



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2023

Yonis Josue Villanueva Lopez
121 Center Street
Dundalk, MD 21222

RE: Petition for Administrative Variance
Case No. 2023-0210-A
Property: 121 Center Street

Dear Petitioner:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Karla L. Moses, Esq. – kmj@mosesjeanlaw.com
Bruce E. Doak – bdoak@bruceedoakconsulting.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(121 Center Street)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Yonis Josue Villanueva Lopez	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0210-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, Yonis Josue Villanueva Lopez (“Petitioner”) for the property located at 121 Center Street, Dundalk (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 to permit a 0 ft side yard setback in lieu of 10 ft, and a 0 ft rear yard setback in lieu of 30 ft for a proposed addition. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2E). My Neighborhood map was submitted showing that nearly one-half of the dwelling located at 123 Center Street appears to have been built onto the Property here, resulting in the Petitioner’s home having been constructed on the Property line with 119 Center St. (Pet. Ex. 3). Accordingly, while the lots in the neighborhood are rectangular in shape, the position of the Petitioner’s dwelling as caused the need for a zero ft side yard setback. There is also an existing detached structure/shed already constructed by approval on the rear property line with zero setback. Zoning Advisory Committee (ZAC) comments were received from Developments Plans Review (“DPR”) and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on October 21, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by §32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that 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.

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

THEREFORE, IT IS ORDERED, this 9th day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 to permit a 0 ft side yard setback in lieu of 10 ft, and a 0 ft rear yard setback in lieu of 30 ft for a proposed addition, be, and they are each hereby, **GRANTED.**

The relief granted herein shall be subject to the following:

1. Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above the printed name.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



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 121 Center Street, Dundalk, MD 21222 Currently Zoned DR 5.5
 Deed Reference 45619 / 00099 10 Digit Tax Account # 1 2 0 3 0 4 8 7 4 1
 Owner(s) Printed Name(s) Yonis Josue Villanueva Lopez

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1302.3.C.1 to permit a 0-foot side yard setback in lieu of 10 feet and a 0-foot rear yard setback in lieu of 30 feet for a proposed addition.

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 zoning regulations of Baltimore County, to the zoning 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):

Yonis Josue Villanueva Lopez
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
121 Center Street Dundalk MD
 Mailing Address City State
21222 / [Signature]
 Zip Code Telephone #'s (Cell and Home) Email Address

 Bruce E. Doak Consulting, LLC
 3801 Baker Schoolhouse Road
 Freeland, MD 21053
 o 443-900-5535 m 410-419-4906
BDCAK@BRUCEDOAKCONSULTING.COM

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

Karla L. Moses, Esq.
 Name - Type or Print
[Signature]
 Signature
PO Box 10480 Baltimore MD
 Mailing Address City State
21209 / 443-500-3202 / kmj@mosesjeanlaw.com
 Zip Code Telephone # Email Address

Representative to be Contacted:

Karla L. Moses, Esq.
 Name - Type or Print
[Signature]
 Signature
PO Box 10480 Baltimore MD
 Mailing Address City State
21209 / 443-500-3202 / kmj@mosesjeanlaw.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 2023-0210-A Filing Date 10/12/2023 Estimated Posting Date 10/22/2023 Reviewer MSK

Revised 8/2022

Affidavit in Support of Administrative Variance

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:	121 Center Street	Dundalk	MD	21222
	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)**

I currently have an accessory structure in place, which was duly approved and erected in compliance with Baltimore County Code. My family needs additional space within our home. I would like to erect an addition off of the home that abuts the accessory structure, but which would not extend beyond the point approved for the current accessory structure. While the setback is disturbed in my erection, it would be up to the same place as the existing approved accessory structure, and would provide no additional disturbance to my neighbors in its erection.

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

Signature of Owner (Affiant)

Yonis Josue Villanueva Lopez

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 11th day of July, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

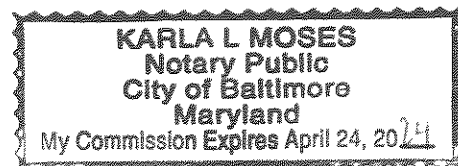
Print name(s) here: Yonis Josue Villanueva Lopez

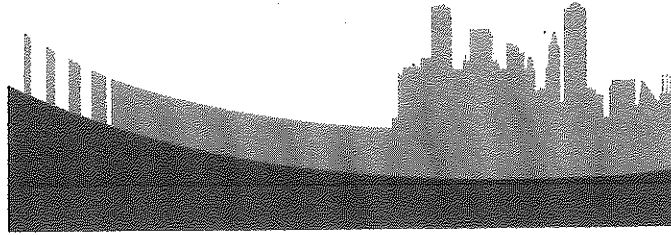
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires





Zoning Description

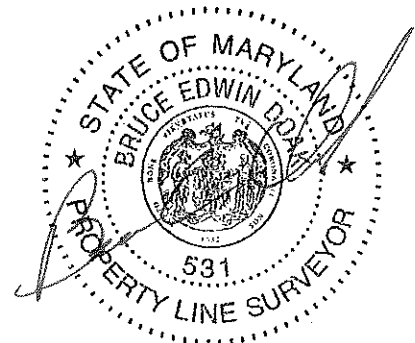
#121 Center Street
Twelfth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeast side of Center Street, 50 feet northwesterly from the northwest side of Ash Avenue, said point of beginning being the southeast corner of Lot 27 as shown on the Plat entitled "Plat of First Addition to Turner" dated September 11, 1915 and recorded in the Land Records of Baltimore County, Maryland in Plat Book 5, page 10.

Being Lots 26 and 27 as shown on the Plat entitled "Plat of First Addition to Turner" dated September 11, 1915 and recorded in the Land Records of Baltimore County, Maryland in Plat Book 5, page 10.

Containing 5,000 square feet of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023-0210-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: November 2, 2023

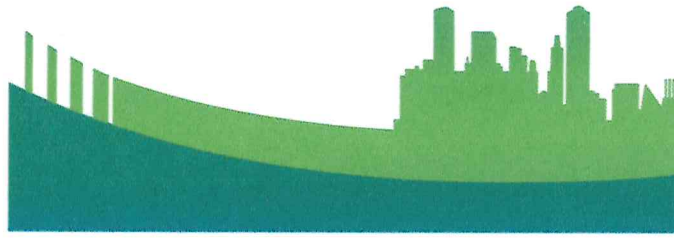
SUBJECT: DEPS Comment for Zoning Item # 2023-0210-A
Address: 121 Center St.
Legal Owner: Yonis Josue Villaneuva Lopez

Zoning Advisory Committee Meeting of November 6, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn



CERTIFICATE OF POSTING

October 21, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0210-A

Legal Owner: Yonis Josue Villanueva Lopez

Closing date: November 06, 2023

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **121 Center Street**.

The signs were initially posted on **October 21, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-010-A

121 Center Street

REQUEST: A 0 FOOT SIDE YARD SETBACK IN LIEU OF 10 FEET AND A 0 FOOT REAR YARD SETBACK IN LIEU OF 30 FEET FOR A PROPOSED ADDITION.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE NOVEMBER 06, 2023.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-010-A

121 Center Street

REQUEST: A 0 FOOT SIDE YARD SETBACK IN LIEU OF 10 FEET AND A 0 FOOT REAR YARD SETBACK IN LIEU OF 30 FEET FOR A PROPOSED ADDITION.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE NOVEMBER 06, 2023.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0210-A Address 121 Center Street

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/12/2023 Posting Date: 10/22/2023 Closing Date: 11/6/2023

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

- 1. POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- 2. DEADLINE:** The closing date is the deadline for 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.
- 3. 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.
- 4. POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0210-A Address 121 Center Street

Petitioner's Name: Yonis Josue Villanueva Lopez Telephone (Cell): Attorney - 443-500-3202

Posting Date: 10/22/2023 Closing Date: 11/6/2023

Wording for Sign: To Permit REMOVING a 0-foot side yard
setback in lieu of 10 feet and a 0-foot rear
yard setback in lieu of 30 feet for a proposed
addition

Revised 1/2022

**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: 2023-0210-A
Property Address: 121 Center Street
Legal Owners (Petitioners): Yonis Josue Villanueva Lopez
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Karla L. ~~W~~ Moses, Esq.
Address: PO Box 10480
Baltimore MD 21209
443-500-3202
Telephone Number: 443-500-3202

*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.

Revised 3/2022



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
09-Aug-2023 3:04:25P

Transaction **101892**
1 Petition Before ALJ \$75.00

Total \$75.00

DEBIT CARD SALE \$75.00
VISA 4504

Retain this copy for statement
validation

Station: Permit Processing - Mini

09-Aug-2023 3:04:38P
\$75.00 | Method: EMV
US DEBIT XXXXXXXXXXXX4504
THE BBC GROUP LLC
Reference ID: 322100547189
Auth ID: 002991
MID: *****2995
AID: A0000000980840
AthNtwkNm: PAVD
RtInd: DEBIT
PIN VERIFIED

Clover ID: R2407TKJHP7KE
Payment 6954T01WTT1Z0

Clover Privacy Policy
<https://clover.com/privacy>

2023-0210-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY



[View Map](#)

[View Ground Rent Redemption](#)

[View Ground Rent Registration](#)

JOHN A. OLSZEWSKI, JR.
Special Tax Recapture: None
County Executive
Account Identifier:

District - 12 Account Number - 1203048740

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

Owner Information

Owner Name: CALIBER HOME LOANS INC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 16745 W BERNARDO DR Deed Reference: /44736/ 00071
SAN DIEGO CA 92127-

Location & Structure Information

Premises Address: CENTER ST Legal Description: TURNERS
BALTIMORE 21222-
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0110 0005 0031 12060108.04 0000 26 2024 Plat Ref: 0005/ 0010
Town: None
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2,500 SF 04
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value		Phase-in Assessments	
		As of 01/01/2021	As of 07/01/2023	As of 07/01/2024	
Land:	13,700	13,700			
Improvements	0	0			
Total:	13,700	13,700	13,700		
Preferential Land:	0				

Transfer Information

Seller: HARRIS ANGELA H	Date: 05/20/2021	Price: \$79,000
Type: NON-ARMS LENGTH OTHER	Deed1: /44736/ 00071	Deed2:
Seller: GRANT HOUSING LLC	Date: 02/28/2017	Price: \$110,000
Type: ARMS LENGTH MULTIPLE	Deed1: /38681/ 00384	Deed2:
Seller: EQUITABLE CALVERT LLC	Date: 11/17/2015	Price: \$30,000
Type: ARMS LENGTH MULTIPLE	Deed1: /36890/ 00449	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:

2023-0210-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY



View Map

View GroundRent Redemption

View Ground Rent Registration

JOHN A. OLSZEWSKI, JR.
Special Tax Recapture: None
County Executive
Account Identifier:

District - 12 Account Number - 1203048741

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

Owner Information

Owner Name: LOPEZ YONIS JOSUE VILLANUEVA Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 121 CENTER ST Deed Reference: /45619/ 00099
DUNDALK MD 21222-

Location & Structure Information

Premises Address: 121 CENTER ST Legal Description: 121 CENTER ST
DUNDALK MD 21222- TURNERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0110 0005 0031 12060108.04 0000 27 2024 Plat Ref: 0005/ 0010
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1919 1,342 SF 2,500 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
2 NO STANDARD UNITSIDING/3 1 full/ 1 half

Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	27,500	27,500		
Improvements	92,600	92,600		
Total:	120,100	120,100	120,100	
Preferential Land:	0			

Transfer Information

Seller: CALIBER HOME LOANS INC	Date: 10/14/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /45619/ 00099	Deed2:
Seller: HARRIS ANGELA H	Date: 05/20/2021	Price: \$79,000
Type: NON-ARMS LENGTH OTHER	Deed1: /44736/ 00071	Deed2:
Seller: GRANT HOUSING LLC	Date: 02/28/2017	Price: \$110,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38681/ 00384	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	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:

2023-0210-A



PAID RECEIPT
DATE 10/14/2021 TIME 08:58:31
TAX ID: 1203048741
CO. TR TAX \$1,166.25
RECORDATION TAX \$500.00
JOHN A. OLSZEWSKI
County Executive Baltimore County, Maryland

Baltimore County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$249.37
TOTAL \$309.37
JLE SF
Oct 14, 2021 09:55 am

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Commitment Number:
200516820
Seller's Loan Number:
9703418070

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

File # 2021-1575 (12) 12-03-048741 & (12) 12-03-048740

SPECIAL WARRANTY DEED

THIS DEED IS EXEMPT FROM INCOME TAX WITHHOLDING PURSUANT TO MARYLAND CODE TAX-GENERAL, SECTIONS 10-912(a)(7)(ii)(1), 10-912(a)(7)(ii)(2) and 10-912(d)(3)(i), and COMAR 03-04-12.03b(5)(a).

This property is transferred pursuant to a foreclosure and therefore exempt from non-resident seller withholding requirements.

CALIBER HOME LOANS, INC., whose mailing address is **13081 WIRELESS WAY, OKLAHOMA CITY, OK 73134** hereinafter grantor, for \$99,750.00 (Ninety Nine Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants and conveys with covenants of special warranty to **YONIS JOSUE VILLANUEVA LOPEZ**, hereinafter grantee, whose tax mailing address is **121 CENTER STREET, BALTIMORE, MD 21222**, the following real property:

All that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say: Parcel 1 - **BEGINNING FOR THE FIRST** thereof on the Northeast side of Centre Street formed at a point distant eighty feet Northwesterly from the corner formed by the intersection of the northeast side of centre street with the Northwest side of Ash Avenue; and running thence Northwesterly, binding on the Northeast side of Centre Street with the Northwest side of Ash Avenue; and running Northwesterly binding on the Northeast side of Centre Street, twenty-five feet; thence Northeasterly, parallel with Ash Avenue one hundred feet to the Southwest side of an alley, ten feet wide,, there laid out; thence Southeasterly, binding on said alley, with the use - thereof in common, twenty five feet; and thence Southwesterly, parallel with Ash Avenue, one hundred feet, to the place of beginning. Being known and designated as Lot No. 26 as shown on the Plat entitled "Plat of

2023-0210-A



First Addition to Turner" which said Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folio 10. Parcel 2 - BEGINNING FOR THE SECOND thereof on the Northeast side of Centre Street at the distance of 55 feet Northwesterly from the corner formed by the intersection of the Northeast side of Centre Street and the Northwest side of Ash Avenue and running thence Northwesterly binding on the Northeast side of Centre Street 25 feet thence Northeasterly at right angles to Centre Street 100 feet to the Southwest side of an alley 10 feet wide there laid out thence Southeasterly binding on the Southwest side of said alley with the use thereof in common 25 feet and thence Southwesterly 100 feet to the place of beginning. Being known and designated as Lot No. 27 as shown on the Plat entitled "Plat of First Addition to Turner" which said Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 5 folio 10.

Property Address is: 121 CENTER STREET, BALTIMORE, MD 21222

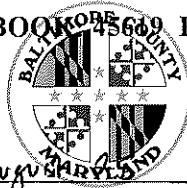
Prior instrument reference: Official Records Book 44736, Page 71

Grantor covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances as the same as may be required.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.



Executed by the undersigned on August 21, 2021:
JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

CALIBER HOME LOANS, INC.

By: [Signature]

Name: Naomi Feistel

Its: Authorized Officer

STATE OF _____
COUNTY OF _____

On this _____, 20____, before me, the undersigned officer, personally
appeared _____ its
_____ who made acknowledgement on behalf of
CALIBER HOME LOANS, INC., and that he/she/they as such _____
being authorized to so do, executed the foregoing instrument for the purposes therein
contained, by signing the name of the company by himself/herself/themselves as
_____. In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission expires: _____

"See attached"



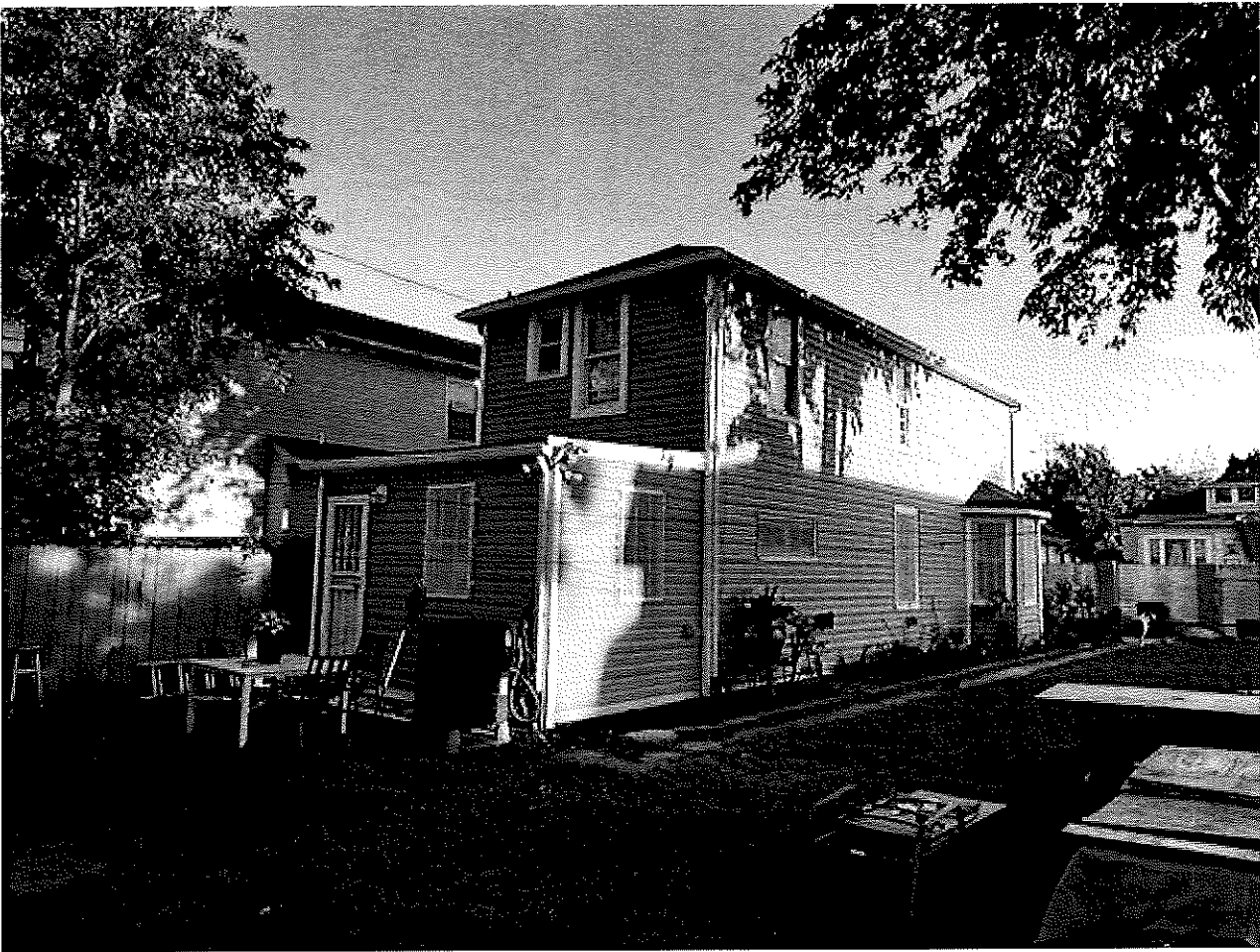
~~B~~ Fence separating subject property
and neighbor's house

2023-0210-A



Side view of rear of the house

2023-0210-A



Rear view of the house

2023-0210-A



Rear of the house

2023-0210-A



Side view of the home

2023-0210-A

Lot # 28
1207047871

Lot # 27
1219000883

Lot # 25

1201013295
Lot # 25

Lot # 24
1210046191

Lot # 22

1219051100
Lot # 22

Lot # 20
1223054980

2003-0132-A

Lot # 22
1206035431

1202001380
Lot # 23

DR 5.5

1208055560
Lot # 24

Lot # 25
1208055561

PAI # 120078

PAI # 120078

PAI # 120078

PAI # 120078
1203048740
Lot # 26

1203048741
Lot # 27

1208003600
Lot # 28

Lot # 28

Pt. Bk./Folio # 005010

Pt. Bk. 0000005, Folio 0010

Pt. Bk. 0000008, Folio 0029

ASH AVE

Pt. Bk. 0000008, Folio 0029
PAI # 128010

1218050670
Lot # 126

PAI # 128010

CENTER ST

114

1210047930
Lot # 14

BL

1202085475 118
Lot # 15

1222000490
Lot # 15

1218048390
Lot # 17

1210048210
Lot # 18

Lot # 98
1219074631

Lot # 98

Lot # 7
1214065711

2025-0210-A

GENERAL INFORMATION

1.

Ownership: Yonis Josue Villanueva Lopez
121 Center Street Dundalk MD 21222
2.

Address: 121 Center Street
3.

Deed references: 45619/99 Lots 26 & 27 "Turners" PB 5/10
4.

Area: 5,000 square feet (per PB 5/10)
5.

Tax Map / Parcel / Tax account #: 110 / 31 / 12-03-048740 (Lot 26) & 12-03-048741 (Lot 27)
6.

Election District: 12 Councilmanic District: 7
ADC Map: GIS tile: 110C1 Position sheet: 21SE20
Census tract: 492700 Census block: 24005492700
Schools: Dundalk ES Dundalk MS Dundalk HS
The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County.
All other information shown hereon was taken from Baltimore County GIS tile 110C1 and the information provided by Baltimore County on the internet.
8.

Improvements: 1 & 2 story dwelling. The dwelling will remain.

OFFICE OF ZONING

Zoning: DR 5.5 There are no previous zoning cases on the subject parcels.

DR 5.5 Setbacks for Dwellings

Front: 25 feet from the property line or street right of way
Side: 10 feet from a property line
Rear: 30 feet from a property line

Minimum Lot Area: 6,000 square feet
Minimum Lot Width: 55 feet

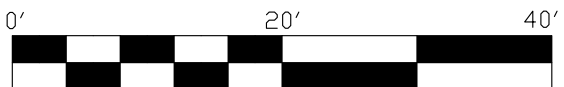
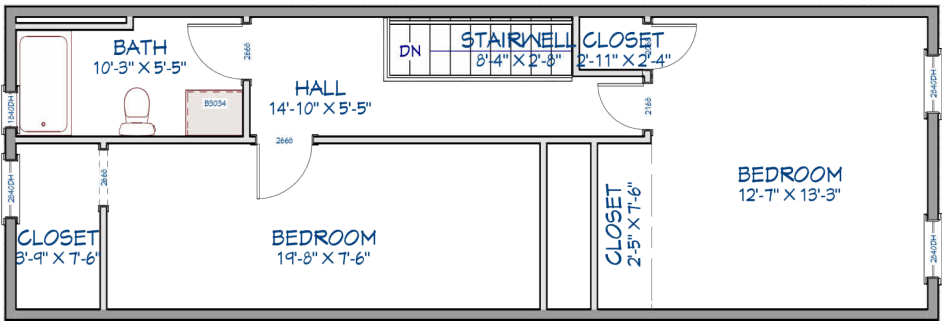
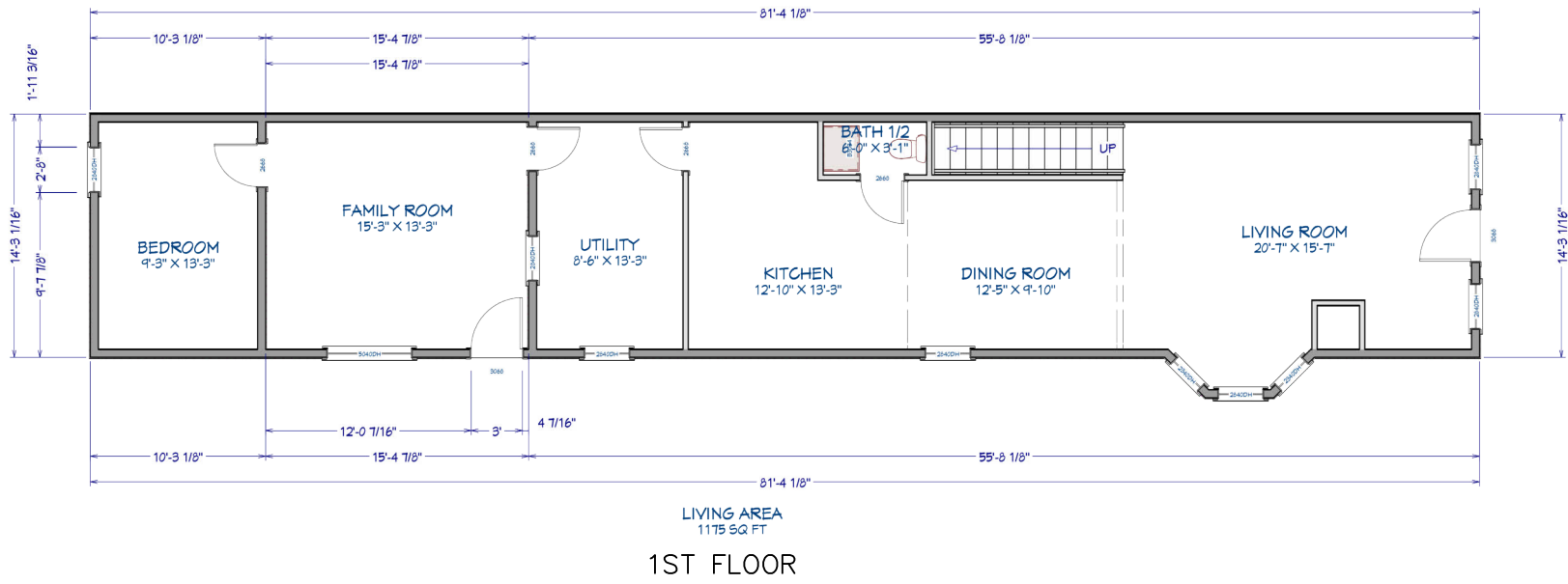
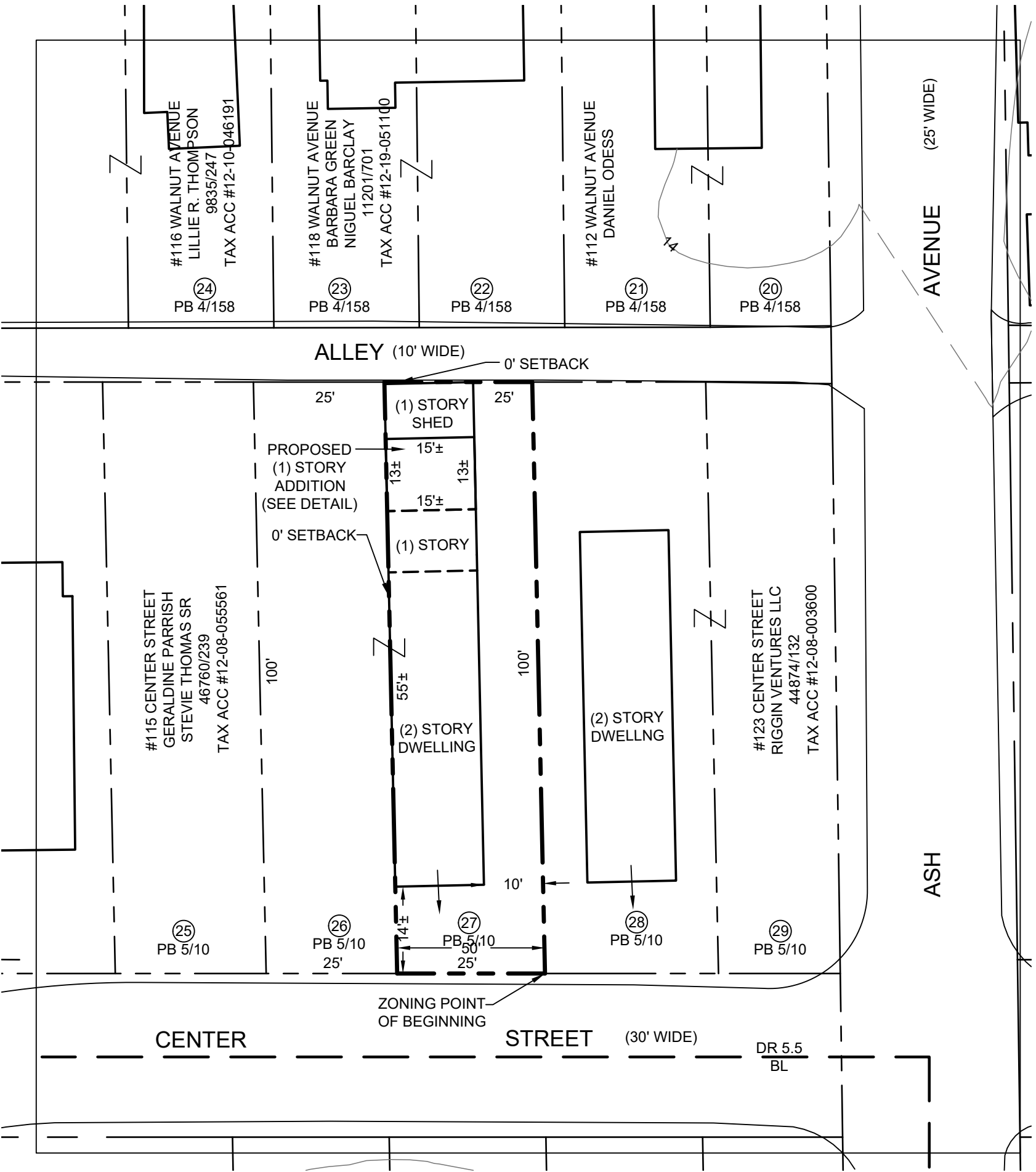
ENVIRONMENTAL

Watershed: Baltimore Harbor URDL land type: 1

1. The subject property is served by public water and sewer
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

PROPOSED DEVELOPMENT

To construct an addition to the existing dwelling incorporating the shed foundation



REVISION

Bruce E. Doak Consulting, LLC

Land Use Expert and Surveyor

3801 Baker Schoolhouse Road

Freeland, MD 21053

o 443-900-5535 m 410-419-4906

bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#121 CENTER STREET

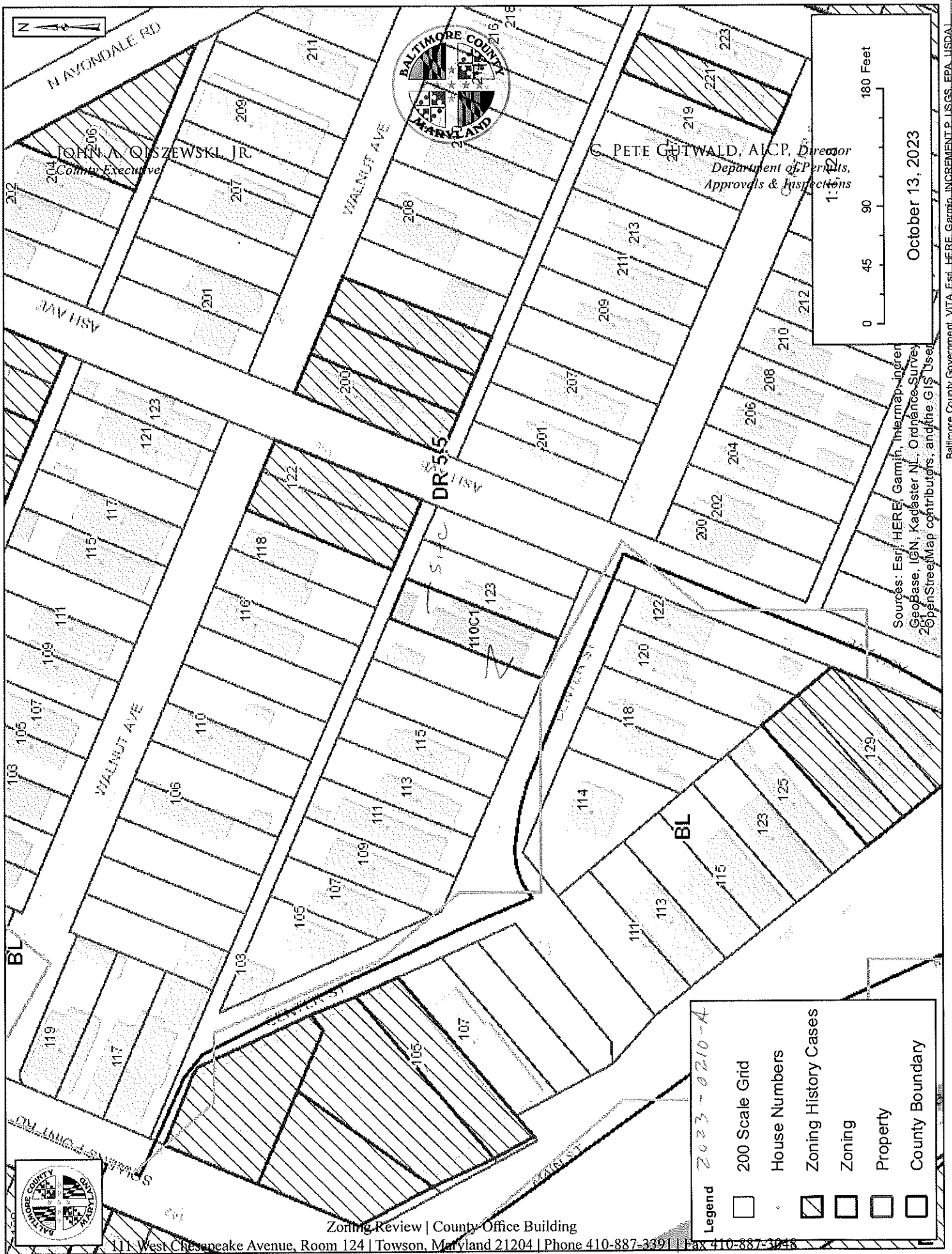
BALTIMORE COUNTY, MARYLAND

12th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 10/2/2023

Scale: 1"=20'

Baltimore County - My Neighborhood



Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

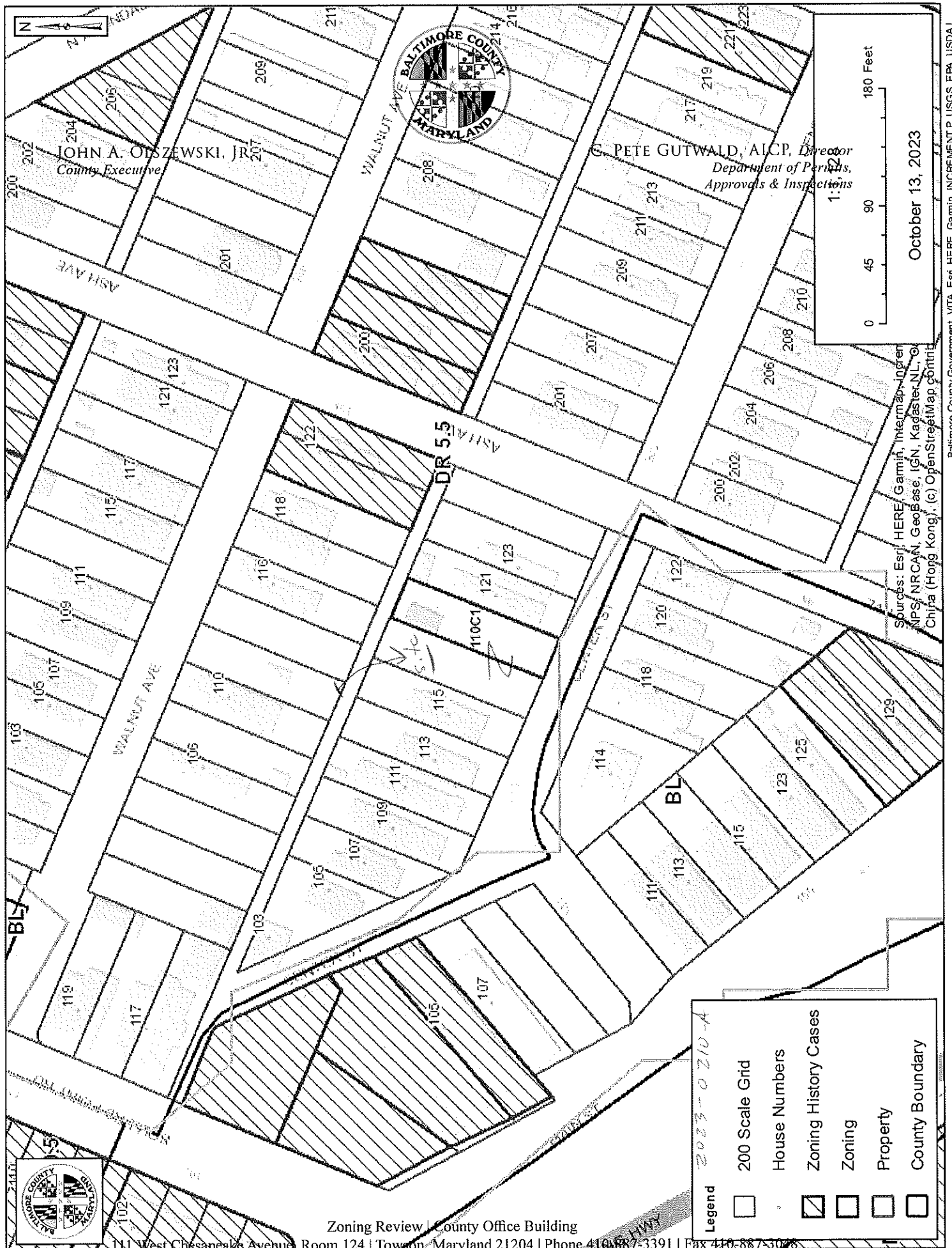
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Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Title



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