Real Property Data Search (w2)

Search Result for HOWARD COUNTY

RB 7/10/19

View Map	View GroundRent Redemption	View GroundRent Registration

Tax Exempt: **Special Tax Recapture:**

Exempt Class: NONE

Account Identifier: **District -** 04 **Account Number -** 346017

Owner Information

Owner Name:	KLINGENSMITH JAMES M KLINGENSMITH LISA C T/E	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	16920 OLD FREDERICK RD MOUNT AIRY MD 21771-3321	**Deed Reference:**	/04781/ 00101

Location & Structure Information

Premises Address:	16920 OLD FREDERICK RD MT AIRY 21771-0000	**Legal Description:**	LOT 3 5.674 A 16920 OLD FREDERICK RD HUNTSMANS RIDGE S 1

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	7412
0002	0021	0020		0000			3	2017	Plat Ref:	

Special Tax Areas: **Town:** NONE

Ad Valorem: 100

Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	2,160 SF	1000 SF	5.6700 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	240,000	220,000		
Improvements	261,600	270,700		
Total:	501,600	490,700	490,700	490,700
Preferential Land:	0			0

Transfer Information

Seller: GILL CHARLES T	**Date:** 06/16/1999	**Price:** $235,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /04781/ 00101	**Deed2:**
Seller: GILL CHARLES T	**Date:** 10/16/1991	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /02407/ 00398	**Deed2:**
Seller: EQUITY CONSTRUCTION	**Date:** 08/03/1989	**Price:** $239,900
Type: ARMS LENGTH IMPROVED	**Deed1:** /02035/ 00351	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: **Special Tax Recapture:**

Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 03/03/2011

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.

HOWARD COUNTY SANITARIUM CORPORATION

OLD FREDERICK RD

LOT #	AV TIME	MAX DEPTH	REMARKS
NEW 1	14 min	3 ft	Shallow system — max. total depth 4½ ft.
" " 2	12 min	3 ft	
" " 3	6 min	3 ft	
" " 4	8 MIN	3 ft	
" " 5	8 MIN	3 ft	

Lot 1 A 39268

Mike Hunley 442-5942

Water sample drawer

under

- Well permits
- Septic permits

file

File Number: _____

Date: _____

APPLICATION FOR PETITIONING THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING FOR VARIATIONS FROM THE REQUIREMENTS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

I/WE the undersigned fee simple owner(s), hereby make application to the Howard County Office of Planning and Zoning to relax the minimum requirements of the Subdivision and Land Development Regulations of Howard County effective February 7, 1976. The undersigned hereby certifies the information supplied herewith is correct and complete and further, confirms that the regulations and policies as referred to in ~~the~~ attached are understood.

Donald R. Reuwee — 1/6/87

(Signature of Owner/Developer -Contract Purchaser) (Date)

If the applicant is owner's/developer's agent, written documentation from owner/developer is required. Cite the specific section of the County code which a waiver is being requested and state the justification for this variance request:

Section 16.113 F 7 a, b, c See Attached

Subdivision Name/Property Identification: Howard County Sanitarium (Huntsman's Ridge)

Location of Property: (General description in relation to nearest existing public road)

Use of Property: Existing unimproved

Proposed minor subdivision

Tax Map No. 2, Parcel No. 20, Zoning R

Election District 4, Total Area of Property 25.1 ± Acres.

Reference to Applicable Plans: Howard County Sanitarium (Huntsman's Ridge)
(Board of Appeals, Subdivision Plans, etc.))

Proposed Conveyance(s) _____ (Number) Area: _____ (Acres)

DLDZA/VP-1-85

HOWARD COUNTY LAND SERVICES, INC.
10176 Baltimore National Pike • Suite 202 • Ellicott City, MD 21043 • 301-465-5855

Donald R. Reuwer, Jr.
PRESIDENT

Q. L. Ballard
SENIOR VICE PRESIDENT
CONSTRUCTION MANAGER

(Huntsman's Ridge)
HOWARD COUNTY SANITARIUM
VARIANCE PETITION

Pursuant to Section 16.103.C of the Howard County Subdivision and Land Development Regulations, we request a waiver from Section 16.113.F.7. a, b, and c to allow four (4) proposed lots to use an existing entrance constructed by the State Highway Administration to Old Frederick Road, a Major Collector Road as shown on the 1981 General Plan of Highways. The four (4) lots are to have access by means of a 25' use-in-common easement to Frederick Road for which this variance is requested.

JUSTIFICATION:

(1) Access to these lots from Beetz Road is impractical due to the shape of the property and due to steep slopes.

(2) Constructing a parallel road along the Frederick Road frontage would be impractical due to the presence of an outlot on which is located a house and driveway.

(3) Constructing a parallel road or cul-de-sac to service only 4 lots would result in extraordinary hardship for the property owner due to topography.

(4) The location of the proposed use-in-common access is at the point of an existing entrance constructed by the State Highway Administration for access to Old Frederick Road in 1971.

(5) The proposed access is exactly 500' from the centerline of Beetz Road, which is the minimum spacing allowed for intersections along a Major Collector Road. This access is at the same location as would be a cul-de-sac but would likely introduce less traffic since it would serve only four lots.

THOMAS G. HARRIS, JR.
DIRECTOR
992-2350

DEAF TELETYPE NUMBER
992-2323



DIVISION OF LAND DEVELOPMENT
AND ZONING ADMINISTRATION
JOHN W. MUSSELMAN, CHIEF
992-2352

DIVISION OF COMPREHENSIVE AND
TRANSPORTATION PLANNING
AMAR S. BANDEL, CHIEF
992-2357

OFFICE OF PLANNING & ZONING OF HOWARD COUNTY
GEORGE HOWARD BUILDING
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043-4589

February 3, 1987

Howard County Sanitarium
Taylor Manor Hospital
Ellicott City, MD 21043

RE: VP-87-81, Huntsman's Ridge

Dear Gentlemen:

On February 2, 1987, the Subdivision Review Committee, in concurrence with the Director of the Office of Planning and Zoning, considered your request for variance from Section 16.113.F.7 of Howard County Subdivision and Land Development Regulations to allow four (4) proposed lots to use an existing driveway for use-in-common access to a major collector road. The subject property is located on the north side of Frederick Road, and east side of Beetz Road, in the Fourth Election District of Howard County, MD.

The Subdivision Review Committee has recommended to the Planning Director that the above-referenced variance be denied in accordance with the comments dated January 30, 1987, from the Department of Public Works (see attached). The petitioner submitted insufficient information to substantiate extraordinary hardship or practical difficulty for a waiver to allow direct driveway access for four (4) proposed lots which could be further subdivided and an eighteen (18) acre residue or second parcel representing the fifth (5th) lot which also could be further subdivided. Therefore, the applicant should provide a public road to serve the proposed lots, the remaining residue or second parcel and any subsequent resubdivision lots in the future since the property is located on a major collector road which has controlled access.

If you wish to schedule a meeting with the Subdivision Review Committee to provide additional information or justifications to support the variance petition and/or submit additional information or justifications without having a meeting, please contact this office at the telephone number listed below. The Subdivision Review Committee requests that the additional information and/or justifications to support the variance petition be submitted for review by the County prior to the meeting date. The meeting must be scheduled within fifteen (15) calendar days from the date of receipt of certified letter and will be held for the sole purpose of reviewing additional information. If you decide not to schedule a meeting or submit additional information, the variance petition will be processed after the fifteen (15) day notification period for final action by the Planning Director.

DEPARTMENT OF PUBLIC WORKS OF HOWARD COUNTY
BUREAU OF ENGINEERING

January 22, 1987

TO: Office of Planning and Zoning
Division of Land Development

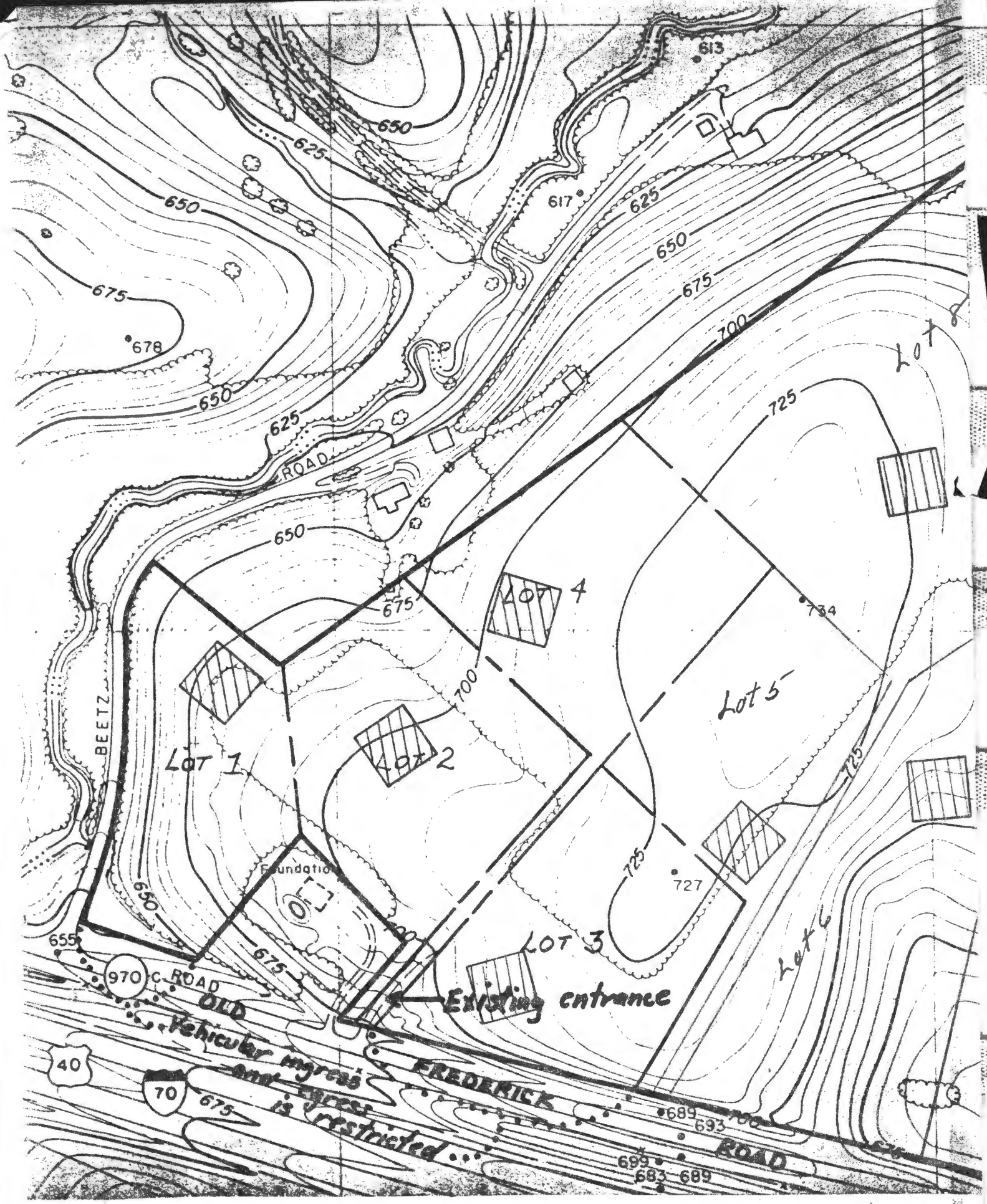
FROM: Bureau of Engineering
Department of Public Works

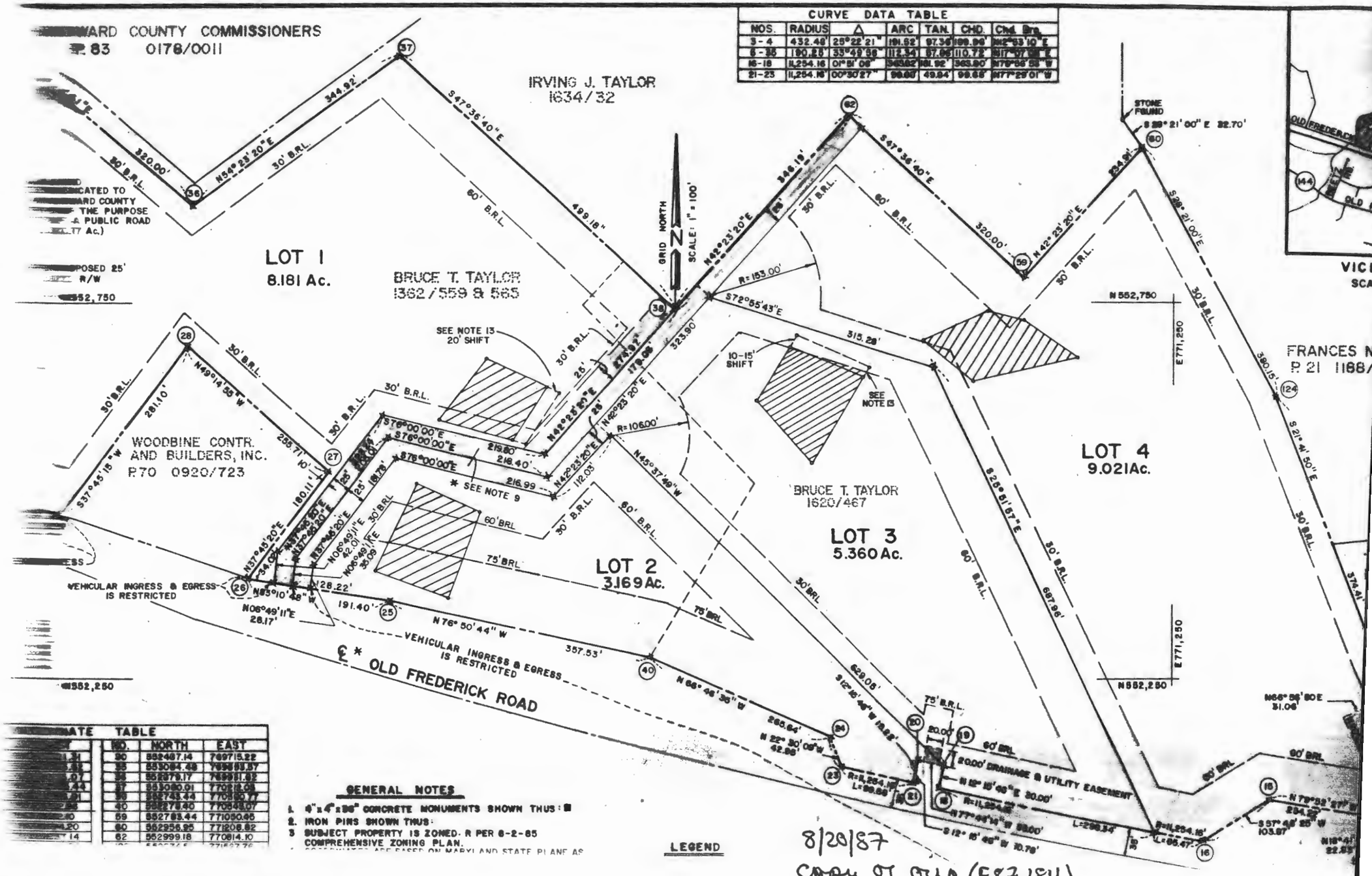
RE: Comments-File No.

This office recommends denial from Section 113.7.a.(2) of the Howard County Subdivision and Land Development Regulations since the proposed road does not provide adequate collection.

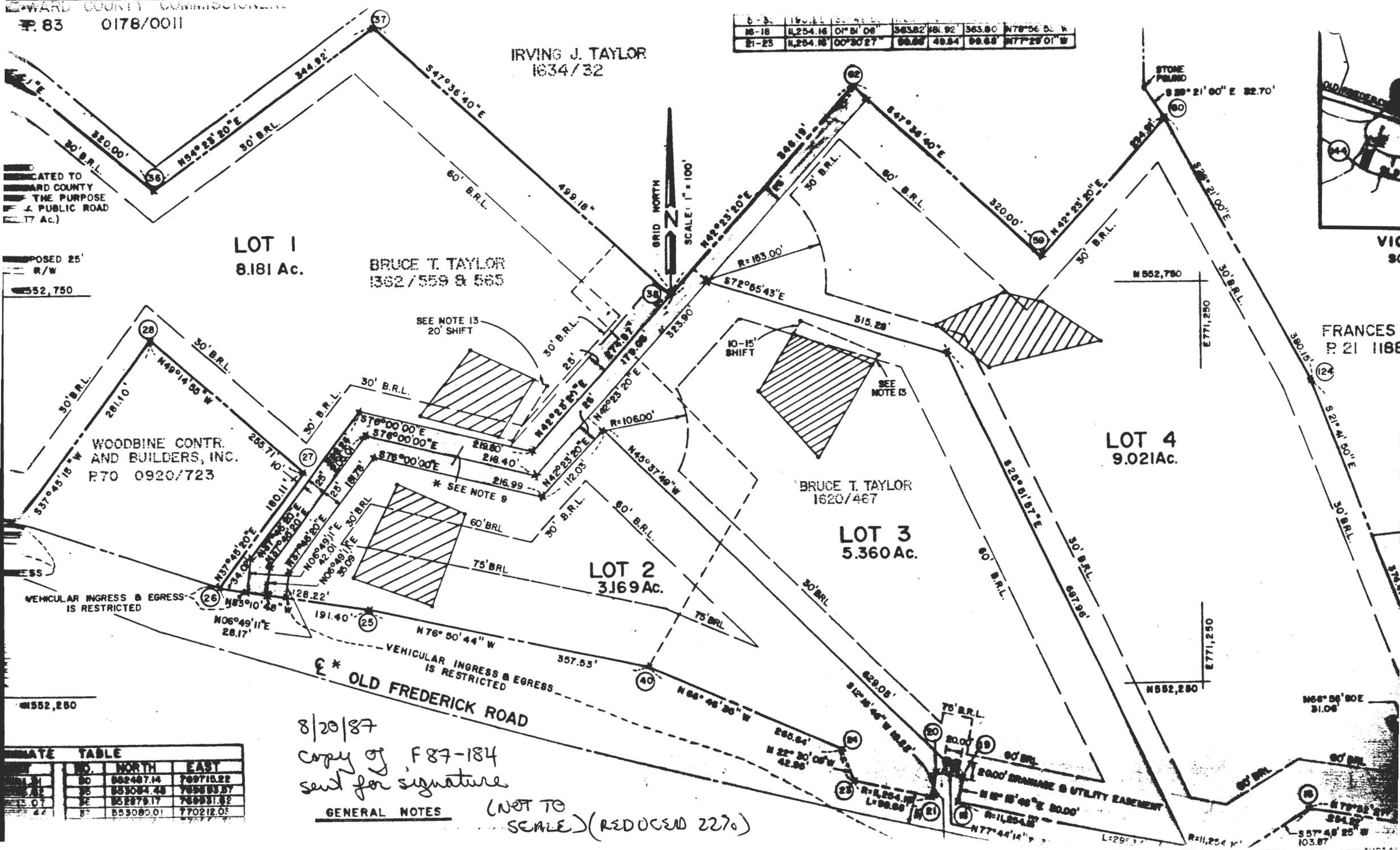
The parcel consists of forty-seven (47) acres therefore the subdivision consists of three (3) lots requiring two (2) lots to be developed through major subdivision procedures. Provide public road off Route 99 to serve the proposed lots and the remaining parcel.

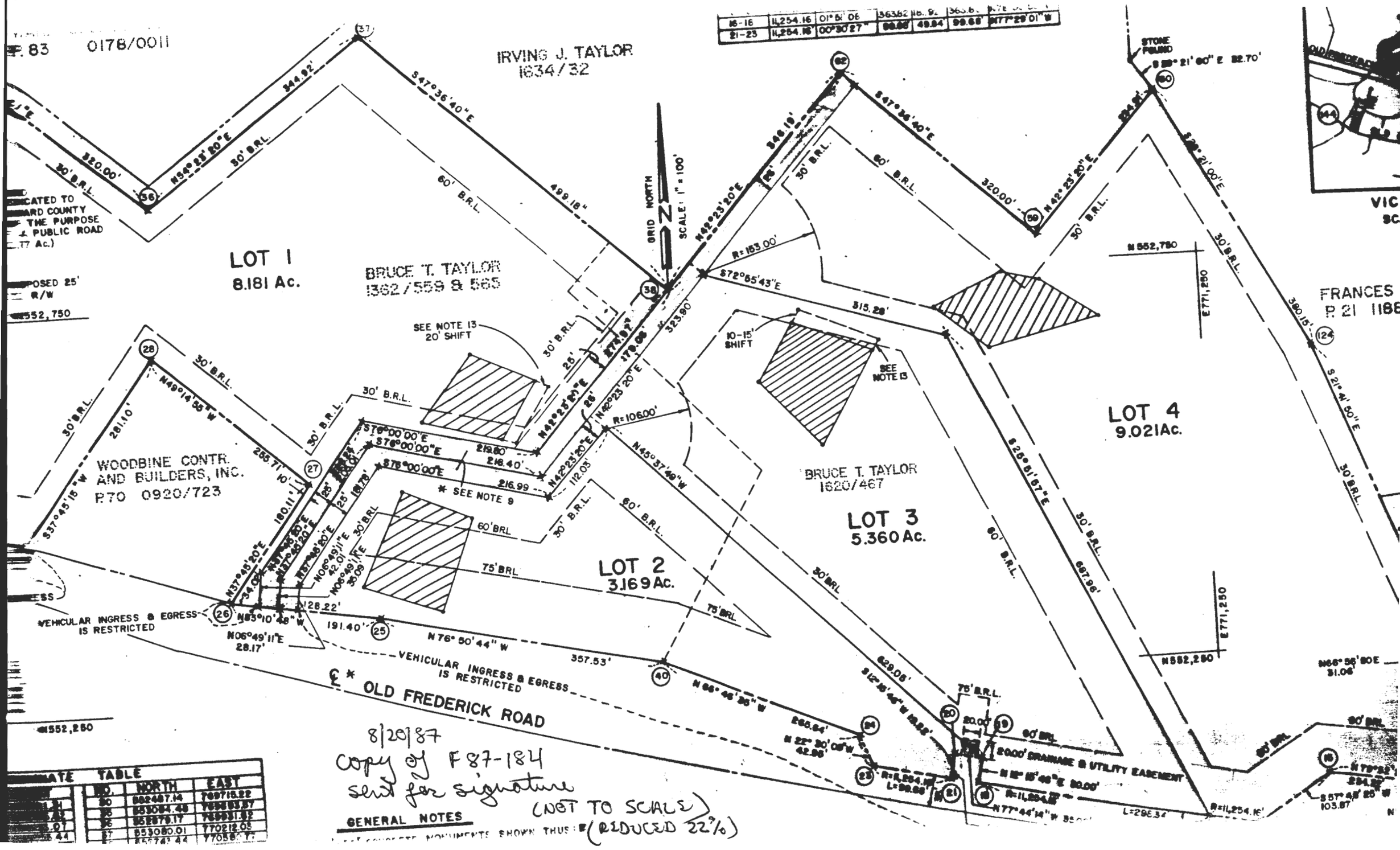
WLL/JJ/lh


613
650
625
617
650
625
650
675
675
678
700
LOT 8
650
625
ROAD
725
650
675
LOT 4
734
700
LOT 5
BEETZ
LOT 1
LOT 2
725
Foundation
650
725
727
655
675
LOT 3
970
C ROAD
OLD
Existing entrance
LOT 6
Vehicular ingress
and egress
is restricted
40
70
675
FREDERICK
689
693
ROAD
699
683
689



8/20/87
copy of orig (F87184)
sent for signature (reduced size)


HOWARD COUNTY COMMISSIONERS
P. 83 0178/0011
IRVING J. TAYLOR
1634/32
LOT 1
8.181 Ac.
BRUCE T. TAYLOR
1362/559 & 565
LOT 2
3.169 Ac.
WOODBINE CONTR.
AND BUILDERS, INC.
P.70 0920/723
LOT 3
5.360 Ac.
BRUCE T. TAYLOR
1620/467
LOT 4
9.021Ac.
FRANCES
P. 21 118
STONE FOUND
GRID NORTH
SCALE: 1" = 100'
OLD FREDERICK ROAD
VEHICULAR INGRESS & EGRESS IS RESTRICTED
20.00' DRAINAGE & UTILITY EASEMENT
SEE NOTE 13
20' SHIFT
10-15' SHIFT
* SEE NOTE 9
N 552,750
E 771,250
N 552,250
E 771,250
8/20/87
copy of F87-184
sent for signature
GENERAL NOTES
(NOT TO SCALE)(REDUCED 22%)



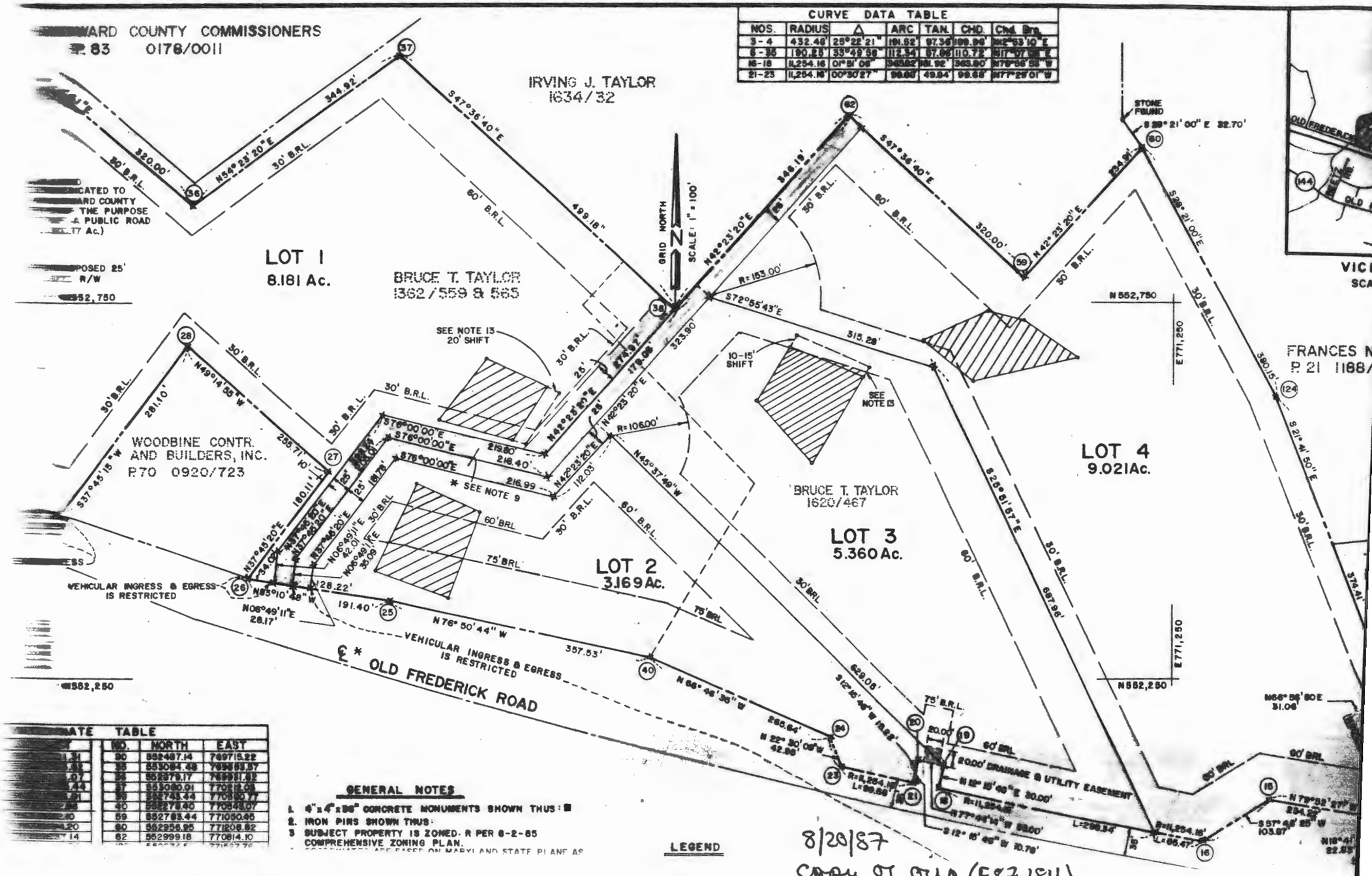
16-16	11,254.16	01° 8' 06"	36382	16. 9.	365.6.	[illegible]
21-23	11,254.16	00°30'27"	99.68'	49.84'	99.68'	S77°29'01"W

...MATE TABLE			
	NO.	NORTH	EAST
	50	552487.14	769716.22
	25	553084.48	769693.37
	26	552878.17	769881.82
	27	553080.01	770218.05
	37	553743.44	770560.77

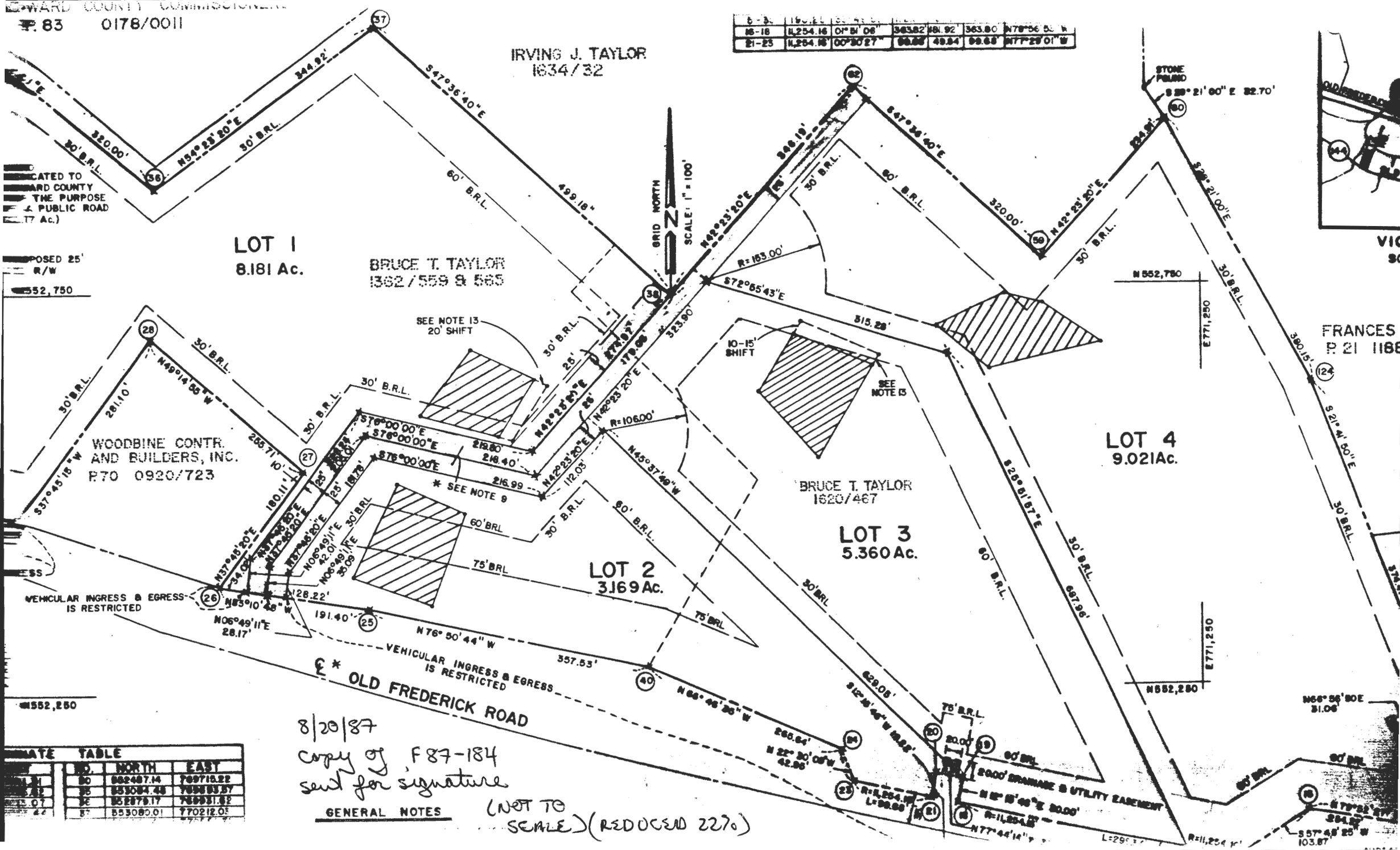
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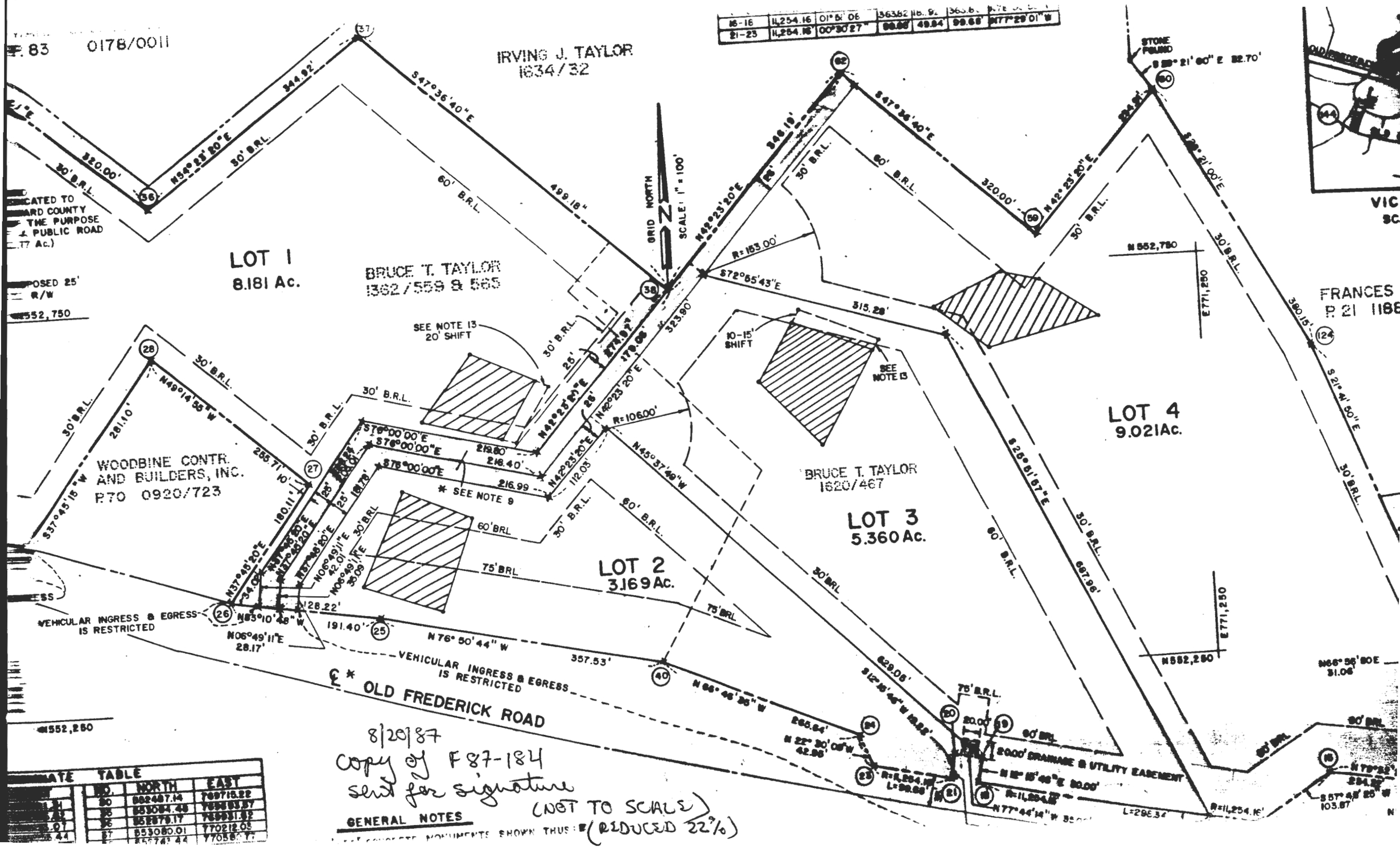
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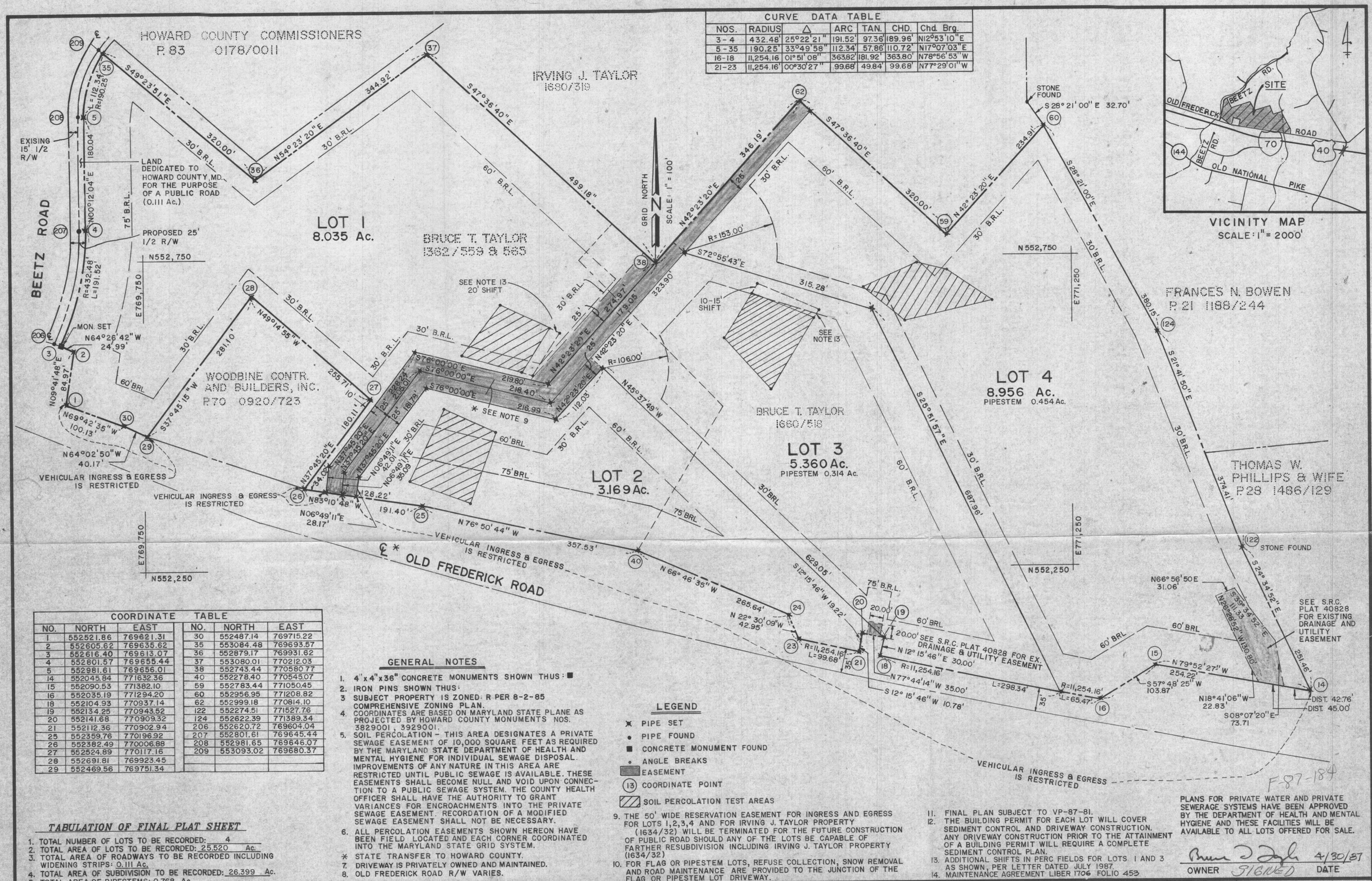
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	37	553743.44	770560.77

8/20/87
Copy of F87-184
sent for signature

GENERAL NOTES

(NOT TO SCALE)
(REDUCED 22%)



CURVE DATA TABLE						
NOS.	RADIUS	Δ	ARC	TAN.	CHD.	Chd. Brg.
3-4	432.48'	25°22'21"	191.52'	97.36'	189.96'	N12°53'10"E
5-35	190.25'	33°49'58"	112.34'	57.86'	110.72'	N17°07'03"E
16-18	11,254.16	01°51'08"	363.82'	181.92'	363.80'	N78°56'53"W
21-23	11,254.16'	00°30'27"	99.68'	49.84'	99.68'	N77°29'01"W

VICINITY MAP
SCALE: 1" = 2000'

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	552521.86	769621.31	30	552487.14	769715.22
2	552605.62	769635.62	35	553084.48	769693.57
3	552616.40	769613.07	36	552879.17	769931.62
4	552801.57	769655.44	37	553080.01	770212.03
5	552981.61	769656.01	38	552743.44	770580.77
14	552045.84	771632.36	40	552278.40	770545.07
15	552090.53	771382.10	59	552783.44	771050.45
16	552035.19	771294.20	60	552956.95	771208.82
18	552104.93	770937.14	62	552999.18	770814.10
19	552134.25	770943.52	122	552274.51	771527.76
20	552141.68	770909.32	124	552622.39	771389.34
21	552112.36	770902.94	206	552620.72	769604.04
25	552359.76	770196.92	207	552801.61	769645.44
26	552382.49	770006.88	208	552981.65	769646.07
27	552524.89	770117.16	209	553093.02	769680.37
28	552691.81	769923.45			
29	552469.56	769751.34			

GENERAL NOTES

1. 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: ■
2. IRON PINS SHOWN THUS:
3. SUBJECT PROPERTY IS ZONED: R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
4. COORDINATES ARE BASED ON MARYLAND STATE PLANE AS PROJECTED BY HOWARD COUNTY MONUMENTS NOS. 3829001, 3929001.
5. SOIL PERCOLATION - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
6. ALL PERCOLATION EASEMENTS SHOWN HEREON HAVE BEEN FIELD LOCATED AND EACH CORNER COORDINATED INTO THE MARYLAND STATE GRID SYSTEM.
7. * STATE TRANSFER TO HOWARD COUNTY.
8. DRIVEWAY IS PRIVATELY OWNED AND MAINTAINED.
9. OLD FREDERICK ROAD R/W VARIES.
10. THE 50' WIDE RESERVATION EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1,2,3,4 AND FOR IRVING J. TAYLOR PROPERTY (1634/32) WILL BE TERMINATED FOR THE FUTURE CONSTRUCTION OF PUBLIC ROAD SHOULD ANY OF THE LOTS BE CAPABLE OF FARTHER RESUBDIVISION INCLUDING IRVING J. TAYLOR PROPERTY (1634/32)
11. FINAL PLAN SUBJECT TO VP-87-81.
12. THE BUILDING PERMIT FOR EACH LOT WILL COVER SEDIMENT CONTROL AND DRIVEWAY CONSTRUCTION. ANY DRIVEWAY CONSTRUCTION PRIOR TO THE ATTAINMENT OF A BUILDING PERMIT WILL REQUIRE A COMPLETE SEDIMENT CONTROL PLAN.
13. ADDITIONAL SHIFTS IN PERC FIELDS FOR LOTS 1 AND 3 AS SHOWN, PER LETTER DATED JULY 1987.
14. MAINTENANCE AGREEMENT LIBER 1706 FOLIO 453

LEGEND

- ✕ PIPE SET
- • PIPE FOUND
- ■ CONCRETE MONUMENT FOUND
- ◦ ANGLE BREAKS
- EASEMENT
- (13) COORDINATE POINT
- SOIL PERCOLATION TEST AREAS

TABULATION OF FINAL PLAT SHEET

1. TOTAL NUMBER OF LOTS TO BE RECORDED: 4
2. TOTAL AREA OF LOTS TO BE RECORDED: 25.520 Ac.
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.111 Ac.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 26.399 Ac.
5. TOTAL AREA OF PIPESTEMS: 0.768 Ac.

PLANS FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Bruce T. Taylor 4/30/87
OWNER SIGNED DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER DATE 9-18-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR DATE 9-18-87

APPROVED: FOR DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS STORM

DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE 9/18/87

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD COUNTY SANITARIUM CO. INC. TO DR. BRUCE T. TAYLOR DATED JUNE 25, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, IN LIBER 1362/559 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF LAND CONVEYED BY IRVING J. TAYLOR TO DR. BRUCE T. TAYLOR DEED DATED MAY 28, 1987 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, IN LIBER 1660/518 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

JOHN E. HARMS, JR. & ASSOCIATES, INC.
ENGINEERS, SURVEYORS & PLANNERS
9030 RED BRANCH ROAD SUITE 100
COLUMBIA, MD. 20145

PROFESSIONAL LAND SURVEYOR REG. NO. 10723

WILLIAM H. NOYES JR. REG. L.S. #10723 4/28/87
DATE

OWNERS' DEDICATION

I BRUCE T. TAYLOR OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MD., ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS AND AS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, AND OPEN SPACE, WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, AND MAINTANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY. WITNESS OUR HANDS THIS, THE 30th DAY OF APRIL ,1987.

Bruce T. Taylor (SEAL)
BRUCE T. TAYLOR

Mark S. Reint
(WITNESS)

RECORDED AS PLAT 7412
ON 9/22/87 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HUNTSMAN'S RIDGE

FILE COPY

SECTION: 1
AREA: N/A
LOTS 1 THRU 4
SHEET 1 OF 1
TAX MAP: 2
TAX MAP PARCELS: 20
4th ELECTION DISTRICT, HOWARD COUNTY, MD
SCALE: 1" = 100 DATE: Feb., 1987

F-87-184

WOODS

LOT 1

LOT 2

LOT 3

LOT 4

BEETZ RD.

N 64-25-39 W 25.00

N 69-47-32 W 100.12

N 64-25-39 W 202.24

N 69-47-32 W 166.67

N 69-47-32 W 255.70

111.01

N 21-39-41 W

307.18

N 69-47-32 W 380.35

N 63-18-41 W 278.68

N 18-06-38 W 143.74

S 72-34-17 W 30.00

N 72-34-17 W 1170.00

N 72-34-17 W 35.00

N 17-25-43 E 30.00

N 72-34-17 W 360.00

N 72-34-17 W 232.48

N. 84-20-22 W 428.70

S 88-10-00 W 101.00

N. 79-52-27 W 76.82

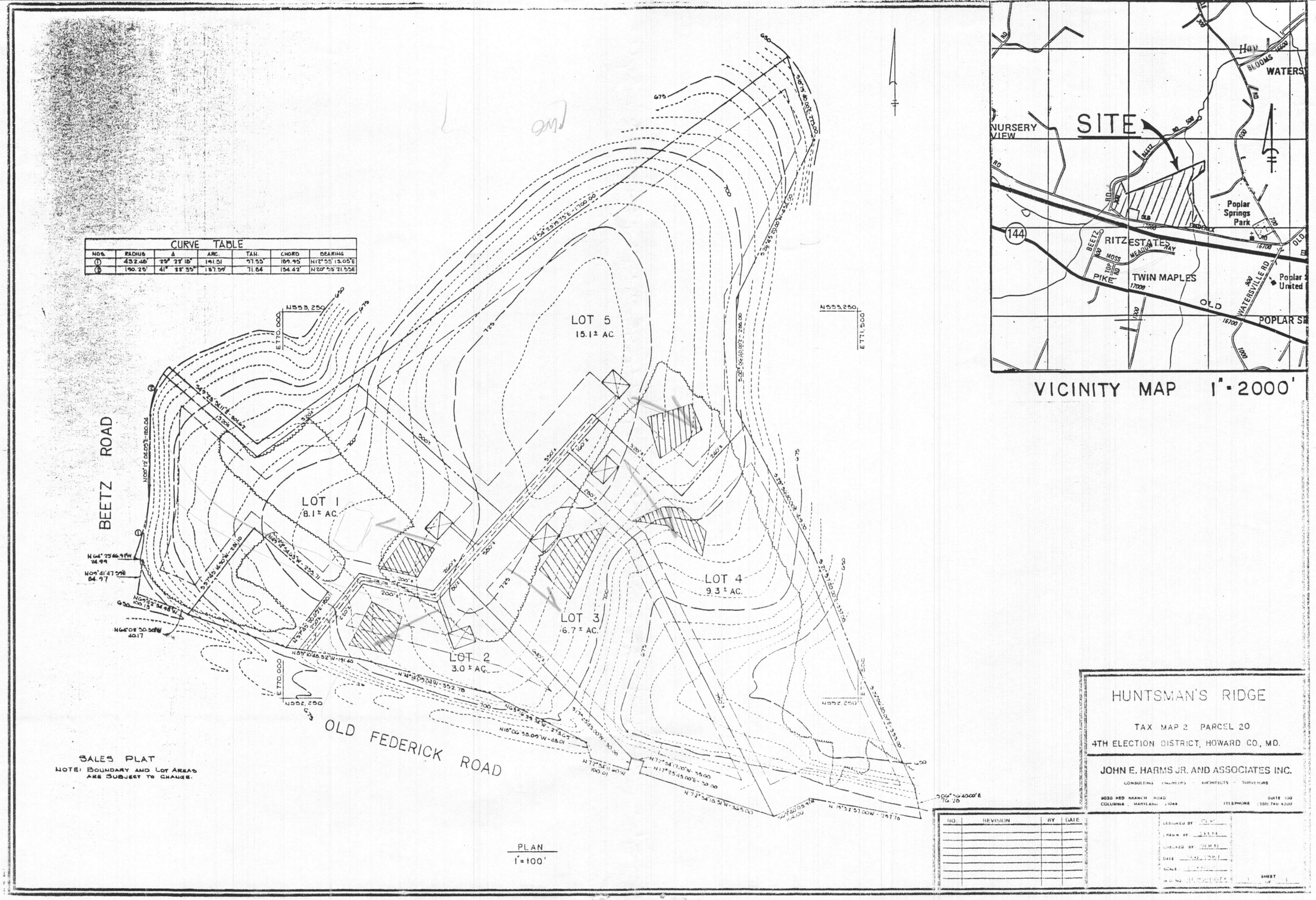
4-21-35

NOTE:
TOPO FROM ENLARGED
~~200 SCALE~~ COUNTY TOPO

HUNTSMAN'S RIDGE

50 Scale

CURVE TABLE						
NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
①	432.46'	25° 22' 15"	191.51	97.33'	189.90'	N12° 55' 13.05"E
②	190.25'	41° 22' 35"	137.39'	71.84	134.42'	N20° 55' 21.55"E


BEETZ ROAD
OLD FEDERICK ROAD
LOT 1
8.1± AC.
LOT 2
3.0± AC.
LOT 3
6.7± AC.
LOT 4
9.3± AC.
LOT 5
15.1± AC.
N555,250
E770,000
N552,250
E771,500
N 66° 25' 46.94" W 24.94
N 09° 41' 47.59" E 64.97
N 64° 52' 34.98" W 100.13
N 64° 08' 30.30" W 40.17
N 55° 46' 52.52" W 191.40
N 18° 00' 55.09" W 48.01
N 17° 25' 43.00" E 75.00
N 72° 34' 10.31" W 364.00
N 18° 52' 57.00" W 297.76
N 72° 25' 43.00" W 35.00
N 17° 25' 43.00" E 75.00
S 72° 34' 17.00" E 364.00
S 18° 00' 55.09" E 48.01
S 55° 46' 52.52" E 191.40
S 72° 25' 43.00" E 286.00
S 18° 00' 55.09" E 352.78
S 72° 25' 43.00" E 432.46
S 18° 00' 55.09" E 352.78