JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

September 7, 2021

Elliott Morales – ewmg82@gmail.com
7628 Philadelphia Road
Baltimore, MD 21237

RE: **APPEAL** - Petition for Variance
Case No. 2021-0174-A
Property: 7628 Philadelphia Road

RECEIVED
SEP – 7 2021
BALTIMORE COUNTY
BOARD OF APPEALS

Dear Mr. Morales:

Please be advised that an appeal of the above-referenced case was filed in this Office on September 2, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Baltimore County Board of Appeals
People's Counsel
Patrick Richardson - rick@richardsonengineering.net

APPEAL

Petition for Variance
Case No.: 2021-0174-A
Elliott Morales
7628 Philadelphia Road
14th Election District, 6th Council District

Petition for Variance – June 7, 2021

Zoning Description of Property – 1 sheet

Notice of Zoning Hearing (Webex) – July 12, 2021

Certification of Publication – (Daily Record) – July 15, 2021

Certification of Posting by Sgt. Robert Black on July 15, 2021 and August 2, 2021

Entry of Appearance by People's Counsel – June 15, 2021

Attendance Report (2 pg.)

Zoning Advisory Committee Comments: 4 pgs.

Petitioner's Exhibits:

1. Site Plan
2. SDAT Record
3. Site Photos
4. Aerial Photo
5. Building Elevations

Protestant's Exhibits: None

Miscellaneous: SDAT, Note from Jason Seidelman from Zoning Review, etc.

Cover Letter and Administrative Law Judge Murphy's Opinion and Order – August 18, 2021 – Granted with Conditions – 7 pgs.

Notice of Appeal – Received on 9/2/21 – People's Counsel

Cashier's Receipt – N/A

Donna Mignon

From:	Peoples Counsel
Sent:	Thursday, September 2, 2021 1:48 PM
To:	Administrative Hearings
Cc:	ewmg82@gmail.com; Rick@richardsonengineering.net; Steve Lafferty; Jeffrey N Perlow; Appeals Board
Subject:	Morales Elliott- 7628 Philadelphia Rd - 2021-174-A
Attachments:	PC Appeal to CBA on Morales Elliott- 7628 Philadelphia Rd - 2021-174-A.pdf

Good Afternoon,

Attached for filing, please find our office's letter of appeal in the above-mentioned case.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 2, 2021

SENT VIA EMAIL TO : AdministrativeHearings@baltimorecountymd.gov
Paul Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

Re: PETITION FOR VARIANCE
Elliott Morales– Legal Owner
7628 Philadelphia Road
Case No.: 2021-174-A

Dear Judge Mayhew:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals of the Opinion and Order dated August 18, 2021 by the Baltimore County Administrative Law Judge in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/tmw
cc: Elliott Morales, Petitioner, ewmg82@gmail.com
Patrick Richardson, Representative for Petitioner, rick@richardsonengineering.net
Steve Lafferty, Planning Office Director, slafferty@baltimorecountymd.gov
Jeff Perlow, Zoning Supervisor, jperlow@baltimorecountymd.gov

Krysundra Cannington

From: Administrative Hearings
Sent: Thursday, September 2, 2021 1:51 PM
To: Peoples Counsel; Administrative Hearings; Debra Wiley
Cc: ewmg82@gmail.com; Rick@richardsonengineering.net; Steve Lafferty; Jeffrey N Perlow; Appeals Board
Subject: RE: Morales Elliott- 7628 Philadelphia Rd - 2021-174-A

Good Afternoon,
Received. Thank you.
Have a good day.

From: Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Sent: Thursday, September 2, 2021 1:48 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: ewmg82@gmail.com; Rick@richardsonengineering.net; Steve Lafferty <slafferty@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Appeals Board <appealsboard@baltimorecountymd.gov>
Subject: Morales Elliott- 7628 Philadelphia Rd - 2021-174-A

Good Afternoon,

Attached for filing, please find our office's letter of appeal in the above-mentioned case.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax

RECEIVED
SEP 02 2021
BALTIMORE COUNTY
BOARD OF APPEALS

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 2, 2021

SENT VIA EMAIL TO : AdministrativeHearings@baltimorecountymd.gov
Paul Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

RECEIVED
SEP 02 2021
BALTIMORE COUNTY
BOARD OF APPEALS

Re: PETITION FOR VARIANCE
Elliott Morales– Legal Owner
7628 Philadelphia Road
Case No.: 2021-174-A

Dear Judge Mayhew:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals of the Opinion and Order dated August 18, 2021 by the Baltimore County Administrative Law Judge in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Elliott Morales, Petitioner, ewmg82@gmail.com
Patrick Richardson, Representative for Petitioner, rick@richardsonengineering.net
Steve Lafferty, Planning Office Director, slafferty@baltimorecountymd.gov
Jeff Perlow, Zoning Supervisor, jperlow@baltimorecountymd.gov

Krysundra Cannington

From:	Peoples Counsel
Sent:	Thursday, September 2, 2021 1:48 PM
To:	Administrative Hearings
Cc:	ewmg82@gmail.com; Rick@richardsonengineering.net; Steve Lafferty; Jeffrey N Perlow; Appeals Board
Subject:	Morales Elliott- 7628 Philadelphia Rd - 2021-174-A
Attachments:	PC Appeal to CBA on Morales Elliott- 7628 Philadelphia Rd - 2021-174-A.pdf

Good Afternoon,

Attached for filing, please find our office's letter of appeal in the above-mentioned case.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax

Donna Mignon

From: Donna Mignon
Sent: Tuesday, July 27, 2021 2:02 PM
To: 'rick@richardsonengineering.net'
Subject: Case No: 2021-0174-A 7628 Philadelphia Road

Good Afternoon:

As you are aware, a virtual Webex hearing has been scheduled for August 4, 2021. You should have received an invitation in an email which invited you to this hearing when the event was created on or about July 12, 2021.

Please note that all electronic and hard copies of all hearing exhibits, documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to :
Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two business days before the hearing date.**

If you have any questions or concerns, please feel free to contact our office. Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Note to Hearing Officer:

2021-0174-A

7628 Philadelphia Road

Mr. Mayhew,

The petitioner wants to re-orient the house to face the side street (Longview Avenue) and then ask for variances for both the new front yard and new rear yard setbacks. According to the submitted plan, the current use is a SFD and the proposed use is a 3 unit dwelling. We see this as an attempt to bypass the Conversion of Dwellings regulations of Section 402 and the required compatibility study by our Planning Department.

As it sits now, the home faces Philadelphia Road. The side street setback to Longview is deficient (non-conforming) by about 8 feet, but the home has been there since 1909. The petitioner is proposing an addition which would lengthen that non-conforming setback by about 13 feet. Potentially, we are allowed to permit this addition if the deficient setback is not increased by more than 25%. At worst, we would make the petitioner apply for a variance for the side street setback just to clean the whole thing up.

But now, with the reorientation, it becomes necessary to ask for 2 variances (front and rear setbacks; hardships that they themselves have created). The only apparent reason for this is that with the new orientation, the 105' lot width required in Section 402 can be met by right. In other words, if you approve the variances requested in this petition, they will be able to meet the requirement of Section 402 by right.

I've attached the ZCPM Section 402. I'm not sure if it applies but I wanted you to see it.

Jason Seidelman

Zoning Review

410-887-3391

402 CONVERSION OF A SINGLE FAMILY DWELLING INTO APARTMENTS

Conversions of single family homes in the D.R. (Density, Residential) zones into apartments shall be determined in a case by case review. Dwellings in R.C. zones are not included in this policy and cannot be converted to apartments.

Background

Prior to the adoption of the 1955 Baltimore County Zoning Regulations, many of the homes were built on a much larger scale (both dwelling and lots) than was common at that time. The County Council took this factor into account when in 1955 they adopted Section 402, B.C.Z.R. which established setback, lot width and area standards as special conditions to allow conversions of these large single-family homes into apartments, as a matter of right.

Under the authority of Section 402, conversions of existing one family dwellings to multi-family dwellings are permitted in the D.R. zones, subject to the dimensional and area standards and the following policy:

402.1 Eligibility

A dwelling may be converted to multi-family occupancy only after a five year occupancy* as a single family dwelling.

A. Conditions

(1) If the setbacks or the lot width standards are deficient, a variance (public hearing) may be requested.

(2) If the lot area is deficient, the conversion cannot be approved. (Lot area can affect density and density cannot be varianced.)

(3) Conversions are not subject to the Residential Transition Area (R.T.A.) standards.

B. *Interpretation

(1) The application of this policy may be subject to a special hearing by the Zoning Commissioner to confirm the good faith occupancy.

(2) If it is unclear or there is disagreement as to whether a dwelling is a single family dwelling, the most important determining factor would be the existence or proposal of more than one kitchen. (This is not to say that a single family dwelling cannot have two kitchens; i.e., a summer basement kitchen or a patio kitchen, etc.) Other factors would include, but would not necessarily be limited to, the floor plan or layout of the living quarters, partitioning, and the owner's intent.

(3) See the following cases: 84-225-A (conversion with deficient setbacks)

APPROVED MAY 13 1992

Untitled Map
Write a description for your map.
Legend
7628 Philadelphia Rd
Philadelphia RD
Google Earth
© 2021 Google
7.57 ft

MM 8-4 10 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, August 2, 2021 11:48 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2021-0174-A
Attachments: Re-Cert 1 2021-0174-A.doc; Re-Cert 2 2021-0174-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6628 Philadelphia Road. Thanks.

RECEIVED
AUG 03 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

RE: Case No.: 2021-0174-A

Petitioner/Developer: Eliott Morales

Date of Hearing/Closing: August 4, 2021

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

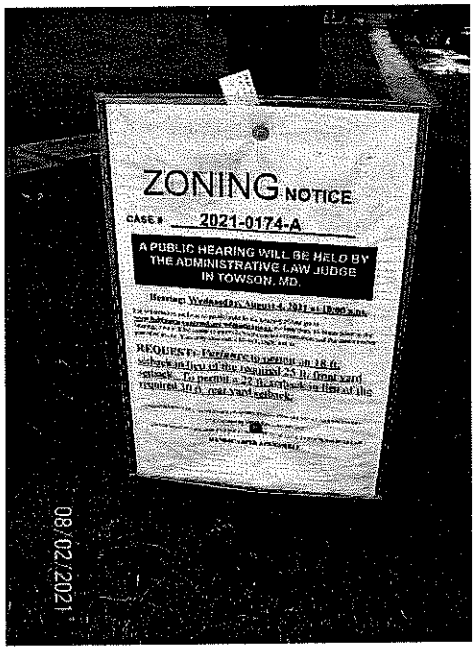
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7628 Philadelphia Road ***SIGN 1 Recertification***

The sign(s) were posted on July 15, 2021
(Month, Day, Year)



Sincerely,

August 2, 2021
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2021-0174-A

Petitioner/Developer: Eliott Morales

Date of Hearing/Closing: August 4, 2021

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

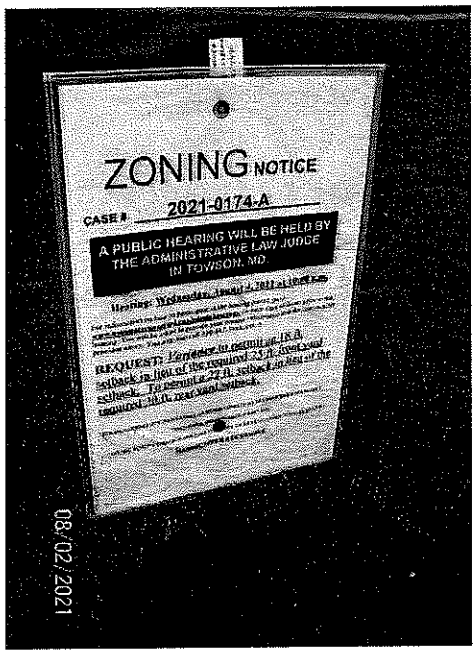
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7628 Philadelphia Road ***SIGN 2 Recertification***

The sign(s) were posted on July 15, 2021
(Month, Day, Year)



Sincerely,

August 2, 2021

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2021-0174-A

Petitioner/Developer: Eliott Morales

Date of Hearing/Closing: August 4, 2021

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7628 Philadelphia Road ***SIGN 1***

The sign(s) were posted on July 15, 2021
(Month, Day, Year)

Sincerely,

July 15, 2021

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2021-0174-A

Petitioner/Developer: Eliott Morales

Date of Hearing/Closing: August 4, 2021

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

7628 Philadelphia Road ***SIGN 2***

The sign(s) were posted on July 15, 2021
(Month, Day, Year)

Sincerely,

July 15, 2021

(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 12018361
Case #: 2021-0174-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2021-0174-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/15/2021

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2021-0174-A
7628 Philadelphia Road
Northwest corner of Philadelphia Road and Longview Road
14th Election District - 6th Councilmanic District
Legal Owner: Eliott Morales

Variance to permit an 18 ft. setback in lieu of the required 25 ft. front yard setback. To permit a 22 ft. setback in lieu of the required 30 ft. rear yard setback.

Hearing: Wednesday, August 4, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

jy15

RE: PETITION FOR VARIANCE 7628 Philadelphia Road; Northwest corner of Philadelphia Rd and Longview Ave 14th Election & 6th Councilmanic Districts Legal Owner(s): Elliot Morales Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2021-174-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

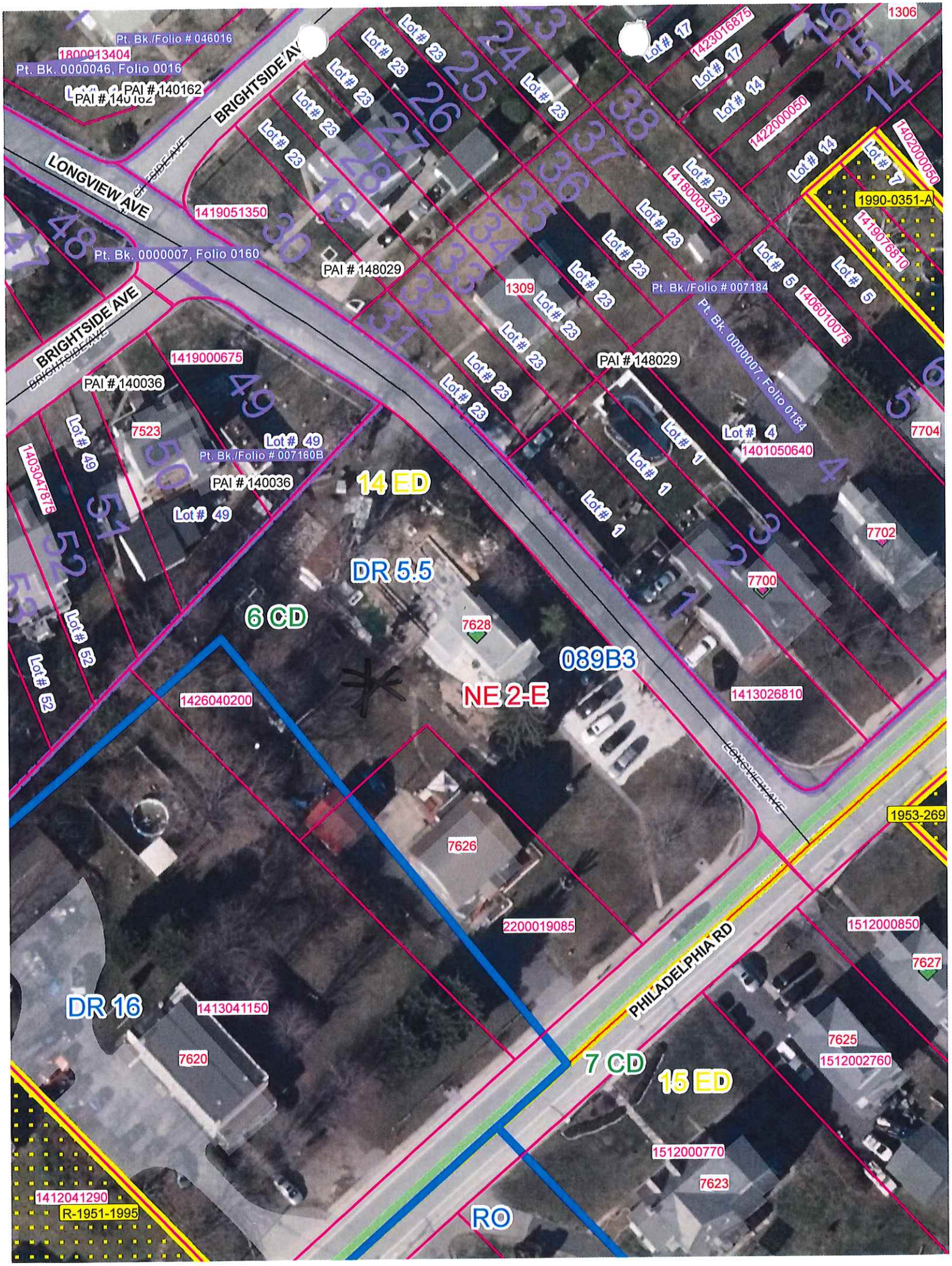
Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

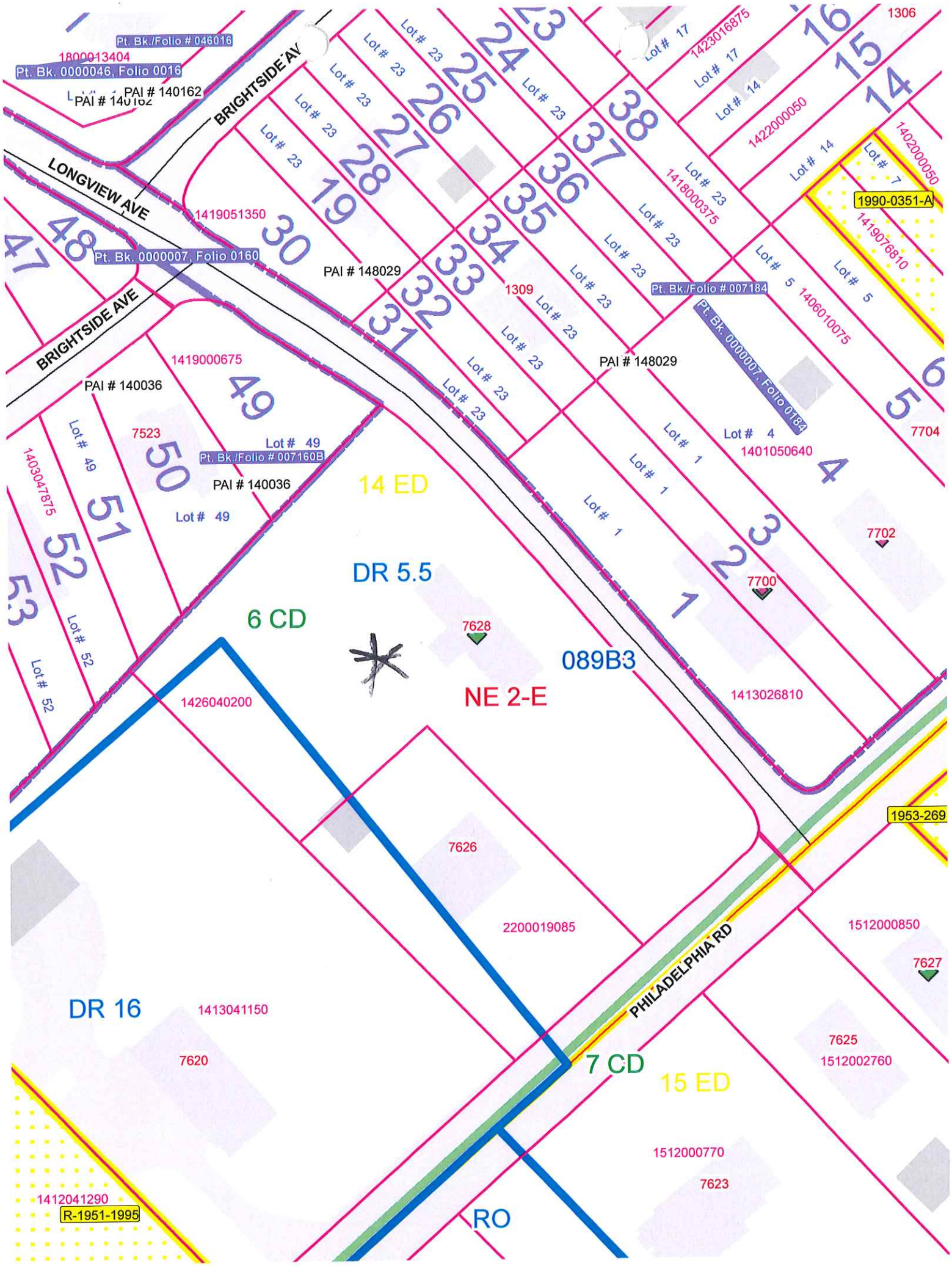
Carole S. Demilio /rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of June, 2021, a copy of the foregoing Entry of Appearance was emailed to Richardson Engineering, LLC, 7 Deneison Street, Timonium, Maryland 21093, Rick@richardsonengineering.net , Representative for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


Pt. Bk./Folio # 046016
1800013404
Pt. Bk. 0000046, Folio 0016
PAI # 140162
PAI # 140162
BRIGHTSIDE AVE
LONGVIEW AVE
1419051350
Pt. Bk. 0000007, Folio 0160
PAI # 148029
BRIGHTSIDE AVE
1419000675
PAI # 140036
7523
Lot # 49
Pt. Bk./Folio # 007160B
PAI # 140036
Lot # 49
1403047875
Lot # 52
Lot # 52
14 ED
DR 5.5
6 CD
7628
089B3
NE 2-E
1426040200
7626
2200019085
DR 16
1413041150
7620
7 CD
15 ED
1412041290
R-1951-1995
RO
1306
1423016875
Lot # 17
Lot # 17
Lot # 14
Lot # 14
1422000050
1402000050
Lot # 7
1990-0351-A
1419076810
1418000375
Lot # 23
1309
Pt. Bk./Folio # 007184
Pt. Bk. 0000007, Folio 0184
Lot # 5
Lot # 5
1406010075
PAI # 148029
Lot # 4
1401050640
Lot # 1
7704
7702
7700
1413026810
LONGVIEW AVE
1953-269
PHILADELPHIA RD
1512000850
7627
7625
1512002760
1512000770
7623


Pt. Bk./Folio # 046016
1800013404
Pt. Bk. 0000046, Folio 0016
PAI # 140162
PAI # 140162
BRIGHTSIDE AV
LONGVIEW AVE
1419051350
Pt. Bk. 0000007, Folio 0160
PAI # 148029
BRIGHTSIDE AVE
1419000675
PAI # 140036
7523
Lot # 49
Pt. Bk./Folio # 007160B
PAI # 140036
Lot # 49
1403047875
14 ED
DR 5.5
6 CD
7628
089B3
NE 2-E
1426040200
1309
Pt. Bk./Folio # 007184
Pt. Bk. 0000007, Folio 0184
PAI # 148029
Lot # 4
1401050640
7704
7702
7700
1413026810
1990-0351-A
1953-269
7626
2200019085
PHILADELPHIA RD
1512000850
7627
DR 16
1413041150
7620
7625
1512002760
7 CD
15 ED
1512000770
7623
1412041290
R-1951-1995
RO
1306
1423016875
1422000050
1418000375
1406010075
1419076810
1402000050

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 1426040200

Owner Information

Owner Name:	MORALES ELIOTT	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7628 PHILADELPHIA RD BALTIMORE MD 21237-2534	**Deed Reference:**	/34412/ 00142

Location & Structure Information

Premises Address:	7628 PHILADELPHIA RD BALTIMORE 21237-2534	**Legal Description:**	.49 AC 7628 PHILADELPHIA RD WS NW COR LONGVIEW CT

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0022	0345	14010001.04	0000				2021	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1909	1,836 SF		21,340 SF	04

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

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2020	Phase-in Assessments As of 07/01/2021
Land:	74,100	74,100		
Improvements	74,000	114,300		
Total:	148,100	188,400	148,100	161,533
Preferential Land:	0	0		

Transfer Information

Seller: SEBASTIAO GILBERT	**Date:** 11/06/2013	**Price:** $82,500
Type: NON-ARMS LENGTH OTHER	**Deed1:** /34412/ 00142	**Deed2:**
Seller: ZINKAND LENA	**Date:** 02/10/1994	**Price:** $72,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /10340/ 00311	**Deed2:**
Seller: ZINKAND LENA	**Date:** 12/13/1993	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /10210/ 00743	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2020	07/01/2021
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: No Application

Homeowners' Tax Credit Application Information

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 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 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:

Item Number or Case Number: 2021-0174-A

Petitioner: ELIOTT MORALES

Address or Location: 7628 PHILADELPHIA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELIOTT MORALES

Address: 7628 PHILADELPHIA RD
BALTIMORE, MD 21237-2534

Telephone Number: 443 564 8022

Revised 2/20/98 - SCJ

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 14 **Account Number -** 1426040200

Owner Information

Owner Name:	MORALES ELIOTT	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7628 PHILADELPHIA RD BALTIMORE MD 21237-2534	**Deed Reference:**	/34412/ 00142

Location & Structure Information

Premises Address:	7628 PHILADELPHIA RD BALTIMORE 21237-2534	**Legal Description:**	.49 AC 7628 PHILADELPHIA RD WS NW COR LONGVIEW CT

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0022	0345	14010001.04	0000				2021	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1909	1,836 SF		21,340 SF	04

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

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2020	Phase-in Assessments As of 07/01/2021
Land:	74,100	74,100		
Improvements	74,000	114,300		
Total:	148,100	188,400	148,100	161,533
Preferential Land:	0	0		

Transfer Information

Seller: SEBASTIAO GILBERT	**Date:** 11/06/2013	**Price:** $82,500
Type: NON-ARMS LENGTH OTHER	**Deed1:** /34412/ 00142	**Deed2:**
Seller: ZINKAND LENA	**Date:** 02/10/1994	**Price:** $72,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /10340/ 00311	**Deed2:**
Seller: ZINKAND LENA	**Date:** 12/13/1993	**Price:** $0

Type: NON-ARMS LENGTH OTHER **Deed1:** /10210/ 00743 **Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2020	07/01/2021
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: No Application

Homeowners' Tax Credit Application Information

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