

M E M O R A N D U M

DATE: August 20, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0372-A- Appeal Period Expired

The appeal period for the above-referenced case expired on August 19, 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.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2022 Blue Mount Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Randall R. Fryer, Jr. & Sharon L. Fryer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0372-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, Randall R. Fryer, Jr. and Sharon L. Fryer (“Petitioners”). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (pavilion) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is subject to certain environmental regulations as noted in the ZAC comment, dated July 10, 2019, submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 30, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 7-18-19

By 192

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 Section 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 18th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (pavilion) to be located in the front yard in lieu of the required rear yard, 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.
- Petitioners must comply with the DEPS ZAC comment, dated July 10, 2019; a copy of which is attached hereto and made a part hereof.
- The pavilion shall remain open and shall not be enclosed at any time.

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 7-18-19

By 192



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 2022 Blue Mount Rd Monkton, MD 21111 Currently zoned RC2
 Deed Reference 08281 / 00646 10 Digit Tax Account # 1 8 0 0 0 0 4 2 6 5
 Owner(s) Printed Name(s) Randy Fryer

(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) 400.1 BC2R

To permit an accessory structure (pavilion) to be located in the front yard in lieu of the required rear yard.

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

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

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

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

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

Owner(s)/Petitioner(s):

Randy Fryer /
 Name #1 – Type or Print Name #2 – Type or Print
Randy Fryer /
 Signature #1 Signature #2
2022 Blue Mount Rd Monkton MD
 Mailing Address City State
21111 (410) 493-1631 /
 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:

Christopher Masaberg
 Name – Type or Print
CC
 Signature
10227 Liberty Rd Randallstown MD
 Mailing Address City State
21133 (410) 506-5978 chris@hammerdownhomeimprovement.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 17 day of August, 2019, 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 2019-0372-A Filing Date 6/19/19 Estimated Posting Date 6/29/19 Reviewer JR

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: 5022 Blue Mount Rd Markton 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)

The land behind the house is uneven and would need extensive tree
removed to build projects

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

Robert R. Fryer Jr.
Signature of Owner (Affiant)

ROBERT R. (RANDY) FRYER
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert R Fryer Jr.

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

7-26-2022
My Commission Expires

NADIYA BABBAR
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND

My Commission Expires 07/26/2022

REV. 5/5/2016

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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: 2022 Blue Mount 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)

The land behind the house is uneven and would need extensive
tree removal to build project

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

Robert R. Fryer Jr.
Signature of Owner (Affiant)

Signature of Owner (Affiant)

ROBERT R. (RANDY) FRYER
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert R Fryer Jr.

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

7-26-2022
My Commission Expires

NADIYA BABBAR
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires 07/26/2022

REV. 5/5/2016



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 2022 Blue Mount RD Monkton, MD 21111 Currently zoned RC2
 Deed Reference 08281/00646 10 Digit Tax Account # 1800004265
 Owner(s) Printed Name(s) Randy Fryer

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BC2R
To permit an accessory structure (pavilion) to be located in the front yard in lieu of the required rear yard.

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):

Randy Fryer /
 Name #1 – Type or Print Name #2 – Type or Print
Randy Fryer /
 Signature #1 Signature #2
2022 Blue Mount RD Monkton MD
 Mailing Address City State
21111 / (410) 493-1631 /
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date 7-18-19
 Zip Code Telephone # Email Address

Representative to be contacted:

Christopher Marxberg
 Name – Type or Print
CL
 Signature
10227 Liberty RD Randallstown MD
 Mailing Address City State
21133 / (410) 506-5978 / chrishammerdownhomeimprovement.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 18 day of July, 2019 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 2019-0372-A Filing Date 6/19/19 Estimated Posting Date 6/30/19 Reviewer JF

ZONING PROPERTY DESCRIPTION FOR 2022 Blue Mount RD Monkton, MD 2111

NORTH

*Beginning at a point on the ~~east~~ side of Blue Mount Rd which is 60 feet wide at a distance of 4000 feet west of the centerline of the nearest improved intersecting street Wesley Chapel Road which is 15 feet wide.

Being Lot # 1, Block (N/A), Section #(N/A) in the subdivision of 0000 as recorded in Baltimore County Plat Book #0042, Folio #(N/A), containing 4.508 AC. Located in the 10 Election District and 3 Council District.

CERTIFICATE OF POSTING

Date: 6-30-19

RE: Case Number: 2019-0372-A

Petitioner/Developer: FRYER

Date of Hearing/Closing: 7-15-19

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 2022 Blue Mount Rd

The signs(s) were posted on 6-30-19
(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

#1

ADMINISTRATIVE VARIANCE

CASE # 2019-0372-A

TO PERMIT AN ACCESSORY STRUCTURE (PAVILION)
TO BE LOCATED IN THE FRONT YARD IN LIEU OF
REQUIRED REAR YARD

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 7/15/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING REVIEW BUREAU

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0372-A

TO PERMIT AN ACCESSORY STRUCTURE
(PAVILION) TO BE LOCATED IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR YARD

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 7/15/19

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

MEETING IS HANDICAP ACCESSIBLE
RETURN BOTH TO ZADM, RAL 103

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0372 -A Address 2022 Blue Mount Rd.

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

Filing Date: 6/19/19 Posting Date: 6/30/19 Closing Date: 7/15/19

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- 0372 -A Address 2022 Blue Mount Rd.

Petitioner's Name RANDY FRYER Telephone 410-493-1631

Posting Date: 6/30/19 Closing Date: 7/15/19

Wording for Sign: To Permit an accessory structure (Pavilion)
to be located in the front yard in lieu of the
required rear yard.

Revised 6/30/2019

**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: 2019-0372-A

Property Address: 2022 Blue Mount RD

Property Description: _____

Legal Owners (Petitioners): Randy Fryer JR

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Randy Fryer JR

Company/Firm (if applicable): _____

Address: 2022 Blue Mount RD 21111

Telephone Number: 410 493-1631

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

No. **184821**

PAID RECEIPT

Date: **6/19/19**

BUSINESS ACTUAL TIME DRW
6/19/2019 6/19/2019 10:42:34 3

REG WSO3 WALKIN CAM
>>RECEIPT # 011772 6/19/2019 OFLN

5 528 ZONING VERIFICATION

CR NO. 184821

Recpt Tot \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

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

Total: **75.00**

Rec

From:

Hammer Down Home Improvement

For:

Administrative Variance
2022 BLUE MOUNT RD.

Check # 2019-0372-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

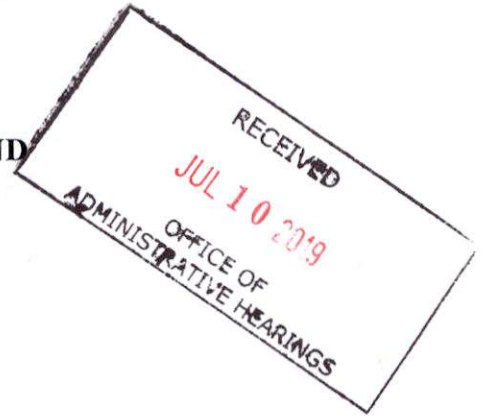
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

4-15

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: July 10, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0372-A
Address 2022 Blue Mount Rd
(Fryer Property)

Zoning Advisory Committee Meeting of **June 24, 2019.**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

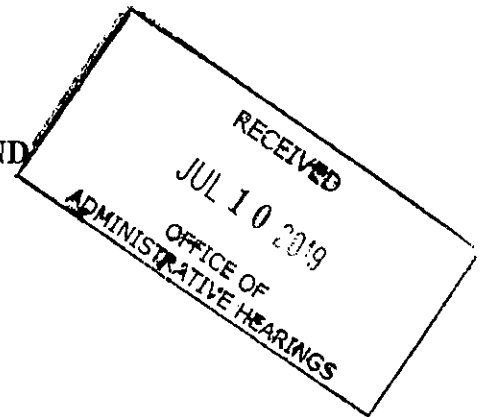
A Single Lot Declaration of Intent may be filed to meet Forest Conservation Law if proposed forest clearing is 20,000 sf or less.

The pavilion must be located a minimum of 100 feet from any stream.

Reviewer: Glenn Shaffer

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: July 10, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0372-A
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Additional Comments:

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The pavilion must be located a minimum of 100 feet from any stream.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 7-18-19

By [Signature]

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>7-10</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>/</u>
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-30-19</u>	by <u>P. Wilson</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

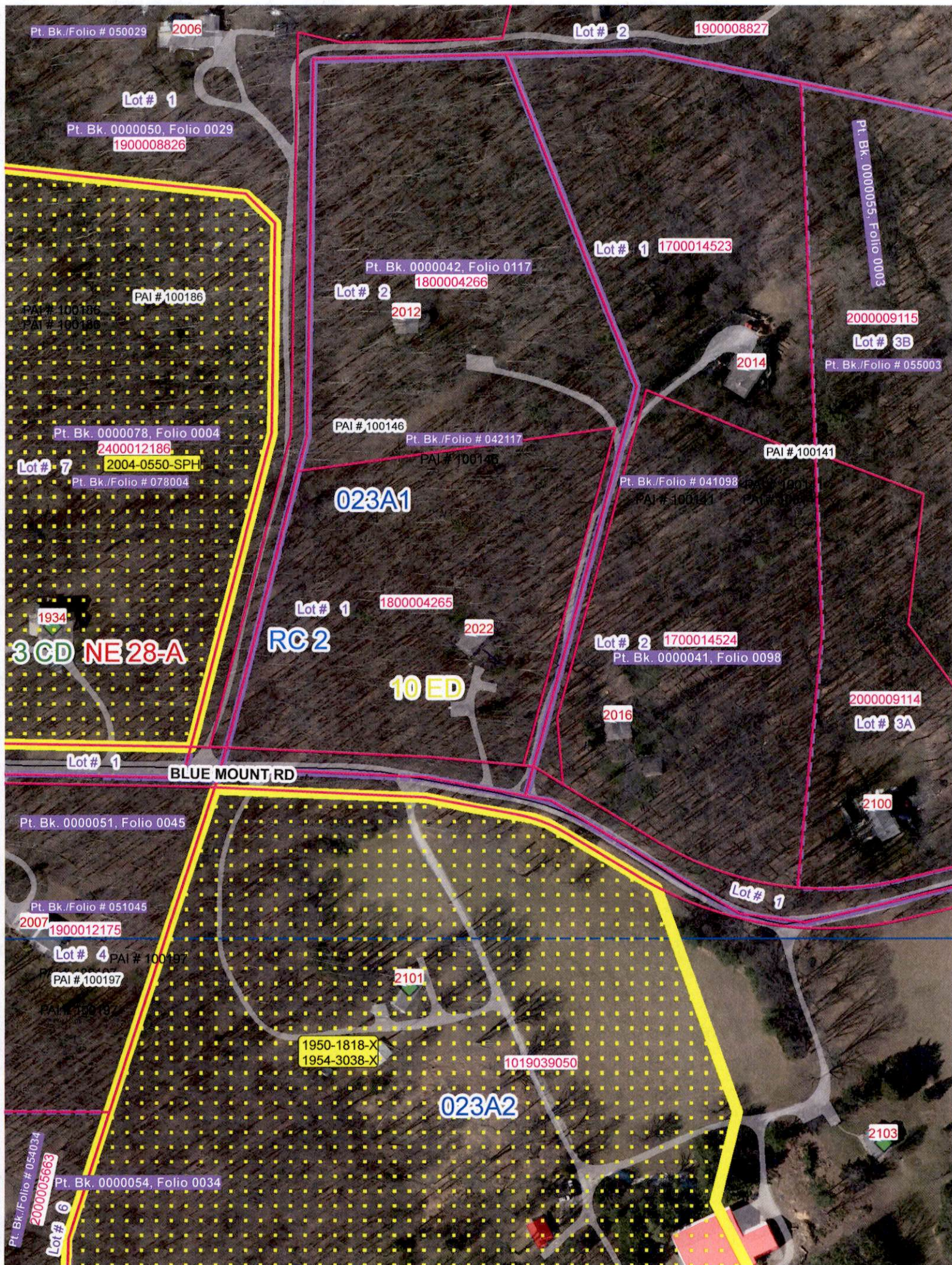
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 1800004265			
Owner Information					
Owner Name:		FRYER ROBERT RANDALL JR FRYER SHARON L		Use:	RESIDENTIAL YES
Mailing Address:		2022 BLUE MOUNT RD MONKTON MD 21111		Principal Residence:	
				Deed Reference:	/08281/ 00646
Location & Structure Information					
Premises Address:		2022 BLUEMOUNT RD MONKTON 21111-		Legal Description:	4.508 AC FERN WEST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0023	0007	0143		0000	
					Block:
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
					0042/ 0117
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1965		1,200 SF		900 SF	
				Property Land Area	
				4.5000 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2018	07/01/2019
Land:		194,400	194,400		
Improvements		114,600	137,000		
Total:		309,000	331,400	323,933	331,400
Preferential Land:		0			0
Transfer Information					
Seller: LONG RICHARD G		Date: 09/25/1989		Price: \$179,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08281/ 00646		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: Applied 06/07/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:











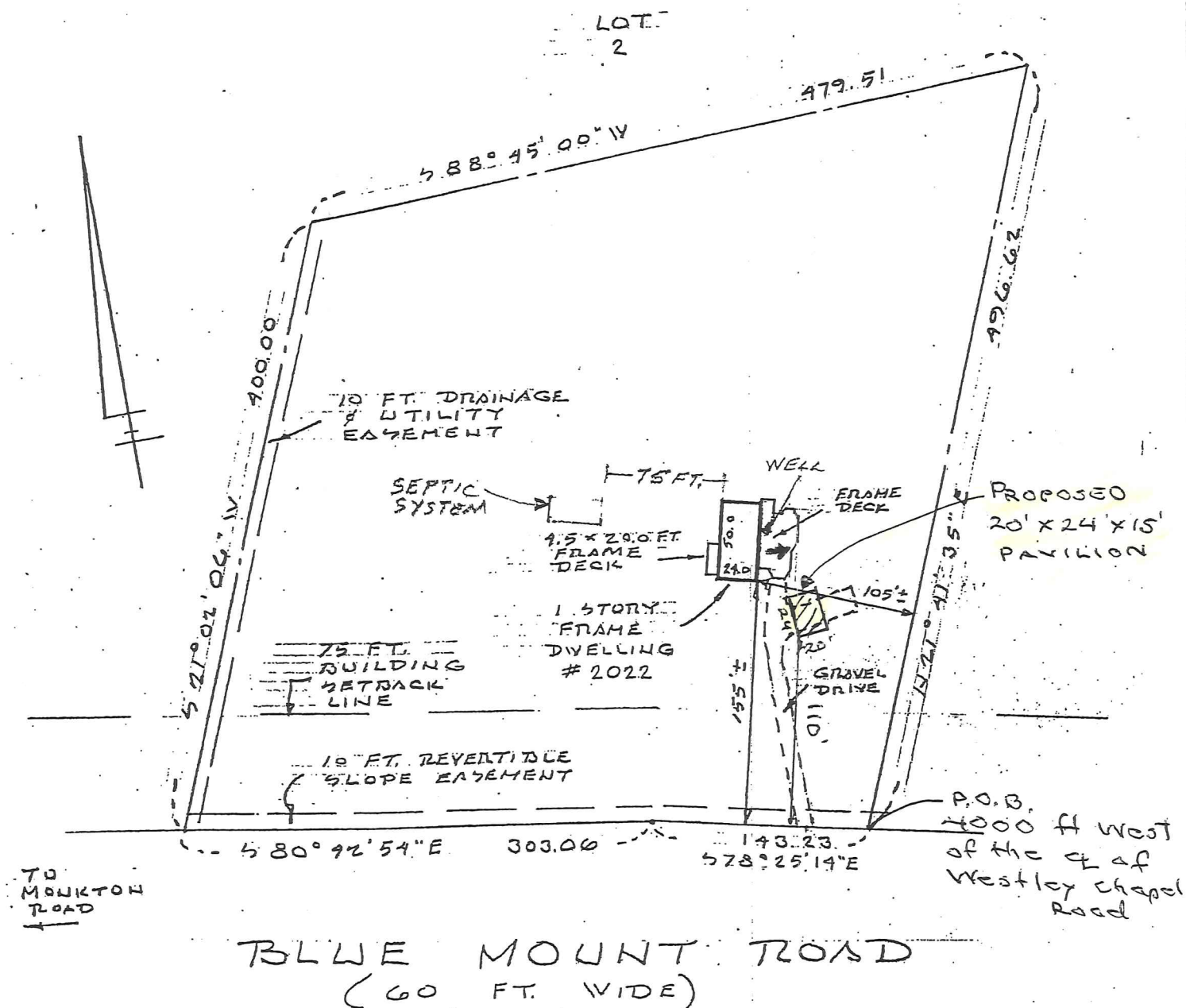


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2022 BLUE MOUNT RD OWNER(S) NAME(S) RANDY FRYER SR

SUBDIVISION NAME FERN WEST LOT # 1 BLOCK # _____ SECTION # _____

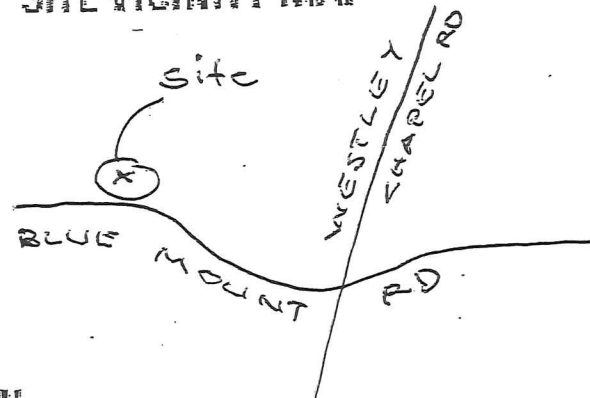
PLAT BOOK # 42 FOLIO # 117 10 DIGIT TAX # 800004265 DEED REF. # _____



PLAN DRAWN BY CM

DATE 06/19/19 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 023A1

SITE ZONED RC-2

ELECTION DISTRICT 10TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 4.508 AC

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

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

Per Exh. 1

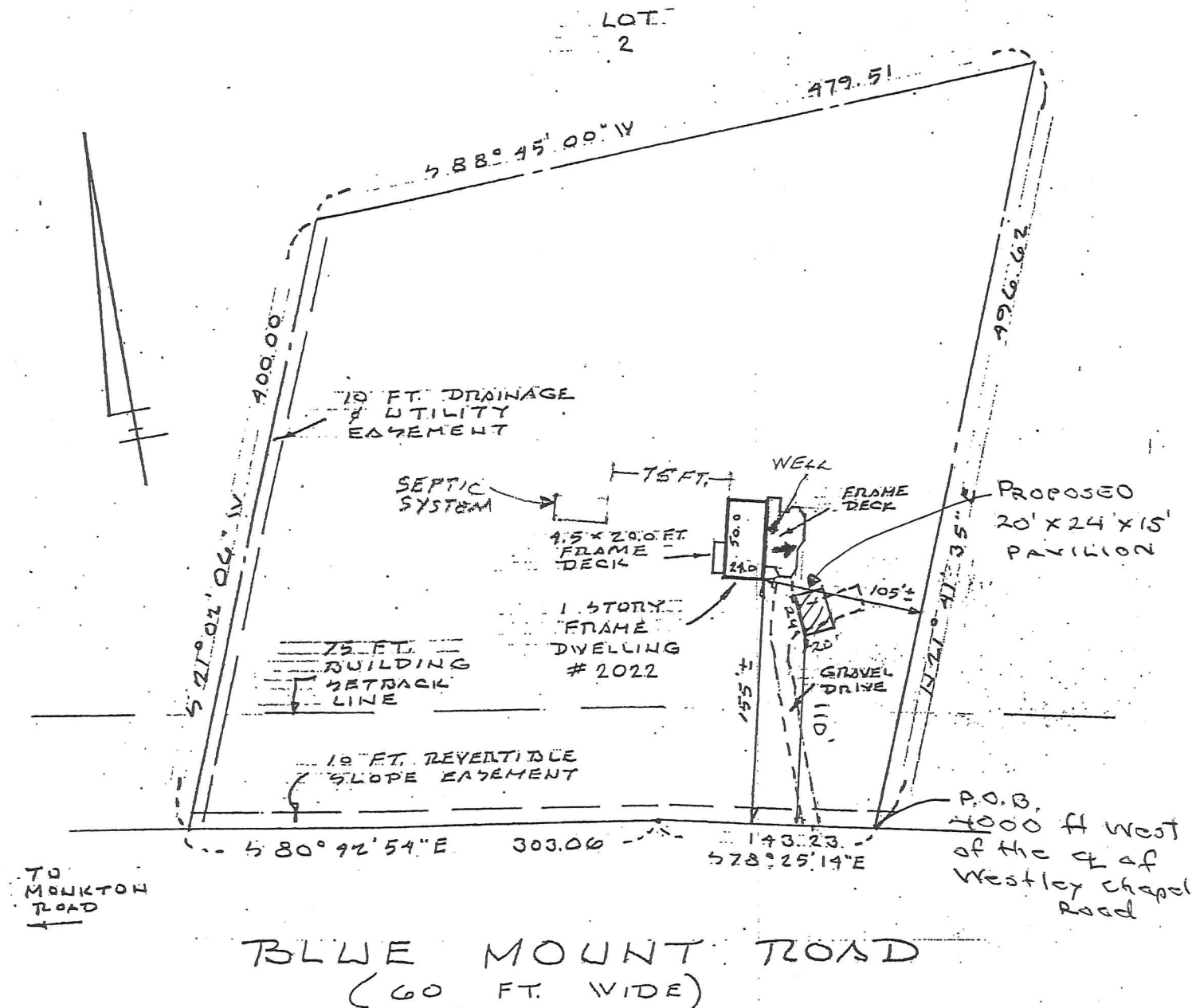
VIOLATION CASE INFO:

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

ADDRESS 2022 BLUE MOUNT RD OWNER(S) NAME(S) RANDY FRYER SR

SUBDIVISION NAME FERN WEST LOT # 1 BLOCK # _____ SECTION # _____

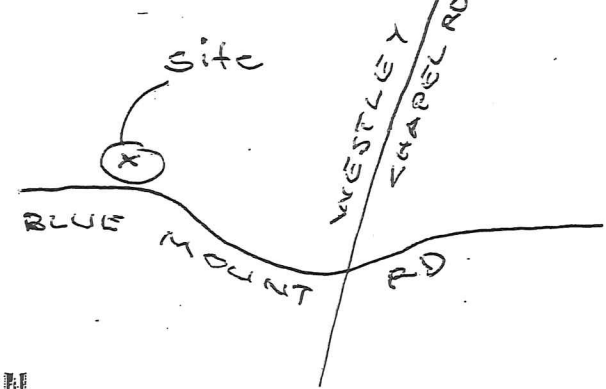
PLAT BOOK # 42 FOLIO # 117 10 DIGIT TAX # 1800004265 DEED REF. # _____



PLAN DRAWN BY CM

DATE 06/19/19 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 023A1

SITE ZONED RC-2

ELECTION DISTRICT 10TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 4.508 AC

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

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: