IN RE: PETITION FOR SPECIAL HEARING
(1836 Loch Shiel Road)

(1836 Loch Shiel Road)
9th Election District

6th Council District

Gina E. Penn,

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0451-SPH

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of a Petition for Special Hearing filed on behalf of Gina E. Penn, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for the subject dwelling to be used as a legal non-conforming 2-apartment structure.

Tom Fair, the property manager and sales broker for the property owner, Gina E. Penn, appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee ("ZAC") comments were received from any of the County reviewing agencies.

SPECIAL HEARING

The subject property is 3,399 square feet in size and is zoned DR-10.5 located in the Loch Raven Village subdivision. Mr. Fair testified that he had done substantial research on the property. He explained that it was originally built as a two family structure in 1949, as was typical of the larger end-units in the development. There is one unit on the first level and one on the second, each having its own kitchen and bath. Photos of the front and rear of the house were admitted as Petitioner's Exhibit 1. Mr. Fair submitted photos showing separate gas meters, separate water meters, and separate furnaces and hot water heaters for the units. These were admitted as

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Petitioner's Exhibits 2, 3, and 4, respectively. He then submitted photos of the two separate kitchens with what appear to be the original cabinetry, which were admitted as Petitioner's Exhibit 5. Mr. Fair explained that these duplex units had the kitchens in the center of the house (floor plans were admitted as Petitioner's Exhibit 9) whereas the other row-homes in Loch Raven have kitchens at the very rear of the house. Mr. Fair then submitted a State Department of Assessments and Taxation ("SDAT") document from 1970 wherein the property is described as a "2 Fam. Dwell." This was admitted as Petitioner's Exhibit 6. Mr. Fair testified that the SDAT told him that this is as far back as their records go. Mr. Fair also submitted copies of the "Chris-Cross Directory" from 1950 forward showing that unrelated persons have lived in these separate units at this address over that time. Petitioner's Exhibit 7. Mr. Fair then submitted photos of the two bathrooms showing what also appears to be the original tiling. Petitioner's Exhibit 8. He testified that the other single family row homes in Loch Raven have only one full bath. Finally, Mr. Fair submitted recent Multiple Listings Service ("MLS") listings showing other identical endunits in Loch Raven Village listed as "multi-family" units. This was admitted as Petitioner's Exhibit 10.

Based on the record evidence I find that the Petitioner has established that this property is a legal non-confirming use as a two-family residential structure. I also note that the Department of Planning has no objection to the requested Special Hearing relief.

THEREFORE, IT IS ORDERED this 7th day of November, 2019 by this Administrative Law Judge, that the Petition for Special Hearing for the subject dwelling to be used as a legal non-conforming 2-apartment structure, be and is hereby GRANTED.

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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 filed within thirty (30) days of the date of this Order.

PÁUL M. MAYHEW

Managing Administrative Law Judge

for Baltimore County

PMM:sln/dlw

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PETITION FOR ZONING HEARING(S)

Property Owner(s) Printed Name(s) 61	which is presently zoned DR 10.5-1 10 Digit Tax Account # 0 9 2 3 0 0 1 0 2 0 NA E. PENN
	PRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
and plan attached hereto and ma	n Baltimore County and which is described in the description ade a part hereof, hereby petition for:
X a Special Hearing under Section 500.7 of the Zoni	ing Regulations of Baltimore County, to determine whether
or not the Zoning Commissioner should approve	LE SUBJECT DWELLING AS A
LEGAL NON-CONFORMING. Z-	Page 14 (1991) - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891 - 1891
a Special Exception under the Zoning Regulations	s of Baltimore County to use the herein described property for
a Variance from Section(s)	
(Indicate below your hardship or practical difficulty you need additional space, you may add an attachment	
7 11-10 50 01 (1(44)660) +	
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TOWELLING UNITS. roperty is to be posted and advertised as prescribed by the zoning regular or we, agree to pay expenses of above petition(s), advertising, posting, and restrictions of Baltimore County adopted pursuant to the zoning law regal Owner(s) Affirmation: I / we do so solemnly declare and affirm, unlich is the subject of this / these Petition(s).	Legal Owners (Petitioners): CINA E PENN Name #1 - Type or Print Name #2 - Type or Print Name #4 - Type or Print
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roperty is to be posted and advertised as prescribed by the zoning regular or we, agree to pay expenses of above petition(s), advertising, posting, not restrictions of Baltimore County adopted pursuant to the zoning law regal Owner(s) Affirmation: I / we do so solemnly declare and affirm, unlich is the subject of this / these Petition(s). Contract Purchaser/Lessee: ame-Type or Print Ignature Ignature Attorney for Petitioner: Attorney for Petitioner:	Legal Owners (Petitioners): CINA E PENN Name #1 - Type or Print Signature #2 To HIGH SHERIFFTRL BERLIN, MD Mailing Address City State Zignature #1 City State Zignature #3 City City

1836 Loch Shiel Rd. Baltimore, MD 21286

Property Description

Beginning at a point on the <u>east</u> side of <u>Loch Shiel Road</u>, which is <u>60'</u> wide at a distance of <u>476' south</u> of the centerline of the nearest improved intersecting street <u>Aberdeen Road</u>, which is <u>60'</u> wide.

Being Lot <u>#30</u>, Block <u>#3</u>, in the subdivision <u>Loch Raven Village</u> as recorded in Baltimore County Plat Book <u>#13</u>, Folio <u>#131</u>, containing <u>.078 acres</u>. Located in the <u>9</u> Election District and <u>6</u> Council District.

Debra Wiley

Pr-11-4-19 1:30 pm

From:

David Billingsley <dwb0209@yahoo.com>

Sent:

Wednesday, October 30, 2019 4:02 PM

To: Cc: Administrative Hearings

Subject:

cheryl@benfrederick.com 1836 Loch Shiel Road Case # 2019-0451-SPH

Attachments:

Scan_0468.pdf

CAUTION: This message from dwb0209@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.

POSTING RECERTIFICATIONS ATTACHED THANKS

Dave Billingsley Central Drafting and Design 410-679-8719 OFFICE 410-458-1401 CELL

RECEIVED

OCT 3 1 2019

OFFICE OF ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

RECERTIFY 10/30/19
Date: OCTOBER14, 2019

1836 LOCH SHIEL RD #1 Project Name: RE: 2019-0451-SPH Case Number /PAI Number: RECEIVED **GINA PENN** Petitioner/Developer: OCT 3 1 2019 NOVEMBER 4, 2019 Date of Hearing/Closing: __ OFFICE OF ADMINISTRATIVE HEARINGS 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 1836 LOCH SHIEL ROAD RECERTIFY 10/30/19 OCTOBER 14, 2019 The sign(s) were posted on (Month, Day, Year) David Bellingsley Oct 30, 2019 12:44:22 PM **ZONING NOTICE** DAVID W. BILLINGSLEY CASE NO. 2019-0451-5PH (Printed Name of Sign Poster) 1836 LOCH SHIEL ROAD 601 CHARWOOD COURT A HEARING WILL BE HELD BY THE (Street Address of Sign Poster) ADMINISTRATIVE LAW JUDGE PLACE ROOM 205 JEFFERSON BUILDING, 105 WEST EDGEWOOD, MD. 21040 CHESAPEAKE AVENUE, TOWSON MD 21204 (City, State, Zip Code of Sign Poster) TIME MONDAY, NOVEMBER 4, 2019 @ 130 PM (410) 679-8719 SPECIAL HEARING FOR THE USE OF THE DWELLING (Telephone Number of Sign Poster) AS A LEGAL NON-CONFORMING 2 (TWO) APARTMENT STRUCTURE on hearing to openin additional information, contact Spourtraint of the ervals and inspections, 111 West Chesapeake Avenue

(410) 287 3391

THE STATE OF METERS AND ADDRESS OF THE STATE OF THE STATE

CERTIFICATE OF POSTING

PECERTIFY 10/30/19
Date: OCTOBER14, 2019

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RE:	Project Name:	1836 LOCH SHIEL RD #2	RECEIVED
	Case Number /PAI Number:	2019-0451-SPH	OCT 3 1 20
	Petitioner/Developer:	GINA PENN	OFFICE OF
	Date of Hearing/Closing:	NOVEMBER 4, 2019	DMINISTRATIVE HE
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	Oct 30, 2019 12:44:43 PM	(Month, Day, Year)	The second secon
		David Belle	ngsley Iwaslee
Z	ONING NOTIC	(Signature of Sign F	
	CASE NO. 2019-0451-5PH 1836 LOCH SHIEL ROAD	(Printed Name of Sign I	Poster)
	A HEARING WILL BE HELD BY THE	601 CHARWOOD COU	RT
	ADMINISTRATIVE LAW JUDGE	(Street Address of Sign	Poster)
	ROOM 205 JEFFERSON BUILDING, 10 ESAPEAKE AVENUE, TOWSON, MO 21		40
THVIE	MONDAY, NOVEMBER 4, 2019/0 1:5	(City, State, Zip Code o	f Sign Poster)
	AL HEARING FOR THE USE OF THE DWI AS A LEGAE NON-CONFORMING 2 ITWO		
Toxonin	APARTMENT STRUCTURE APARTMENT	(Telephone Number of	Sign Poster)

RE: PETITION FOR SPECIAL HEARING 1836 Loch Shiel Road; E/S of Loch Shiel Road, 476' S of the c/line of Aberdeen Road 9th Election & 6th Councilmanic Districts Legal Owner(s): Gina E. Penn

BEFORE THE OFFICE

OF ADMINSTRATIVE

HEARINGS FOR

* BALTIMORE COUNTY

* 2019-451-SPH

ENTRY OF APPEARANCE

Petitioner(s)

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

Peter Max Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

SEP 19 2019

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 19th day of September, 2019, a copy of the foregoing Entry of Appearance was mailed to Tom Fair, P.O. Box 50015, Baltimore, Maryland 21234, Representative for Petitioner(s).

PetaMax Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD

Tuesday, October 15, 2019 - Issue

Please forward billing to:

Cheryl Sadera Fair Management, LLC P.O. Box 50015 Baltimore, MD 21211 410-688-1348

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: 2019-0451-SPH

1836 Loch Shiel Road

Point on the east side of Loch Shiel Road, south of Abedeen Road

9th Election District – 6th Councilmanic District

Legal Owners: Gina Penn

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Special Hearing for the use of the dwelling as a legal non-conforming 2-Apartment structure.

Hearing: Monday, November 4, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

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



JOHN A. OLSZEWSKI, JR. County Executive

MICHAEL D. MALLINOFF, Director

Department of Permits,

Approvals & Inspections

October 8, 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:

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1836 Loch Shiel Road

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Hearing: Monday, November 4, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff Director

MM:kl

C: Tom Fair, P.O. Box 50015, Baltimore 21234 Gina Penn, 75 High Sheriff Trail, Berlin 21811

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 15, 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.

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:

10/15/2019

Order #:

11802252

Case #:

2019-0451-SPH

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:

2019-0451-SPH

(Representative Signature)

NOTICE OF ZONING HEARING

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1836 Loch Shiel Road Point on the east-side of Loch Shiel Road, south of Abedeen Road

9th Election District - 6th Councilmanic District

Legal Owners: Gina Penn

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Michael Mall Inoff

Director of Pennits, Approvals and Inspections for Baltimore County NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS

OFFICE AT 110-887-868.

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

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CERTIFICATE OF POSTING

Date: OCTOBER14, 2019 1836 LOCH SHIEL RD #1 RE: Project Name: 2019-0451-SPH Case Number /PAI Number: **GINA PENN** Petitioner/Developer: NOVEMBER 4, 2019 Date of Hearing/Closing: 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 1836 LOCH SHIEL ROAD The sign(s) were posted on _ OCTOBER 14, 2019 (Month, Day, Year) . 0et 14, 2019 1:41:25 PM ZONING NOTIC DAVID W. BILLINGSLEY CASE NO. 2019-0451-SPH (Printed Name of Sign Poster) 1836 LOCH SHIEL ROAD A HEARING WILL BE HELD BY THE 601 CHARWOOD COURT (Street Address of Sign Poster) PĽÁCE: RÓDIN 205 JEFFERSON BUJLDING, 105 WEST CHESAPEAKE ÁVENUE, TOWSON, MD. 21204 EDGEWOOD, MD. 21040 TIME: MONDAY, NOVEMBER 4, 2019 @ 1:30 PM (City, State, Zip Code of Sign Poster) SPECIAL HEARING FOR THE USE OF THE DWELLING AS A LEGAL NON-CONFORMING 2 (TWO) (410) 679-8719 APARTMENT STRUCTURE (Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

were posted conspicuously on the property located at ___1836 LOCH SHIEL ROAD

The sign(s) were posted on

RE:

OCTOBER 14, 2019

(Month, Day, Year)



CASE NO. 2019-0456

1836 LOCH SHIEL RC

A HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204 TIME: MONDAY, NOVEMBER 4, 2019 @ 1:30 PM

SPECIAL HEARING FOR THE USE OF THE DWELLING AS A LEGAL NON-CONFORMING 2 (TWO) APARTMENT STRUCTURE

Postponements due to weather or other conditions are sometimes necessary. To confirm hearing or obtain additional information contact Department of Permits Approvals and inspections, 111 West Chesapeako Avenue, 101 Met 2010 (1973)

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UN THEARING, HEARINGS ARE HANDICAPPED ACT

Oavid Bellevyley
(Signature of Sign"Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Case Number: 2019-0451-5PH	
Property Address: 1836 LOCH SHIEL PD BALTIMORE, MD 21786	
Property Description: Beginne at a point on the Enot side of Soul Shiel 476 South of the # of abendoon & Rol.	Rd.
Legal Owners (Petitioners): <u>GINA E PENN</u>	
Contract Purchaser/Lessee:	
PLEASE FORWARD ADVERTISING BILL TO:	
Name:	
Company/Firm (if applicable): FAIR MANAGEMENT, LC	
Address: <u>Po Rox Soots</u>	
RALTIMORE, MO 21211	
Telephone Number: 443 616 1541	
alt Chery Sadera Revised 7/9/2015	

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Michael D. Mallinoff

DATE: 10/17/2019

Director, Department of Permits, Approvals and Inspections

FROM:

C. Pete Gutwald

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 19-451

INFORMATION:

Property Address: 1836 Loch Shiel Road

Petitioner:

Gina E. Penn

Zoning:

DR 10.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine that the subject property is a legal non- conforming 2-apartment structure.

A site visit was conducted on 9/19/2019. The property is an end unit located in the Loch Raven Village community.

The Department does not object to granting the petitioned zoning relief.

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

Prepared by:

Division Chief

Jenifer G. Nugent

CPG/JGN/JAB/

c: Laurie Hay Tom Fair

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director DATE: 10/24/19

Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For September 13, 2019

Item No. 2019-0451-SPH, 0452-A, 0454-A, 0455-A, 0456-A, 0457-A, 0459-

SPHA, 0460-A, 0462-SPHA & 0463-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

VKD: cen cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Michael Millanoff, Director

DATE: 10/24/19

Department of Permits, Approvals

FROM:

Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 13, 2019

Item No. 2019-0451-SPH, 0452-A, 0454-A, 0455-A, 0456-A, 0457-A, 0459-

SPHA, 0460-A, 0462-SPHA & 0463-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

VKD: cen cc: file



JOHN A. OLSZEWSKI, JR. County Executive

MICHAEL D. MALLINOFF, Director

Department of Permits,

Approvals & Inspections

October 28, 2019

Tom Fair PO Box 50015 Baltimore MD 21234

RE: Case Number: 2019-0451-SPH, 1836 Loch Shiel 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 September 06, 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.

_e//

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel Gina E. Penn 75 High Sheriff TRL Berlin, MD 21811

DATE 310/17/2019

BALTIMORE COUNTY, MARYLA INTER-OFFICE MEMORAND

TO:

Michael D. Mallinoff

Director, Department of Permits, Approvals and Inspections

FROM:

C. Pete Gutwald

Director, Department of Planning

ZONING ADVISORY COMMITTEE COMMENTS SUBJECT:

Case Number: 19-451

INFORMATION:

Property Address: 1836 Loch Shiel Road

Petitioner:

Gina E. Penn

Zoning:

DR 10.5

Requested Action:

Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine that the subject property is a legal non- conforming 2-apartment structure.

A site visit was conducted on 9/19/2019. The property is an end unit located in the Loch Raven Village community.

The Department does not object to granting the petitioned zoning relief.

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

Prepared by:

Division Chief:

Jenifer G. Nugent

CPG/JGN/JAB/

c: Laurie Hay Tom Fair Office of the Administrative Hearings People's Counsel for Baltimore County



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:

October 1, 2019

SUBJECT:

DEPS Comment for Zoning Item

Address

2019-0451-SPH

1836 Loch Shiel Road

(Penn Property)

Zoning Advisory Committee Meeting of September 13, 2019.

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

Reviewer:

Steve Ford

TO THE PARTY WOOD



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

Date: 9/18/19

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 - 0451 - 5P4

Special Hearing Gina E. Penn 1836 Loch Schiel Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.

Metropolitan District Engineer

Maryland Department of Transportation

State Highway Administration

District 4 - Baltimore and Harford Counties

WW/RAZ

CASE NAME_	1836	Local Shiel	M
CASE NUMBE	R 2019-	-0451-SPA	•
DATE		——————————————————————————————————————	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
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CHECKLIST

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10/1	DEPS (if not received, date	e-mail sent _				No Comment
**************************************	FIRE DEPARTMEN	Т	•			
10/17	PLANNING (if not received, date	e-mail sent _)		Modblection
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	COMMUNITY ASS	OCIATION				
,	ADJACENT PROPE	RTY OWNE	RS			
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PRIOR ZONING	(Case)	No				
NEWSPAPER AD	VERTISEMENT	Date:	10	15	19	
SIGN POSTING (1 st)	Date:	10/	141	19_	by Bellinsley
SIGN POSTING (2 nd)	Date:	10	30/1	4	by Bellingsley
	SEL APPEARANCE SEL COMMENT LETTE	Yes ER Yes	4	No No		
Comments, if any:						

Real Property Data Search

Search Result for BALTIMORE COUNTY

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						ner Info	rmation					
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Mailing A	ddress:			75 HIGH S BERLIN M	HERIFF TED 21811-	RAIL	Deed	l Reference	e:	/19339/ 00	653	
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Case No.: 2019-0451-SPH - 1834 Loch Serie Rd.

Exhibit Sheet

Petitioner/Developer

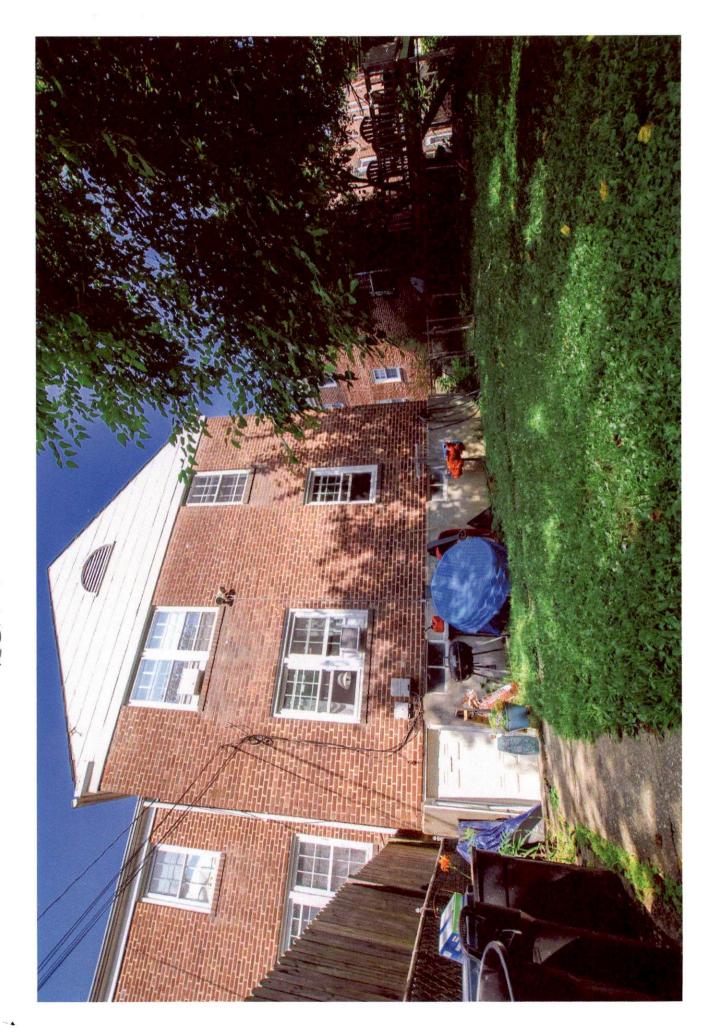
Protestants

No. 1	Photos of House	
No. 2	Photos of Separate Photos of Separate	
No. 3	Blec. Meters	
No. 4	Photos of Segarater FUNNALES	
No. 5	Photes of Superatu Kitchers	
No. 6	1970 SDAT DOC	
No. 7	CHRIS-CHRUS DIRECTORY From 1950s	
No. 8	ALT LISTANS OF SIMILAR HOMES IN ANDR	Photos of Sup. Baths
No. 9	Floor Plans	
No. 10	MLS LISTINGS	
No. 11		
No. 12		

17-17-74 4 Phil 1 Sq. 13 1hs

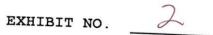


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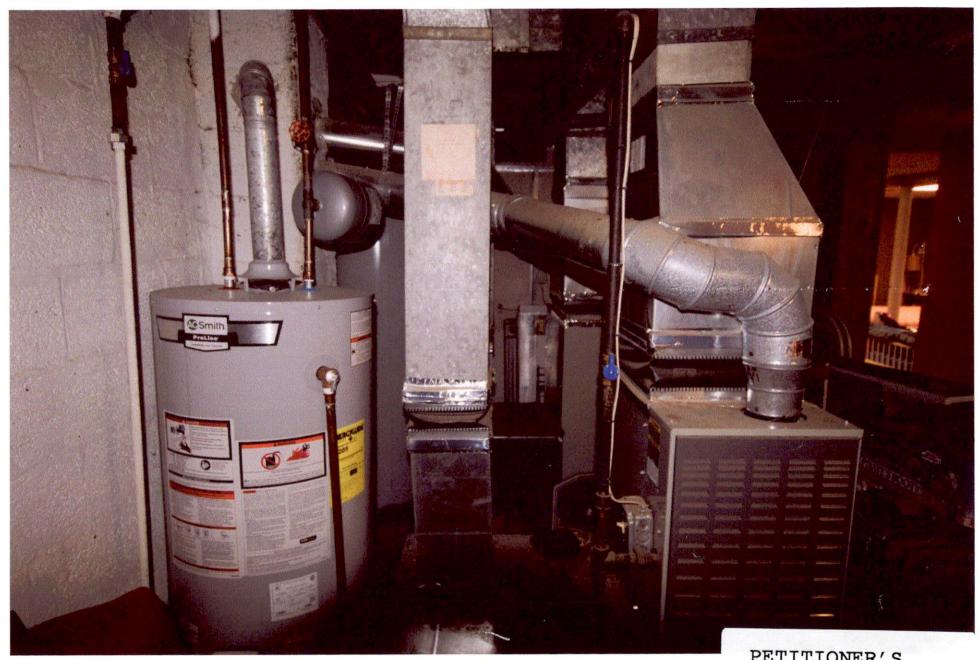
SEPARATE GAS METERS







2 WATER HEATERS B 2 FURNACES



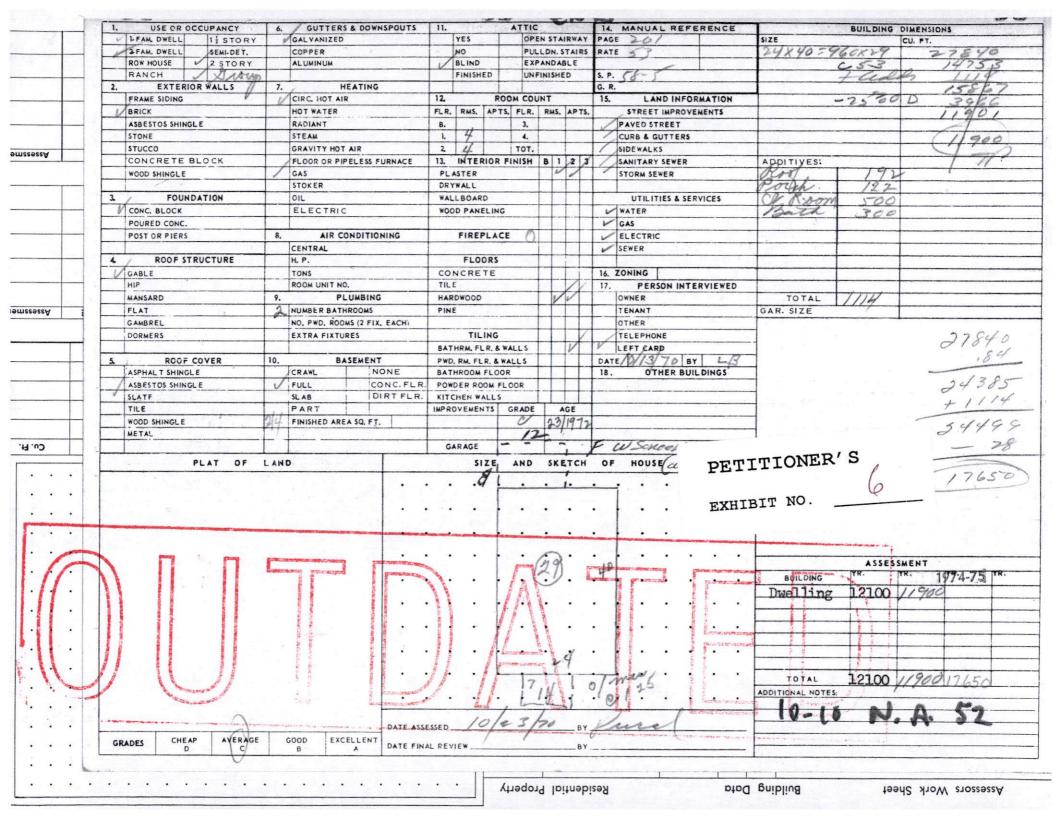
PETITIONER'S

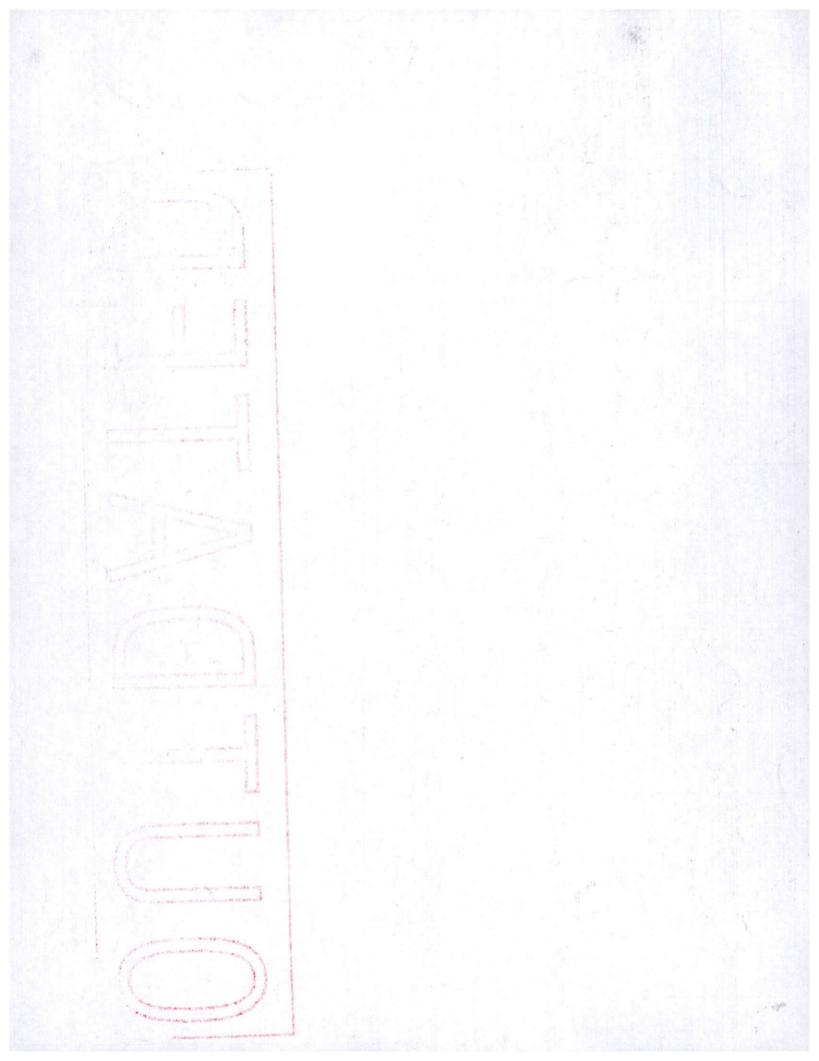
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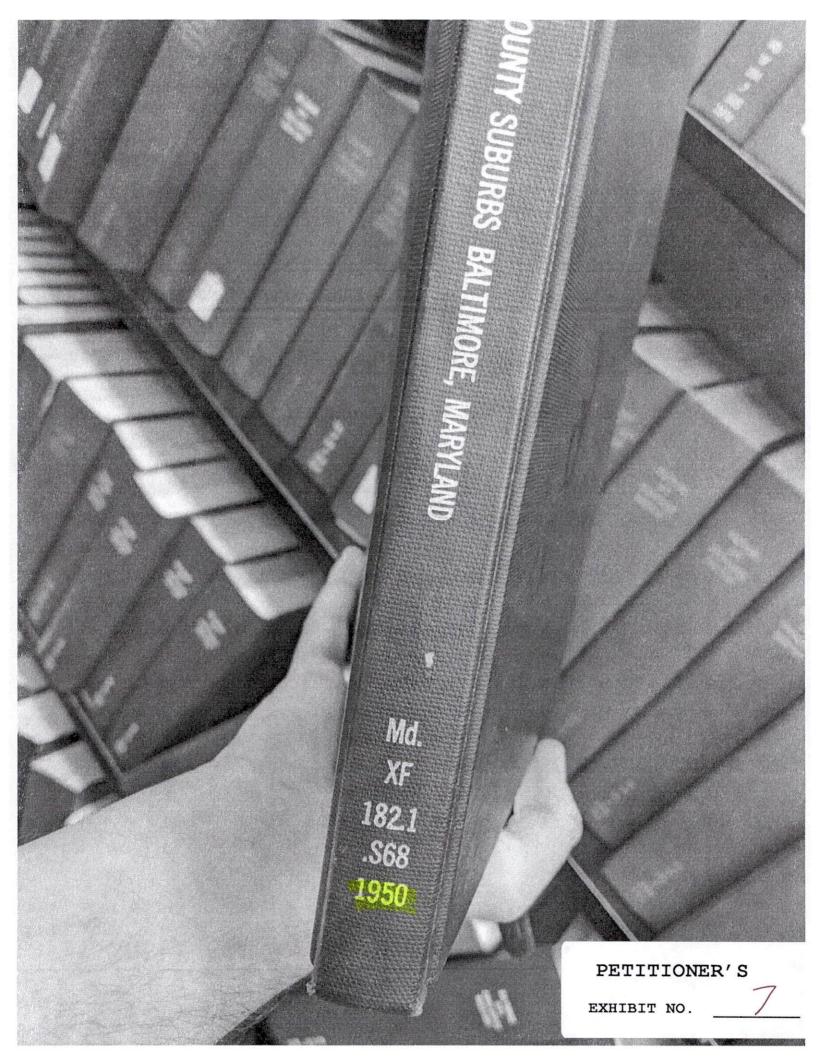
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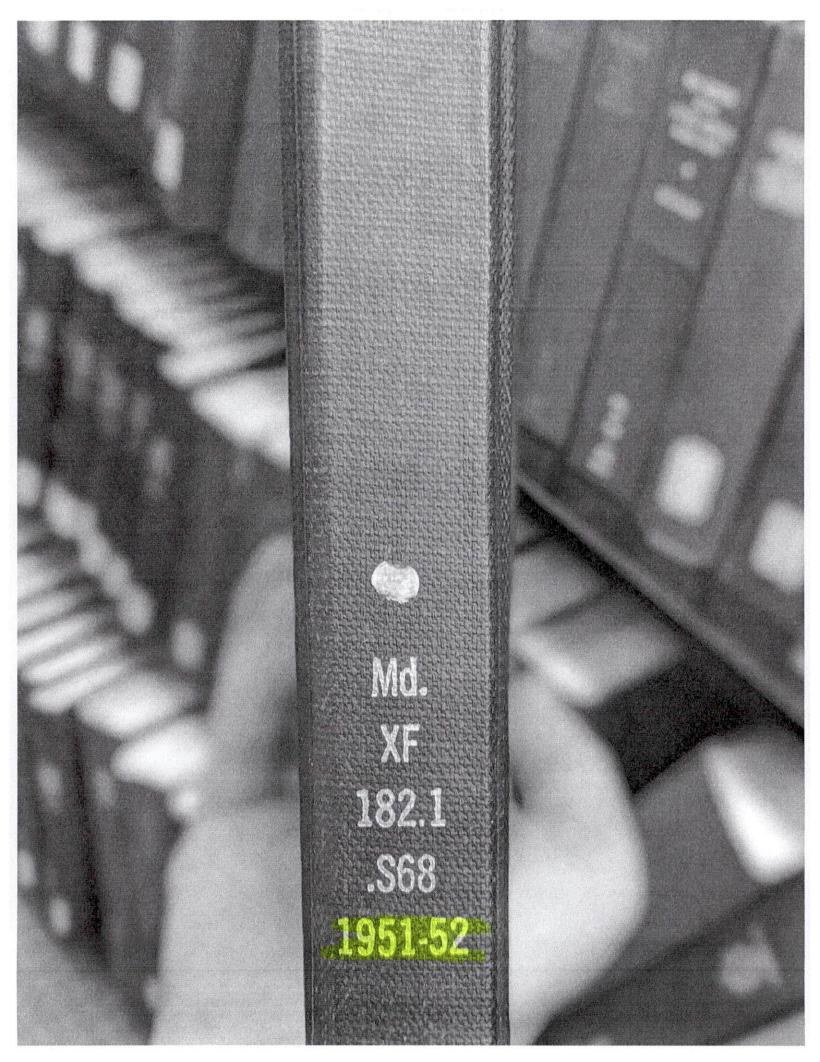




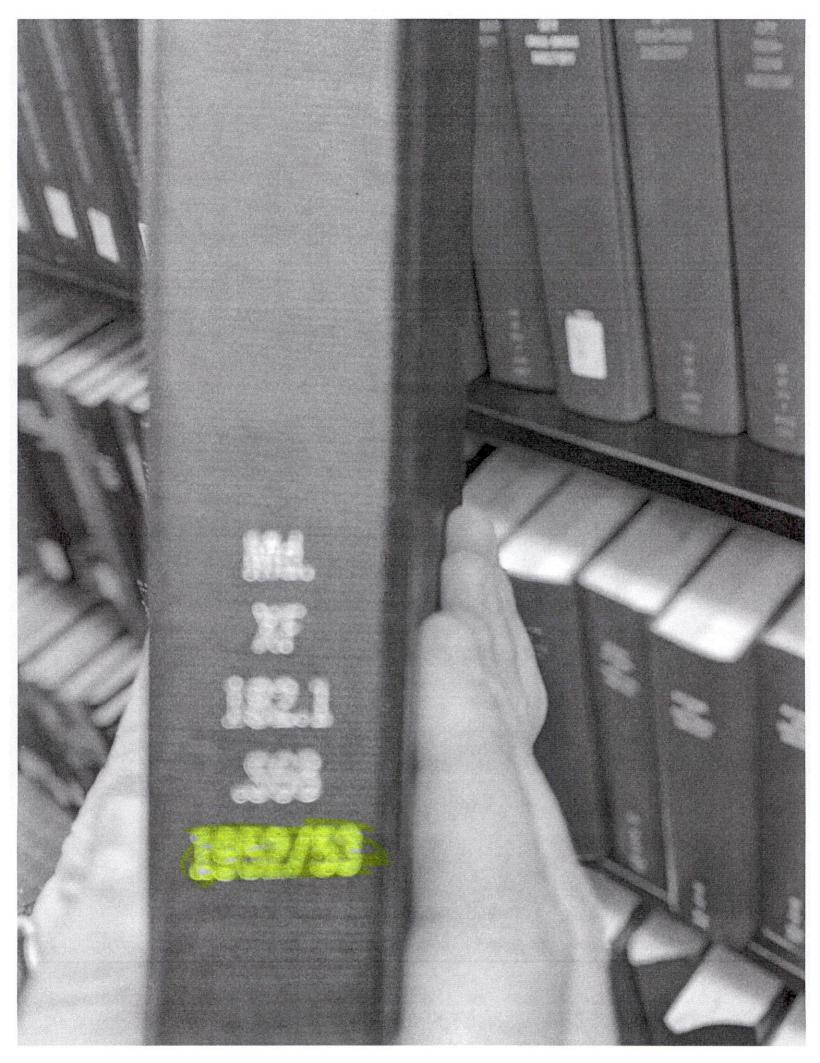




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2821		COLONIAL ESSO. SERV ST	TA TO 9893	1830 PRILETTS C. ROBT	TO 6924
2996 8707 BATNESTILLE 8702 BATNESSTILLE 8707 CEDRONE J DANL 10 3555 1841 LOMBARD 1 JOHN D 10 6304 1842 STEVENS O ELLSWORTH TO 7041 1843 HEWITT WM J TO 3467 1612		- RESTEMEYER A SERV STA	A TO 9763	1839 EUHMETER OTHER	TO 6994
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O 9196 - SMITH WM S JR TO 2365 1855 OVERMAN CYRUS TO 0561 O 0552 - WATERS MRS BRENT TO 0148 1856 COMMERFORD H. FRED TO 8665 O 0150 - WISE PHILIP J. TO 8525 1857 WILSON LESLIE S JR TO 0517 O 2995 - 1858 DOWNS FLORENCE R TO 2362 O 7328 LOCH SHIEL ROAD: (4) 1859 BEACHAM ROBT S TO 9516 O 0162 1800 HURT HENRY H TO 6115 1860 AGEE FRED B. JR. PHYS TO 6510 TO 7654 1802 CANN A F TO 6806 1862 CLAWSON ALBERT E TO 8948 1804 BENSON FRANCIS M TO 6923 1863 FLEAGLE HOWARD L TO 0360	O 1589	- POTTBERG ROLFE	TO 6133	1853 KOLTAY ERNEST J	TO 6647
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	TO 1402	1808 CADOTTE GEO R	TO ETE	COCALL-	10.0360



ctri-	LOCH SHIEL ROAD: (4) (1833 Palosky Donald D 1834 Nugent Carey T	3
Service TO 9766	1834 Wall Richard A 1835 Phipps Ralph W	TO 0246 VA 2647
TO 9893 TO 9763	1836 Haynes Stephen S 1836 Woersching Thos B 1837 Meninger Robert A	TO 8189 TO 8567 TO 7104
air TO 3555 TO 3555	1838 Phillips Peter F 1839 Lohmeyer C Robt 1840 Cuttino P F	TO 0815 TO 6924 TO 6994
7A 2781	1841 Lombardi John D 1842 Stevens O Ellsworth 1843 Adams Wallace M	TO 6304 TO 7041
O 5136 O 4708	1844 Earley Elmer S Jr 1845 Strain J Dudley	VA 0326 TO 5486 TO 4536
0 8951 0 7222 0 3035	1846 Powers Lowell H 1847 Griswold Francis F 1848 Funkey John H	VA 2934 TO 7183 TO 9156
0 1089	1849 Barnsley Walter M 1849 Underwood Frederic	TO 5521 TO 0916



	D.	LOCH SHIEL ROAD: (4) Co	onto		LOCH SHIEL ROAD: (4) Cont.
(4) Cont.			VA	0183	1870 Long Earl D TO
		1810 Thrash Glenn E	VA	1026	1871 Brooks Carl E VA
TO 5738		1810 Rauh Fred	TO	6174	1872 Brent Wm H TC
TO 3753		1811 Miller Fred 1811 Miller Fred	TO	6174	1873 Stephenson M E TO
ners TO 6207	Oll	1812 Kahmer Louis V Jr	TO	6832	1874 Hoskins Lane C TO
ervice		1812 Kanner A Creel	TO	6703	1875 Kenton Thos B TO
TO 9630	PIN	1813 Yutzy A Creel	TO	6954	1877 Minker M J TO
Service		1814 Auer John D		7297	
TO 9535	Ol	1815 Bilz Melvin		6764	LOCKSLEY ROAD: (4)
rant VA 2404		1816 Schackert Chas E		6773	(Allegheny Avenue)
art VA 2792	100 9	1817 Hanson L M		6896	FAA: ** 4.4
y TO 6260		1818 Brown Marlin W		4484	
VA 0560		1819 Seagle E Wilson		5508	
TO 9717		1820 Tear James E		7216-	502 Thomas Robt E Jr T
VA 0652		1821 Harman Franklin		1779	503 Holland Howard E Jr T 504 Allison Geo P T
TO 9521		1822 Girvin H Wm		1779	
vare Store		1822 Jones S Edith RN			505 McCarthy Timothy W T
TO 9521		1822 Miller John H phys		1353	506 Schlufter Herman E T
nacy TO 7876	V	1823 Casale Jos J		7129	507 Brown Robt F Jr V
TO 6120	ph 72	1823 Hatch Edwin P		1607	508 Stavar John P
s TO 8482		1824 Chadwick L I		9087	510 Hammers Wm S Jr
quor Store		1824 Schoenberger Elvin			511 Hartman Shirley L
TO 5750				1455	512 Schultz Chas F
rket		1825 Reed Henry J		2945	513 Teass Geo S
TO 8535		1826 Wiedefeld Frank J		7053	
TO 8535		1827 Burke Eugene V		2722	LOCUST AVENUE: (Ruxton, 1
		1828 Polek Walter J		8783	- Bright J Paul Jr
Electricians		1829 Thornton Frank R	VA	2078	- Dryden Linsay D Jr
TO 9080	m)	1830 Elsmo Ralph N	TO	7241	- Levering Leonard M '
e Center	1 19	1831 Stocksdale Alan	TO	7296	- Merryman Wm J
TO 9763		1832 Smith David L	TO	7132	- Price Wm J 3d
	101	1833 Shaw Danl J		3489	- Schad Helen Macy
a TO 9893		1833 Smith Jay L		0751	- Talaiaferro Jno C 3d
Sta	6	1834 Beste Frederick J		1452	- Idiaratetto jilo C 30
TO 9766		1835 Buehler Geo W			w
Repair		1835 Phines Park III		7382	- West Page
TO 3555		1835 Phipps Ralph W		2647	West Page Jr
TO 3555		1836 Fausnaugh D J	VA	1547	- Whiteley G Calvin
holstg		1836 Woersching Thos B	TO	8567	- Wyatt Arthur R
VA 2781		Meninger Robert A	TO	7104	
M Mrs		TWO FILLIANS PARAS TO	TO	0815	LOCUSTVALE ROAD: (4)
VA 3064		LONDAUGH C D.L.		6924	(Dulaney Valley Rose
		V Cuffena D v		5994	901 O'Sullivan Bernard
		TA LOmbard to your			902 Medlock Lawrence C
TO 5136		1842 Stevens O Ellaward		6304	
	Company of the Compan		1 A T A	OF REAL PROPERTY.	903 Trano Raymond E





LOCH	SHIEL ROAD: (4) Cor	
LUCII	Shaw Danl J	VA 5-3489
1833	Beste Frederick J	VA 5-1452
1834	Beste Flederick 5	VA 5-4960
1834	Marcel Albert H	VA 3-7382
1835	Buehler Geo W	
1835	Phipps Ralph W	VA 5-2647
1836	Black Wanda Mrs	VA 5-6329
1836	Wood Maurice H	VA 3-0052
	Meninger Robert A	VA 3-7104
	Phillips Peter F	VA 3-0815
1839	Lohmeyer C Robt	VA 3-6924
1840	Cuttino P F	VA 3-6994
1841	Lombardi John D	VA 3-6304
1842	Stevens O Ellswort	th
		VA 3-7041
1843	Adams Wallace M	VA 5-0326
	- 11-11-CC III	721 0 0020

1844 Earley Elmer S Jr VA 3-5486

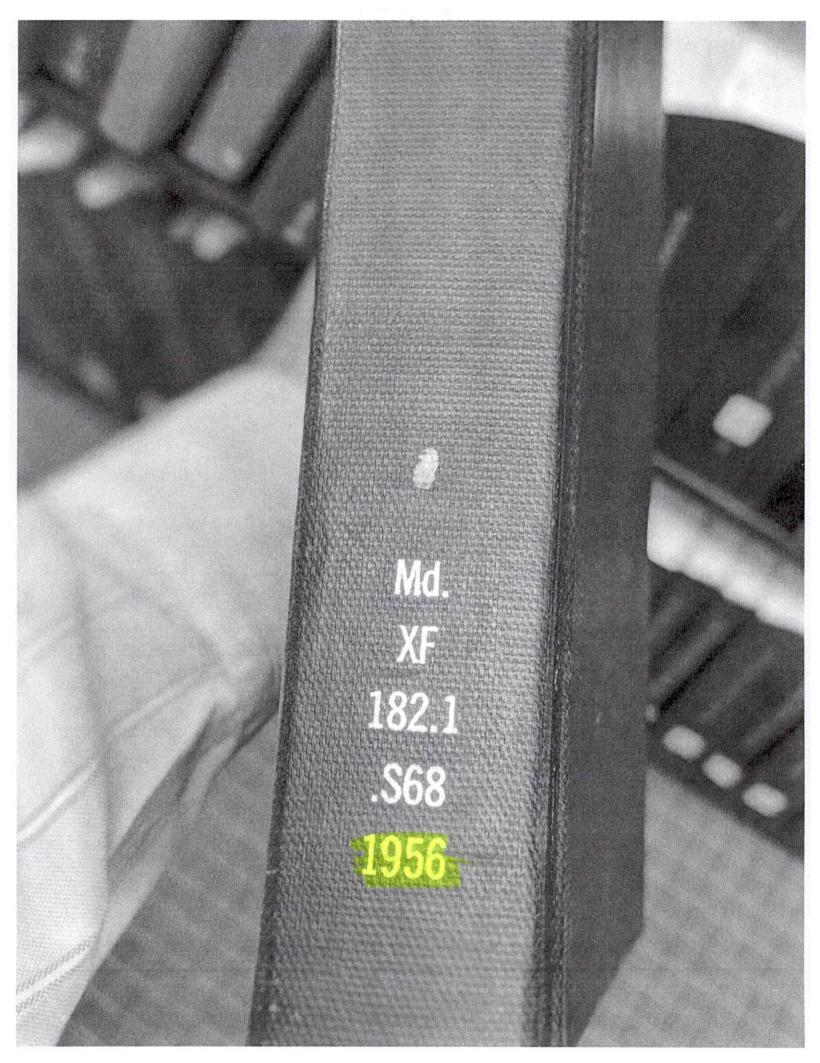
1845 Sten:

September 1 100 THE RESERVE 3(6)

July - The Control

ALCONO HUMAN

ont.	LOCH SHIEL ROAD: (4) Cont.	
-8535	1824 Chadwick L I VA 3-9087	
	1824 Schoenberger Elvin C	
9893	VA 5-1455	
9893	1825 Reed Henry J VA 3-2945	
9665	1827 Burke Eugene V VA 5-2722	
	1828 Polek Walter J VA 3-8783	
9766	1829 Thornton Frank R VA 5-2078	
ter	1830 Elsmo Ralph N VA 3-7241	
9763	1831 Stocksdale Alan VA 3-7296	
cs	1832 Smith David L VA 3-7132	
2074	1833 Miller H Randall VA 5-4797	
2074	1833 Plopper Martha Miss	1
	VA 5-9769	1.
3555	1834 Beste Frederick J VA 5-1452	
3555	1834 Marcel Albert H VA 5-4960	
	1835 Buehler Geo W VA 3-7382	1.
781	1835 Phipps Ralph W VA 5-2647	1
	1836 Christopher A R Jr VA 3-3447	
064	1836 Ward M H VA 3-0052	
		1.
	1838 Phillips Peter F VA 3-0815	1
	1839 Lohmeyer C Robt VA 3-6924	
177	1840 Cuttino P F VA 3-6994	
173	1841 Lombardi John D VA 3-6304	1
482	1842 Stevens O Ellsworth	1



LOCH SHIEL ROAD: (4) Cont. VA 3-7132 1832 Smith David L VA 5-4797 1833 Miller H Randall VA 5-9769 1833 Plopper Martha Miss VA 5-1452 1834 Beste Frederick J VA 3-7382 1835 Buehler Geo W VA 5-2647 1835 Phipps Ralph W VA 5-3026 1836 Brack Gerald L VA 3-0052 1836 Ward M H 1837 Meninger Robert A VA 3-7104 1838 Phillips Peter F VA 3-0815 1839 Lohmeyer C Robt VA 3-6924 1840 Cuttino P F VA 3-6994 1841 Lombardi John D VA 3-6304 1842 Stevens O Ellsworth VA 3-7041 1843 Adams Wallace M VA 5-0326 1844 Earley Elmer S Jr VA 3-5486 1845 Strain J Dudley VA 3-4536 1846 Emge Geo E VA 5-8129 1846 Waring Chas D VA 5-4155 1847 Mack Geo F Jr 1848 Funkey John H VA 3-1794 1849 Underwood Frederic VA 3-9156 1850 Fleury Chas M VA 3-0916 1851 Pritchard Wm D Jr VA 5-9736 1852 Wilde Stuart W VA 3-9231

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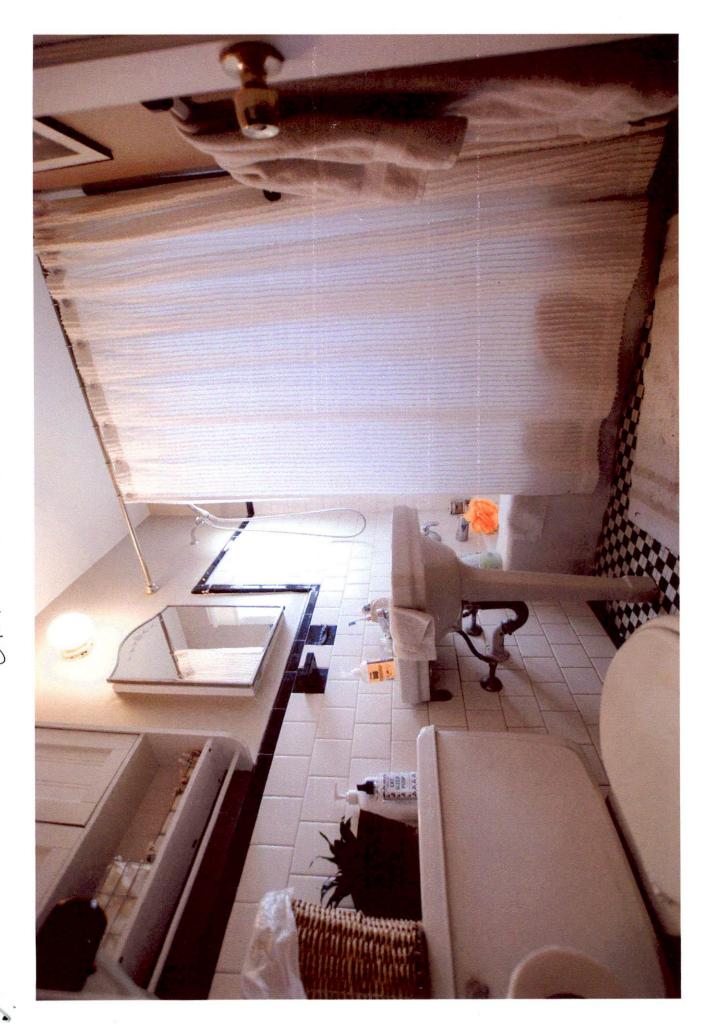
UNIT 1 BATH

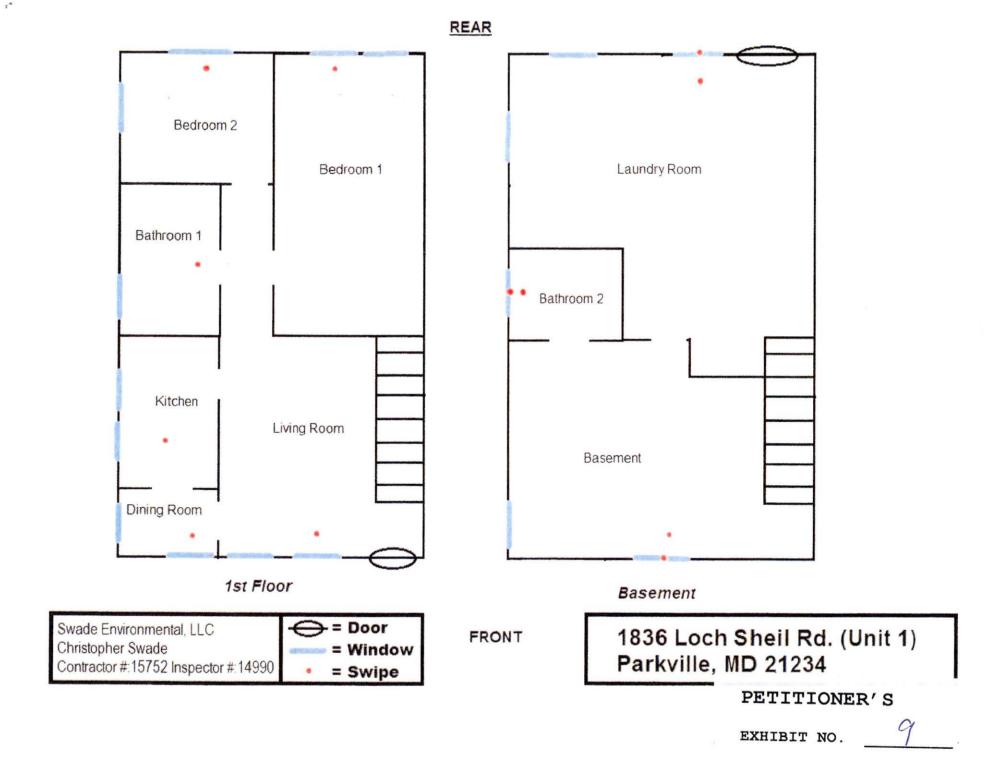


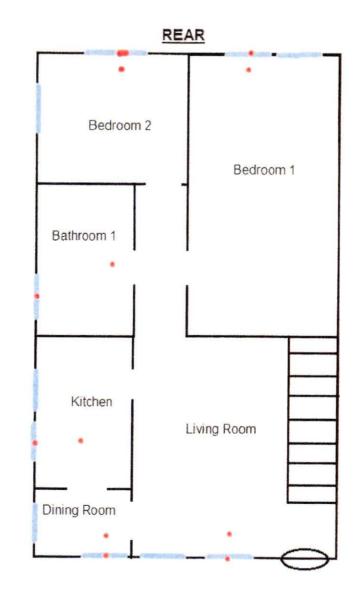
PETITIONER'S

EXHIBIT NO.









2nd Floor

Swade Environmental, LLC
Christopher Swade
Contractor #:15752 Inspector #:14990

= Door
= Window
= Swipe

FRONT

1836 Loch Sheil Rd. (Unit 2) Parkville, MD 21234

Agent Gallery

1736 Aberdeen Rd, Baltimore, MD 21234



0.1 mi Multi-Family

MLS #: MDBC323048

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple Sale Type: Standard

Heat: Forced Air / Natural Gas Basement: Yes / Connecting Stairway, Full, \$1,511 / 1996

Rear Entrance, Walkout Stairs Metering: Fully Separate List Date: 08/27/1997 Modified on: 04/05/19

Agreement of Sale Dt: 11/19/97

\$94,900 Closed

Number of Units: 2 Two Bedroom Units: 2 Acres/Lot SF: .07 / 3,256

Style: Other Year Built: 1949

Tax Annual Amt / Year:

Cooling: No Cooling / None Constr Materials: Brick DOM/CDOM: 144 / 144 Close Date: 01/16/98

List Agent: Jerry Swisher (26299) (MD:85087) (410) 456-3868 List Office: O"Conor, Piper & Flynn ERA (OPF16) (410) 823-2323

Agent Remarks: GREAT OPPORTUNITY TO LIVE IN ONE APT AND RENT THE OTHER FOR HELP W/MORTGAGE!! SEPARATE ENTRANCE, SEP HEAT & HOT WATER HEATERS. LEVEL LOT IN A MOST CONVENIENT LOCATEION!! ESY TO SHOW!! BONUS \$1000 TO ...

Directions: NORTH ON LOCH RAVEN VILLAGE TURN EAST ON ABERDEEN RD

1823 Loch Shiel Rd, Baltimore, MD 21234



0.0 mi Multi-Family

MLS #: 1005909138 Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village Ownership: Fee Simple Sale Type: Standard Basement: No List Date: 04/10/1995

Modified on: 04/05/19 Agreement of Sale Dt: 05/20/95

List Agent: Non Member Member (12345) (Lic# Unknown) (301) 838-7100

Closed

List Office: Comps (COMP1) (301) 838-7100

\$106,000

Number of Units: 2 Acres/Lot SF: .00 Structure Type: Other Style: Colonial

Year Built: 0 DOM/CDOM: 0 / 0

Close Date: 07/15/95

Agent Remarks: WELL MAINTAINED 24' EOG BUILT FOR 2 APTS BOTH HAVE 18X12 LR 8X8 DR 10X8 KIT 16X12 MB 10X11 2ND BD 1ST FLOOR APT HAS 19X16 FAMILY ROOM ON L/L HARDWOOD FLOORS 3 PARKING SPACES CONVENIENT TO BUS ... Directions: S O LOCH RAVEN BLVD L ON ABERDEEN R ON LOCH SHIEL

1834 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

MLS #: MDBC321890

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple Sale Type: Standard

Heat: Forced Air / Natural Gas Basement: Yes / Improved, Outside Entrance, Rear Entrance, Sump Pump

Metering: Fully Separate List Date: 03/05/1997 Modified on: 04/05/19

Agreement of Sale Dt: 10/01/97

List Agent: Mary Idzi (27639) (MD:2091075) (410) 382-8340

Closed

\$114,000

Number of Units: 2 Two Bedroom Units: 2 Acres/Lot SF: .08 / 3,300

Style: Other Year Built: 1949

Tax Annual Amt / Year:

\$1,776 / 1996

Cooling: Central A/C / Electric Constr Materials: Brick

DOM/CDOM: 319 / 319 Close Date: 12/19/97 Concessions: \$2,254

List Office: Long & Foster Real Estate, Inc. (LNG114) (410) 583-9400

Agent Remarks: **OWNERSHIP GROUND RENT SALE**GREAT INVESTMENT OPPORTUNITY**EOG, BUILT AS 2 APTS. W/SEPARATE ENTRANCES, SEPARATE HEAT, CAC, & H2O HEATERS. EACH UNIT HAS LR, DR, KIT, *TWO BED-ROOMS*, FULL BATH, 1ST ...

PETITIONER'S

EXHIBIT NO.

1833 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

 $\mathcal{F}_{a} = L_{A} + \frac{1}{2} \qquad \qquad \mathcal{J}$

MLS #: MDBC294578

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple Sale Type: Standard

Heat: Forced Air / Natural Gas Basement: Yes / Fully Finished, Partially Finished, Rear Entrance, Walkout Stairs

Metering: Fully Separate

List Date: 12/14/1999 Modified on: 04/05/19

Agreement of Sale Dt: 05/20/00

List Agent: Regina Brockmeyer (27542) (Lic# Unknown) List Office: ERA Equity (EEQU1) (410) 665-0200

Agent Remarks: *IMMACULATE 4 BR, 2 1/2 BATH, BRICK EOG*ONE OF THE LARGEST HOMES IN AREA, W/APPROX. 3000 SQ. FT. OF LIVING SPACE* SEPARATE GAS FURNACES, WATER HEATERS, ELECTRIC/GAS METERS*HARDWOOD FLOORS*ALL

Directions: LOCH RAVEN BLVD. TO EAST ON GLEN KEITH BLVD. MAKE LEFT ONTO GLEN RIDGE RD. AT "Y", BEAR LEFT TO LOCH SHIEL.

1822 Loch Sheil Road, Baltimore, MD 21234



0.0 mi Multi-Family

MLS #: 1005908228 Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple Sale Type: Standard Basement: No List Date: 04/03/1996

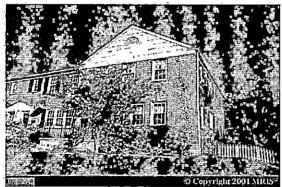
Modified on: 04/05/19 Agreement of Sale Dt: 06/09/96

List Agent: Sandie Klein (8362) (Lic# Unknown) (410) 459-0044 List Office: Long & Foster Real Estate, Inc. (LNG61) (410) 879-8080

Agent Remarks: ONE OF THE FEW UNITS THAT HAS 2 APARTMENTS WITH SEPERATE ENTRANCES, LIVE IN ONE AND LET THE RENT HELP PAY YOUR MORTGAGE. 1ST FLOOR UNIT HAS BASEMENT WITH WALKOUT AND DECK NEW KITCHEN AND MORE. BOTH U...

Directions: LOCH RAVEN TO LOCH NESS TO ABERDEEN TO LOCH SHEIL. NEW FURNACE REPLACEMENT WINDOWS.

1806 Deveron Rd, Parkville, MD 21234



0.0 mi Multi-Family

MLS #: MDBC276540 Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village Ownership: Fee Simple

Sale Type: Standard

Heat: Hot Water / Natural Gas Basement: Yes / Full, Partially Finished,

Rear Entrance, Walkout Stairs

List Date: 10/16/2001 Modified on: 02/18/19

Agreement of Sale Dt: 11/02/01

List Agent: Elizabeth Blair (27073) (Lic# Unknown) (410) 456-4828 List Office: O"Conor, Piper & Flynn ERA (OPF3) (410) 461-7600

Closed

Agent Remarks: Super Brick End-of Group Townhouse with two great apartments!! 1st floor apt. (now vacant, but previously rented for \$600 month), has 2 BDS, updated kitchen, breakfast rm, living rm, refinished wood ... Directions: LOCH RAVEN BLVD TO GLEN KEITH TO DEVERON ROAD

Closed \$115,900

Two Bedroom Units: 2 Acres/Lot SF: .10 / 4,140 Structure Type: Row/Townhouse

Style: Other Year Built: 1949 Tax Annual Amt / Year: \$1,665 / 1998

Cooling: Ceiling Fan(s) / None Constr Materials: Brick, Shingle

Siding

DOM/CDOM: 86 / 86 Close Date: 06/29/00 Concessions: \$4,188

Closed

四 \$117,000

Number of Units: 2 Acres/Lot SF: .00 Structure Type: Other Style: Colonial

Year Built: 0 DOM/CDOM: 74 / 74 **Close Date:** 06/15/96

Concessions: \$1

胃 \$121,900

Number of Units: 2 Two Bedroom Units: 2 Acres/Lot SF: .10 / 4,250 Structure Type: Row/Townhouse

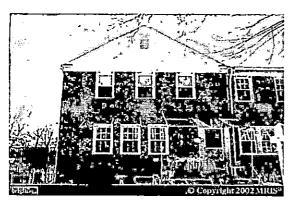
Style: Other Year Built: 1948 Tax Annual Amt / Year:

\$1,566 / 2001

Cooling: Ceiling Fan(s), Window Unit(s) / Other

Constr Materials: Brick DOM/CDOM: 19 / 19 Close Date: 12/05/01

1812 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

MLS #: MDBC213316

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple Sale Type: Standard

Parking: Parking Space Conveys Heat: Forced Air / Natural Gas Basement: Yes / Improved, Partially

Finished, Rear Entrance Metering: Fully Separate

List Date: 01/15/2002 Modified on: 02/18/19

Agreement of Sale Dt: 03/07/02

List Agent: Karen Ege (27785) (Lic# Unknown) (443) 414-6282 List Office: Coldwell Banker Residential Brokerage (CBRB8) (410) 823-

Closed

Agent Remarks: WOW! GREAT INCOME POTENIAL FOR THIS 2 UNIT PROPERTY, +BONUS L/L-3 NEW KITCHENS W/ BRIGHT BREAKFAST NOOK-HW FLOORS UNDER W/W -NEW BTHS, 2ND FLOOR CARBONCOPY OF 1ST W/ WASH/DYR, AWNINGS FOR ALL NEW REP ..

Directions: 695 TO S. ON LOCH RAVEN BLVD. TO LEFT ON ABERDEEN STAY TO RIGHT, LOCH SHIEL ON LEFT. %PLEASE EXCUSE - UPDATES ARE BEING COMPLETED%

6111

1836 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

MLS #: MDBC230908 Legal Subd: LOCH RAVEN VILLAGE

Subdiv/Neigh: Loch Raven Village Ownership: Fee Simple

Sale Type: Standard Heat: Forced Air / Natural Gas

Basement: Yes / Full, Rear Entrance, Unfinished, Walkout Stairs

Metering: Electric Separate

List Date: 08/29/2003 Modified on: 02/17/19

Agreement of Sale Dt: 10/08/03

List Agent: Karen Ege (27785) (Lic# Unknown) (443) 414-6282 List Office: Coldwell Banker Residential Brokerage (CBRB8) (410) 823-6111

Agent Remarks: GREAT INCOME POTENTIAL FOR THIS 2 UNIT PROPERTY. EACH UNIT FEATURES 2 BEDRMS, BATH, KIT., LIVING RM W/DINING L AND ACCESS TO FULL BASEMENT FOR STORAGE & LAUNDRY FACILITIES, ESTIMATED MO. RENT FROM

Directions: LOCH RAVEN BLVD TO EAST ON ABERDEEN ROAD - BEAR RIGHT THEN LEFT ON LOCH SHIEL ROAD, PROPERTY ON LEFT.

Fg \$136,000 Closed

Number of Units: 2 Two Bedroom Units: 2 Acres/Lot SF: .07 / 3,030 Structure Type: Row/Townhouse Style: Other Year Built: 1954 Tax Annual Amt / Year:

\$1,514 / 2001 Cooling: Ceiling Fan(s), Central A/C / Natural Gas Constr Materials: Brick

DOM/CDOM: 63 / 63 Close Date: 06/28/02

\$168,000

Number of Units: 2 Two Bedroom Units: 2 Acres/Lot 5F: .08 / 3,399 Structure Type: Row/Townhouse Style: Other Year Built: 1949 Tax Annual Amt / Year: \$1,629 / 2002 Cooling: Window Unit(s) / Electric Constr Materials: Brick, Combination DOM/CDOM: 34 / 34 Close Date: 11/28/03

1824 Loch Shiel Rd, Parkville, MD 21234



0.0 mi Multi-Family

MLS #: 1005917478

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village

Ownership: Fee Simple Sale Type: Standard

Heat: Forced Air / Natural Gas Style: Other Basement: Yes / Connecting Stairway, Full, Year Built: 1949

Rear Entrance

Metering: Electric Separate, Fully Separate, \$2,693 / 2007

Gas Separate

List Date: 07/08/2008 Modified on: 12/14/18

Agreement of Sale Dt: 05/04/09

List Agent: James Bateman (27267) (Lic# Unknown) (443) 604-8628 List Office: Coldwell Banker Residential Brokerage (CBRB1) (410) 252-2111

Closed

Agent Remarks: LET YOUR TENANT HELP PAY YOUR MORTGAGE! RARELY AVAILABLE, HUGE 1920 SQ. FT. EOG, ALL BRICK TOWNHOME THAT WAS BUILT WITH TWO 2 BR APTS! EACH APT.HAS LR, DR, KIT, 2BR, 1BA, ITS OWN SEPARATE LAUNDRY RM W..

Directions: LOCH RAVEN BLVD. TO EAST ON GLEN KEITH TO LEFT ON LOCH SHIEL ROAD. END-OF-GROUP HOUSE ON LEFT.

1812 Loch Shiel Rd, Baltimore, MD 21234



0.0 mi Multi-Family

MLS #: 1004062764 Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village Schl District: Baltimore County Public

Schools

Ownership: Fee Simple Sale Type: Standard

Heat: Forced Air / Natural Gas Basement: Yes / Connecting Stairway,

Full, Fully Finished, Improved, Rear Entrance, Walkout Stairs Metering: Electric Separate, Fully

Separate, Gas Separate List Date: 07/05/2012

Modified on: 02/23/19

Agreement of Sale Dt: 05/03/13

Closed Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village

Sale Type: Standard Heat: Forced Air / Natural Gas

Basement: Yes / Full, Outside Entrance, Rear Entrance, Space For Rooms,

Unfinished, Walkout Stairs

Metering: Electric Separate, Gas Separate

List Date: 11/10/2004 Modified on: 03/11/19

Agreement of Sale Dt: 11/17/04

List Agent: Charlotte Powell (25970) (Lic# Unknown)

List Office: RE/MAX American Dream (RMAD1) (410) 529-7900

Agent Remarks: ** GREAT INVESTMENT PROPERTY IN EXCELLENT CONDITION * EACH APARTMENT IS ALMOST 1000 SQUARE FEET * MAINTENANCE FREE EXTERIOR (BRICK, VINYL & ALUMINUM WRAP) * VINYL SHED * 2 CAR PARKING PAD * EXTERIOR М...

Directions: 695 TO SOUTH ON LOCH RAVEN BLVD, JUST PAST PUTTY HILL AVE TO LEFT ON ABERDEEN ROAD THAN ROAD BENDS TO THE RIGHT, HOUSE ON LEFT.

Closed

ក្ស \$189,000

ក្ខា \$185,000

Number of Units: 2

Structure Type:

Row/Townhouse

A/C / Electric

Two Bedroom Units: 2

Acres/Lot SF: .08 / 3,300

Tax Annual Amt / Year:

Constr Materials: Brick

Close Date: 06/08/09

DOM/CDOM: 315 / 315

Cooling: Ceiling Fan(s), Central

Number of Units: 2 Two Bedroom Units: 2 Acres/Lot SF: .07 / 3,030 Structure Type: Row/Townhouse Style: Other

Year Built: 1949 Tax Annual Amt / Year:

\$3,489 / 2011

Cooling: Central A/C / Electric

Constr Materials: Brick

DOM/CDOM: 262 / 262 Close Date: 06/12/13 Previous List Price: \$210,000 List Agent: Ashley Richardson (25767) (Lic# Unknown) (410) 868-1474

\$200,000

List Office: Long & Foster Real Estate, Inc (LNG256) (410) 377-2270

Number of Units: 2

Structure Type:

Row/Townhouse

Year Built: 1949

\$1,594 / 2004

A/C / Electric

Style: Other

Two Bedroom Units: 2

Acres/Lot SF: .14 / 5,994

Tax Annual Amt / Year:

Constr Materials: Brick

DOM/CDOM: 21 / 21

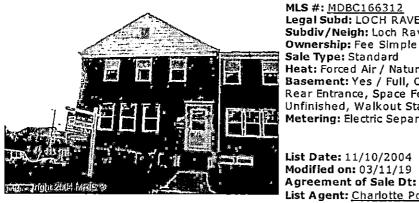
Close Date: 12/17/04

Cooling: Ceiling Fan(s), Central

Agent Remarks: Live in one unit and rent the other. First floor rented for \$1110/month and 2nd floor can get \$850/month. Well updated. Both units have Central ac, gas heat, gas cooking, access to laundry. Seller say... Directions: South on Loch Raven Blvd to left onto Aberdeen Road. Bear right to stay on Aberdeen. Turn left onto Loch Shiel Road.

0.0 mi Multi-Family

1722 Aberdeen Rd, Parkville, MD 21234



1836 Loch Shiel Rd, Baltimore, MD 21286



0.0 mi Multi-Familv

MLS #: MDBC467094

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Loch Raven Village Schl District: Baltimore County Public

Schools

Net Operating Income: \$17,867

Cap Rate: 7.94

Ownership: Fee Simple Sale Type: Standard

Parking: Free Parking, Unassigned Parking \$3,393 / 2018

Heat: Forced Air / Natural Gas

Basement: Yes / Full, Interior Access, Partially Finished, Rear Entrance

List Date: 07/27/2019 Modified on: 08/29/19

List Agent: Tom Fair (3292802) (Lic# Unknown) (443) 616-1041 List Office: Ben Frederick Realty, Inc. (BFRI1) (410) 235-9500

Pending

Showing Contact: Tom Fair 443 616 10 Showing Info: 24 Hour Notice, Agent or Owner to be Present, Call First - Listing Agent, Lister Must Accompany

Agent Remarks: 1836 Loch Shiel Rd. is a spacious 2-unit townhome, fully leased to 2 stable tenants. Units are separately metered for gas & electric, and have separate gas water heaters (2017 & 2018) and furnaces (bot...

Directions: Loch Raven to Aberdeen to Loch Shiel

1728 Aberdeen Rd, Towson, MD 21286



0.0 mi Multi-Family

MLS #: MDBC462484

Legal Subd: LOCH RAVEN VILLAGE Subdiv/Neigh: Towson Area Schl District: Baltimore County Public

Schools

Ownership: Fee Simple Sale Type: Standard

Heat: Forced Air / Natural Gas Basement: Yes / Connecting Stairway, Improved, Outside Entrance, Walkout

Level, Water Proofing System

List Date: 06/18/2019 Modified on: 08/26/19

Agreement of Sale Dt: 07/26/19

List Agent: Vinny Steo (92130) (Lic# Unknown) (410) 793-1616

List Office: RE/MAX Community Real Estate (RMCOMRE1) (410) 793-1616

Agent Remarks: AGENTS: DOWNLOAD DISC/LEAD FROM BRIGHT. ALL OFFERS MUST BE EMAILED TO: OFFERS@VINNYSTEO.COM; DO NOT FAX. ALL OFFERS MUST CONTAIN EARNEST MONEY DEPOSIT AND PRE-APPROVAL. THANKS FOR SHOWING! FOR AFTER H... Directions: Take Harford Ave and Loch Raven Blvd to Aberdeen Rd/Greenway Rd

Active

\$225,000 Number of Units: 1 Two Bedroom Units: 2

AbvGrd Fin SqFt: 1,920 Acres/Lot SF: .08 Structure Type: End of Row/Townhouse

Style: Traditional Year Built: 1949

Tax Annual Amt / Year:

Cooling: Window Unit(s) /

Electric

Constr Materials: Brick,

Concrete

DOM/CDOM: 34 / 34

Number of Units: 1 Single Room Units: 2 Two Bedroom Units: 2 AbvGrd Fin SqFt: 1,920 Acres/Lot SF: .08 Structure Type: End of Row/Townhouse

肾 \$225,000

Style: Colonial Year Built: 1949 Tax Annual Amt / Year: \$3,116 / 2018

Cooling: Ceiling Fan(s), Central A/C / Electric

Constr Materials: Brick **DOM/CDOM:** 30 / 30 Close Date: 08/30/19

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