MEMORANDUM

DATE: January 30, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0530-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE **(5 Fairfield Drive)** 1st Election District 1st Council District Michael Geist Petitioner	*	BEFORE THE
	*	OFFICE OF ADMINISTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0530-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, Michael Geist ("Petitioner"). The Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition to side and rear of the dwelling with a side yard setback of 17.5 ft. and a sum of both side yards of 31.5 ft. in lieu of the required 25 ft. and a sum side yards of 40 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 6, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING
Date 12/30/19
By SLN

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, this **30th** day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition to side and rear of the dwelling with a side yard setback of 17.5 ft. and a sum of both side yards of 31.5 ft. in lieu of the required 25 ft. and a sum side yards of 40 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

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Date 12/30/19
By DLW

ADMI STRATIVE ZONING PET...ON

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 5 Fairfield Drive, Catonsville MD 21228 **Currently zoned** DR2

Deed Reference 36223 / 00302 10 Digit Tax Account # 0123351690

Owner(s) Printed Name(s) Michael Geist

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.C.1 of BCZR to permit a proposed addition to the side and rear of the dwelling with a side yard setback of 17.5 and a sum of both side yards of 31.5 feet in lieu of the required 25 feet and a sum side yards of 40 feet respectively.

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

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

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

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

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

Owner(s)/Petitioner(s):

Michael Geist / _____

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

_____ / _____

Signature #1 / Signature # 2

5 Fairfield Dr Catonsville MD

Mailing Address City State

21228 / 443-834-6850 / geistmj@gmail.com

Zip Code / Telephone # / Email Address

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

ORDER RECEIVED FOR FILING

Date 12-30-19

By DW

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

_____

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0530-A **Filing Date** 11/2819 **Estimated Posting Date** 12/08/19 ~ 12/23/19 **Reviewer** AT

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 5 Fairfield Drive (Print or Type Address of property) Catonsville (City) MD (State) 21228 (Zip Code)

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

We are a family of six, and we are active members of our local community and school system. We are practically unable to age in place in our current residence as there is not a first floor bedroom and bathroom. We do not want to move out of our community or disrupt our children's education in order to find a home that can accommodate our changing physical needs. We request a permit to build an addition onto the rear of the north side of our house that will provide a first floor master bedroom and bathroom. Our architect has developed plans that maintain the character of the house. These plans reduce the face-to-face setback between our house and our neighbor's house from 30' to about 25'. We have considered moving, but have been unable to find a home in our community and budget that can accommodate our family size and our need for a first floor bedroom and bathroom.

In addition to these considerations, my father-in-law suffers from Parkinson's disease and cannot climb our stairs. Building this addition will enable us to prepare to care for him using our first floor bathroom.

Without this addition, we will soon be unable to make reasonable use of our property.

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

Michael Geist

Name- Print or Type — Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Geist

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

AS WITNESS my hand and Notaries Seal

VINCENT JOHN LOMBARDO III
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES FEBRUARY 07, 2023

Notary Public

02/07/2023
My Commission Expires

2019-0530-A

REV. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 5 FAIRFIELD DRIVE.

Beginning at a point on the east side of Fairfield Drive which is 40 feet wide at a distance of 121 feet south of the centerline of the nearest improved intersecting street Park Drive which is 40 feet wide.

Being Lot #(15), Block (____), Section #(B) in the subdivision of Summit Park as recorded in Baltimore County Plat Book #(8), Folio #(75), containing 10,500 square feet. Located in the 1st Election District and 1st Council District.

2019-0530-A

CERTIFICATE OF POSTING

Date: DECEMBER 6, 2109

RE: Project Name: 5 FAIRFIELD DRIVE #1

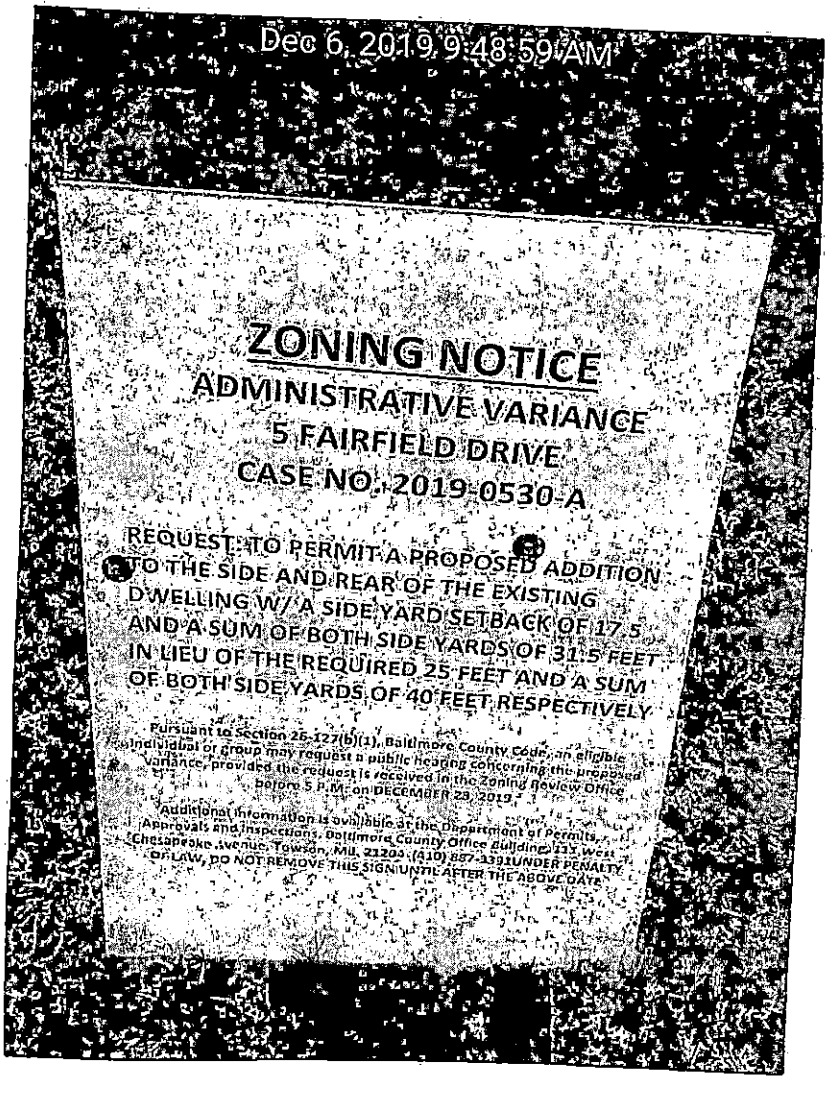
Case Number /PAI Number: 2019-0530-A

Petitioner/Developer: GEIST

Date of Hearing/Closing: DECEMBER 23, 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 5 FAIRFIELD DRIVE

The sign(s) were posted on DECEMBER 6, 2019
(Month, Day, Year)



David Billingsley
(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)

CERTIFICATE OF POSTING

Date: DECEMBER 6, 2109

RE: Project Name: 5 FAIRFIELD DRIVE #2

Case Number /PAI Number: 2019-0530-A

Petitioner/Developer: GEIST

Date of Hearing/Closing: DECEMBER 23, 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 5 FAIRFIELD DRIVE

The sign(s) were posted on DECEMBER 6, 2019
(Month, Day, Year)

David B. Billingsley
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0530- A Address 5 Fairfield Drive

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/27/2019 **Posting Date:** 12/08/19 **Closing Date:** 12/23/19

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0530 - A Address: 5 Fairfield Drive

Petitioner's Name: Michael Geist Telephone : 443-834-6850

Posting Date: 12/08/2019 **Closing Date:** 12/23/2019

Wording for Sign: To permit a proposed addition to the side and rear of the dwelling with a side yard setback of 17.5 and a sum of both side yards of 31.5 feet in lieu of the required 25 feet and a sum side yards of 40 feet respectively.

JOHN A. OLSZEWSKI, JR.
County Executive

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

December 23, 2019

Michael Geist
5 Fairfield Drive
Catonsville MD 21228

RE: Case Number: 2019-0530-A, 5 Fairfield Drive

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 November 28, 2019. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 12/5/19

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. 2019-0530-A
Administrative Variance
Michael Geist -
5 Fairfield Drive

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@mdot.maryland.gov).

Sincerely,

Richard A Zeller

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

WW/RAZ

12-23

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DEC 04 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

RECEIVED
DEC 04
OFFICE OF
ADMINISTRATIVE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0530-A
Address 5 Fairfield Drive
(Geist Property)

Zoning Advisory Committee Meeting of **November 29, 2019**.

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

Reviewer: Steve Ford

C:\Users\snuffer\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\IUMU3D46\ZAC 19-0530-A 5 Fairfield Drive.doc

(12/23)

CASE NO. 2019- 0530-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
12-4	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
12-5	STATE HIGHWAY ADMINISTRATION	No object.
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 12-6-19 by Billingsley

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District -** 01 **Account Number -** 0123351690

Owner Information

Owner Name:	GEIST MICHAEL	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	5 FAIRFIELD DR BALTIMORE MD 21228-5026	**Deed Reference:**	/36223/ 00302

Location & Structure Information

Premises Address:	5 FAIRFIELD DR 0-0000	**Legal Description:**	5 FAIRFIELD DR SUMMIT PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0007	1091	1070130.04	0000	B		15	2019	Plat Ref: 0008/ 0075

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1929	2,332 SF		10,500 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE/	5	3 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	119,600	149,600		
Improvements	227,400	287,200		
Total:	347,000	436,800	376,933	406,867
Preferential Land:	0			0

Transfer Information

Seller: GEIST MICHAEL	**Date:** 05/27/2015	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /36223/ 00302	**Deed2:**
Seller: FAITH ANDREW D	**Date:** 04/01/2003	**Price:** $292,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /17770/ 00074	**Deed2:**
Seller: BROWN NANCY L WHEDBEE	**Date:** 10/04/1984	**Price:** $100,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /06798/ 00148	**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: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: Approved 11/27/2012

Homeowners' Tax Credit Application Inform

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

ZAC AGENDA

Case Number: 2019-0529-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Lior Dayan
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 1804 RIDGEWAY AVE
Location: North side of Rideway Ave West 471 feet to the centerline of Green spring Ave.

Existing Zoning: RC 5 **Area:** 20,908 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.3 To permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum permitted 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 12/23/2019

Miscellaneous Notes:

Case Number: 2019-0530-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael Geist
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 5 FAIRFIELD DR
Location: ES of Fairfield Dr. 121 FTS of the centerline ST Park Drive.

Existing Zoning: DR 2 **Area:** 10,500 SF
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed addition to side and rear of the dwelling with a side yard setback of 17.5 and a sum of both side yards of 31.5 feet in lieu of the required 25 feet and a sum side yards of 40 feet respectively.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 12/23/2019

Miscellaneous Notes:

Real Property Data Search (w1)

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** - 01 **Account Number** - 0123351690

Owner Information

Owner Name:	GEIST MICHAEL	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	5 FAIRFIELD DR BALTIMORE MD 21228-5026	**Deed Reference:**	/36223/ 00302

Location & Structure Information

Premises Address:	5 FAIRFIELD DR 0-0000	**Legal Description:**	5 FAIRFIELD DR SUMMIT PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0101	0007	1091	1070130.04	0000	B		15	2019	Plat Ref:	0008/ 0075

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1929	2,332 SF		10,500 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE/	5	3 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	119,600	149,600		
Improvements	227,400	287,200		
Total:	347,000	436,800	376,933	406,867
Preferential Land:	0			0

Transfer Information

Seller: GEIST MICHAEL	**Date:** 05/27/2015	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /36223/ 00302	**Deed2:**
Seller: FAITH ANDREW D	**Date:** 04/01/2003	**Price:** $292,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /17770/ 00074	**Deed2:**
Seller: BROWN NANCY L WHEDBEE	**Date:** 10/04/1984	**Price:** $100,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /06798/ 00148	**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: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: Approved 11/27/2012

2019-0532OA

Homeowners' Tax Credit Application Information

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

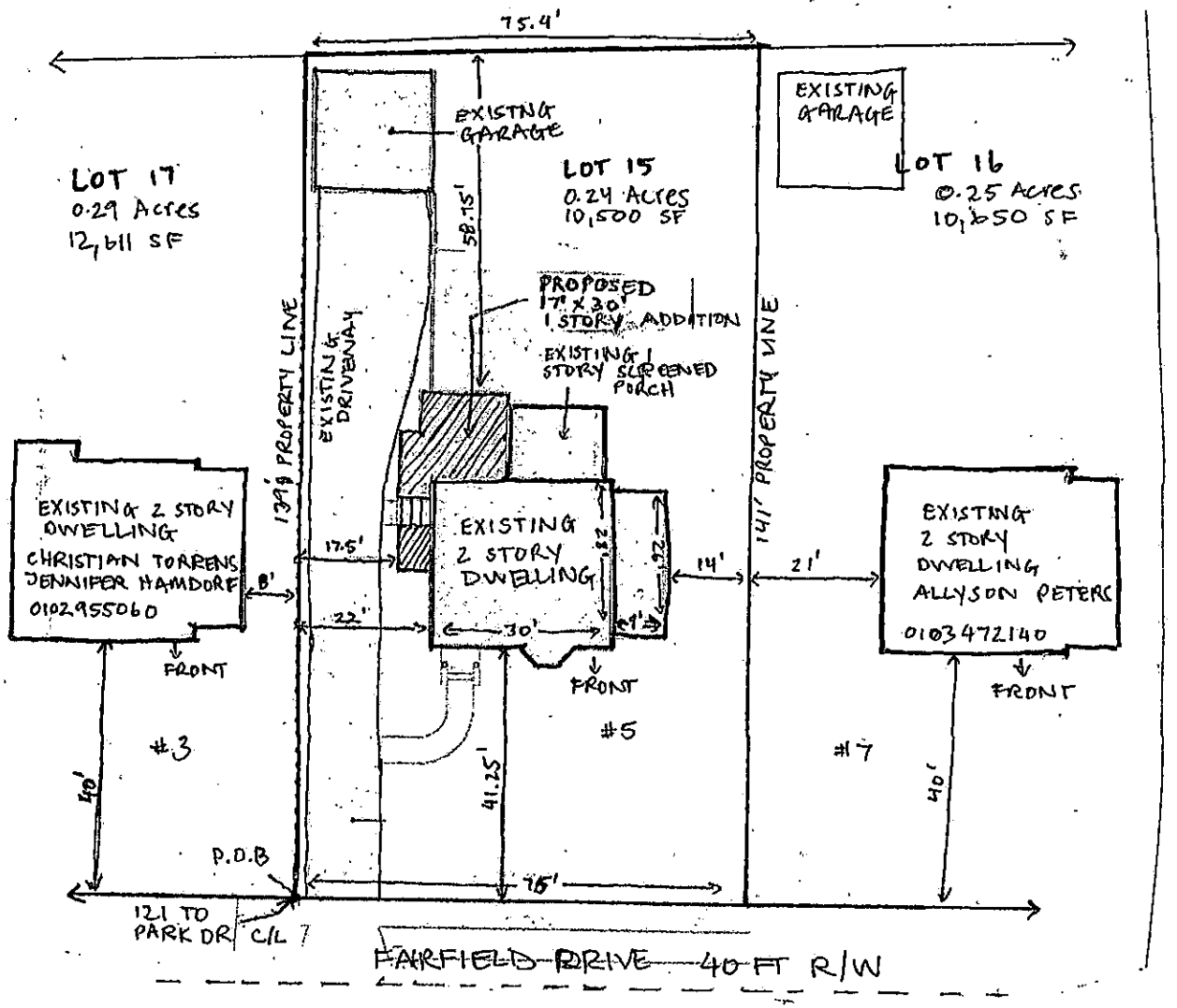
1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports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

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

ADDRESS 5 FAIRFIELD DRIVE OWNER(S) NAME(S) MICHAEL GEIST

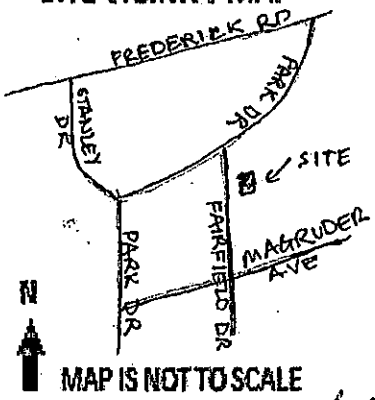
SUBDIVISION NAME SUMMIT PARK LOT # 15 BLOCK # ____ SECTION # B

PLAT BOOK # 8 FOLIO # 75 10 DIGIT TAX # 0123351690 DEED REF. # 36223/00302



PLAN DRAWN BY JEREMIAH LEHMAN DATE 11-25-19 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 010 1A2

SITE ZONED DR2

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE —

OR SQUARE FEET 10,500

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

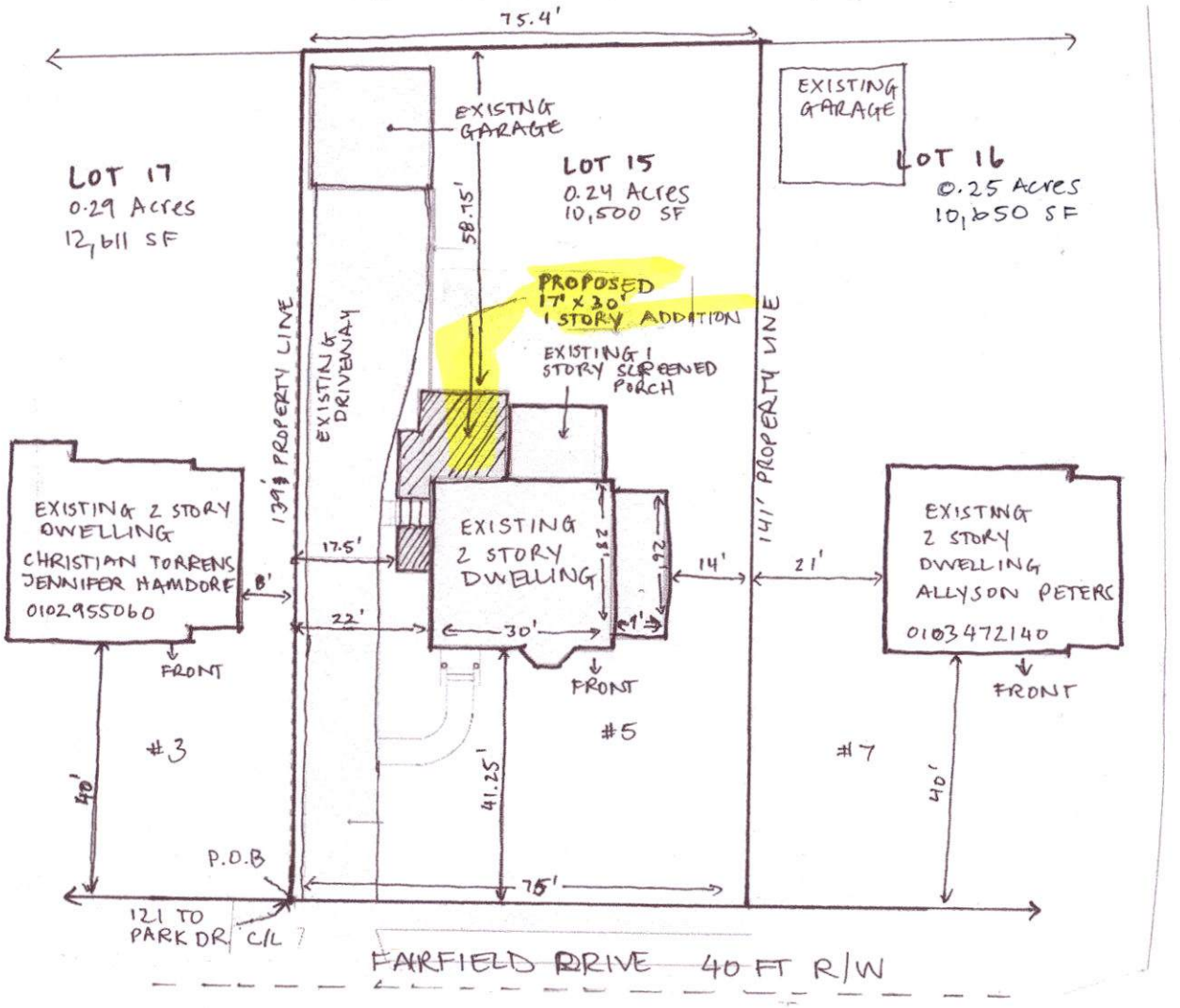
2019-0530-A

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

ADDRESS 5 FAIRFIELD DRIVE OWNER(S) NAME(S) MICHAEL GEIST

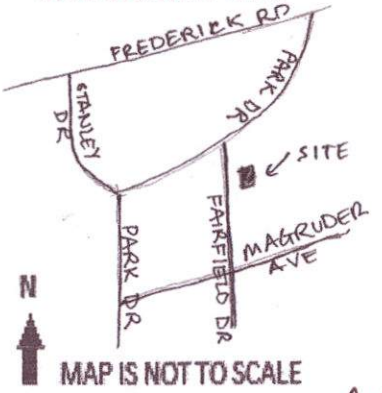
SUBDIVISION NAME SUMMIT PARK LOT # 15 BLOCK # ____ SECTION # B

PLAT BOOK # 8 FOLIO # 75 10 DIGIT TAX # 0123351690 DEED REF. # 36223/00302



PLAN DRAWN BY JEREMIAH LEHMAN DATE 11.25.19 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0101 A2

SITE ZONED DR2

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE —

OR SQUARE FEET 10,500

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARING ? NO

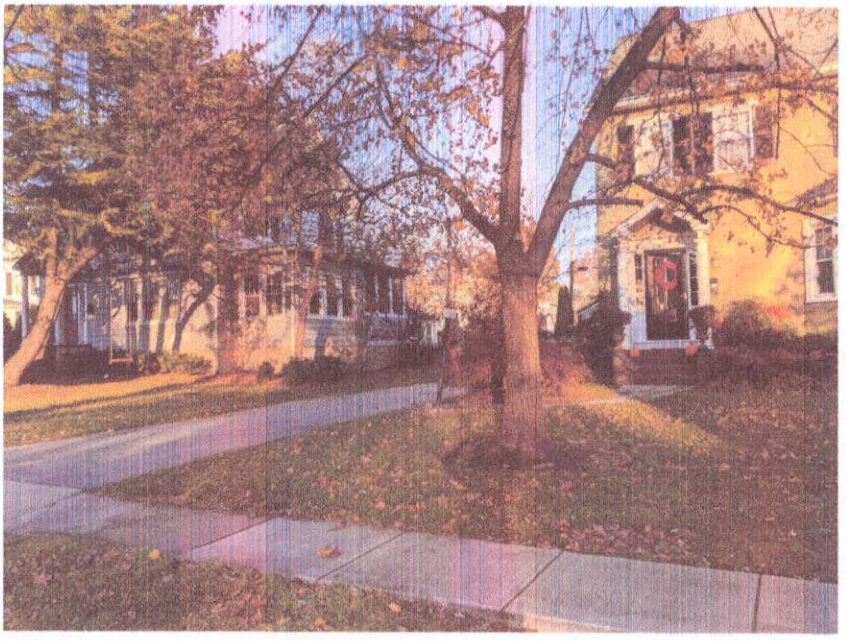
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

N/A

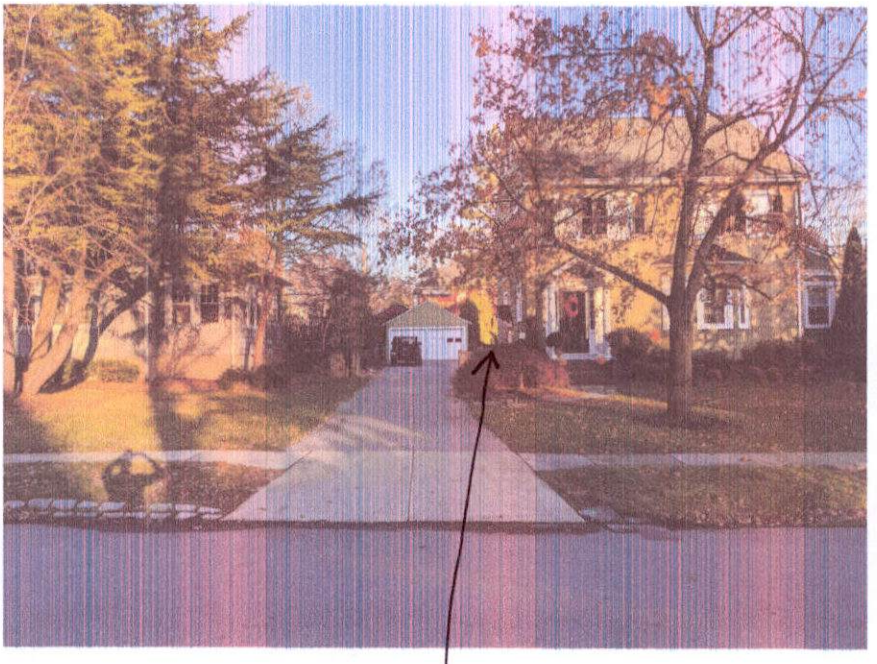
VIOLATION CASE INFO: N/A

2019-0530-A

Pet. Exh. 1



Looking at
3 Fairfield Drive



5 Fairfield Drive

SITE OF PROPOSED ADDITION

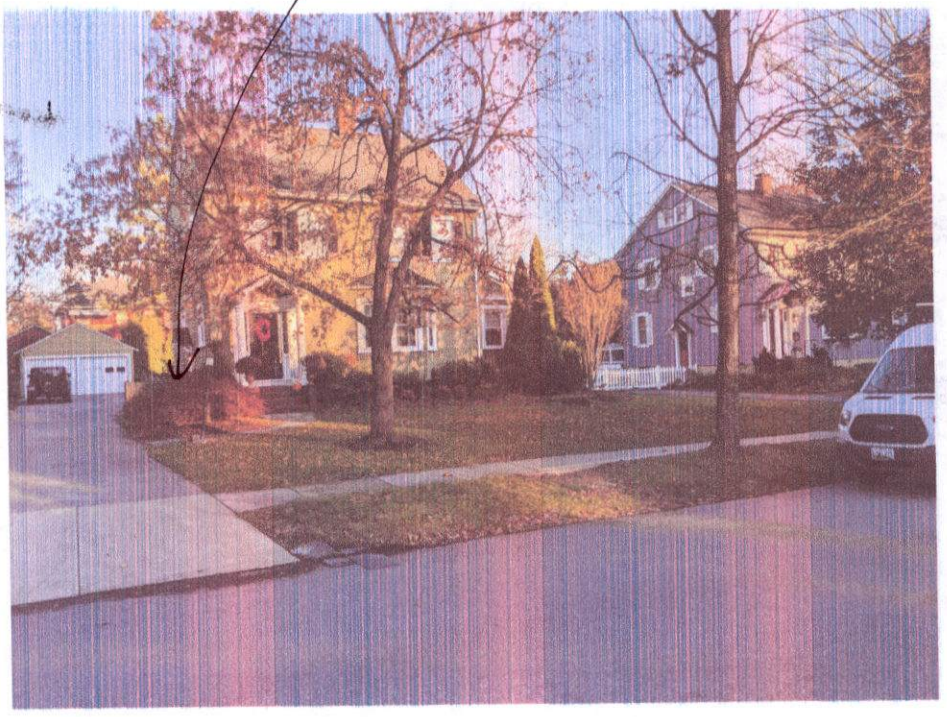
2019-0530-A

5 Fairfield

7 Fairfield

2019-0530-A

SITE OF PROPOSED ADDITION



5 and 7
Fairfield Dr

VIEW OF BACK OF 5 FAIRFIELD WHERE ADDITION IS PROPOSED

2019-0530-A

FREDERICK RD
N BEAUMONT AVE
S BEAUMONT AVE
OSBORNE AVE
WYNDCREST AVE
STANLEY DR
PARK DR
MAGRUDER AVE
FAIRFIELD DR
FOREST DR
CATONSVILLE LIBRARY
RO
SW 3-F
SW 3-G
1 CD
1 ED
101A2
DR 2
2016-0222-A
1968-0184-X
R-1958-4529-1988-0066-X
R-1964-0015-X 1985-0016-SPH
1983-0238-X
2000-0378-A 2005-0323-A
2012-0293-A
2019-0378-A 2019-0378-A
2000-0302-A
1997-0581-A
Pt. Bk. 0000008, Folio 0075
Pt. Bk. 0000025, Folio 0072
Pt. Bk. 0000043, Folio 0148
Pt. Bk./Folio # 043148
Pt. Bk. 0000005, Folio 0071
Pt. Bk./Folio # 005071A
Pt. Bk./Folio # 008075C
PAI # 010103
PAI # 010189
2019-0530-A

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