

MEMORANDUM

DATE: July 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0317-A - Appeal Period Expired

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

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(17314 Big Falls Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
David & Katherine Dulski	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0317-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, David and Katherine Dulski (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1A04.3.B.2.b and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed deck with side setbacks of 15 feet and 18 feet in lieu of the required 37.5 feet respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. It is to be noted that this administrative variance case closed on June 3, 2019 but was not received by OAH until June 18, 2019; the whereabouts of the case file between these dates is unknown.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 17, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 20th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1A04.3.B.2.b and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck with a side setbacks of 15 feet and 18 feet in lieu of the required 37.5 feet respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-20-19 2

By low



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 17314 Big Falls Road Currently zoned BUS
Deed Reference 41308 / 107 10 Digit Tax Account # 0710045130
Owner(s) Printed Name(s) David + Katherine Dulski

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1404.3.B.2.b, 301.1 -
To permit a proposed deck with side setbacks of 5 feet and
18 feet in lieu of the required 37.5 feet respectively

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Katherine Dulski David Dulski
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

17314 Big Falls Rd Monkton MD
Mailing Address City State

21111 / 410-591-0970 / Klinkolka2@gmail.com
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:

David Lee Dulski
Name - Type or Print

David Lee Dulski
Signature

17314 Big Falls Rd Monkton, MD.
Mailing Address City State

21111 / 443-823-0506 / david.dulski@yahoo.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2019-0317-A Filing Date 5/10/19 Estimated Posting Date 5/19/19 Reviewer gl

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

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: 17314 Big Falls Rd. Monkton MD. 21111
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)

Because of zoning. Due to the current out dated zoning, we
are unable to construct an outdoor functional space. We are
looking to add a deck and ramp to fit our families needs.

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

David Lee Dulski
Signature of Owner (Affiant)

David Lee Dulski
Name- Print or Type

Katherine Dulski
Signature of Owner (Affiant)

Katherine Dulski
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 24th day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

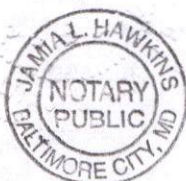
Print name(s) here: David Lee Dulski, Katherine Dulski

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

AS WITNESS my hand and Notaries Seal

Jamia L Hawkins
Notary Public

10/12/2022
My Commission Expires



JAMIA L. HAWKINS
Notary Public, State of Maryland
City of Baltimore
My Commission Expires October 12, 2022

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: 17314 Big Falls Rd. Monkton MD. 21111
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)

Because of zoning. Due to the current out dated zoning, we
are unable to construct an outdoor functional space. We are
looking to add a deck and ramp to fit our families needs.

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

David Lee Dulski
Signature of Owner (Affiant)

David Lee Dulski
Name- Print or Type

Katherine Dulski
Signature of Owner (Affiant)

Katherine Dulski
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 24th day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Lee Dulski, Katherine Dulski

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

AS WITNESS my hand and Notaries Seal



JAMIA L. HAWKINS
Notary Public, State of Maryland
City of Baltimore
My Commission Expires October 12, 2022

Jamia L. Hawkins
Notary Public
10/12/2022
My Commission Expires



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 17314 Big Falls Road Currently zoned BC5
Deed Reference 41308 / 107 10 Digit Tax Account # 0710045150
Owner(s) Printed Name(s) David + Katherine Dulski

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 1404.3.B.2.b, 301.1
To permit a proposed deck with side setback of 15 feet and 18 feet in lieu of the required 30 feet respectively.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Katherine Dulski David Dulski
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

17314 Big Falls Rd Monkton MD
Mailing Address City State

21111 / 410-591-0970 / Klinko163@gmail.com
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:

David Lee Dulski
Name - Type or Print

David Lee Dulski
Signature

17314 Big Falls Rd Monkton, MD
Mailing Address City State

21111 / 443-823-0506 / david.dulski@yahoo.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2019-0317-A Filing Date 5/10/19 Estimated Posting Date 5/19/19 Reviewer gl

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

Rev 5/5/2016

Zoning property description for 17314 Big Falls Road, Monkton, MD 21111.

Beginning at a point on the North West side of Big Falls Road which is 30' wide at a distance of 2940'+/- of the centerline of the nearest improved intersecting street Blue Mount Road which is 30' wide.

Beginning for the outlines to include the same at a stone marked "A" as the end of a six hundred and twenty-one and seven-tenths ($621\frac{7}{10}$) feet in the North fifty-three and three-quarters ($53\frac{3}{4}$) degrees East sixty-six (66) perches line in a deed from Mary C. Collett to William Watkins and wife, bearing date March 30th, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 537, folio 270, etc., said stonemarked "A" being also the end of the first line in a deed from William H. Watkins and wife to John Madden, Jr. and wife date October 17th, 1925 and recorded among the aforesaid Land Records in Liber W.P.C. No. 627, folio 378 etc. and running thence with the first mentioned line North fifty-four (54) degrees three (3) minutes East eighty-one (81) feet to a stone, thence by a line of division as located and agreed upon South eleven (11) degrees fifteen (15) minutes East twelve hundred and eighteen and five-tenths ($1218\frac{5}{10}$) feet to a stone on the North side of White Hall Road, thence running along the North side of said road, South sixty-six (66) degrees five (05) minutes west seventy-five and six-tenth ($75\frac{6}{10}$) feet to the end of the second line of that lot of land conveyed by William H. Watkins and wife to John Madden, Jr. and wife, thence with said line reversely, North eleven (11) degrees fifteen (15) minutes West twelve hundred and one and five tenths ($1201\frac{5}{10}$) feet to the first place of beginning. Containing two (2) acres of land more or less.

2019-0317-A

CERTIFICATE OF POSTING

Date: 5-17-19

RE: Case Number: 2019-0317-A

Petitioner/Developer: Dulski

Date of Hearing/Closing: 6-3-19

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 17314 Big Falls Rd

The signs(s) were posted on 5-17-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0317-A

TO PERMIT A PROPOSED DECK WITH SIDE

SETBACKS OF 15 FEET AND 18 FEET IN LIEU OF

THE REQUIRED 50 FEET RESPECTIVELY

PUBLIC HEARING ?

AS A RESULT OF THE VARIANCE REQUEST, AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

6:30 P.M. ON

6/3/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND DEVELOPMENT MANAGEMENT

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0317-A

TO PERMIT A PROPOSED DECK WITH SIDE SET-
BACKS OF 15 FEET AND 18 FEET IN LIEU OF THE
REQUIRED 50 FEET RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 6/3/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0317 -A Address 17314 Big Falls Rd

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

Filing Date: 5/10/19 Posting Date: 5/19/19 Closing Date: 6/3/19

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0317 -A Address 17314 Big Falls Rd

Petitioner's Name David & Katherine Dalski Telephone 410-591-0970

Posting Date: 5/19/19 Closing Date: 6/3/19

Wording for Sign: To Permit a proposed deck with a side setbacks
of 15 feet and 18 feet in lieu of the required
50 feet respectively.

Revised 6/30/2019

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 18, 2019

David & Katherine Dulski
17314 Big Falls Road
Monkton, MD 21111

RE: Case Number: 2019-0317-A, 17314 Big Falls 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 May 10, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/15/19

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. 2019-0317-A-

*Administrative Variance,
David & Katherine Dulski,
17314 Big Falls 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,

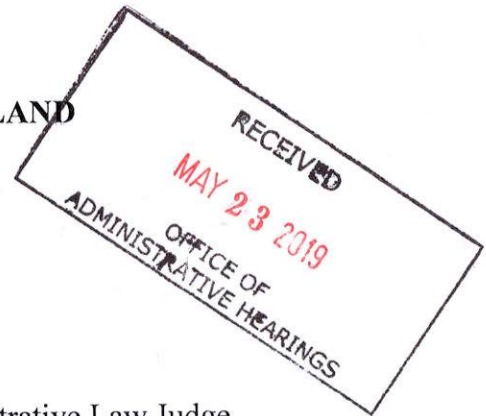


for Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: May 23, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0317-A
Address 17314 Big Falls Road
(Dulski Property)

Zoning Advisory Committee Meeting of **May 20, 2019**.

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-23</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-17-19</u>	by <u>Pilson</u>
SIGN POSTING (2 nd)	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 - 07 Account Number - 0710045150			
Owner Information					
Owner Name:		DULSKI DAVID DULSKI KATHERINE		Use:	RESIDENTIAL
Mailing Address:		17314 BIG FALLS RD MONKTON MD 21111-		Principal Residence:	YES
				Deed Reference:	/41308/ 00107
Location & Structure Information					
Premises Address:		17314 BIG FALLS RD MONKTON 21111-		Legal Description:	2.00AC NWS BIG FALLS 4400 N MONKTON RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0022	0010	0071		0000	2017
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1932		1,364 SF		2.0000 AC	
Stories		Basement		Type	
2		YES		STANDARD UNIT	
Exterior		Full/Half Bath		Garage	
FRAME		1 full			
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
Land:		128,700		187,200	
Improvements		55,100		186,067	
Total:		183,800		187,200	
Preferential Land:		0		0	
Transfer Information					
Seller: C & L PROPERTY RENOVATIONS LLC		Date: 04/11/2019		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41308/ 00107		Deed2:	
Seller: JOHNSON EMILY ELIZABETH		Date: 03/09/2018		Price: \$99,750	
Type: ARMS LENGTH IMPROVED		Deed1: /40032/ 00231		Deed2:	
Seller: JOHNSON EMILY		Date: 07/23/1980		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06187/ 00142		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: No Application

Homeowners' Tax Credit Application Information

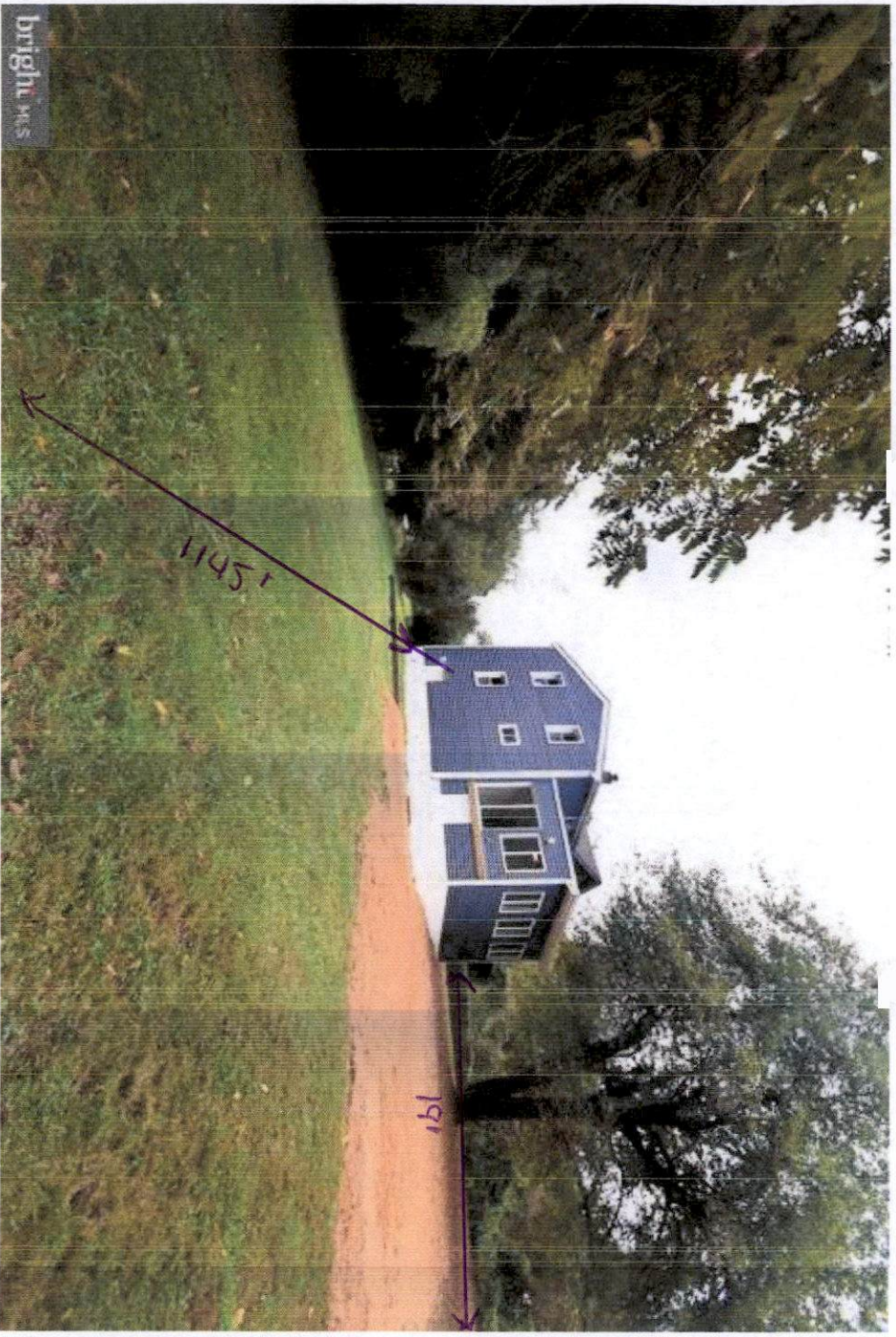
Homeowners' Tax Credit Application Status: No Application**Date:**

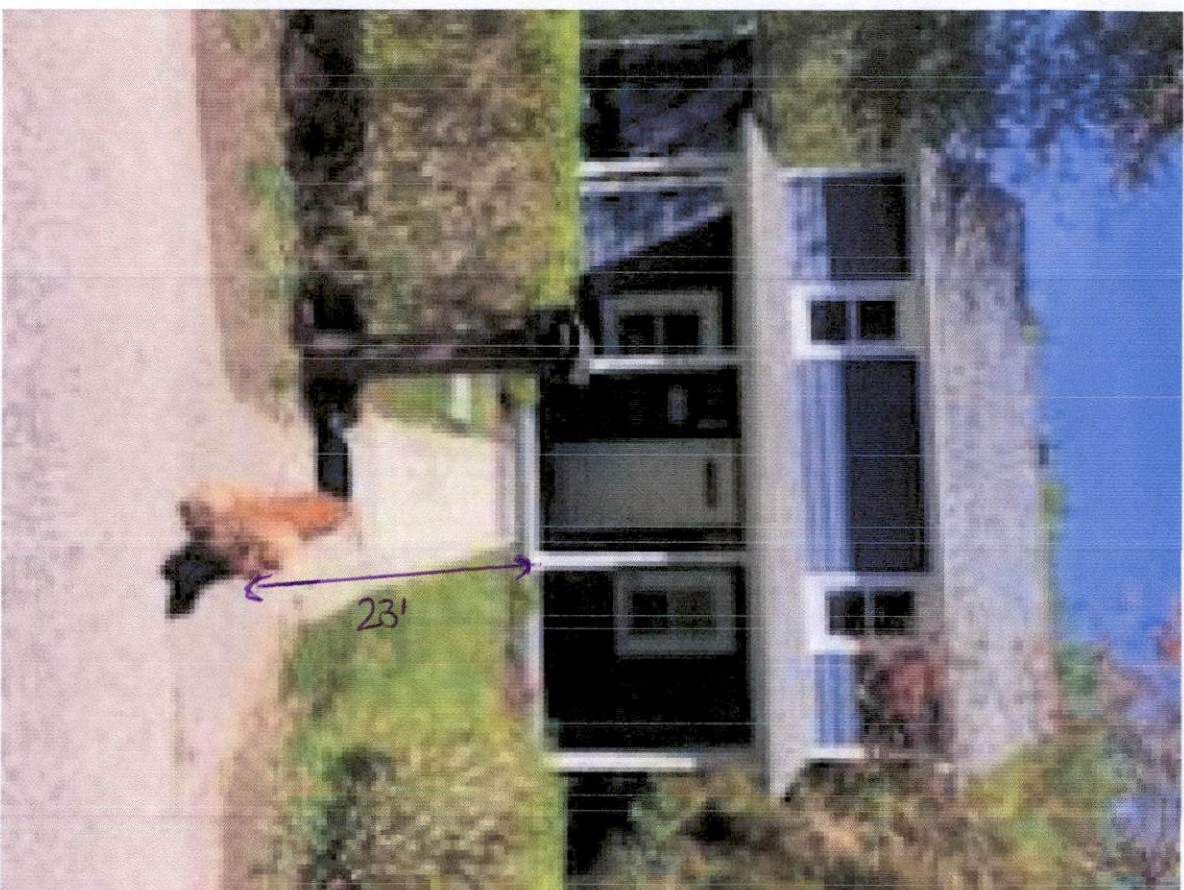




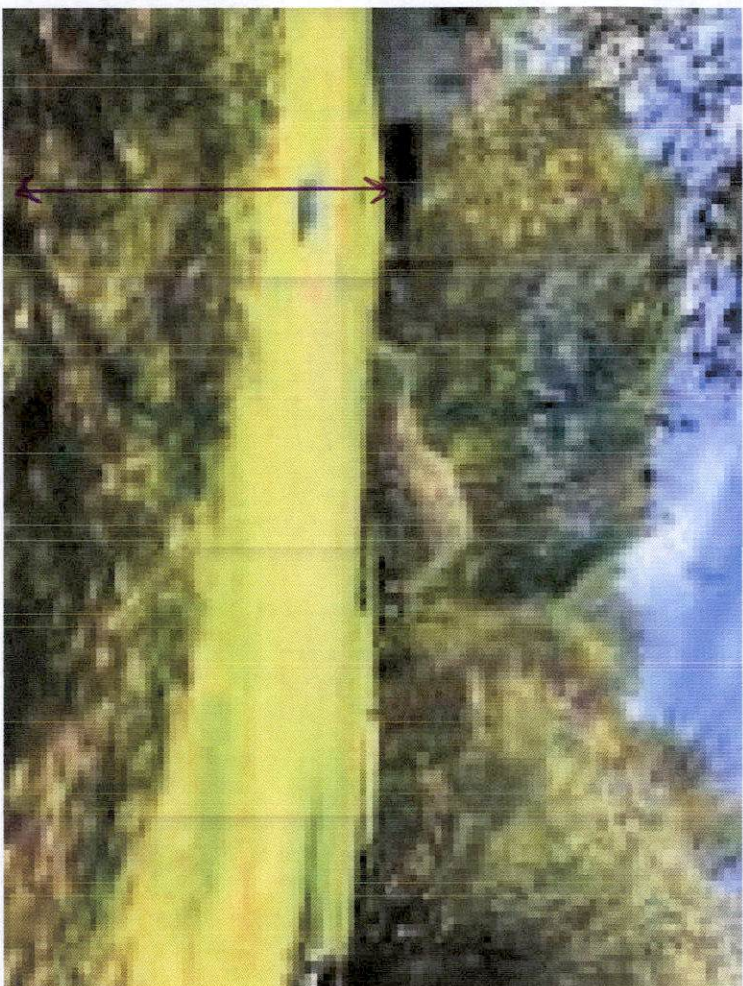
5/9/2019

genMbmob.1009950474_1_1.jpg





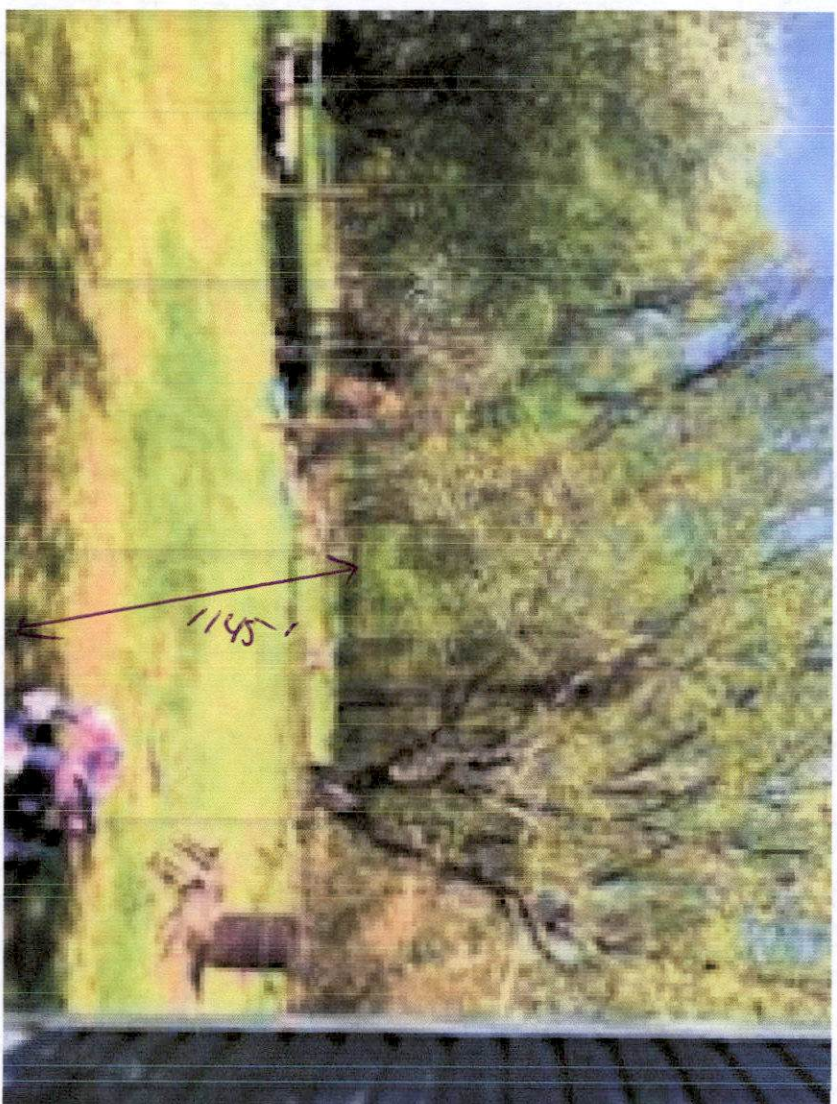
2019-0317-A



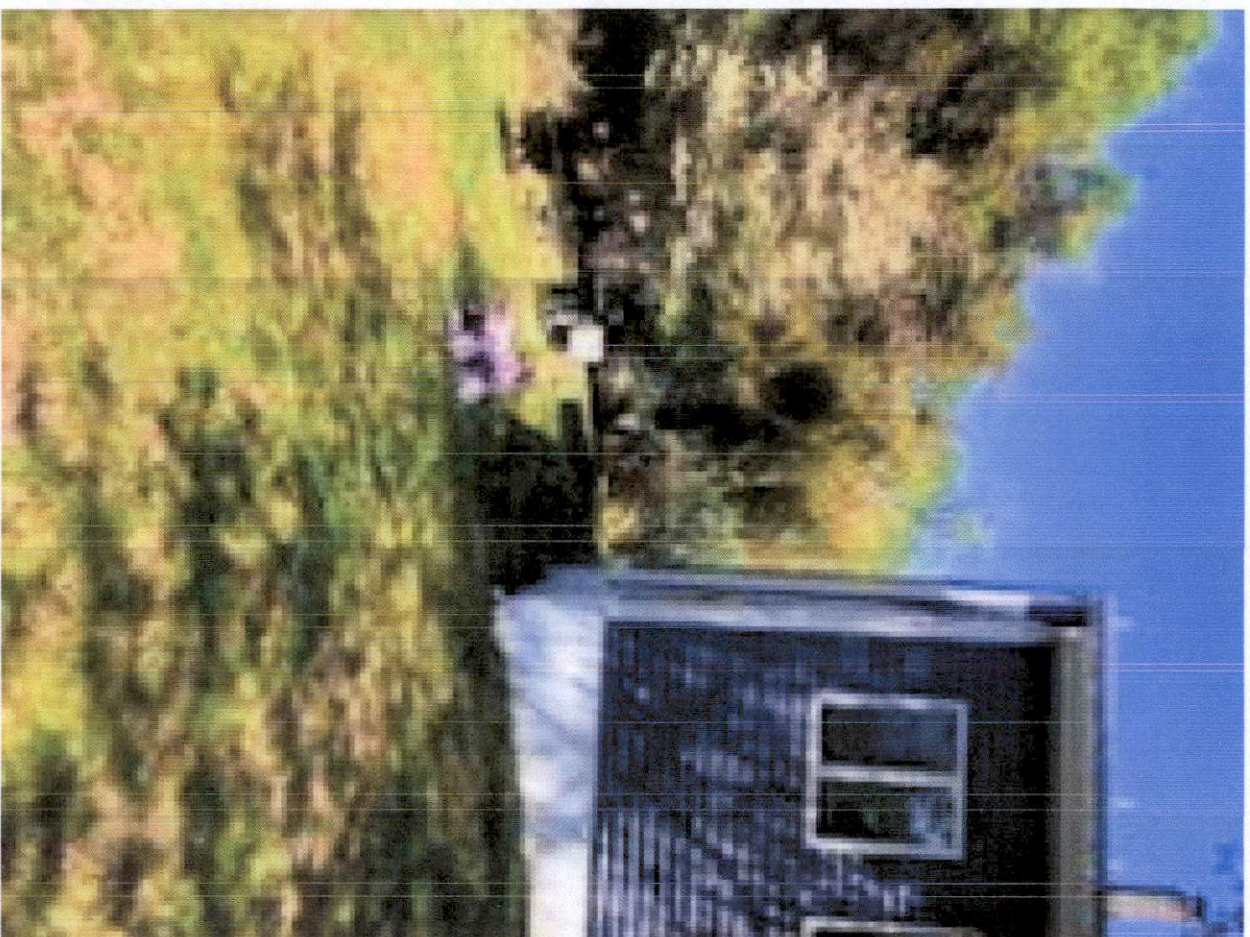
2019-0317-A



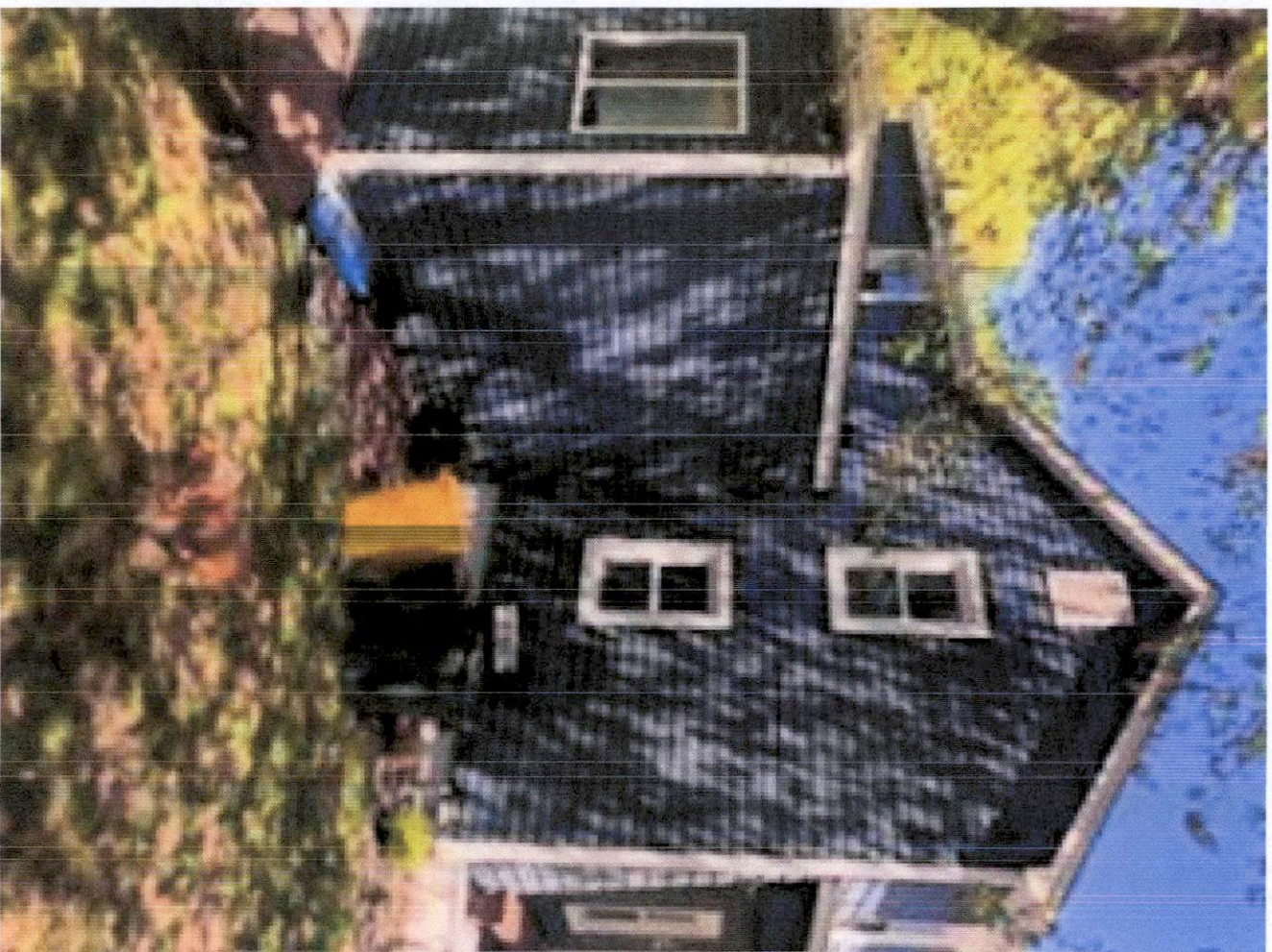
2019-0317-A



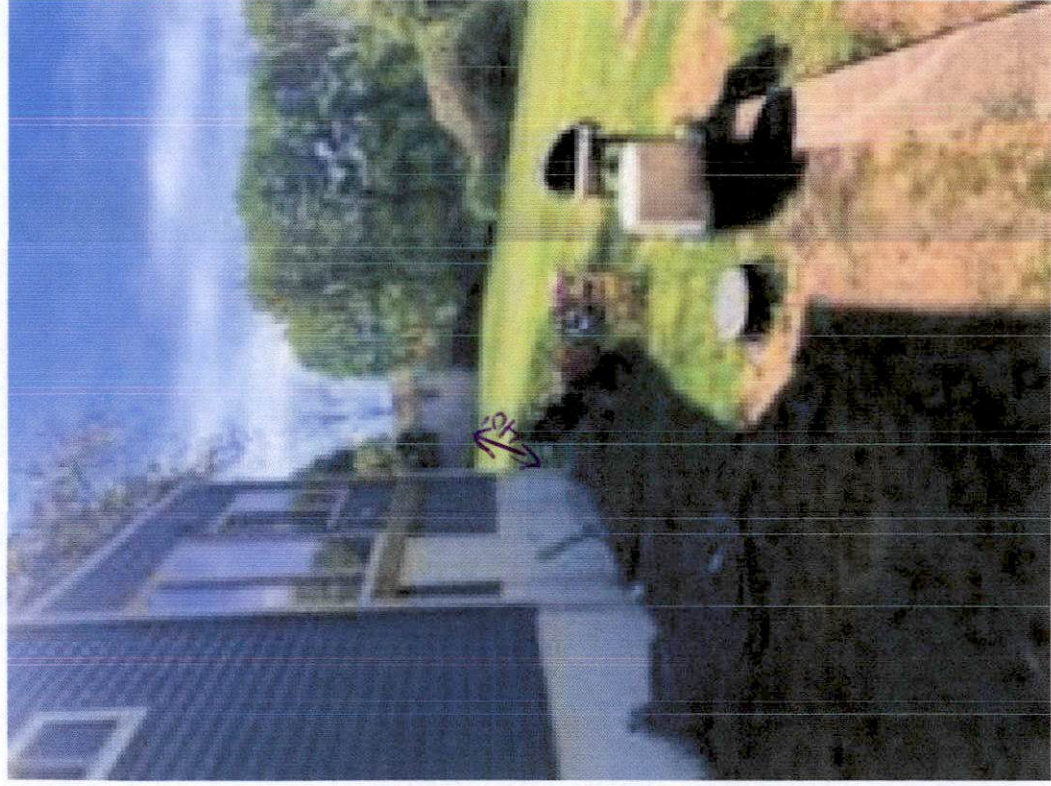
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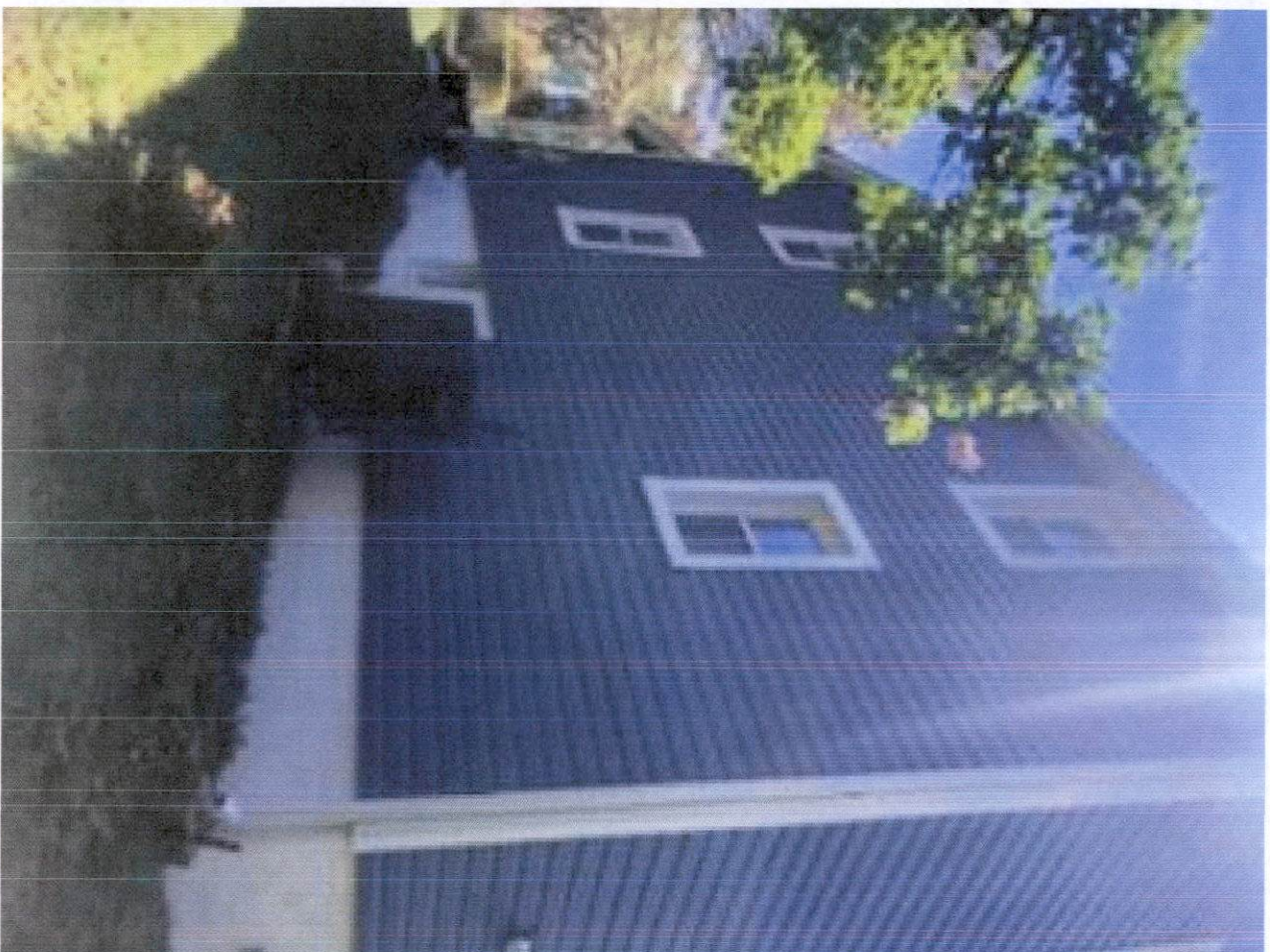
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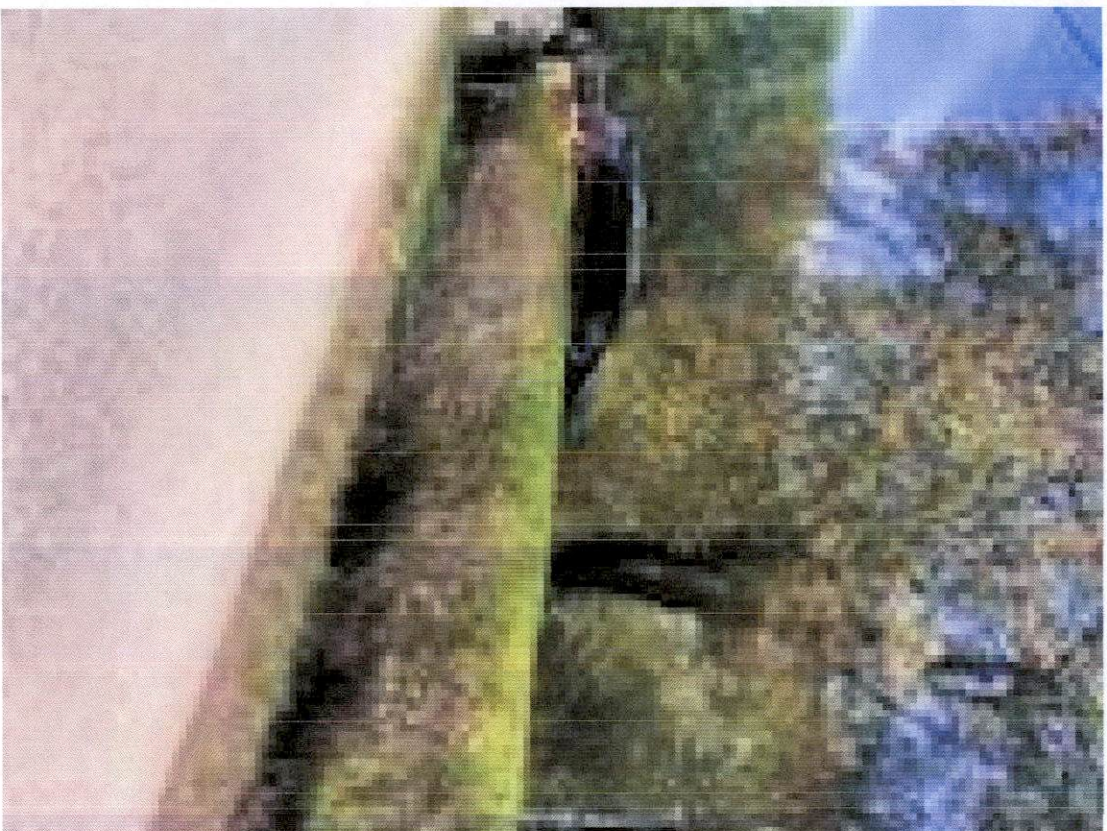
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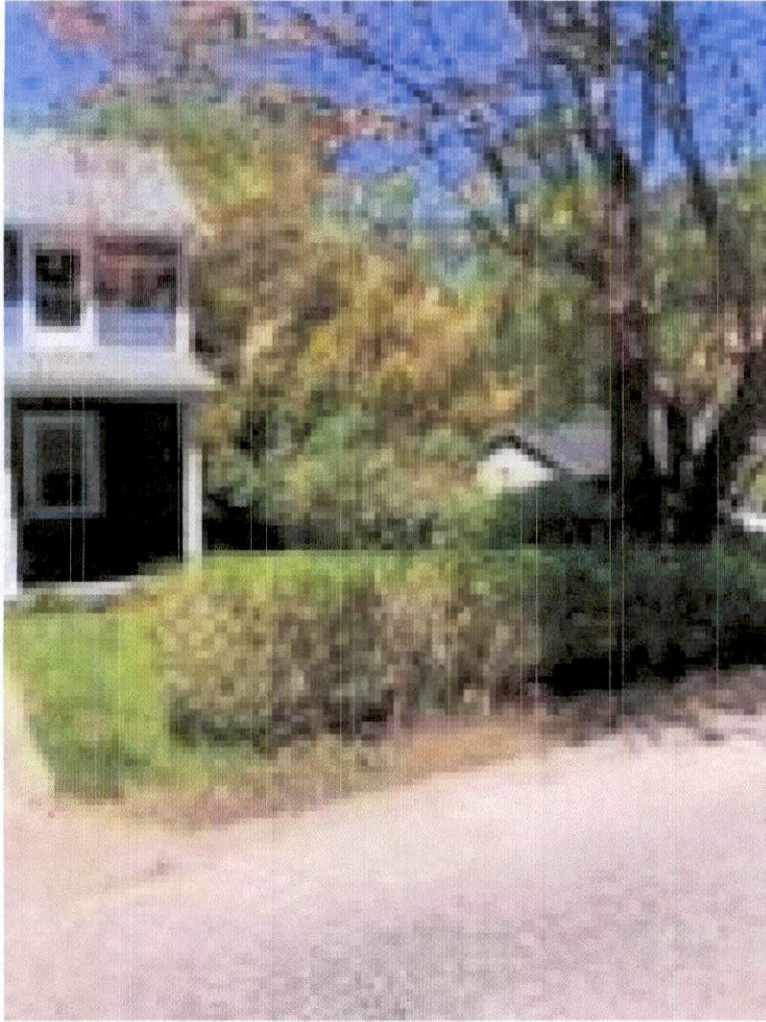
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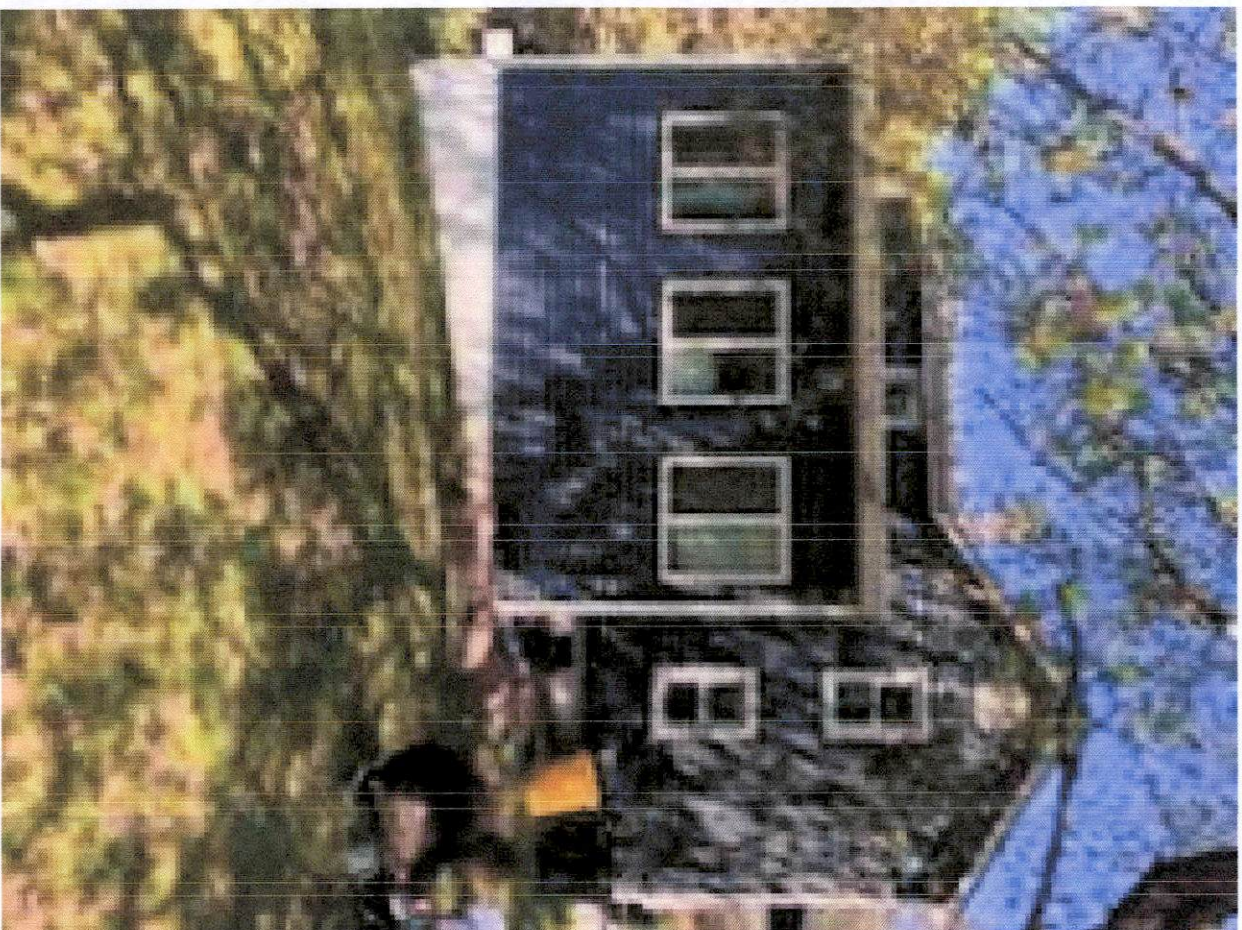
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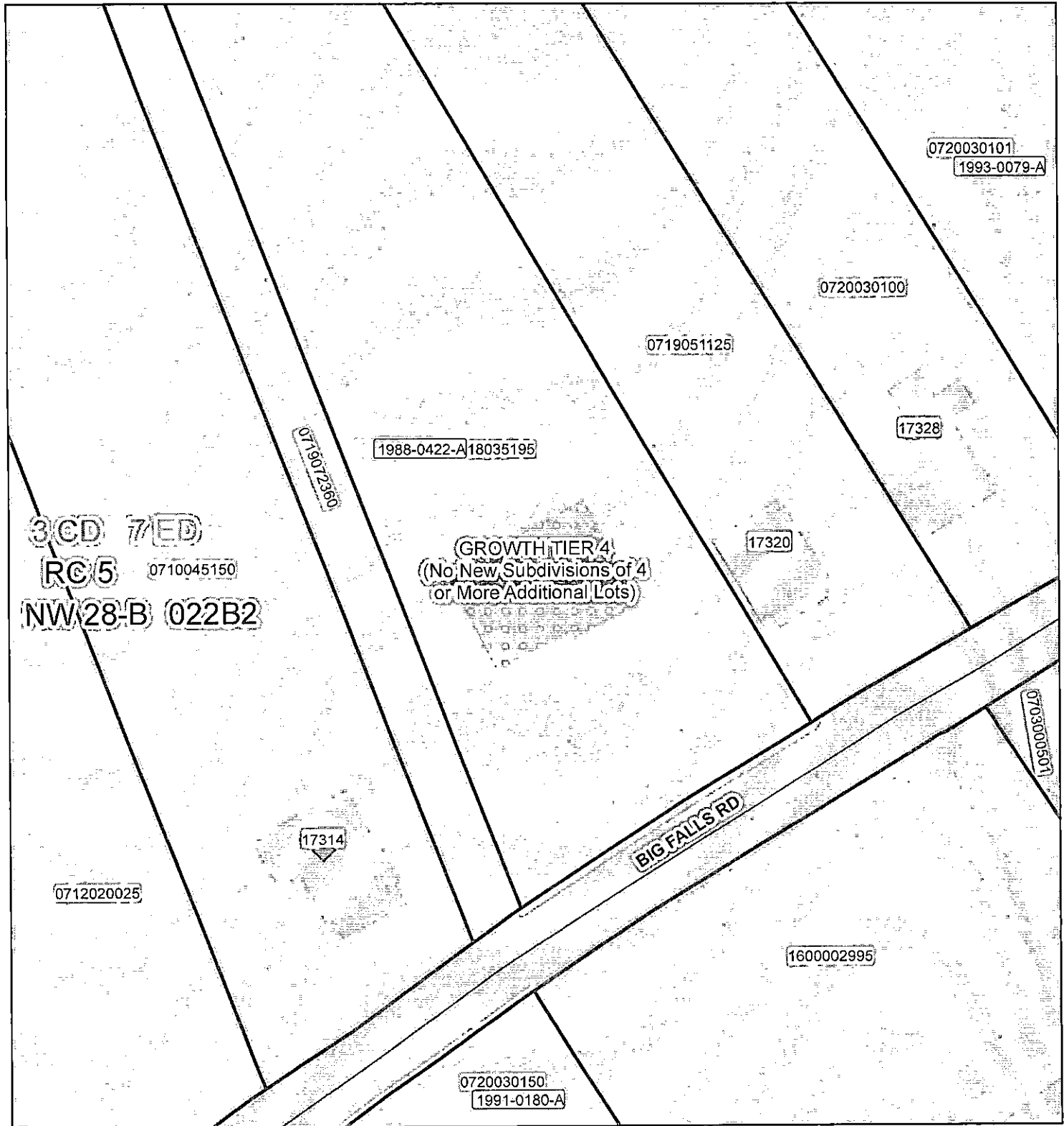


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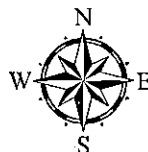
Enter Property Address Here



Publication Date: 5/8/2019



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

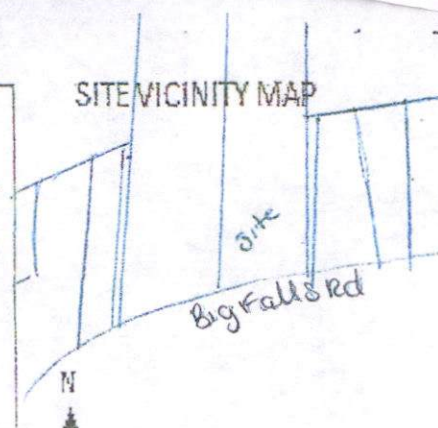


0 10 20 40 60 80 Feet

1 inch = 40 feet

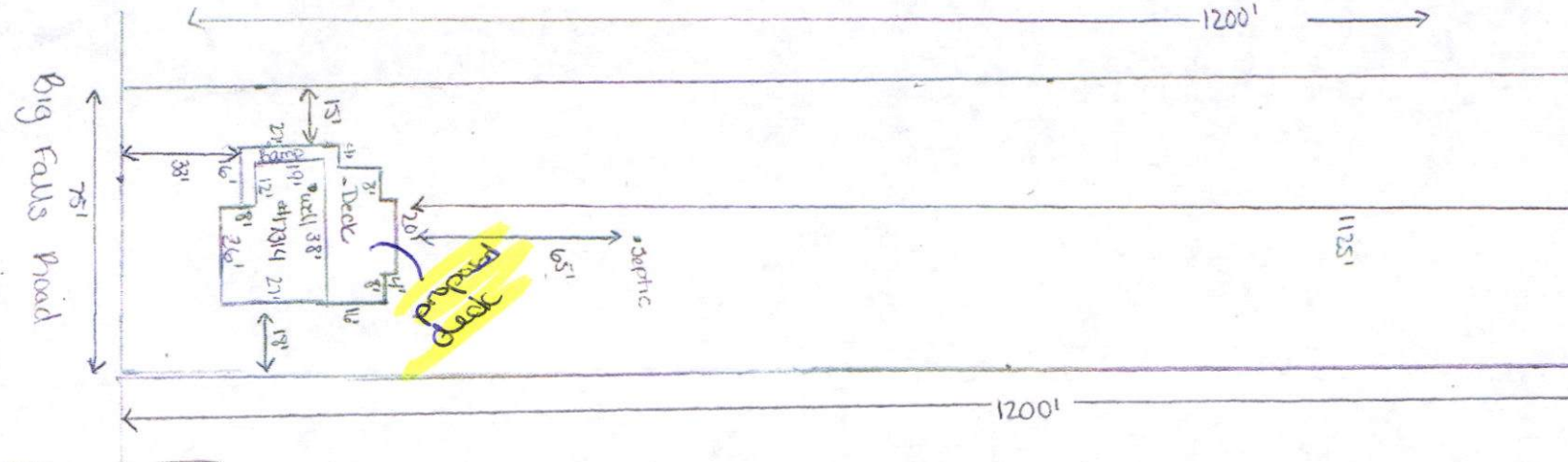
2019-0317-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17314 Big Falls Road OWNER(S) NAME(S) David + Katherine Dulski
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 071004515 DEED REF. # 41308/107



MAP IS NOT TO SCALE

ZONING MAP# 0022B2
 SITE ZONED PC 5
 ELECTION DISTRICT 07
 COUNCIL DISTRICT 03
 LOT AREA ACREAGE 2.00
 OR SQUARE FEET _____
 HISTORIC? N/A
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



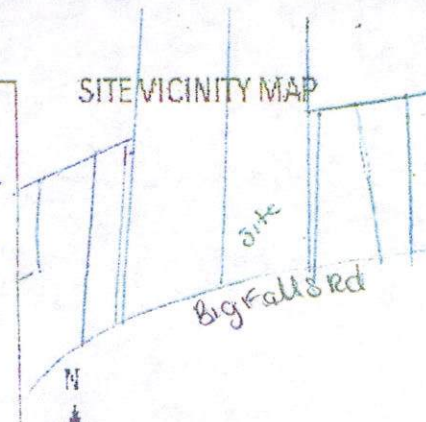
PLAN DRAWN BY American Deck + Patio DATE 5/10/19 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

2019-0317-A Pet. Ech. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17314 Big Falls Road OWNER(S) NAME(S) David + Katherine Dulski
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 0710095150 DEED REF. # 41308/107

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 002282

SITE ZONED RC 5

ELECTION DISTRICT 07

COUNCIL DISTRICT 03

LOT AREA ACREAGE 2.00

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

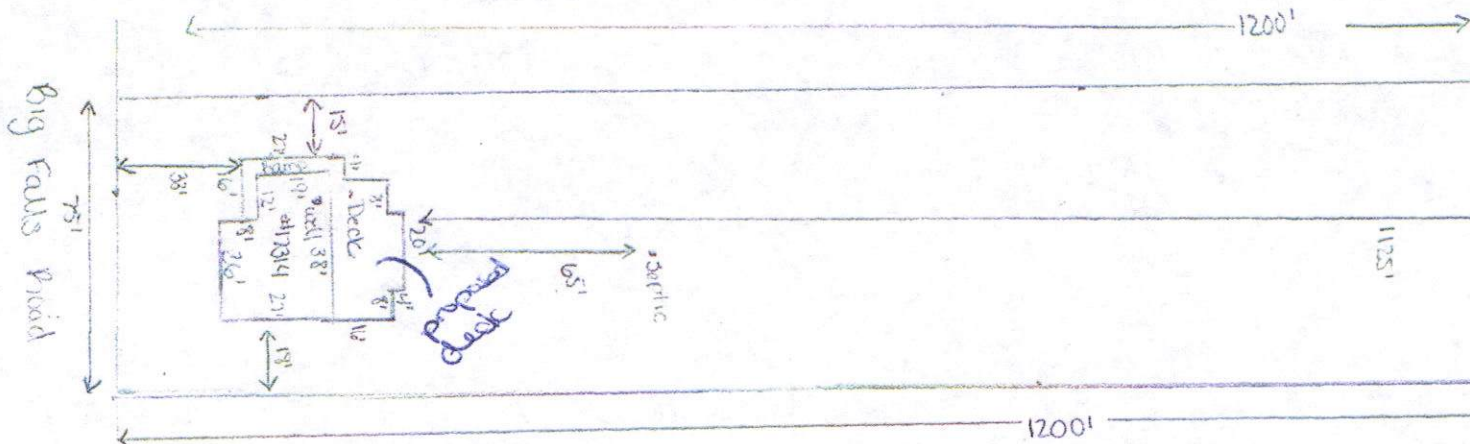
PUBLIC _____ PRIVATE X

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY American Deck + Patio DATE 5/10/19 SCALE: 1 INCH = 40 FEET

2019-0317-A

