

M E M O R A N D U M

DATE: December 6, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0436-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(4304 Highview Avenue)

13th Election District

1st Council District

Leah W. Paslick, *Legal Owner*

Petitioner

*

*

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0436-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Leah W. Paslick, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Sections 402.1 and 409.6 of the Baltimore County Zoning Regulations (“BCZR”) as follows: **(1)** to permit a single family conversion to a duplex that is zoned DR 5.5 and has a front building lot width of 53 ft. in lieu of the required 80 ft.; and **(2)** to permit two (2) parking spaces in lieu of the required four (4) [or 2 per dwelling unit]. A site plan was marked as Petitioner’s Exhibit 1.

Leah W. Paslick appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency opposes the request.

The site is approximately 18,786 square feet in size and is zoned DR 5.5.

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.

ORDER RECEIVED FOR FILING

Date 11-5-19

By kw

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

The subject property now includes an addition previously constructed with a separate entrance, including handicap access, and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to carry out the internal modifications needed to create the duplex. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of community opposition.

THEREFORE, IT IS ORDERED, this 5th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief as follows: **(1)** to permit a single family conversion to a duplex that is zoned DR 5.5 and has a front building lot width of 53 ft. in lieu of the required 80 ft.; and **(2)** to permit two (2) parking spaces in lieu of the required four (4) [or 2 per dwelling unit], be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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.



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:sln/dlw
ORDER RECEIVED FOR FILING

Date 11-5-19

By [Signature]



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 4304 Highview Avenue which is presently zoned DR5.5
 Deed References: 08644/00752 10 Digit Tax Account # 1306200090
 Property Owner(s) Printed Name(s) Leah W. Paslick

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a Variance from Section(s) 402.1 - TO PERMIT A SINGLE FAMILY CONVERSION TO A DUPLEX THAT IS ZONED DR5.5 AND HAS A FRONT BUILDING LOT WIDTH OF 53FT IN LIEU OF THE REQUIRED 80FT; AND SECTION 409.6 TO PERMIT 2 PARKING SPACES IN LIEU OF THE REQUIRED 4 (OR 2 PER DWELLING UNIT).
 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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Leah W. Paslick

Name #1 - Type or Print

Name #2 - Type or Print

Leah W. Paslick

Signature #1

Signature #2

4304 Highview Ave Baltimore, MD

Mailing Address City State

21229 (410) 536-4137 Leah.Paslick

Zip Code Telephone # Email Address

@comcast.net

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0436-A Filing Date 8/22/19

Do Not Schedule Dates: Reviewer RJ

PART A

ZONING PROPERTY DESCRIPTION FOR 4304 HIGHVIEW AVENUE

Beginning at the point on the north side of Highview Avenue which is 40 feet wide at a distance of 215 feet west of the centerline of the nearest improved intersecting street, Ridge Drive, which is 40 feet wide.

PART B

Being part of Lots #47 and #49 and all of Plot #48, Block #10, Section N/A, in the subdivision of Ridgewood, as recorded in Baltimore County Plat Book #7, Folio #69, containing 18,786 total square feet of lot. Located in the 13th Election District and 1st Council District.

CASE No. 2019-0436-1A

Sherry Nuffer

From: Linda O'Keefe <luckylinda1954@yahoo.com>
Sent: Sunday, October 27, 2019 11:35 PM
To: Administrative Hearings
Subject: Certifications Case # 2019-0436-A & Case # 2019-0450-A
Attachments: Highview Ave. Cert..jpeg; Highview Ave. Photos.docx; Southerly Rd. Cert. .jpeg; Southerly Rd. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I have Certifications and photos for you of Case # 2019-0436-A @ 4304 Highview Ave. & Case # 2019-0450-A @ 913 Southerly Ave. for your records.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 10/27/2019

Case Number: 2019-0436-A

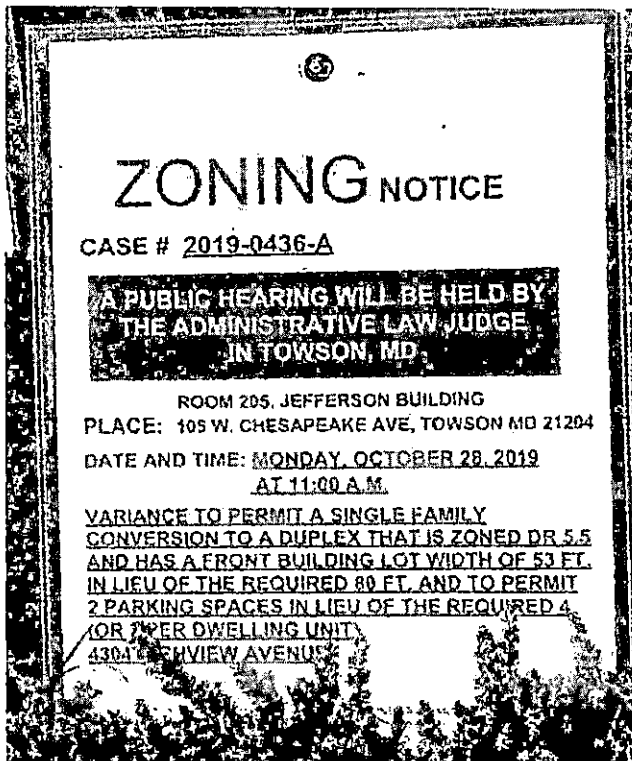
Petitioner / Developer: LEAH PASLICK

Date of Hearing: OCTOBER 28, 2019

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:
4304 HIGHVIEW AVENUE

The sign(s) were posted on: **OCTOBER 1, 2019**

The sign(s) were re-photographed on: **OCTOBER 27, 2019**



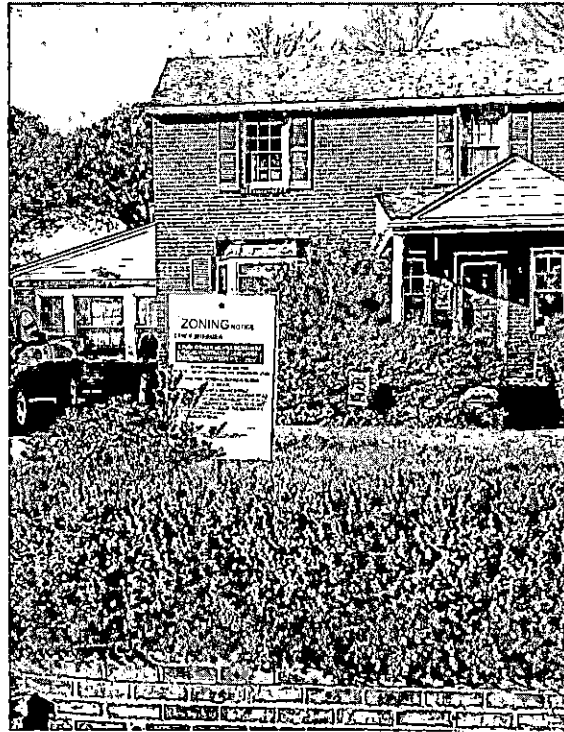
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

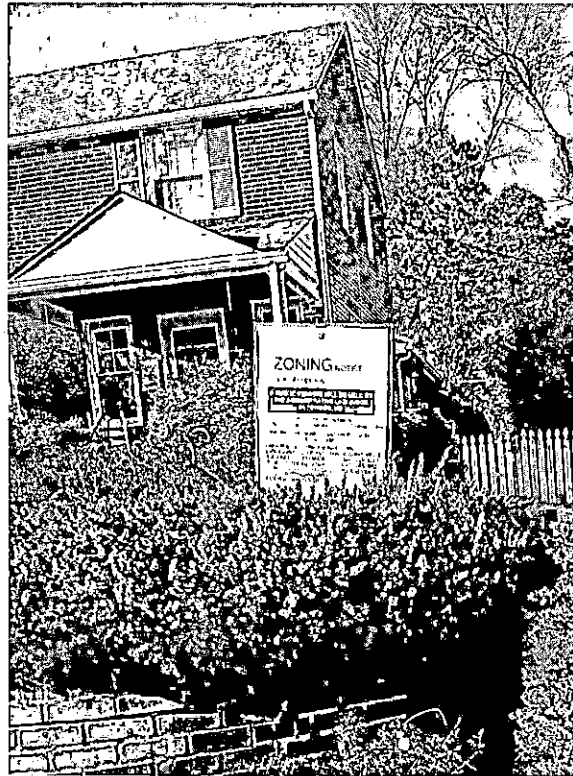
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Re-Photographed 1st Sign @ 4304 Highview Avenue ~ 10/27/2019



Re-Photographed 2nd Sign @ 4304 Highview Avenue ~ 10/27/2019
CASE # 2019-0436-A

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

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:

10/8/2019

Order #: 11798145
Case #: 2019-0436-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0436-A



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: 2019-0436-A

4304 Highview Avenue

S/west of intersection of Ridge Drive and Highview Avenue

13th Election District - 1st Councilmanic District

Legal Owners: Leah Paslick

Variance to permit a single family conversion to a duplex that is zoned DR 5.5 and has a front building lot width of 53 ft. in lieu of the required 80 ft. and to permit 2 parking spaces in lieu of the required 4 (or 2 per dwelling unit).

Hearing: Monday, October 28, 2019 at 11:00 a.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 ACCOMMODATIONS, 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.

o8

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/1/2019

Case Number: 2019-0436-A

Petitioner / Developer: LEAH PASLICK

Date of Hearing: OCTOBER 28, 2019

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:
4304 HIGHVIEW AVENUE

The sign(s) were posted on: OCTOBER 1, 2019

ZONING NOTICE

CASE # 2019-0436-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON, MD 21204
DATE AND TIME: MONDAY, OCTOBER 28, 2019
AT 11:00 A.M.

**VARIANCE TO PERMIT A SINGLE FAMILY
CONVERSION TO A DUPLEX THAT IS ZONED DR 5.5
AND HAS A FRONT BUILDING LOT WIDTH OF 53 FT.
IN LIEU OF THE REQUIRED 80 FT. AND TO PERMIT
2 PARKING SPACES IN LIEU OF THE REQUIRED 4
(OR 2 PER DWELLING UNIT).
4304 HIGHVIEW AVENUE**

POSTING PLACED DUE TO WEATHER OR OTHER CONDITIONS ARE SUBJECT TO NECESSARY
TO COMPLY WITH HEARING CALL BY 10:00
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNLESS BY LETTER OF LAW
HANDICAPPED ACCESSIBLE

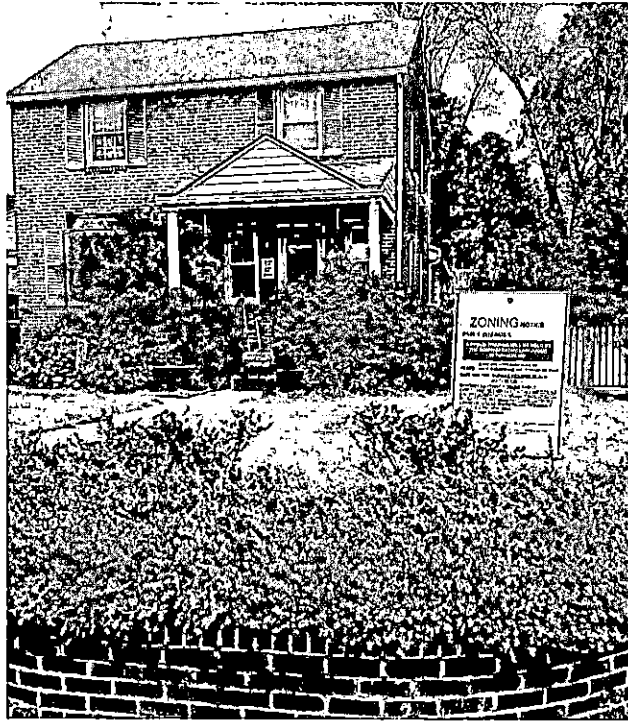
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 4304 Highview Avenue ~ 10/1/2019



Background Photo 2nd Sign @ 4304 Highview Avenue ~ 10/1/2019
CASE # 2019-0436-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 27, 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: 2019-0436-A

4304 Highview Avenue
S/west of intersection of Ridge Drive and Highview Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Leah Paslick

Variance to permit a single family conversion to a duplex that is zoned DR 5.5 and has a front building lot width of 53 ft. in lieu of the required 80 ft. and to permit 2 parking spaces in lieu of the required 4 (or 2 per dwelling unit).

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

A handwritten signature in dark ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Leah Paslick, 4304 Highview Avenue, Baltimore 21229

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

TO: THE DAILY RECORD
Tuesday, October 8, 2019 - Issue

Please forward billing to:
Leah Paslick
4304 Highview Avenue
Baltimore, MD 21229

410-536-4137

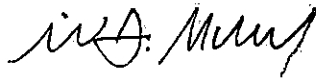
NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0436-A
4304 Highview Avenue
S/west of intersection of Ridge Drive and Highview Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Leah Paslick

Variance to permit a single family conversion to a duplex that is zoned DR 5.5 and has a front building lot width of 53 ft. in lieu of the required 80 ft. and to permit 2 parking spaces in lieu of the required 4 (or 2 per dwelling unit).

Hearing: Monday, October 28, 2019 at 11:00 a.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.

RE: PETITION FOR VARIANCE
4304 Highview Avenue; SW intersection of
Ridge Drive and Highview Avenue N/S
13th Election & 1st Councilmanic Districts
Legal Owner(s): Leah Paslick
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-436-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

AUG 29 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Leah W. Paslick, 4304 Highview Avenue, Baltimore, Maryland 21229, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2019-0436-VA
Property Address: 4304 HIGHVIEW AVE
Property Description: RESIDENCE

Legal Owners (Petitioners): LEAH W. PASLICK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEAH W. PASLICK
Company/Firm (if applicable): _____
Address: 4304 HIGHVIEW AVE
BALTIMORE, MD 21229
Telephone Number: 410/536-4137



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 24, 2019

Leah W. Paslick
4304 Highview Ave
Baltimore MD 21229

RE: Case Number: 2019-0436-A, 4304 Highview Avenue

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 August 22, 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
SEP 13 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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

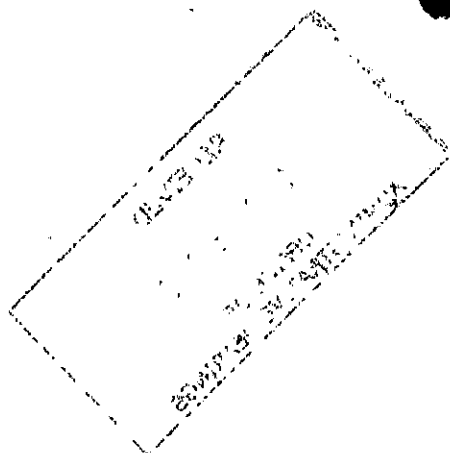
DATE: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0436-A
Address 4304 Highview Avenue
(Paslick Property)

Zoning Advisory Committee Meeting of **August 23, 2019.**

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

Reviewer: Steve Ford



10-28-19



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 10/2/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-436

INFORMATION:

Property Address: 4304 Highview Avenue
Petitioner: Leah W. Paslick, Dean W. Paslick
Zoning: DR 5.5
Requested Action: Variance

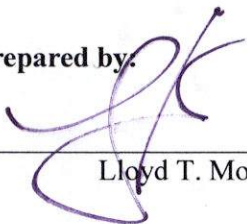
The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling conversion to a duplex with a front building lot width of 53' and 2 parking spaces in lieu of the required 80 feet; and Section 409.6 to permit 2 parking spaces in lieu of the required 80' and 4 parking spaces.

A site visit was conducted on August 30, 2019.

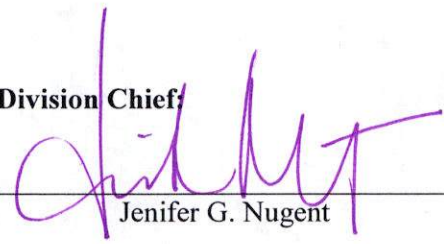
The Department does not support granting the petitioned zoning relief.

The Department finds that by increasing the intensity of the residential use, including demand for off-street parking, makes the property contrary to and therefore unable to integrate into the established residential pattern of the neighborhood. Although the petitioners did not seek relief to this requirement, the proposal is further deficient in providing the required side yard setbacks pursuant to BCZR §402.1.B.

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

CPG/JGN/LTM/

c: Josephine Selvakumar
Leah W. Paslick
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/20/19

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

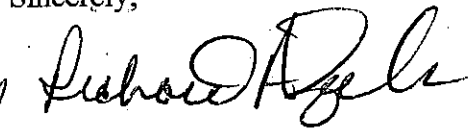
Dear Ms. Lewis:

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. 2019-0436-A

Variance
Leah W. Paslisk
4304 Highview Avenue

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

Leah W. Paslick
4304 Highview Ave
Baltimore, MD 21229
410-536-4137

Donna Toohey Stinson/Howard Stinson
4306 Highview Ave
Baltimore, MD 21229
410-536-4137

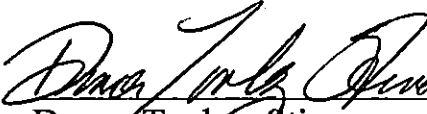
This is an agreement between the parties named above, concerning the respective driveways attached to both properties. The agreement is that the owners of 4306 Highview Avenue will allow the owner and any tenants of, as well as visitors to, 4304 Highview Avenue to traverse the driveway belonging to 4306 Highview Avenue in order to park on and remove vehicles from the driveway belonging to 4304 Highview Avenue.

The owner and tenants of, and visitors to, 4304 Highview Avenue will not park any vehicle in such a way as to block, occupy, or restrict access to the driveway of 4306 Highview Avenue.

This agreement will remain in force-until such time as any property owner rescinds it or any property owner sells his or her property.

Signed:


Leah W. Paslick 8/20/2019
Date


Donna Toohey Stinson 8/19/2019
Date


Howard Stinson 8/19/2019
Date

CASE No. 2019-0436-A

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105-115

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[illegible]

1. *Phragmites australis* (Cav.) Trin. ex Steud.

1. *Introduction*
 2. *Background*
 3. *Methodology*
 4. *Results*
 5. *Discussion*
 6. *Conclusion*
 7. *References*
 8. *Appendix*
 9. *Index*
 10. *Table of Contents*
 11. *Abstract*
 12. *Summary*
 13. *Key Words*
 14. *Keywords*
 15. *Subject Headings*
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1. *Phragmites australis* (Cav.) Trin. ex Steud.

1. *Pharmaceuticals* (1998) 10, 11.



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B497035 CONTROL #: MR DIST: 13 PREC: 01
DATE ISSUED: 08/26/2002 TAX ACCOUNT #: 1306200090 CLASS: 04

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 4304 HIGHVIEW AVE
SUBDIVISION: RIDGEWOOD

OWNERS INFORMATION
NAME: PASLICK, LEAH M
ADDR: 4304 HIGHVIEW AVE

TENANT:
CONTR: GEORGE SMALLWOOD
ENGR:
SELLR:

WORK: CONSTR. 1 STY ADDITION ON SLAB ON REAR OF
SFD. W/SCREENED PORCH. 33'4"X30'=1002SF, TO BE
USED AS BEDRMS, LIVING RM., LAUNDRY RM., + BATH.
CONSTR. DRWS ON SITE FOR INSPECTOR-WAIVE
PLANS-M.S. 8/26/02

BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD + ADDITION
EXISTING USE: SFD

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY
FOUNDATION: BLOCK
SEWAGE: PUBLIC EXIST

BASEMENT: NONE
WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 18786SF
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: 79'

THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE

CASE No. 2019-0436-1A

BUILDING PERMIT NO. B497035

4304 Highland Ave
COMMERCIAL OCCUPANCY
INSPECTION RECORD

	PARTIAL	FINAL
BUILDING		
ELECTRICAL		
FIRE PREVENT.		
MECHANICAL		
PLUMBING	<u>1220-02</u>	<u>OK</u>
PUBLIC WORKS		
SEDIMENT CONT.		
SPRINKLER SYS.		

NOTICE

ALL ABOVE INSPECTIONS MUST BE MADE
AND SIGNED BEFORE THE CERTIFICATE OF
USE AND OCCUPANCY CAN BE ISSUED
REV 6/00

BUILDING PERMIT NO. B497035

1 & 2 FAMILY DWELLING OCCUPANCY
INSPECTION RECORD

B497035 - ADDITION

	PARTIAL	FINAL
BUILDING	<u>1-23-03</u>	<u>OK</u>
ELECTRICAL		
PLUMBING		

NOTICE

ALL ABOVE INSPECTIONS MUST BE MADE
AND SIGNED BEFORE THE CERTIFICATE
OF USE AND OCCUPANCY CAN BE ISSUED.

DO NOT REMOVE THIS STICKER.

Baltimore County Buildings Engineer



BALTIMORE COUNTY
BUILDING INSPECTION
410-887-3953

Part of Building Inspected:

B497035 Foot

Approved ☒ Disapproved ()

REMARKS:

OK

9-5-02
DATE

Allen Cove
BUILDING INSPECTOR

ELECTRICAL INSPECTION BY
BALTIMORE COUNTY

DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT

INSPECTOR

CONCEALED WIRING
O.K. DATE

METER APPROVAL DATE

PLEASE CALL FOR
FINAL APPROVAL DATE

PHONE 410-887-3960

E501442

Majone

7

1-21-03

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 1306200090			
Owner Information					
Owner Name:		PASLICK LEAH W		Use:	RESIDENTIAL
Mailing Address:		4304 HIGHVIEW AV BALTIMORE MD 21229		Principal Residence:	YES
				Deed Reference:	/08644/ 00752
Location & Structure Information					
Premises Address:		4304 HIGHVIEW AVE 0-0000		Legal Description:	LT 48 PT 47.49 RIDGEWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0018	1094		0000	
					Block:
					10
					Lot:
					48
					Assessment Year:
					2019
					Plat No:
					0007/ 0069
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1941		2,070 SF		18,786 SF	
				Property Land Area	
				18,786 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	3 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2019	07/01/2019	
				As of	
				07/01/2020	
Land:		57,400	57,400		
Improvements		219,700	235,300		
Total:		277,100	292,700	282,300	287,500
Preferential Land:		0			0
Transfer Information					
Seller: BILLINGSLEY WILLIAM C		Date: 11/09/1990		Price: \$108,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08644/ 00752		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
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 01/12/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

CASE No.

2019-0436-A

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
8/22/2019**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 1306200090

Plat Ref: 007:069

Election District: 13

Owner Name(s): PASLICK LEAH W

PDM # :

Address: 4304 HIGHVIEWAV

Zoning District(s): DR 5.5

BALTIMORE,MD 21229

Elevation Range: 142ft - 148ft

Premise Address: 4304 HIGHVIEWAVE

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Growth Tier 1: Served by public sewer and inside URDL													
	InFill Lot Review	X												OK To File
	Verify Water Service Size.	X												

§ 402.1. - For residential use.

For residential use: A. The converted dwelling must be located on a lot that will meet the dimensional requirements shown in the schedule which follows.

B. Separate cooking facilities and a separate bathroom shall be provided for each family unit.

CONVERSION OF ONE-FAMILY DWELLINGS MINIMUM DIMENSIONS							
	Width of Lot in Feet at Front Building Line			Lot Area In Square Feet		Side Yards (feet)	
Zone	Duplex ¹ *	Semi-Detached ¹	Each Add. Family	Two Families	Each Add. Family	Min. For One	Sum of Both
D.R.1	175	175	25	50,000	10,000	Int. 25 Cor. 50	Int. 60 Cor. 75
D.R.2	125	125	25	25,000	7,500	Int. 20 Cor. 35	Int. 50 Cor. 60
D.R.3.5	90	100	15	12,500	4,000	Int. 20 Cor. 30	Int. 40 Cor. 50
* D.R.5.5	80	90	15	10,000	3,000	Int. 15 Cor. 25	Int. 35 Cor. 40
D.R.10.5	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40
D.R.16	70	80	10	Interior 8,050 Corner 9,200	2,500	Int. 15 Cor. 25	Int. 30 Cor. 40
NOTES:							
¹ The original BCZR 1955 definitions of "dwelling, duplex" and "dwelling, semi-detached" were deleted from Section 101 by Bill No. 100-1970. The entries previously read as follows:							
"Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other. "Dwelling, Semi-detached: A building that has two, one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides."							

2019-0436-~~A~~

§ 409.6. - Required number of parking spaces.

- A. General requirements. The standards set forth below shall apply in all zones unless otherwise noted. If the required number of off-street parking spaces is not set forth for a particular type of use, the Director of Permits, Approvals and Inspections shall determine the basis of the number of spaces to be provided. If the number of spaces calculated in accordance with this section results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

[Bill Nos. 124-1993; 136-1996; 144-1997; 122-2010; 37-2015]

1. Residential and lodging uses.

Type of Use	Minimum Number of Required Off-Street Parking Spaces
Boarding- or rooming house	1 per tenant bed plus 2 if owner resides on property. [Bill No. 124-1993]
Dormitory	1 per 4 beds.
Elderly housing facilities	For housing for the elderly, Class A, at least 1 usable off-street parking space shall be provided for each 2 dwelling units in a town center or for each 1½ dwelling units elsewhere.
	For housing for the elderly, Class B, at least 1 usable off-street parking space shall be provided for each dwelling unit. However, if the development is supported substantially or in part by any type of rent subsidy, the developer may petition for a hearing before the Zoning Commissioner for a decrease in the number of spaces to be provided.
	For continuing care facilities, at least 1 usable off-street parking space shall be provided for each dwelling unit and at least 1 usable off-street parking space shall be provided for each 2 assisted living beds and for each 3 convalescent or nursing beds.
	For assisted living facilities, at least 1 usable off-street parking space shall be provided for each 3 beds. [Bill No. 188-1993]
	In R.A.E.1 and R.A.E.2 Zones and in all business and industrial zones, all parking requirements of the underlying zone must be met for any commercial or office use which is contained within the elderly housing facility.

2019-0436-~~A~~

	For housing for the elderly, at least 0.75 usable off-street parking spaces shall be provided for each dwelling unit in the C.T. District of Owings Mills for a state-designated transit-oriented development. [Bill No. 16-2015]
	In the case of any type of elderly housing facility, the Zoning Commissioner may allow the provision of fewer parking spaces, after a public hearing at which evidence has been given regarding use of rent vouchers certificates or other subsidies or the availability of developer-sponsored van service or other ride-sharing for the prospective residents of the housing, and after the Director of Planning has furnished information regarding the availability and accessibility to the elderly of public mass transportation to the site. In no case, however, may the facility provide less than 1 parking space for each 3 dwelling units.
	For assisted-living facilities, at least 1 usable off-street parking space shall be provided for each 4 beds in the C.T. District of Owings Mills for a state-designated transit-oriented development. [Bill No. 16-2015]
Fraternity or sorority house	1 per 2 beds.
Group house (or townhouse), apartment building, garden apartment building and other apartment buildings (i.e., multiple-family rental or condominium dwellings)	In a C.T. District or R.A.E.2 Zone:
	1 per apartment with no separate bedroom, 1.25 per apartment with 1 or 2 separate bedrooms, 1.5 per apartment with 3 or more separate bedrooms; except that in the C.T. District of Towson 1 per apartment with no separate bedroom, or 1 bedroom or 2 bedrooms, if located in an apartment building with a pedestrian entrance located within 300 feet of an entrance to a structured parking facility open to the public. [Bill No. 67-2015]
	Elsewhere: 1.25 per apartment with no separate bedroom, 1.5 per apartment with 1 or 2 separate bedrooms, and 2 per apartment

	area, if such buildings have been designated on the National Register of Historic Places and are located within a C.T. or B.L.-C.C.C. District and if such buildings will be adapted for reuse for a restaurant. [Bill Nos. 110-1993; 3-2003; 16-2015; 49-2016]
Standard restaurants in revitalization districts	In the Arbutus, Catonsville and Pikesville revitalization districts, 5 spaces per 1,000 square feet are required for a standard restaurant. However, a minimum investment of \$100,000 in interior and/or exterior improvements is required. The improvements shall be made within 6 months of the filing of the parking plan and verified by the Director of Permits, Approvals and Inspections. [Bill Nos. 3-2003; 122-2010]
Fast food, drive-through only	14 per 1,000 square feet of gross restaurant floor area, plus spaces for outdoor seating area in accordance with the requirement for fast food and standard restaurants. A minimum of 10 spaces is required. [Bill No. 110-1993]
Furniture or carpet store	2.5 per 1,000 square feet of gross floor area.
Health-care and surgery center	4 per 1,000 square feet of gross floor area. [Bill No. 37-2015]
Medical office or clinic	4.5 per 1,000 square feet of gross floor area. In the C.T. District of Owings Mills, 3.3 per 1,000 square feet of gross floor area for a state-designated transit-oriented development. [Bill No. 16-2015]
Neighborhood car rental agency	3 per 1,000 square feet of gross floor area (excluding any enclosed vehicular preparation area) plus 1 for each rental vehicle. [Bill No. 122-2005]
Nightclub, tavern, striptease business, catering hall or drive-in restaurant	20 per 1,000 square feet of gross floor area with at least 10 spaces required in all cases, except no spaces required for buildings contributing to the historic character of an area, if such buildings have been designated on The National Register of Historic Places and are located within a C.T. or B.L.-C.C.C. District and if such buildings will be adapted for reuse for a nightclub, tavern or striptease business. [Bill Nos. 137-1990; 110-1993; 49-2016 ⁽²⁾]
Office — general	
	3.3 per 1,000 square feet of gross floor area.
	No parking spaces are required for buildings contributing to the historic character of an area, if such buildings have been designated on the National

	with 3 or more separate bedrooms.
Hotel, motel	1 per guest room or suite; no spaces required for ancillary uses.
Mobile home	2 per unit.
One-family detached or semi-detached house, one-family group house (or townhouse), patio house, side-and-back attached house, two-family house	2 per dwelling unit.
Tourist home	1 per guest room. [Bill No. 124-1993]
	No parking spaces are required for residential buildings contributing to the historic character of an area, if such buildings have been designated on the National Register of Historic Places and are located within a C.T. or B.L.-C.C.C. District.

2. Commercial and service uses.

Type of Use	Minimum Number of Required Off-Street Parking Spaces
Automotive service station	See Section 405.
Bank	3.3 per 1,000 square feet of gross floor area.
Beauty shop or barbershop	5 per 1,000 square feet of gross floor area.
Car wash	See Section 419.
Carry-out restaurant	5 per 1,000 square feet of gross floor area. [Bill No. 110-1993]
Fast-food and standard restaurants: general rule	16 per 1,000 square feet of gross floor area with at least 10 spaces required in all cases, except that no parking spaces are required for restaurants in the C.T. District of Owings Mills for a state-designated transit-oriented development, or for buildings contributing to the historic character of an

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 10/8/19

SIGN POSTING (1st)

Date: 10/11/19

by O'Keefe

SIGN POSTING (2nd)

Date: 10/27/19

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No

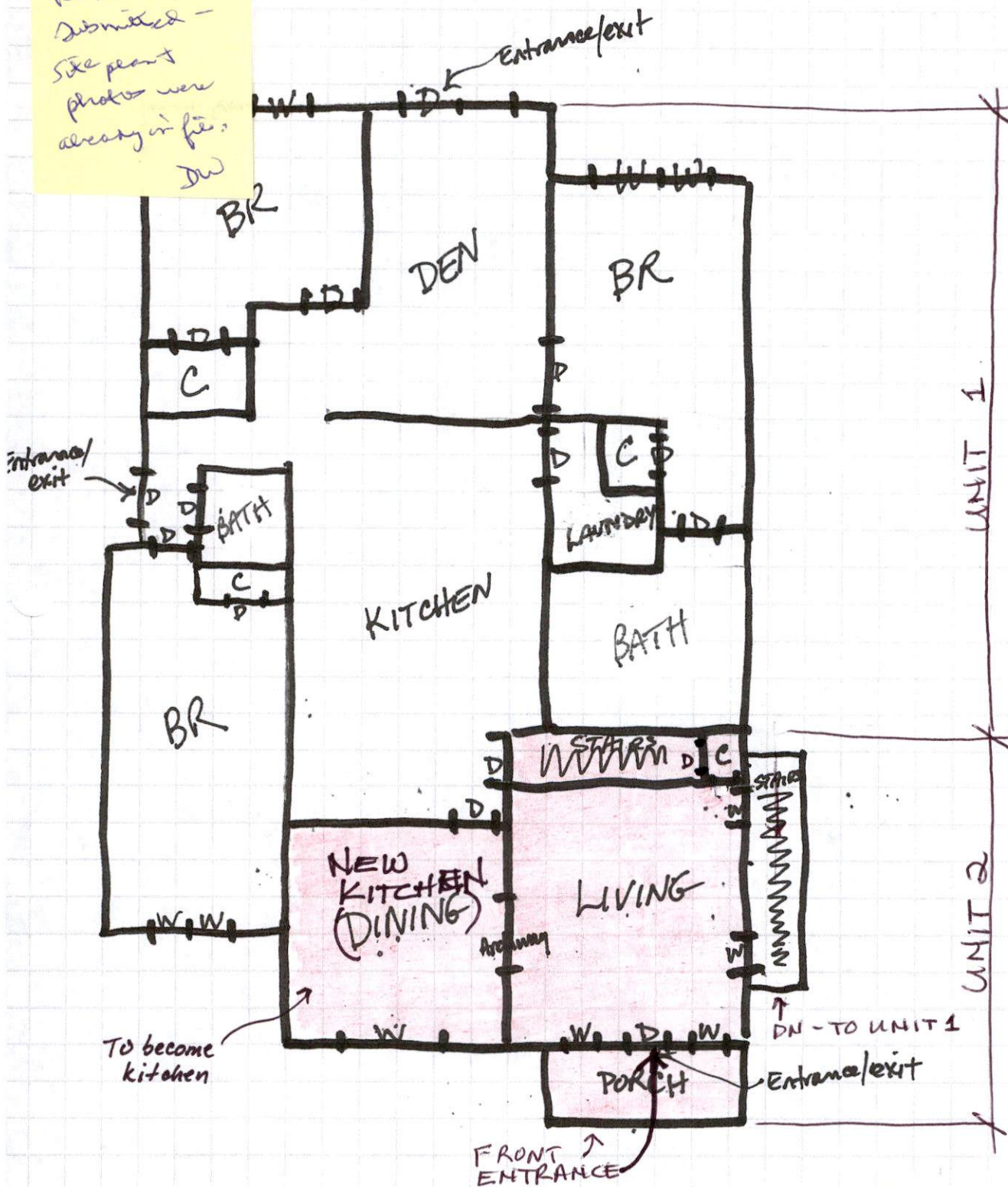


Comments, if any: _____

Per 2511/4

No evidence
submitted -
Site plant
photos were
already in file.
DW

4304 HIGHVIEW AVE



GROUND FLOOR

SCALE : 1 sq = @ 2 ft

PINK : FRONT UNIT

WHITE : BACK UNIT

CASE No.

2019-0436-VA

4200 = 201 : 24000
1000 0000 : 2000
1000 0000 : 2000

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10000000

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CASE No. 2019-0436-~~11~~



Driveway
for 4308

1907 1908

1908 1909



→ 4302 Highway Ave
→ driveway for 4302

← 4304 Highway Ave

4306 Highview Ave



4304 Highview Ave

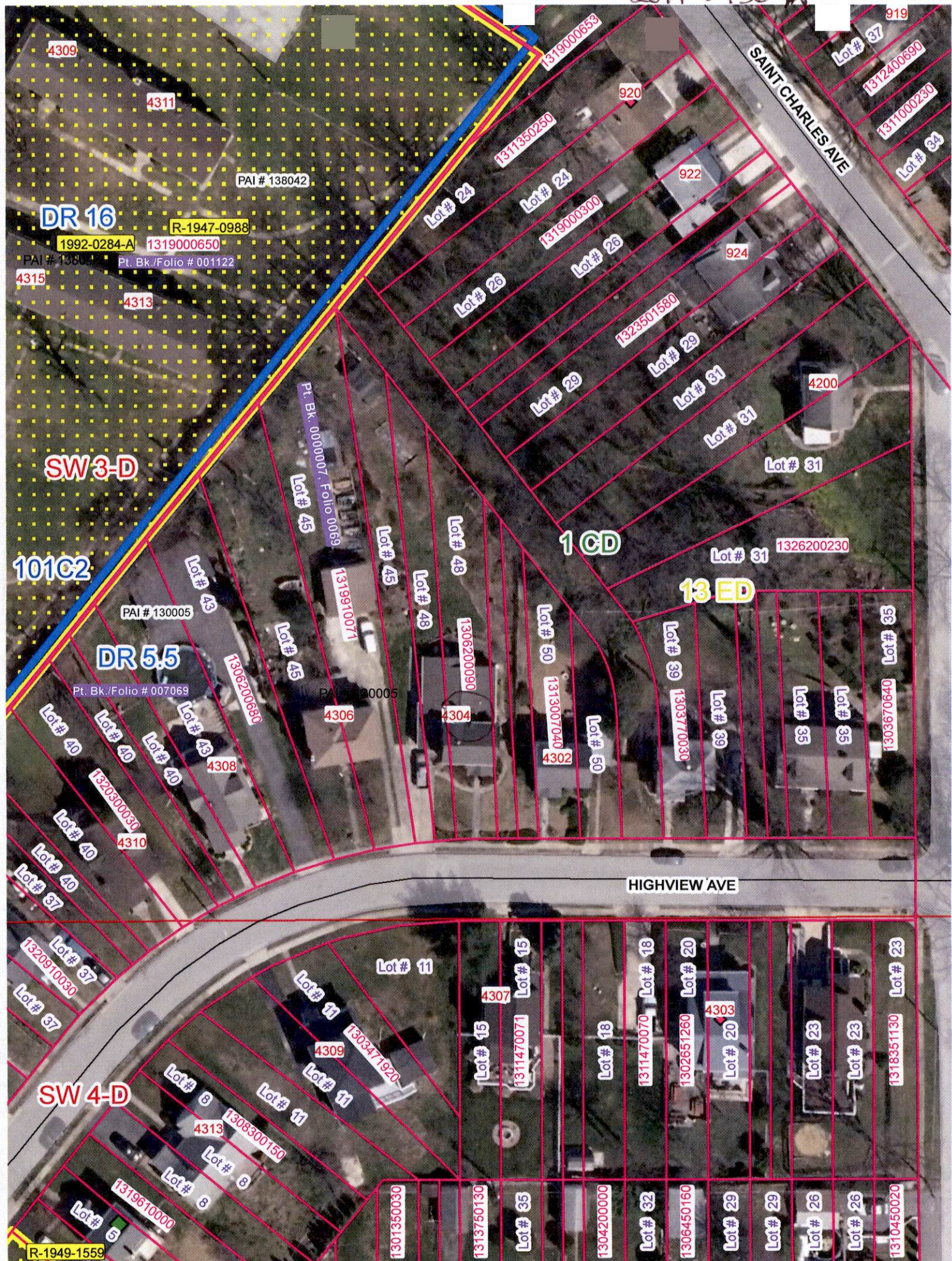


CASE No. 2019-0436-~~A~~

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2019-04-26

4309

4311

PAI # 138042

DR 16

R-1947-0988

1992-0284-A

1319000650

PAI # 138042

Pt. Bk./Folio # 001122

4315

4313

SW 3-D

101C2

DR 5.5

Pt. Bk./Folio # 007069

PAI # 130005

Pt. Bk. 000007, Folio 0069

1319910071

1306200680

PAI # 130005

4306

4304

1306200090

1313007040

4302

Lot # 50

13 ED

Lot # 63

Lot # 63

Lot # 35

Lot # 35

1303670640

Lot # 35

Lot # 31

1326200230

Lot # 31

4200

1323501580

Lot # 29

Lot # 29

Lot # 26

Lot # 24

Lot # 24

1311350250

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Lot # 37

1312400690

1311000230

Lot # 34

HIGHVIEW AVE

SW 4-D

Lot # 11

Lot # 11

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Lot # 8

Lot # 8

1319610000

Lot # 5

R-1949-1559

4307

Lot # 15

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Lot # 18

1311470070

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1302651260

Lot # 20

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1310450020

Lot # 23

1301350030

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1304200000

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Lot # 26

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Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 13 Account Number - 1306200090			
Owner Information					
Owner Name:		PASLICK LEAH W		Use:	RESIDENTIAL
Mailing Address:		4304 HIGHVIEW AV BALTIMORE MD 21229		Principal Residence:	YES
				Deed Reference:	/08644/ 00752
Location & Structure Information					
Premises Address:		4304 HIGHVIEW AVE 0-0000		Legal Description:	LT 48 PT 47,49 RIDGEWOOD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0101	0018	1094	13030041.04	0000	
					Block:
					10
					Lot:
					48
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0007/ 0069
Special Tax Areas: None		Town:		None	
		Ad Valorem:		None	
		Tax Class:		None	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1941		2,070 SF		18,786 SF	
Property Land Area		County Use			
18,786 SF		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	BRICK/	4	3 full
Garage		Last Notice of Major Improvements			
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
				As of	
				07/01/2020	
Land:	57,400	57,400			
Improvements	219,700	235,300			
Total:	277,100	292,700		282,300	287,500
Preferential Land:	0				0
Transfer Information					
Seller: BILLINGSLEY WILLIAM C		Date: 11/09/1990		Price: \$108,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08644/ 00752		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: Approved 01/12/2010					
Homeowners' Tax Credit Application Information					