallstown, MD 21133

RE: Case Number: 2019-0291-SPHA, 3722 Eastman Road

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 April 8, 2019. 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/kl

Enclosures

c: People's Counsel

6-25

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/20/2019

FROM: C. Pete Gutwald
Director, Department of Planning

RECEIVED
MAY 21 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT; ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-291

INFORMATION:
Property Address: 3722 Eastman Road
Petitioner: Josie Gray
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a Class A child care center with up to 12 children and the petition for variance to permit an existing stockade fence with a zero foot setback in lieu of the required twenty feet to the property line.

A site visit was conducted on April 24, 2019.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Indicate clearly the number of employees and the hours of operation.
- Provide the dimensions of the play area.
- Petitioner shall demonstrate to the satisfaction of the Administrative Law Judge the proposed use will not create parking or traffic issues by its operation.
- Petitioner shall demonstrate to the satisfaction of the Administrative Law Judge they have the right to maintain the existing fence without trespass.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
Candace Gray
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-291.docx

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

DATE: May 08, 2019

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2019
Item No. 2019-0291-SPHA

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

We noticed that the record plat (28/35) shows an existing drainage and utility easement on the property. The easement is not shown on the plan. The existing fence is in the drainage and utility easement boundary shown on the plat. The fence should be suggested to be moved out of the easement boundary.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: April 17, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0291-SPHA
Address 3722 Eastman Road
(Gray Property)

Zoning Advisory Committee Meeting of **April 22, 2019**.

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

Reviewer: Steve Ford

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 4/15/19

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. 2019-0291-SPHA
Special Hearing, Variance
Josie Gray
3722 Eastwood 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

CASE NO. 2019-0291-SPHA

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
5/8	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
5/20/19	PLANNING (if not received, date e-mail sent _____)	NO Objection w/conditions
4/15	STATE HIGHWAY ADMINISTRATION	NO Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/5/19

SIGN POSTING (1st) Date: 6/5/19 by Hoffman

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Tax Exempt:		**Special Tax Recapture:**	
Exempt Class:		NONE	
Account Identifier:	**District** - 02 **Account Number** - 0211470600		

Owner Information

Owner Name:	GRAY JOSIE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3722 EASTMAN RD RANDALLSTOWN MD 21133-3412	**Deed Reference:**	/14764/ 00446

Location & Structure Information

Premises Address:	3722 EASTMAN RD RANDALLSTOWN 21133-3412	**Legal Description:**	RANDALL RIDGE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0077	0001	0878		0000	2	J	30	2019	Plat Ref:	0028/ 0035

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	1,176 SF		7,150 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2018	Phase-in Assessments As of 07/01/2019
Land:	55,100	55,100		
Improvements	95,600	118,500		
Total:	150,700	173,600	150,700	158,333
Preferential Land:	0			0

Transfer Information

Seller: KLEIN HILDA M	**Date:** 10/20/2000	**Price:** $94,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /14764/ 00446	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: Ap ed 08/21/2012

Homeowners' Tax Credit Application Information

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

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 02 Account Number - 0211470600

Owner Information

Owner Name:	GRAY JOSIE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3722 EASTMAN RD RANDALLSTOWN MD 21133-3412	**Deed Reference:**	/14764/ 00446

Location & Structure Information

Premises Address:	3722 EASTMAN RD RANDALLSTOWN 21133-3412	**Legal Description:**	RANDALL RIDGE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0077	0001	0878		0000	2	J	30	2016	Plat Ref:	0028/ 0035

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	1,176 SF		7,150 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	55,100	55,100		
Improvements	86,900	95,600		
Total:	142,000	150,700	147,800	150,700
Preferential Land:	0			0

Transfer Information

Seller: KLEIN HILDA M	**Date:** 10/20/2000	**Price:** $94,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /14764/ 00446	**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

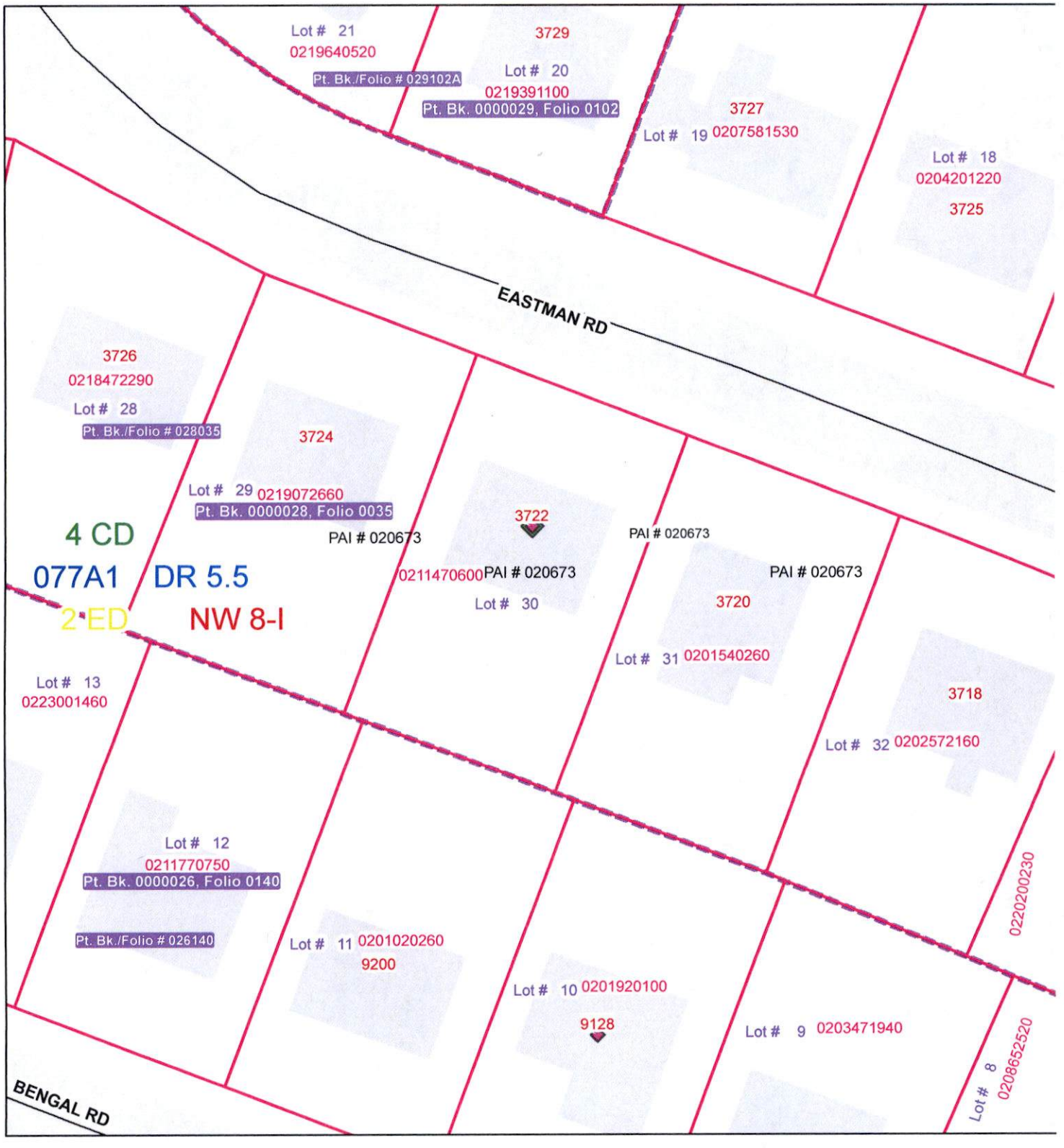
Homestead Application Information

Homestead Application Status: Approved 08/21/2012

Homeowners' Tax Credit Application Information

2019-0291-SPHA

3722 Eastman Road



Publication Date: 6/11/2018

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

N W E S

0 10 20 40 60 80 Feet

1 inch = 40 feet

2019-0291-SPHA

3722 Eastman Rd

Publication Date: 3/13/2019

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

N W E S

0 5 10 20 30 40 Feet

1 inch = 20 feet

2019-0291-SPHA

PET-No. 2

Zoning Use Permit
Plan for Class "A"
Child Care Center *
located at

3722 Eastman Rd.
Randallstown, MD 21133
2nd ELEC. DIST.
Property Owner:
Josie Gray

Address: 3722 Eastman Rd.
Randallstown, MD 21133
Date 11/06/2018 (Plan Date)
Phone:

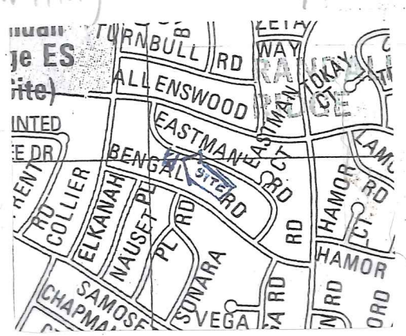
Lot Size: 110'-0" x 65'-0"; 7,150 sq/ft
Zoning Map: Plat 2; Block J; Lot 10;
Map 0077; Grid 0001;
Parcel 0305

Zone DR 5.5

Parking: 1 space per teacher/employee.

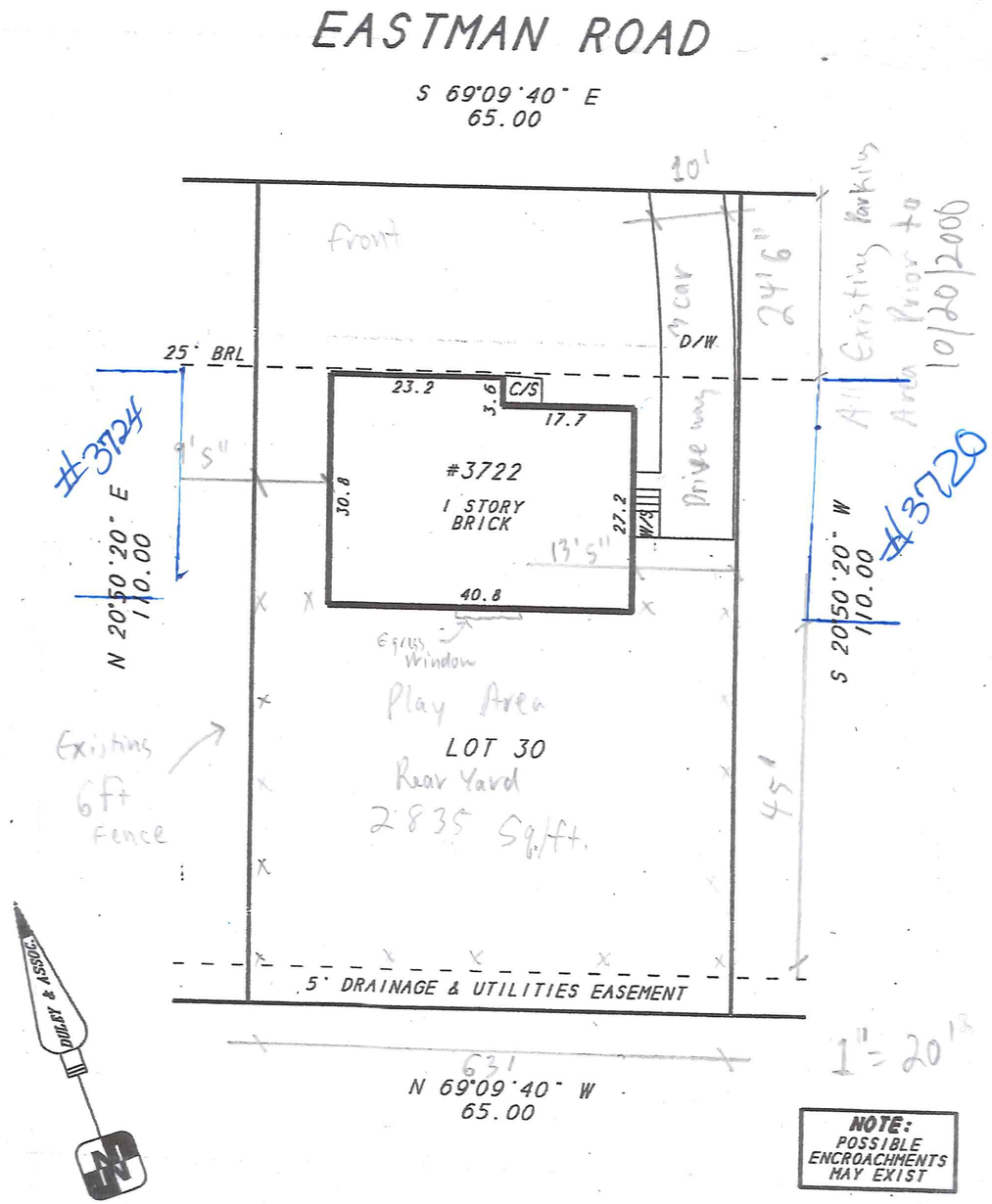
- Up to 12 Children
- Hours of Operation
6 AM to 6 PM

There have been NO exterior enlargements to this building in the last five years.



Vicinity Map

Existing Floor Areas Sq/Ft
1st floor
2nd floor
Total
Basement for Child Care Center
Usage:
Existing Garage — N/A



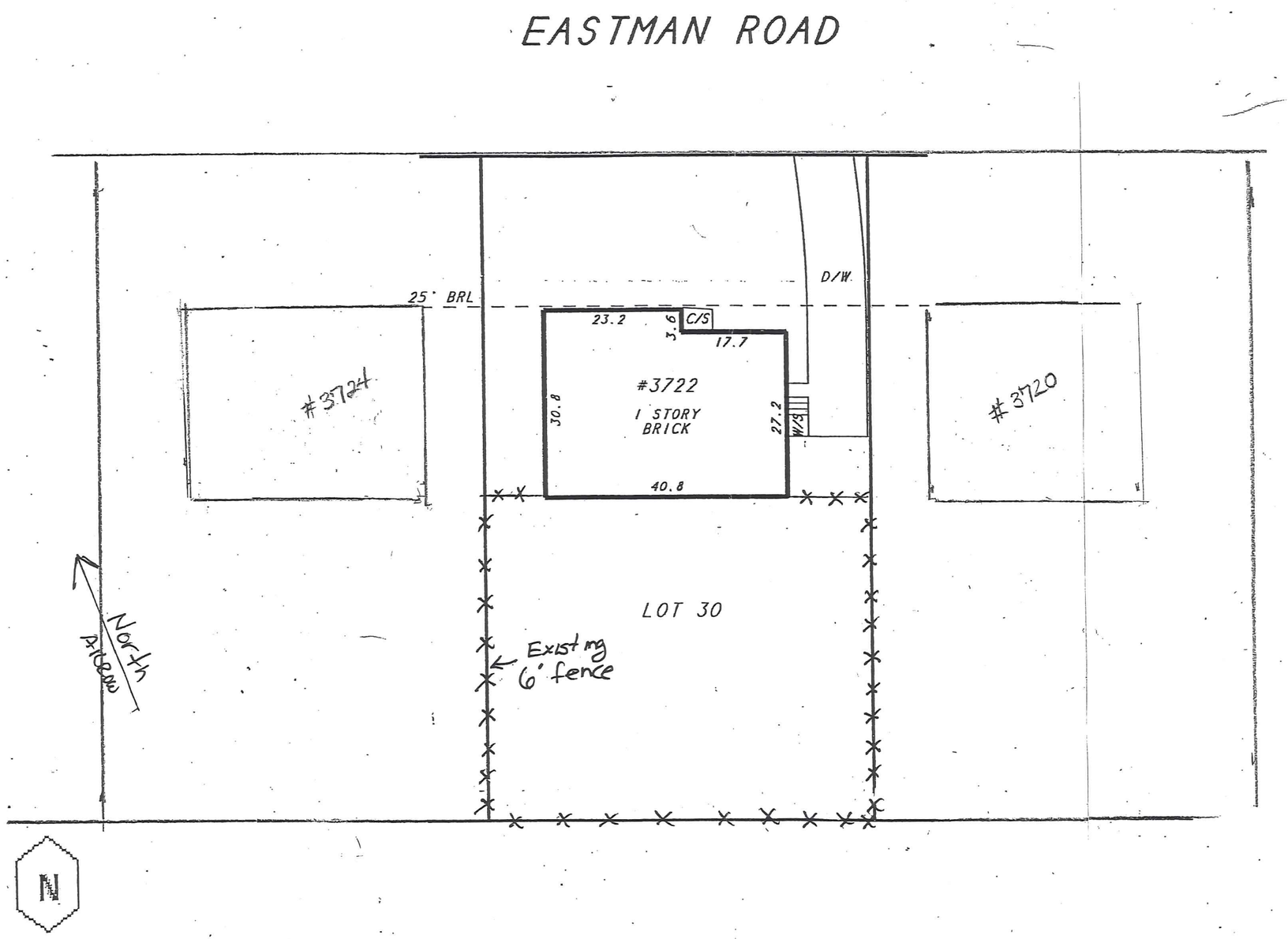
PET. NO. 1

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

ADDRESS 3722 Eastman RD 21133 OWNER(S) NAME(S) Josie Gray

SUBDIVISION NAME Randall Ridge LOT # 30 BLOCK # J SECTION # 2

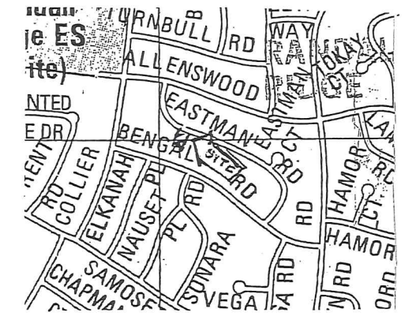
PLAT BOOK # 0028 FOLIO # 0035 10 DIGIT TAX # 0211470600 DEED REF. # 14764 / 00446



PLAN DRAWN BY Candace Gray DATE 3/13/19 SCALE: 1 INCH = 20 FEET

2019-0291-SOHA

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 077A1

SITE ZONED DR5.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE ___

OR SQUARE FEET 7,150

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ___

SEWER IS:

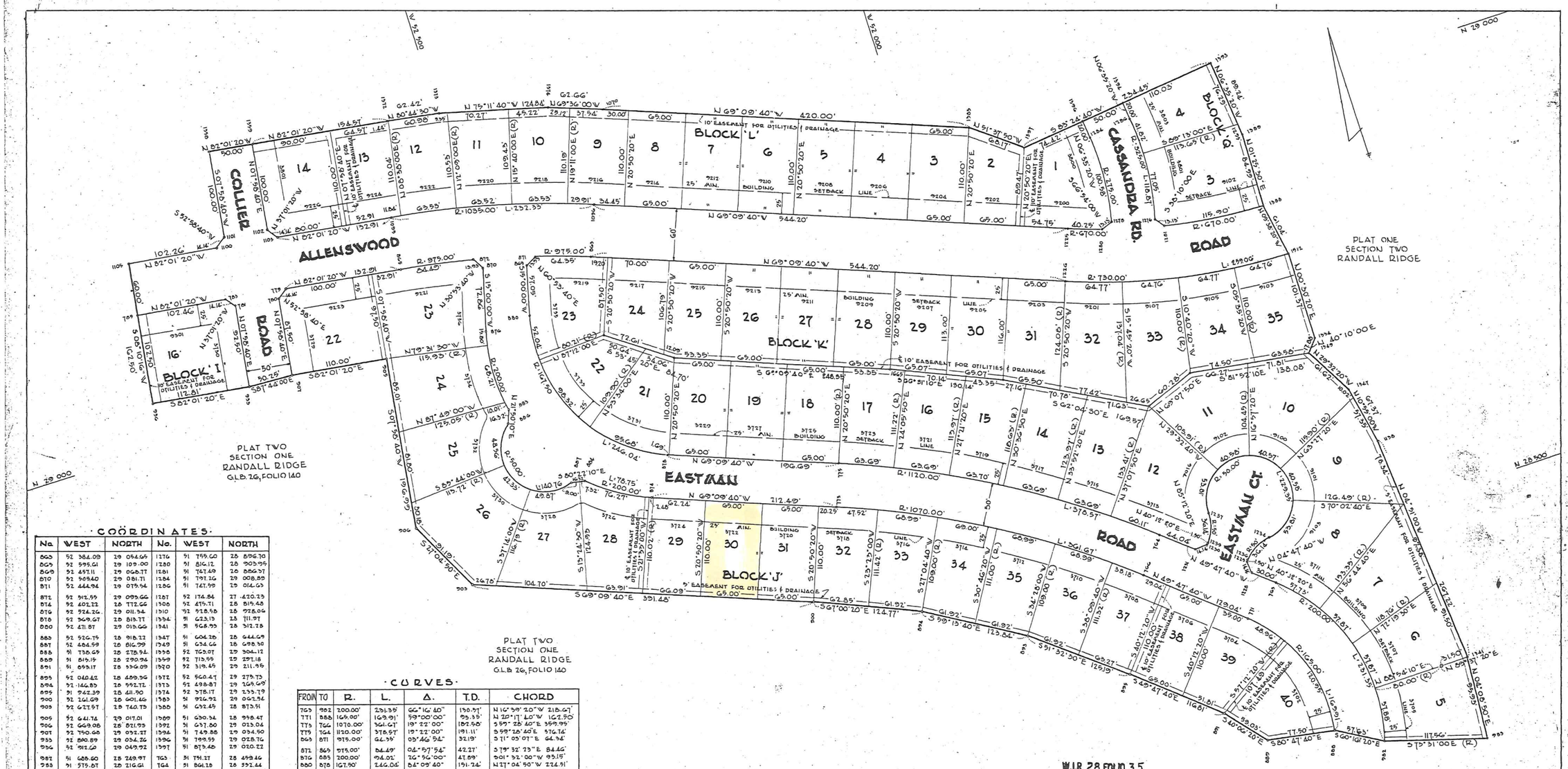
PUBLIC X PRIVATE ___

PRIOR HEARING ? ___

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO: N/A



COORDINATES

No.	WEST	NORTH	No.	WEST	NORTH
863	52 384.09	29 054.65	1276	51 759.60	28 896.30
865	52 595.61	29 109.00	1280	51 816.12	28 903.95
869	52 457.11	29 068.77	1281	51 747.49	28 886.37
870	52 909.80	29 081.71	1284	51 797.26	29 008.88
871	52 444.94	29 075.94	1286	51 767.95	29 016.63
872	52 512.55	29 095.66	1287	52 174.86	27 420.23
874	52 402.22	28 772.66	1308	52 459.71	28 819.48
875	52 524.26	29 011.54	1310	52 928.58	28 928.06
876	52 369.67	28 819.77	1334	51 623.13	28 711.97
880	52 471.87	29 015.66	1341	51 968.95	28 312.78
883	52 526.75	28 918.22	1347	51 604.28	28 644.69
887	52 484.59	28 816.99	1349	51 634.66	28 698.30
888	51 738.69	28 278.94	1358	52 763.07	28 306.12
889	51 815.15	28 290.94	1359	52 715.95	28 297.18
891	51 693.17	28 336.09	1370	52 319.45	29 211.95
895	52 040.42	28 459.36	1372	52 560.47	29 275.73
896	52 146.85	28 592.72	1373	52 498.87	29 269.69
899	51 942.39	28 411.90	1374	52 378.17	29 233.79
900	52 261.69	28 601.46	1383	51 926.92	29 062.54
903	52 627.57	28 740.73	1388	51 632.45	28 873.51
905	52 641.76	29 017.01	1389	51 630.34	28 998.47
906	52 669.06	28 821.93	1392	51 637.80	29 013.04
907	52 750.66	29 052.27	1394	51 749.88	29 034.50
935	52 880.89	29 034.26	1396	51 789.59	29 028.76
936	52 912.60	29 049.92	1397	51 873.46	29 020.22
982	51 608.60	28 249.97	1763	51 791.27	28 498.46
983	51 575.87	28 216.61	1764	51 861.18	28 592.44
1095	52 587.29	29 168.41	1766	51 893.86	28 514.25
1096	52 367.76	29 110.73	1771	51 799.01	28 430.96
1100	52 788.24	29 196.38	1773	52 203.60	28 697.07
1101	52 776.93	29 206.09	1775	52 186.88	28 743.79
1102	52 727.43	29 198.15	1780	52 730.53	29 116.93
1103	52 718.91	29 186.86	1781	52 788.09	29 128.07
1105	52 889.91	29 210.77	1785	52 796.96	29 197.16
1158	52 104.49	28 062.63	1789	52 898.03	29 191.38
1225	51 854.16	28 917.13	1779	52 727.24	29 127.44
1226	51 875.68	28 861.06	1912	51 622.23	28 813.33
1228	51 774.15	28 676.83			
1229	51 779.37	28 692.92			
1230	51 813.59	28 929.20			
1231	51 857.69	28 924.01			
1234	51 743.50	28 911.35			
1236	51 774.40	28 494.07			
1237	51 800.70	28 599.67			
1239	51 812.99	28 526.34			

CURVES

FROM	TO	R.	L.	Δ.	T.D.	CHORD
763	862	200.00'	231.38'	66°16'40"	130.97'	N 16° 39' 20" W 218.67'
771	888	169.00'	169.91'	59°00'00"	93.35'	N 20°17' 20" W 162.50'
775	766	1070.00'	361.67'	19° 22' 00"	182.50'	S 39° 26' 40" E 359.99'
775	764	1120.00'	378.57'	19° 22' 00"	191.11'	S 39°26'40"E 376.74'
863	871	915.00'	62.38'	03°46'34"	32.19'	S 71° 03'01" E 62.36'
872	869	575.00'	84.49'	08°57'54"	42.27'	S 79° 32' 23" E 84.46'
876	883	200.00'	94.02'	26°56'00"	47.89'	S 01° 32' 00" W 93.15'
880	878	167.90'	246.06'	84°09'40"	151.24'	N 27° 04' 50" W 224.51'
884	887	50.00'	140.76'	161°18'00"	———	S 29°16'00"E 98.67'
1095	1096	1095.00'	232.58'	12°51'40"	116.69'	N 79° 35' 30" W 231.84'
1225	1230	670.00'	40.25'	03°26'30"	20.13'	S 10° 52' 55" W 40.24'
1226	1912	750.00'	299.06'	22°50'00"	150.91'	N 79° 19' 40" W 297.11'
1234	1236	50.00'	36.14'	41°24'34"	18.90'	N 60° 54' 37" E 35.36'
1237	1234	50.00'	229.35'	262° 49'06"	———	N 49° 47' 40" W 73.00'
1239	1237	50.00'	36.14'	41°24'34"	18.90'	N 19° 30' 05" E 35.36'
1276	1286	325.00'	118.87'	20°57'20"	60.10'	N 03° 55' 20" E 118.21'
1278	1284	215.00'	100.98'	26°91'20"	50.86'	N 09° 55' 20" E 100.02'
1281	1388	670.00'	115.90'	9° 54' 40"	58.09'	N 85° 51' 10" W 115.75'
884	874	200.00'	78.75'	22°55'40"	39.89'	S 57°52'50"E 78.25'

PLAT TWO
SECTION ONE
RANDALL RIDGE
G.L.B. 26, FOLIO 140

W.J.R. 28 FOLIO 35
RECEIVED for Record
MAR 20 1962 at A.M. P.M.
same day recorded in liber
W.J.R. No. ..... folio .....
One of the ..... Records of
Baltimore County and examined, per
Walter J. Rasmussen
Clerk

PLAT ONE
SECTION ONE
RANDALL RIDGE
G.L.B. 26, FOLIO 139

PLAT TWO
SECTION TWO
RANDALL RIDGE

FORAERLY FELLS FOREST

ELECT. DIST. No. 2, BALTIMORE COUNTY, MD.

SCALE: 1"=50', AUG. 1, 1960

DEVELOPER:
BROADVIEW REALTY, INC.
2301 MARYLAND AVE.
BALTIMORE 18, MD.

APPROVED:
10/10/60 William H. Worthington Jr.
DATE: DEPUTY STATE & COUNTY HEALTH OFF.

APPROVED BALTIMORE COUNTY PLANNING BOARD
Nov 4, 1960 Jackson G. Rice
DATE: DIRECTOR.

APPROVED:
11/4/60 Albert R. Poltenbach
DATE: COUNTY ROADS ENGINEER

NOTE:
Streets and/or roads shown hereon and mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
Coordinates and bearings shown in this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations
#9290 N 51721.26 N 29 971.31
#9289 N 51149.09 N 29 658.30

OWNERS CERTIFICATE
The requirements of Section 72-B, Article 17 of The Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
BROADVIEW REALTY, INC.
Milton Kuff Brock - President 10/5/60
OWNER DATE

SURVEYORS CERTIFICATE
I, NORMAN FRANCIS HERRMANN A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 455 CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.
Norman Francis Herrmann 10/5/60
REGISTERED LAND SURVEYOR # 2828 DATE

LAND SURVEYOR NORMAN FRANCIS HERRMANN No. 2828 STATE OF MARYLAND

COMP.	H.N.
DRAWN	R.G.B.
CHECKED	C.R.

MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES ST.
BALTIMORE 18, MD.

28-35 57-020

2019-0291-SPHA