

M E M O R A N D U M

DATE: January 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0283-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 20, 2021. 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	*	BEFORE THE
(2208 Pleasant View Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Maureen Kenny	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0283-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, Maureen Kenny (“Petitioner”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to permit an existing dwelling with a side yard setback of 0.30 ft. in lieu of the required 10 ft. From BCZR § 1B02.3.C.1 to permit an existing dwelling with a front yard setback of 21 ft. in lieu of the required 30 ft. From BCZR § 301.1 to permit an open porch/deck with a front yard setback of 13.2 ft. in lieu of the required 22.5 ft. (required depth of not more than 25% of a front yard). From BCZR § 301.1 to permit an open porch/deck with a side yard setback of 5.4 ft. in lieu of the required 7.5 ft. (required depth of not more than 25% of a side yard). For such other and further relief as may be deemed necessary by the Administrative Law Judge (“ALJ”) for Baltimore County The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

ORDER RECEIVED FOR FILING

Date 12/21/20
 By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 29, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 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 requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 21st day of **December, 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 to permit an existing dwelling with a side yard setback of 0.30 ft. in lieu of the required 10 ft. From BCZR § 1B02.3.C.1 to permit an existing dwelling with a front yard setback of 21 ft. in lieu of the required 30 ft. From BCZR § 301.1 to permit an open porch/deck with a front yard setback of 13.2 ft. in lieu of the required 22.5 ft. (required depth of not more than 25% of a front yard). From BCZR § 301.1 to permit an open porch/deck with a side yard setback of 5.4 ft. in lieu of the required 7.5 ft. (required depth of not more than 25% of a side yard). For such other and further relief as may be deemed necessary by the Administrative Law Judge (“ALJ”) for Baltimore County, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

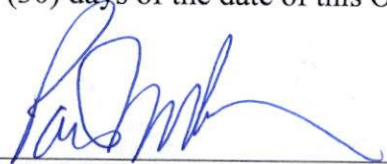
Date 12/21/20

By [Signature]

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 12/21/20

By DMorgan



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 2208 Pleasant View Avenue Currently zoned DR 3.5
Deed Reference 12803 / 00685 10 Digit Tax Account # 0103474520
Owner(s) Printed Name(s) Maureen Kenny

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

Please see attached

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):

Maureen Kenny
Name #1 – Type or Print _____ Name #2 – Type or Print _____
Maureen Kenny
Signature #1 _____ Signature #2 _____
2208 Pleasant View Avenue Baltimore MD
Mailing Address _____ City _____ State _____
21228
Zip Code _____ Telephone # _____ Email Address _____

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

Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC
Name- Type or Print _____
Zachary J. Wilkins
Signature _____
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 410-821-0070 zwilkins@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC
Name – Type or Print _____
Zachary J. Wilkins
Signature _____
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 410-821-0070 zwilkins@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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 2020-0283-A Filing Date 11/19/20 Estimated Posting Date 11/29/20 Reviewer JS

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: 2208 Pleasant View Avenue Baltimore MD 21228
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)

Please see attached

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

Maureen Kenny
Signature of Owner (Affiant)
Maureen Kenny
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

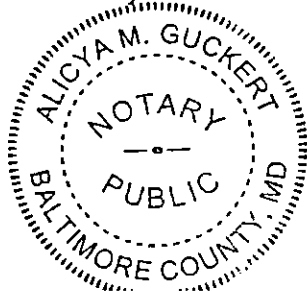
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Maureen Kenny

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
July 19, 2023
My Commission Expires

Administrative Variance from Section(s):
For 2208 Pleasant View Avenue
Maureen Kenny (Property Owner)

Variance relief from:

1. BCZR § 1B02.3.C.1 to permit an existing dwelling with a side yard setback of 0.30 feet in lieu of the required 10 feet;
2. BCZR § 1B02.3.C.1 to permit an existing dwelling with a front yard setback of 21 feet in lieu of the required 30 feet;
3. BCZR § 301.1. to permit an open porch/deck with a front yard setback of 13.2 feet in lieu of the required 22.5 feet (required depth of not more than 25% of a front yard);
4. BCZR § 301.1. to permit an open porch/deck with a side yard setback of 5.4 feet in lieu of the required 7.5 feet (required depth of not more than 25% of a side yard); and
5. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

Practical Difficulty or Hardship
For 2208 Pleasant View Avenue
Maureen Kenny (Property Owner)

The instant relief is being requested from certain building setbacks of an existing dwelling, existing deck, and existing porch.

Maureen Kenny ("Petitioner") acquired 2208 Pleasant View Avenue (the "Property") by deed dated April 17, 1998, which is recorded in the Land Records of Baltimore County at Liber 12803, Folio 00685. The Property is Petitioner's principal residence. The Property is approximately 18,398 square feet in size (0.422 acres) and zoned DR 3.5 (Density Residential, 3.5 units per acre).

The Property is improved with a detached single family dwelling that was constructed in 1923. The Property is a "lot of record", meaning it was created prior to the adoption of the zoning classification that regulates its uses. At the time of Petitioner's acquisition, the Property was improved with the dwelling (including the attached addition), the front porch, the concrete patio, and the concrete wall. The dwelling, concrete patio, and concrete wall are in the same configuration, size and footprint as had existed in 1998 when Petitioner acquired the Property. In 2002, Petitioner hired a contractor to widen the front porch and to construct the rear deck.

At some point in the past couple of years, Petitioner hired a contractor to obtain a permit to repair/replace the roof on the dwelling. The present angle of the roof allows water to bypass the gutters and leak into the bathroom, causing mildew, mold, and rot. Unbeknownst to Petitioner, the existing dwelling, deck, and porch were not in conformity with setback requirements in the Baltimore County Zoning Regulations ("BCZR"), and the permit was denied. Upon determining that, the Petitioner set out to bring the Property into compliance.

As is the case with many lots in this neighborhood, and often the case with many older lots in Baltimore County, the Property fails to meet certain setback requirements. Specifically, the existing dwelling exceeds both the front and side yard setbacks. The rear wooden deck exceeds the side yard setback. The front porch exceeds the front yard setback. As noted above, the dwelling and front porch (Petitioner widened the porch but did not extend further into the setback) exceeded such requirements when Petitioner acquired the Property in 1998. According to Petitioner, the contractor in 2002 made certain representations regarding the legality of the wooden deck, and, at this point, it is unclear whether the contractor actually obtained the necessary approvals for the deck.

Presently, in order for Petitioner to repair/replace her leaking roof, the Property needs to come into compliance with the BCZR. Without the requested variance, Petitioner will experience practical difficulty and hardship due to the Property's physical uniqueness. The placement of the dwelling, deck, and porch are due to the topography of the lot and the drainage pattern. As shown in the site plan and photos submitted, the Property slopes significantly from front to rear. The uniqueness of the Property is also created by its' unusual size, shape and configuration, which is unlike other properties in the neighborhood. The Property also contains substantial vegetation. Presently, the dwelling, deck, and porch allow the Petitioner to maximize the side and front of the Property, thereby creating additional living space. The Property's unique physical characteristics described herein above create a limited building area without the grant of variance relief requested in the instant Petition. Specifically, the extensive grading/elevation impediments on the left, right and rear side sides of the Property impede on Petitioner's ability to fully utilize the entire lot.

As shown in the site plan submitted, the existing concrete pad and wall infringe into the adjacent property. Similar to driveways, concrete pads and walls are not considered accessory buildings and are not a zoning issue for consideration in the instant relief. Whatever the extent and resolution of the trespass issue, that matter is not within the jurisdiction of the Office of Administrative Hearings and the authority of the Administrative Law Judge. Petitioner, upon discovery of the infringement, contacted the neighbor and will be resolving that property line issue via either the acquisition of an easement or license agreement.

A denial of the variance would deprive the Petitioner of the right to reasonably use her Property and would constitute a practical difficulty under these circumstances. A denial of the variance would require the removal of significant portions of the dwelling, deck, and porch, constituting a substantial injustice to the Petitioner. It is important to note that a grant of the requested variance relief will not detrimentally impact adjacent properties, as such improvements have been on the Property for at least 18 years without complaint.

Therefore, the relief requested is in the spirit of the applicable regulations and will not be detrimental to the public health, safety and welfare of the community.

Dietz Surveying Inc.

8119 Oakleigh Road, Baltimore, MD 21237
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
2208 Pleasant View Avenue
October 16, 2020

Beginning on the West side of Pleasant View Avenue (30' wide), distant 393.5 feet +/- from the center of Rest Ave (33' wide), thence running with and binding on the West side of Pleasant View Avenue the two following courses and distances viz;

1. North 03 degrees 28 minutes 03 seconds East 106.00 feet,
2. North 03 degrees 28 minutes 03 seconds East 1.02 feet, thence leaving Pleasant View Avenue and continuing to run with and bind on the land of the herein petitioner
3. South 80 degrees 45 minutes 03 seconds West 251.51 feet,
4. South 06 degrees 49 minutes 05 seconds West 42.50 feet, and
5. South 84 degrees 23 minutes 57 seconds East 248.00 feet, to the place of beginning.

Containing 0.422 of an Ac. or 18,398 sq.ft. of land more or less. Being known 2208 Pleasant View Avenue and located in the 1st Election District, 1st Councilmanic District.

Dietz Surveying Inc.

8119 Oakleigh Road, Baltimore, MD 21237

Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
2208 Pleasant View Avenue
October 16, 2020

Beginning on the West side of Pleasant View Avenue (30' wide), distant 393.5 feet +/- from the center of Rest Ave (33' wide), thence running with and binding on the West side of Pleasant View Avenue the two following courses and distances viz;

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5. South 84 degrees 23 minutes 57 seconds East 248.00 feet, to the place of beginning.

Containing 0.422 of an Ac. or 18,398 sq.ft. of land more or less. Being known 2208 Pleasant View Avenue and located in the 1st Election District, 1st Councilmanic District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/29/2020

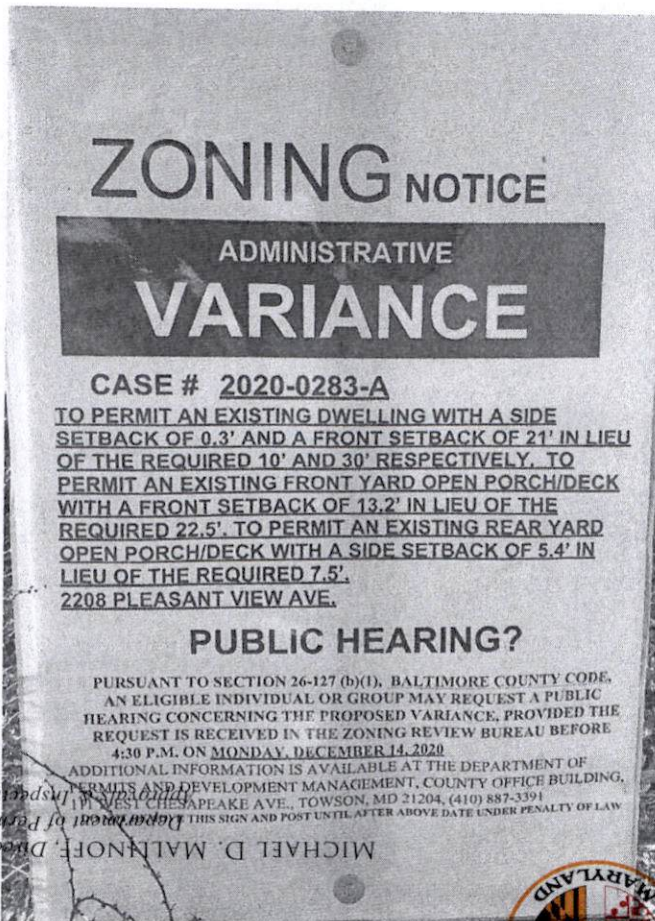
Case Number: 2020-0283-A

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~ KENNY

Date of Closing: DECEMBER 14, 2020

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:
2208 PLEASANT VIEW AVENUE

The sign(s) were posted on: NOVEMBER 29, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

Department of Permits, Inspections
MICHAEAL D. MALINOFF, Director

JOHN A. OLSZEWSKI, JR.
County Executive



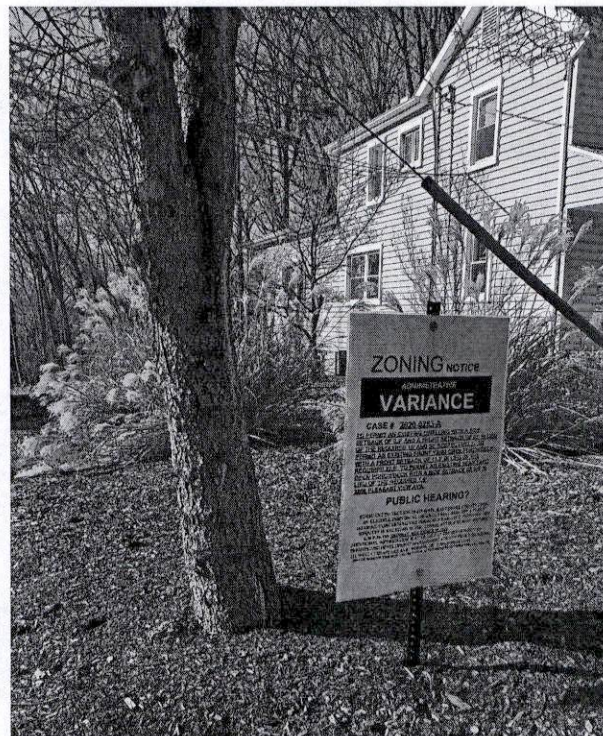


JOHN A. OLSZEWSKI, Jr.
County Executive

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



Background Photo 1st Sign @ 2208 Pleasant View Ave. ~ 11/29/20



Background Photo 2nd Sign @ 2208 Pleasant View Ave. ~ 11/29/20

CASE # 2020-0283-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0283 -A Address 2208 PLEASANT VIEW AVE, 21228

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/19/20 Posting Date: 11/29/20 Closing Date: 12/14/20

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0283 -A Address 2208 PLEASANT VIEW AVE, 21228

Petitioner's Name KENNY Telephone _____

Posting Date: 11/29/20 Closing Date: 12/14/20

Wording for Sign: _____

_____ To permit an existing dwelling with a side setback of 0.3' and a front setback of 21' in lieu of the required 10' and 30', respectively. To permit an existing front yard open porch/deck with a front setback of 13.2' in lieu of the required 22.5'. To permit an existing rear yard open porch/deck with a side setback of 5.4' in lieu of the required 7.5'.

Revised 2/20/2020

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0283-A
Property Address: 2208 Pleasant View Avenue
Property Description: _____
Legal Owners (Petitioners): Maureen Kenny
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Zachary J. Wilkins, Esquire
Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC
Address: 600 Washington Avenue, Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 14, 2020

Zachary J. Wilkins,
600 Washington Ave Suite 200
Towson MD 21204

RE: Case Number: 2020-283-A, 2208 Pleasant View Ave

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 19, 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,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

JOHN A. OLSZEWSKI, JR.
County Executive

Inter-Office Correspondence

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



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 8, 2020

SUBJECT: DEPS' Comment for Zoning Item # 2020-0283-A
Address 2208 Pleasant View Avenue
(Kenny Property)

Zoning Advisory Committee Meeting of December 14, 2020.

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

Reviewer: Steve Ford

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 _____)	_____
<u>128</u>	DEPS (if not received, date e-mail sent _____)	<u>OK</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 11-29-20 by O'Keefe

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 (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0103474520		
Owner Information		
Owner Name:	KENNY MAUREEN	Use: RESIDENTIAL YES
Mailing Address:	2208 PLEASANT VIEW AVE BALTIMORE MD 21228-4737	Principal Residence:
		Deed Reference: /12803/ 00685
Location & Structure Information		
Premises Address:	2208 PLEASANT VIEW AVE BALTIMORE 21228-4737	Legal Description: LT WS PLEASANT VIEW PLEASANT VIEW AV 367 N REST AV
Map:	Grid:	Parcel:
0100	0003	0787
Neighborhood:	Subdivision:	Section:
1040055.04	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1923	2,626 SF	
Property Land Area	County Use	
18,426 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	3	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	93,600	133,600
Improvements	153,900	223,000
Total:	247,500	356,600
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		320,233
		356,600
		0
		0
Transfer Information		
Seller: COMBS HAROLD W	Date: 04/21/1998	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /12803/ 00685	Deed2:
Seller: COMBS HAROLD W	Date: 04/19/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06514/ 00167	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
Special Tax Recapture: None		07/01/2021
Homestead Application Information		
Homestead Application Status: No Application		
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.

2020-0283-A

THIS DEED

0012803 685

98-07-0189

MADE this 17th day of April, 1998, by and between Harold W. Combs party of the first part; and Maureen Kenny, party of the second part;

WITNESSETH

THAT in consideration of the sum of One Hundred Fifty Thousand and NO/100 Dollars (\$150,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey unto the party of the second part, his/her heirs and assigns, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging; situate, lying and being in the 1st Election District of Baltimore County, Maryland, namely:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same land conveyed to the party of the first part herein by deed recorded in Liber 6514 at folio 167.

BY the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust assumed by the party of the second part is in the sum total of \$150,000.00.

SUBJECT to all easements, covenants and restrictions of record.

AND the party of the first part herein warrants specially the property hereby conveyed; and covenants to execute such further assurances of the land as may be requisite.

WITNESS my hand and seal:

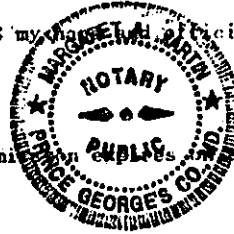
Harold W. Combs (SEAL)
Harold W. Combs

State of Maryland
County of Prince George's SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Harold W. Combs personally appeared before me and being known to me as the person whose name is subscribed to the within instrument and did acknowledge that he/she executed the same for the purposes therein contained this 17th day of April, 1998.

WITNESS my hand and official seal.

Maureen A. Hunt
NOTARY PUBLIC
MY commission expires the 010 day of Jan. 2001



I HEREBY CERTIFY that the within instrument was prepared under my supervision and that I am an attorney duly admitted to practice before the Court of Appeals of Maryland.

T.L.A. Hunt

Tax Account No. 01-01-03-474520
Grantor's Address: 2208 Pleasant View Avenue
Baltimore, MD 21228

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12803, p. 0685, MSA_CE62_12658. Date available 03/04/2005. Printed 11/16/2020.

BELTRAY TITLE AND ABSTRACT, INC.
1408 LAUREL PLACE
SUITE 315
LAUREL, MD 20707
(301) 317-6400

2020-0283-A

98-07-0185Y BEGINNING FOR THE SAME at an iron pipe driven in the ground at the point where the northwest side of an avenue 30 feet wide laid out through the property conveyed by W.J. Dickey & Sons, Inc. to John Crockard by Deed, dated November 4, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 320, folio 476 (being the only avenue laid out through said property and being an avenue which leads northeasterly from Rest Avenue at a point about 700 feet northwesterly from Rockhaven Avenue produced northeasterly one foot would intersect the southernmost outline of Lot Number Eighteen (18) as conveyed by said W.J. Dickey and Sons, Inc. to Frank E. Clark and Ida R. Clark by Deed dated April 5, 1911 and recorded among said Land Records in Liber W.P.C. No. 376, folio 346); thence running with the southernmost outline of Lot Number Eighteen (18) as now surveyed south 86 degrees 32 minutes West 251.5 feet to another iron pipe driven in the ground in the said southernmost outline of said Lot Number Eighteen (18); thence south 12 degrees 36 minutes west 42.5 feet to another iron pipe driven in the ground; thence south 78 degrees 37 minutes east 248 feet to another iron pipe driven in the ground in the northwest side of the 30 foot avenue first above mentioned; thence with the northwest side of said avenue north 9 degrees 15 minutes east 106 feet to the end of the northwest side of said avenue and thence with the prolongation of said northwest side of said avenue north 9 degrees 15 minutes east 1 foot to the place of beginning. Containing 42/100 of an acre, more or less.

Being in the 1st Election District of said County.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12803, p. 0686, MSA_CE62_12658. Date available 03/04/2005. Printed 11/16/2020.

BELTWAY TITLE
AND ABSTRACT, INC
4403 LAUREL PLACE
SUITE 315
LAUREL, MD 20707
(301) 347-5620

2020-0283-A

State of Maryland Land Instrument Intake Sheet

Baltimore City County

98-07-0105
2014-0098

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Planning Office only.

(Type or Print in Block Ink Only - All Capital Letters - Legible)

(Check Box if Applicable Indicate Form 1 is Attached)

DP FD SFE \$
RECORDING FEE 28.00
RECORDATION 1 750.00
TR TAX STATE 750.00
1778 1,528.00
New BBL 1,528.00
S1 S1
APR 21 1990 12:51 PM

Type(s) of Instruments	Deed	Mortgage	Other
	Deed of Trust	Lease	
Conveyance Type Check Box	Improved Sale	Unimproved Sale	Mechan. Assignments
	Arms-Length (1)	Arms-Length (1)	Not an Arms-Length Sale (2)
Tax Exemptions (if Applicable) Circle or Explain Authority	Reversion		
	State Treasurer		
	County Transfer		

Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$	Transfer Tax Calculation	\$
	Any New Mortgage	\$	X () 15%	\$
	Balance of Existing Mortgage	\$	Local Exemption Amount	\$
	Other	\$	Third Transfer Tax	\$
	Other	\$	Reversion Tax Calculation	\$
	Full Cash Value	\$	X () per \$500.00	\$
			TOTAL DED.	\$

Fees	Annual of Fees		Dec 1	Dec 2
	Recording Charge	\$		
	Stipendiary	\$		
	State Recording Tax	\$		
	State Transfer Tax	\$		
	County Transfer Tax	\$		
	Other	\$		
	Other	\$		

Description of Property	District	Property Tax ID No. (1)	Greater Access File No.	Map	Parcel No.	Var. LOG
	01	01-03-474520	65747367			(1/0)
Location Address of Property Being Conveyed (2)	2209 Pleasant View Avenue, Baltimore, MD 21225					
	Other Property Identifiers (if applicable)					
Partial Conveyance	If Partial Conveyance, List Improvements Conveyed		Water Meter Account No.			
	Dec. 1 - (Grantor's Name(s))		Dec. 2 - (Grantor's Name(s))			
Transferred From	Dec. 1 - (Grantor's Name(s))		Dec. 2 - (Grantor's Name(s))			
	Dec. 1 - (Grantor's Name(s))		Dec. 2 - (Grantor's Name(s))			
Transferred To	Dec. 1 - (Grantee's Name(s))		Dec. 2 - (Grantee's Name(s))			
	Dec. 1 - (Grantee's Name(s))		Dec. 2 - (Grantee's Name(s))			

Other Names to Be Indexed	Dec. 1 - Additional Names to be Indexed (Optional)		Dec. 2 - Additional Names to be Indexed (Optional)			
	Dec. 1 - Additional Names to be Indexed (Optional)		Dec. 2 - Additional Names to be Indexed (Optional)			
Contact/Map Information	Name: Throckmorton		Return to Contact Person			
	Firm: Bellway Title & Abstract, Inc.		Hold for Pickup			
Contact/Map Information	Address: 14701 Laurel		Return Address Provided			
	City: Gaithersburg, MD 20878		Phone: (301) 917-5411			

IMPORTANT: BOTH THE ORIGINAL INSTRUMENT AND PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information	Yes	No	Will the property being conveyed be the grantor's principal residence?
	Yes	No	Does transfer include parcel property? If yes, identify.
	Yes	No	Was property surveyed? If yes, attach copy of survey (if recorded, attach copy recorded).

APPROVED BY: [Signature]

DATE: APR 21 1990

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

COUNTY PLANNING OFFICE

2020-0783-A

BALTIMORE COUNTY CIRCUIT COURT RECORDS SYSTEM 2003-01-08 7:16:20 PM



Google Maps 2208 Pleasant View Ave

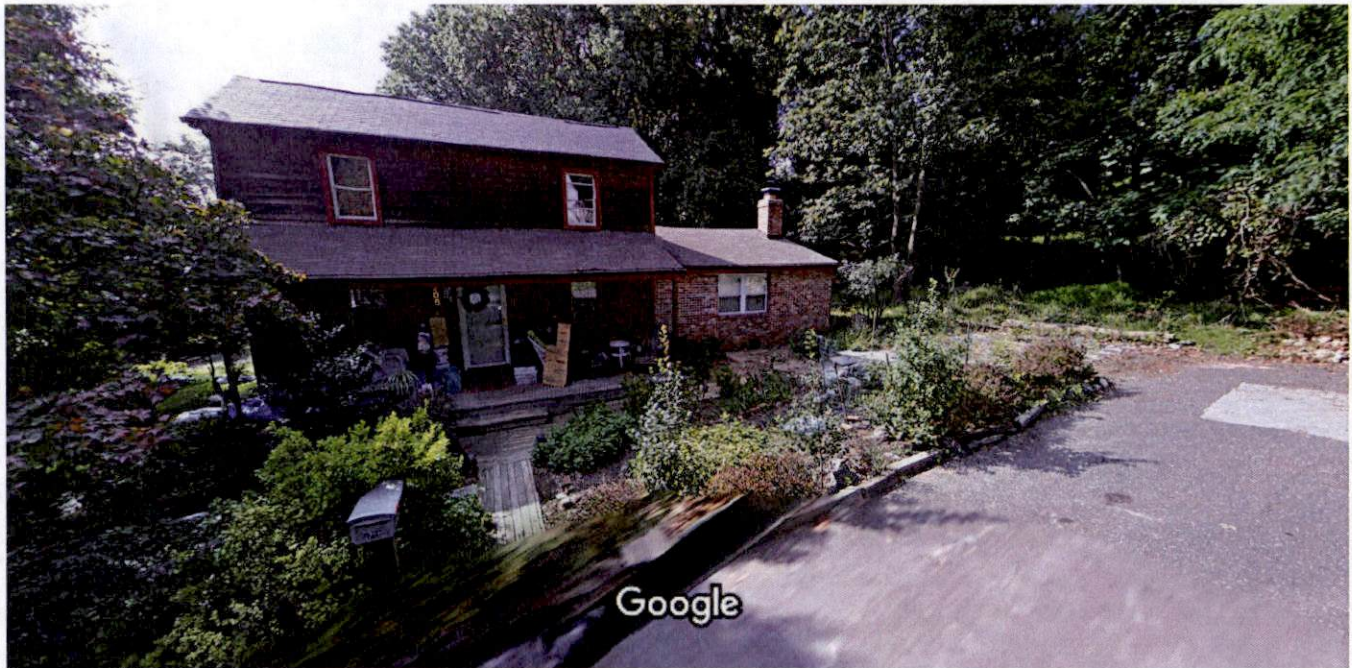


Image capture: Sep 2009 © 2020 Google

Catonsville, Maryland

Google

Street View









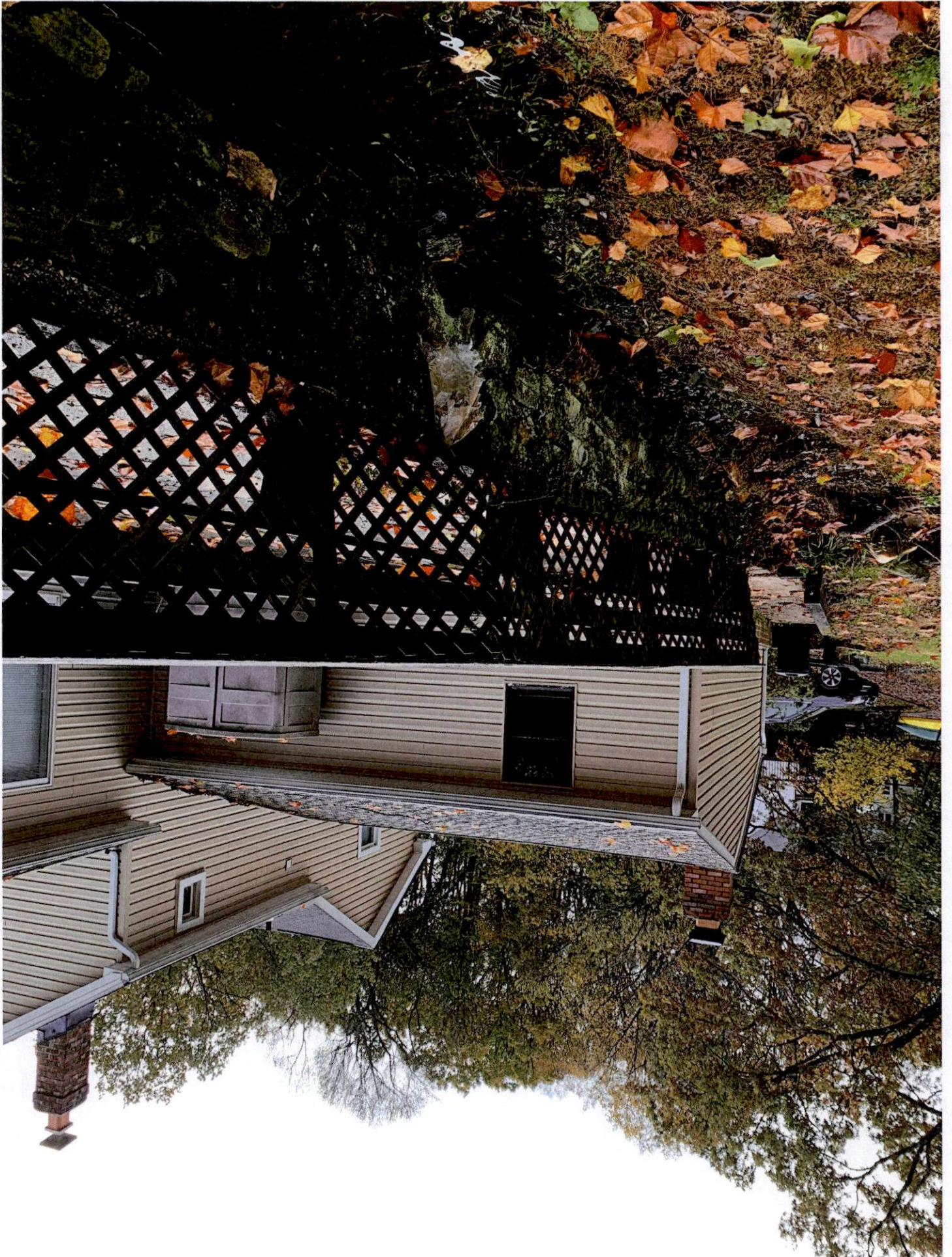






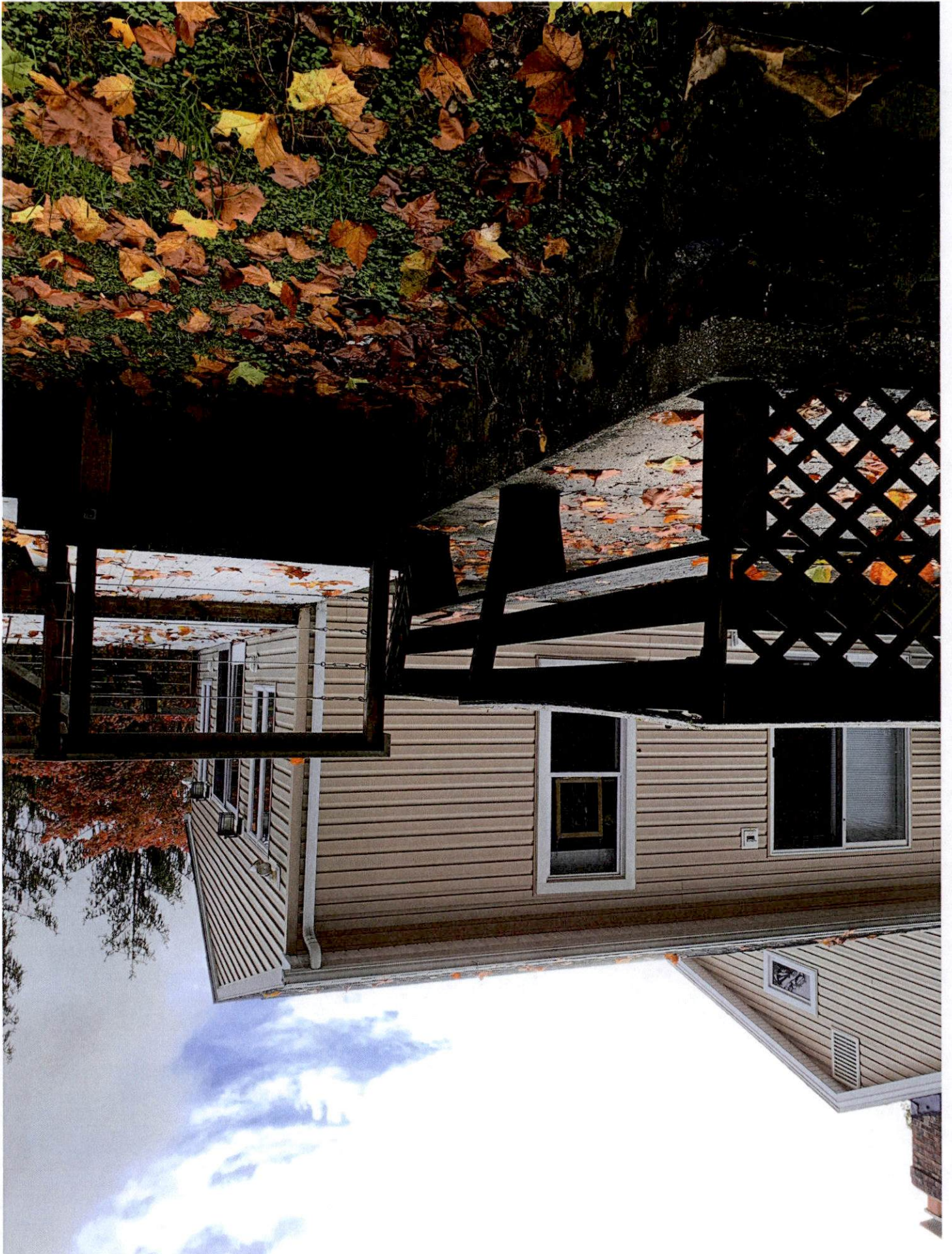








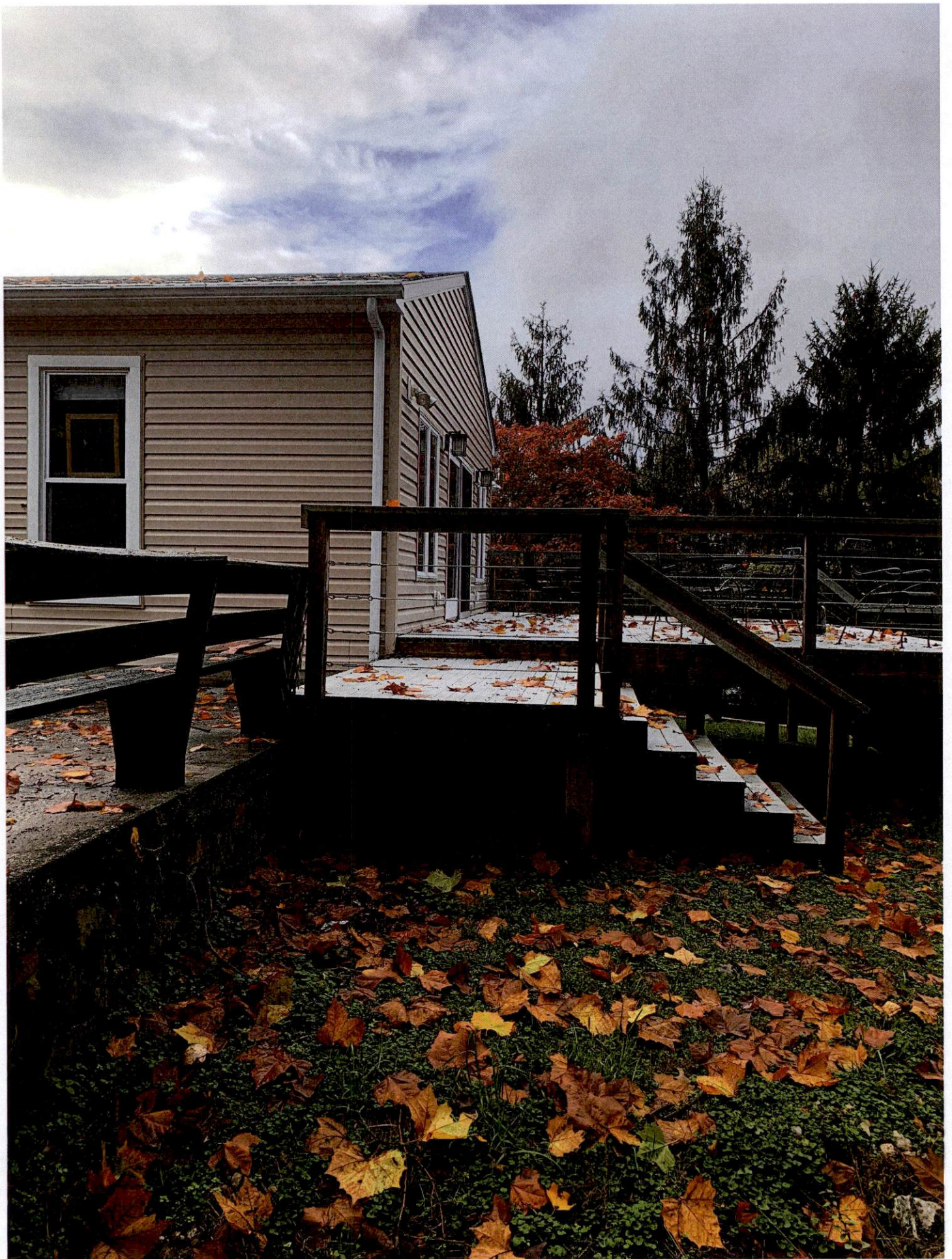
























































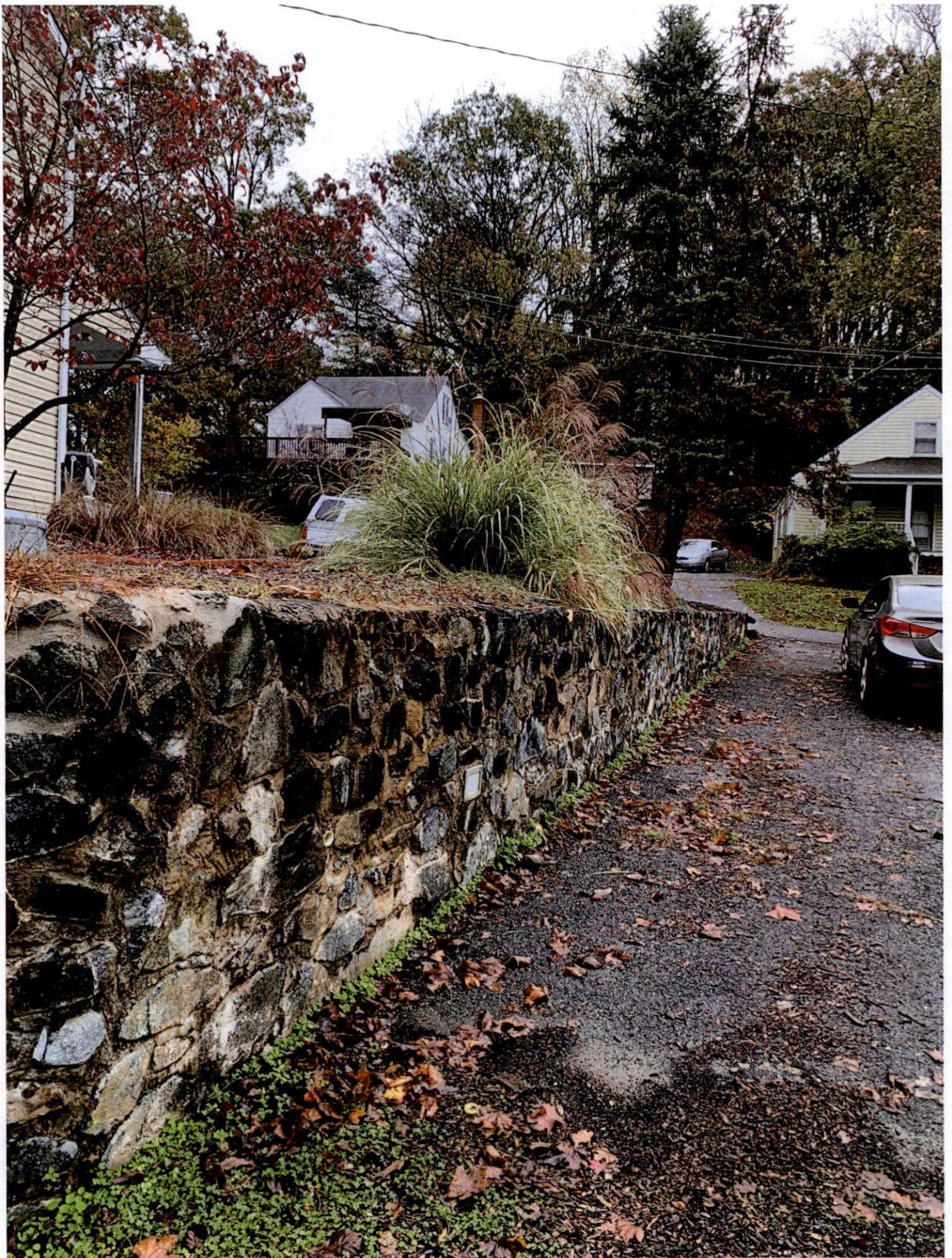












Google Maps 2210 Pleasant View Ave

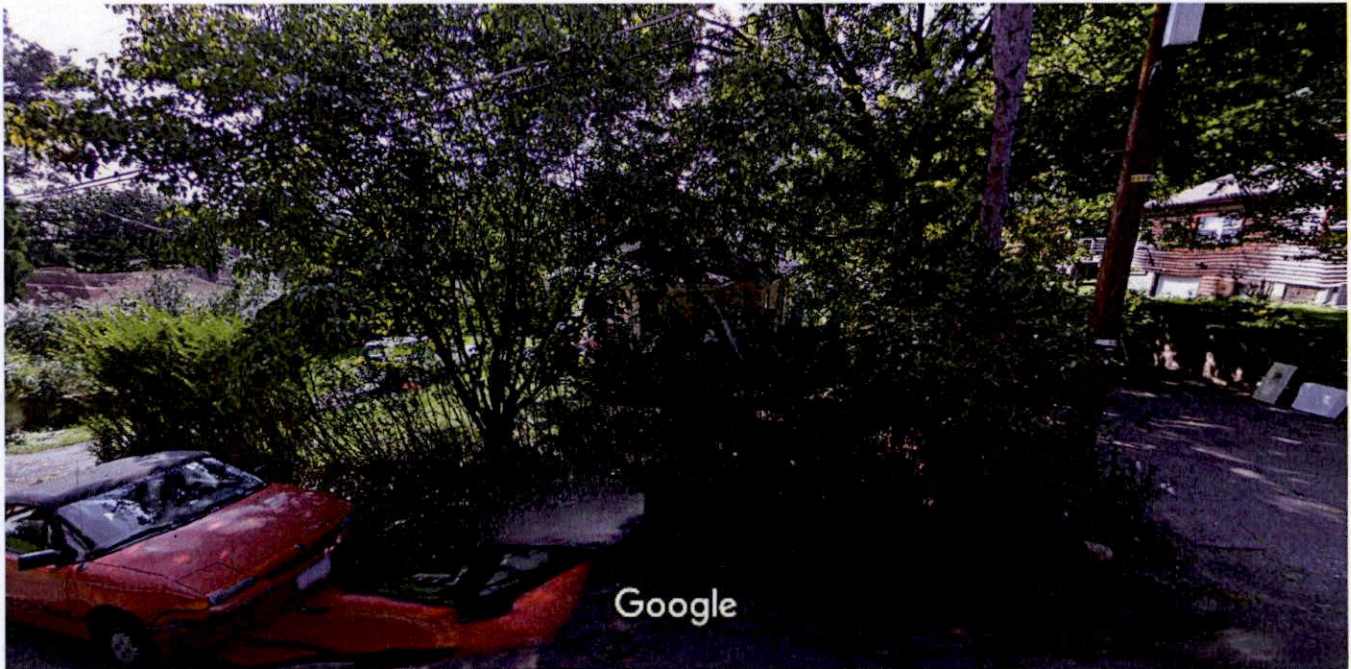
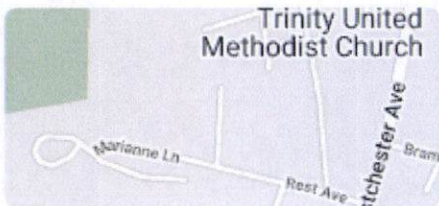


Image capture: Sep 2009 © 2020 Google

Catonsville, Maryland

Google

Street View





Google Maps 2209 Pleasant View Ave



Image capture: Sep 2009 © 2020 Google

Catonsville, Maryland

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Street View



Google Maps 2209 Pleasant View Ave



Image capture: Sep 2009 © 2020 Google

Catonsville, Maryland

Google

Street View







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0113552471

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0123154852
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ALVIN AVE

2118
2118-B
0111152980

0123502120

2006-0515-A
2000014041
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0102517100

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0102652510

0106450540

LINDEN AVE

2000014042
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0106200610

012008010

0116001840

0102650570

2202

0103001020

2204

0105190840

0102650571

1 ED 100B1

DR 3.5

1 CD SW 2-H

0103474520

0119910071

0102000533

2200015937

Lot # 1 1800002517
Pt. Bk. 000042, Folio 0072

2200016379

0102651180

0102654250

0116300270

1800013877

0108650020

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0108000750

PAI # 010178
PAI # 010178

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Lot # 2 1800002518

2200001289

0108000751

PAI # 010178

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0111770070

0103471450

REST AVE

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2200001289

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0113203010

PAI # 018105

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611

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1600000646 Lot # 2
Pt. Bk. 000033, Folio 0140
Pt. Bk./Folio # 033140

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PLEASANT VIEW AVE

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Lot # 1 1600000645
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Lot # 1 1600000645
PAI # 018105

REST AVE

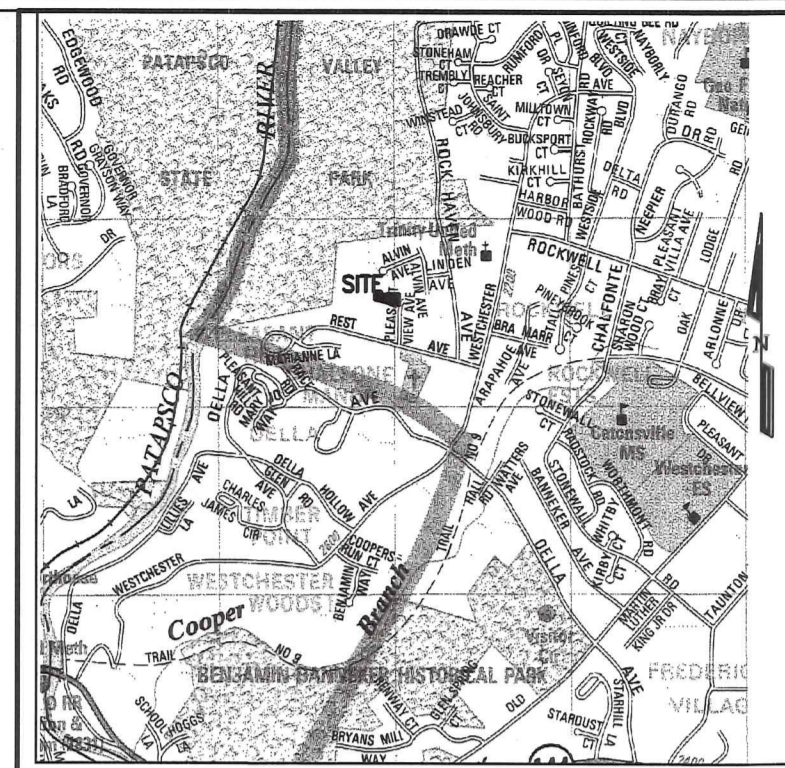
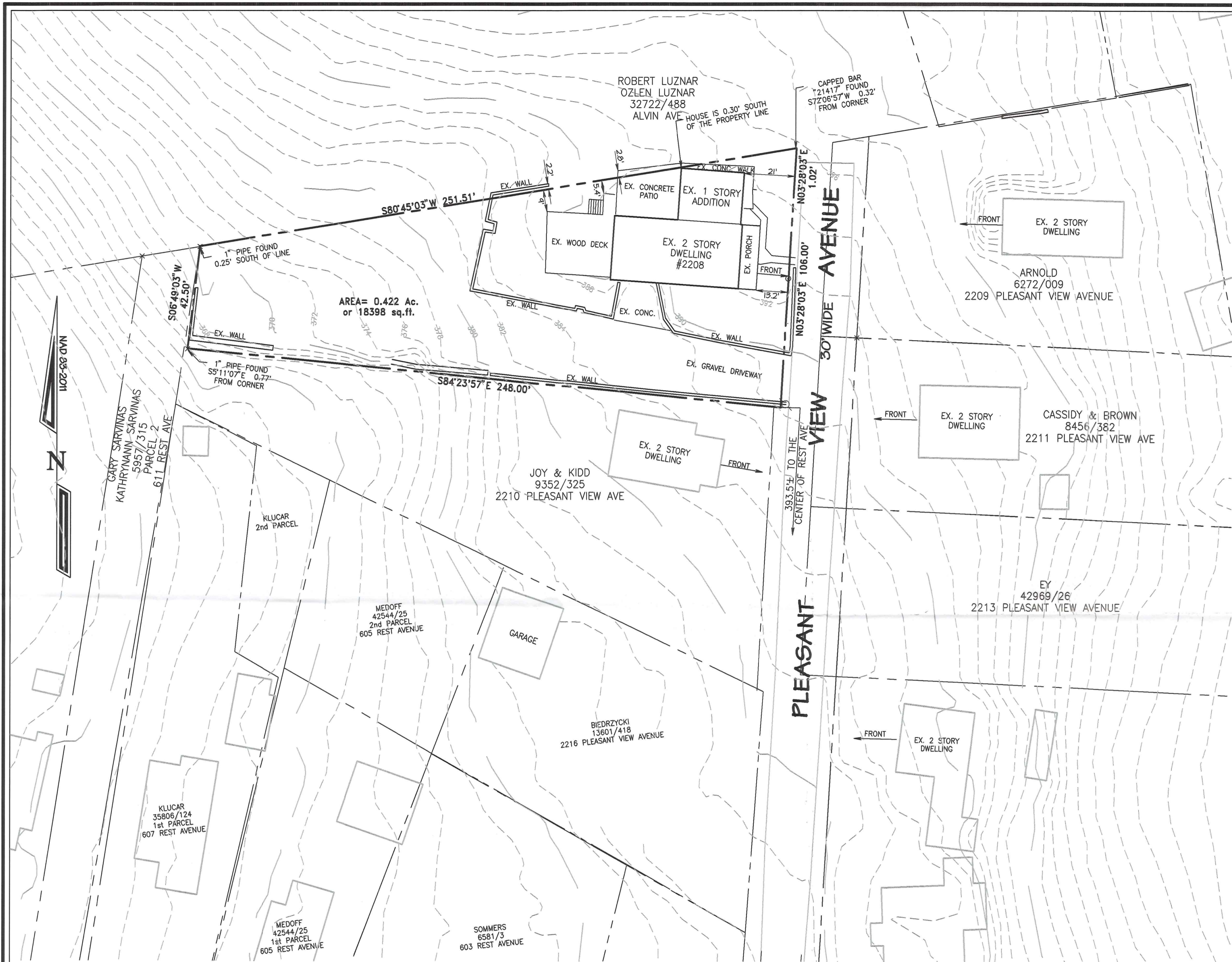
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PLEASANT VIEW AVE

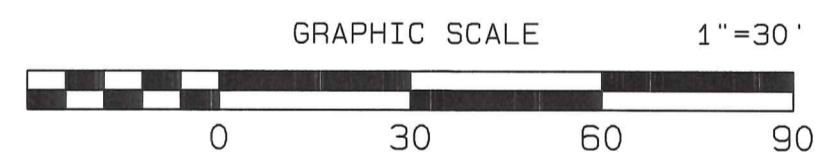
2217



Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: Maureen Kenny
2208 Pleasant View Avenue
Baltimore MD 21228-4737
2. Zoned: DR 3.5
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by public sewer and water.
8. No prior Zoning Hearings.



**Site Plan to Accompany
a Petition for Zoning Relief**
 of the
KENNY PROPERTY
2208 Pleasant View Avenue
Baltimore County, Maryland
 Tax Map 100; Grid 3; Parcel 787
 1st Election District, 1st Councilmanic District
 Scale: 1"=30' Date: August 25, 2020

	Dietz Surveying Co. Land Surveying and Land Planning 8119 Oakleigh Road Baltimore MD 21234 Ph 410-661-3160, Fax 410-661-3163 www.dietzsurveying.net				
	File Name: J:\Pleasant View Ave 2208, Job #20321\PLEASANT VIEW AVE 2208.pro				
Revisions: 2020-0283 -A	Date:	Plot Date: 11/4/2020	FIELD: JSD,BTH,DR	DRAWN: BRD	Job No. 20321

Pet. Ex. 1