

IN RE: **PETITION FOR ADMIN. VARIANCE** *
SE side of Forwood Court; 755 feet S of the
c/l of Falls Road *
(11 Forwood Court)
8th Election District *
2nd Council District *
Robert N. Gensler, et ux
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2010-0221-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Robert N. Gensler, and his wife, Elizabeth E. Gensler. The Petitioners request a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building (dwelling) to have a side setback to a line of 47 feet, more or less, in lieu of the required 50 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

ORDER RECEIVED FOR FILING

Date 3-29-10

By pm

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners propose to construct a dwelling to replace the existing house that sustained extensive fire damage and was considered a total loss by the insurance company. Petitioners desire to construct a larger home which will utilize the existing foundation. None of the neighbors on Forwood Court expressed any opposition to the proposed dwelling as depicted on the site plan. 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. The property contains 2.45 acres and decreasing the setback by 3 feet, more or less, will not have any impact on adjacent properties.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Comments were received from the Office of Planning dated March 9, 2010 which states that the existing single-family dwelling contained on the property was deemed a total loss due to fire damage. The Petitioners seek a side yard variance of 47 feet in lieu of 50 feet in order to raze and rebuild a larger single-family dwelling. The development plan was approved and vested prior to the R.C. 5 Performance Standards. The Planning Office supports the requested variance provided the

ORDER RECEIVED FOR FILING

Date 3.29.10 _____ 2

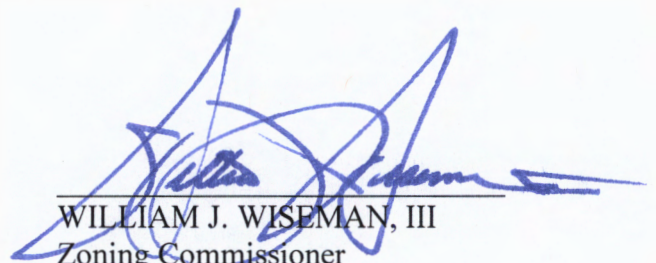
By pm _____

architectural elevation drawings are in accordance with those prepared by Creative Outlooks LLC dated January 22, 2010. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property, public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of March 2010, that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building (dwelling) to have a side setback to a line of 47 feet, more or less, in lieu of the required 50 feet be and is hereby GRANTED, subject to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The architectural elevation drawings shall be in accordance with those prepared by Creative Outlooks LLC dated January 22, 2010.
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

WJW:pz

ORDER RECEIVED FOR FILING

Date 3.29.10

By pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 29, 2010

Robert N. and Elizabeth E. Gensler
11 Forwood Court
Cockeysville MD 21030

RE: Petition for Administrative Variance
11 Forwood Court
Case No. 2010-0221-A

Dear Mr. and Mrs. Gensler:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: Scott Lindgren, Gerhold Cross & Etzel, Ltd., 320 East Towsontowne Blvd. Suite 100,
Towson MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 11 Forwood Court, Cockeysville, MD 21030
which is presently zoned RC 5

Deed Reference: 10937 /56 Tax Account #21-00-008984

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)

1A04.3.B.2.b - To permit a principal building (dwelling) to have
a set back to a lot line of 47 feet, more or less, in lieu of
the required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Robert N. Gensler

Name - Type or Print

Signature

Elizabeth E. Gensler

Name - Type or Print

Signature

11 Forwood Court

410
560-6128

Address

Telephone No.

Cockeysville, MD

21030

City

State

Zip Code

Representative to be Contacted:

Scott A. Lindgren

Gerhold, Cross & Etzel, Ltd.

Name Suite 100

410

320 E. Towsontowne Blvd.

823-4470

Address

Telephone No.

Towson

MD

21286

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. 2010-0221-A

Reviewed By BR Date 2/22/10

ORDER RECEIVED FOR FILING Date 3/7/10

FRM476_09 Date 3.29.10

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 11 Forwood Court
Cockeysville, MD 21030
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) The existing house sustained extensive fire

damage and was considered a total loss by the insurance company.

While rebuilding the house we wish to have a larger house. The
design will utilize the existing foundation but due to the
location on the lot the larger house requires the setback
variance.

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.

Robert N. Gensler
Signature

Robert N. Gensler

Name- print or type

Elizabeth E. Gensler
Signature

Elizabeth E. Gensler

Name- print or type

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

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

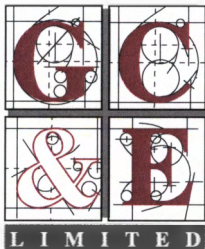
I HEREBY CERTIFY, this 18 day of February, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Robert Gensler and Elizabeth Gensler
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Mary Ralfe 9-1-2010
Name of Notary Public Commission expires

PLACE SEAL HERE:



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 18, 2010

ZONING DESCRIPTION PROPERTY OF ROBERT N. GENSLER & WIFE

Beginning for the same at the southeast end of Forwood Court, 50 feet wide, 755 feet, more or less, south of Falls Road, being Lot #6 in the subdivision of "Fox Ridge Estates" as recorded in Baltimore County Plat Book S.M. No. 59, folio 29, containing 2.453 acres of land, more or less, also known as #11 Forwood Court and located in the 8th Election District, 2nd Councilmanic District.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



0221

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0221 -A Address 11 Forwood CT
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/22/10 Posting Date: 3/7/10 Closing Date: 3/22/10

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- 0221 -A Address 11 Forwood CT
Petitioner's Name Bruno Rudaitis Telephone 410-887-3391
Posting Date: 3/7/10 Closing Date: 3/22/10
Wording for Sign: To Permit a side yard set back of 47' in
lieu of 50' set back for proposed dwelling

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 - 0221 - A

Petitioner: ROBERT & ELIZABETH GENSLER

Address or Location: 11 FORWOOD COURT COCKEYSVILLE MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT & ELIZABETH GENSLER

Address: 11 FORWOOD COURT
COCKEYSVILLE, MD 21030

Telephone Number: 410-560-6128

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

No. _____

Date: 2/30/10

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

Total: 4.00

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE#2010-0221-A

OWNER/PETITIONER:

Robert N. Gensler

Elizabeth E. Gensler

DATE OF CLOSING: 3/22/10

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

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

(see page 2 for full size photo)

LOCATION:

11 Forwood Court

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320 EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: 3/05/10



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0221-A

A VARIANCE TO PERMIT A SIDE
YARD SET BACK OF 4' IN LIEU OF A
10' SET BACK FOR A PROPOSED
DWELLING

PUBLIC HEARING?

PURSUANT TO SECTION 10-123.4(a) 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 MARCH 15, 2010.

ADDITIONAL INFORMATION IS AVAILABLE AT:
10000 ARMISTEAD ROAD, BALTIMORE, MD 21206
TEL: 410-887-3391

HEARINGS ARE HELD AT 10:00 A.M. ON THE 15TH OF EACH MONTH

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2010-0221-A

**A VARIANCE TO PERMIT A SIDE
YARD SET BACK OF 47' IN LIEU OF A
50' SET BACK FOR A PROPOSED
DWELLING**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MARCH 22, 2010**

**ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT**

**111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204**

TEL. 410-887-3391

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 23, 2010

Robert & Elizabeth Gensler
11 Forwood Ct.
Cockeysville, MD 21030

Dear: Robert & Elizabeth Gensler

RE: Case Number 2010-0221-A, 11 Forwood Ct

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 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
Scott A. Lindgren; Gerhold, Cross & Etzel, Ltd.; 320 E. Towsontowne Blvd, Ste 100; Towson,
MD 21286



BALTIMORE COUNTY
MARYLAND

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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 1, 2010

Item Numbers: 0219, 0220, 0221, 0222, 0223, 0224 and 0225

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 March 15, 2010
Item Nos. 2010-220, 221, 222, 223,
224 and 225

DATE: March 3, 2010

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-03152010 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MARCH 4, 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. 2010-0221-A
11 FORWOOD COURT
GENSLER PROPERTY
ADMINISTRATIVE VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0221-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,

Fop¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 9, 2010

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

RECEIVED

SUBJECT: 11 Forwood Court

MAR 25 2010

INFORMATION:

Item Number: 10-221

ZONING COMMISSIONER

Petitioner: Robert N. Property

Zoning: RC 5

Requested Action: Administrative Variance

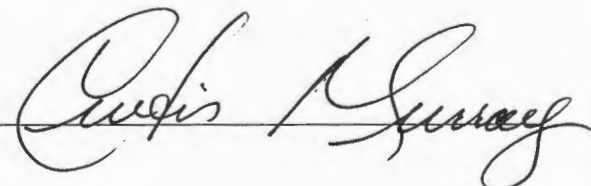
The subject property contains an existing single-family dwelling that was deemed a total loss due to fire damage. The petitioner seeks a side yard variance of 47 feet in lieu of 50 feet in order to raze and rebuild a larger single-family dwelling. The development plan was approved and vested prior to the RC 5 Performance Standards.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance provided the architectural elevation drawings are in accordance with those prepared by Creative Outlooks LLC dated January 22, 2010.

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

Prepared by:
AFK/LL: CM



BW
AV
3-22-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 12, 2010
SUBJECT: Zoning Item # 10-221-A
Address 11 Forwood Court
(Gensler Property)

Zoning Advisory Committee Meeting of March 1, 2010.

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

A septic system reconstruction/relocation may be necessary. – Dan Esser; Groundwater Management (410) 887-2762

Patricia Zook - Case 2010-0221-A - comments needed (admin. variance)

From: Patricia Zook
To: Murray, Curtis
Date: 3/25/2010 10:19 AM
Subject: Case 2010-0221-A - comments needed (admin. variance)

Good morning Curtis -

I just received this administrative variance file and it is missing comments from Planning.

Thank you.

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

410-887-3868

pzook@baltimorecountymd.gov



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

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

Account Identifier: District - 08 Account Number - 2100008984

Owner Information

Owner Name:	GENSLER ROBERT N GENSLER ELIZABETH E	Use:	RESIDENTIAL
Mailing Address:	13134 FALLS RD COCKEYSVILLE MD 21030-1410	Principal Residence:	YES
		Deed Reference:	1) /10937/ 56 2)

Location & Structure Information

Premises Address	Legal Description
11 FORWOOD CT	2.453 AC 11 FORWOOD COURT FOX RIDGE ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
50	4	79					6	2	Plat Ref: 59/ 29

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2.45 AC	04

Stories	Basement	Type	Exterior
----------------	-----------------	-------------	-----------------

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	229,000	286,250		
Improvements:	100	100		
Total:	229,100	286,350	267,266	286,350
Preferential Land:	0	0	0	0

Transfer Information

Seller: GLYNN MICHAEL J	Date: 02/09/1995	Price: \$462,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10937/ 56	Deed2:
Seller: FALLS RIDGE LIMI TED PARTNERSHIP	Date: 10/22/1990	Price: \$473,250
Type: IMPROVED ARMS-LENGTH	Deed1: / 8627/ 825	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 *



02.22.2010 12:42

#0221

⑦



02.22.2010 12:42

#00221

⑧



02.22.2010 12:37

#0221

①



02.22.2010 12:36

#0221

②



02.22.2010 12:36

#0 221

③



02.22.2010 12:38

#0221

④



02.22.2010 12:40

#0221

5



02.22.2010 12:40

#0221

⑥



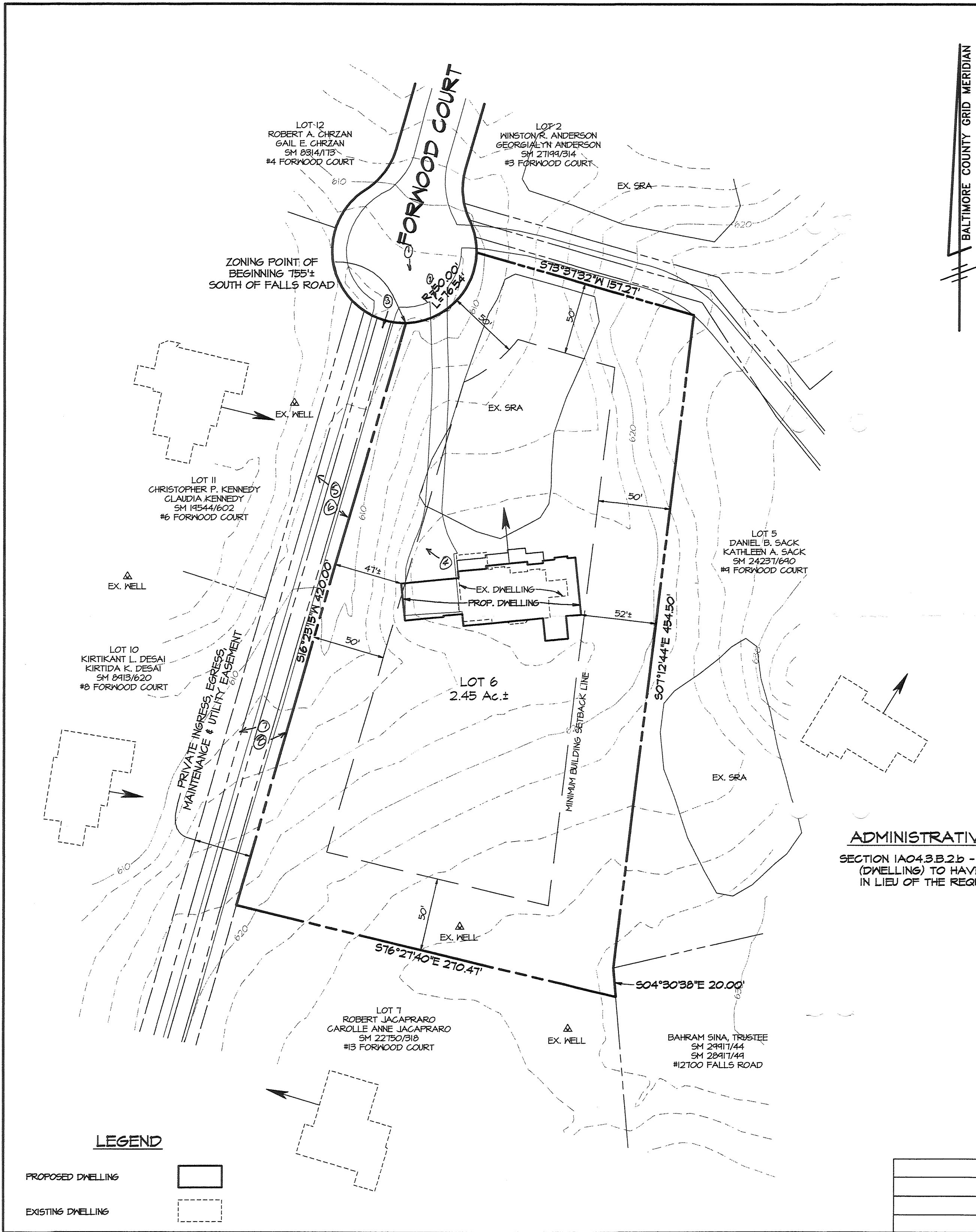
MARYLAND COORDINATE SYSTEM
NAD83 (1981)

ZONING MAP

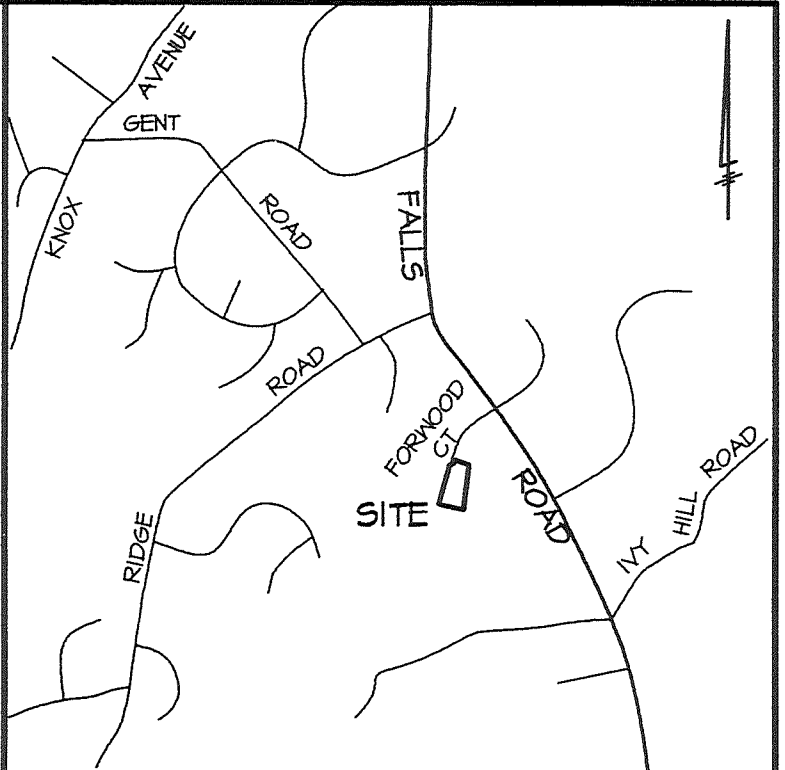
GIS TILE: 050B1

SCALE: 1" = 200'

0221-A



BALTIMORE COUNTY GRID MERIDIAN



VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE FROM THE RECORD PLAT.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 050B1.
3. CENSUS TRACT: 408301 REGIONAL PLANNING DISTRICT: 307
WATERSHED: LOCH RAVEN RESERVOIR SUBWATERSHED: 36N
SCHOOL DISTRICT: ELEMENTARY - PINEWOOD; MIDDLE - RIDGELY; HIGH - DULANEY
A.D.C. MAP & GRID IT J-6
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. THE LOCATION OF SEPTIC RESERVE AREAS AND WELLS ARE APPROXIMATE AND WERE TAKEN FROM THE FINAL DEVELOPMENT PLAN OF FORWOOD PROPERTY.
10. ALL LOTS SHOWN HEREON ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
11. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
12. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)

OWNER

ROBERT N. GENSLER
ELIZABETH E. GENSLER
11 FORWOOD COURT
COCKEYSVILLE, MD 21030
410-560-6128

PLAT TO ACCOMPANY PHOTOGRAPHS
PLAT TO ACCOMPANY A PETITION
FOR AN ADMINISTRATIVE VARIANCE
GENSLER PROPERTY

#11 FORWOOD COURT
Deed Ref: S.M. No. 10937 folio 56
Lot 6, "FOX RIDGE ESTATES"
Platbook S.M. No. 59 folio 29
Tax Account No.: 21-00-008984
Zoned RC 5; GIS Tile 051B1
Tax Map 50; Grid 4; Parcel 79; Lot 6
8th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: FEBRUARY 17, 2010

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

ADMINISTRATIVE VARIANCE REQUEST
SECTION 1A04.3.B.2b - TO PERMIT A PRINCIPAL BUILDING
(DWELLING) TO HAVE A SETBACK TO A LOT LINE OF 47'±
IN LIEU OF THE REQUIRED 50'.

LEGEND

- PROPOSED DWELLING
- EXISTING DWELLING

REVISION	DATE	FIELD:	DRAWN: S.L.	FILE: X:\Eagan\Forwood\zoning_plat.pro