

IN RE: PETITION FOR ADMIN. VARIANCE

NE corner of Crosshaven Road and.
Monaghan Court
8th Election District
2nd Councilmanic District
(916 Monaghan Court)

Ryan L. and Katherine S. Rush
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0111-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, Ryan L. and Katherine S. Rush for property located at 916 Monaghan Court. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (inground pool) to be located partially on the side of a dwelling and on the third of the lot closest to a street in lieu of the required rear yard and on the third of the lot farthest removed, and to amend the Final Development Plan of Smyth Property, Section One, Plat Two, Lot #36 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' dwelling is constructed on a corner lot. A well is located in a portion of the rear yard which severely limits where the pool can be constructed. There is no house on the opposite side of the of the proposed pool location as this property is owned by the homeowners association and will remain passive open space. The proposed pool will be located approximately 62 feet away from Crosshaven Road. The existing dwelling contains 6,317 square feet with an attractive patio at the rear of the home. The new inground pool and the paver pool deck will be an attractive outdoor amenity for the family as evidenced by the pool schematic submitted with the Petition. This schematic drawing also shows that a large number of trees/shrubs are planned to

ORDER RECEIVED FOR FILING

Date 10-21-10

By B

surround the pool area as well as trees along the rear property line. The property contains 1.405 acres and is served by private water and sewer.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated October 13, 2010 that indicates if the Petitioners demonstrate hardship or practical difficulty the mature Leyland Cypress that appear to be on or near the property line should remain.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 30, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 Petitioners.

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 21st day of October, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (inground pool) to be located partially on the side of a dwelling and on the third of the lot closest to a street in lieu of the required rear yard and on the third of the lot farthest removed, and to amend the Final

ORDER RECEIVED FOR FILING

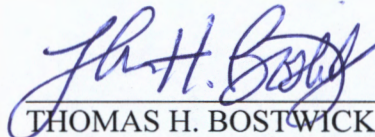
Date

10-21-10

Development Plan of Smyth Property, Section One, Plat Two, Lot #36 only is hereby GRANTED,
subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The mature Leyland Cypress that appear to be on or near the property line should remain.

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

ORDER RECEIVED FOR FILING

Date 10-21-10 3

By B



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2010

RYAN L. AND KATHERINE S. RUSH
916 MONAGHAN COURT
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 2011-0111-A
Property: 916 Monaghan Court

Dear Mr. and Mrs. Rush:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Karen Klayman, 293 Southland Court, Dunkirk MD 20756



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 916 MONAGHAN CT., LUTHERVILLE, MD 21093 which is presently zoned RC 5

Deed Reference: 249301209 Tax Account # 2400006495

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)

Section 400.1 – to permit a proposed detached accessory structure (in-ground pool) to be located partially on the side of a dwelling and on the third of the lot closest to a street in lieu of the required rear and on the third of the lot farthest removed; and to amend the final development plan of Smyth Property, lot #36 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:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

RYAN LESLIE RUSH
Name - Type or Print _____
Signature _____
KATHERINE SARA RUSH
Name - Type or Print _____
Signature _____
916 MONAGHAN CT. H-410-616-9211
Address _____ Telephone No. _____
LUTHERVILLE MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Karen Klayman
Name _____
293 Southland Ct 410 507 7705
Address _____ Telephone No. _____
Dunkirk MD 20754
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.

Case No. 2011-0111-A

Reviewed By KID Date 9/21/10

Estimated Posting Date 10/03/10

ORDER RECEIVED FOR FILING

FRM476_09

Rev 3/09

Date 10.21.10

By BM

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 916 MONAGHAN 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)

1. THE HOUSE IS LOCATED ON A CORNER LOT
2. THERE IS NO HOUSE ON OPPOSITE SIDE OF PROPOSED POOL LOCATION
3. Well is located on opposite side of back of house preventing
to pool from being built there

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

[Signature]
Signature

RYAN LESLIE RUSH
Name- print or type

[Signature]
Signature

KATHERINE SARA RUSH
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 _____ day of _____, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

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

AS WITNESS my hand and Notarial Seal

Blair Hickey
Name of Notary Public

10/31/12
Commission expires

PLACE SEAL HERE:



Item # 0111

ZONING DESCRIPTION

Beginning at a point on the east side of Monaghan Court, which is 40 feet wide, at a distance of 20 feet north of the centerline of the nearest improved intersecting street Crosshaven Road, which is also 40 feet wide (ie: the northeast corner of intersection). Being Lot #36, Section #1, in the subdivision of Smyth Property as recorded in Baltimore County Plat Book #76, Folio #154, containing 1.405 Acres. Also known as 916 Monaghan Court and located in the 8th Election District, 2nd Councilmanic District.

Item #0111

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

No. **59516**

Date: **9/21/10**

PAID RECEIPT

BUSINESS ACTION TIME DAY
 9/22/2010 9/21/2010 15:01:41 1

REG 0001 WALKIN TRIC TRK
 >> RECEIPT N 473096 9/21/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				15115.2

Dep 3 520 ZONING VERIFICATION
 CR NO. 059516

Receipt Tot \$115.00
 \$115.00 CR \$1.00 CA
 Baltimore County, Maryland

Total: **15115.2**

Rec From:

For: **zoning hearing - case # 2011-0111-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2011-0111-A

Petitioner/Developer: R & K RUSH

KH & K - KAREN KLAYMAN

Date of Hearing/Closing: 10/18/10

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention:

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 at

916 MONAGHAN CT

LUTHERVILLE/TIMONIUM MD 21093-1529

The sign(s) were posted on 9/30/10
(Month/Day/Year)

Sincerely,

B. Leddon
(Signature of Sign Poster/Date)

B. LEDDON
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0111-A

TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (INGROUND POOL) TO BE LOCATED PARTIALLY
ON THE SIDE OF DWELLING AND ON THE THIRD OF THE
LOT CLOSEST TO A STREET IN LIEU OF THE REQUIRED REAR
AND THE THIRD OF THE LOT FARTHEST REMOVED AND TO AMEND
THE FINAL DEVELOPMENT PLAN OF SMYTH PROPERTY
LOT 36 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/18/10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-0111-A Address 916 Monaghan Ct
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/21/10 Posting Date: 10/03/10 Closing Date: 10/18/10

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 2000-0111-A Address 203 916 Monaghan Ct
Petitioner's Name R + K Rush Telephone 410 616 9211
Posting Date: 10/03/10 Closing Date: 10/18/10
Wording for Sign: To Permit a proposed detached accessory structure (in-ground pool)
to be partially located partially on the side of dwelling and on the third of the lot closest
to a street in lieu of the required rear and the third of the lot farthest removed,
and to amend the final development plan of Smyth Property, lot 36 only

WCR - Revised 7/7/08

**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: 2011-0111-A
Petitioner: Karen Klayman (agent for Ryan Rush)
Address or Location: 293 Southland Ct Dunkirk MD 20754
410-507-7705

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ryan Rush
Address: 916 Monaghan Ct
Luthersville Md 21093

Telephone Number: 410-616-9211



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 19, 2010

Ryan & Katherine Rush
916 Monaghan Ct.
Lutherville, MD 21093

Dear: Ryan & Katherine Rush

RE: Case Number 2011-0111-A, 916 Monaghan Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 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
Karen Klayman; 293 Southland Ct.; Dunkirk, MD 20756

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2010
Item Nos. 2011- 103, 106, 107, 108,
109, 110, 111, 112, 113, 115, 116,
117, 118, 119, 120, 121 and 122

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-10182010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2010

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

SUBJECT: 916 Monaghan Court

INFORMATION:

Item Number: 11-111

Petitioner: Ryan and Katherine Rush

Zoning: RC 5

Requested Action: Administrative Variance

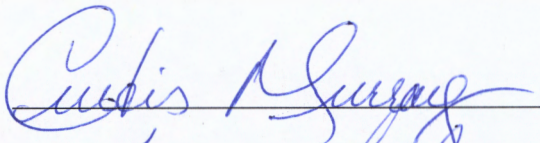
The petitioners request a variance to allow a swimming pool to be constructed partially on the side of the dwelling and in the third of the lot closest to a street in lieu of the third of the lot farthest removed from the street. The lot is in the vested plat known as the Smyth Property, approved prior to the RC5 Performance Standards.

SUMMARY OF RECOMMENDATIONS:

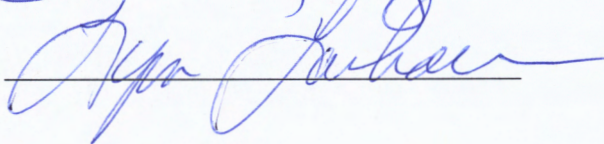
If the Zoning Commissioner determines the petitioner has demonstrated hardship or practical difficulty the mature Leyland Cypress that appear to be on or near the property line should remain.

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

Prepared by:



Division Chief:
AFK/LL: CM



RECEIVED

OCT 14 2010

ZONING COMMISSIONER



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: October 26, 2010

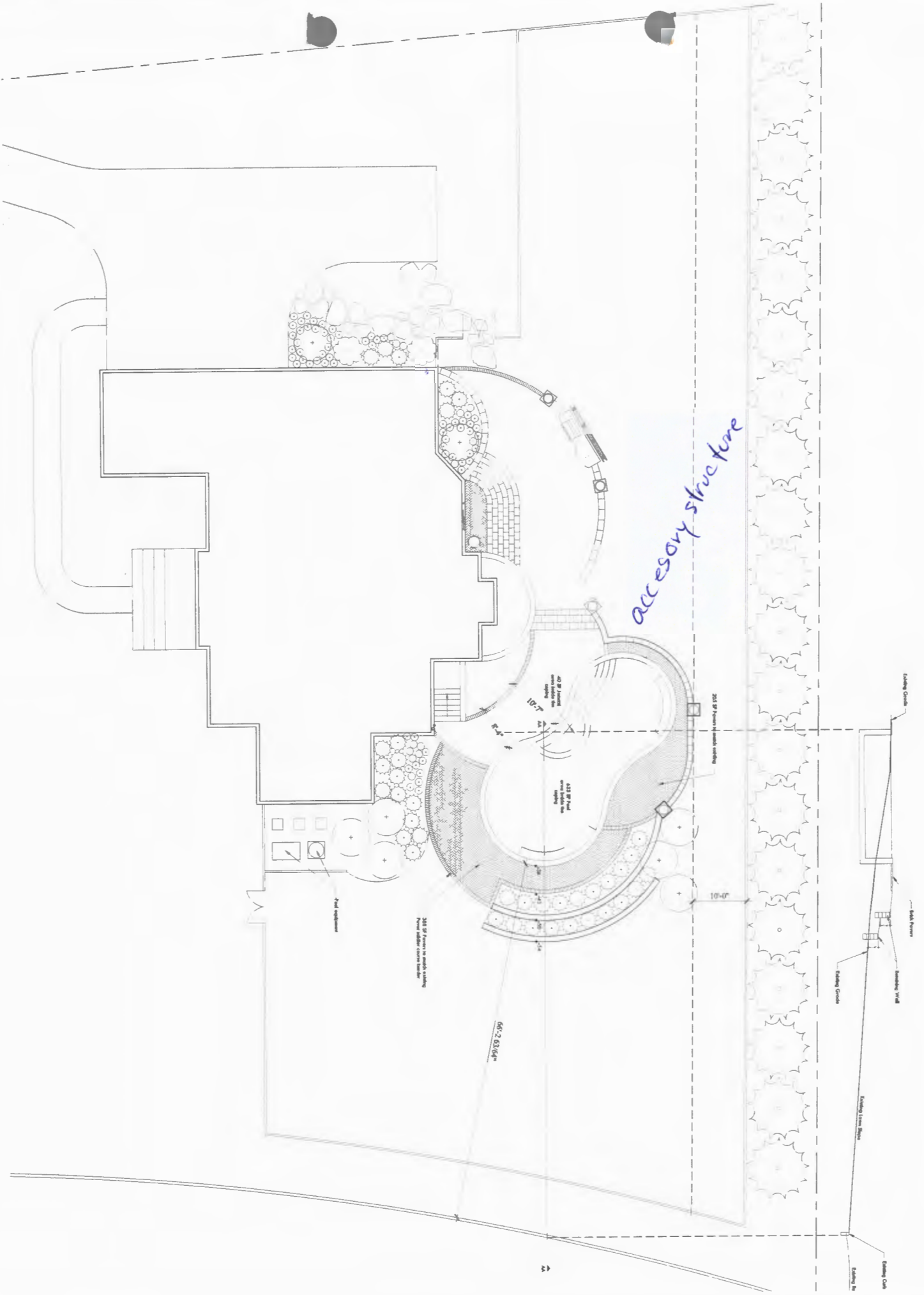
SUBJECT: Zoning Item # 11-111-A
Address 916 Monaghan Court
(Rush Property)

RECEIVED
OCT 26 2010
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 4, 2010.

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

Reviewer: JWL Date: 10/26/10





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Closing
10/18/10

Date: Oct. 15, 2010

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

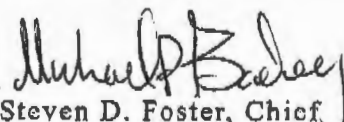
RE: Baltimore County
Item No. 2011-0111-A
916 MONAGHAN CT
RUSH PROPERTY
ADMIN. VARIANCE

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. 2011-0111-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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3)
BALTIMORE COUNTY

Account Identifier:

District - 08 Account Number - 2400006495

Owner Information

Owner Name: RUSH RYAN L **Use:** RESIDENTIAL
RUSH KATHERINE SARA **Principal Residence:** YES
Mailing Address: 916 MONAGHAN CT **Deed Reference:** 1) /24930/ 709
LUTHERVILLE MD 21093-1529 2)

Location & Structure Information

Premises Address **Legal Description**
916 MONAGHAN CT 1.405 AC
916 MONAGHAN CT
SMYTH PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
51	19	68			1		36	2

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

Primary Structure Built	Enclosed Area	Property Land Area	Cc
2006	6,317 SF	1.41 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	416,400	416,400		
Improvements:	987,120	987,120		
Total:	1,403,520	1,403,520	1,403,520	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
NVR INC	12/15/2006	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/24930/ 709	
Seller:	Date:	Price:
CUSTOM BUILDERS SYNDICATE LLC	10/24/2006	
Type:	Deed1:	Deed2:
MULT ACCTS ARMS-LENGTH	/24666/ 714	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

09/15/2010

LOCATION INFORMATION

DISTRICT: 08 ACCT NO: 2400006495
NAME: RUSH RYAN L

USE: RESIDENTIAL

PREMISES ADDRESS
916 MONAGHAN CT

LEGAL DESCRIPTION
1.405 AC
916 MONAGHAN CT
SMYTH PROPERTY

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	ASSESSMENT	AREA	
51	19	68		1		36	2		
									PLAT NO : 2
									PLAT REF: 76/ 154

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA		PROPERTY	LAND AREA	COUNTY
YEAR BUILT	ENCLOSED AREA		1.41 AC	USE
2006	6,317 SF			04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

Rush Residence

916 Monaghan Court

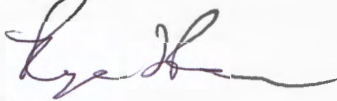
Lutherville, MD 21093

September 12, 2010

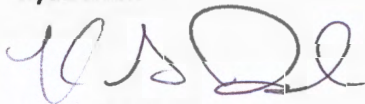
To Whom it May Concern:

We give Karen Klayman our permission to file the variance for the pool on our behalf. If you have any questions, feel free to contact me at 410.804.5198.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ryan Rush", written in a cursive style.

Ryan Rush

A handwritten signature in dark ink, appearing to read "Katherine Rush", written in a cursive style.

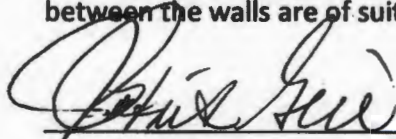
Katherine Rush

Date: July 30, 2010

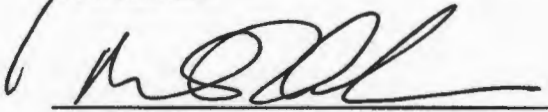
Subject: proposed swimming pool, deck and retaining walls at 916 Monaghan Court

The architectural committee reviewed the materials submitted as attachments to emails from you to me dated July 24, 25 and 27.

The committee approved your proposal effective this date without comment provided that the landscape retaining walls visible from Crosshaven are similar to the materials already used on your property and that the natural grasses proposed for screening and or plantings between the walls are of suitable scale.

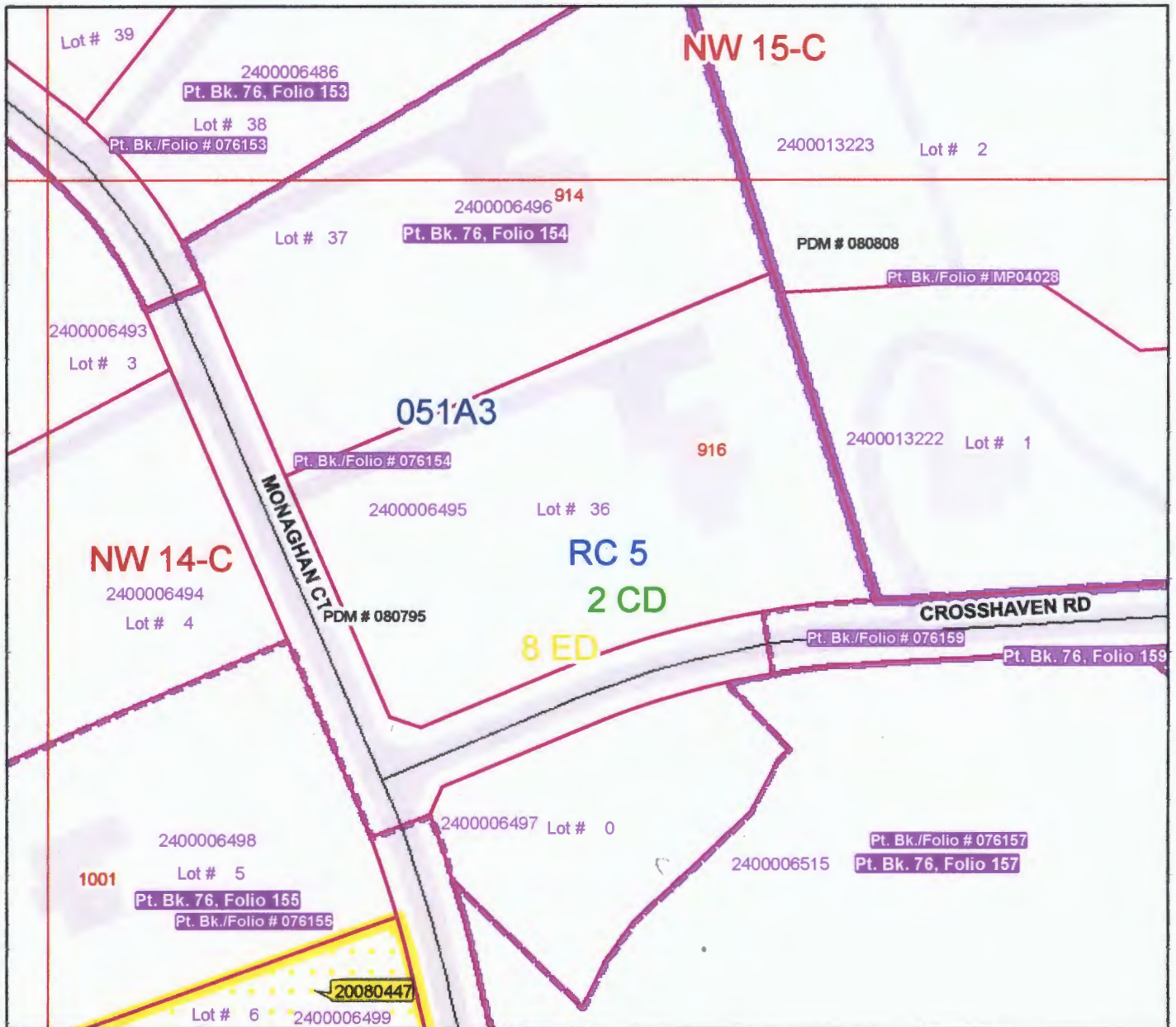


Patrick Gill



Michael Alderman

916 Monaghan Court



Publication Date: September 20, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200 Feet

1 inch = 100 feet

Proposed pool area is 62' from street



Existing patio in rear of property



proposed pool area is 62' from street



Existing patio in rear of property



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

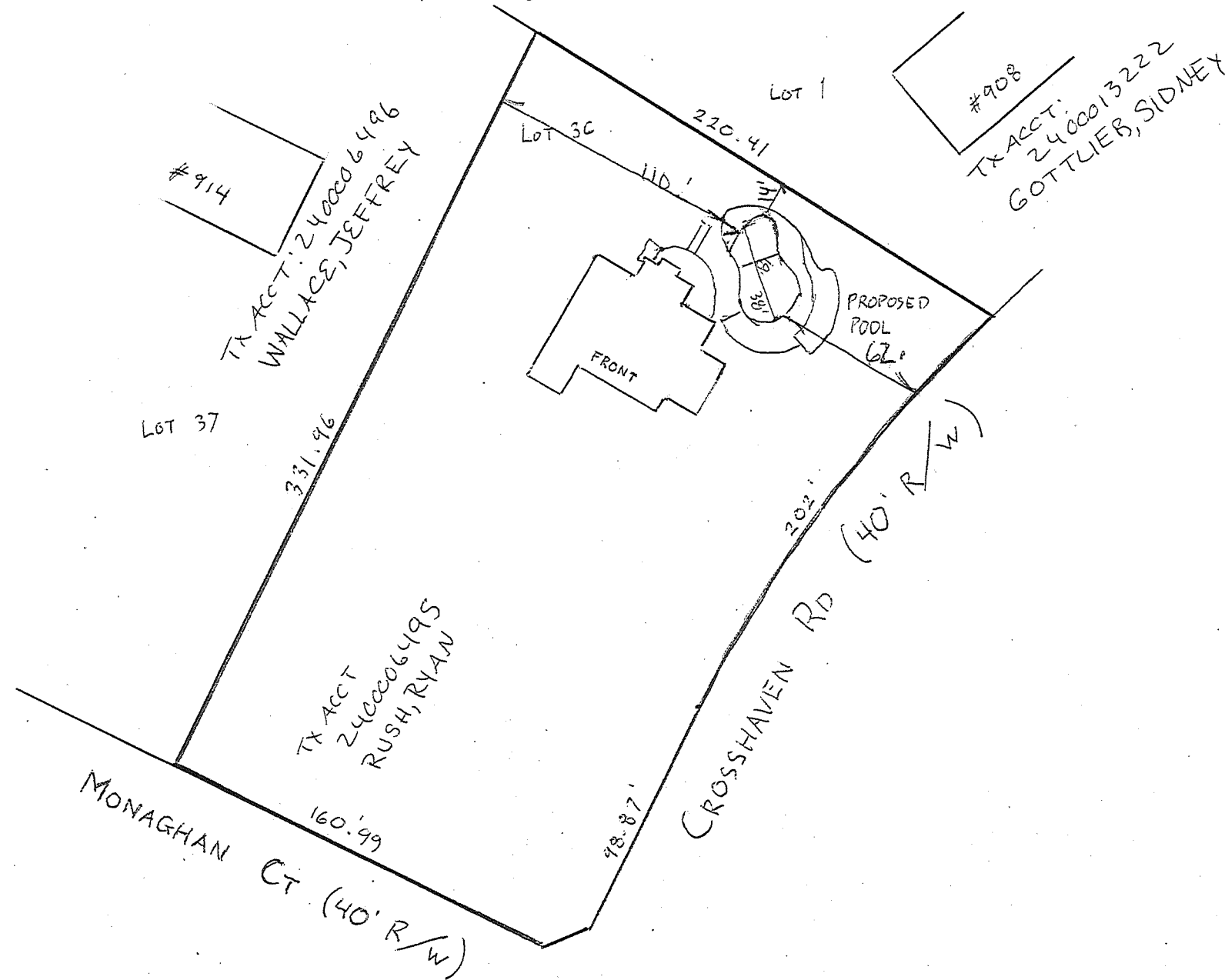
PROPERTY ADDRESS 916 MONAGHAN CT.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION
Lutherville 21093

SUBDIVISION NAME SMYTH PROPERTY

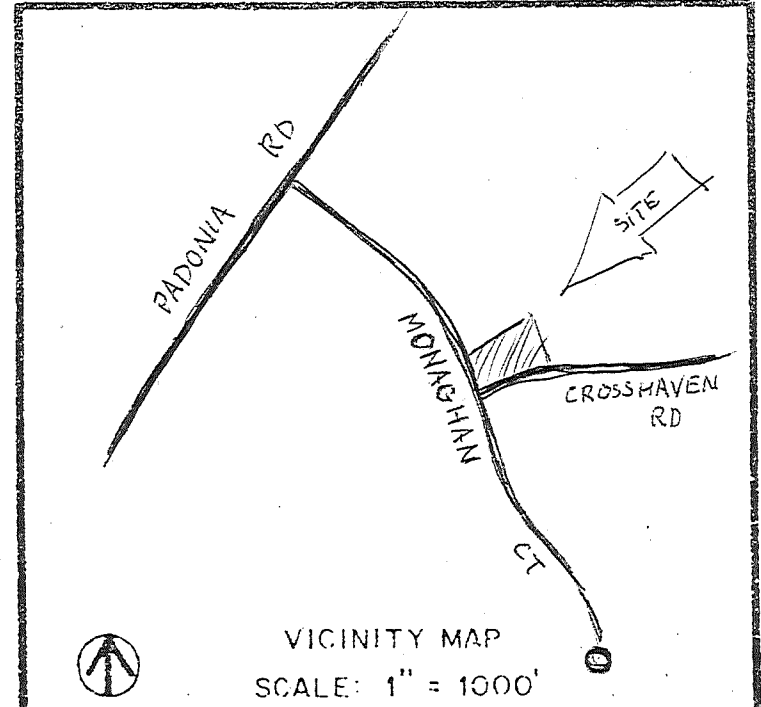
PLAT BOOK # 76 FOLIO # 154 LOT # 36 SECTION # 1

OWNER RYAN RUSH



PREPARED BY _____

SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION			
ELECTION DISTRICT	8 TH		
COUNCILMANIC DISTRICT	2 ND		
1" = 200' SCALE MAP #	051A3		
ZONING	RC 5		
LOT SIZE	1.405	ACREAGE	SQUARE FEET
		PUBLIC	PRIVATE
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/ BUILDING	☐	☒	
PRIOR ZONING HEARING	None		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
		2011-0111-A

