

10/6/10

RE: RONALD AND PAMELA TATE,
LEGAL OWNERS/PETITIONERS
PETITION FOR VARIANCE
SE side of Calgary Court; 250 feet E of,
The c/1 of Meadow Heights Road
(7 Calgary Court)

2nd Election District
4th Councilmanic District

* BEFORE THE
* BOARD OF APPEALS
* FOR
* BALTIMORE COUNTY
*
* Case No. 10-156-A

* * * * *

OPINION

This case comes before the Board of Appeals as a result of Petitioners, Ronald and Pamela Tate seeking zoning approval in the form of a Variance for a two car garage at 7 Calgary Court that was previously denied by the Deputy Zoning Commissioner. The Variance request is from Section 1B02.3.B (R6 1963 Regulations – Sections 211.3 and 211.4) to permit a proposed addition with a side yard setback of 3 feet (and a combination of 14 feet) in lieu of the required 8 feet (and combination 20 feet); and rear yard setback of 20 feet in lieu of the required 30 feet. A hearing was held before the Baltimore County Board of Appeals on June 16, 2010. Petitioners request was unopposed.

BACKGROUND

The Petitioner filed a Petition for Administrative Variance and the subject property having been posted on November 29, 2009 and there being no request for a public hearing, a decision was made by the Zoning Commissioner, who denied the request. The Petitioner appeared before this Board, with J. Carroll Holzer entering as counsel on the day of the hearing. At this hearing, Petitioner testified regarding the planned garage construction and submitted a

site plan, photographs and a map from the State Department of Assessment and Taxation showing the shape of surrounding lots.

DECISION

Maryland jurisprudence is well established regarding the factors to be considered when contemplating variance relief.

Baltimore County Zoning Regulations, Section 307.1, in pertinent part, states as follows:

"...(T)he County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations...only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area...regulations, and only in such manner as to grant relief without injury to public health, safety, and general welfare...."

In *McLean v. Soley*, 270 Md. 216 (1973) the court established the following criteria for determining practical difficulty or unreasonable hardship:

- "1) Whether compliance with the strict letter of the restrictions governing various variances would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
- "2) Whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
- "3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured."

Further, in *North v. St. Mary's County*, 99 Md.App. 502 (1994) the Court held that

"...the 'unique' aspect of a variance requirement does not refer to the extent of improvements on the property, or upon neighboring property. 'Uniqueness' of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography,

subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. In respect to structures, it would relate to such characteristics as unusual architectural aspects and bearing or party walls." Id at 514

In the Court of Special Appeals in *Cromwell v. Ward*, 102 Md.App. 691 (1995), wherein the Court writes:

...The Baltimore County ordinance requires "conditions ...peculiar to the land...and...practical difficulty..." Both must exist. ...However, as is clear from the language of the Baltimore County ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of that piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist. **It is only when the uniqueness is first established that we then concern ourselves with the practical difficulties....**" Id. at 698.

In requiring a pre-requisite finding of "uniqueness", the Court defined the term and stated:

In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. "Uniqueness" of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions.... Id. at 710.

Petitioner's Argument

Petitioner bases his request for a variance on the fact that he requires a two car garage adjacent to his home because his elderly mother lives at the residence and needs the garage to be close to the home. The Petitioner also states that the garage is necessary due to the unsafe nature of the neighborhood and that his wife can access the house directly from the garage when she returns

home after dark. The Petitioner further testified that several homes in his neighborhood have similar garages.

The Petitioner also notes that his lot is triangular in shape, which presents difficulty in complying with set back requirements on the narrow side of his lot where the current driveway would lead to the proposed garage. The Petitioner infers that this triangular shape provides the uniqueness contemplated in *Cromwell* which makes granting the requested variance justified.

While the Board does not dispute that Petitioners need for the proposed two car garage is not valid, the Board must first make a determination as to whether the Petitioners property is "unique" as spelled out in *Cromwell*. The Petitioner points out that the shape of his property makes it unique, however a close examination of the map showing the shape of the lots in the neighborhood reveal that the triangle shape of the Petitioner's lot is quite common in the area.

While the Board still concedes that the Petitioner's situation may constitute "unique" circumstances, we are not satisfied that the subject property has unique physical characteristics that would satisfy the requirements found in *Cromwell*.

CONCLUSION

This Board is not persuaded that the Petitioner has illustrated uniqueness of its parcel to deviate from standing zoning requirements its property. Consequently, Petitioner's requested Variance relief is DENIED.

ORDER

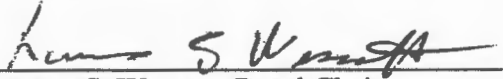
THEREFORE, IT IS THIS 5th day of October, 2010 by the Board of Appeals of Baltimore County

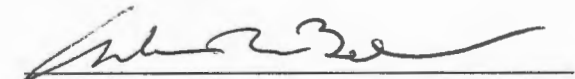
ORDERED that the Petitioner's request for a variance from Section 1B02.3.B (R6 1963 Regulations – Sections 211.3 and 211.4) to permit a proposed addition with a side yard setback

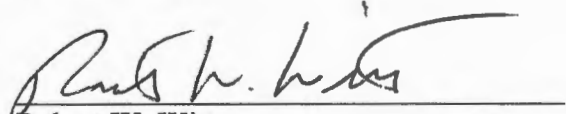
of 3 feet (and a combination of 14 feet) in lieu of the required 8 feet (and combination 20 feet);
and rear yard setback of 20 feet in lieu of the required 30 feet. is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule
7-201 through Rule 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence S. Wescott, Panel Chair


Andrew M. Belt


Robert W. Witt



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

October 5, 2010

Ronald and Pamela Tate
7 Calgary Court
Randallstown, MD 21133

RE: *In the Matter of: Ronald and Pamela Tate-Legal Owner/Petitioner*
Case No.: 10-156-A

Dear Mr. and Mrs. Tate:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in black ink that reads "Theresa Shelton /kc".

Theresa R. Shelton
Administrator

TRS/klc
Enclosure

c: J. Carroll Holzer, Esquire
Patricia Orla/BPS, Inc
Office of People's Counsel
William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director/PDM
Arnold F. "Pat" Keller, III, Director/Planning
Nancy C. West, Assistant County Attorney
John Beverungen, County Attorney

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Ronald and Pamela Tate

10-156-A

DATE: July 29, 2010

BOARD/PANEL: Lawrence S. Wescott
Andrew M. Belt
Robert W. Witt

RECORDED BY: Sunny Cannington/Legal Secretary

PURPOSE: To deliberate the following:

1. Petition for Administrative Variance to permit a proposed addition (two-car garage) with side yard setback of 3 ft and rear yard setback of 20 ft in lieu of the required 8 ft and 30 ft respectively.
2. Is the property unique pursuant to the conditions set forth in Cromwell vs. Ward?
3. If the property is unique pursuant to the conditions set forth in Cromwell vs. Ward; will failure to grant the Variance present a practical difficulty or unusual hardship on the property owner?

PANEL MEMBERS DISCUSSED THE FOLLOWING:

STANDING

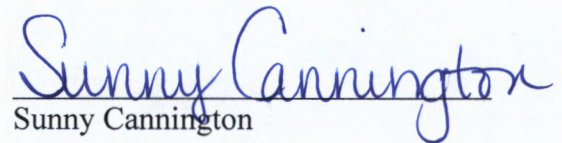
- The Board discussed the history of this matter. This matter came before the Board on appeal of the Deputy Zoning Commissioner's decision Denying the requested Administrative Variance on the basis that the property is not unique by the standards of Cromwell.
- The Board discussed the subject property, which is a pie-shaped lot in a court. Evidence provided in the hearing indicates that the neighborhood includes several courts with pie-shaped and other oddly shaped lots. The shape of the lot, therefore, does not make the property unique by the standards of Cromwell.
- The Board discussed that the pie-shaped lot would be the reason for having a variance, but because the neighborhood consists of other pie-shaped lots, the property is not unique. The Board determined that this is unfortunately a consequence of owning a property in a neighborhood that has cul de sacs.
- The Board discussed that even if the property was unique by the standards of Cromwell, the subject property would not meet the hardship standards. The Board determined that there are other configurations, and designs that would allow the Petitioner to build a garage on his property without acquiring a Variance.

DECISION BY BOARD MEMBERS: The subject property is not unique by the standards of Cromwell v. Ward.

FINAL DECISION: After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to DENY the Petition for Administrative Variance.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,


Sunny Cannington

CASE #: 10-156-A

IN THE MATTER OF: Ronald and Pamela Tate

Legal Owners /Petitioners

7 Calgary Ct. / 2nd Election District; 4th Councilmanic District

Re: Petition for Administrative Variance to permit a proposed addition (2-story car garage) w/side yd setback of 3 ft ilo r 8 ft

12/24/09 - Findings of Fact and Conclusions of Law issued by Deputy Zoning Commissioner, DENYING the Petitioners' requested relief.

4/5/10 Matter scheduled for **Wednesday, June 16, 2010 @ 10.**
Notices sent to the following:

c: Petitioner/Legal Owner : Ronald and Pamela Tate

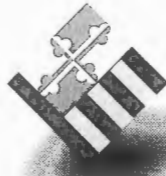
Patricia Orla

William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director/PDM
Arnold F. "Pat" Keller, III, Director/Planning
Office of People's Counsel
Nancy C. West, Assistant County Attorney
John Beverungen, County Attorney

Board notified

6/16/2010 Board convened for hearing (Wescott – Andy – Bob) – hearing concluded.
No Memos.

Deliberation scheduled for Thursday, July 29, 2010 at 9:00.
Notices sent to all the parties. Board notified.



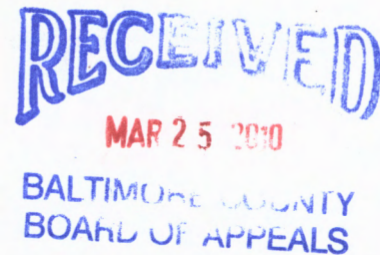
BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 24, 2010

Ronald & Pamela Tate
7 Calgary Court
Randallstown, MD 21133



Dear Mr. & Mrs. Tate:

RE: Case: 2010-0156-A, 7 Calgary Court

Please be advised that your appeal of the above-referenced case was filed in this office on January 21, 2010. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Patricia Orla, BPS, Inc., 902-2H MacPhail Woods Crossing, Bel Air 21015

APPEAL

Petition for Administrative Variance
7 Calgary Court
SE s/of Calgary Court, 250 ft. e/of c/l of Meadow Heights Road
2nd Election District – 4th Councilmanic District
Legal Owners: Ronald & Pamela Tate

Case No.: 2010-0156-A

✓ Petition for Administrative Variance (November 20, 2009)

✓ Zoning Description of Property

Certification of Publication (Not required for Administrative requests)

✓ Certificate of Posting (November 29, 2009) by J. Lawrence Pilson

Entry of Appearance by People's Counsel (Not located in file)

✓ Zoning Advisory Committee Comments

Exhibits

- ✓1. Site Plan to accompany petition for Administrative Variance
- ✓2. Photographs
- ✓3. Real Property Search for Subject Property
- ✓4. Real Property Search for Adjacent Properties

✓ Deputy Zoning Commissioner's Order (DENIED – December 24, 2009)

✓ Notice of Appeal received on January 21, 2010 by Ronald Tate

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Patricia Orla

date sent March 24, 2010, klm

RECEIVED
MAR 25 2010

BALTIMORE COUNTY
BOARD OF APPEALS

Address List

Petitioners:

Ronald and Pamela Tate
7 Calgary Court
Randallstown, MD 21133

Patricia Orla
BPS, Inc
902-2H MacPhail Woods Crossing
Bel Air, MD 21015

Interoffice:

William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director/PDM
Arnold F. "Pat" Keller, III, Director/Planning
Office of People's Counsel
Nancy C. West, Assistant County Attorney
John Beverungen, County Attorney

APPEAL

Petition for Administrative Variance
7 Calgary Court
SE s/of Calgary Court, 250 ft. e/of c/l of Meadow Heights Road
2nd Election District – 4th Councilmanic District
Legal Owners: Ronald & Pamela Tate

Case No.: 2010-0156-A

✓ Petition for Administrative Variance (November 20, 2009)

✓ Zoning Description of Property

Certification of Publication (Not required for Administrative requests)

✓ Certificate of Posting (November 29, 2009) by J. Lawrence Pilson

Entry of Appearance by People's Counsel (Not located in file)

✓ Zoning Advisory Committee Comments

Exhibits

- ✓1. Site Plan to accompany petition for Administrative Variance
- ✓2. Photographs
- ✓3. Real Property Search for Subject Property
- ✓4. Real Property Search for Adjacent Properties

✓ Deputy Zoning Commissioner's Order (DENIED – December 24, 2009)

✓ Notice of Appeal received on January 21, 2010 by Ronald Tate

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Patricia Orla

date sent March 24, 2010, klm

RECEIVED

MAR 25 2010

**BALTIMORE COUNTY
BOARD OF APPEALS**

Address List

Petitioners:

Ronald and Pamela Tate
7 Calgary Court
Randallstown, MD 21133

Patricia Orla

BPS, Inc

002 2H MacPhail Woods Crossing

APPEAL

Petition for Administrative Variance
7 Calgary Court
SE s/of Calgary Court, 250 ft. e/of c/l of Meadow Heights Road
2nd Election District – 4th Councilmanic District
Legal Owners: Ronald & Pamela Tate

Case No.: 2010-0156-A

Petition for Administrative Variance (November 20, 2009)

Zoning Description of Property

Certification of Publication (Not required for Administrative requests)

Certificate of Posting (November 29, 2009) by J. Lawrence Pilson

Entry of Appearance by People's Counsel (Not located in file)

Zoning Advisory Committee Comments

Exhibits

1. Site Plan to accompany petition for Administrative Variance
2. Photographs
3. Real Property Search for Subject Property
4. Real Property Search for Adjacent Properties

Deputy Zoning Commissioner's Order (DENIED – December 24, 2009)

Notice of Appeal received on January 21, 2010 by Ronald Tate

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Patricia Orla

date sent March 24, 2010, klm

2/24/09
IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Calgary Court; 250 feet E of
the c/l of Meadow Heights Road
2nd Election District
4th Councilmanic District
(7 Calgary Court)

Ronald and Pamela Denise Tate
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0156-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, Ronald and Pamela Denise Tate for property located at 7 Calgary Court. The Variance request is from Section 1B02.3.B (R6 1963 Regulations – Sections 211.3 and 211.4) to permit a proposed addition (two car garage) with a side yard setback of 3 feet (and a combination of 14 feet) in lieu of the required 8 feet (and combination 20); and rear yard setback of 20 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site plan that was marked as Petitioners' Exhibit 1. The proposed addition includes a new two car attached side load garage.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 29, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code. In

12-24-09

12-24-09

by

their affidavit, Petitioners indicate that due to the size and shape of the lot a two car garage cannot meet the required side setback of 8 feet.

In considering a request for variance, I must do so in accordance with the mandate of the Maryland Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and their interpretation of Section 307 of the B.C.Z.R. In that case, the Court interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, it must then be considered whether strict compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, based on the evidence presented by Petitioners, there is not sufficient evidence of unusual conditions or characteristics that are unique to this lot, and which drive the need for the variance. In short, there is not sufficient evidence to suggest that this property meets the uniqueness requirement. As such, having determined that no uniqueness exists as to the Petitioners' property, I must therefore deny the variance requested by the Petitioners. Moreover, in the instant matter, I am not persuaded that the size and shape of Petitioners' lot, in and of itself, makes it unique such that the zoning regulations disproportionately affect the subject property as compared to others in the zoning district.

Finally, I must also determine whether the request is within the spirit and intent of the zoning regulations and its impact, if any, on adjacent properties. Although I am certainly understanding and empathetic with Petitioners in their desire to construct a garage, in my view, the configuration of the subject property and the orientation of the dwelling does not lend itself to the construction of a garage addition as proposed on the site plan. The Petitioners' site plan which was submitted as part of the Petition, fails to show the existing in-ground swimming pool and shed

12-24-09

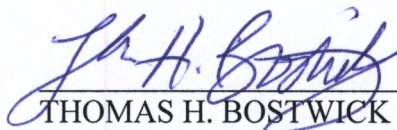
that are located in the back yard. This indicates that the Petitioners are already enjoying amenities on their property that adjacent properties do not have. The proposed construction of a two car garage on the subject site is not appropriate and would put this property substantially at odds with other existing dwellings nearby. Finally, I believe the proposed two car garage structure and the attendant size will overcrowd the land and will have an adverse impact on the overall appearance and character of the neighborhood, especially vis-à-vis other properties nearby. Hence, the request is not within the spirit and intent of the Zoning Regulations. I cannot find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Thus, I am persuaded in this case to deny the variance.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 24th day of December, 2009 that a variance from Section 1B02.3.B (R6 1963 Regulations – Sections 211.3 and 211.4) to permit a proposed addition (two car garage) with a side yard setback of 3 feet (and a combination of 14 feet) in lieu of the required 8 feet (and combination 20); and rear yard setback of 20 feet in lieu of the required 30 feet is hereby **DENIED**.

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

THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

APPROVED FOR FILING
12-24-09




BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 24, 2009

RONALD AND PAMELA DENISE TATE
7 CALGARY COURT
RANDALLSTOWN MD 21133

Re: Petition for Administrative Variance
Case No. 2010-0156-A
Property: 7 Calgary Court

Dear Mr. and Mrs. Tate:

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 cursive script, appearing to read "J. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Patricia Orla, BPS, Inc., 902 – 2H MacPhail Woods Crossing, Bel Air MD 21015



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 Calgary Ct.
which is presently zoned DR5.5 (R6)

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) 1B02.3.B (R6 1963 regs -

sections 211.3 and 211.4) - to permit a proposed addition (two car garage) with a side yard setback of 3 feet (and a combination of 14 feet) and rear yard setback of 20 feet in lieu of the required 8 (combo 20) and 30, respectively

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above 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):

RONALD TATE
Name - Type or Print _____
Signature Ronald Tate
PAMELA DENISE TATE
Name - Type or Print _____
Signature Pamela Denise Tate
7-CALGARY CT. (410)655-6990
Address _____ Telephone No. _____
RANDALSTOWN MD. 21133
City _____ State _____ Zip Code _____

Representative to be Contacted:

BPS, Inc. - Patricia Orla
Name _____
902-2H MacPhail Woods Xing (410)879-7848
Address _____ Telephone No. _____
Bel Air MD 21015
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 2010-0156-A

Reviewed By RDD Date 11/20/09

REV 10/25/01

Estimated Posting Date 11/29/09

12-24-09

ps

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

7-CALGARY CT.
Address
RANDALLSTOWN MARYLAND 21133
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):

Due to the size and shape of this lot, a two car garage cannot meet the required side setback of eight feet.

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.

Ronald Tate
Signature
RONALD TATE
Name - Type or Print

Pamela Denise Tate
Signature
PAMELA DENISE TATE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of October 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/07

Victoria Louise Gibson
Notary Public
My Commission Expires Aug. 30, 2013

Zoning Description

**Ronald and Pamela Tate
7 Calgary Court
Randallstown, MD 21133**

Zoning description for **7 Calgary Court, Randallstown, MD 21133**. Beginning at a point on the ^{*Southeast*}~~North~~ side of **Calgary Court** which is ^{*50'*}~~30'~~ wide at the distance of ^{*251'*}~~25'~~+/- **East** of the centerline of the nearest improved intersecting Street **Meadow Heights Road** which is ^{*60'*}~~40'~~ wide. Being **LOT# 11, Block L, Section# 6** in the subdivision of **McDonough Manor** as recorded in **Baltimore County Plat Book# 32. Folio# 13, Containing 10,561 Sq. Ft.** Also known as **7 Calgary Court** and located in the **02** Election District. *and 4th Councilmanic District*

Item #0156

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/neighbor 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 2010-0156-A
Petitioner: Ronald Tate
Address or Location: 7 Calgary Ct

PLEASE FORWARD ADVERTISING BILL TO

Name: Ronald Tate
Address: 7 Calgary Ct
Randallstown, Md
21133
Telephone Number: 410 655 6990

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0156 -A Address 7 Calgary Ct

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

Filing Date: 11/20/09 Posting Date: 11/29/09 Closing Date: 12/14/09

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- 0156 -A Address 7 Calgary Ct

Petitioner's Name Ronald Tate Telephone 410 655 6990

Posting Date: 11/29/09 Closing Date: 12/14/09

Wording for Sign: To Permit a proposed addition (two car garage) with a side yard setback of 3 feet (and a combination of 14 feet) and a rear yard setback of 20 feet in lieu of the required 8 (combo 20) and 30, respectively

WCR - Revised 7/7/08

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**

CERTIFICATE OF POSTING

Date: 11/29/09

RE: Case Number: 2010-0156-A

Petitioner/Developer: Ron Tate

Date of Hearing/Closing: ~~#~~ 12-14-09

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 7 Calgary Ct

The signs(s) were posted on 11/29/09
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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 # 2010-0156-A

TO PERMIT A PROPOSED ADDITION
(TWO CAR GARAGE) WITH A SIDEYARD
SETBACK OF 3 FEET (AND A COMBINATION
OF 14 FEET) AND A REAR YARD SETBACK OF
20 FEET IN LIEU OF THE REQUIRED
8' COMBO 20' AND 30' RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE CODE
AN ELIGIBLE INDIVIDUAL OR
REQUEST A PUBLIC HEARING
THE PROPOSED



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

Jefferson Building - Second Floor
Hearing Room #2 - Suite 206
105 W. Chesapeake Avenue

April 5, 2010

NOTICE OF ASSIGNMENT

CASE #: 10-156-A

IN THE MATTER OF: Ronald and Pamela Tate
Legal Owners /Petitioners
7 Calgary Ct. / 2nd Election District; 4th Councilmanic District

Re: Petition for Administrative Variance to permit a proposed addition (2-story car garage) w/side yd setback of 3 ft ilo req'd 8 ft

12/24/09 - Findings of Fact and Conclusions of Law issued by Deputy Zoning Commissioner, DENYING the Petitioners' requested relief.

ASSIGNED FOR: WEDNESDAY, JUNE 16, 2010, AT 10:00 A.M.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Theresa R. Shelton, Administrator

c: Petitioner/Legal Owner : Ronald and Pamela Tate

Patricia Orla

William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director/PDM
Arnold F. "Pat" Keller, III, Director/Planning
Office of People's Counsel
Nancy C. West, Assistant County Attorney
John Beverungen, County Attorney



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 16, 2010

NOTICE OF DELIBERATION

CASE #: 10-156-A

IN THE MATTER OF: Ronald and Pamela Tate

Legal Owners /Petitioners

7 Calgary Ct. / 2nd Election District; 4th Councilmanic District

Re: Petition for Administrative Variance to permit a proposed addition (2-story car garage) w/side yd setback of 3 ft ilo req'd 8 ft

12/24/09 - Findings of Fact and Conclusions of Law issued by Deputy Zoning Commissioner, DENYING the Petitioners' requested relief .

Having concluded this matter on 6/16/2010 a public deliberation has been scheduled for the following:

DATE AND TIME : THURSDAY, JULY 29, 2010 at 9:00 a.m.

LOCATION : Jefferson Building - Second Floor
Hearing Room #2 - Suite 206
105 W. Chesapeake Avenue

NOTE: ALL PUBLIC DELIBERATIONS ARE OPEN SESSIONS; HOWEVER, ATTENDANCE IS NOT REQUIRED. A WRITTEN OPINION /ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

Theresa R. Shelton
Administrator

c: Petitioner/Legal Owner : Ronald and Pamela Tate

Patricia Orla

William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director/PDM
Arnold F. "Pat" Keller, III, Director/Planning
Office of People's Counsel
Nancy C. West, Assistant County Attorney
John Beverungen, County Attorney



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 14, 2009

Ronald and Pamela Tate
7 Caleary Ct.
Randallstown, MD 21133

Dear: Ronald and Pamela Tate

RE: Case Number 2010-0156-A, 7 Caleary Ct

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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
Patricia Orla- BPS, INC.; 902-2H MacPhail Woods Xing; Bel Air; MD 21015



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

December 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 6th 2009

Item Numbers: 0152, 0156, 0157, 0158, 0160, 0161, 0162, 0163, 0164, 0165

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 21, 2009
Item Nos. 2010-0150, 152, 156, 157,
158, 159, 160, 161, 163, 164 and 165

DATE: December 10, 2009

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12212009 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: DEC. 11, 2009

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

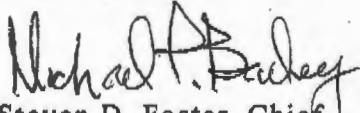
RE: Baltimore County
Item No. 2010-0156-A
7 CALGARY COURT
TATE PROPERTY
ADMIN. VARIANCE

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. 2010-0156-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,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 21, 2009

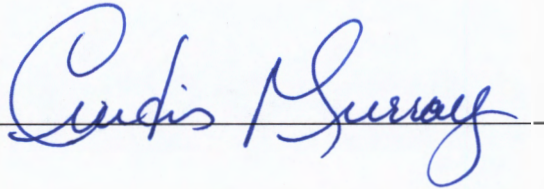
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-156 Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:
CM/LL



RECEIVED

DEC 22 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV
12-14-09



RECEIVED

JAN 22 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: January 22, 2010
SUBJECT: Zoning Item # 10-156-A
Address 7 Calgary Court
(Tate Property)

Zoning Advisory Committee Meeting of December 6, 2009.

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

Reviewer: JWL

Date: 1/22/10

From: Patricia Zook
To: Murray, Curtis
Date: 12/17/2009 10:44 AM
Subject: Admin. Variances that closed 12-14-09 - comments needed
Attachments: Admin Var 12-14-09.doc

Good morning Curtis -

I just received the case files for the attached list of administrative variances. All the files are missing comments from the Office of Planning.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

*adjacent
property*

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

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

Account Identifier: District - 02 **Account Number -** 0213401580

Owner Information

Owner Name: CASTIGLIONE SAMUEL S
 CASTIGLIONE MARSHA L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3 CALGARY CT
 RANDALLSTOWN MD 21133-3618
Deed Reference: 1) /12306/ 598
 2)

Location & Structure Information

Premises Address
 3 CALGARY CT
Legal Description
 3 CALGARY CT
 MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	13	1	Plat Ref: 32/ 13

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,848 SF	9,072.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	74,260	74,260		
Improvements:	164,010	164,010		
Total:	238,270	238,270	238,270	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: FERRARO MARK ANTHONY	Date: 08/01/1997	Price: \$109,500
Type: IMPROVED ARMS-LENGTH	Deed1: /12306/ 598	Deed2:
Seller: MEYEROWITZ JOSEPH M	Date: 08/10/1987	Price: \$81,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7635/ 760	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

*advacon
property*



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

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

Account Identifier: District - 02 Account Number - 0219271340

Owner Information

Owner Name:	BROWN RICHARD JACKSON JEWEL	Use:	RESIDENTIAL
Mailing Address:	4 CALGARY CT RANDALLSTOWN MD 21133-3618	Principal Residence:	YES
		Deed Reference:	1) /23115/ 366 2)

Location & Structure Information

Premises Address

4 CALGARY CT

Legal Description

4 CALGARY CT NS
MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	7	1	Plat Ref: 32/ 13

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,848 SF	9,341.00 SF	04
Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	74,330	74,330		
Improvements:	165,260	165,260		
Total:	239,590	239,590	239,590	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: JONES DANITA M	Date: 12/23/2005	Price: \$245,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23115/ 366	Deed2:
Seller: SACHS CHARLES P	Date: 03/10/1994	Price: \$94,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10396/ 377	Deed2:
Seller: FINGLASS RONALD N	Date: 09/09/1985	Price: \$83,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 6994/ 158	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent
property

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

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

Account Identifier: District - 02 Account Number - 0204001330

Owner Information

Owner Name: LEWY TERRILL G **Use:** RESIDENTIAL
 LEWY MARLENE M **Principal Residence:** YES
Mailing Address: 5 CALGARY CT **Deed Reference:** 1) / 7648/ 371
 RANDALLSTOWN MD 21133 2)

Location & Structure Information

Premises Address **Legal Description**
 5 CALGARY CT MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	12	1	Plat Ref: 32/ 13

Special Tax Areas **Town**
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,650 SF	13,024.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	75,250	75,250		
Improvements:	188,980	188,980		
Total:	264,230	264,230	264,230	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: DANOFF GERALD	Date: 08/21/1987	Price: \$89,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7648/ 371	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

adjacent property



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

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

Account Identifier: District - 02 **Account Number -** 0204001410

Owner Information

Owner Name: FAPOHUNDA OLAMIJI
 FAPOHUNDA TAIWO
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6 CALGARY CT
 RANDALLSTOWN MD 21133-3618
Deed Reference: 1) /24663/ 638
 2)

Location & Structure Information

Premises Address
 6 CALGARY CT

Legal Description

6 CALGARY CT
 MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	8	1	Plat Ref: 32/ 13

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,570 SF	12,285.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	75,070	75,070		
Improvements:	185,460	185,460		
Total:	260,530	260,530	260,530	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: FAPOHUNDA OLAMIJI	Date: 10/24/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24663/ 638	Deed2:
Seller: SECRETARY OF HOUSING AND	Date: 02/16/2005	Price: \$183,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21435/ 75	Deed2:
Seller: QUEEN JOAN B	Date: 09/28/2004	Price: \$132,257
Type: IMPROVED ARMS-LENGTH	Deed1: /20752/ 70	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

adjacent property



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

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

Account Identifier: District - 02 **Account Number -** 0203370730

Owner Information

Owner Name: HOLMES JESSE
 GASKINS SHEILA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8 CALGARY CT
 RANDALLSTOWN MD 21133-3618
Deed Reference: 1) /24378/ 42
 2)

Location & Structure Information

Premises Address
 8 CALGARY CT

Legal Description

8 CALGARY CT
 MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	9	1	Plat Ref: 32/ 13

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,270 SF	11,041.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	74,760	74,760		
Improvements:	156,250	156,250		
Total:	231,010	231,010	231,010	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: HOLMES JESSE	Date: 08/28/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24378/ 42	Deed2:
Seller: HOLMES JESSE J	Date: 04/13/2006	Price: \$10,000
Type: NOT ARMS-LENGTH	Deed1: /23678/ 534	Deed2:
Seller: CLOSIC JOSEPH M	Date: 03/10/1989	Price: \$81,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8122/ 230	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

*adjacent
property*

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

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

Account Identifier: District - 02 **Account Number -** 0216550450

Owner Information

Owner Name: MCLEAN ROY **Use:** RESIDENTIAL
Mailing Address: 9 CALGARY COURT **Principal Residence:** YES
 RANDALLSTOWN MD 21133 **Deed Reference:** 1) / 9968/ 587
 2)

Location & Structure Information

Premises Address
 9 CALGARY CT

Legal Description

9 CALGARY COURT ES
 MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	10	1	Plat Ref: 32/ 13

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,270 SF	10,914.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	74,720	74,720		
Improvements:	144,230	144,230		
Total:	218,950	218,950	218,950	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SECRETARY OF HOUSING AND URBAN	Date: 08/25/1993	Price: \$91,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9968/ 587	Deed2:
Seller: LEE EUGENE T	Date: 03/16/1993	Price: \$1
Type: UNKNOWN	Deed1: / 9658/ 5	Deed2:
Seller: PLOTKIN I STANLEY	Date: 01/04/1988	Price: \$80,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7761/ 835	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

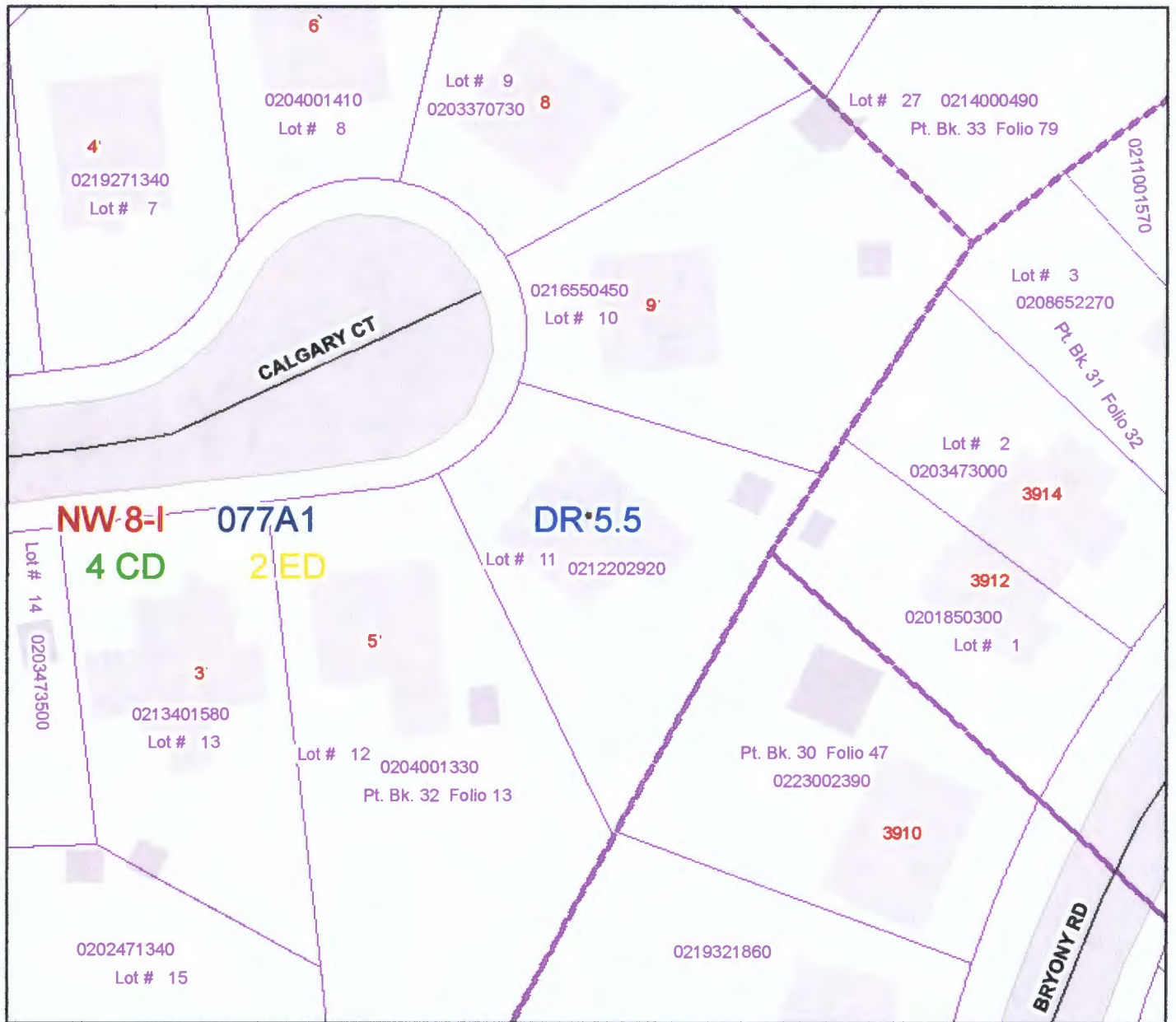
Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

7 Calgary Court

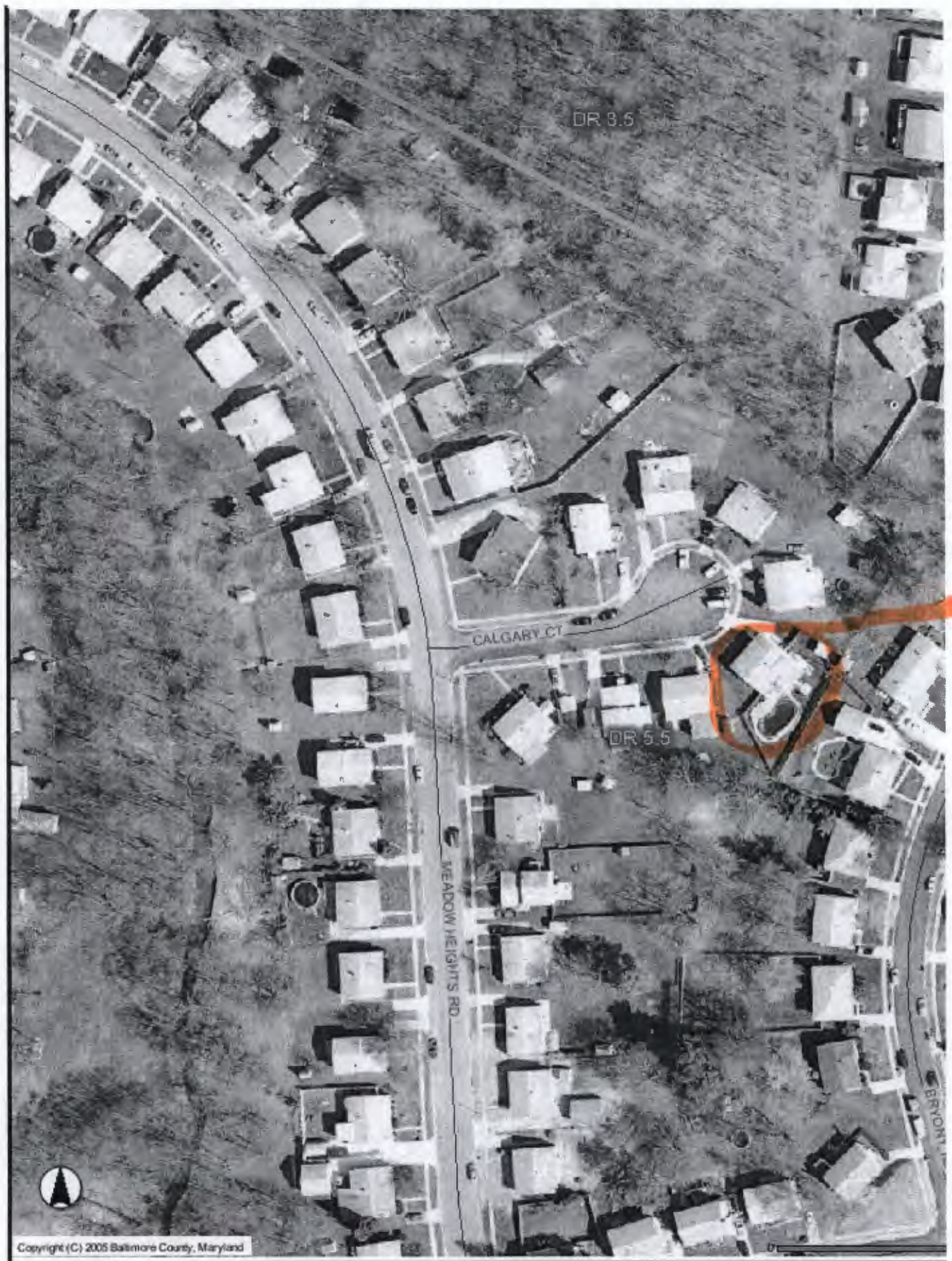


Publication Date: November 20, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
 Feet
 1 inch equals 50 feet

Item #0156



Case No: 10-156A

Case Name: Pamela Tate

Exhibit List

Party: Petitioner

Date: 6/16/10

Exhibit No:	Description:
1	Site Plan showing garage
2a-e	Photos of site
3	-Tax Ass. + Map
verified 6/16/10 TW	

Dec 12/10

* ATTACHED IS A LIST OF HOMES

IN A 8 BLOCK RADIS OF MY HOME

WITH ADDED GARAGES

* THE SHED LISTED ON MY PROPERTY WOULD BE REMOVED IN PLACE OF MY GARAGE.

* A COPY OF MY PROPERTY WITH EXISTING SHED AND POOL

* 3910 BRYONY RD CONNETS TO MY REAR FENCE. HAS A POOL AND GARAGE.

* PHOTOS OF LOCATION

* PARKING IS LIMITED IN MY GARAGE AREA. MY NEIGHBOR TO THE LEFT HAS 4 VEHICLES, TO THE RIGHT HAS 3 PLUS A MOTORCYCLE. MY MOTHER IS MOVING WITH ME AND HAS A HANDICAP VEHICLE ALSO. THE GARAGE WOULD ALSO BE A SAFETY FACTOR FOR MY WIFE + MOTHER
OVER

LIST OF GARAGES NEW & OLD.

3910 - BRYONY RD GARAGE W/POOL

9034 - MEADOW HEIGHTS

GARAGE

NEW

9064 -

"

"

GARAGE W/CAR PORT

NEW

9114 -

"

"

GARAGE

3712 - OFFITT RD

GARAGE

3714 -

"

"

GARAGE

3733 -

"

"

GARAGE

3719 -

"

"

GARAGE

3707 - BREND BROOK DR.

GARAGE

3712 -

"

"

GARAGE

NEW

3715 -

"

"

ATTACHED GARAGE

3901 -

"

"

GARAGE

3904 -

"

"

GARAGE

NEW

3921 -

"

"

GARAGE

NEW

8210 - SCOTT'S LEVEL

ATTACHED GARAGE

NEW = LESS THAN 2 YRS OLD.







subject property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 02 **Account Number -** 0212202920

Owner Information

Owner Name: TATE RONALD
 TATE PAMELA D
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7 CALGARY CT
 RANDALLSTOWN MD 21133-3618
Deed Reference: 1) /16501/ 314
 2)

Location & Structure Information

Premises Address
 7 CALGARY CT

Legal Description

7 CALGARY CT
 MCDONOGH MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
77	2	1018			6	L	11	1	Plat Ref: 32/ 13

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,504 SF	10,561.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	74,640	74,640		
Improvements:	221,560	221,560		
Total:	296,200	296,200	296,200	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: LENOVITZ IRIS E	Date: 06/12/2002	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16501/ 314	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

pct.3

10-1564 -

6/15/10

Item #0156

subject property

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

Go Back
View Map
New Search

District - 02 Account Number - 0203370730



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/OurProducts/OurProducts.shtml





29 3:28PM



29 3:26PM



29 3:27PM



Location Drawing

Scale: 1" = 25'

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

7 Calgary Court
Baltimore County, Maryland

William T. Matthews

4/30/02

Ruxton Design Corporation

8422 Bellona Lane
Suite 300

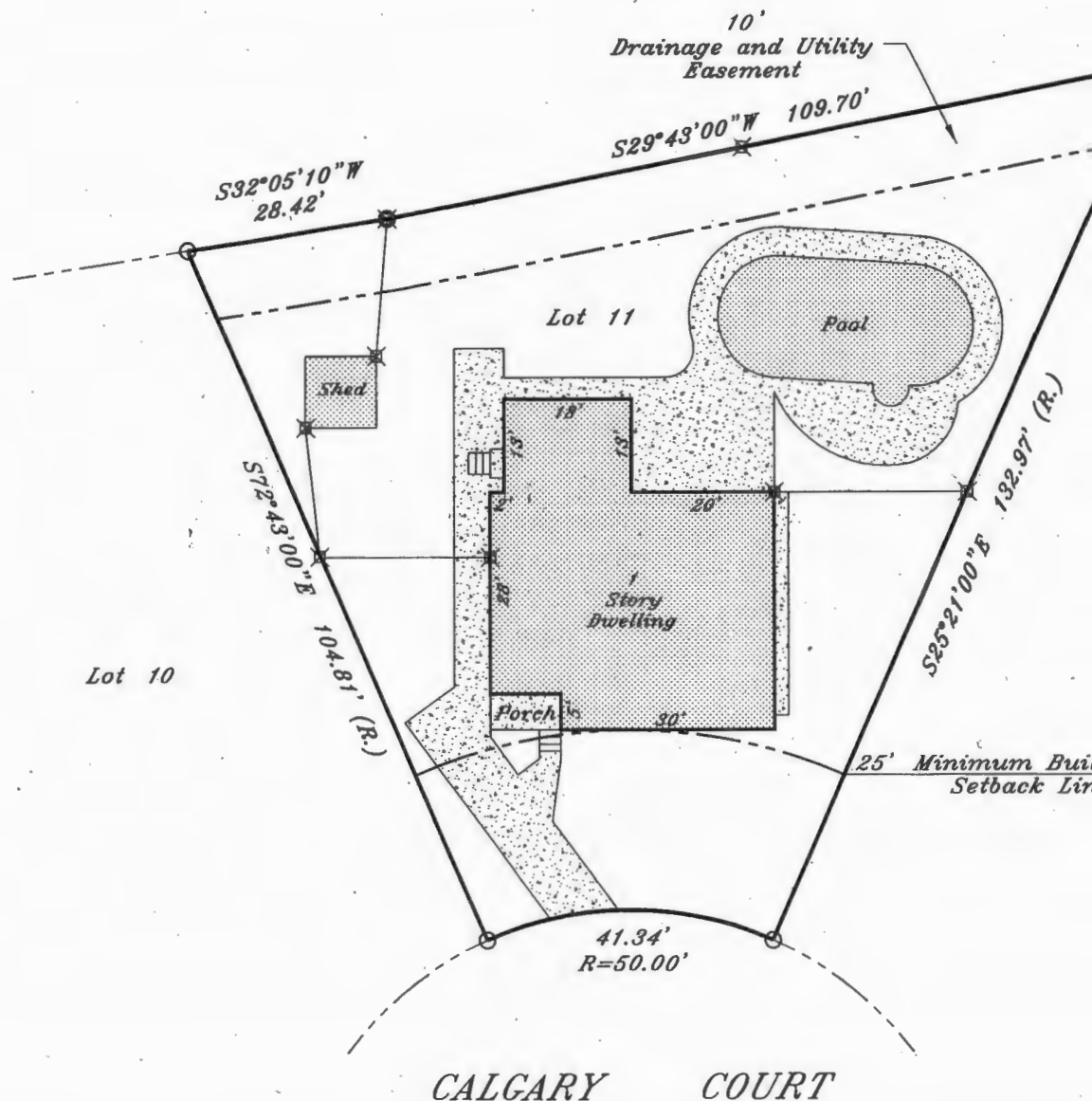
Towson, Maryland 21204

410-823-5000

410-823-0115fax

rdc@ruxtondesign.com

www.ruxtondesign.com



Lot
Block
Plat
Title

99019



Location Drawing

Scale: 1" = 25'

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

7 Calgary Court
Baltimore County, Maryland

Nelson L. Mattheis 4/30/02

Ruxton Design Corporation

8422 Bellona Lane

Suite 300

Towson, Maryland 21204

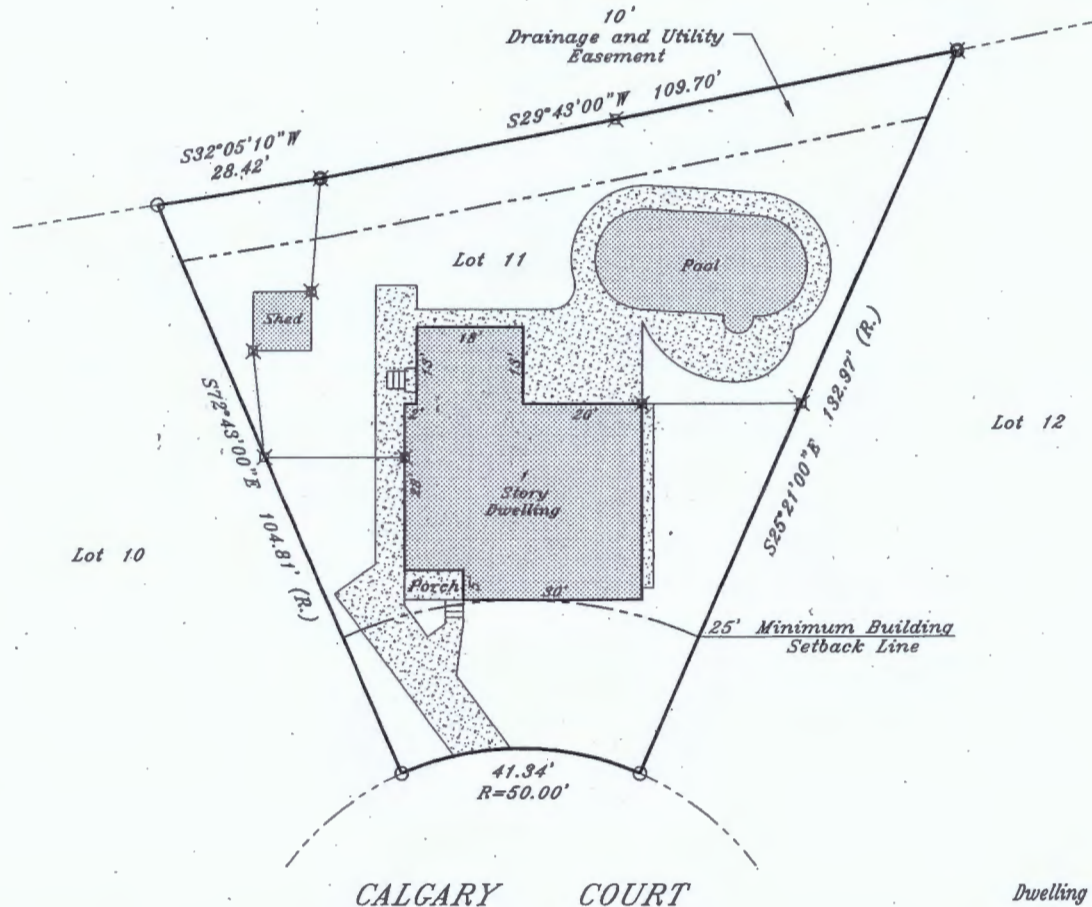
410-823-5000

410-823-0115 fax

rdc@ruxtondesign.com

www.ruxtondesign.com

Lot Number: 11
Block/Section: L
Plat Reference: Book: 32 Page: 13
Title of Plat: Section Six, McDonogh Manor

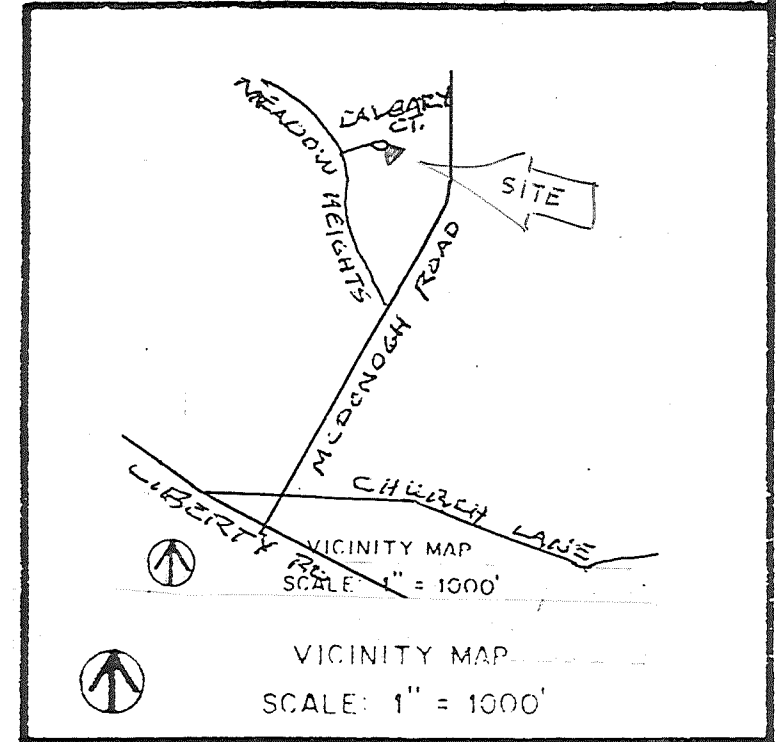
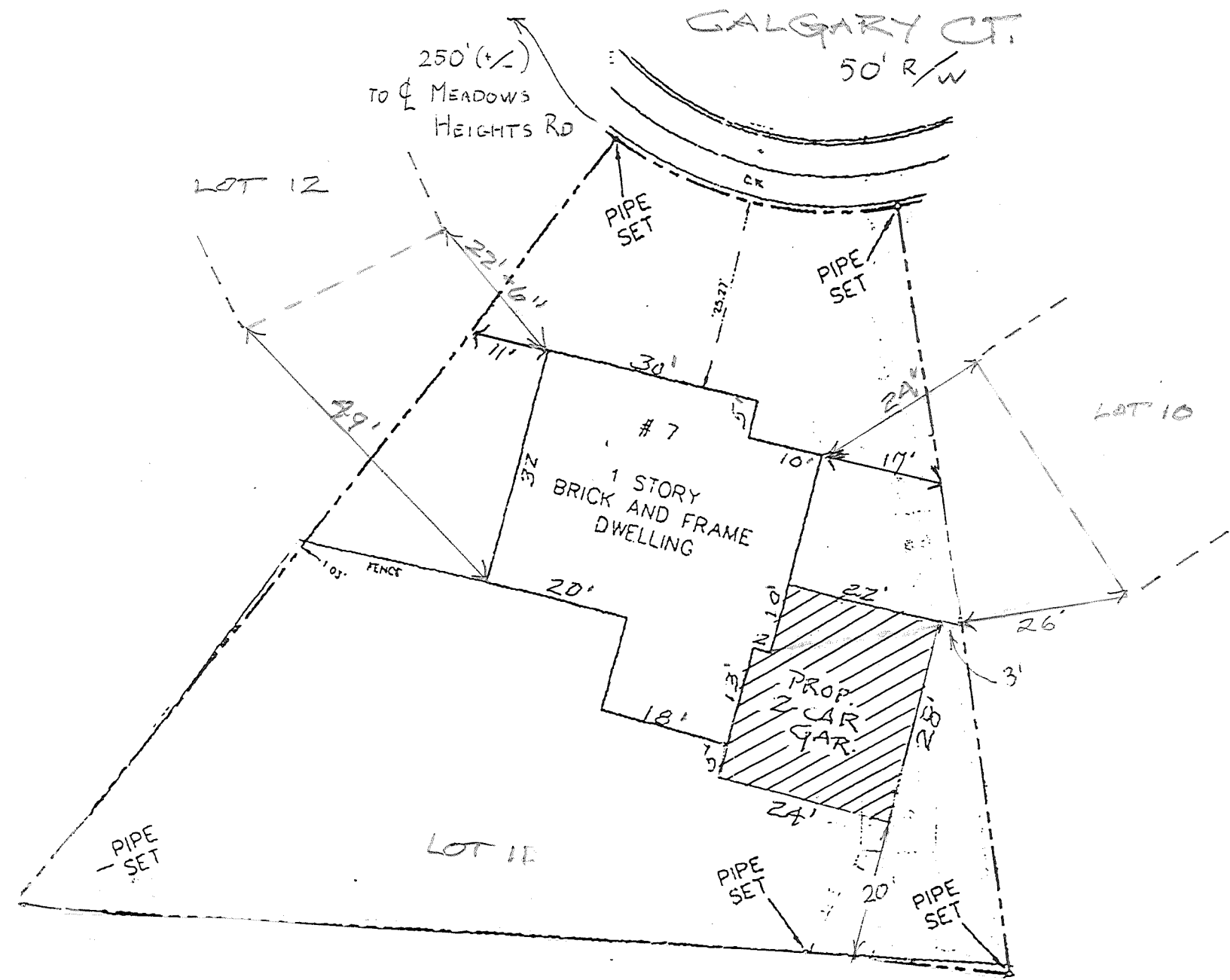


Dwelling lies in Flood Zone C
F.E.M.A. Map Panel Number 240010 0220 C, Dated 9/03/92

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7 Calgary Court
 SUBDIVISION NAME McDonough Manor
 PLAT BOOK # 32 FOLIO # 13 LOT # 11 SECTION # 6
 OWNER Ronald Tate

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 02TH
 COUNCILMANIC DISTRICT 04TH
 1" = 200' SCALE MAP # 077A1
 ZONING DR5.5
 LOT SIZE 10,914.00 SQUARE FEET
 ACREAGE 0.25
 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



PREPARED BY _____

SCALE OF DRAWING: 1" = 20'

ZONING OFFICE USE ONLY
 REVIEWED BY [Signature] ITEM # _____ CASE # 2010-0156-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

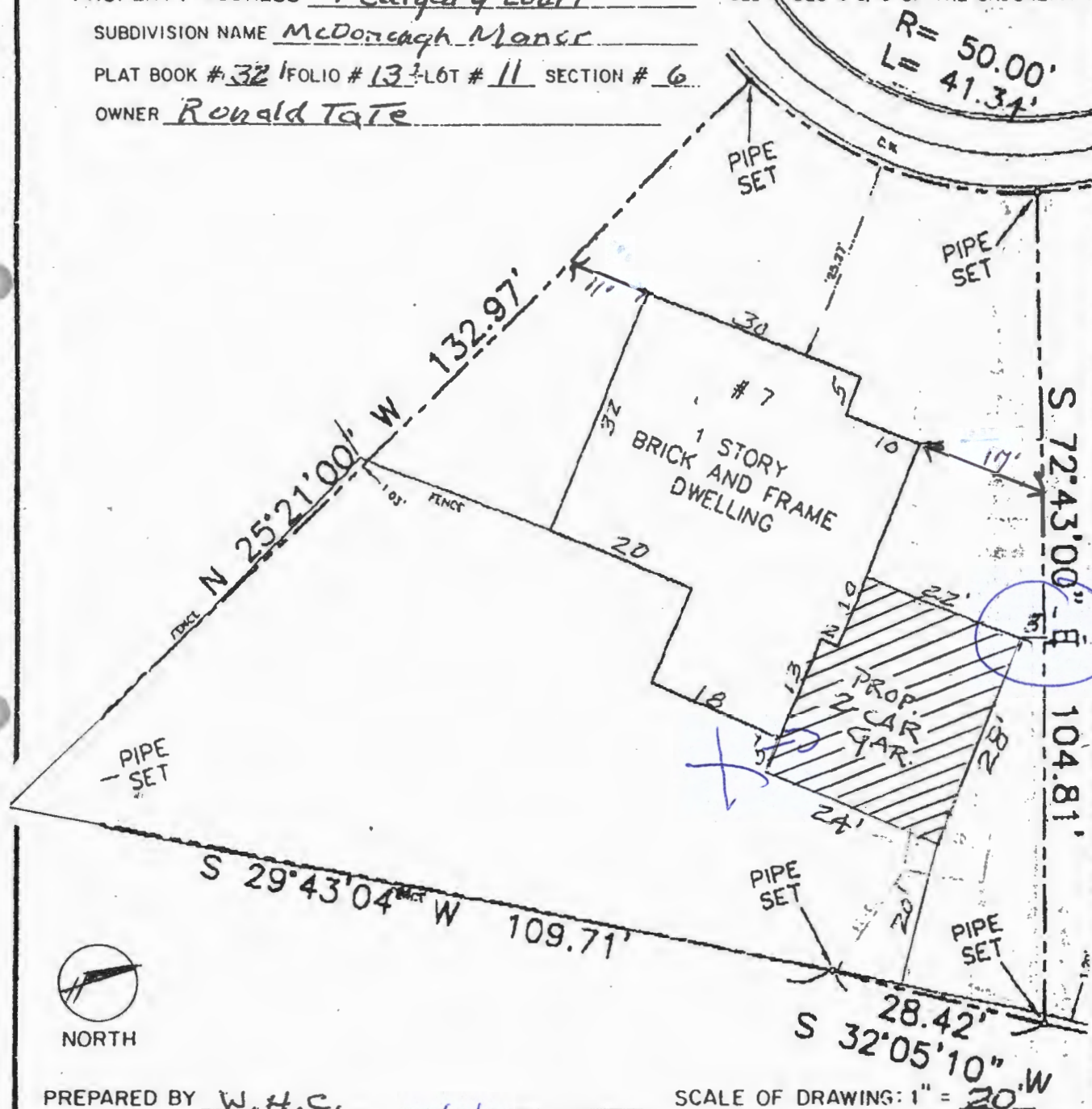
PROPERTY ADDRESS 7 Calgary Court

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME McDonough Manor

PLAT BOOK # 32 FOLIO # 13 LOT # 11 SECTION # 6

OWNER Ronald Tate



LOCATION INFORMATION

ELECTION DISTRICT 62

COUNCILMANIC DISTRICT 04

1" = 200' SCALE MAP # 077A1

ZONING DR5.5

LOT SIZE ACREAGE 10.914.00
SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
------------------------------	------------------------------	--

100 YEAR FLOOD PLAIN	☐	☒
----------------------	--------------------------	-------------------------------------

HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY W.H.C.

SCALE OF DRAWING: 1" = 20'

Case 10-ts64 6/16/10

Petition 1