

MEMORANDUM

DATE: December 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0248-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on December 9, 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

(2705 Geartner Road)

3rd Election District

2nd Council District

Irvin Naiman

Petitioner

*

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*

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0248-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, Irvin Naiman (“Petitioner”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 (1955-70 Regulations) to permit a proposed addition on side of the existing dwelling with a side yard setback of 6 ft. in lieu of the required 8 ft. 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 Petitioner is having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2020, 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 § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date 11-9-2020

By 193

requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

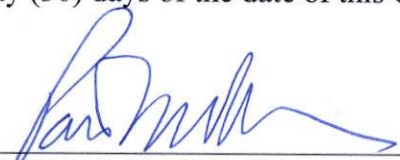
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 (1955-70 Regulations) to permit a proposed addition on side of the existing dwelling with a side yard setback of 6 ft. in lieu of the required 8 ft., 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, Petitioners are hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 11-9-2020

By 120



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2705 Geartner Rd / Baltimore, MD 21209 Currently zoned Residential
 Deed Reference 35884 / 00121 10 Digit Tax Account # 0 3 0 2 0 0 3 8 5 0
 Owner(s) Printed Name(s) Irvin Naiman

(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) 1802.3.C.1 (1955-070) Regulations
To permit a proposed addition on the side of existing dwelling
with a side yard setback of 6 feet in lieu of the required
8 feet.

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):

Irvin Naiman /
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] /
 Signature #1 Signature #2
2705 Geartner Rd Baltimore MD
 Mailing Address City State
21209 / 410.207.6922 / Irvin@naimanmay.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

F. Carl Schwartz
 Name - Type or Print
[Signature]
 Signature
606 Craycombe Ave Baltimore MD
 Mailing Address City State
21211 / 301.312.7058 / carl@fcsarch.c
 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 County, this 10/06/2020 day of October that the subject matter of this petition be set for a public hearing, advertised, and re-posted by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0248-A Filing Date 10/06/2020 Estimated Posting Date 10/18/20 Reviewer ~11/02/20
 R

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: 2705 Geartner Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

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

In order to build an addition with functional use of space and code compliant circulation, we would like to request a Variance for:

- Side yard setback of 6' from the proposed addition to the property boundary.

Proposed addition will maintain:

- Compliance with 16' side to side setback to the neighboring home.

- Compliance with 20'-0" total requirement when combining both side setbacks (6' and 15'4").

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

Irvin Naiman
Signature of Owner (Affiant)

Irvin Naiman
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

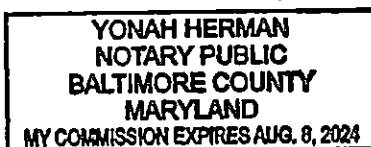
I HEREBY CERTIFY, this 29th day of September, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Irvin Naiman

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
08-08-2024
My Commission Expires



ZONING PROPERTY DESCRIPTION FOR:

2705 Geartner Rd / Baltimore, MD 21209

*Beginning at the northeast point on the south side of Geartner Rd, which is 50 feet wide at a distance of 175 feet west of the centerline of the nearest improved intersecting street, Maurleen Rd, which is 70 feet wide.

Being Lot #17, Block J, Section #1 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #23, Folio #36, containing 10,750 of total square feet. Located in the 3rd Election District and 2nd Council District.

2020-0248-A

CERTIFICATE OF POSTING

Date: 10-18-20

RE: Case Number: 2020-0248-A

Petitioner/Developer: Naiman

Date of Hearing/Closing: 11-2-20

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 2705 Geartner Rd

The signs(s) were posted on 10-18-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

443-834-8162

(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE

VARIANCE

CASE # 2020-0218 A

TO PERMIT PROPOSED ADDITION ON THE
SIDE OF EXISTING DWELLING WITH A SIDE SETBACK
OF 6 FEET IN L.V.O. OF THE REQUIRED 8 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 11/02/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 687-3391

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2020-0248-A

TO PERMIT PROPOSED ADDITION ON THE SIDE
OF EXISTING DWELLING WITH A SIDE SETBACK OF
6 FEET IN LIOO OF THE REQUIRED 9 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 11/22/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
311 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 897-8391
THIS SIGN AND POST UNTIL AFTER 5:00 P.M. DATE, UNDER PENALTY OF LAW.
UNIMPROVED ACCESSIBLE



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020-

0248- A

Address 2705 Geartner Road

Contact Person: Aaron Tsui
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/06/2020

Posting Date: 10/18/2020

Closing Date: 11/02/2020

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 2020-

0248

- A

Address: 2705 Geartner Road

Petitioner's Name: Irvin Naiman

Telephone : 410-207-6922

Posting Date: 10/18/2020

Closing Date: 11/02/2020

Wording for Sign: To permit proposed addition on the side of the existing dwelling with a side yard setback of 6 feet in lieu of the required 8 feet.



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 2, 2020

F. Carl Schwartz,
606 Craycombe Ave
Baltimore MD 21211

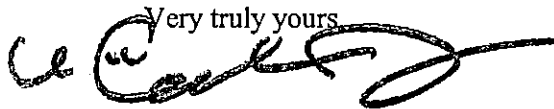
RE: Case Number: 2020-0248-A, 2705 Geartner Road

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 October 06, 2020. 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

October 22, 2020

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 Administrative Variance 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. 2020-0248-A

Irvin Naiman
2705 Geartner Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,


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

WW/RAZ

Debra Wiley

From: Irvin Naiman <Irvin@naimanmay.com>
Sent: Monday, November 9, 2020 1:41 PM
To: Debra Wiley
Subject: RE: AV - Case No. 20120-0248-A

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

Omg. Thank you so much. You are amazing and means so much to me and my Mother. Hope you have a great rest of the week.

All the best and hope you have a great safe Holiday season.

Irvin

-----Original Message-----

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, November 9, 2020 1:39 PM
To: Irvin Naiman <Irvin@naimanmay.com>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: AV - Case No. 20120-0248-A

Mr. Naiman,

Per your telephone request, please find attached the ALJ's decision in reference to the above.

Have a great and safe day !

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, November 9, 2020 11:51 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 11.09.2020 11:50:30 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

[[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.baltimorecountymd.gov%2fnews%2fcoronavirus.html&c=E,1,yK_F3YrYcnng03jZn-lOX48hylm4rX5IMQ70RKyG0kVENwUztKki6dr7k6VEBhh0xr-z7-ELMGH-zwSJ-a1_p61NIjQ2KdrZuqaHPlwc-iOtGAbIFcz4WFXZEDjq&typo=1](https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.baltimorecountymd.gov%2fsebin%2fg%2fi%2fsignature-covid-mask.gif&c=E,1,8R968c5C8BHbEXdnurOt0c3LeiTgZum9KVLtJtzECcGURa89mff7ml1INsJCaw5ZOp_HV-9NR4hFLPFqezq_aYTpACewG8zPQPcRHjh7pMRazzCzKZF&typo=1]>

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>10-18-20</u>	by <u>Polson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0247-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Edward & Jennifer Luers
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 1320 BIRCH AVE

Location: North East side of Birch Ave 553 feet South East of Highview Road.

Existing Zoning: DR 5.5

Area: 5,974 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 To approve an accessory structure located in the 1/3 area of the rear yard not furthest removed from any street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/02/2020

Miscellaneous Notes:

Case Number: 2020-0248-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Irvin Naiman
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2705 GEARTNER RD

Location: South side of Geartner Road 175 feet West of the center line of Maurleen.

Existing Zoning: DR 5.5

Area: 10,750 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1 (1955-70) BCZR Regulations To permit a proposed addition on side of the existing dwelling with a side yard setback of 6 feet in lieu of the required 8 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/02/2020

Miscellaneous Notes:

RECEIVED

OCT 15 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0302003850		
Owner Information		
Owner Name:	NAIMAN IRVIN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2705 GEARTNER RD BALTIMORE MD 21209-1409	Deed Reference: /35884/ 00121
Location & Structure Information		
Premises Address:	2705 GEARTNER RD 0-0000	Legal Description: 2705 GEARTNER RD WELLWOOD
Map:	Grid:	Parcel:
0078	0006	0458
Neighborhood:	Subdivision:	Section:
3050066.04	0000	1
Block:	Lot:	Assessment Year:
J	17	2020
Plat No: 2		Plat Ref: 0023/ 0036
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,713 SF	Property Land Area
		10,750 SF
		County Use
		04
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	4	3 full
Garage		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	82,900	82,900
Improvements	195,600	256,800
Total:	278,500	339,700
Preferential Land:	0	298,900
		319,300
		0
Transfer Information		
Seller: SNYDER JOSHUA	Date: 02/26/2015	Price: \$323,500
Type: ARMS LENGTH IMPROVED	Deed1: /35884/ 00121	Deed2:
Seller: BAER RICHARD A	Date: 12/10/2008	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /27500/ 00578	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 04/10/2015		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:



2705 Geartner Rd



Proposed addition is west of existing structure



Area between 2705 and 2707 Geartner Rd

2020-0248-A

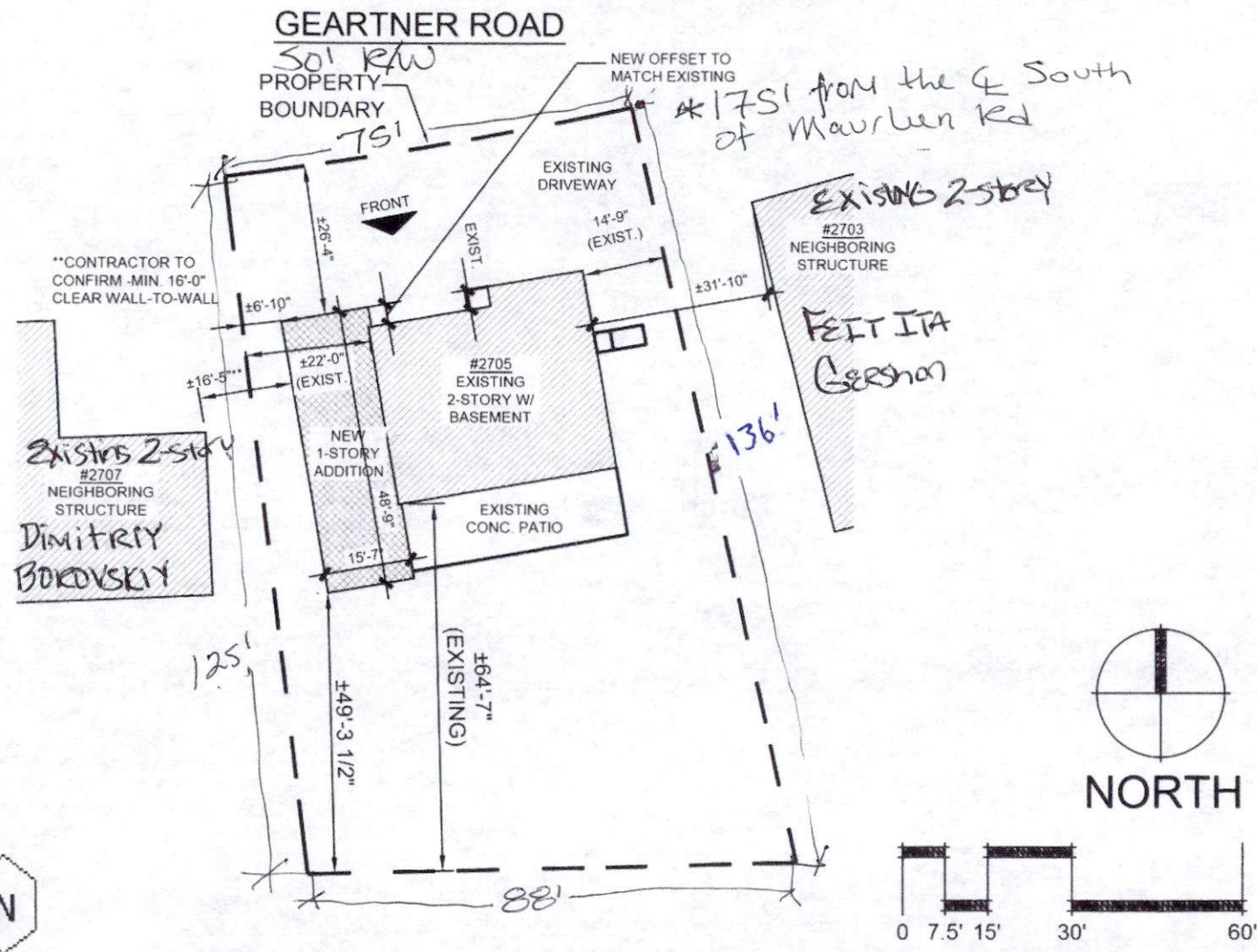
Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 03 Account Number - 0302003850
Owner Information		
Owner Name:	NAIMAN IRVIN	Use: RESIDENTIAL
Mailing Address:	2705 GEARTNER RD BALTIMORE MD 21209-1409	Principal Residence: YES
		Deed Reference: /35884/ 00121
Location & Structure Information		
Premises Address:	2705 GEARTNER RD 0-0000	Legal Description: 2705 GEARTNER RD WELLWOOD
Map:	Grid:	Parcel:
0078	0006	0458
Neighborhood:	Subdivision:	Section:
3050066.04	0000	1
Block:	Lot:	Assessment Year:
J	17	2020
Plat No:	2	
Plat Ref:	0023/0036	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,713 SF	10,750 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	4	3 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	82,900	82,900
Improvements	195,600	256,800
Total:	278,500	339,700
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		298,900
		319,300
Transfer Information		
Seller: SNYDER JOSHUA	Date: 02/26/2015	Price: \$323,500
Type: ARMS LENGTH IMPROVED	Deed1: /35884/ 00121	Deed2:
Seller: BAER RICHARD A	Date: 12/10/2008	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /27500/ 00578	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	07/01/2021
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 04/10/2015		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0248-A

PLAT BOOK # 23 FOLIO # 36 10 DIGIT TAX # 0302003850 DEED REF. # 35884/00121



PLAN DRAWN BY **F. Carl Schwartz** DATE **10.01.20** SCALE: 1 INCH = **30** FEET

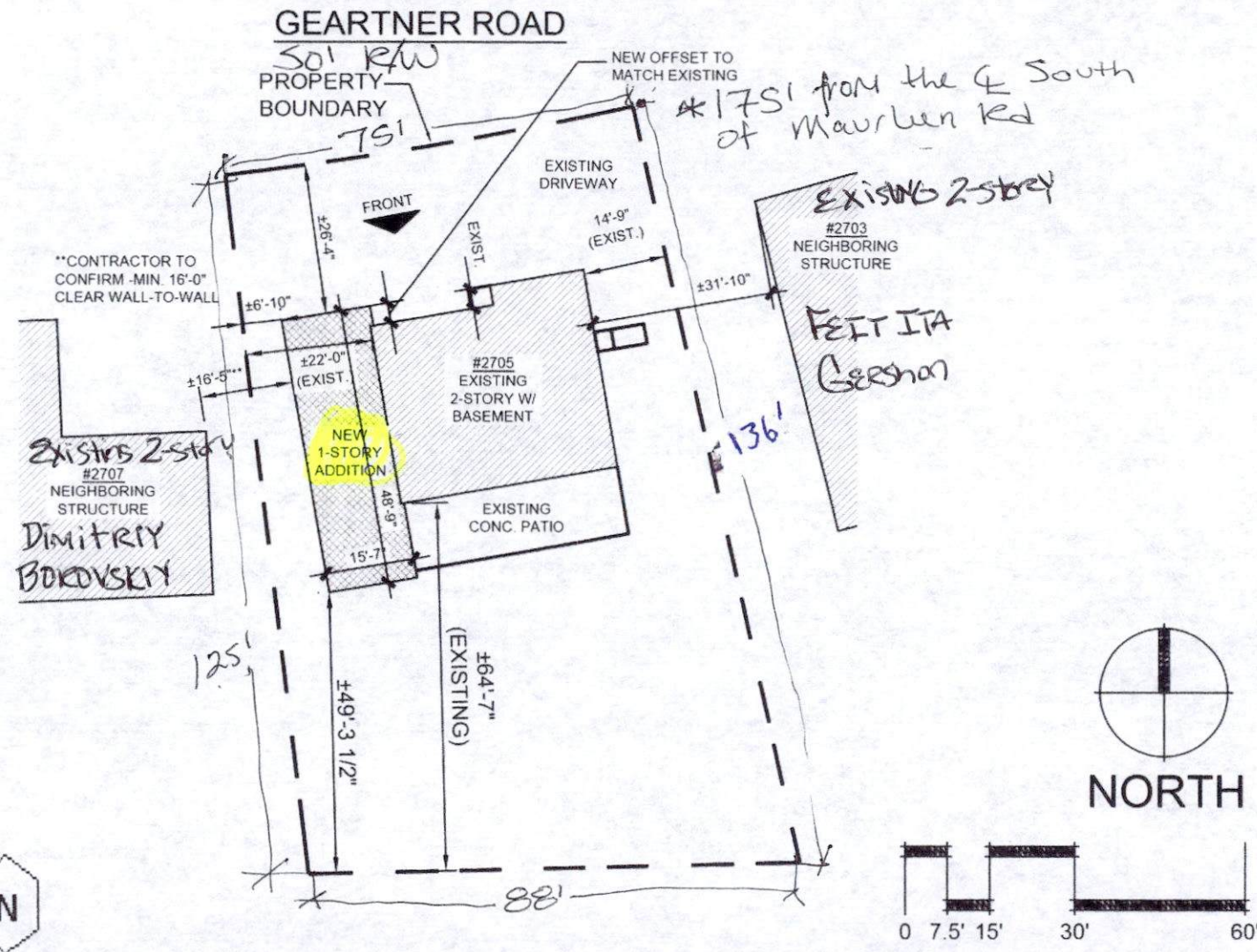
2020-0248 A

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

ADDRESS 2705 GEARTNER RD OWNER(S) NAME(S) Ievin Naiman

SUBDIVISION NAME WELLWOOD LOT # 17 BLOCK # J SECTION # 1

PLAT BOOK # 23 FOLIO # 36 10 DIGIT TAX # 0302443850 DEED REF. # 35884/00121



PLAN DRAWN BY F. Carl Schwartz DATE 10.01.20 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 0078

SITE ZONED DR S.5

ELECTION DISTRICT 03

COUNCIL DISTRICT 02

LOT AREA ACREAGE 0.25

OR SQUARE FEET 10,750

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

VIOLATION CASE INFO:

2020-0248-A

Pet. Exp. 1



4-03140-3202

