

IN RE: **PETITION FOR ADMIN. VARIANCE**

E side of Woodsyde Court; 885 feet N of
the c/l of Heneson Garth
(12143 Woodsyde Court)
4th Election District
2nd Council District

David B. Abramoff, et ux
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0223-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, David B. Abramoff and his wife, Sandra F. Abramoff. The Petitioners request a variance from Section 1A04.3.B.2 to permit a side yard setback of 43 feet in lieu of the required minimum of 50 feet from the property line; and to approve the amendment of the approved amended Final Development Plan for Woodsyde Heights such that the Final Development Plan will be consistent with the site plan that is the subject of this Petition for Lot #29 only of Section 4 of the subdivision of Woodsyde Heights. 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 PB

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. The property is irregular in shape and is encumbered by a 20 feet drainage and utility easement at the rear of the property and along the right property line. As shown on the site plan, the Petitioners desire to construct three separate additions to the existing dwelling; only one of the proposed additions requires variance relief from the required side yard setback. None of the neighbors on Woodsyde Court expressed any opposition to the variance request. 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 1.31 acres and is heavily wooded.

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 8, 2010 which states that the property is improved with a single-family dwelling on Lot 29 on the Final Development Plan of Woodsyde Heights recorded in 1985 and vested prior to the effective date of Bill 56-04 R.C. 5 Performance Standards. The Planning Office does not object to the requested variance. The lot in question is irregularly shaped and only a small area of the addition extends outside the building envelope.

ORDER RECEIVED FOR FILING

Date 3-29-10 2

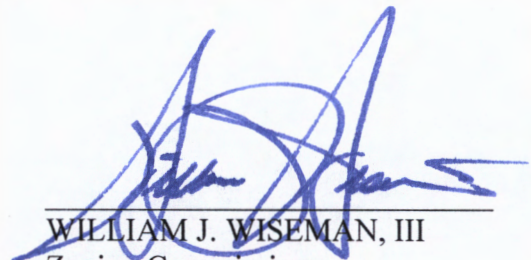
By [Signature]

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 to permit a side yard setback of 43 feet in lieu of the required minimum of 50 feet from the property line; and to approve the amendment of the approved amended Final Development Plan for Woodsyde Heights such that the Final Development Plan will be consistent with the site plan that is the subject of this Petition for Lot #29 only of Section 4 of the subdivision of Woodsyde Heights 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.

WJW:pz


WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Date 3.29.10 3

By WJW



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 29, 2010

David B. and Sandra F. Abramoff
12143 Woodsyde Court
Owings Mills MD 21117

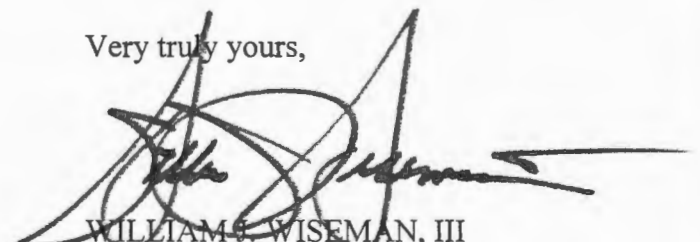
RE: Petition for Administrative Variance
12143 Woodsyde Court
Case No. 2010-0223-A

Dear Mr. and Mrs. Abramoff:

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: Stuart Kaplow, 15 East Chesapeake Avenue, Towson MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 12143 Woodsyde Court, Owings Mills, MD 21117
which is presently zoned RC - 5

Deed Reference: 7770 / 824 Tax Account # 2000010689

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)

1. Variance from BCZR Section 1A04.3.B.2 to permit a side yard setback of 43 feet in lieu of the required minimum of 50 feet from the property line.

[Note, the existing house was constructed in 1988.]

2. To approve the amendment of the approved amended final development plan for Woodsyde Heights, pursuant to BCZR Section 1B01.3.A.7, such that the FDP will be consistent with the site plan that is the subject of this petition. for lot #29 only.
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:

Stuart Kaplow

Name - Type or Print

Signature

Stuart D. Kaplow, P.A.

Company

15 E. Chesapeake Ave. 410-339-3910

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

Legal Owner(s):

David B. Abramoff

Name - Type or Print

Signature

Sandra F. Abramoff

Name - Type or Print

Signature

12143 Woodsyde Court 410-539-8301

Address

Telephone No.

Owings Mills, MD 21117

City

State

Zip Code

Representative to be Contacted:

Stuart Kaplow

Name

15 E. Chesapeake Ave. 410-339-3910

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. 2010-0223-A

Reviewed By [Signature]

Date 2/22/10

ORDER RECEIVED FOR FILING

Estimated Posting Date 3/7/10

FRM476-00

Date 3.29.10

Rev 3/09

By [Signature]

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 12143 Woodsyde Court
Address number Road or Street name

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

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) This residentially improved RC5 zoned property, that is the subject of an approved development plan, is unique and unusual in a manner different from the nature of the surrounding properties (i.e., topography, shape, historical significance, etc.) such that the uniqueness causes the zoning regulations to impact disproportionately upon this property. And practical difficulty or undue hardship resulting from the disproportionate impact of the ordinance caused by the property's uniqueness exists.

[Also of note, the location of the house on the adjoining lot 28, is toward the front of that lot and approximately 190 feet from the closest corner of the proposed house addition encroachment.]

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.

David B. Abramoff
Signature

David B. Abramoff
Name- print or type

Sandra F. Abramoff
Signature

Sandra F. Abramoff
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 15 day of February, 2013 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): David B. Abramoff and Sandra F. Abramoff
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

May 25, 2013
Commission expires

PLACE SEAL HERE:

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION – 12143 WOODSYDE COURT

Beginning at a point on the east side of Woodsyde Court, which is 50 feet wide, at a distance of 885 feet north of the centerline of Heneson Garth, which is 50 feet wide.

Being Lot 29 in Section Four of the subdivision of Woodsyde Heights, as recorded in Baltimore County Plat Book 55, folio 37, and containing 1.3124 acres.

Also known as 12143 Woodsyde Court and located in the 4th Election District, 2nd Councilmanic District.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-2010

2010-0223-A

STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW

15 EAST CHESAPEAKE AVENUE

TOWSON, MARYLAND 21286-5306

TELEPHONE 410-339-3910

FACSIMILE 410-339-3912

E-MAIL SKAPLOW@STUARTKAPLOW.COM

STUART D. KAPLOW

WWW.STUARTKAPLOW.COM

February 16, 2010

Via Hand Delivery

Timothy M. Kotroco, Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Drop Off Filing**
Residential Administrative Variance – 12143 Woodsyde Court

Dear Mr. Kotroco:

This is a Drop Off filing for a residential administrative variance (and an amendment to the FPD) to permit an addition to the existing house at 12143 Woodsyde Court, an owner occupied single family lot. Specifically, please find attached:

1. Three copies of the petition, including the affidavit;
2. Twelve copies of the plat (with the RC-5 zoning indicated);
3. One copy of the 200' scale zoning map, with the property identified;
4. Three copies of the property description;
5. One copy of the advertising requirement form;
6. Three sets of the required photographs;
7. Three copies of an architectural elevations of the house with the improvements; and
8. The client's check, payable to Baltimore County in the amount of \$115.

There are no known zoning violations on this property. No one in your office has previously reviewed this matter.

Please have the notice sent to me and I will cause the property to be appropriately posted. Thank you very much.

Sincerely,

Stuart Kaplow

Stuart D. Kaplow

SDK:tbm

cc: Mr. & Mrs. David Abramoff

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0223 -A Address 12143 Woodsyde Ct.
Contact Person: LEONARD WASILEWSKI 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.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0223 -A Address 12143 Woodsyde Ct.
Petitioner's Name David B & Sandra F Abramoff Telephone 410 539-8301
Posting Date: 3/7/10 Closing Date: 3/22/10
Wording for Sign: To Permit A side yard setback of 43 feet in lieu
of the Required 50 feet setback and to amend the
Approved Final Development Plan of "Woodsyde Heights for
lot # 29 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: 2010-0223-A

Petitioner: DAVID S ABRAHAMOFF, ETUX

Address or Location: 12143 WOODSIDE GURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: STUART D KAPLAN, PA.

Address: 15 EAST CHESAPEAKE AVE

TOWSON MD 21286

Telephone Number: 410-339-3910

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

No. **50639**

Date: **2/22/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/23/2010 2/22/2010 15:20:10 2

REG #502 MAIL JEVA JEE
 RECEIPT # 473863 2/22/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				115.00

5 528 ZONING VERIFICATION
 CR RD. 050639

Recpt Tot \$115.00
 \$115.00 CK \$.00 CA
 Baltimore County Maryland

Total: **115.00**

Rec From: **David & Sandra Abramoff**

For: **12143 Woodside Ct**

21117-16.39

2010-0223-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 3/8/10

Case Number: 2010-0223-A

Petitioner / Developer: DAVID B. & SANDRA F. ABRAMOFF~
COLBERT, MATZ & ROSENFELT, INC.

Date of Hearing (Closing): MARCH 22, 2010

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:
12143 WOODSYDE COURT

The sign(s) were posted on: MARCH 5, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 23, 2010

Stuart Kaplow, P.A.
15 E. Chesapeake Ave.
Towson, MD 21286

Dear: Stuart Kaplow

RE: Case Number 2010-0223-A, 12143 Woodsyde 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
David & Sandra Abramoff; 12143 Woodsyde Ct.; Owings Mills, MD 21117

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 # 10-223-A
Address 12143 Woodsyde Court
(Abramoff 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:

The septic system may need to be evaluated or certified, or even upgraded, depending on whether or not there will be an increase in the number of bedrooms with the proposed additions.

Reviewer: Dan Esser

Date: 3/10/10

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 8, 2010

RECEIVED

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

MAR 08 2010

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-223- Administrative Variance**

The property in question is improved with a single family dwelling on Lot 29, on the final development plan of Woodsyde Heights recorded in 1985 and vested prior to the effective date of Bill 56-04, RC 5 Performance Standards.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested variance for a side yard setback of 43 feet in lieu of the required 50 feet for an addition. The lot in question is irregularly shaped and only a small area of the addition extends outside the building envelope.

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

Prepared By:
CM/LL





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

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

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

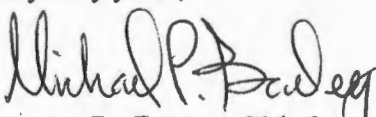
RE: Baltimore County
Item No. 2010-0223-A
12143 WOODSTYDE COURT
ABRAMOFF PROPERTY
ADMIN. VARIANCE -

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. 2010-0223-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

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners 2835 Smith Avenue, Suite G Baltimore, MD 21209

LETTER OF TRANSMITTAL

To: Baltimore County Office of
Zoning.
111 W. Chesapeake Avenue
Towson, Md. 21286

Date: February 18, 2010

2009273

Attn:

Re: 12143 Woodsyde Court

Cc:

We are forwarding

☒ Attached

☒ Prints

☐ Under Separate Cover

☐ Originals

No.	Date	Description
12		Revised Zoning Plans

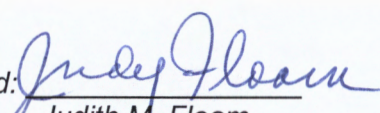
These are transmitted as checked below:

☐ Information Only ☒ As Requested ☐ For Approval ☐ Review & Comment ☐ For your use

Message:

The plans have been changed as we discussed. I have asked Stuart Kaplow to come in to change and initial the petitions.

Thank you.

Signed: 
Judith M. Floam

If enclosures are not as noted, kindly notify me at once.

Telephone: 410-653-3838

Fax: 410-653-7953



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

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

Account Identifier: District - 04 **Account Number -** 2000010689

Owner Information

Owner Name:	ABRAMOFF DAVID B ABRAMOFF SANDRA F	Use:	RESIDENTIAL
Mailing Address:	12143 WOODESYDE CT OWINGS MILLS MD 21117	Principal Residence:	YES
		Deed Reference:	1) / 7770/ 824 2)

Location & Structure Information

Premises Address	Legal Description
12143 WOODESYDE CT	1.3124 AC WOODESYDE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
49	18	250			4		29	1	Plat Ref: 55/ 37

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	3,807 SF	1.31 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	257,750	185,500		
Improvements:	527,560	294,500		
Total:	785,310	480,000	785,310	480,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: JOHN F OWINGS EN TERPRISES	Date: 01/18/1988	Price: \$105,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7770/ 824	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 *

12143 Woodsyde Photographs

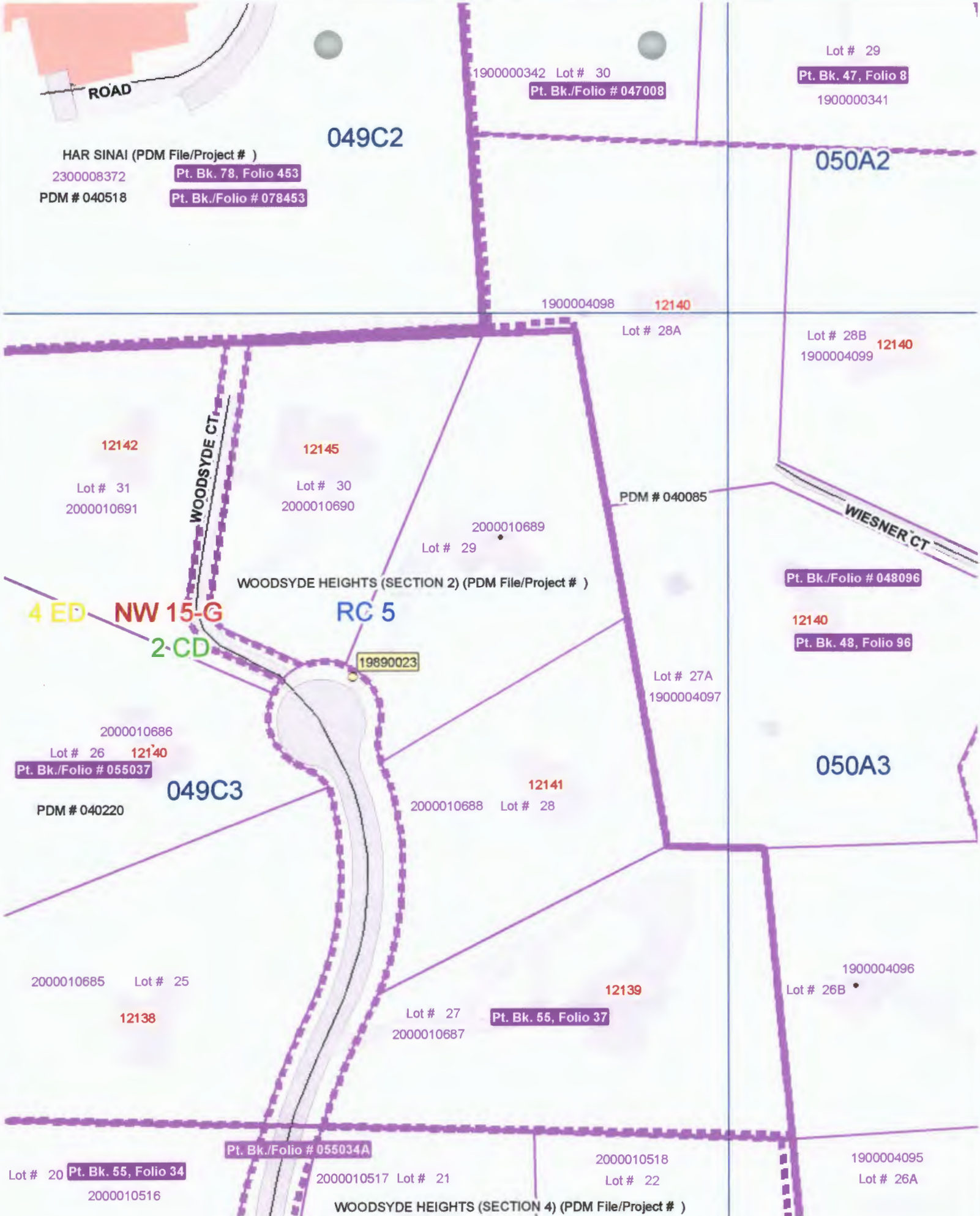


View of front of Abramoff house (on left), from Woodsyde Court, North West view. Area of encroachment will be on the right side of the Abramoff house and approximately 190 feet from the closest corner of the adjoining house (as seen on the right).



View of Abramoff house from rear, South East view, in the area encroaching addition is proposed to be constructed.

2010-0223-A



HAR SINAI (PDM File/Project #)
2300008372 Pt. Bk. 78, Folio 453
PDM # 040518 Pt. Bk./Folio # 078453

1900000342 Lot # 30
Pt. Bk./Folio # 047008

Lot # 29
Pt. Bk. 47, Folio 8
1900000341

049C2

050A2

1900004098 12140

Lot # 28A

Lot # 28B 12140
1900004099

12142

Lot # 31
2000010691

12145

Lot # 30
2000010690

2000010689
Lot # 29

PDM # 040085

WIESNER CT

Pt. Bk./Folio # 048096

4 ED NW 15-G
2-CD

RC 5

WOODSYDE HEIGHTS (SECTION 2) (PDM File/Project #)

19890023

Lot # 27A
1900004097

12140
Pt. Bk. 48, Folio 96

2000010686

Lot # 26 12140
Pt. Bk./Folio # 055037

049C3

PDM # 040220

12141

2000010688 Lot # 28

050A3

2000010685 Lot # 25

12138

12139

Lot # 27
2000010687 Pt. Bk. 55, Folio 37

1900004096
Lot # 26B

Pt. Bk./Folio # 055034A

Lot # 20 Pt. Bk. 55, Folio 34
2000010516

2000010517 Lot # 21

2000010518
Lot # 22

1900004095
Lot # 26A

WOODSYDE HEIGHTS (SECTION 4) (PDM File/Project #)

2010-0223-A

12425

12424

2905

12140

WOODSYDE CT °

12142

30

12145

12197 - 19890023

12143

29

12140

12140

12141

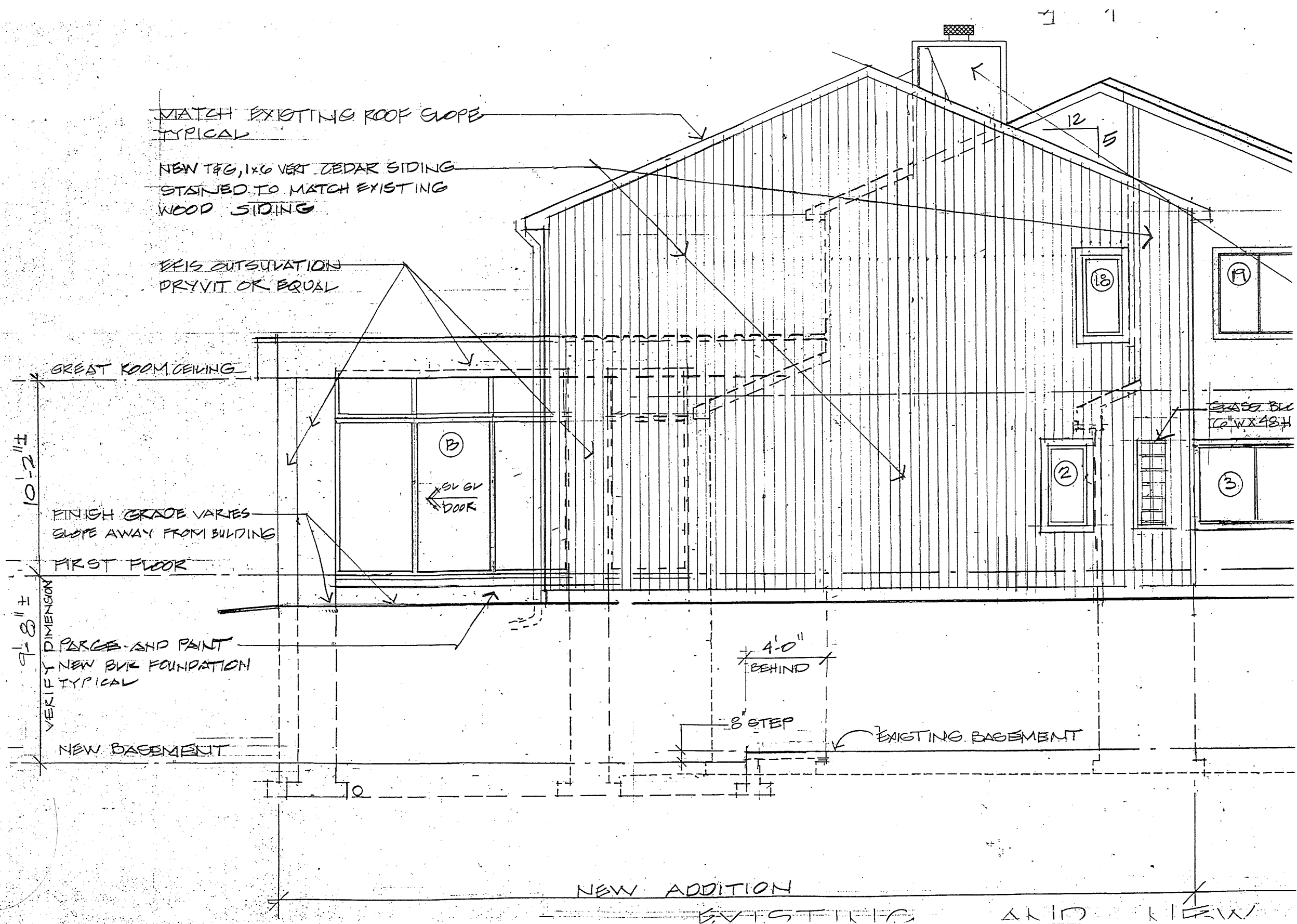
28

12138

12139

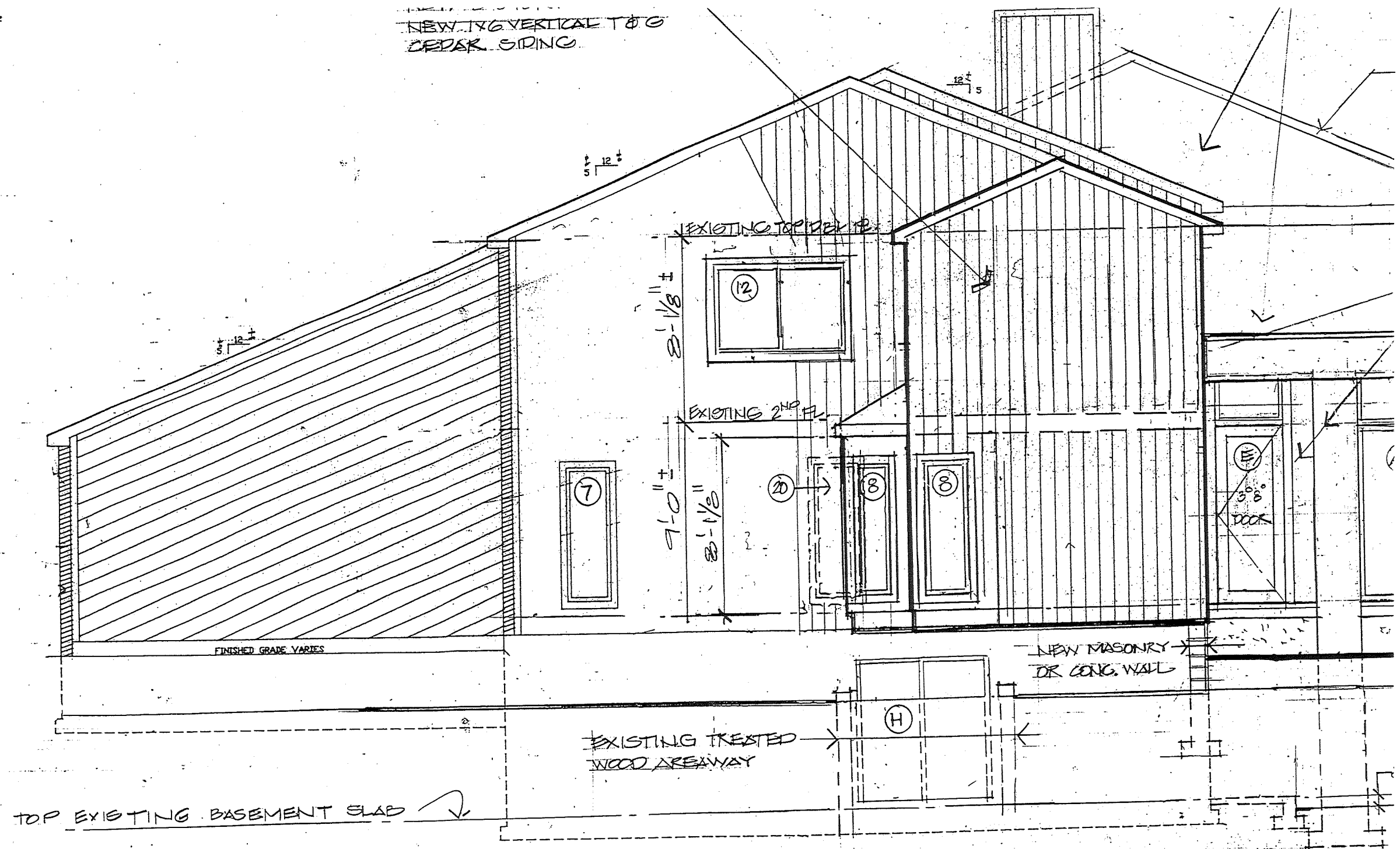
12134

2010-0223-A



2010-0223-A

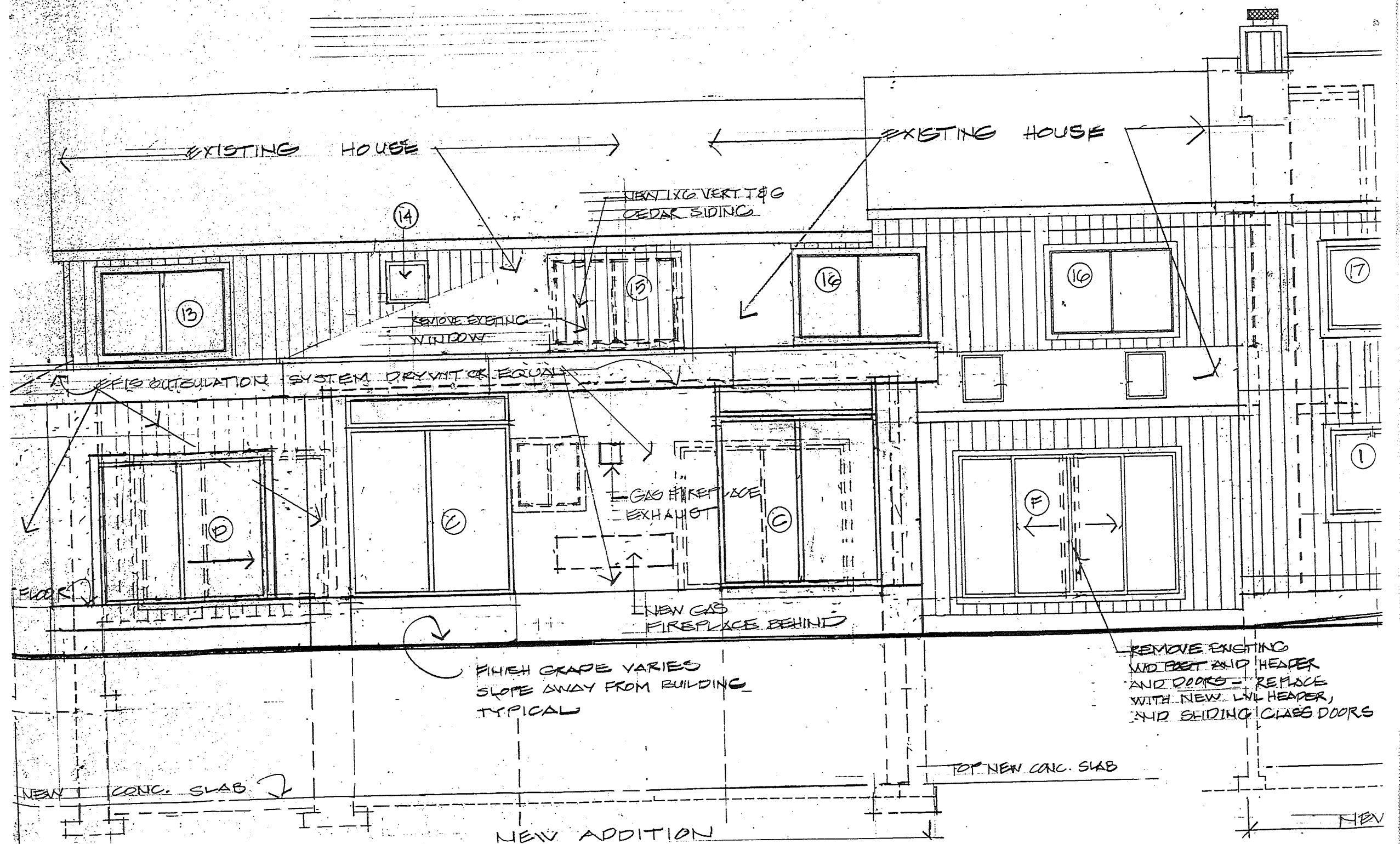
1011

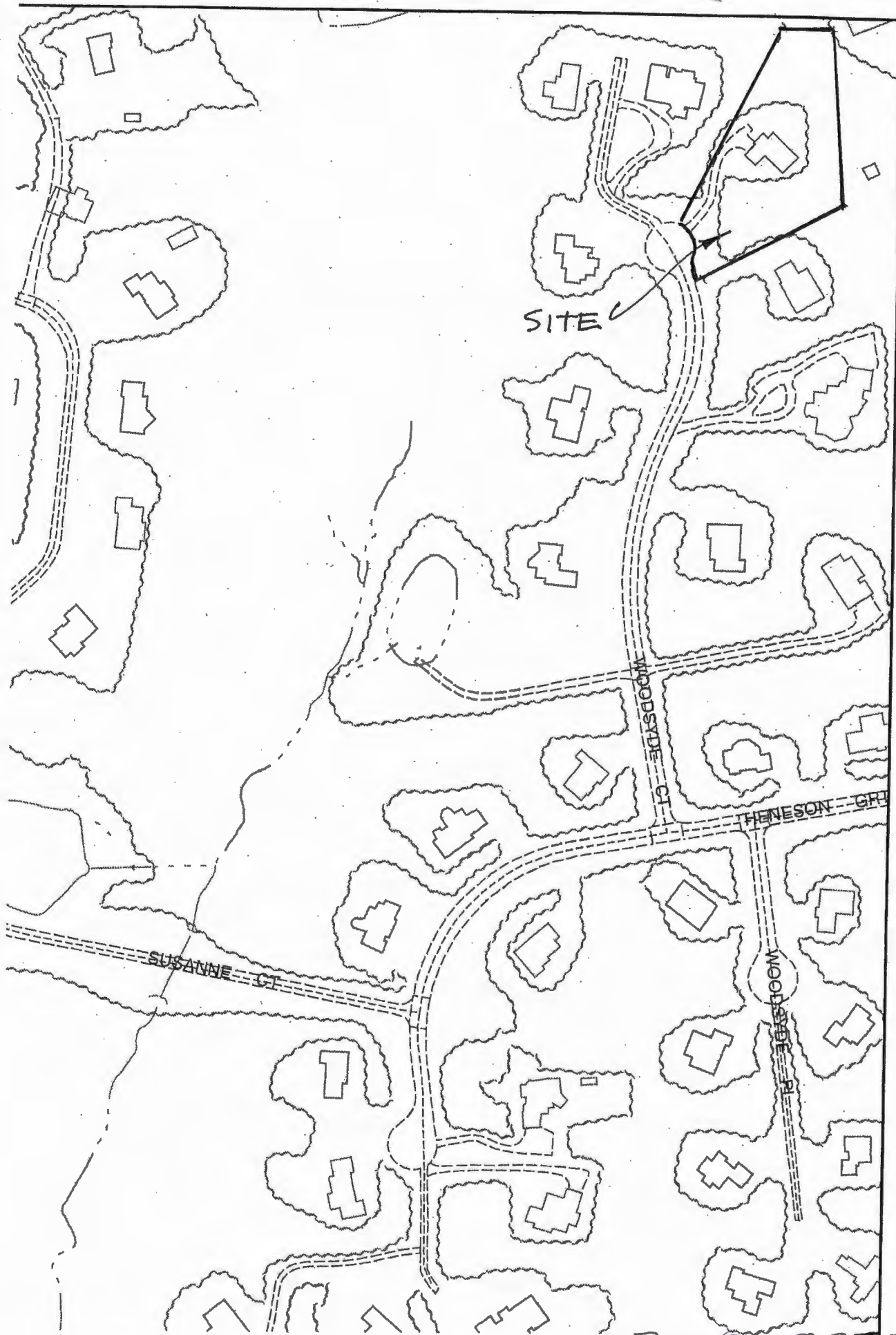


RIGHT ELEVATION

SCALE 1/4" = 1'-0"

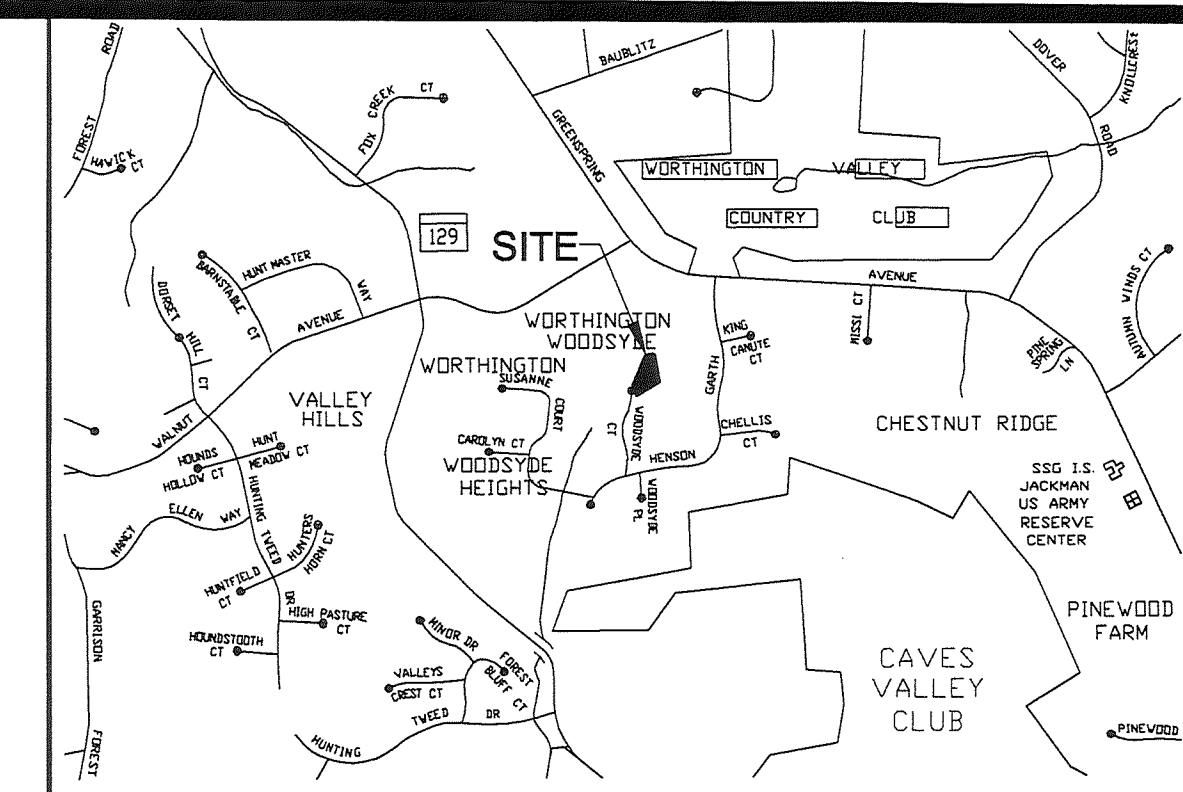
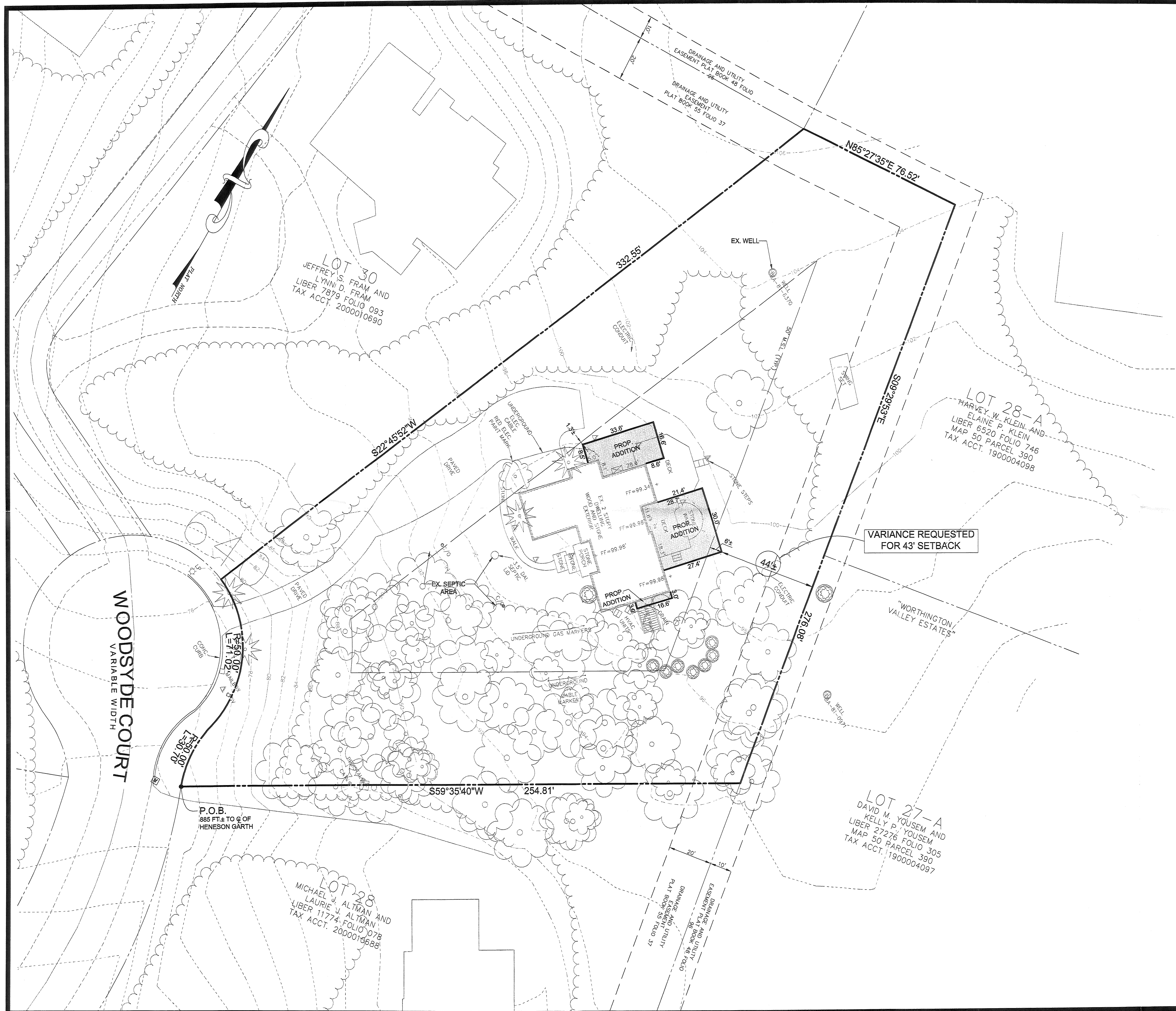
NEW ADDITION





MAP NO.
49C3

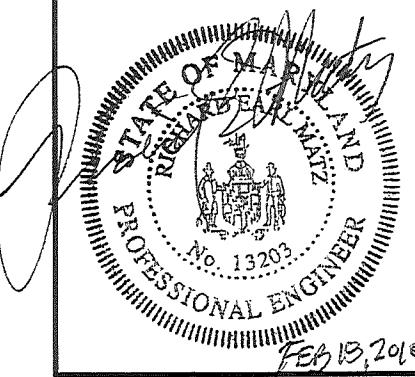
2010-0223-A



- GENERAL NOTES**
- OWNER: DAVID B. AND SANDRA F. ABRAMOFF
12143 WOODSYDE COURT
OWINGS MILLS, MARYLAND 21117
 - SITE DATA:
DEED REF: 7770/624
PLAT REF: 55/37
TAX ACCT: 2000010689
LOT AREA: 57,188 SQ. FT. ± OR 1.312 ACRES
MAP # 049C3
ZONED: RC-5
 - REQUIRED SETBACKS:
FRONT: 75' FROM C.L. STREET
ALL OTHER LOT LINES: 50'
 - LOT COVERAGE:
MAX PERMITTED: 15%
PROPOSED: 7.3%
 - NO PRIOR ZONING HEARINGS
 - THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA
 - THERE ARE NO 100-YEAR FLOODPLAIN, STREAMS, OR WETLANDS ON THIS SITE
 - THIS SITE IS NOT ON ANY HISTORIC INVENTORY

2010-0223-A

PLAN TO ACCOMPANY VARIANCE PETITION
12143 WOODSYDE COURT
4TH ELECTION DISTRICT 2ND COUNCIL DISTRICT
TAX MAP 49 - GRID 18 - PARCEL 250 - LOT 29
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		SCALE: 1"= 20' DATE: FEBRUARY 3, 2010 JOB NO.: 2009-273 DESIGNED: TRB/ AKC DRAWN: TRB/ AKC CHECKED: CMR FILE: 2009273 VAR.dwg DRAWING NUMBER: VAR-1	
License No.	13203	Expiration Date:	11/02/10
NO.	DATE	REVISIONS:	BY
			SHEET 1 OF 1