



PETITION FOR ZONING HEARING(S)

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 6912 Bellona Ave. Baltimore, MD 21212 Currently Zoned DR 3.5
Deed Reference 47522 / 00494 10 Digit Tax Account # 2100001353
Owner(s) Printed Name(s) David M. Trebing, Trustee

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

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. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR 1B02.3.C.1 To approve an existing house with a 24 ft 6 inch side street setback and a proposed sunroom addition with a side street setback of 25 ft in lieu of the required 30 ft setback, respectively

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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.

Legal Owner(s) Affirmation: I/we do so solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

David M. Trebing

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Apt. 348 B 4000 Cathedral Avenue Washington, DC

Mailing Address

City

State

20016 / 313-683-1586

david.trebing@gmail.com

Zip Code

Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

Tom Gamper, AIA

Name - Type or Print

Signature

SM+P Architects 1100 Cathedral St. Baltimore, MD

Mailing Address

City

State

21201 / 410-685-3582 ext.108

tgamper@smp-architects.com

Zip Code

Telephone #

Email Address

Case Number 2023-0048-A Filing Date 3 / 6 / 2023 Do Not Schedule Dates Reviewer GP



SM+P Architects
1100 Cathedral Street
Baltimore, MD 21201

+1 410.685.3582
smp-architects.com

March 2, 2023

Zoning Property Description for 6912 Bellona Avenue
Baltimore, MD 21212
9TH District, Baltimore Co.

Beginning at a point on the southwest side of Bellona Avenue located South 31 degrees 24 East 64 feet from the intersection of the centerline of Bellona Avenue, 50 feet wide, and the centerline of Stevenson Lane, 80 feet wide. Thence on Bellona Avenue South 44 degrees 24 minutes 50 seconds East 40.5 feet, thence South 45 degrees 19 minutes 21 seconds West 307.54 feet, North 41 degrees 42 minutes 35 seconds West 37.96 feet and North 10 degrees 37 minutes 39 seconds West 73.91 feet to the southeast side of Stevenson Lane, thence on said Lane North 53 degrees 14 minutes 30 seconds East 245.16 feet and by a line curving southeasterly having a radius of 25 feet for a distance of 35.92 feet to the beginning.

Containing 24,547 square feet of land, more or less.

SCHAMU
MACHOWSKI +
PATTERSON
ARCHITECTS

2023-0048-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0048-A
Address: 6912 Bellona Ave.
Legal Owner: David Trebing

Zoning Advisory Committee Meeting of March 20, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6912 Bellona Avenue; SW/S of Bellona Avenue, *
73.91' SE Stevenson Lane * OF ADMINISTRATIVE
9th Election & 6th Councilmanic Districts *
Legal Owner(s): David Trebing Trustee * HEARINGS FOR
* BALTIMORE COUNTY
* 2023-048-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 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Tom Gamper, AIA, SM+P Architects, 1100 Cathedral Street, Baltimore, MD 21201, tgamper@smp-architects.com, Representative for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
934 Thompson Blvd; SW/S of Thompson Blvd* OF ADMINISTRATIVE
794' SE of Sandalwood Road
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Stanley & Wanda Wolinski
Petitioner(s) * BALTIMORE COUNTY
* 2023-050-SPHA

* * * * *

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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.

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to J.S. Dallas, J.S. Dallas, Inc., P.O. Box 26, Baldwin, Maryland 21013, jsdinc@aol.com, Representative for Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
379 Hillen Road; Corner of NE/S of Hillen	*	OF ADMINSTRATIVE
Road, NW/S of Hendrickson Lane	*	HEARINGS FOR
9 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Preston R. Tooks, III	*	2023-051-A
Petitioner(s)		

* * * * *

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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.

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Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, amrosenblatt@venable.com, Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
Courts of Hidden Waters (Lots 9-15 & 17-23);		
(2-8 Popular Spring Rd, 22-28 Hidden Waters	*	OF ADMINISTRATIVE
Way); Property located beginning at point on the		
W/S of Hidden Waters Way, 850' N of Old Ct	*	HEARINGS FOR
3 rd Election & 2 nd Councilmanic Districts		
Legal Owner(s): Caruso Builder Hidden	*	BALTIMORE COUNTY
Waters, LLC by Ed Levendusky, Rep.		
Petitioner(s)	*	2023-052-A

* * * * *

ENTRY OF APPEARANCE

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Peter Max Zimmerman/rmw
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 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 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, jvettori@sgs-law.com, Attorney for Petitioner(s).

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

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 20, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0047-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David Serrano and Lidia Miranda
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 304 WICKERSHAM WAY

Location: Property located on the corner of the North side of Wickersham Way, West side of Amesbury Court.

Existing Zoning: DR 5.5 **Area:** 7,844 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 foot rear yard setback in lieu of 30 feet for an addition and deck (closed on two sides) and, if necessary, a 9 foot rear yard setback in lieu of 22.5 feet for an open patio.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0048-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: David Trebing
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 6912 BELLONA AVE

Location: Property located on the Southwest side of Bellona Ave. 73.91 feet Southeast of Stevenson Lane.

Existing Zoning: DR 3.5 **Area:** 25,547 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To approve an existing house with a 24 foot 6 inch side street setback and a proposed sunroom addition with a side street setback of 25 feet in lieu of the required 30 foot setback, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0049-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shane Harris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1924 SHANKLIN AVE

Location: Property located Northeast side of Shanklin Ave. (40 feet) 426 feet Northwest of Sahr Hill Rd. (45 feet)

Existing Zoning: DR 2

Area: 1.67 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/03/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0050-SPHA **Reviewer:** Christina Frink

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Stanley and Wanda Wolinski

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 934 THOMPSON BLVD

Location: Property located Southwest side of Thompson Blvd; 794 feet Southeast of Sandalwood Rd.

Existing Zoning: DR 5.5

Area: 30,857 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and Section 101 (defintions) : To allow an accessory building with a footprint larger than the primary structure.

VARIANCE:

BCZR 400.1: To permit an accessory building in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0051-A **Reviewer:** Mitchell Kellman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: Preston R. Took, III

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 379 HILLEN RD

Location: Property located on the corner of Northeast side of Hillen Rd., Northwest side of Hendrickson Lane.

Existing Zoning: DR 10.5/ DR 16

Area: 5,315 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a minimum side yard setbacks of 5 feet in lieu of the required 10 and 25 feet.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0052-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 3 **Council Dist:** 2

Property Address: THE COURTS OF HIDDEN WATERS

Location: Lots 9-15, 17-23 The Courts of Hidden Waters; (2-8 Popular Spring Road; 22-28 Hidden Waters Way)

Property located beginning at a point on the West side of Hidden Waters Way at a distance 850 feet North of Old Court.

Existing Zoning: DR 1

Area: VARIES

Proposed Zoning:

VARIANCE:

1.) BCZR 1B01.2.C.1.b: To permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10;
- b. Lots 11 & 12;
- c. Lots 12 & 13;
- d. Lots 14 & 15;
- e. Lots 17 & 18;
- f. Lots 18 & 19;
- g. Lots 20 & 21;
- h. Lots 22 & 23; and

2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Jason Vettori

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

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 twenty (20) days before the hearing.*

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

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

For Newspaper Advertising:

Case Number: 2023-0048-A
Property Address: 6912 Bellona Ave
Baltimore MD 21212
Legal Owners (Petitioners): David Trebing
Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Tom Gampiez A/A
Address: SMTP Architects
1100 Cathedral St
Baltimore MD 21201
Telephone Number: 410-685-3582

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

SM+P

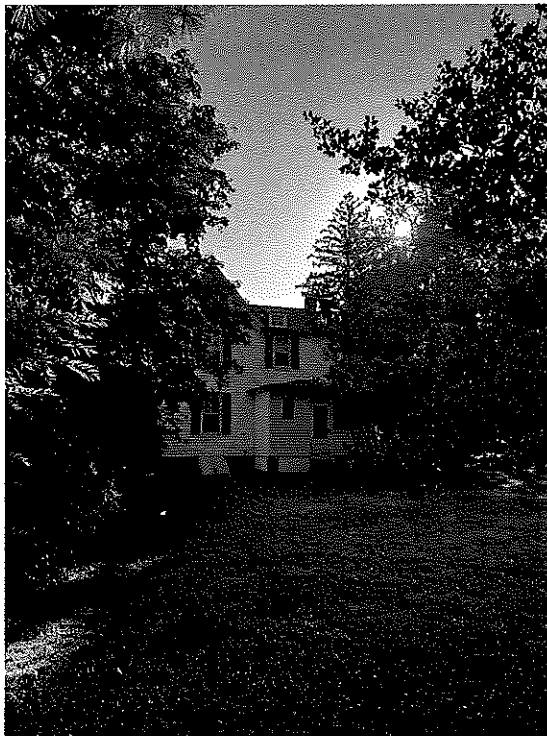
SM+P Architects
1100 Cathedral Street
Baltimore, MD 21201

+1 410.685.3582
smp-architects.com

6912 Bellona Avenue



Front of House



Back of House

SCHAMU
MACHOWSKI +
PATTERSON
ARCHITECTS

2023-0018-A

SM+P

SM+P Architects
1100 Cathedral Street
Baltimore, MD 21201

+1 410.685.3582
smp-architects.com

6912 Bellona Avenue



North Elevation of House
Stevenson Lane in foreground

**SCHAMU
MACHOWSKI +
PATTERSON
ARCHITECTS**

2023-0048-A

SM+P

SM+P Architects
1100 Cathedral Street
Baltimore, MD 21201

+1 410.685.3582
smp-architects.com

6912 Bellona Avenue



Northwest Corner of House
Location of Proposed Sunroom



Rear Yard facing west
Stevenson Lane in background

**SCHAMU
MACHOWSKI +
PATTERSON
ARCHITECTS**

2023-0048-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 2100001353

Owner Information

Owner Name: TREBING DAVID M TRUSTEE Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: APT 348 B
400 CATHEDRAL AVENUE
WASHINGTON DC 20016-
Deed Reference: /47522/ 00494

Location & Structure Information

Premises Address: 6912 BELLONA AVE
BALTIMORE 21212-
Legal Description: .5865 AC
BELLONA AV
SW COR STEVENSON LA

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0079 0006 0296 9050065.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1904 1,560 SF 25,547 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 YES STANDARD UNITS SIDING/4 1 full

Value Information

	Base Value	Value		
		As of 01/01/2023	As of 07/01/2022	As of 07/01/2023
Land:	112,800	134,700		
Improvements	123,800	145,700		
Total:	236,600	280,400	236,600	251,200
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
TREBING DAVID M TRUSTEE	11/09/2022	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /47522/ 00494	Deed2:
TREBING DAVID M TRUSTEE	11/09/2022	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /47522/ 00489	Deed2:
TREBING HARRY MARTIN	06/25/2021	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44999/ 00483	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:

2023-0048-A



1991-0442-A

0902650330

DR 3.5

6914-A

Lot # 3 2300007303

6914

1990-0450-SPH

2200018016

DR 5.5

DR 1 NC

PAI # 090674

Pt. Bk. 0000076, Folio 0081

2400005012

Lot # 0

Pt. Bk. 0000076, Folio 0081

PAI # 090674

PAI # 090674

Lot # 3 2300007304

38

NW 8-A
079C1

STEVENSON LN

6912

BELLONA AVE

DR 1

2100001353

PAI # 090022

Pt. Bk. 0000001, Folio 0207

PAI # 090022

6 CE

6910

DR 3.5

Pt. Bk. 0000001, Folio 0207

0903230200

0923752700

0913855232

1996-0327-X
1999-0378-A

0923752702

6908

Lot # 12

0908000230

1970-0030-SPH

PAI # 090865

0902200330

PAI # 090865

Pt. Bk. Folio # MP18058

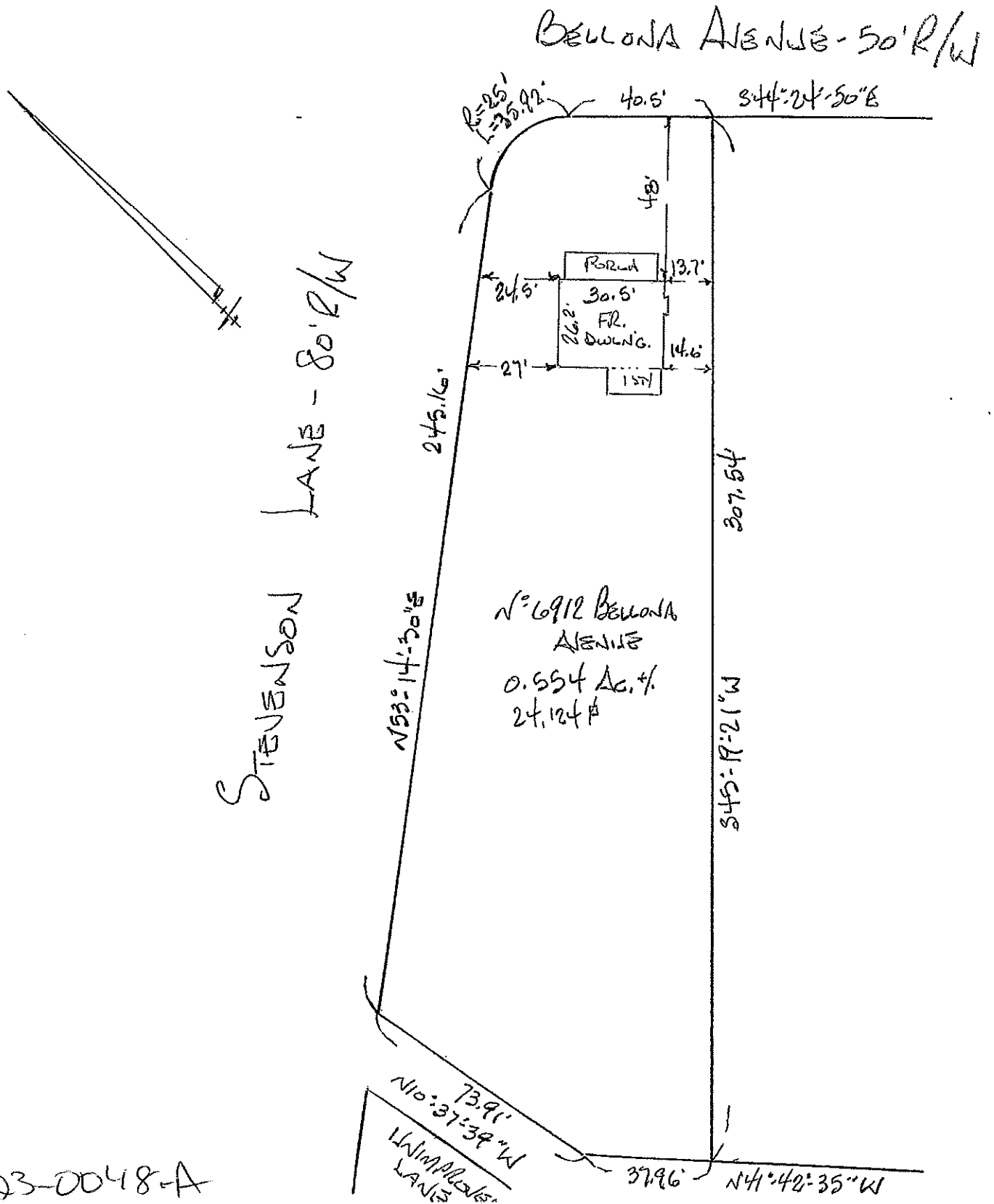
PAI # 090865

February 22, 2023:

PLAT SHOWING DWELLING LOCATION, LOT AND SETBACK DIMENSIONS FOR ZONING VARIANCE.
PROPERTY OF DAVID TREBING, 6912 BELLONA AVENUE, BALTIMORE MD 21212

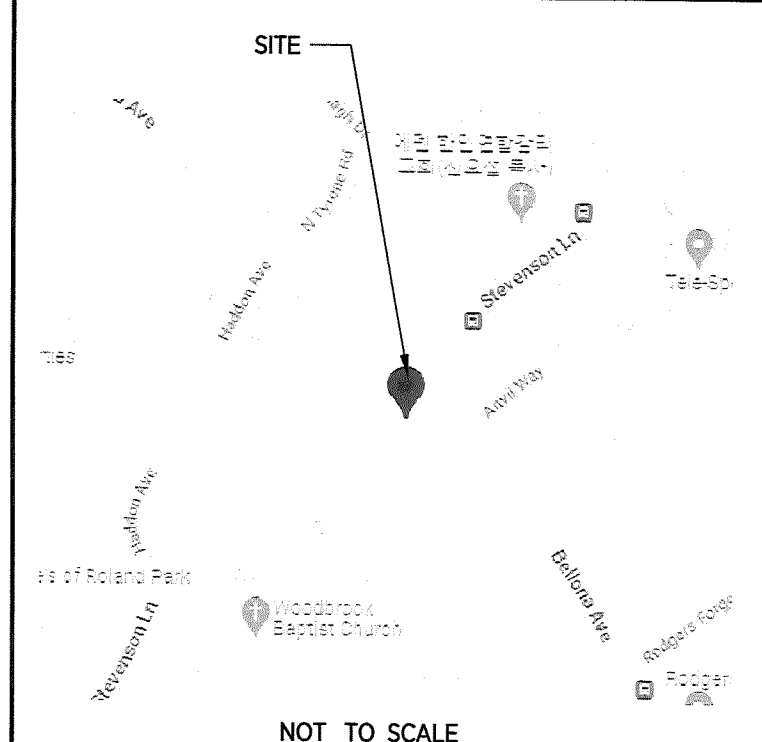
SCALE: 1" = 40'

9th District, Baltimore County MD



Zoning Hearing Plan for Variance X for Special Hearing Mark Type Requested with (X)
Address 6912 Bellona Ave. Baltimore, MD 21212 Owners(s) Name(s) David Trebing
Subdivision Name 0000 Lot # NA Block # NA Section # NA
Plat Book # NA Folio # NA 10 Digit Tax # 2100001353 Deed Reference# 47522 / 00494

VICINITY MAP



Zoning Map # 079C1
Zoning DR 3.5
Election District 9
Council District 6
Lot Area Acreage .5865
Lot Square Footage 25,547
Historic (Yes or No) NO
CBCA (Yes or No) NO
Flood Plain (Yes or No) NO

Utilities – Mark with (X)
Water is:
Public X Private
Sewer is:
Public X Private
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)

NO	REVISION / SUBMISSION	DATE

SM+P
ARCHITECTS
SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC.
1100 CATHEDRAL STREET, BALTIMORE, MD 21201
TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM

CONSULTANTS

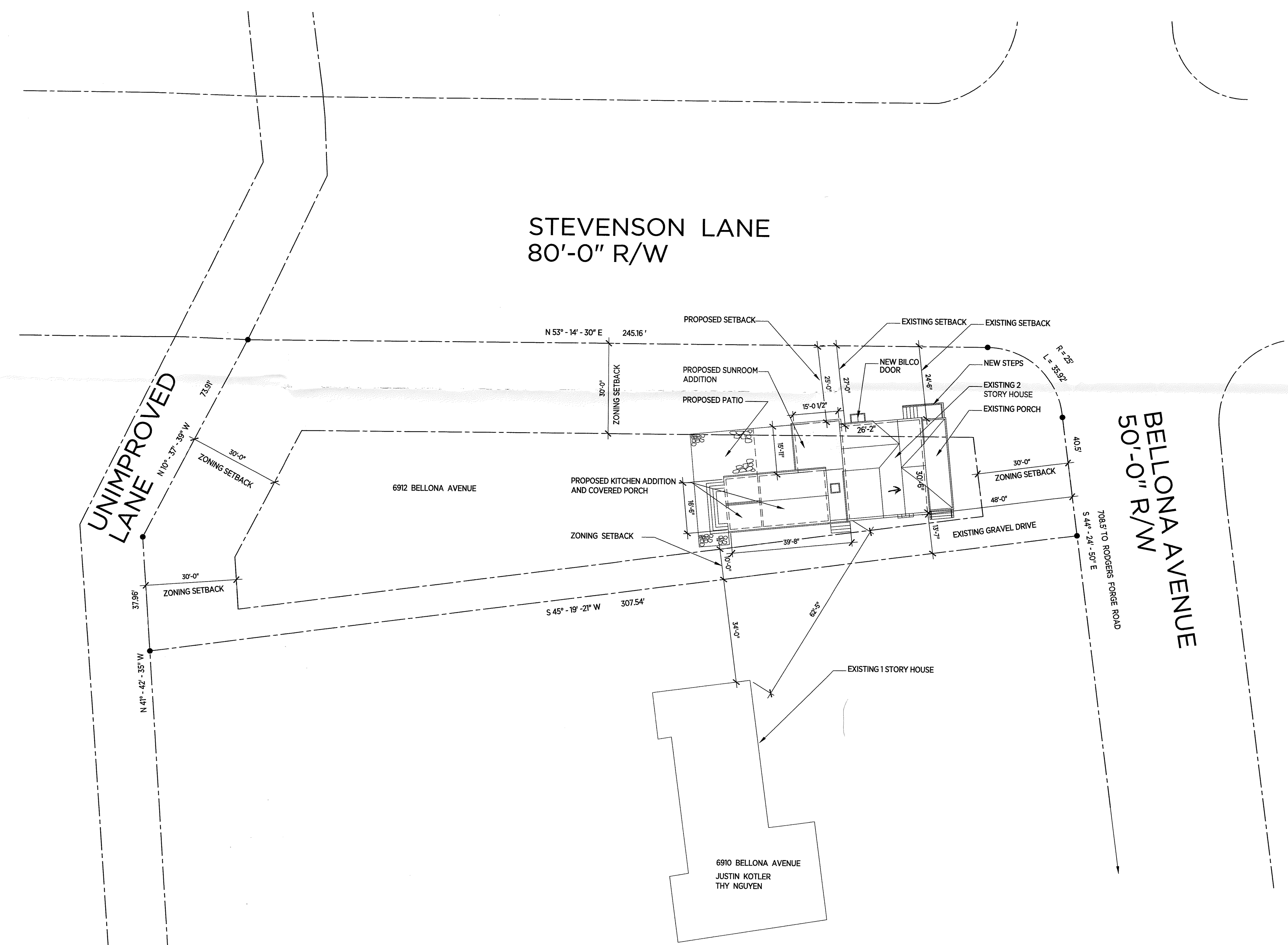
PROJECT
TREBING RESIDENCE
6912 BELLONA AVE.
BALTIMORE, MD 21212

Professional Certification:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License No. 3715R, expiration date: 05.02.2022."
SEAL

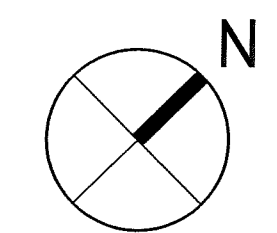
DRAWING TITLE
ZONING VARIANCE HEARING PLAN

DRAWN	TOG	PROJECT #	22032.00
CHECKED		DRAWING #	
REVIEWED			
DATE	03/02/2023		

ZP -1



NOTE: SURVEY INFORMATION PROVIDED BY THE OWNER



A-1 ZONING HEARING PLAN FOR VARIANCE
1" = 20'-0" ZP-1

2023-0048-A