

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Mount Laurel Court; 2,314.77 feet N
of Saint Paul Avenue
4th Election District
3rd Councilmanic District
(12621 Mt. Laurel Court)

Michael R. Rosman
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0196-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 R. Rosman for property located at 12621 Mt. Laurel Court. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations to allow an addition to an accessory structure (shed) in the side yard rather than rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Due to the orientation of the dwelling on the lot, location of the driveway, topography of the property, and the location of the septic system, the shed addition cannot be constructed elsewhere. The shed addition needs to be proximate to the driveway and west of the existing shed so that the shed is accessible for storage. The property contains 2.02 acres and is split zoned RC 2 and RC 5.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management (DEPRM) dated February 2, 2010 which indicates that development of the property must comply with the Regulations for the Protection of Water quality, Streams, Wetlands and Floodplains and must also comply with the Forest Conservation Regulations. Prior to the issuance of a permit, this property may have to comply with the forest Conservation Law

ORDER RECEIVED FOR FILING

Date 2-17-10

By ps

and a single lot declaration of intent submittal may be required. DEPRM would support the location of the proposed addition to the existing shed on the side of the dwelling rather than to the rear, since there is an existing stream onsite located near the rear property line.

A comment letter was received from John and Elizabeth Horsham who reside and 12622 Mt. Laurel Court. They did not wish to formally challenge the variance request. They state that the shed is used for the Petitioner's business and that the driveway accessing both properties is private. They assert that many vehicles and large delivery trucks use this shared driveway coming to Petitioner's property for his business and private purposes. Mr. and Mrs. Horsham expressed concern that the shed addition will increase Petitioner's business and increase traffic on the shared driveway. They request that Petitioner's driveway be large enough to enable the vehicles to turn around on Petitioner's property.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 24, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although I cannot require the Petitioner to enlarge his driveway, and if the Petitioner is indeed receiving numerous delivery trucks, then in the interest of neighbor harmony, Petitioner should consider enlarging the driveway to accommodate the delivery vehicles.

ORDER RECEIVED FOR FILING

Date 2-17-10

2

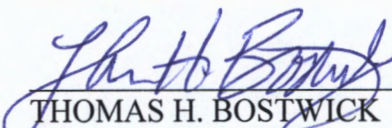
By pm

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 17th day of February, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations to allow an addition to an accessory structure (shed) in the side yard rather than rear yard is hereby GRANTED, subject to the following:

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.
2. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
4. Prior to the issuance of a building permit, this property may have to comply with the Forest Conservation Law and a single lot declaration of intent submittal may be required.

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

ORDER RECEIVED FOR FILING

Date 2-17-10

By ps



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 17, 2010

MICHAEL R. ROSMAN
12621 MT. LAUREL COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2010-0196-A
Property: 12621 Mt. Laurel Court

Dear Mr. Rosman:

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, reading "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: John and Elizabeth Horsham, 12622 Mt. Laurel Court, Reisterstown MD 21136



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 12621 Mt. Laurel Ct.

which is presently zoned RCR/RCZ

Deed Reference: 112811 101 Tax Account # 1700009164

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)

400.1, to allow an addition to an accessory structure (shed) in the side yard rather than rear yard

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:

Michael R. McCann

Name - Type or Print

Signature

Company

118 W. Pennsylvania Avenue 410-825-2150

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Michael R. Rosman

Name - Type or Print

Signature

Name - Type or Print

Signature

12621 Laurel Court 410 627-0669

Address Telephone No.

Reisterstown, Maryland 21136

City State Zip Code

Representative to be Contacted:

Michael R. McCann

Name

118 W. Pennsylvania Avenue 410-825-2150

Address Telephone No.

Towson, Maryland 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 _____ 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. 2010-0196-A

Reviewed By JNP/GH Date 1/12/2010

ORDER RECEIVED FOR FILING Estimated Filing Date 1/24/2010

FRM476-09 Date 2-17-10

Rev 3/09

By PM

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 12621 Mt. Laurel Ct.

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)

Petitioner would suffer practical difficulty and/or undue hardship due to the orientation of the home and location of driveway, the topography of the property, and the location of the septic system. Proposed shed addition needs to be proximate to the driveway and west of the existing shed so that shed is accessible for storage. Proposed shed addition cannot be located in rear yard, behind existing shed, without imposing hardship and/or practical difficulty due to slope of rear yard and location of septic system.

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.

Michael R. Rosman
Signature

Michael R. Rosman

Name- print or type

Signature

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 12 day of JANUARY, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): MICHAEL R. ROSMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia D. Cook 12/15/2011
Name of Notary Public Commission expires
PATRICIA D. COOK

PLACE SEAL HERE:

ZONING DESCRIPTION FOR
12621 MT. LAUREL COURT
REISTERSTOWN, MD 21136

437.17 feet northeast

Beginning at a point on the north side of Mt. Laurel Court which is fifty (50) feet wide at the distance of one-thousand eight-hundred seventy-seven (2,314.17 ~~1,877~~) feet north of the centerline of the nearest improved intersecting street St. Paul Avenue which is fifty (50) feet wide. Being Lot #65, Section #4 in the subdivision of Sagamore Forest as recorded in Baltimore County Plat Book #39, Folio #122 and containing 2.026 acres. Also known as 12621 Mt. Laurel Court and located in the 4th Election District, 3rd Councilmanic District.

2010-0196-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0196 -A Address 12621 Mt. Laurel Court
Contact Person: Jeffrey Perlow / Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/12/2010 Posting Date: 1/24/2010 Closing Date: 2/8/2010

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 2010- 0196 -A Address 12621 Mt. Laurel Court
Petitioner's Name Michael R. Rosman Telephone 410-627-0669
Posting Date: 1/24/2010 Closing Date: 2/8/2010
Wording for Sign: To Permit an addition to an accessory building (shed) to be located
in the side yard in lieu of the permitted rear yard only

Revised 8/20/09

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0196-A
Petitioner: Michael R. Rosman
Address or Location: 12621 Mt. Laurel Ct, Reisterstown MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael R. McLann
Address: 118 W. Pennsylvania Ave
Towson, MD 21204
Telephone Number: 410 325-2150

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

No. **49379**

Date: **1/12/2010**

PAID RECEIPT

ISSUING AGENCY ACTUAL DATE

1/12/2010 1/12/2010 15:00:00

ISSUING AGENCY WALTON DODD

RECEIPT # 510522 1/12/2010

RECEIPT # 510522 1/12/2010

RECEIPT # 510522 1/12/2010

RECEIPT # 510522 1/12/2010

RECEIPT # 510522 1/12/2010

RECEIPT # 510522 1/12/2010

RECEIPT # 510522 1/12/2010

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0200		6150				65.00

Total: **65.00**

Rec From: **Michael R. Rosman**

For: **Administrative Variance - 12621 Mt. Laurel Court**
2010-0196-A (ROSMAN)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0196-A

Petitioner/Developer MICHAEL
Mc CANN

Date Of Hearing/Closing 2/8/10

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 12621 MT. LAUREL COURT

This sign(s) were posted on January 24, 2010

Month, Day, Year

Sincerely,

Martin Ogle 1/24/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2010-0196-A

TO PERMIT AN ADDITION TO AN ACCESSORY
BUILDING (SHED) TO BE LOCATED IN THE SIDE
YARD IN LIEU OF THE PERMITTED REAR YARD ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 29-101(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 MONDAY FEBRUARY 8, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 N. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3380

MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 9, 2010

Michael R. McCann
118 W. Pennsylvania Ave.
Towson, MD 21204

Dear: Michael R. McCann

RE: Case Number 2010-0196-A, 12621 Mt. Laurel Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 12, 2010. 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 Rosman; 12621 Laurel Ct.; Reisterstown, MD 21136

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 22, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2010
Item Nos. 2010-0189, 190, 191, 192,
193, 195, 196, 197, 198 and 199

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-02012010 -NO COMMENTS.doc

2-8-10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 25, 2010

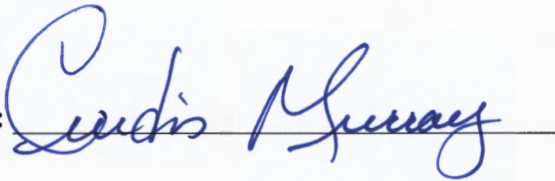
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-196- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JAN 26 2010

ZONING COMMISSIONER

AV
2-8-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: February 2, 2010

SUBJECT: Zoning Item # 10-196-A
Address 12621 Mt. Laurel Court
(Rosman Property)

Zoning Advisory Committee Meeting of January 18, 2010.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

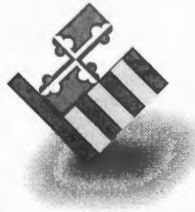
X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. Prior to issuance of a permit, this property may have to comply with the Forest Conservation Law and a single lot declaration of intent submittal may be required.
2. This office would support the location of the proposed addition to the existing shed on the side of the dwelling rather than to the rear, since there is an existing stream onsite located near the rear property line.

Reviewer: J. Russo

Date: 2/1/10



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

January 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 18, 2010

Item Numbers: 0189, 0190, 0191, 0192, 0194, 0195, 0196, 0198, 0199

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



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 20, 2010

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

RE: Baltimore County
Item No. 2010-0196-A
12621 MT LAUREL CT
ROSMAN 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. 2010-0196-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

AV 2/8

RECEIVED

FEB 02 2010

12622 Mt. Laurel Court
Reisterstown, MD 21136

ZONING COMMISSIONER

January 30, 2010

RE: Case No. 2010 0196-A

Mr. William Wiseman, III
Baltimore County
Permits and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Wiseman:

This is in reference to Case No. 2010 0162-A, 12621 Mt. Laurel Court - Administrative Variance to allow an addition to an accessory structure (shed) in the side yard rather than rear yard.

Our property is 12622 Mt. Laurel Court, adjacent to this property. We do not formally challenge this Variance, but wish to make the history of the property known. The shed is currently used for the owner's business. The driveway accessing both properties is private. Many vehicles and large delivery trucks use this shared driveway coming to his property for his business and private purposes. Our concern is that this addition to the accessory structure (shed) will increase his business, thereby increasing traffic on the shared driveway. We would like the space in his driveway to be large enough to enable the vehicles to turn around on his property.

This is a very secluded area of Sagamore Forest; traffic does not access the driveway unless coming to either of our houses. One of our reasons for choosing this house was for the privacy it provided.

Thank you for your consideration in this matter.

Very truly yours,

John Horsham
Elizabeth Horsham
John & Elizabeth Horsham



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

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

Account Identifier: District - 04 Account Number - 1700009104

Owner Information

Owner Name:	ROSMAN MICHAEL R ROSMAN HEDY B	Use:	RESIDENTIAL
Mailing Address:	12621 MT LAUREL CT REISTERSTOWN MD 21136	Principal Residence:	YES
		Deed Reference:	1) /11287/ 101 2)

Location & Structure Information

Premises Address	Legal Description
12621 MT LAUREL CT	2.026 AC 12621 MT LAUREL COURT SAGAMORE FOREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
49	2	263			4		65	1	Plat Ref: 39/ 122

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1986	2,164 SF	2.02 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	210,400	168,300		
Improvements:	280,720	212,000		
Total:	491,120	380,300	491,120	380,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: MITCHELL STEVEN S	Date: 11/03/1995	Price: \$213,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11287/ 101	Deed2:
Seller: KAMM SAMUEL Z	Date: 03/13/1995	Price: \$190,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10971/ 344	Deed2:
Seller: HERRIGAN DENNIS R	Date: 09/19/1985	Price: \$40,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 6995/ 470	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 *



Existing Shed ↑

2010-0196-A



Existing Shed ↑

House Front Door ↑

2010-02

1700003384 Lot # 75

Lot # 73 4315
1700003382

1700003383 RC 2
Lot # 74
Pt. Bk. 38 Folio 67 4317

4401

Lot # 76 1700009496

4 ED

12622

Pt. Bk. 39 Folio 142

3 CD

NW 17-I

Lot # 65 1700009104 12621 049A1

SITE

Lot # 66

1700009105

Lot # 96

12620

1700009515

RC 5

Pt. Bk. 39 Folio 122

Lot # 64 1700009103

MOUNT LAUREL CT

1700009514

Lot # 95

12618

1700009497

Lot # 77

12617

19890197

1700009102
Lot # 63

Lot # 62
1700009101

2010-0196-A

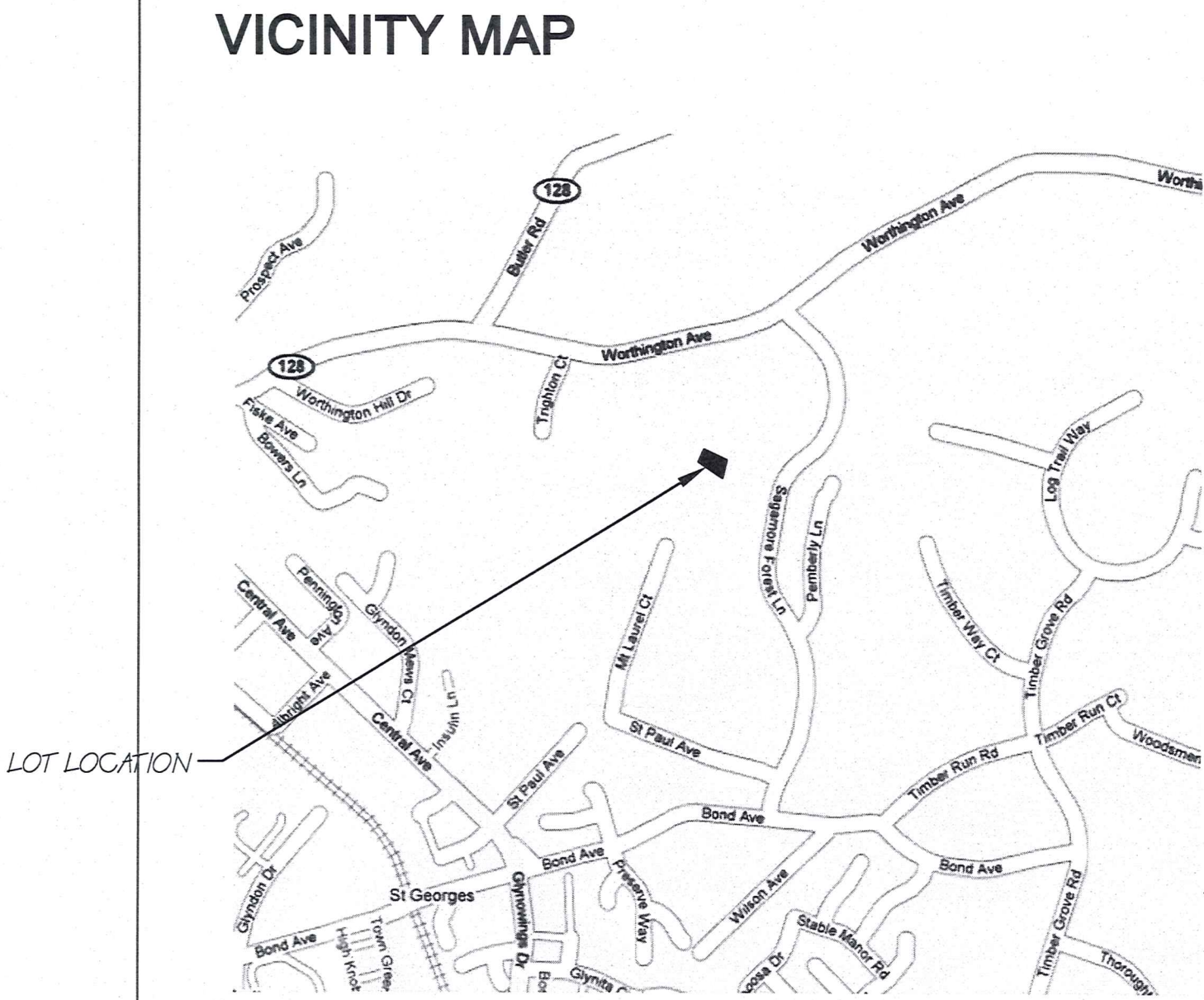
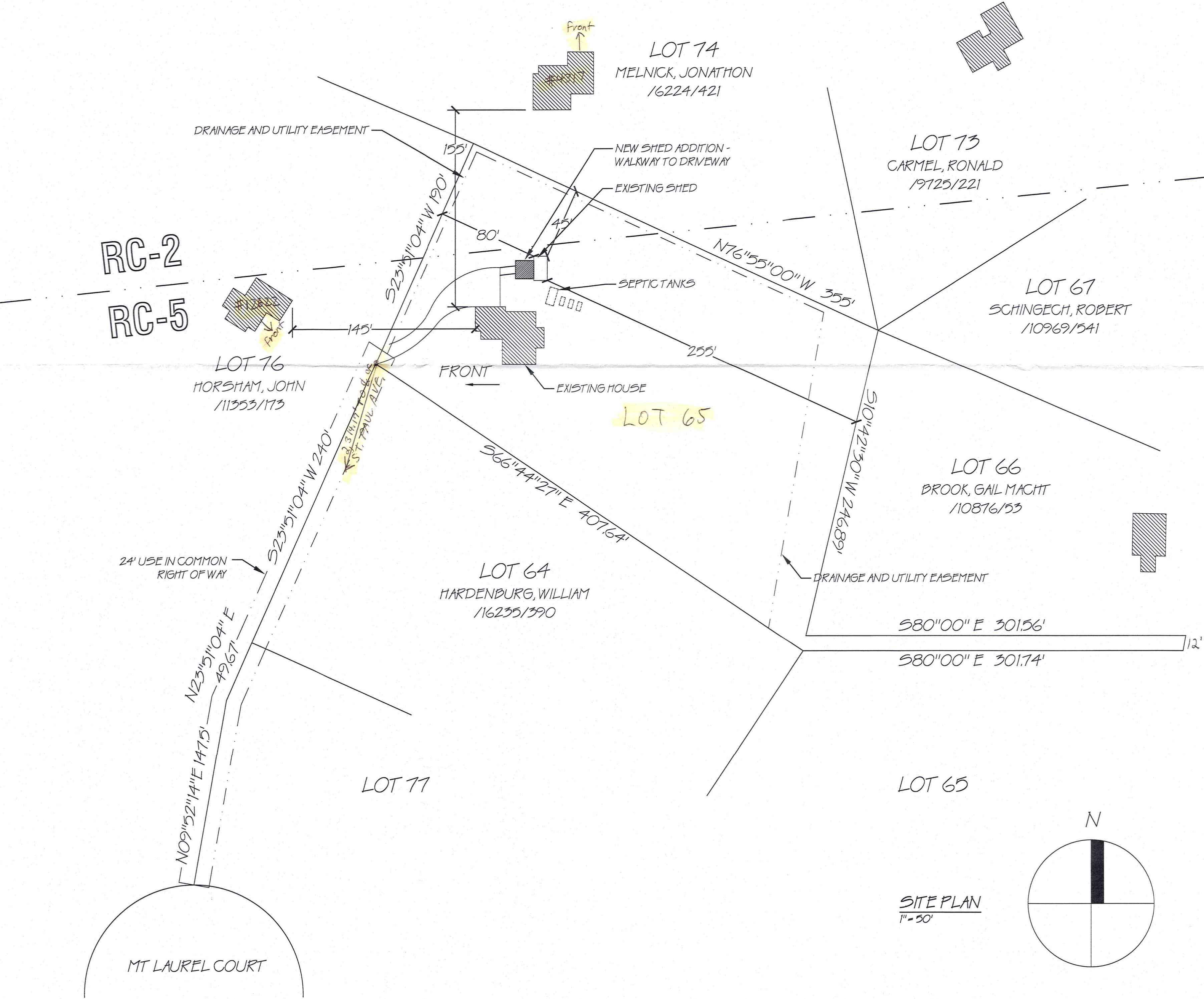
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 12621 MT LAUREL COURT, REISTERSTOWN, MD 21136

SUBDIVISION NAME SAGAMORE FOREST

PLAT BOOK 39 FOLIO # 122 LOT# 65 SECTION# 4

OWNER MICHAEL R. ROSMAN & HEDY B. ROSMAN



SCALE: APPROX. 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT:	DISTRICT 11			
COUNCILMAN DISTRICT:	DISTRICT 3			
1" = 200' SCALE MAP #:	049A1			
ZONING:	RC-5/RC-2			
LOT SIZE:	2.026 AC	88,252.56 SF		
	ACREAGE	SQUARE FEET		
	PUBLIC	PRIVATE		
	☐	☒		
SEWER	☐	☒		
WATER	☒	☐		
	☐	☐		
CHESAPEAKE BAY CRITICAL AREA:	YES	NO		
	☐	☒		
100 YEAR FLOOD PLAIN:	YES	NO		
	☐	☒		
HISTORIC PROPERTY/BUILDING:	YES	NO		
	☐	☒		
PRIOR ZONING HEARING:	YES	NO		
	☐	☒		

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #