

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Blueleaf Court; 330 feet S of
the c/l of Hunters Run Drive
8th Election District
3rd Councilmanic District
(10 Blueleaf Court)

Michael J. Demchuk, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0071-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, Michael J. Demchuk, Jr. for property located at 10 Blueleaf Court. The variance request is as follows:

- From Sections 1B02.3.A.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an addition with a window to property line setback of 13.5 feet and 9.5 feet respectively in lieu of the required 15 feet; and
- From Section 1B01.2.C.2(b) of the B.C.Z.R. and Section V.B.6.(c) of the C.M.D.P. to permit an addition with a side building setback of 25.5 feet in lieu of the required window to window setback of 40 feet between Lots 178 (10 Blueleaf Court) and Lot 179 (12 Blueleaf Court; and
- From Section 1B01.2.C.2(b) of the B.C.Z.R. and Section V.B.6.(c) of the C.M.D.P. to permit an addition with a side building setback of 21.5 feet in lieu of the required window to window setback of 40 feet between Lots 178 (10 Blueleaf Court) and Lot 177 (8 Blueleaf Court; and

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[Signature]

- To amend the latest Final Development Plan for Section VII of Hunters Run aka Hunt Valley Station, Lot 178.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

The property was determined in 1994 to have special conditions peculiar to the land which would unduly restrict use the land. Petitioners purchased the property in 1995 and the property was subsequently improved with the existing residence. The proposed addition falls within the existing residence footprint and is no closer to either side yard property line or the residences on either side of Petitioners' residence. To the side and rear of the property exists a Baltimore County drainage and utility easement and the rear of the property consists of the homeowners association open space. The neighbors residing at 12 Blueleaf Court and 8 Blueleaf Court have reviewed the site plan and construction drawings for the proposed addition and support the construction of the addition as proposed.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 1, 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,

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[Signature]

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.

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 15th day of October, 2009 that the Variances requested as follows:

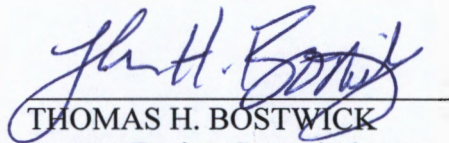
- From Sections 1B02.3.A.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an addition with a window to property line setback of 13.5 feet and 9.5 feet respectively in lieu of the required 15 feet; and
- From Section 1B01.2.C.2(b) of the B.C.Z.R. and Section V.B.6.(c) of the C.M.D.P. to permit an addition with a side building setback of 25.5 feet in lieu of the required window to window setback of 40 feet between Lots 178 (Blueleaf Court) and Lot 179 (12 Blueleaf Court; and
- From Section 1B01.2.C.2(b) of the B.C.Z.R. and Section V.B.6.(c) of the C.M.D.P. to permit an addition with a side building setback of 21.5 feet in lieu of the required window to window setback of 40 feet between Lots 178 (10 Blueleaf Court) and Lot 177 (8 Blueleaf Court; and
- To amend the latest Final Development Plan for Section VII of Hunters Run aka Hunt Valley Station, Lot 178

be and are hereby GRANTED, subject to the following:

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10-1-09
[Signature]

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

ORIGINAL FILED FOR FILING

10-1-09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 1, 2009

J. NEIL LANZI, ESQUIRE
409 WASHINGTON AVENUE, SUITE 617
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 2010-0071-A
Property: 10 Blueleaf Court

Dear Mr. Lanzi:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Michael J. Demchuk, Jr., 10 Blueleaf Court, Hunt Valley MD 21030



Petition for Administrative Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 10 Blueleaf Court, Hunt Valley, MD 21030
which is presently zoned DR 3.5

Deed Reference: 11141 / 271 Tax Account # 2100012378

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)

See attached

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:

J. Neil Lanzi, Esquire

Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave, Suite 617 410-296-0686

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Michael J. Demchuk, Jr.

Name - Type or Print

Signature

Kathleen Demchuk

Name - Type or Print

Signature

10 Blueleaf Court

410-771-9239

Address

Telephone No.

Hunt Valley

MD 21030

City

State

Zip Code

Representative to be Contacted:

J. Neil Lanzi, Esquire

Name

409 Washington Ave, Suite 617 410-296-0686

Address

Telephone No.

Towson, MD 21204

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 10-1-09 day of October, 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.

2010-0071-A

Reviewed By

A. TSUI Date 08/27/09

Estimated Posting Date

09/06/09 - 09/21/09

PETITION FOR VARIANCE

KATHLEEN DEMCHUK and MICHAEL J. DEMCHUK, JR., Property Owners/Petitioners, hereby Petition for the following variance and zoning relief for their property known as 10 Blueleaf Court, Hunt Valley, Maryland, 21030:

1. Variance from Sections 1B02.3A.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an addition with a window to property line setback of 13.5 feet and 9.5 feet respectively in lieu of the required 15 feet; and

2. Variance from Section 1B01.2.C.2(b) of the BCZR and Section V.B.6.(c) of the CMDP to permit an addition with a side building setback of 25.5 feet in lieu of the required window to window setback of 40 feet between Lots 178 (10 Blueleaf Court) and Lot 179 (12 Blueleaf Court); and

3. Variance from Section 1B01.2.C.2(b) of the BCZR and Section V.B.6.(c) of the CMDP to permit an addition with a side building setback of 21.5 feet in lieu of the required window to window setback of 40 feet between Lots 178 (10 Blueleaf Court) and Lot 177 (8 Blueleaf Court); and

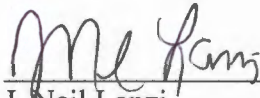
4. To amend the latest Final Development Plan for Section VII of "Hunters Run" aka "Hunt Valley Station" Lot 178; and

5. ~~To amend Case No. 94-406-SPHA to allow the addition to the dwelling on Lot 178 to have windows on the north side facing the residence on Lot 177 (8 Blueleaf Court).~~ mh

The basis for the variance relief is that special circumstances exist that are peculiar to this property and strict compliance with the Baltimore County Zoning Regulations will result in practical difficulty for the Petitioners. The subject property was determined in 1994 to have special conditions peculiar to the land which would unduly restrict use of the land due to the special conditions unique to the particular parcel. In essence, the June 15, 1994 decision of the Zoning Commissioner (Case No. 94-406-SPHA) determined the residences located on Lots 177 and 179 were either constructed or mostly constructed at the time Lot 178 received zoning approval. The Petitioners purchased the property in 1995 and the Property was subsequently improved with the residence. The addition proposed by the Petitioners falls within the existing residence footprint and is no closer to either side yard property line or the residences on either side of Petitioners' residence. To the side and rear of the Property exists a Baltimore County drainage and utility easement and the rear of the Property consists of the Homeowners Association open space.

2010-0071-A

In conclusion, the existing conditions of the Property, including the location of the two adjoining properties confirm that strict compliance with the BCZR with regard to the side yard and window to window setbacks would result in practical difficulty and the granting of the requested variances will be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations without causing substantial injury to the public health, safety and general welfare of the neighborhood. Strict compliance with the side yard and window to window setback requirements under today's regulations and the denial of the variances requested would deny Petitioners a reasonable and significant use of their property's intended purpose as a residence. The uniqueness of this property with the existing structures and the resulting practical difficulty warrant the granting of the variances requested as within the spirit and intent of the Baltimore County Zoning Regulations.



J. Neil Lanzi

J. Neil Lanzi, P.A.

409 Washington Avenue, Suite 617

Towson, Maryland 21204

(410) 296-0686

Attorney for Petitioners

2010-0071-A

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 own and reside at 10 Blueleaf Court
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

See Attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Signature

Michael J. Demchuk, Jr.

Name- print or type

Signature

Kathleen Demchuk

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 27th day of August, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Michael J. Demchuk, Jr. and Kathleen Demchuk
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Michael J. Demchuk, Jr.
Name of Notary Public

8/1/13
Commission expires

PLACE SEAL HERE:

2010-0071-A

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned, KATHLEEN DEMCHUK and MICHAEL J. DEMCHUK, JR, under penalties of perjury to the Zoning Commissioner of Baltimore County, state the information herein and given below is within our personal knowledge and that we are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

The undersigned are the current property owners of the property known as 10 Blueleaf Court, Hunt Valley, Maryland 21030, Parcel 496, Tax Map 42, Lot 178 of Section VII Hunters Run, Baltimore County, Maryland.

Based upon personal knowledge, the following are the facts upon which we base the request for an administrative variance at the above address:

We purchased the property known as 10 Blueleaf Court in Baltimore County, Maryland in 1995 from the builder, Chapel Homes, Inc. The property is located between Lot 179 (12 Blueleaf Court) and Lot 177 (8 Blueleaf Court) both of which homes had previously been constructed. Prior to our purchase of the home, our property was the subject of Zoning Case 94-406 SPHA. That case allowed our home to be constructed with side yard and window setbacks. The owners of the properties on either side of our residence have agreed to our plan for an addition with windows as shown on our site plan. The proposed addition is located within the footprint of our existing house and therefore is no closer to either home on either side of our property. Our plans do include windows as shown on both sides of our property and therefore we require the variance. To the rear of our property is the community open space area and we are subject to a Baltimore County drainage and utility easement to the side and rear of our property. Strict compliance with the zoning regulations and development policies would cause us extreme hardship and practical difficulty in the event the relief requested is denied.

2010-0071-A

The matters and facts hereinabove set forth are true and correct to the best of our knowledge and belief.

Michael J. Demchuk, Jr.

Michael J. Demchuk, Jr.
Michael J. Demchuk, Jr.

Kathleen Demchuk

Kathleen Demchuk
Kathleen Demchuk

STATE OF MARYLAND, COUNTY OF BALTIMORE
TO WIT:

I HEREBY CERTIFY, this 27th day of AUGUST, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared **Michael J. Demchuk, Jr.** and **Kathleen Demchuk**, formally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Michael J. Demchuk, Jr.
Notary Public

My Commission Expires: 8/7/13

2010-0071-A

ZONING DESCRIPTION FOR: 10 BLUELEAF COURT, HUNT VALLEY, MD 21030

Beginning at a point on the West side of Blueleaf Court which is 50 foot R/W wide at the distance of 330 feet south of the centerline of the nearest improved intersecting street, Hunters Run Drive, which is a 50' R/W wide.

Being Lot # 178, Block G, Section 7 in the subdivision of Hunters Run as recorded in Baltimore County Plat No.2, Plat Ref: 60/54, containing 7,753 SF.

Also known as 10 Blueleaf Court and located in the 8th Election District, 3rd Councilmanic District.

2010-0071-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0071 -A Address 10 BLUELEAF CT.

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08/27/2009 Posting Date: 09/06/09 Closing Date: 09/21/09

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

- 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.
- 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.
- 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.
- 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 2010 0071 -A Address 10 BLUELEAF COURT
Petitioner's Name MICHAEL DEMCHUK JR. Telephone 410-771-9239

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN ADDITION WITH A WINDOW TO PROPERTY LINE
13.5 FT & 9.5 FT IN LIEU OF THE REQUIRED 15 FT; AND AN ADDITION WITH
A SIDE BUILDING SETBACK OF 25.5 FT & 21.5 FT IN LIEU OF THE REQUIRED
40 FT & 40 FT WINDOW TO WINDOW SETBACK RESPECTIVELY; AND TO
AMEND THE FINAL DEVELOPMENT PLAN FOR SECTION III
OF "HUNTERS RUN" AKA "HUNT VALLEY STATION" LOT 178 ONLY.

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#2010-0071-A

PETITIONER: Michael Demchuk, Jr

DATE OF CLOSING: 9/21/09

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
10 Blueleaf Court

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 9/01/09

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2010-0071-A

To permit an addition with a window to property line 13.5 ft. and 9.5 ft in lieu of the required 15 ft., and an addition with a side building setback of 25.5 ft. and 21.5 ft. in lieu of the required 40 ft. and 40 ft. window to window setback respectively, and to amend the final development plan for section VII of "Hunters Run" A.K.A. "Hunt Valley Station" lot 178 only.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON SEPTEMBER 21, 2009

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE, UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 23, 2009

Neil Lanzi
409 Washington Ave. Ste. 617
Towson, MD 21204

Dear: Neil Lanzi

RE: Case Number 2010-0071-A, 10 Blueleaf Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 27, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Michael & Kathleen Demchuk; 10 Blueleaf Ct.; Hunt Valley, MD 21030

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 21, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2009
Item Nos. 10-067, 070 and 071

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09212009 -NO COMMENTS.doc



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 21, 2009

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

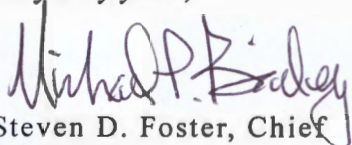
RE: Baltimore County
Item No. 2010-0071-A
10 BLUELEAF CT
DEMCHUK PROPERTY
ADMIN. VARIANCE -

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. 2010-0071-A.

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

Very truly yours,


For 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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 28, 2009

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-071- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

AV 9/21

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-071-A
Address 10 Blueleaf Court
(Demchuk Property)

Zoning Advisory Committee Meeting of September 14, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 9/29/09



BALTIMORE COUNTY
MARYLAND

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 14. 2009

Item Numbers 067,068,070,071,072,073,074,075,076,077,079,080,081,082,083,084
and 0085

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Patricia Zook - Cases 2010-0067-A and 2010-0070-A and 2010-0071-A - admin variances-Comments Needed

From: Patricia Zook
To: Murray, Curtis
Date: 9/23/2009 4:00 PM
Subject: Cases 2010-0067-A and 2010-0070-A and 2010-0071-A - admin variances-Comments Needed
CC: Bostwick, Thomas

Hello Curtis -

We received these administrative case files today and all of them are missing comments from the Planning Office.

CASE NUMBER: 2010-0067-A

721 49th Street

Location: E side of 49th Street; 230 feet E of the c/l of Germantown Street.

12th Election District, 7th Councilmanic District

Legal Owner: Wendy and Brian Marshall

Closing Date: 9/21/2009

ADMINISTRATIVE VARIANCE To permit a side yard setback 1 foot in lieu of the required 10 feet for an addition.

CASE NUMBER: 2010-0070-A

211 North Tyrone Road

Location: S side of Tyrone Road; 140 feet W of the c/l of Tyrone Circle.

9th Election District, 5th Councilmanic District

Legal Owner: Tresa and Fredrick Howington

Closing Date: 9/21/2009

ADMINISTRATIVE VARIANCE To permit a rear yard setback of 27 feet in lieu of the required 30 feet for an addition.

CASE NUMBER: 2010-0071-A

10 Blueleaf Court

Location: W side of Blueleaf Court; 330 feet S of the c/l of Hunters Run Drive.

8th Election District, 3rd Councilmanic District

Legal Owner: Michael Demchuk, Jr.

Closing Date: 9/21/2009

ADMINISTRATIVE VARIANCE To permit an addition with a window to property line setback of 13.5 feet and 9.5 feet respectively in lieu of the required 15 feet; and to permit 2 additions with a side building setback of 25.5 feet and 21.5 feet in lieu of the required window to window setback of 40 feet and 40 feet respectively; and to amend the Final Development Plan for Section VII of "Hunters Run" a.k.a "Hunt Valley Station" for Lot 178 only.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
PNC BANK BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: nlanzi@lanzilaw.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

COLUMBIA
Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

*Also Admitted in District of Columbia

September 1, 2009

Reply to Towson

Hand-Delivered

Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Attn: Aaron

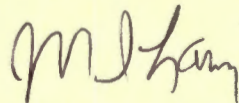
Re: Case No. 2010-0071-A
10 Blueleaf Court

Dear Aaron:

In follow-up to our filing appointment last week for the administrative variance captioned above, I am enclosing letters of support from the two adjoining neighbors. Would you kindly include these two letters in the County file.

Thank you for your assistance.

Very truly yours,



J. Neil Lanzi

JNL\mal
cc: Kathleen and Michael Demchuk

Susan D. Martin
Gregory C. Martin
12 Blueleaf Court
Hunt Valley, MD 21030

September 1, 2009

William J. Wiseman, III
Zoning Commissioner for Baltimore County
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: Administrative Variance
10 Blueleaf Court, Hunt Valley, MD 21030

Dear Mr. Wiseman:

Our names are Susan D. Martin and Gregory C. Martin and we reside at 12 Blueleaf Court, Hunt Valley, Maryland 21030. Our property is immediately adjacent to 10 Blueleaf Court owned by Kathleen and Michael Demchuk. The Demchuks are constructing an addition to their home and have filed for an administrative variance to approve the addition and the proposed windows within the addition. We have reviewed the site plan and construction drawings for the proposed addition and by this letter confirm our support for the addition as proposed.

Thank you for your consideration.

9-1-09
Date

Susan D. Martin
Susan D. Martin

9/1/2009
Date

Gregory C. Martin
Gregory C. Martin

**Barbara A. Daily
Frank F. Daily, III
8 Blueleaf Court
Hunt Valley, MD 21030**

September 1, 2009

William J. Wiseman, III
Zoning Commissioner for Baltimore County
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: Administrative Variance
10 Blueleaf Court, Hunt Valley, MD 21030

Dear Mr. Wiseman:

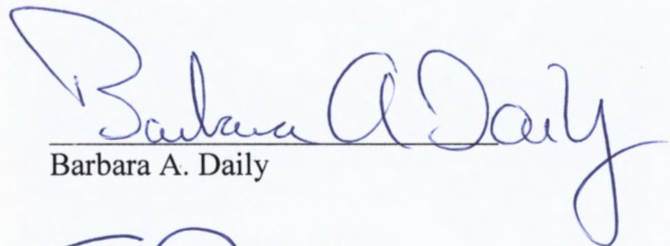
Our names are Barbara A. Daily and Frank F. Daily, III and we reside at 8 Blueleaf Court, Hunt Valley, Maryland 21030. Our property is immediately adjacent to 10 Blueleaf Court owned by Kathleen and Michael Demchuk. The Demchuks are constructing an addition to their home and have filed for an administrative variance to approve the addition and the proposed windows within the addition. We have reviewed the site plan and construction drawings for the proposed addition and by this letter we confirm our support for the addition as proposed.

Thank you for your consideration.

Date

9/3/09

Barbara A. Daily



Date

9/3/09

Frank F. Daily

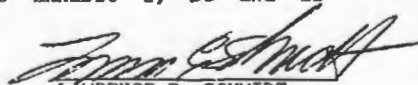


IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.b to permit a window to lot line setback of 8 feet in lieu of the required 15 feet between Lots 177 and 178, and a window to lot line setback of 12 feet in lieu of the required 15 feet between Lots 178 and 179, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to a dwelling no wider than 54 feet on Lot 178. The proposed dwelling on Lot 178 will be no closer than 12 feet to the south side property line adjoining Lot 179. Furthermore, the dwelling on Lot 178 shall have no windows on the north side facing Lot 177.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building setback of 20 feet in lieu of the required window to window setback of 40 feet between Lots 177 and 178 in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.b to permit a window to lot line setback of 8 feet in lieu of the required 15 feet for Lot 178, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

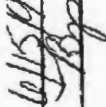

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

- 5 -

LES:bjs

Date

By

6/15/94


"1994-0406-SPHA
ZONING ORDER"

2010-0071-A

2100012392
Pt. Bk. 60 Folio 54

DR 3.5
NW 19-B
042C1
8 ED
3 CD

19940406

BLUELEAF CT

HUNTERS RUN (SECTION 7) (PDM File/Project #)

2010 - 0071-A

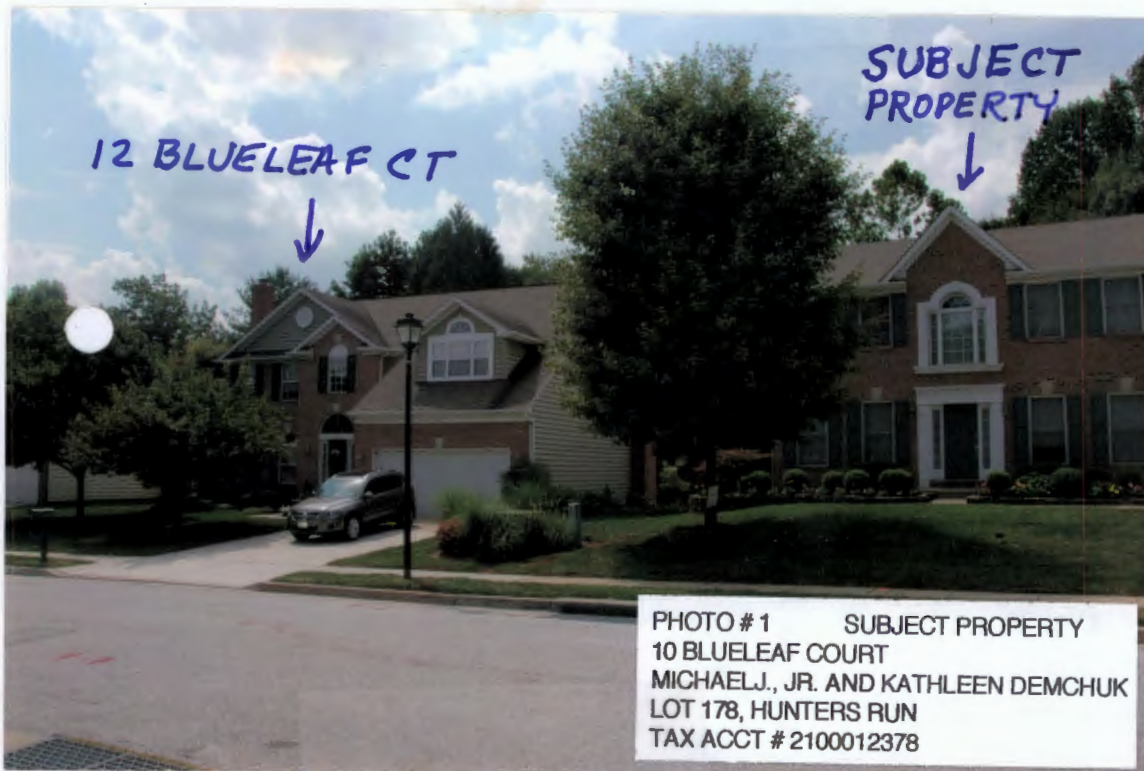


PHOTO # 1 SUBJECT PROPERTY
10 BLUELEAF COURT
MICHAELJ., JR. AND KATHLEEN DEMCHUK
LOT 178, HUNTERS RUN
TAX ACCT # 2100012378



PHOTO # 2
8 BLUELEAF COURT
FRANK F., 3RD AND BARBARA A DAILY
LOT 177 HUNTERS RUN
TAX ACCT # 2100012377
27'± TO SUBJECT PROPERTY



PHOTO # 1A SUBJECT PROPERTY
10 BLUELEAF COURT
MICHAELJ., JR. AND KATHLEEN DEMCHUK
LOT 178, HUNTERS RUN
TAX ACCT # 2100012378



PHOTO # 3
12 BLUELEAF COURT
SUSAN D MARTIN
LOT 179 HUNTERS RUN
TAX ACCT # 2100012379
27'± TO SUBJECT PROPERTY



PHOTO # 5
7 BLUELEAF COURT
SCOTT E AND MARY JO STEELE KERN
LOT 188 HUNTERS RUN
TAX ACCT # 2100012388
105'± TO SUBJECT PROPERTY



PHOTO # 4
5 BLUELEAF COURT
SURINDERPAL S AND AMEETA KAUR VOHRA
LOT 189 HUNTERS RUN
TAX ACCT # 2100012389
135'± TO SUBJECT PROPERTY



PHOTO # 7
5 TWINLEAF COURT
JOHN W AND SARAH J EGAN
LOT 167 HUNTERS RUN
TAX ACCT # 2100012364
250'± TO SUBJECT PROPERTY



PHOTO # 8
3 RINGLEAF COURT
ERIC B AND VICKI L GUDIS
LOT 166 HUNTERS RUN
TAX ACCT # 2100012363
250'± TO SUBJECT PROPERTY



PHOTO # 9
5 RINGLEAF COURT
MARTIN J AND KERRY J KELLY
LOT 165 HUNTERS RUN
TAX ACCT # 2100012362
200'± TO SUBJECT PROPERTY



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BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 2100012378

Owner Information

Owner Name: DEMCHUK MICHAEL J, JR
DEMCHUK KATHLEEN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 10 BLUELEAF CT
HUNT VALLEY MD 21030
Deed Reference: 1) /11141/ 271
2)

Location & Structure Information

Premises Address
10 BLUELEAF CT
Legal Description
.178 AC
10 BLUELEAF CT
HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
42	10	496			7	G	178	2	2	
									Plat Ref:	60/ 54

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	2,832 SF	7,753.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-In Assessments As Of 07/01/2008	As Of 07/01/2009
Land	168,750	196,750		
Improvements:	312,300	380,560		
Total:	481,050	577,310	513,136	545,222
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHAPEL HOMES INC	Date: 07/27/1995	Price: \$315,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11141/ 271	Deed2:
Seller: SECURITY MANAGEMENT CORP	Date: 06/23/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9841/ 432	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 *

El

2010-0071A

Photo 2



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BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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Account Identifier: District - 08 Account Number - 2100012377

Owner Information

Owner Name:	DAILY FRANK F,3RD DAILY BARBARA A	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	8 BLUELEAF COURT COCKEYSVILLE MD 21030	Deed Reference:	1) /10424/ 424 2)

Location & Structure Information

Premises Address	Legal Description
8 BLUELEAF CT	.178 AC 8 BLUELEAF COURT WS HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
42	10	496			7	G	177	2	Plat Ref:	60/ 54

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	2,352 SF	7,753.00 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	07/01/2008	07/01/2009
Land	168,750	196,750		
Improvements:	277,840	338,500		
Total:	446,590	535,250	476,143	505,696
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHAPEL HOMES INC	Date: 03/24/1994	Price: \$261,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10424/ 424	Deed2:
Seller: SECURITY MANAGEMENT CORP	Date: 06/23/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9841/ 432	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 *

Photo 3



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BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 2100012379

Owner Information

Owner Name:	MARTIN SUSAN D	Use:	RESIDENTIAL
Mailing Address:	12 BLUELEAF CT COCKEYSVILLE MD 21030-1980	Principal Residence:	YES
		Deed Reference:	1) /26223/ 38 2)

Location & Structure Information

Premises Address	Legal Description
12 BLUELEAF CT	.178 AC 12 BLUELEAF CT WS HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
42	10	496			7	G	179	2	Plat Ref:	60/ 54

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	2,768 SF	7,753.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	168,750	196,750		
Improvements:	301,770	371,830		
Total:	470,520	568,580	503,206	535,892
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARTIN GREGORY C	Date: 10/01/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /26223/ 38	Deed2:
Seller: CHAPEL HOMES INC	Date: 06/16/1994	Price: \$310,130
Type: IMPROVED ARMS-LENGTH	Deed1: /10592/ 531	Deed2:
Seller: SECURITY MANAGEMENT CORP	Date: 06/23/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9841/ 432	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 *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Photo #4

Account Identifier: District - 08 Account Number - 2100012389

Owner Information

Owner Name: VOHRA SURINDERPAL S
 VOHRA AMEETA KAUR
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3 HAYFIELDS CT
 COCKEYSVILLE MD 21030-1320
Deed Reference: 1) /10993/ 281
 2)

Location & Structure Information

Premises Address 5 BLUELEAF CT
Legal Description .199 AC
 5 BLUELEAF CT
 HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
42	10	496			7	G	189	2	2	
									Plat Ref:	60/ 54

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	3,681 SF	8,668.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-In Assessments As Of 07/01/2008	As Of 07/01/2009
Land	169,660	197,660		
Improvements:	301,560	379,240		
Total:	471,220	576,900	506,446	541,672
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHAPEL HOMES INC	Date: 04/03/1995	Price: \$325,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10993/ 281	Deed2:
Seller: SECURITY MANAGEMENT CORP	Date: 06/23/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9841/ 432	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 *

Photo # 5



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BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 2100012388

Owner Information

Owner Name:	KERN SCOTT E KERN MARY JO STEELE	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7 BLUELEAF CT HUNT VALLEY MD 21030	Deed Reference:	1) /11076/ 173 2)

Location & Structure Information

Premises Address	Legal Description
7 BLUELEAF CT	.195 AC 7 BLUELEAF COURT HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
42	10	496			7	G	188	2	2	
									Plat Ref:	60/ 54

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	--

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	2,574 SF	8,494.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	169,490	197,490		
Improvements:	302,470	368,610		
Total:	471,960	566,100	503,340	534,720
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHAPEL HOMES INC	Date: 06/08/1995	Price: \$305,200
Type: IMPROVED ARMS-LENGTH	Deed1: /11076/ 173	Deed2:
Seller: SECURITY MANAGEMENT CORP	Date: 06/23/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9841/ 432	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 *
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Photo #6



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BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 2100012387

Owner Information

Owner Name:	CLARK MICHAEL A CLARK ALEXANDRA T	Use:	RESIDENTIAL
Mailing Address:	9 BLUELEAF CT COCKEYSVILLE MD 21030-1980	Principal Residence:	YES
		Deed Reference:	1) /26149/ 403 2)

Location & Structure Information

Premises Address	Legal Description
9 BLUELEAF CT	.195 AC 9 BLUELEAF CT HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
42	10	496			7	G	187	2	Plat Ref:	60/ 54

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	3,481 SF	8,494.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	169,490	197,490		
Improvements:	295,700	376,000		
Total:	465,190	573,490	501,290	537,390
Preferential Land:	0	0	0	0

Transfer Information

Seller: ROSA RICHARD M	Date: 09/11/2007	Price: \$700,000
Type: NOT ARMS-LENGTH	Deed1: /26149/ 403	Deed2:
Seller: KOZIK PAUL G	Date: 11/21/2001	Price: \$401,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15781/ 103	Deed2:
Seller: KOZIK PAUL G	Date: 06/20/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /15316/ 347	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 *

Photo #7



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Account Identifier: District - 08 **Account Number -** 2100012364

Owner Information

Owner Name:	EGAN JOHN W EGAN SARAH J	Use:	RESIDENTIAL
Mailing Address:	5 TWINLEAF CT COCKEYSVILLE MD 21030-5405	Principal Residence:	YES
		Deed Reference:	1) / 8728/ 515 2)

Location & Structure Information

Premises Address	Legal Description
5 TWINLEAF CT	.183 AC HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
42	10	495			7	G	167	2	Plat Ref:	60/ 53

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	2,339 SF	7,971.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	168,970	196,970		
Improvements:	265,360	323,220		
Total:	434,330	520,190	462,950	491,570
Preferential Land:	0	0	0	0

Transfer Information

Seller: FAUST HOMES INC	Date: 03/07/1991	Price: \$234,150
Type: IMPROVED ARMS-LENGTH	Deed1: / 8728/ 515	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 *

Photo # 8



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 08 Account Number - 2100012363

Owner Information

Owner Name: GUDIS ERIC B
 GUDIS VICKI L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3 RINGLEAF CT
 COCKEYSVILLE MD 21030-5406
Deed Reference: 1) /21514/ 283
 2)

Location & Structure Information

Premises Address 3 RINGLEAF CT
Legal Description .282 AC
 3 RINGLEAF CT
 HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
42	10	495			7	G	166	2	Plat Ref:	60/ 53

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	2,734 SF	1,228.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	167,500	195,500		
Improvements:	307,060	374,010		
Total:	474,560	569,510	506,210	537,860
Preferential Land:	0	0	0	0

Transfer Information

Seller: ZAVODNY JAMES R	Date: 03/04/2005	Price: \$525,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21514/ 283	Deed2:
Seller: FAUST HOMES INC	Date: 01/14/1991	Price: \$302,375
Type: IMPROVED ARMS-LENGTH	Deed1: / 8692/ 830	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 *

Photo # 9



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

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Account Identifier: District - 08 **Account Number -** 2100012362

Owner Information

Owner Name: KELLY MARTIN J
 KELLY KERRY J
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 5 RINGLEAF CT
 COCKEYSVILLE MD 21030-5406
Deed Reference: 1) /24202/ 252
 2)

Location & Structure Information

Premises Address 5 RINGLEAF CT
Legal Description .178 AC
 5 RINGLEAF CT
 HUNTERS RUN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
42	10	495			7	G	165	2	1	
									Plat Ref:	60/ 53

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	1,904 SF	7,753.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	168,750	196,750		
Improvements:	250,100	303,170		
Total:	418,850	499,920	445,873	472,896
Preferential Land:	0	0	0	0

Transfer Information

Seller: GILLIS WILLIAM J,3RD	Date: 07/25/2006	Price: \$583,000
Type: IMPROVED ARMS-LENGTH	Deed1: /24202/ 252	Deed2:
Seller: CICCARONE JOHN R	Date: 01/28/2004	Price: \$421,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19507/ 17	Deed2:
Seller: BARTOO BRUCE A	Date: 06/09/1998	Price: \$262,500
Type: IMPROVED ARMS-LENGTH	Deed1: /12922/ 669	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:

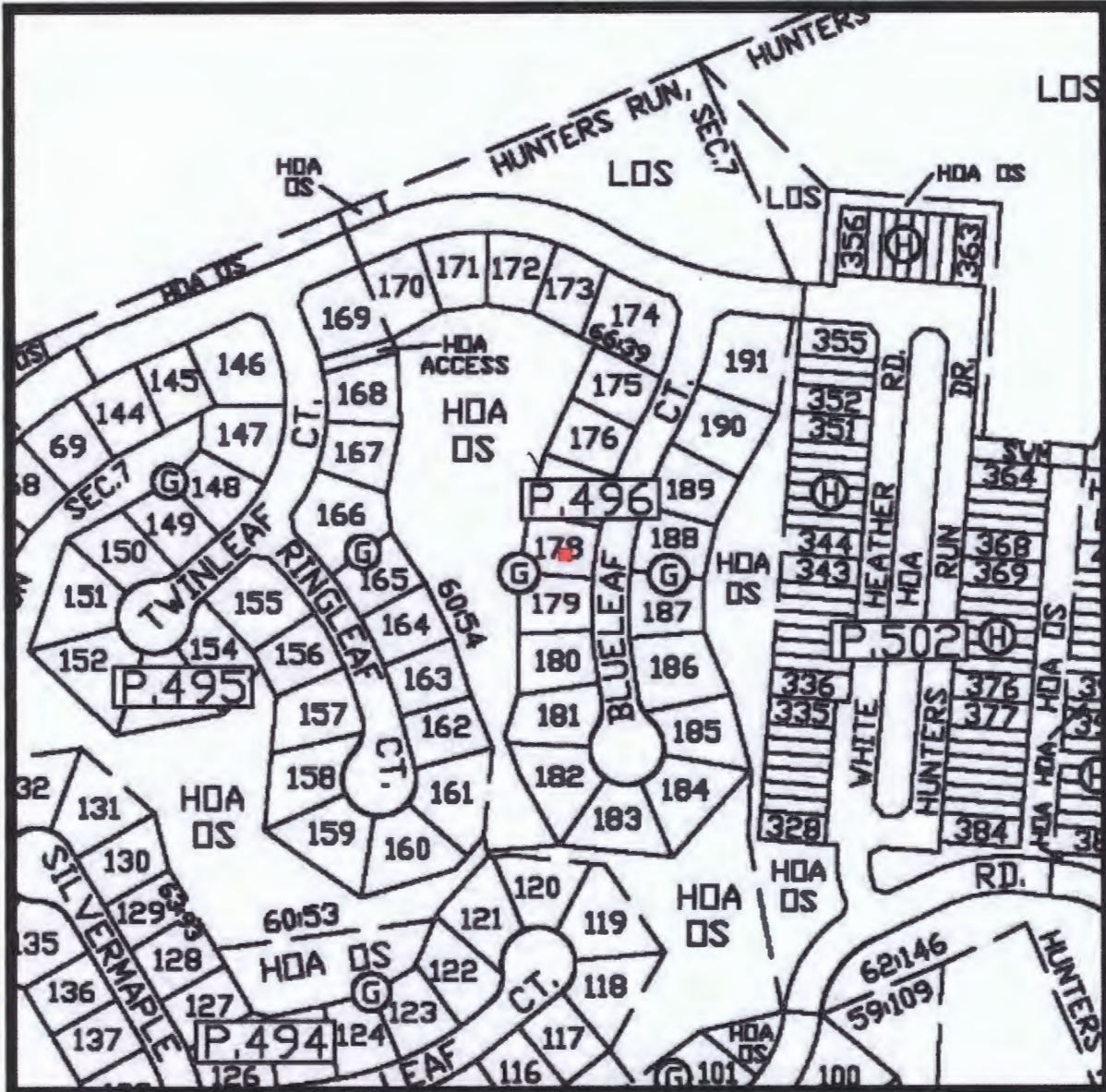
Special Tax Recapture:
 * NONE *



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

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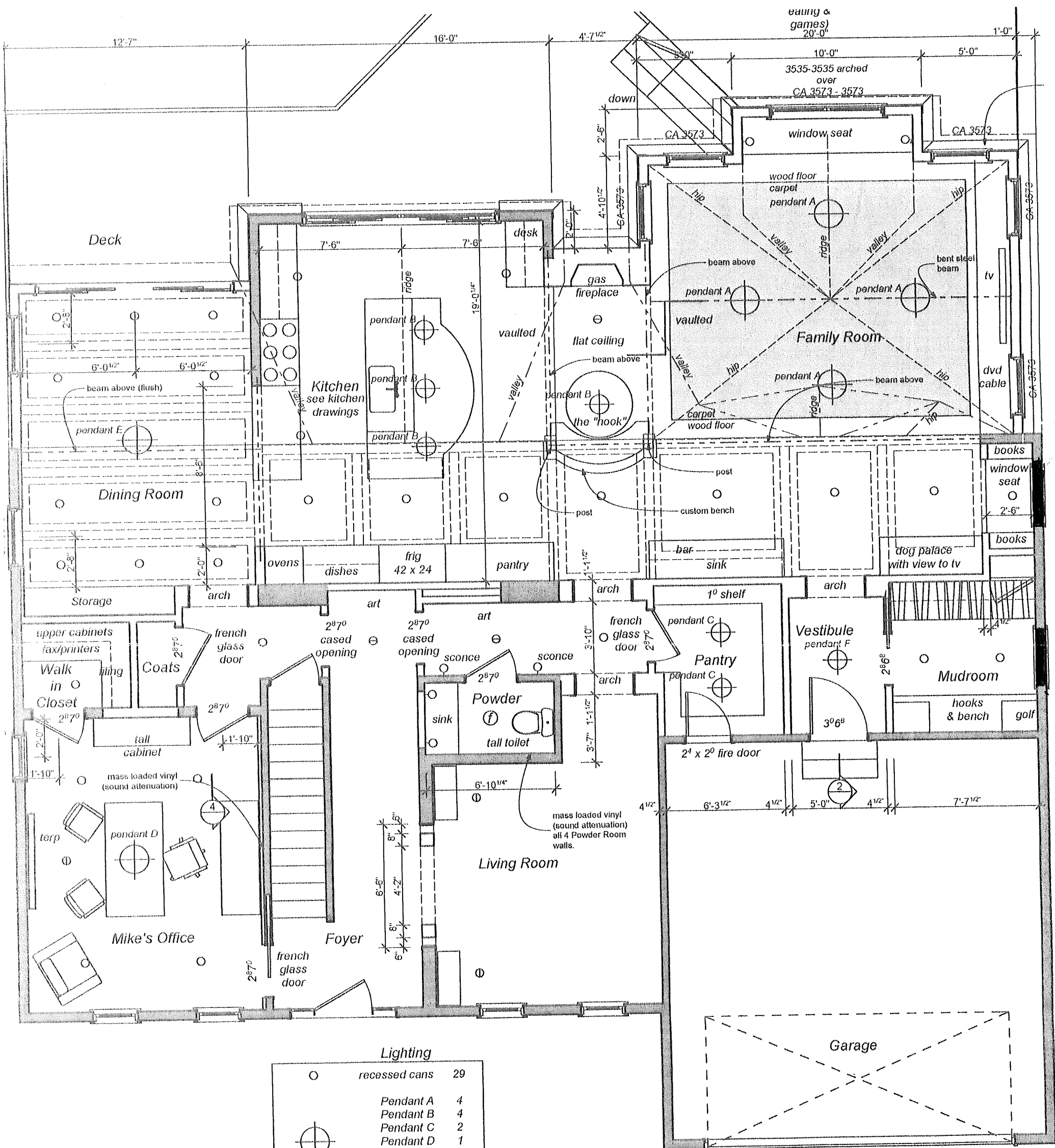
District - 08 Account Number - 2100012378



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

REAR



Lighting		
○	recessed cans	29
⊗	Pendant A	4
⊗	Pendant B	4
⊗	Pendant C	2
⊗	Pendant D	1
⊗	Pendant E	1
⊗	Pendant F	1
⊙	Wall washers	5
⊖	sconce	6
⊕	fan/light	1

FRONT
10 BLUELEAF CT

2010-0071-A

Plat to accompany Petition for Zoning



Variance



Special Hearing

PROPERTY ADDRESS: 10 BLUELEAF COURT, COCKEYSVILLE, MD 21030

Subdivision Name: HUNTERS RUN

Plat Book: 2 Plat Ref: 60/54

Map: 42 Grid: 10 Parcel: 496 Section: 7 Block: G Lot: 178

OWNER: MICHAEL J., JR. AND KATHLEEN DEMCHUK

TAX ACCT: 2100012378

HOA OPEN SPACE
6.385 AC ±

DRAINAGE & UTILITY
EASEMENT

PHOTO # 1 & 1A
SUBJECT PROPERTY
10 BLUELEAF COURT
MICHAEL J., JR. AND KATHLEEN DEMCHUK
LOT 178, HUNTERS RUN
TAX ACCT # 2100012378

PHOTO # 3
12 BLUELEAF COURT
SUSAN D MARTIN
LOT 179 HUNTERS RUN
TAX ACCT # 2100012379
27± TO SUBJECT PROPERTY

PHOTO # 2
8 BLUELEAF COURT
FRANK F., 3RD AND BARBARA A DAILY
LOT 177 HUNTERS RUN
TAX ACCT # 2100012377
27± TO SUBJECT PROPERTY

PHOTO # 4
5 BLUELEAF COURT
SURINDERPAL S AND AMEETA KAUR VOHRA
LOT 189 HUNTERS RUN
TAX ACCT # 2100012389
135± TO SUBJECT PROPERTY

PHOTO # 5
7 BLUELEAF COURT
SCOTT E AND MARY JO STEELE KERN
LOT 188 HUNTERS RUN
TAX ACCT # 2100012388
105± TO SUBJECT PROPERTY

PHOTO # 6
9 BLUELEAF COURT
MICHAEL A AND ALEXANDRA T CLARK
LOT 187 HUNTERS RUN
TAX ACCT # 2100012387
110± TO SUBJECT PROPERTY

TWINLEAF COURT

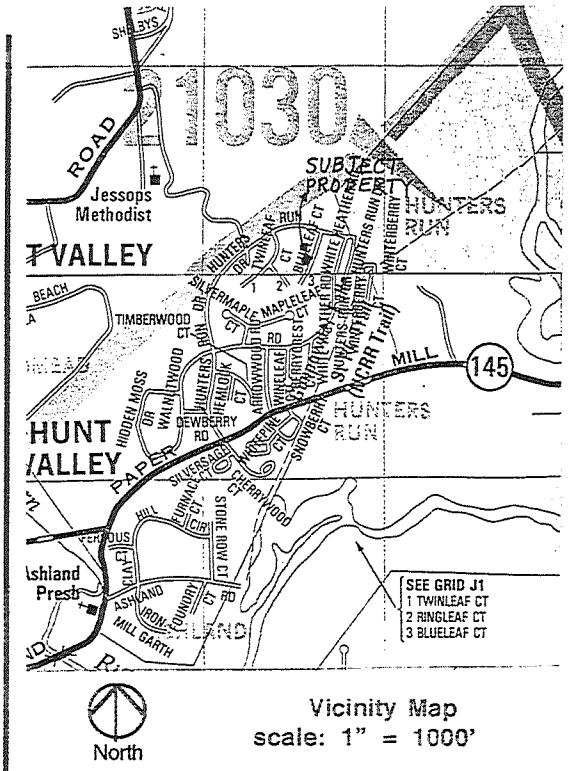
RINGLEAF COURT

BLUELEAF COURT

360 FT TO
HUNTERS RUN DR.

50' R/W

25' SETBACK LINE



LOCATION INFORMATION

Councilmanic District: 3

Election District: 8

1"=200' scale map#: 042C1

Zoning: DR-3.5

Lot Size: 7,753 SF

Sewer: Public

Water: Public

Chesapeake Bay Critical Area: No

100 Year Flood Plain: No

Historic Property/Building: No

Prior Zoning Hearings: 94-406-SPHA

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

A. TSUI 0071 2010-0071A

SCALE: 1" = 50'

DATE: 8/20/2009

PREPARED BY: 2E ARCHITECTS

NOTE: LOCATION PLAN BASED ON
LOCATION CERTIFICATION PREPARED
BY ROBERT P. HENRY
7/12/1995