

LAYOUT \_\_\_\_\_ INSP 4 \_\_\_\_\_  
INSP 2 \_\_\_\_\_ INSP 5 \_\_\_\_\_  
INSP 3 \_\_\_\_\_ INSP 6 \_\_\_\_\_

ISSUE DATE: \_\_\_\_\_  
APPROVAL DATE: \_\_\_\_\_

**PERMIT**  
**INDEXED**

P \_\_\_\_\_  
A 522007-A

TAX ID # 03302261

**ON-SITE SEWAGE DISPOSAL SYSTEM**  
**HOWARD COUNTY HEALTH DEPARTMENT**  
**BUREAU OF ENVIRONMENTAL HEALTH**

\_\_\_\_\_ IS PERMITTED TO INSTALL ☒ ALTER ☐

ADDRESS: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

SUBDIVISION: Triadelphia Farms II LOT NUMBER: 12-A

ADDRESS: 13364 Triadelphia Road PROPERTY OWNER: David Stratmann

SEPTIC TANK CAPACITY (GALLONS): \_\_\_\_\_ OUTLET BAFFLE FILTER REQUIRED ☐

PUMP CHAMBER CAPACITY (GALLONS): \_\_\_\_\_ COMPARTMENTED TANK REQUIRED ☐

NUMBER OF BEDROOMS: \_\_\_\_\_

SQUARE FEET PER BEDROOM: \_\_\_\_\_

LINEAR FEET OF TRENCH REQUIRED: \_\_\_\_\_

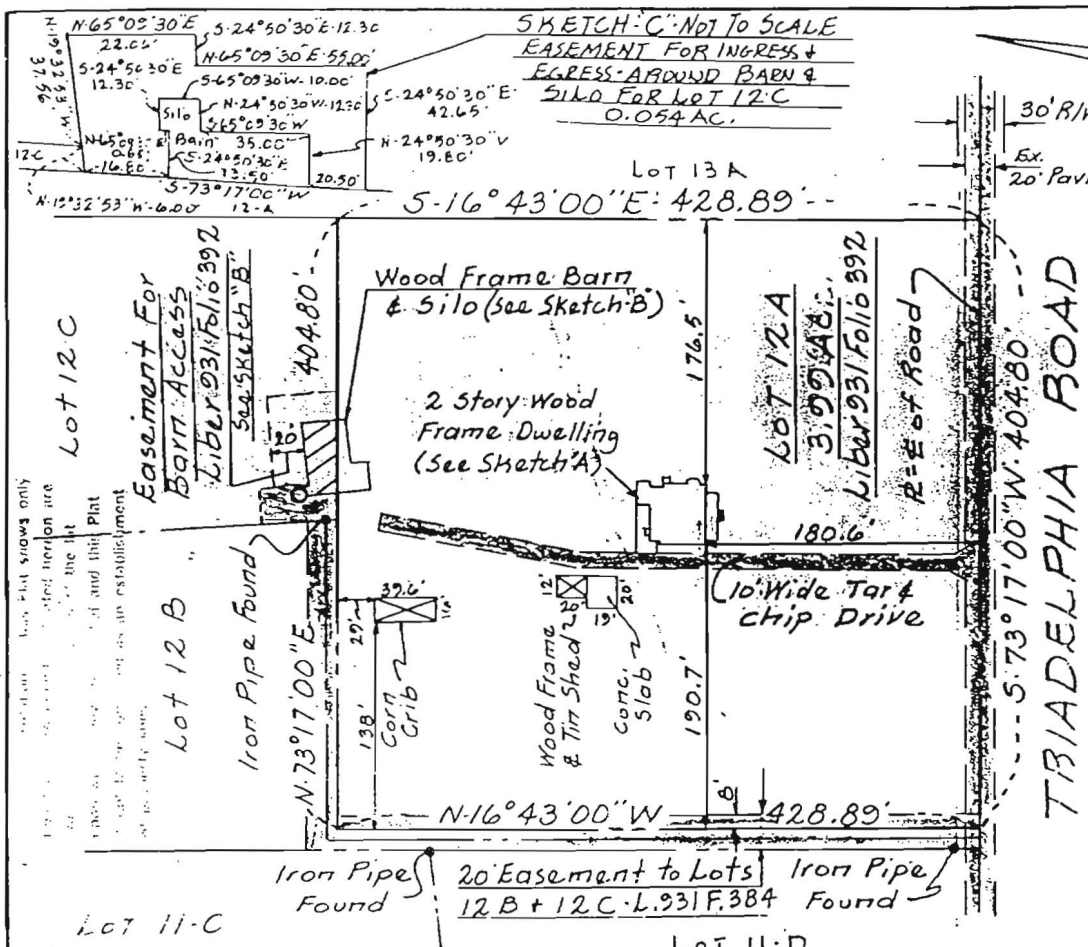
TRENCHES:	Trench to be _____ feet wide. Inlet _____ feet below original grade. Bottom maximum depth _____ feet below original grade. Effective area begins at _____ feet below original grade. _____ feet of stone below distribution pipe.
LOCATION:	
NOTES:	

PLANS APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: PERMIT VOID AFTER 2 YEARS  
NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS  
NOTE: WATERTIGHT SEPTIC TANKS REQUIRED  
NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL  
NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS  
RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM  
PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT  
CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM**

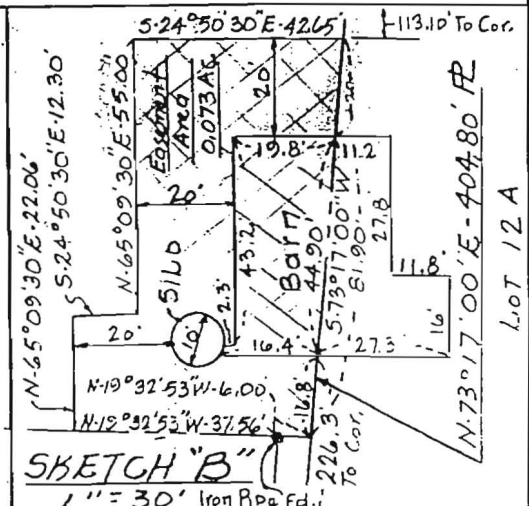
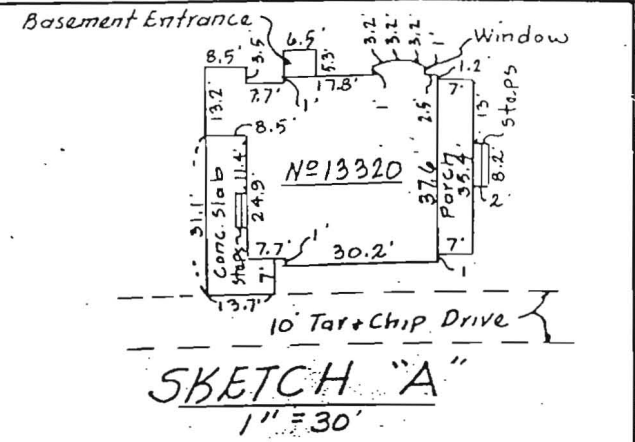
A522007-A



WE IS TO CERTIFY THAT WE HAVE  
MADE A LOCATION SURVEY OF THE  
IMPROVEMENT SHOWN THAT THEY ARE  
LOCATED ON THE LOT AS SHOWN HEREON.

*William G. Hatel*  
REGISTERED

REC. NO. 9436 DATE 8-4-82



TITLE	LOCATION SURVEY	TOX MAP 22 Parcel 435	DATE:	8-4-82
PROJECT	13320 TRIADELPHIA ROAD		SCALE:	1" = 50'
LOCATION	REDELECTION DIST. HOWARD G. MD	JOB NO.: FB 82123-25	DRAWN BY:	BH

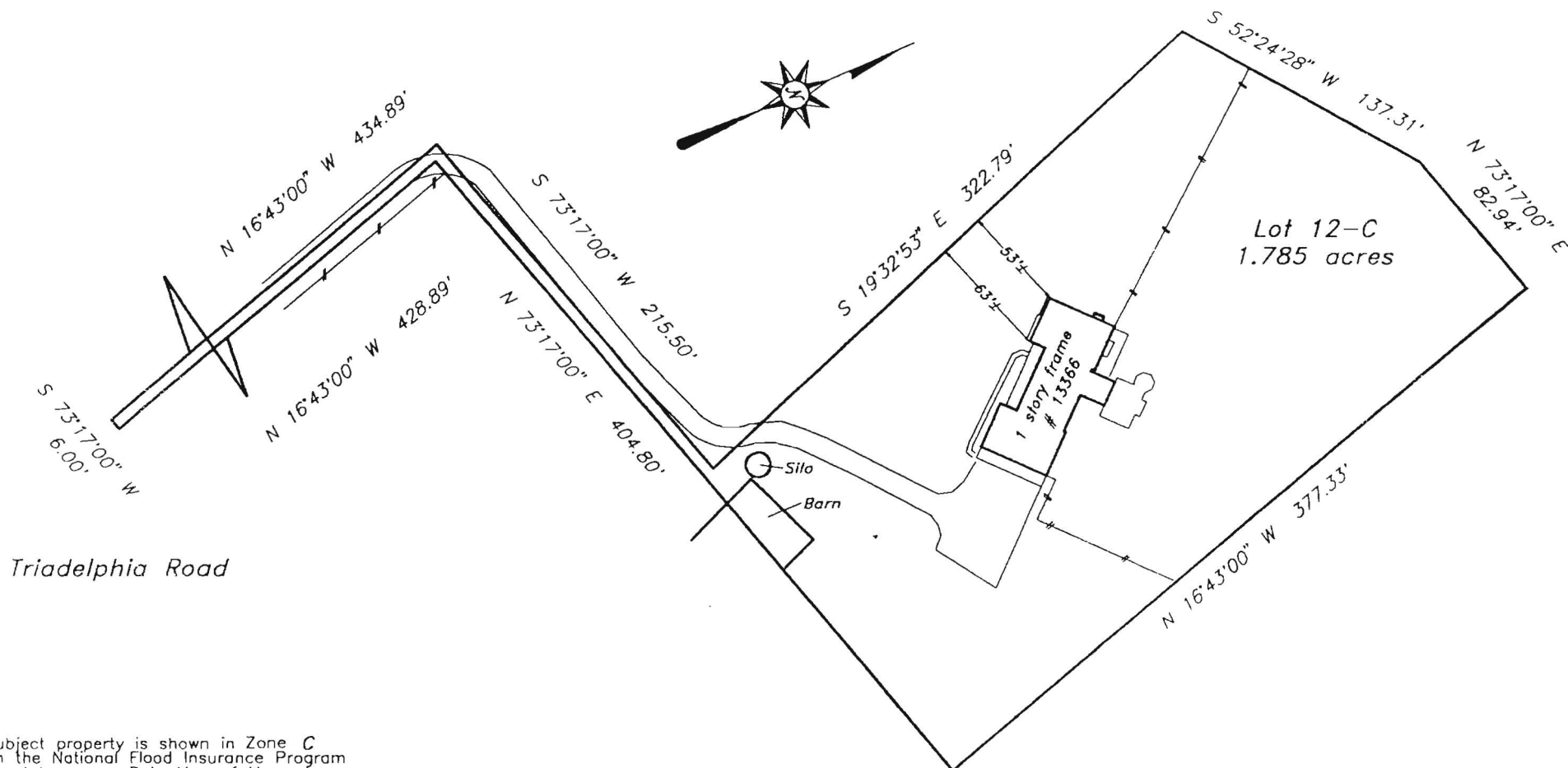
**boender associates**

SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
ELLICOTT CITY, MARYLAND 21043  
301-465-7777

engineers  
surveyors  
planners

NOTES:

- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers not found, or guaranteed by this location.
- 5) Setback distance accuracy:  $1' \pm$ .



Subject property is shown in Zone C on the National Flood Insurance Program Flood Insurance Rate Map of Howard County, Maryland, Panel # 21 of 45 Community Panel # 240044-0021 B Effective date: December 4, 1986

This is to certify that I have surveyed the property shown hereon, being known as **Lot 12-C** **13366 Triadelphia Road** recorded in the Land Records of Howard County, Maryland in Plat Bk Liber 1678 Folio 276 for the purpose of locating the improvements thereon.

- \* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- \* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- \* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



LOCATION DRAWING  
13366 Triadelphia Road  
Triadelphia Farms  
3rd election district  
HOWARD COUNTY, MARYLAND

NTT Associates, Inc.  
16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Ph. (410)442-2031  
Fax No. (410)442-1315

Scale:	1" = 80'
Date:	May 13, 1998
Field by:	JLM
Drawn by:	JLM
Drawing #	C983451

ATT.  
Kevin Bell

**JACK FYOCK SEPTIC SERVICE, INC.**

SEPTIC PUMPING, INSTALLATION, AND REPAIRS

P.O. BOX 89 • GLENELG, MD 21737

PHONE (410) 988-9270 or (410) 531-2939

FAX: (410) 531-1256

Date 3/19/04

Name Stratmann

Address 13364 Triadelphia Rd.

City Ellicott City 21042

Invoice # 314204

Description

\$120.00 Pump Septic Tank only.  
\$150.00/2000 gallons. Additional on Saturday and  
after 4:00 p.m. daily

Phone 410-988-9551

Time/Directions

da Total \$120.00

Afternoon Morning

Triadelphia Ridge Elementary over Bridge left

Triadelphia 3 rd. house on the left

Pd. CK # 50 PS 1323 System  
Working done at his home  
Notice to the Customer

I understand that Jack Fyock Septic Service is NOT responsible  
for any damage to the driveway or the lawn while rendering  
services on my property.

Customer Signature \_\_\_\_\_

Complete Sewer And Drain Service Now Available

**\*\*make Check Payable To Jack Fyock Jr., Please include  
Invoice Number On All Checks.**

ORIGINAL



Howard County  
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

Peter L. Beilenson, M.D., M.P.H., Health Officer

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**MEMORANDUM**

TO: J. Robert Lalush, Acting Chief  
Division of Planning & Zoning Administration

FROM: Sara Sappington, R.S.  
Well and Septic Program

RE: File Number: BA 09-033V  
Title: 13364 Triadelphia Rd.

DATE: October 28, 2009

---

The Health Department has no objection to the variance request for the referenced property.



Reset Form

Print Form

DPZ Office use only:

CASE NO.

BA 09-033V

DATE FILED

**RESIDENTIAL DISTRICT VARIANCE PETITION  
TO THE HOWARD COUNTY HEARING EXAMINER****1. VARIANCE REQUEST**SECTION 105.E.4 of the Zoning Regulations (describe) reduce 10' structure setbacks**2. PETITIONER'S NAME** DAVID STRATMANN

TRADING AS (IF APPLICABLE) \_\_\_\_\_

ADDRESS 13364 Triadelphia Road Ellist City MD 21042PHONE NO. (W) 410 977 5808 (H) 410 977 5808EMAIL Davio@pcfmanagement.com**3. COUNSEL FOR PETITIONER** \_\_\_\_\_

COUNSEL'S ADDRESS \_\_\_\_\_

COUNSEL'S PHONE NO. \_\_\_\_\_

EMAIL \_\_\_\_\_

**4. PROPERTY IDENTIFICATION**ADDRESS OF SUBJECT PROPERTY 13364 Triadelphia Road  
Ellist City MD 21042ELECTION DISTRICT 03 ZONING DISTRICT RR ACREAGE 3.990TAX MAP # 22 GRID # 9 PARCEL # 435 LOT # 12-ASUBDIVISION NAME (if applicable) Triadelphia Farms II

PLAT NUMBER AND DATE \_\_\_\_\_

**5. PETITIONER'S INTEREST IN SUBJECT PROPERTY**☒ OWNER (including joint ownership)☐ OTHER (describe and give name and address of owner)

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

522007-A

P 524049

**Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments**

Date: 9/29/09

Hearing Examiner 12/7/09  
Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA 09-033V Map No. 22 Block 9 Parcel 435 Lot 12-A

Petitioner: David Stratmann

Petitioner's Address: see application

Address of Property: see application

Return Comments by November 2, 2009 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: See application

\*\*\*\*\*

To: \_\_\_\_\_ MD Department of Education – Office of Child Care  
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)  
✓ \_\_\_\_\_ Bureau of Environmental Health  
\_\_\_\_\_ Development Engineering Division  
\_\_\_\_\_ Department of Inspections, Licenses and Permits  
\_\_\_\_\_ Department of Recreation and Parks  
\_\_\_\_\_ Department of Fire and Rescue Services  
\_\_\_\_\_ State Highway Administration  
\_\_\_\_\_ Sgt. Karen Shinham, Howard County Police Dept.  
\_\_\_\_\_ James Irvin, Department of Public Works  
\_\_\_\_\_ Office on Aging, Terri Hansen (senior assisted living)  
\_\_\_\_\_ Police Dept., Animal Control, Deborah Baracco, (kennels)  
\_\_\_\_\_ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)  
\_\_\_\_\_ Land Development - (Religious Facility & Age-Restricted  
Adult Housing)  
\_\_\_\_\_ Housing and Community Development  
\_\_\_\_\_ Economic Development  
\_\_\_\_\_ Route 1 Cases – DCCP – Dace Blaumanis

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## 7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its ( ) narrowness, ( ) shallowness, ( ) shape, ( ) topography,

( ) other; explain: Existing barn on subject property with an easement on the adjoining property. The barn sits half on each property with subject property deeded a 20' easement surrounding the barn for ingress

2. The uniqueness of the property prevents me from making a reasonable use of the property because: the barn sits on both properties

B) The intended use of the property, in the event the petition is granted: the barn will be fire storage. The stairs and landing are to access the loft area of the barn

C) Any other factors which the Petitioner desires to have considered: No

D) Explain why the requested variance is the minimum necessary to afford relief: to allow access to second story / loft area of the barn. No other way to access the loft

E) Is the property connected to: public water?: Y\_\_\_ N X; public sewer?: Y\_\_\_ N X

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y\_\_\_ N X

G) If the variance is granted, would it increase the intensity of uses on the site? Y\_\_\_ N X; if yes, explain: \_\_\_\_\_

H) If the requested variance is granted, would it increase traffic to or from the site? Y\_\_\_ N X; if yes, explain: \_\_\_\_\_

I) Describe in detail all means of vehicular access onto the site (i.e. width, type of paving, etc.): driveway to property only. Barn is located in rear of property.



## 10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.

## 11. SIGNATURES

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

DAVID B STRATMANN  
Petitioners Name (please print)

—3D  
Petitioner's Signature

8/21/09  
Date

\_\_\_\_\_  
Counsel's Name (please print)

\_\_\_\_\_  
Counsel's Signature

\_\_\_\_\_  
Date

\*\*\*\*\*

**For DPZ office use only: (Filing fee is \$300.00 plus \$20.00 per poster.)  
(Make checks payable to "Director of Finance")**

Hearing fee: \$ \_\_\_\_\_  
Poster fee: \$ \_\_\_\_\_  
TOTAL: \$ \_\_\_\_\_

Receipt No. \_\_\_\_\_

**PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION**

**County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)**

Revised: 10/07

T:\shared\PubSer\Applications\ResVar

## HOW A REQUEST FOR A VARIANCE IS EVALUATED

All requests for variances are evaluated based upon the following criteria of Section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations:

- (1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.
- (2) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.
- (3) That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.
- (4) That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.
- (5) That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

**To be approved, a variance request must comply with all of the criteria noted above. For a general explanation of what the criteria mean from a legal standpoint and how they are viewed by the Hearing Examiner, please read the attached Variances: The Exception to the Zoning Rule.**

For an explanation of the official procedures that are followed in the processing, hearing and decision-making of a variance request, you may obtain a copy of the Rules of Procedure of the Hearing Examiner from the Department of Planning and Zoning.

Consequently, variances must be regarded as the exception rather than the rule. An applicant for a variance bears the burden of overcoming the presumption that the proposed use is unsuitable. That is done, if at all, by fully satisfying the statute authorizing the variance.

Howard County's variance criteria are typical of most zoning ordinances. Generally, a variance applicant must show that (1) the applicant's property is disproportionately impacted by the zoning restriction to the applicant's detriment, and (2) the variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

Many variance applications fail because they cannot meet the first of these tests. In order to show that a property is disproportionately impacted by the zoning regulations, the applicant must first prove that the lot is "unique" or "peculiar" – that is, the physical condition of the property, such as its size, narrowness, shallowness, topography, or environmental conditions, must be different from the nature of surrounding properties. Moreover, the uniqueness of the property must cause a "practical difficulty" in complying with the zoning restriction. In other words, the applicant must show that the peculiarity of the site prevents him from making a reasonable and permitted use of the property in compliance with the zoning regulations.

Zoning law includes several important caveats to the "disproportionate impact" test:

- The alleged hardship must relate to the land itself and not to the personal circumstances of the owner. Family or financial circumstances may not be taken into consideration.
- "Uniqueness" does not refer to the extent of the improvements upon the property – so that the location of a house restricting the buildable area on the land is not cause for a variance.
- Any claimed hardship cannot be "self-created." For example, an applicant (or a previous owner) may not erect an improvement within a setback and then claim that it would be a "practical difficulty" to remove the structure.
- The variance must be the minimum reasonably necessary to afford relief. This means that the encroachment must be minimized and the improvement must be of reasonable and customary size.

Joe Homeowner is not likely to get his variance. First, the fact that Joe has a growing family and "needs" a new family room is a personal consideration and not relevant to his variance request. Second, if he is not able to meet his burden of proving that his lot is different from others in the neighborhood – for example, that it is peculiarly narrow or small compared to others in his area – then the inquiry will end there. Even then, he must show that the peculiarity causes a practical difficulty in erecting a reasonable addition to his house. Because his lot has ample room to build in the rear, however, it is not likely that he can establish the necessary hardship or that his variance is the minimum necessary to afford relief. What's more, he won't be able to argue that the location of

Friday, August 21, 2009

Howard County Department of Planning and Zoning  
8930 Stanford Road  
Columbia MD 21046

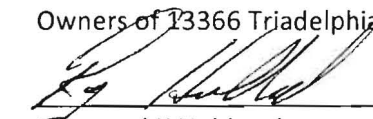
Re: David Stratmann  
13364 Triadelphia Road  
Ellicott City MD 21042  
Residential District Variance Petition

Subject property is 13364 Triadelphia Road, Ellicott City MD 21042, where owners, David and Shawn Stratmann, is given permission by adjoining property, 13366 Triadelphia Road, Ellicott City MD 21042, owners, Raymond K and Kathleen A Hubbard, to construct a set of stairs to a 10' x 10' landing to access the barn owned by David and Shawn Stratmann. The existing barn is located on both Lot 12 A and Lot 12 C, owned by Stratmann with a deeded easement on Lot 12 C, Hubbard, with an additional 20' easement surrounding the Barn for access.

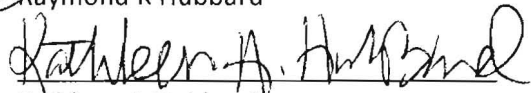
The stairs and 10' x 10' deck provide access to the second floor of the barn are constructed on the property line for both Lot 12 A and Lot 12 C. See attached plan.

Both owners agree and understand that Stratmann must maintain the stairs and deck to the barn.

Owners of 13366 Triadelphia Road:

  
Raymond K Hubbard

8/21/2009  
Date

  
Kathleen A Hubbard

8/21/09  
Date


Owners of 13364 Triadelphia Road:

  
David B Stratmann

8/21/09  
Date

  
Shawn E Stratmann

8/21/09  
Date

  
**JOHN D. SHAFFER**  
Notary public  
HOWARD COUNTY, MARYLAND  
Commision Expires January 16, 2012

Residential District Variance Petition To The Howard County Hearing Examiner

Petitioner's Name      David Stratmann  
Address                    13364 Triadelphia Road  
                                 Ellicott City MD 21042

6. Variance Plan

- a. See attached location drawing
- b. See attached location drawing
- c. Zoning of 13364 Triadelphia Road (subject property) RRDEO, Residential
- ok → c. Zoning of 13366 Triadelphia Road (adjacent property) RRDEO, Residential
- d. See attached location drawing
- e. See attached location drawing
- f. See attached location drawing
- g. See attached location drawing
- h. No subdivision plat is available for the community
- i. See attached location drawing stamped from Water and Sewer Division
- j. Election District 3
- k. Tax map 22      Parcel Number 435
- l. Local Community = Triadelphia Farms II
- m. Petitioner
  - a. David Stratmann  
13364 Triadelphia Road  
Ellicott City MD 21042  
david@pcfmanagement.com
- n. n/a
- o. Property owner
  - a. David Stratmann  
13364 Triadelphia Road  
Ellicott City MD 21042  
david@pcfmanagement.com
- p. Structure is a set of stairs to a landing to access the loft of the barn. Floor area is 116 sq ft, height is approx 12.5 feet. Setback distance from property line is 1' 6" from easement area for ingress and egress. The stairs and landing to access the loft area extend out 18' 6" of the 20' easement surrounding the barn.
- q. Nearest intersection is Folly Quarter and Triadelphia Road located approximately 3.5 tenths of a mile.
- r. Howard County owns roads
- s. Exterior building materials is pressure treated wood for stairs and landing
- t. The stairs and landing are for access to the second story, loft area of the existing barn. The subject barn has a deeded easement on the adjoining lot with a 20' easement surrounding the barn for ingress and egress.

Tax ID: 1403292053

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: HOWARD

## Full Tax Record

20-Aug-2009

1:26 pm

**Property Address: 13366 TRIADELPHIA RD. ELLICOTT CITY MD 21042 1144**

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City:

Absent Owner: No

**Owner Name:** RAYMOND K HUBBARD

Company Owner:

Addtl: KATHLEEN A

Care of Name:

**MAILING ADDRESS:** 13366 TRIADELPHIA RD, ELLICOTT CITY, MD 21042 1144**LEGAL DESCRIPTION:** IMPSLOT 12C 1.785 AR 13366 TRIADELPHIA RD TRIADEL FARMS II

Mag/Dist #: 3

Lot: 12C

Block/Square:

Election District: 3

Legal Unit #:

Grid: 9

Tax Map:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map: 22

Map Suffix:

Suffix:

Parcel: 263

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

**Tax Year 2008****Total Tax Bill:** \$7,275

City Tax:

Tax Levy Year: 2008

State/County Tax: \$6,394

Refuse: \$225

Tax Rate: 1.13

Spec Tax Assmt: \$656

Exempt Class: 000

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

**ASSESSMENT**Year AssessedTotal Tax ValueLandImprovementLand Use

2009

\$646,210

\$340,300

\$305,910

2008

\$567,892

\$207,800

\$203,460

2007

\$489,576

\$102,800

\$179,810

**DEED**

Deed Liber: 4315

Deed Folio: 374

Transfer DatePriceGrantorGrantee

10-Jun-1998

\$230,000

ECKER, SAMUEL T

HUBBARD, RAYMOND K &amp; KATHLEEN

26-Jun-1987

\$0

ROSE JORDAN P ET AL

KEYSER WILLIAM G

26-Jun-1987

\$45,000

KEYSER WILLIAM G

ECKER SAMUEL T

**PROPERTY DESCRIPTION**

Year Built: 1988

Zoning Code: RRDEO

Census Trct/Blck: 603,000/4002

Irregular Lot:

Square Feet: 77,537

Acreage: 1.78

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class: R

Quality Grade: AVERAGE

Road Description:

Zoning Desc:

Xfer Devel.Right:

Road Frontage:

Prop Use: RESIDENTIAL

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

**STRUCTURE DESCRIPTION**

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:	Frame	Frame	Frame		
Story Type:	2	1B	1		
Description:					
Dimensions:					
Area:	1,680	850	36		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall:		Style: Bi-Level		Year Remodeled: 1988	
Stories: 2		Units: 1		Model/Unit Type: SPLIT LEVEL	
<b>Total Building Area:</b>			Living Area: 2,566	Base Sq Ft: 1,726	
Patio/Deck Type: DECK	Sq Ft: 120		Porch Type: 1 Story-Open	Sq Ft: 373	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
<b>Rooms:</b>		Fireplace Type: BRCK		Fireplaces: 1	
Bedrooms:		Bsmt Type: Not Specified		Garage Type: Attached	
Full Baths: 2		Bsmt Tot Sq Ft: 0		Garage Const.: FRAME	
Half Baths: 2		Bsmt Fin Sq Ft:		Garage Sq Ft: 864	
Baths: 3.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Private	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated: 09-Mar-2009

Courtesy of: David Stratmann

Home: (410) 977-5808

Office: (410) 465-1112

Cell: (410) 977-5808

Email: david@msrbuysellsave.com

Company: Main Street Realty, LLC

Office: (410) 465-1112

Fax: (410) 465-0515

Copyright (c) 2009 Metropolitan Regional Information Systems, Inc.

Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.



Tax ID: 1403302261

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: HOWARD

## Full Tax Record

13-Aug-2009

8:26 am

**Property Address: 13364 TRIADELPHIA RD, ELLICOTT CITY MD 21042 1144**

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City:

Absent Owner: No

**Owner Name:** DAVID B STRATMANN

Company Owner:

Addtnl: SHAWN E T/E

Care of Name:

**MAILING ADDRESS:** 13364 TRIADELPHIA RD, ELLICOTT CITY, MD 21042 1144**LEGAL DESCRIPTION:** IMPSLOT 12-A 3.990 AR 13364 TRIADELPHIA RD TRIADELPHIA FARII

Mag/Dist #: 3

Lot: 12 A

Block/Square:

Election District: 3

Legal Unit #:

Grid: 9

Tax Map:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map: 22

Map Suffix:

Suffix:

Parcel: 435

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

**Tax Year** 2008**Total Tax Bill:** \$9,790

City Tax:

Tax Levy Year: 2008

State/County Tax: \$8,675

Refuse: \$225

Tax Rate: 1.13

Spec Tax Assmt: \$890

Exempt Class: 000

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

**ASSESSMENT**Year AssessedTotal Tax ValueLandImprovementLand Use

2009

\$917,120

\$359,920

\$557,200

2008

\$770,410

\$227,420

\$249,570

2007

\$623,700

\$122,420

\$145,590

**DEED**

Deed Liber: 0

Deed Folio: 0

Transfer DatePriceGrantorGrantee

24-Jan-1992

\$0

CERNIGLIA VINCENT JOSEPH

NOELL MARY CATHERINE

05-Feb-1997

\$289,250

NOELL MARY CATHERINE

STRATMANN, DAVID B, STRATMANN

**PROPERTY DESCRIPTION**

Year Built: 1920

Zoning Code: RRDEO

Census Trct/Blck: 603,000/4002

Irregular Lot:

Square Feet: 173,804

Acreage: 3.99

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class: R

Quality Grade: GOOD

Road Description:

Zoning Desc:

Xfer Devel. Right:

Road Frontage:

Prop Use: RESIDENTIAL

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

**STRUCTURE DESCRIPTION**Section 1Section 2Section 3Section 4Section 5

Construction:

Frame

Story Type:

2

1

Description:

Dimensions:

Area:

3,452

584

Foundation:

Roofing: Shingle - Composite

# of Dormers:

Ext Wall: Siding - Alum/Viny

Style: Standard Unit

Year Remodeled: 1920

Stories: 2

Units: 1

Model/Unit Type: STANDARD UNIT

**Total Building Area:**

Living Area: 4,036

Base Sq Ft: 2,310

Patio/Deck Type: DECK

Sq Ft: 432

Porch Type: 1 Story-Open

Sq Ft: 532

Balcony Type:

Sq Ft:

Pool Type:

Sq Ft:

Attic Type: Unfinished

Sq Ft:

Roof Type:

**Rooms:**

Fireplace Type: FRME

Fireplaces: 1

Bedrooms:

Bsmt Type:

Garage Type:

Full Baths: 1

Bsmt Tot Sq Ft: 0

Garage Const.:

Half Baths: 0

Bsmt Fin Sq Ft:

Garage Sq Ft:

Baths: 1.00

Bsmt Unfin Sq Ft:

Garage Spaces:

Other Rooms:

Air Conditioning: Combined System

Other Amenities:

Interior Floor:

Appliances:

Outbuildings:

Gas:

Heat: Forced Air

Sewer: Private

Fuel:

Electric:

Water: Private

Underground:

Walls:

Tax Record Updated : 09-Mar-2009

**Courtesy of: David Stratmann**

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Office: (410) 465-1112

Cell: (410) 977-5808

Email: david@mrsbuysellsave.com

Company: Main Street Realty, LLC

Office: (410) 465-1112

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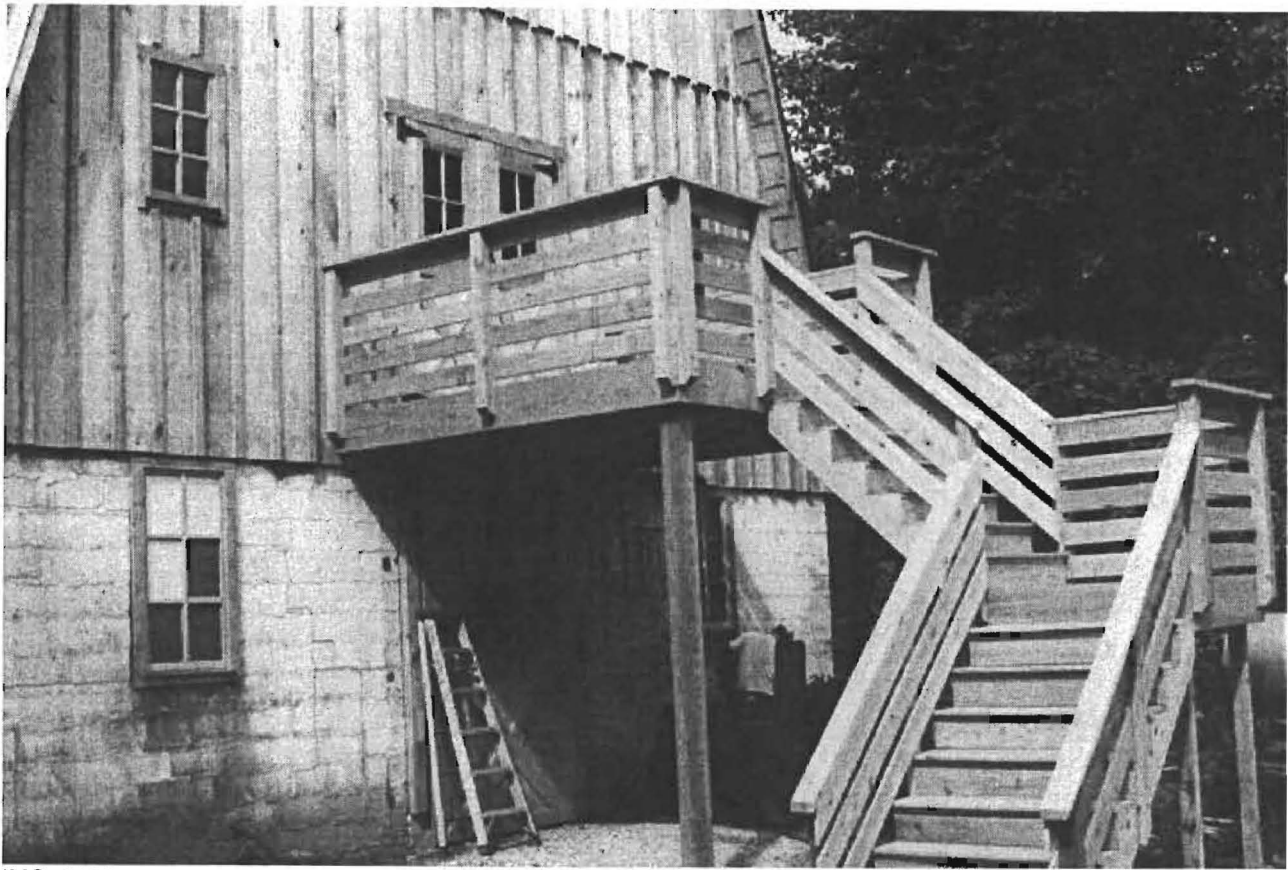
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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.



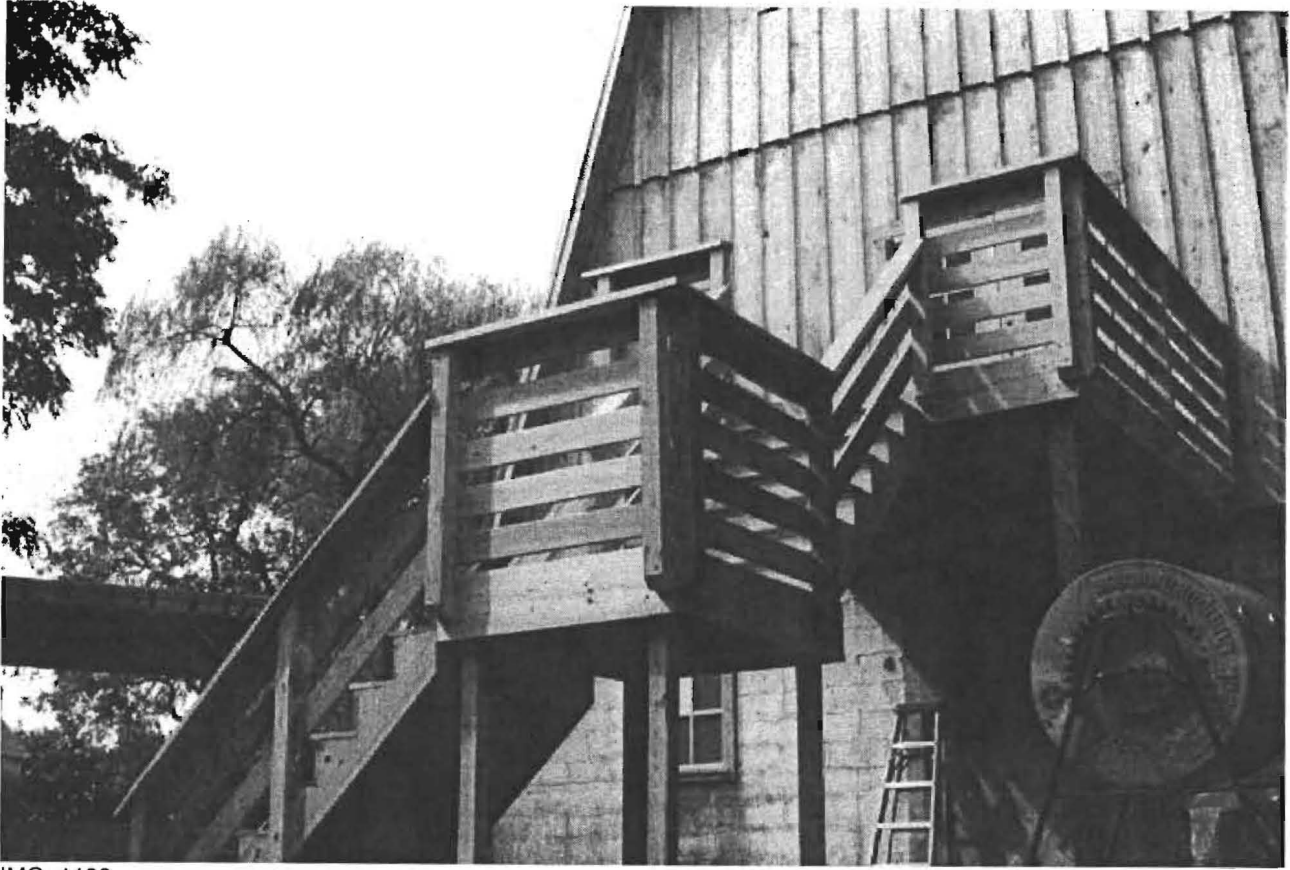




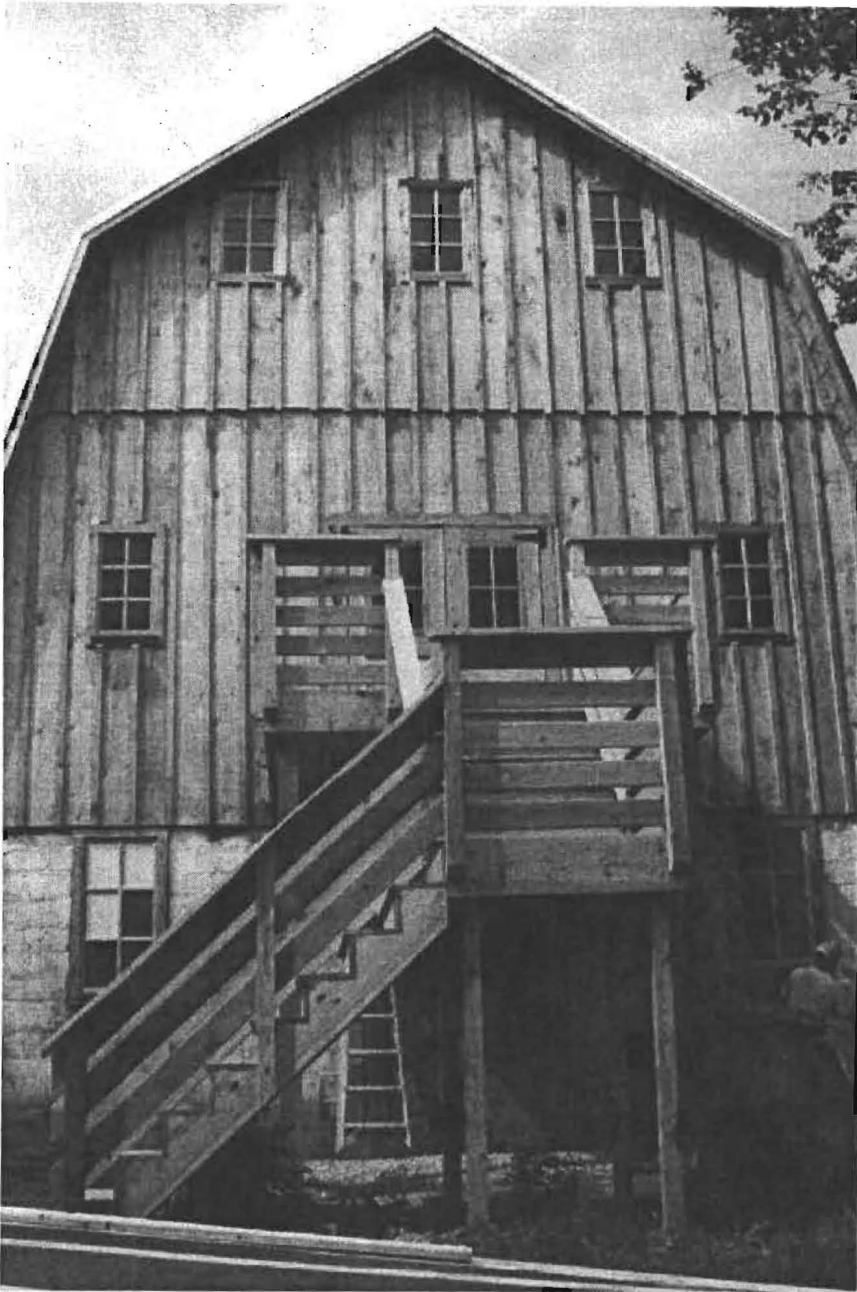
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IMG\_1183



IMG\_1182



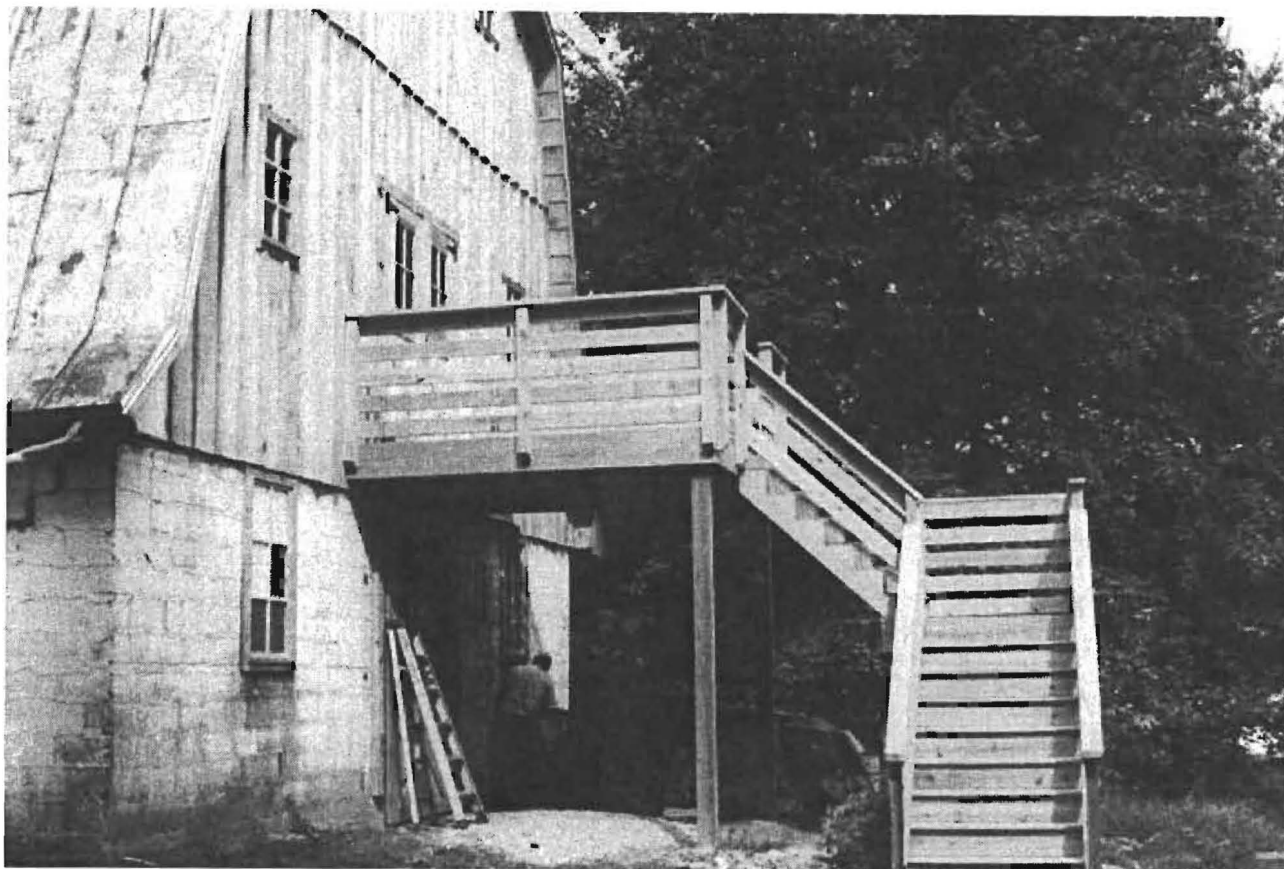
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## David Stratmann

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**From:** Shawn Stratmann [shawn@mris.com]  
**Sent:** Friday, August 21, 2009 11:05 AM  
**To:** David Stratmann  
**Subject:** Barn Steps



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