

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Hatton Road, 280 feet NE		
Northbrook and Hatton Roads	*	DEPUTY ZONING
3 rd Election District		
2 nd Councilmanic District	*	COMMISSIONER
(3211 Hatton Road)		
	*	FOR BALTIMORE COUNTY
Israel Elgamil		
<i>Petitioner</i>	*	Case No. 08-374-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Israel Elgamil for property located at 3211 Hatton Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side setback of 4.18 feet in lieu of the required 10 feet and a rear setback of 12.4 feet in lieu of the required 30 feet for proposed deck. The subject property and requested relief are more particularly described on the site plan marked and accepted into evidence as Petitioner's Exhibit No. 1. The Petitioner wishes to construct a deck onto the rear of the home. The proposed deck would measure approximately 20.65 feet wide by 18 feet deep and be located at the southeast corner of the home. The Petitioner indicates in his supporting Affidavit that the rear yard is damp and the proposed deck would be the outdoor play space for his children. The Petitioner also provided letters of support from neighbors residing at nearby 3212 Hatton Road, 3216 Northbrook Road, 3214 Northbrook Road, 3220 Northbrook Road, 3213 Hatton Road, 3207 Hatton Road, 3209 Hatton Road, and 3218 Hatton Road. Also contained within the case file are photographs submitted with the Petition showing the location of the proposed deck and it proximity to adjacent and nearby properties.

ORDER RECEIVED FOR FILED

3-28-08
PB

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case within the case file. Comments were received from the Office of Planning dated March 13, 2008 which indicates that the property is located in a Community Conservation Area. Most homes in the community surrounding the proposed request for variance are much smaller than the recently constructed house requesting the subject variance. Construction of such a large house has necessitated the need for a variance. In the Office of Planning's view, this appears to be a self-imposed hardship.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 23, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Although no adjacent property owner voiced any objection to the proposal, I must consider the merits of the instant request in accordance with the standards set forth in *Cromwell v. Ward*, 102 Md. 691 (1995) and Section 307 of the B.C.Z.R. The Court of Special Appeals of Maryland interpreted the regulation to require that two tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. Although there is some evidence from the site plan as to the property's uniqueness due to its unusual shape, I agree with the Office of Planning comments that the undue hardship or practical difficulty associated with this request is largely self-imposed.

In addition, in my judgment, the scope of the variance request appears to be excessive and the size of the deck, in combination with the size of the house, will overcrowd the land and

COPIES RETAINED FOR FILE

13

3-28-08

B

will be out of character with the neighborhood. In particular, the Petitioner's home measures 4,622 square feet in size on 10,537 square feet of property. The subject dwelling is significantly larger than the neighboring homes which measure from 1,746 square feet to 2,882 square feet in size. The neighboring properties range in size from 10,285 square feet to 16,576 square feet. It also appears, given the proximity to the surrounding neighborhood and the degree of encroachment of the proposed deck into the side yard and rear yard setbacks, that it will be detrimental to adjacent properties. In my view, the adjacent properties will ultimately be negatively impacted by the constant appearance of the deck so close to the property line. While I am certainly empathetic to Petitioner's desire to have deck, I do not believe the subject property lends itself to the proposed placement of such a substantial and permanent structure on a dwelling that is considerably larger than any neighboring residence. It appears the dwelling was constructed in 2007. As such, the Petitioner could have, and perhaps should have, taken into account the desire for a deck at that time and incorporated the deck into the original design of the home and constructed the deck within the required setbacks. Hence, the request is not within the spirit and intent of the zoning regulations and, thus, I am persuaded in this case to deny the variance.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 28th day of March, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side setback of 4.18 feet in lieu of

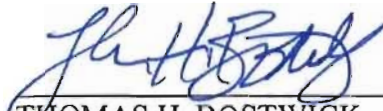
COPIES RECEIVED FOR FILE

3-28-08

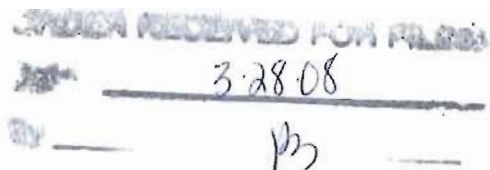
pb

the required 10 feet and a rear setback of 12.4 feet in lieu of the required 30 feet for proposed deck is hereby DENIED.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz



Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 3211 Hatton Road
which is presently zoned DR 5.5

Deed Reference: 22401 / 319 Tax Account # 2500000555

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302-B.C.1 TO ALLOW A

SIDE SETBACK OF 4.18 FEET IN LIEU OF THE REQUIRED 10 FEET
AND A ~~REAR~~ SETBACK OF 12.4 FEET IN LIEU OF THE
REQUIRED 30 FEET

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, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Israel Elgamil

Name - Type or Print

Signature

Name - Type or Print

Signature

3211 HATTON ROAD 410-484-0461

Address Telephone No.

Pikesville, MD 21208

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 08-374-A

Reviewed By CM Date 2-14-08

REV 7/20/07

Estimated Posting Date 2-24-08

STAMP RECEIVED FOR FILING

3-28-08

PM

CM

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3211 HATTON ROAD
Address
Pikesville, MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to build a deck in the backyard for my wife and four kids because the yard grounds always remain damp and this would be their outdoor space to play on.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Israel Elgamil
Name - Type or Print

Signature

Name - Type or Print

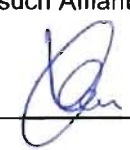
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

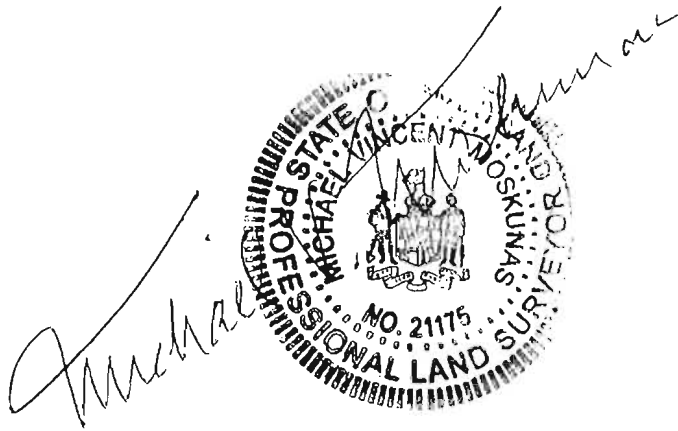
AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 12/22/2011

ZONING DESCRIPTION
#3211 HATTON ROAD

BEGINNING at a point on the southeast side of Hatton Road which is 50 feet wide at the distance of 280 feet northeast of the centerline of Northbrook Road which is 60 feet wide. Being Lot No. 2A "Elgamil Property, Amended Record Plat, Lot 2, Block E, Greenspring Manor" as recorded in Baltimore County Plat Book No. 78, Folio 146, containing 0.24190 acres, more or less. Also known as #3211 Hatton Road and located in the 3rd Election District, 2nd Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(40) 828-9060

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11057**

Date: **2-14-08**

PAID RECEIPT

WISCONSIN ACTUAL TIME DEN
 2/15/2008 2/14/2008 15:26:20 4
 WALSH NICHOLSON
 RECEIPT # 614375 2/14/2008 OFIN
 5 528 ZONING VERIFICATION
 011057
 Recpt Tot 165.00
 165.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
101		000		6150				165.00

Total: **165.00**

Rec

From: **Isabel EL CAMIL 3211 HARTLEY RD**

For:

AD VAL CR-374-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-374-A

Petitioner/Developer _____

Israel Elgamil

Date of Hearing/Closing **3/10/08**

**Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204**

Attention:

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

3211 Hatton Road

The sign(s) were posted on 2/23/08
(Month, Day, Year)

Sincerely,

Arshad E. H. 2/23/08
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)



3211 Hatton Road

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 374 -A Address 3211 HATTON RD

Contact Person: CRAIG MCGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-14-08 Posting Date: 2-24-08 Closing Date: 3-10-08

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 374 -A Address 3211 HATTON RD

Petitioner's Name ISRAEL ELGAMIL Telephone 410-484-0461

Posting Date: 2-24-08 Closing Date: 3-10-08

Wording for Sign: To Permit A SIDE YARD SETBACK OF 4.18 FEET IN
LIEU OF THE REQUIRED 10 FEET AND A REAR SETBACK
OF 12.4 FEET IN LIEU OF THE REQUIRED 30 FEET

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 10, 2008

Israel Elgamil
3211 Hatton Road
Pikesville, MD 21208

Dear Mr. Elgamil:

RE: Case Number: 08-374-A, 3211 Hatton Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 3, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 08-374-A
3211 HATTON
ELGAMIL PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-374-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: March 4, 2008

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 3, 2008
Item Nos. 08-370, 371, 372, 373, 374,
375, 376, 378, 379, 380, 381, 382, and 383

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-02292008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 13, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 3211 Hatton Road

INFORMATION:

Item Number: 8-374

Petitioner: Isreal Elgamil

Zoning: DR 5.5

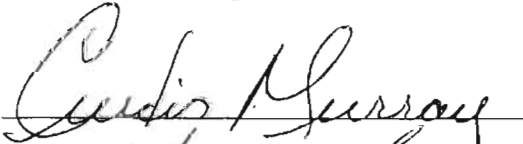
Requested Action: Administrative Variance

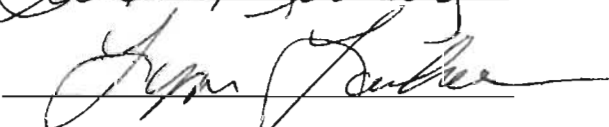


SUMMARY OF RECOMMENDATIONS:

The subject property is located in a Community Conservation area. Most houses in the community surrounding the proposed request for variance are much smaller than the recently constructed house requesting the subject variance. Construction of such a large house has necessitated the need for a variance. This appears to be a self-imposed hardship.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Reviewed by: 

Division Chief: 
AFK/LL: CM

Patricia Zook - Comments needed for Administrative Variance cases

From: Patricia Zook
To: Murray, Curtis
Date: 3/24/2008 10:48 AM
Subject: Comments needed for Administrative Variance cases

Good morning Curtis -

We need comments from Planning for the below-listed administrative variance cases:

Case 08-370-A, located at 8601 Silver Lake Drive, closed 3-10-08

Case 08-374-A, located at 3211 Hatton Road, closed 3-10-08

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

ISRAEL ELGAMIL
3211 HATTON ROAD
PIKESVILLE, MD 21208
410-484-0461

February 20, 2008

Zoning Review
Department of Permits & Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
410-887-3391

RECEIVED
FEB 21 2008
Per

RE: Case #: 08-374-A

Dear Sir/Madam:

Enclosed please find an original and one copy of 7 letters signed by our neighbors in support of our plans for the construction of a deck. Please file the originals and return a date-stamped copy to me in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Sincerely,


Israel Elgamil

Encl.

To Whom It May Concern:

I/We Avi & Ida Glenne, neighbor(s) at:
3212 Hatton Road, understand that Mr. &
Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to
construct a deck onto their home. I/We have seen a drawing of the deck and know it's
placement will be off of their rear double door entrance. I/We am/are in support of their
plans.

Avi Glenne
Signature

2/18/2008
Date

Signature

Date

To Whom It May Concern:

I/We Clifford Katz, neighbor(s) at:
3216 Northbrook Road, understand that Mr. &
Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to
construct a deck onto their home. I/We have seen a drawing of the deck and know it's
placement will be off of their rear double door entrance. I/We am/are in support of their
plans.

Clifford Katz
Signature

2/17/08
Date

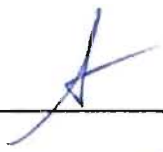
Signature

Date

To Whom It May Concern:

I/We T Jeff Cohn, neighbor(s) at:
Karen Cohn 3214 Northbrook Road,
understand that Mr. &

Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to construct a deck onto their home. I/We have seen a drawing of the deck and know it's placement will be off of their rear double door entrance. I/We am/are in support of their plans.


Signature

Karen Cohn
Signature

2/18/08
Date

2/18/08
Date

To Whom It May Concern:

I/We Uyehua and W. Almuslan, neighbor(s) at:
3220 Northbrook Rd and 3213 Hatton Rd, understand that Mr. &

Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to construct a deck onto their home. I/We have seen a drawing of the deck and know it's placement will be off of their rear double door entrance. I/We am/are in support of their plans.

W. Almuslan
Signature

2/17/08
Date

Uyehua
Signature

2/17/08
Date

To Whom It May Concern:

I/We Gabriel and Shayna Cohn, neighbor(s) at:
3207 Hatton Road, understand that Mr. &

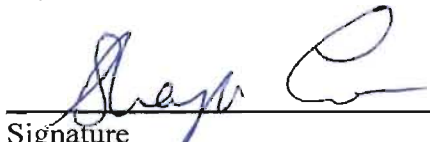
Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to construct a deck onto their home. I/We have seen a drawing of the deck and know it's placement will be off of their rear double door entrance. I/We am/are in support of their plans.



Signature

2/17/08

Date



Signature

2/17/08

Date

✓

To Whom It May Concern:

I/We Michael Friedman, neighbor(s) at:
3209 Hatton Road, understand that Mr. &
Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to
construct a deck onto their home. I/We have seen a drawing of the deck and know it's
placement will be off of their rear double door entrance. I/We am/are in support of their
plans.

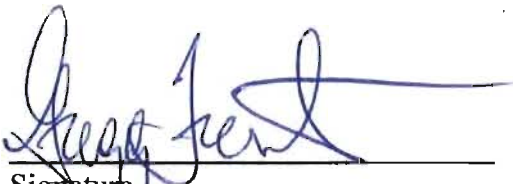
Michael Friedman 2/17/08
Signature Date

Signature Date

To Whom It May Concern:

I/We GREGG TRETMAN, neighbor(s) at:
3218 HATTON ROAD, understand that Mr. &

Mrs. Elgamil, who live at 3211 Hatton Road, have applied for a permit/variance to construct a deck onto their home. I/We have seen a drawing of the deck and know it's placement will be off of their rear double door entrance. I/We am/are in support of their plans.


Signature

2/17/08
Date

Signature

Date

Case 08-374-A (AU)
 Retake over



Maryland Department of Assessments and Taxation
 BALTIMORE COUNTY
 Real Property Data Search (2007 vw1.1)

Go Back
 View Map
 New Search

Account Identifier: District - 03 Account Number - 2500000555

Owner Information

Owner Name: ELGAMIL ISRAEL Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 3211 HATTON RD Deed Reference: 1)
 BALTIMORE MD 21208-4516 2)

Location & Structure Information

Premises Address Legal Description
 3211 HATTON RD 0.2419 AC PT LT 2
 3211 HATTON RD ES
 ELGAMIL PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	4	474					2A	2	Plat Ref: 78/ 146

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	4,622 SF	10,537.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	106,130	114,130		
Improvements:	392,700	704,600		
Total:	498,830	818,730	498,830	605,463
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *

*adjacent properties --
size of dwellings*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 0319010800

Owner Information

Owner Name: TRESTMAN GREGG
 TRESTMAN RENA
Mailing Address: 3218 HATTON RD
 BALTIMORE MD 21208-4515
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /22316/ 588
 2)

Location & Structure Information

Premises Address
 3218 HATTON RD
Legal Description
 .237 AC
 167 N NORTHBROOK RD
 GREEN SPRING MANOR KEYS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	4	498			3		28	2	Plat Ref: 20/ 109

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	2,323 SF	10,285.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	106,070	114,070		
Improvements:	154,860	225,550		
Total:	260,930	339,620	260,930	287,160
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHAPIRO STANLEY J	Date: 08/05/2005	Price: \$325,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22316/ 588	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 0305061440

Owner Information

Owner Name:	GORDON E SCOTT GORDON MELISSA REYNOLDS	Use:	RESIDENTIAL
Mailing Address:	3216 HATTON RD BALTIMORE MD 21208-4515	Principal Residence:	YES
		Deed Reference:	1) /13079/ 17 2)

Location & Structure Information

Premises Address	Legal Description
3216 HATTON RD	3216 HATTON RD GREEN SPRING MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	4	474			3	D	27	2	Plat Ref: 20/ 109

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,957 SF	13,205.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	FRAME

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	101,600	109,200		
Improvements:	134,130	202,700		
Total:	235,730	311,900	235,730	261,120
Preferential Land:	0	0	0	0

Transfer Information

Seller: ENGELMAN PAUL	Date: 08/14/1998	Price: \$144,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13079/ 17	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 **Account Number -** 0306011480

Owner Information

Owner Name: FRIEDMANN MICHAEL B
 FRIEDMANN BRENN A G
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3209 HATTON RD
 BALTIMORE MD 21208-4516
Deed Reference: 1) /11275/ 14
 2)

Location & Structure Information

Premises Address 3209 HATTON RD
Legal Description 3209 HATTON RD
 GREENSPRING MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
78	4	474			3	E	3	2		20/ 109

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	2,882 SF	16,240.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	107,560	115,560		
Improvements:	179,100	302,380		
Total:	286,660	417,940	286,660	330,420
Preferential Land:	0	0	0	0

Transfer Information

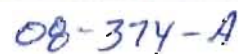
Seller:	Date:	Price:
FELDMAN MORTON	10/27/1995	\$181,500
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/11275/ 14	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *





Deck of 3214 Northbrook (rear of 3211 Keaton)



3211 Keaton Bear site proposed deck



Rear yard of 3211 Hatten Road.

08-374-A



Neighbor 3209 Hutton - Rear Patio.



3207 Hutton Rear Patio with ~~stone~~ brick wall.

08-374-A



(Neighbor (Rear of 3211 Hutton) Yard of 3218 Northbrook deck.



(Neighbor rear of 3211 Hutton) 3216 Northbrook-New Patio.

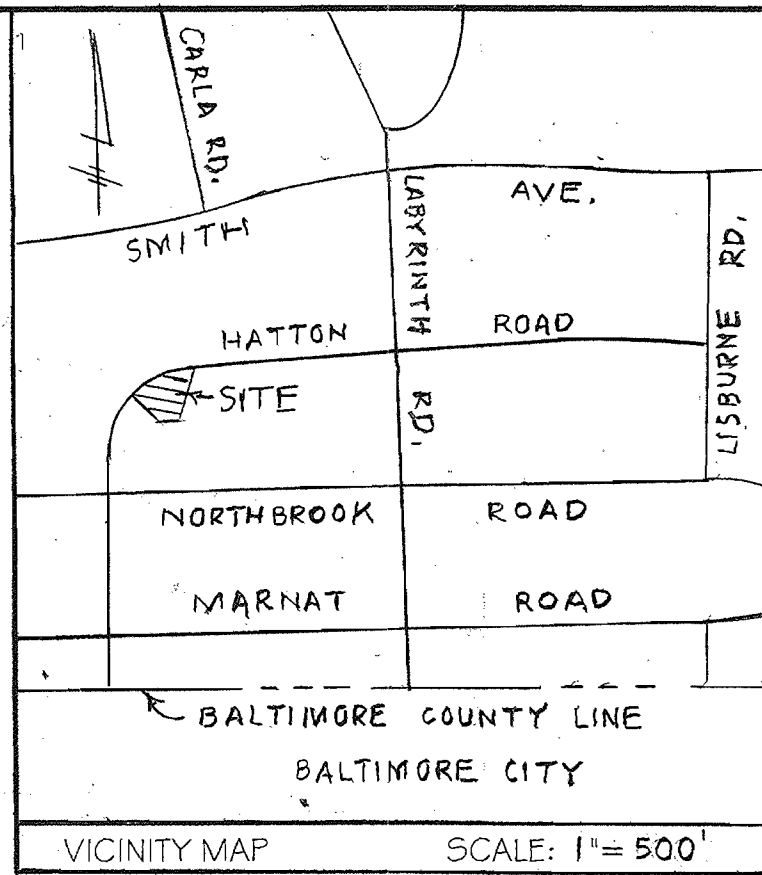
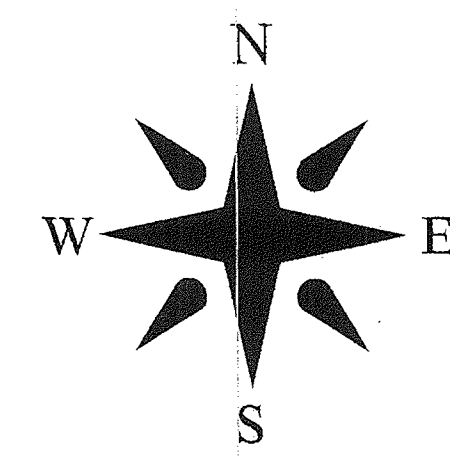
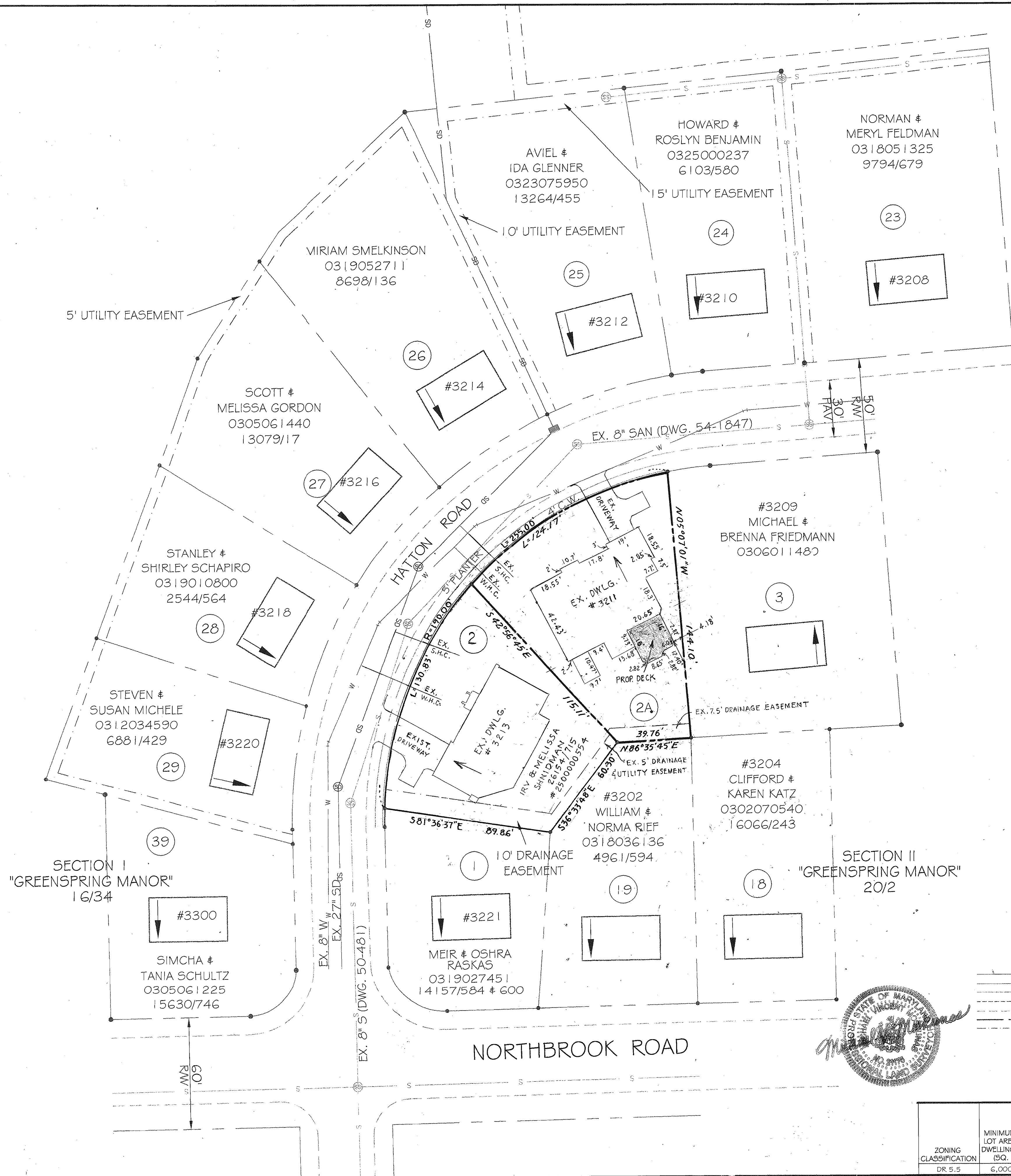


3211 Hutton Pear - where proposed deck.



3213 Hutton Pear - No deck yet (proposed)
Next door neighbor

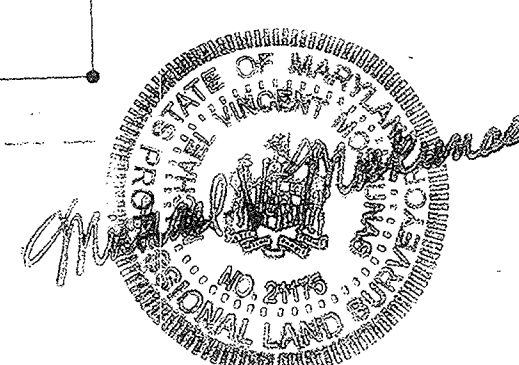
08-374-4



- GENERAL NOTES
1. EXISTING ZONING: DR 5.5
 2. EXISTING USE: SINGLE FAMILY DWELLING
 3. PROPOSED USE: SINGLE FAMILY DWELLING
 4. PRIOR ZONING HEARINGS: NONE
 5. LOT AREA: 10,537 S.F. OR 0.2419 AC.±
 6. TAX MAP: 78 GRID: 4 PARCEL: 474
 7. TAX ACCT. #: 25 000 0555
 8. DEED REF: 22401/319
 9. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 10. NOT LOCATED IN A HISTORIC AREA
 11. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
 12. LOCATED IN AN AREA OF CONCERN REGARDING PUBLIC SEWER.
 13. LOT IS SERVICED BY PUBLIC WATER AND SEWER.
 14. A DRC (091205B) GRANTED A PLAN REFINEMENT AND REQUIRED AN AMENDED RECORD PLAT (ELGAMIL PROPERTY "AMENDED RECORD PLAT, LOT 2, BLOCK E, GREENSPRING MANOR" 78/146)

OWNER
ISRAEL ELGAMIL
3211 HATTON ROAD
BALTIMORE, MD. 21208-4516
443-463-9876

- LEGEND
- INLET
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - STORM DRAIN
 - WATERLINE
 - SEWER LINE
 - SETBACK LINE
 - EDGE OF PAVING
 - PROPERTY LINE
 - EASEMENT LINE



PLAN TO ACCOMPANY ADMINISTRATION VARIANCE PETITION
"ELGAMIL PROPERTY"
BALTIMORE COUNTY, MD
#3211 HATTON ROAD
LOT 2A
"ELGAMIL PROPERTY" 78/146
"AMENDED RECORD PLAT LOT 2, BLOCK E, GREENSPRING MANOR"
ELECTION DISTRICT: 3C2

ZONING CLASSIFICATION	MINIMUM NET LOT AREA PER DWELLING UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MINIMUM FRONT YARD DEPTH (FEET)	MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (FEET)	MINIMUM SUM OF SIDE YARD WIDTHS (FEET)	MINIMUM REAR YARD DEPTH (FEET)	DATE	REVISION	CHECKED BY: V.M.	DATE: 1/25/08	SCALE: 1"=30'	DRAWN BY: G.O.S.	SHEET NO.: 1 OF 1
DR 5.5	6,000 S.F.	55'	25'	10'	-	30'							
										DATE		REVISION	



200 E. JOPPA RD.
SUITE 101
TOWSON, MD 21286
T: (410) 828-9080
F: (410) 828-9086
DWS. NO.: 9174

08-374-A