

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Shaded Brook Drive, opposite
of Hidden Trail Drive
3rd Election District
2nd Councilmanic District
(2300 Shaded Brook Drive)

Gelu Nicolae and Diana Domnita Gavrilă
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0257-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 owners of the subject property, Gelu Nicolae and Diana Domnita Gavrilă for property located at 2300 Shaded Brook Drive. The variance request is from Sections 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence with a height of 6 feet (72 inches) that adjoins front property lines in lieu of the maximum allowed 42 inches. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to install the higher fence to surround their in-ground swimming pool and rear yard thereby protecting their neighbors and their investment. Petitioners submitted letters of support from adjacent property owners namely Jay Weinberg who resides at 2306 Shaded Brook Drive, Howard Kahn, who resides at 2218 Shaded Brook Drive, and Joel and Nancy Kaye, who reside at 2302 Shaded Brook Drive. Petitioner's property, especially the area of the rear yard where the pool is being constructed, is lower than the neighbor's property. The subject property contains 40,467 square feet.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 21, 2009 which remarks that the site plan does not appear to agree with the existing conditions. It appears

COPIES PREPARED FOR FILING
4.30.09
[Signature]

that there is an existing fence that extends from the front façade of the dwelling to the panhandle driveway for 2302 and 2304 Shaded Brook Drive. The front of 2302 Shaded Brook Drive is oriented to the rear of the subject property. This front to rear orientation is usually objectionable, but it is an existing condition. The Planning Office prefers that Petitioners pull the fence back from the property line and provide some sort of landscaping on the exterior of the fence adjoining 2302 Shaded Brook. Correct the site plan to be submitted with the building permit application, if the variance is granted.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 12, 2009 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 Section 32-3-303 of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner. Photographs submitted by the Petitioners clearly illustrate the amount of dense trees surrounding the subject property. There are also shrubs along the property line facing 2302 Shaded Brook Drive and 2304 Shaded Brook Drive. Due to the already existing vegetation, I will not require the Petitioners to install additional landscaping as suggested by the Office of Planning. The adjacent properties are over one acre in size and the dwellings are far enough away from the Petitioners' fence that they will not be impacted by the additional fence height. In addition there is a long

RECEIVED FOR PLANNING
4-30-09
pm

panhandle-type driveway from Shaded Brook Drive that runs along the Petitioners' left property line further separating their property from the properties located at 2306 Shaded Brook Drive, 2304 Shaded Brook Drive, and 2302 Shaded Brook Drive.

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 granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of April, 2009 that a variance from Section 427.1.B.1 and 427.1.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence with a height of 6 feet (72 inches) that adjoins front property lines in lieu of the maximum allowed 42 inches is hereby GRANTED, subject to the following:

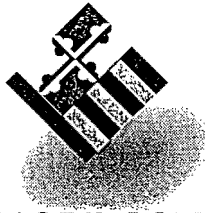
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz


4.30.09

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 30, 2009

GELU NICOLAE AND DIANA DOMNITA GAVRILA
2300 SHADED BROOK DRIVE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2009-0257-A
Property: 2300 Shaded Brook Drive

Dear Mr. and Mrs. Gavrilas:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 2300 SHADED BROOK DRIVE, OWING MILLS 21117 which is presently zoned RC 5

Deed Reference: 1Q4591521 Tax Account # 1700010381

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) 427.1.B.1 and 427.1.B.2 -

to permit a fence with a height of six feet that adjoins front property lines in lieu of the maximum allowed forty-two inches

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):

G. N. GAURILA

Name - Type or Print

Signature

D. D. GAURILA

Name - Type or Print

Signature

2300 SHADED BROOK DRIVE 3435

Address

OWINGS MILL MD

City

State

Telephone No.

21117

Zip Code

Representative to be Contacted:

NICK GAURILA

Name

Address

City

State

Telephone No.

443-388-3435

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4 day of April, 2009, 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.

Case No. 2009-0257-A

Reviewed By [Signature] Date 4/1/09

REV 7/20/07

Estimated Posting Date 4/12/09

4-30-09

[Signature]

Zoning Commissioner of Baltimore County

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 2300 SHADED BROOK DR
Address
OWINGS MILL MD 21117
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):

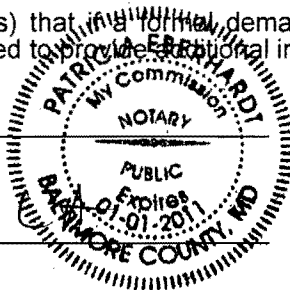
1. NEIGHBORS HAVE CHILDREN WITH BIKES. FROM ANY BIKE THEY MAY GO OVER A 4 FT. FENCE
2. THE PRIVACY OF NEIGHBORS IS NOT AVAILABLE IF SPORT & PARTY ACTIVITIES TAKE PLACE DAY OR NIGHT
3. OUR PRIVACY IS DISTURBED BY NEIGHBORS CAR LIGHTS
4. MY POOL IS LOWER THAN NEIGHBORS DRIVEWAY

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

G. D. GARILLO

Name - Type or Print



Signature

D. D. GARILLO

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gelu Nicolae Garila

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

AS WITNESS my hand and Notarial Seal

Patricia E. Hardt
Notary Public

My Commission Expires Jan 1, 2011

ZONING DESCRIPTION FOR 2300 SHADED BROOK DRIVE, OWINGS MILLS, MD 21117

Beginning at a point on the south side of Shaded Brook Drive which is 40 ft wide at the distance of 121 ft west of the centerline of the nearest improved intersecting street Hidden Trail Drive which is 46 ft wide. *Being MAP 59, GRID 9, PARCEL 112, LOT 74, "VALLEY HEIGHTS" as legal description, census tract 4083.01, MAP REFERENCE : BC 17 F13, Assessor Parcel No: 1700010381.

The land referred is situated in the BALTIMORE COUNTY, State of Maryland, and is identified as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 74, as shown on Plat entitled " PLAT FOUR" VALLEY HIGHTS", which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. JR.

No. 40 folio 37.

The neighborhood boundaries are: Caves Rd. to the north, Greenspring Valley Rd. to the south, Park Heights Rd. to the west and Greenspring Ave. to the east.

Dimensions 0.93 acres, level to slope front, shape rectangular.

FEMA ZONE C MAP DATE 3-2-81

FEMA MAP NO 240015/0240B

POLLING PLACE: Fort Garrison Elementary School, 3310 Wood valley Drive 21208

Election district: 3, Precinct:13, Legislative District:11, Congressional District:3, Councilmanic District:2

Item #0257

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **37881**

Date: **4/1/09**

PAID RECEIPT

BUSINESS ACTION TIME DM
 4/01/2009 4/01/2009 09:35:29
 0503 WALKIN ROAD LBB
 RECEIPT # 371867 4/01/2009 07LN
 5 520 ZODIAC VERIFICATION
 NO. 037681
 Recpt Tot 465.00
 465.00 CH 5.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000				6150				265.00

Total: **265.00**

Rec From

For **ZODIAC HEARING - CASE # 2009-0257-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 4-12-09

RE: Case Number: 2009-0257-A

Petitioner/Developer: Nick Gavila

Date of Hearing/Closing: 4-27-09

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2300 Shaded Brook

The signs(s) were posted on 4-12-09
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 2009-0257-A
TO PERMIT A FENCE WITH A HEIGHT
OF 6 FEET THAT ADJOINS THE
FRONT PROPERTY LINES IN LIEU OF
THE MAXIMUM ALLOWED 47 INCHES

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 4-27-09
ADDITIONAL INFORMATION IS AVAILABLE AT
111 WEST CHESAPEAKE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0257 -A Address 2300 Shaded Brook Dr

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/1/09 Posting Date: 4/12/09 Closing Date: 4/27/09

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0257 -A Address 2300 Shaded Brook Dr

Petitioner's Name N + D Gavril Telephone 443 388 3435

Posting Date: 4/12/09 Closing Date: 4/27/09

Wording for Sign: To Permit a fence with a height of six feet that adjoins
front property lines in lieu of the maximum allowed forty-two
inches

WCR - Revised 7/7/08

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2009-0257-A

Petitioner: G. N. GAVRILA

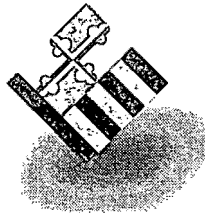
Address or Location: 2300 SHADED BROOK DRIVE
OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: G. N. GAVRILA

Address: 2300 SHADED BROOK DRIVE
OWINGS MILLS, MD 21117

Telephone Number: 443-388-3435



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
April 28, 2009

G.N. & D.D. Gaurila
2300 Shaded Brook Dr.
Owings Mill, MD 21117

Dear: G.N. & D.D. Gaurila

RE: Case Number 2009-0257-A, 2300 Shaded Brook Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 1, 2009. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For response date April 20, 2009
Item Nos. 2009-257, 258, 259, 260,
262 and 263

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

DAK: ~~CEN~~:cab
cc: File
ZAC-04202009-NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: April 14, 2009

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

RE: Baltimore County
Item No 2009-0257-A
2300 SHADED BROOK DRIVE
VALLEY HEIGHTS
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. 2009-0257-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,

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 21, 2009

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

SUBJECT: 2300 Shaded Brook Drive
INFORMATION:

RECEIVED

APR 23 2009

Item Number: 09-257

Petitioner: G.N. Gaurila

Property Size: .93 acres

Zoning: RC5

Requested Action: Administrative Variance

Hearing Date:

ZONING COMMISSIONER

The applicant requests a fence height of six feet in lieu of the maximum allowed 42."

The site plan does not appear to agree with existing conditions. It appears that there is an existing fence that extends from the front façade of the dwelling to the panhandle driveway for 2302 and 2304 Shaded Brook Drive.

The front of 2302 Shaded Brook is oriented to the rear of the subject property. This front to rear orientation is usually objectionable, but it is an existing condition.

SUMMARY OF RECOMMENDATIONS:

Prefer to pull the fence back from the property line and provide some sort of landscaping on the exterior of the fence adjoining 2302 Shaded Brook.

Correct the site plan to be submitted with the building permit application, if the variance is granted.

Prepared By: Diana Iffer /ms

Section Chief: Cynn Lanham /ms
AFK:di



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
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Account Identifier: District - 03 Account Number - 1700010381

Owner Information

Owner Name:	GAVRILA GELU NICOLAE GAVRILA DIANA DOMNITA	Use:	RESIDENTIAL
Mailing Address:	2300 SHADED BROOK DR OWINGS MILLS MD 21117	Principal Residence:	YES
		Deed Reference:	1) /10459/ 521 2)

Location & Structure Information

Premises Address	Legal Description
2300 SHADED BROOK DR	2300 SHADED BROOK DR NS VALLEY HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	4
59	9	112					74	2	Plat Ref:	40/ 37

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1985	3,466 SF	40,510.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	186,000	246,620		
Improvements:	468,300	659,060		
Total:	654,300	905,680	738,093	821,886
Preferential Land:	0	0	0	0

Transfer Information

Seller:	DAHAN ELIAY	Date:	04/12/1994	Price:	\$470,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/10459/ 521	Deed2:	
Seller:	ASHLEY GROUP LTD	Date:	07/31/1985	Price:	\$70,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 6964/ 105	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

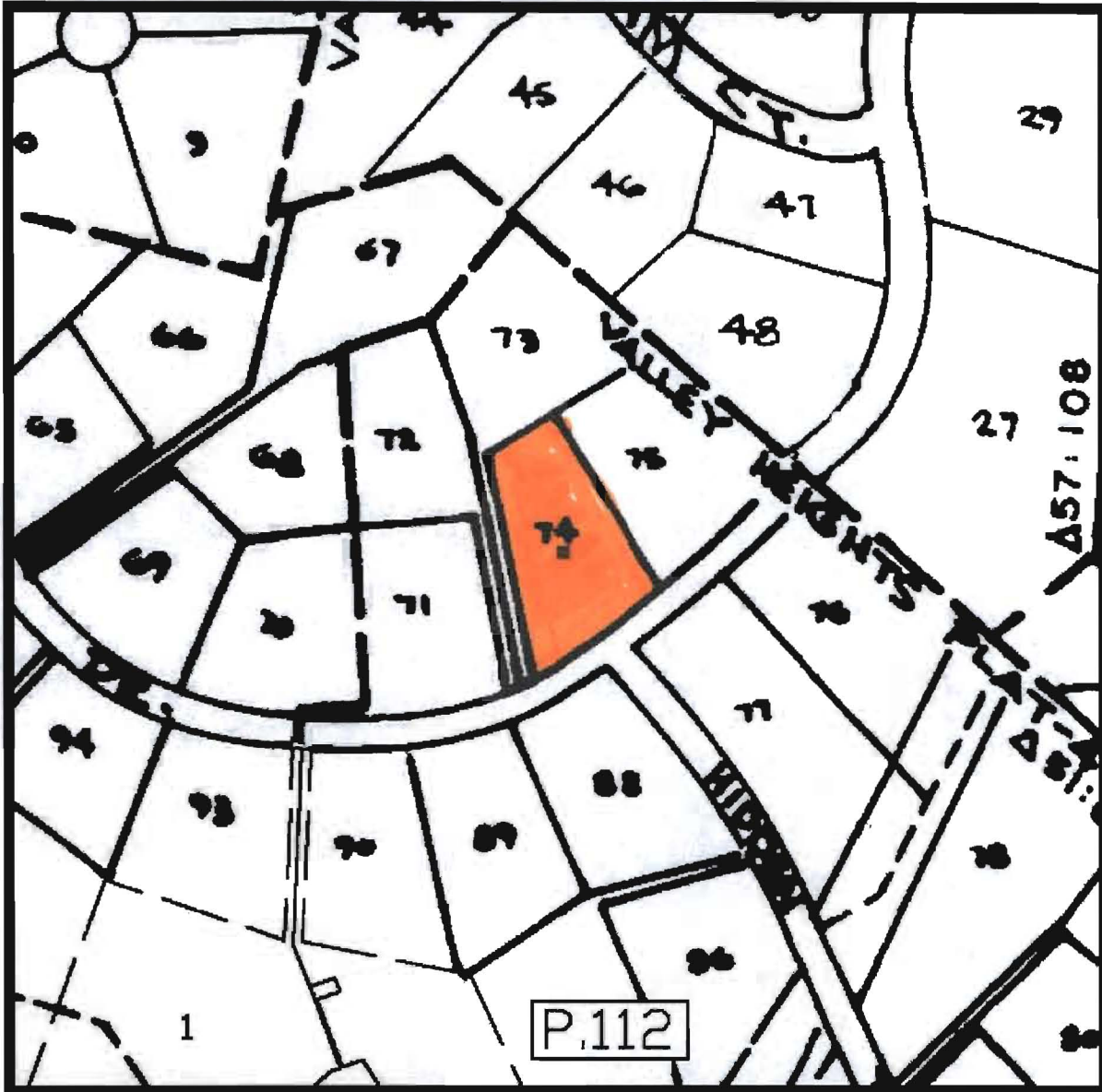
subject property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 03 Account Number - 1700010381



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For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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[New Search](#)

Account Identifier: District - 03 Account Number - 1700010380

Owner Information

Owner Name:	KAYE JOEL H KAYE NANCY M	Use:	RESIDENTIAL
Mailing Address:	2302 SHADED BROOK DR OWINGS MILLS MD 21117	Principal Residence:	YES
		Deed Reference:	1) / 6668/ 522 2)

Location & Structure Information

Premises Address
2302 SHADED BROOK DR

Legal Description

1743 SE CAVESDALE RD
VALLEY HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	4
59	8	213					73	2	Plat Ref:	40/ 37

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	3,548 SF	1.32 AC	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	07/01/2008	07/01/2009
Land	206,400	216,720		
Improvements:	281,440	471,250		
Total:	487,840	687,970	554,550	621,260
Preferential Land:	0	0	0	0

Transfer Information

Seller:	VALLEY HEIGHTS ASSOCIATES	Date:	02/15/1984	Price:	\$44,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 6668/ 522	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

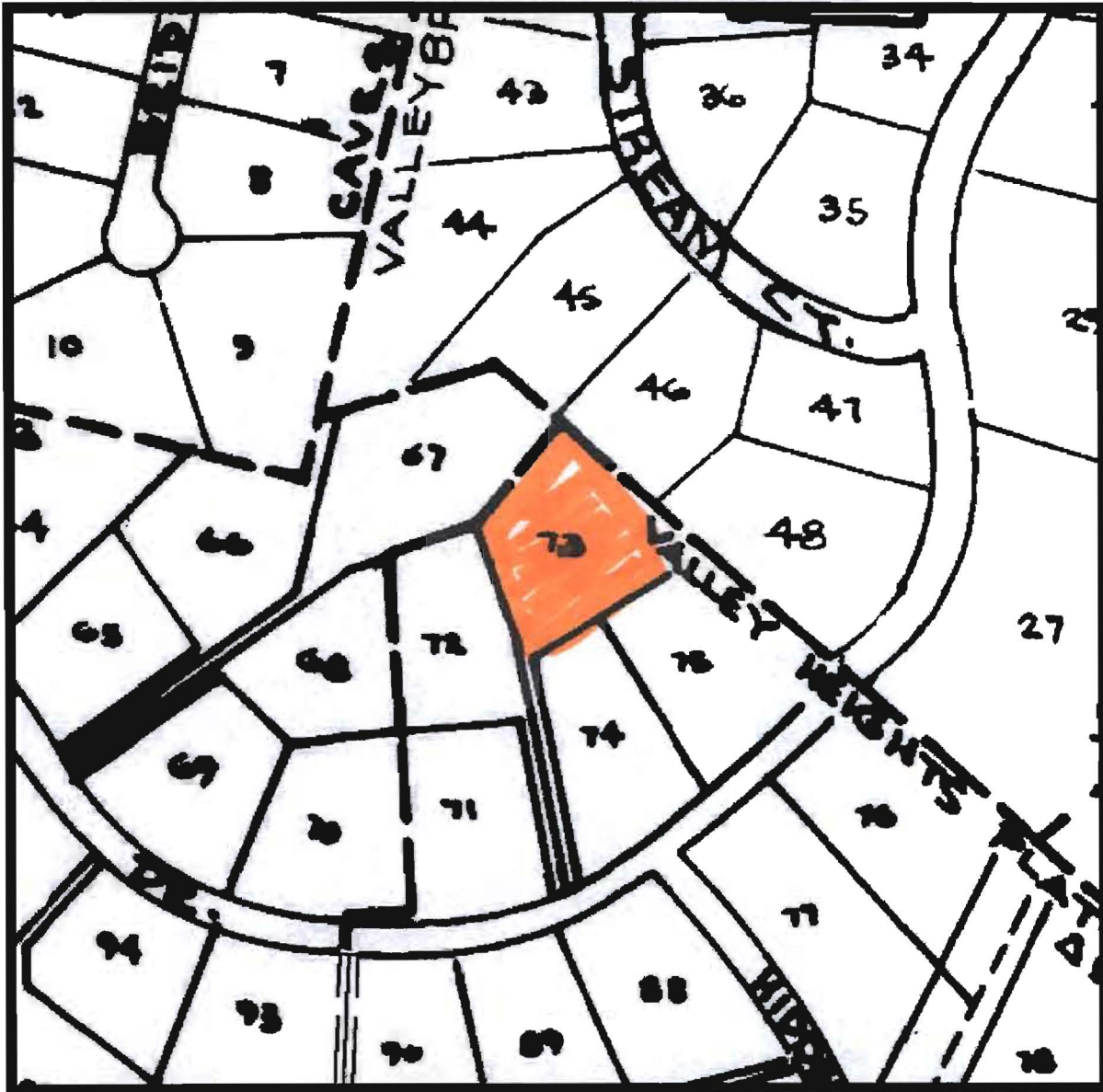
*adjacent property -
 supports request*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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New Search

District - 03 Account Number - 1700010380



Property maps provided courtesy of the Maryland Department of Planning ©2008.
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www.mdp.state.md.us/webcom/index.html



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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[New Search](#)

Account Identifier: District - 03 **Account Number -** 1700010378

Owner Information

Owner Name: WEINBERG JAY
 WEINBERG LOUISE
Mailing Address: 2306 SHADED BROOK DR
 OWINGS MILLS MD 21117
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) / 6592/ 42
 2)

Location & Structure Information

Premises Address
 2306 SHADED BROOK DR

Legal Description

1521 SE CAVESDALE RD
 VALLEY HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
59	8	213					71	2	4	
									Plat Ref:	51/ 92

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	4,367 SF	1.01 AC	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	200,200	210,210		
Improvements:	400,590	551,800		
Total:	600,790	762,010	654,530	708,270
Preferential Land:	0	0	0	0

Transfer Information

Seller: VALLEY HEIGHTS ASSOCIATES	Date: 09/14/1983	Price: \$45,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6592/ 42	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

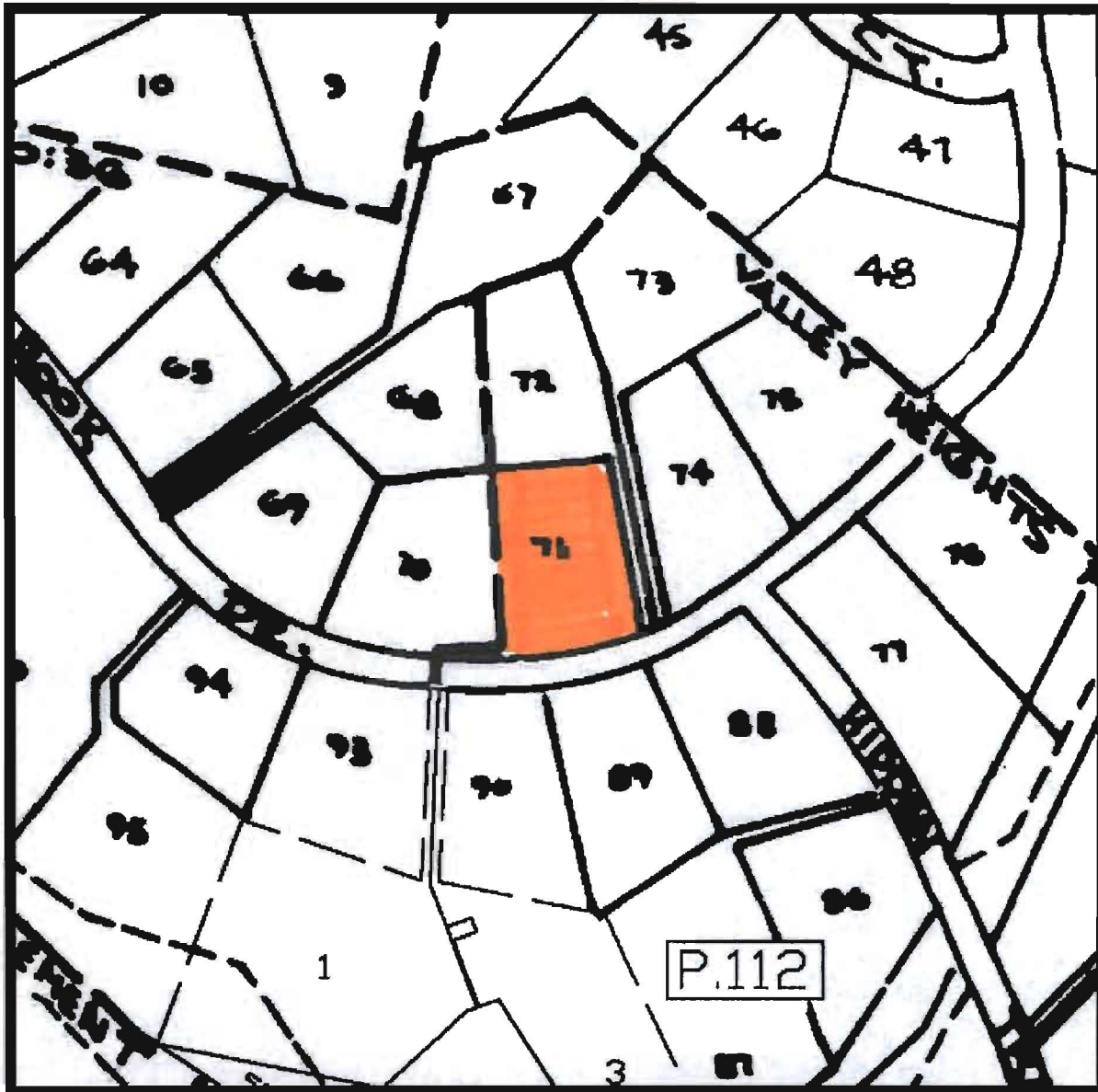
*adjacent property -
 supports request*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 03 Account Number - 1700010378



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 03 Account Number - 1700010382

Owner Information

Owner Name: KAHN HOWARD
 KAHN LYNNE B
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2218 SHADED BROOK DR
 OWINGS MILLS MD 21117-2350
Deed Reference: 1) /16652/ 598
 2)

Location & Structure Information

Premises Address
 2218 SHADED BROOK DR

Legal Description

2218 SHADED BROOK DR
 VALLEY HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
59	9	112					75	2	4	
									Plat Ref:	40/ 37

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1982	3,149 SF	1.12 AC	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	202,400	212,520		
Improvements:	282,620	473,520		
Total:	485,020	686,040	552,026	619,032
Preferential Land:	0	0	0	0

Transfer Information

Seller: MERRICK ROBERT G,3RD	Date: 07/29/2002	Price: \$415,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16652/ 598	Deed2:
Seller: WEINER GREGORY	Date: 10/29/2001	Price: \$370,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15702/ 739	Deed2:
Seller: ALLIKER STANFORD A	Date: 11/05/1998	Price: \$335,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13270/ 632	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

*adjacent property -
 supports request*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
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District - 03 Account Number - 1700010382



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For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html

2306 Shaded Brook Drive

Owings Mills, MD 21117

To: Zoning Commission of Baltimore County

Ref: Pool Fence Height Variance

Building Permit # B699604

letters of
support from
adjacent
property
owners

3-24-2009

I, JAY WEINBERG....., owner of
2306 Shaded Brook Dr., Lot 71, agree to the variance proposed by
my neighbor G. N. Gavrilu at 2300 Shaded Brook Dr., Lot 74. The
variance I agree to states that the privacy fencing being installed
on my neighbor's property G.N.GAVRILA, on the side of panhandle
driveway for Lot 72 and Lot 73, be 6 feet high as opposed to the 4
foot standard. The fencing will be installed with the finished side
on the exterior towards my property.

Sincerely,



Item #0257

HOWARD KAHN

2218 Shaded Brook Drive

Owings Mills, MD 21117

To: Zoning Commission of Baltimore County

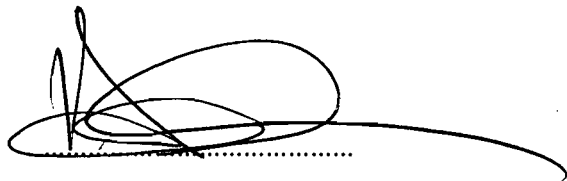
Ref: Pool Fence Height Variance

Building Permit # B699604

3-24-2009

I, HOWARD KAHN, owner of
2218 Shaded Brook Dr., Lot 75, agree to the variance proposed by
my neighbor G. N. Gavrilu at 2300 Shaded Brook Dr., Lot 74. The
variance I agree to states that the privacy fencing being installed
on my neighbor's property, on the side of my home, be 6 feet high
as opposed to the 4 foot standard. ~~I have small children with bikes~~
~~and visitor children who may easily climb over a 4 ft fence.~~ *HC*
The
fencing will be installed with the finished side on the exterior
towards my property.

Sincerely,



Item # 0257

Joel and Nancy Kaye

2303 Shaded Brook Drive

Owings Mills, MD 21117

410-363-0073

To: Zoning Commission of Baltimore County

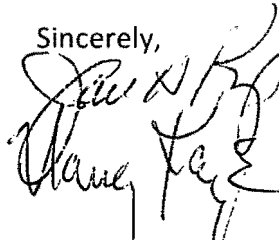
Ref: Pool Fence Height Variance

Building Permit # B699604

3-24-2009

I, Joel and Nancy Kaye, owner of 2302 Shaded Brook Dr., Lot 73, agree to the variance proposed by my neighbor G. N. Gavrila at 2300 Shaded Brook Dr., Lot 74. The variance I agree to states that the privacy fencing being installed on my neighbor's property, in front of my home, be 6 feet high as opposed to the 4 foot standard. The fencing will be installed with the finished side on the exterior towards my property.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel and Nancy Kaye", written over a printed name.

Joel and Nancy Kaye

Item #0257

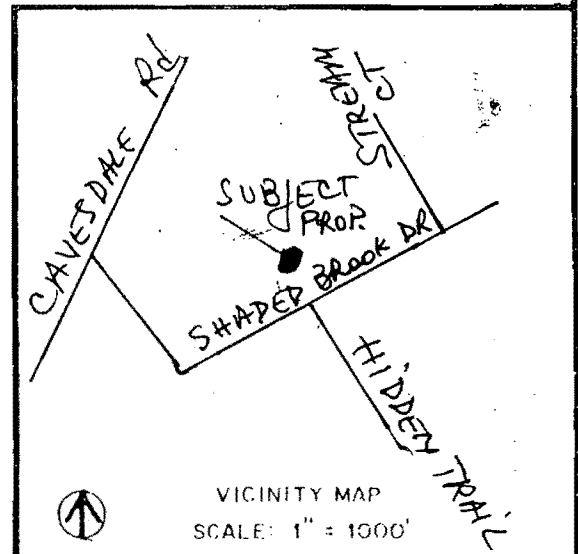
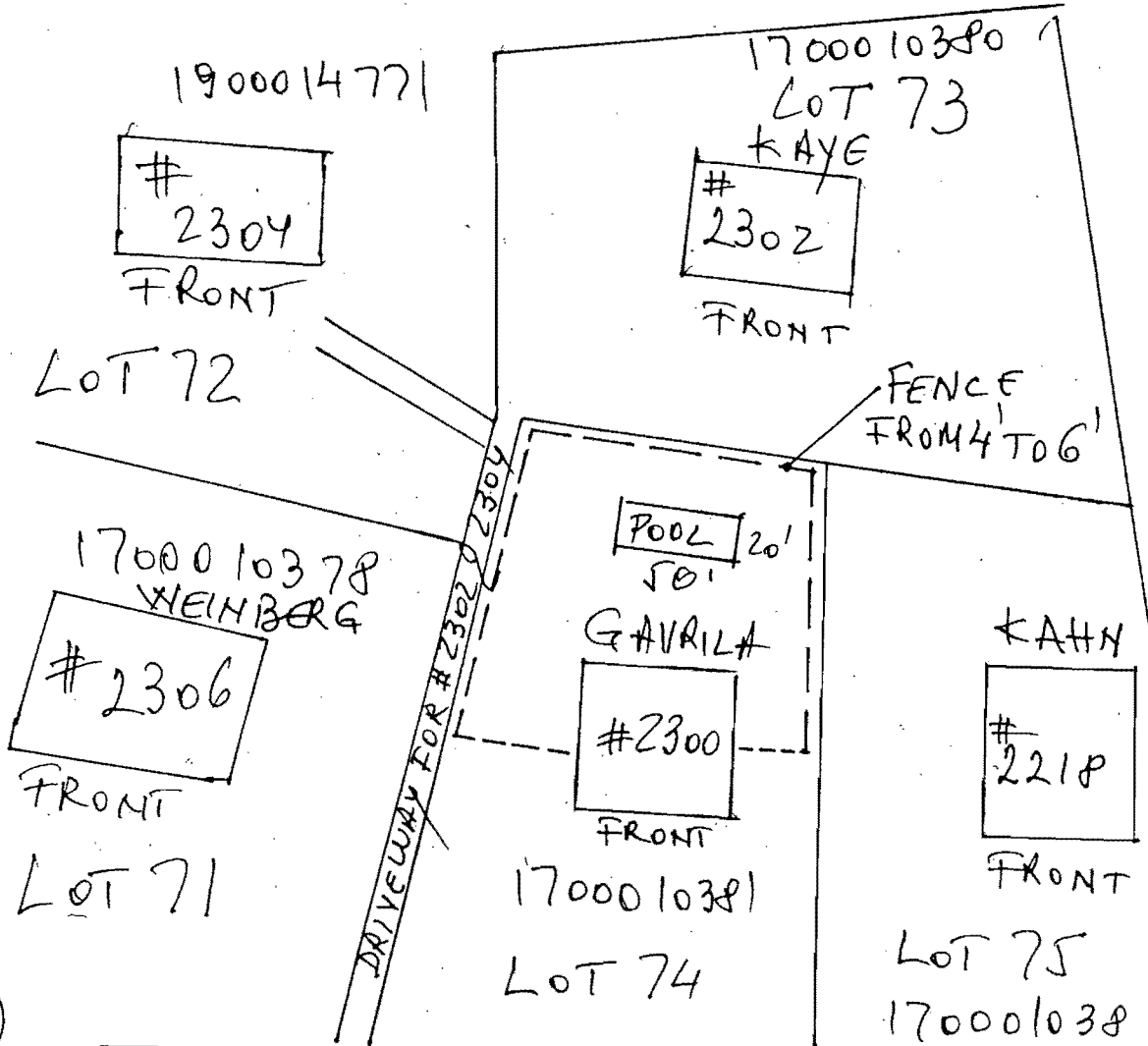
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2300 SHADED BROOK DR. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME VALLEY HEIGHTS

PLAT BOOK # 40 FOLIO # 37 LOT # 74 SECTION #

OWNER G.N. & D.D. GAVRILA



LOCATION INFORMATION	
ELECTION DISTRICT	3
COUNCILMANIC DISTRICT	2
1" = 200' SCALE MAP #	059132
ZONING	RC5
LOT SIZE	0.93
ACREAGE	40,467
SQUARE FEET	
SEWER	☐ PUBLIC ☒ PRIVATE
WATER	☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ YES ☒ NO
HISTORIC PROPERTY/ BUILDING	☐ YES ☒ NO
PRIOR ZONING HEARING	NONE

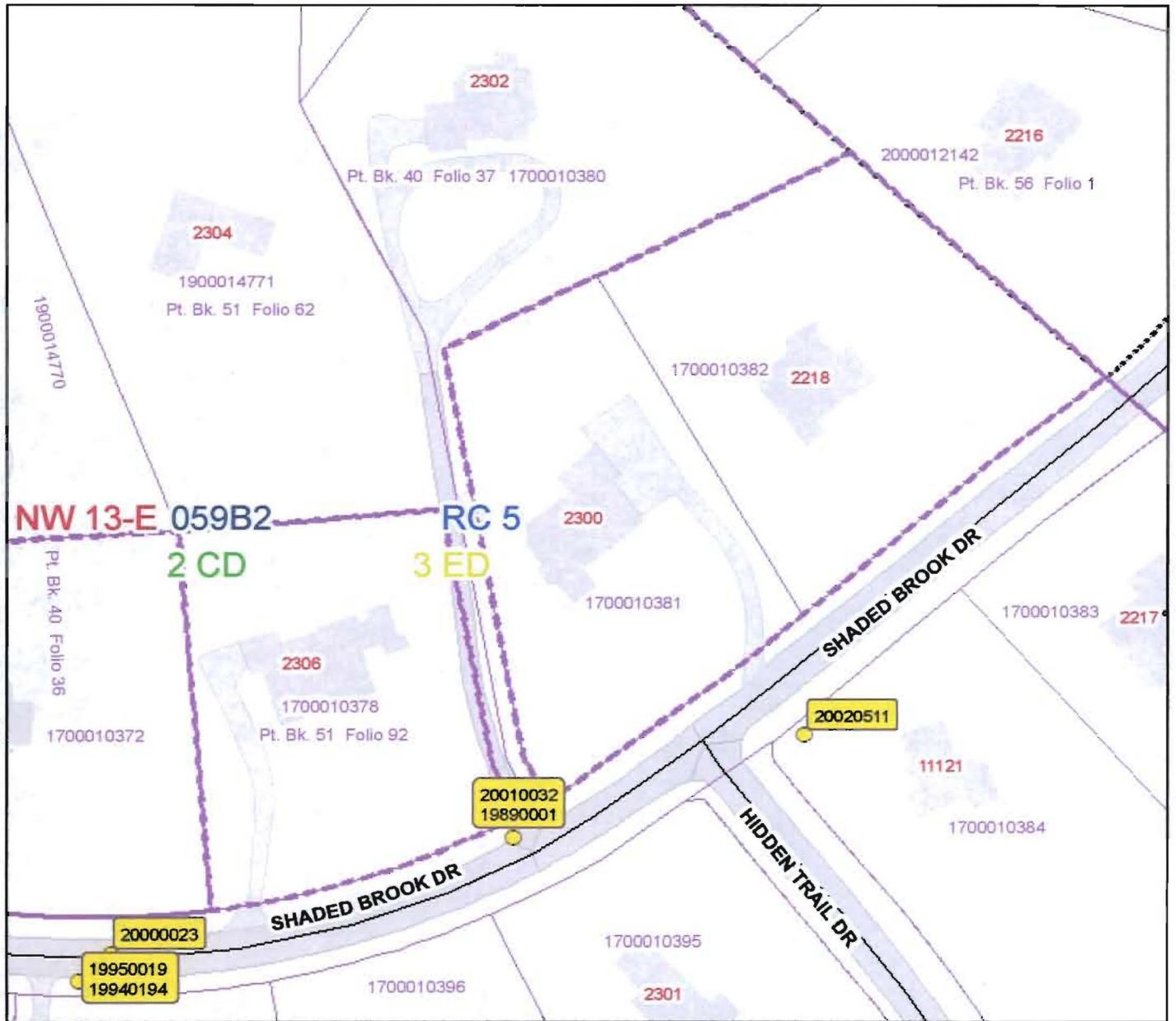


PREPARED BY G.N. GAVRILA

SCALE OF DRAWING: 1" = 100'

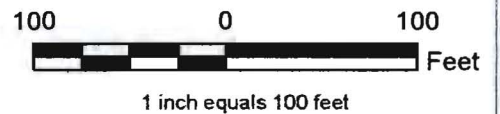
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
CASE #	
2009 -	
0257-A	

2300 Shaded Brook Drive



DQ Map Notes

Publication Date: March 26, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



Item #0257

CASE NO. DAHAM

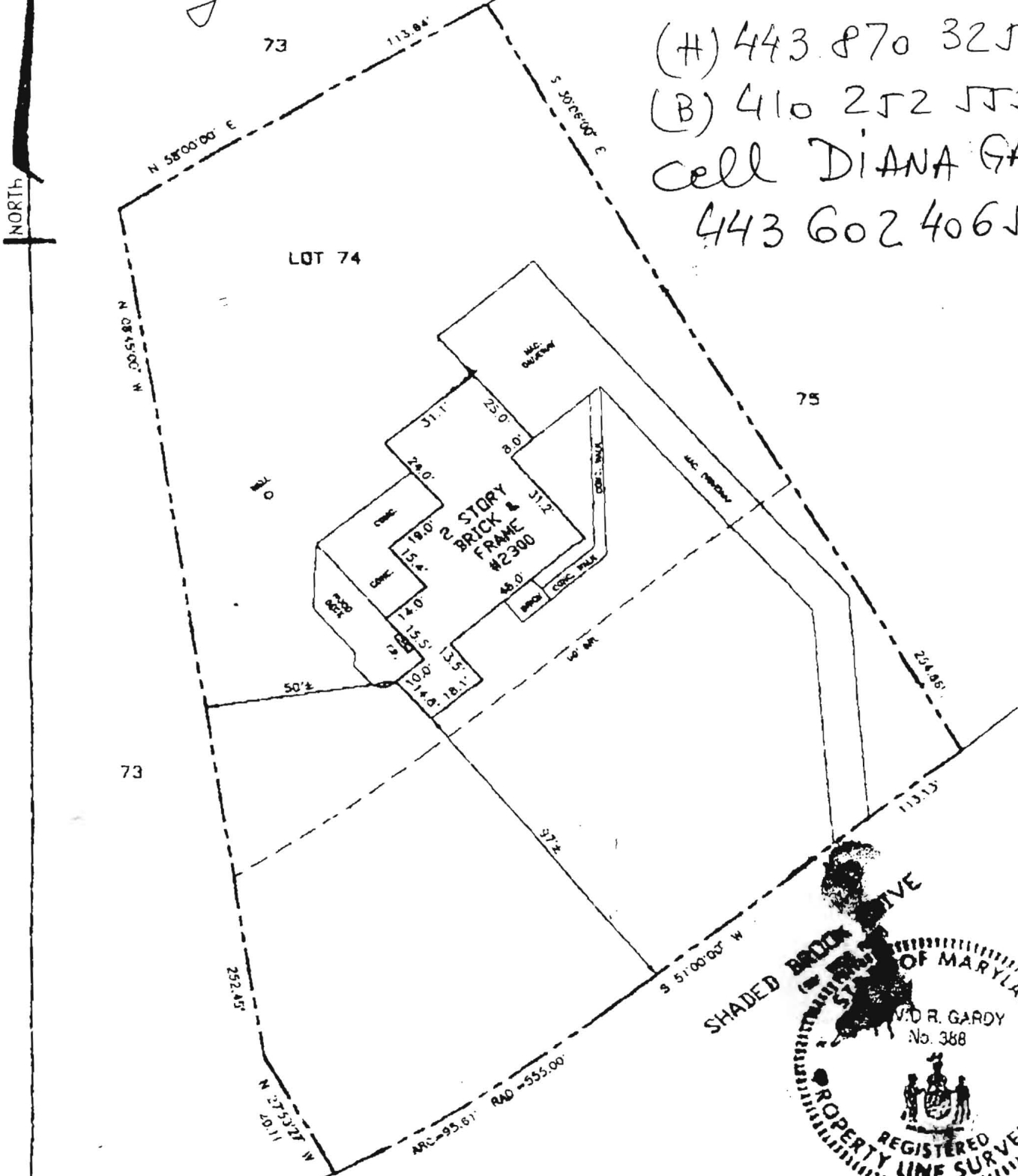
NICK GAVRILA
2300 SHADED BROOK DR.
OWINGS MILLS, MD 21117
thug1@msn.com

HOUSE LOCATION

PLAT 4

LOT 74
BALTIMORE COUNTY, MARYLAND

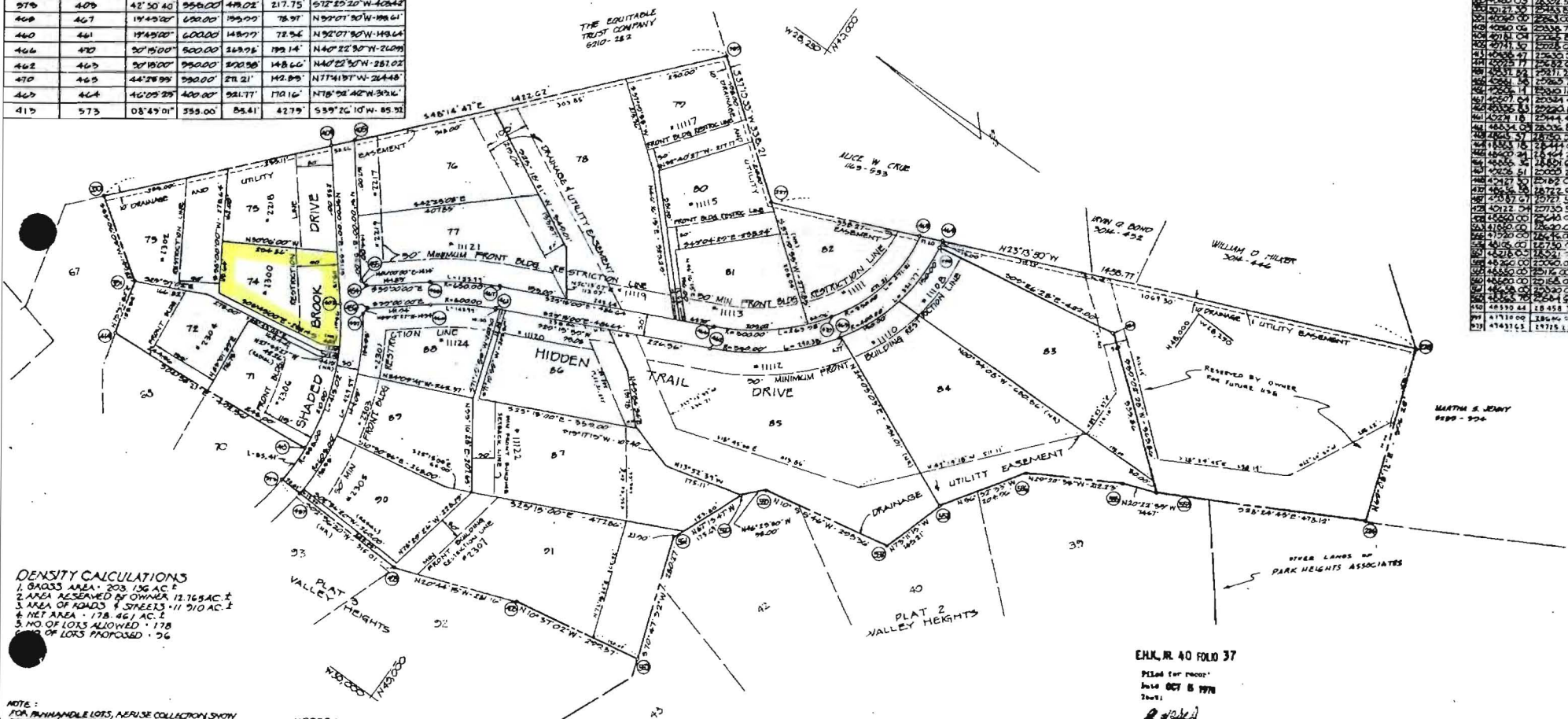
(H) 443.870 3259
(B) 410 252 5556
Cell DIANA GAVRILA
443 602 4065



Item #0257

		CURVE DATA		CHORD	
FROM	TO	DELTA	RADIUS	ARC	TANGENT
497	497	40°14' 02"	600.00	427.59	238.30
579	409	42°30' 40"	550.00	498.02	217.75
408	467	19°42'50"	600.00	195.29	78.91
400	461	19°42'50"	600.00	195.29	78.92
466	470	30°15'00"	500.00	328.76	199.14
472	463	30°15'00"	500.00	328.76	199.14
462	463	44°28' 39"	550.00	271.21	142.89
462	464	16°05' 29"	400.00	92.77	170.16
413	573	48°45' 01"	355.00	85.41	42.79

COORDINATES		
NO	NORTH	WEST
224	49920.25	28392.02
225	49921.05	28392.02
226	49950.58	28392.02
227	49950.58	28392.02
228	49950.58	28392.02
229	49950.58	28392.02
230	49950.58	28392.02
231	49950.58	28392.02
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298	49950.58	28392.02
299	49950.58	28392.02
300	49950.58	28392.02



DENSITY CALCULATIONS

1. BAQSS AREA - 203.136 AC.±
2. AREA RESERVED BY OWNER - 12.765 AC.±
3. AREA OF ROADS & STREETS - 11.910 AC.±
4. NET AREA - 178.461 AC.±
5. NO. OF LOTS ALLOWED - 178
6. NO. OF LOTS PROPOSED - 76

NOTE :
FOR PAVING LOTS, AERISE COLLECTION SHOWN
REMOVAL & MAINTENANCE ARE PROVIDED TO THE
JUNCTION OF THE PAVING & THE STREET RIGHT
OF WAY LINE ONLY & NOT ONTO THE PAVING

NOTES:
1. EXZONING - R.D.P.
2. THERE IS A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL REAR & SIDE LOT LINES UNLESS OTHERWISE SHOWN
3. ALL LOTS TO HAVE A MINIMUM OF 43,560 SQ. FT. (1 ACRE)

OWNER & DEVELOPER:
VALLEY HEIGHTS ASSOCIATES
4010 GLENGYLE AVE
BALTIMORE, MD.

NOTE:
COORDINATES # BEHAVIORS SHOWN HEREON ARE REFERRED TO THE SYSTEM
OF COORDINATES ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN
DISTRICT AND ARE BASED ON THE FOLLOWING TIER BASE SECTIONS:

X-8509	N51152.25	W93153.47	AZ - 309°16'05" TO
X-8540	N50385.54	W32116.54	

OWNER'S CERTIFICATE:
THE UNDERSIGNED, OWNERS OF THE LAND SHOWN HEREON, HEREBY CERTIFY THAT TO THE BEST OF HIS/ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

APPROVED: BALTIMORE COUNTY
PLANNING BOARD
DATE: 12/1/84
DIRECTOR

APPROVED: _____ DATE: DEPUTY STATE & COUNTY HEALTH OFFICER _____
APPROVED: 10/5/76 _____

NOTE: THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THERE OF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

EHK, JR 40 FOLD 37

Filed for record
Date OCT 5 1970
Page 1

1051

Reilly

PLAT 4
VALLEY HEIGHTS
ELECTION DISTRICT 3
BALTIMORE COUNTY, MD.
SCALE: 1"=100' 2 JULY 1976

NOTE: FUTURE JONES HILLS
SANITARY AREA

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH THE SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS SAME CONCERNS THE MARKING OF THE PLAT AND THE SETTING OF THE MARKERS.

DATE 2/20/74 MALCOLM E HUDKINS #5095
MALCOLM E. HUDKINS REG. NO. 5005

J. W. & Son, Inc. 97605 ONL
 Plant Plot () 508 P RL
 Planning 12/20/74
 Engineering 12/20/74
 Detail Working 12/20/74
 Stamp Date 12/20/74

**THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
125 WEST 4TH STREET**

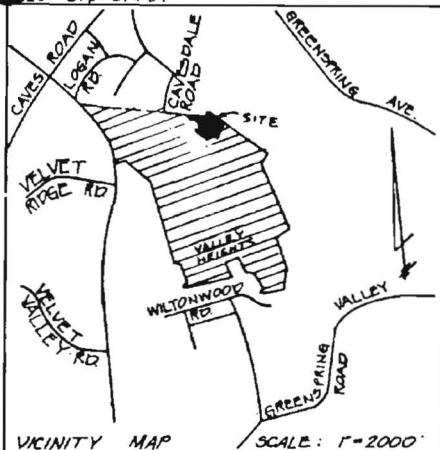
5482 40-3

Item #0257

- 1 THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET EASEMENT, PAVEMENT, OPEN SPACE OR PUBLIC AREA SHOWN ON THE PLAT
- 2 THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO CO
- 3 THE INFORMATION SHOWN MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT
- 4 ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS
- 5 THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SEC. 22-68 B.M. *56-82.

THIS PHOTO, TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY, IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR GIFT.

NOTE:
FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL & MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE & THE STREET RIGHT OF WAY LINE ONLY & NOT ONTO THE PANHANDLE LOT DRIVEWAY.



SURVEYOR'S CERTIFICATE:

The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the Surveyor who prepared the plat and that the land shown on the plat has been laid out and the plat thereof has been prepared in compliance with Subsection (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland particularly insofar as same concerns the making of the plat and the setting of the markers.

Reg. No. 5095
Date 5/24/84

APPROVED: Baltimore County OFFICE OF PLANNING AND ZONING

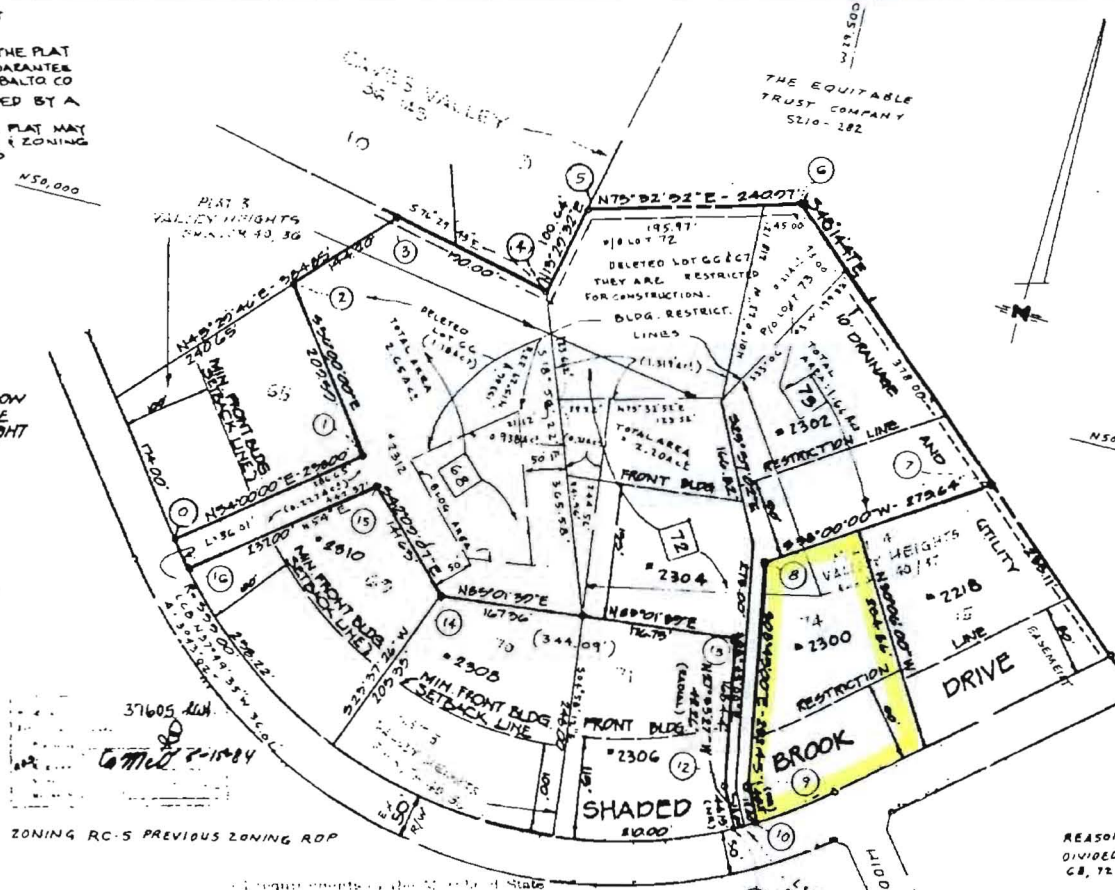
Director
Date 5/24/84

APPROVED: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS

Director
Date 5/24/84

APPROVED: BALTIMORE COUNTY HEALTH DEPT

Deputy State Health Officer
Date 6/22/84



COORDINATE VALUES	
North	West
(0) 49,665.160	30,137.020
(1) 49,805.052	29,944.473
(2) 49,974.614	30,067.667
(3) 50,075.082	29,964.824
(4) 50,031.320	29,780.080
(5) 50,129.162	29,756.599
(6) 50,186.322	29,823.254
(7) 49,937.600	29,241.260
(8) 49,791.534	29,475.016
(9) 49,542.022	29,436.813
(10) 49,506.571	29,417.850
(11) 49,495.348	29,439.062
(12) 49,534.370	29,459.735
(13) 49,700.850	29,486.358
(14) 49,671.025	29,828.153
(15) 49,776.026	29,923.201
(16) 49,636.720	30,114.938
(17) 49,665.160	30,137.020

ENK. 11. 51 FOLIO 62

Filed for record
Date 10/29/1984
Tent

REASON FOR RESUBDIVISION 4/6/84:
DIVIDED LOT 66 & 67 AND ADDED AREAS TO LOTS 68, 72 & 73

LOTS 66, 67 & 68.
LIBER 2589 - FOLIO 100
LOT 73
LIBER 4668 / 552
LOT 72
LIBER 6108 / 301

RESUBDIVISION OF
Lots 66, 67, 68
PLAT 3 ENK. 11A 40/36

LOTS 72 & 73 PLAT 4
ENK. 11A 40/37

VALLEY HEIGHTS
3rd Election District Balto. Co., Md.
Scale: 1"=400'
APRIL 6, 1984.

HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

NOTE: FUTURE JONES FALLS
SANITARY AREA.

NOTE:
The streets and or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grants of the deed to which this plat is attached, their heirs and assigns.



Item # 0257

