

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

S side of Georgia Belle Drive, 25 feet W  
of c/l of Tgeorgia Bell Court  
11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
(9309 Georgia Belle Drive)

Douglas C. and Joyce E. Lauenstein  
*Petitioners*

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\* Case No. 2011-0230-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Douglas C. and Joyce E. Lauenstein for property located at 9309 Georgia Belle Drive. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (screened-in-porch) to have a rear yard setback of 21.5 feet in lieu of the required 37.5 feet, and to amend the Final Development Plan for Forge Landing, Phase II, Lot 39 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a covered screen porch measuring 16 feet x 19 feet. The proposed screen porch will provide a level and useful living area on a sloping back yard. Access to the porch will be through the existing French doors. An 8 feet wide screen porch would not be useful, practical or cost effective for the Petitioners. The proposed addition would encroach 16 feet into the setback. The file contains letters of support from neighbors residing at 9307 Georgia Bell Drive, 9311 Georgia Bell Drive, and 4 Georgia Bell Court. The property is an irregular shaped corner lot.

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 February 16,

**ORDER RECEIVED FOR FILING**

Date 3-9-11

By PJ

2011, which indicate they do not oppose the request provided the open projection is screened with vegetation along the southern property line from view by the neighboring property.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 13, 2011, 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 Administrative Law Judge, 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 Administrative Law Judge for Baltimore County, this 9th day of March, 2011 that a variance from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (screened-in-porch) to have a rear yard setback of 21.5 feet in lieu of the required 37.5 feet, and to amend the Final Development Plan for Forge Landing, Phase II, Lot 39 only be and 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.

ORDER RECEIVED FOR FILING

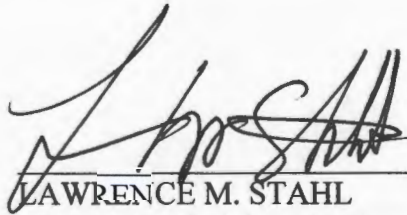
Date 3-9-11

By [Signature]

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 open projection screen porch shall be screened with vegetation along the southern property line.

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

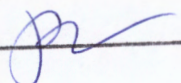


LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 3-9-11

By 



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
TIMOTHY M. KOTROCO  
*Administrative Law Judges*

March 9, 2011

DOUGLAS C. AND JOYCE E. LAUENSTEIN  
9309 GEORGIA BELLE DRIVE  
PERRY HALL, MD 21128

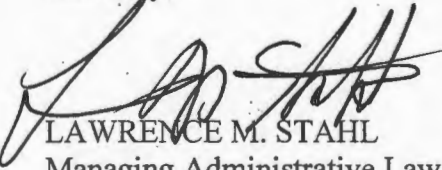
Re: Petition for Administrative Variance  
Case No. 2011-0230-A  
Property: 9309 Georgia Belle Drive

Dear Mr. and Mrs. Lauenstein:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

  
LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS/pz

Enclosure

c: Jeffrey J. Deegan, 2309 Bel Air Road, Suite C, Fallston MD 21047





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 9309 Georgia Bell Dr., Perry Hall, MD 21128  
which is presently zoned DR-3.5 H

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)

See Attachment #1

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

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

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

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

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

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

ORDER RECEIVED FOR FILING  
3-9-11

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.

### Legal Owner(s):

Douglas C. Lauenstein  
Name - Type or Print \_\_\_\_\_  
Signature *Douglas C. Lauenstein* \_\_\_\_\_  
Joyce E. Lauenstein  
Name - Type or Print \_\_\_\_\_  
Signature *Joyce E. Lauenstein* \_\_\_\_\_  
9309 Georgia Bell Dr. 410-256-0311  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Perry Hall, MD 21128  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Jeffrey J. Deegan, P.E.  
Name \_\_\_\_\_  
2309 Bel Air Rd., Suite C, 410-808-4564  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Fallston, MD 21047  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Zoning Commissioner of Baltimore County

CASE NO. 2011-0230-A

REV 10/25/01

Reviewed By *RJD* Date 2/2/11  
Estimated Posting Date 2/13/11

ATTACHMENT #1  
to  
**PETITION FOR ADMINISTRATIVE VARIANCE**

Case No.: 2011-0230A

---

**Property Address:** 9309 Georgia Bell Dr., Perry Hall, MD 21128-8817

**Property Owner:** Douglas C. & Joyce E. Lauenstein  
9309 Georgia Bell Dr.  
Perry Hall, MD 21128-8817

**Present Zoning:** DR-3.5 H

**Requested Relief:**

A Variance from BCZR § 301.1.A, to permit a proposed open projection (screened-in-porch) to have a rear yard setback of 21.5 feet in lieu of the required 37.5 feet, and to amend the Final Development Plan for "Forge Landing-Phase II", Lot 39 only.

**Hardship or Practical Difficulty:**

In proposing the Covered Screen Porch, the Owners are attempting to add value to their existing home, while providing increased usefulness, beauty and comfort for the inhabitants, and their guests. The Covered Screen Porch will provide a level and useful area, on an otherwise sloping back yard, without performing excessive earthwork, or the need for expensive retaining wall construction.

The Hardship, and Practical Difficulty is as follows:

1. Unique configuration of property--property was originally created and recorded with the benefit of a rear yard setback (Case No. ~~0025A~~) This allowed the existing dwelling to be arranged on the building lot with a 30ft rear setback. The Builder, anticipating a rear structure, left a door for that future use. Unfortunately, from that rear door, only 8ft of structure could be constructed without penetrating the 30ft rear setback line. An 8ft rear porch would not be practical, cost effective, or useful to the Owners.

2010-0252-A

Item #0230



**ZONING DESCRIPTION OF PROPERTY**  
for  
**9309 GEORGIA BELL DRIVE, PERRY HALL, MD 21128**

Beginning at a point on the west side of Georgia Bell Court, which is a 50' wide R/W, at the distance of 114' southeast of the centerline of the nearest improved intersecting street; Georgia Bell Drive which is 50' wide. Being Lot #39 in the Subdivision of "Forge Landing-Phase II" as recorded in the Land records of Baltimore County in Plat Book S.M. No. 76, Folio 38, containing 0.208 acres, more or less. Also being known as 9309 Georgia Bell Drive, Perry Hall, MD 21128-8817, and located in the 11<sup>th</sup> Election District, and 5<sup>th</sup> Councilmanic District., including the following courses and distances:

|                  |            |                            |
|------------------|------------|----------------------------|
| S 86° 37' 20" W  | 20.00 ft.' |                            |
| S 72° 06' 51" W  | 61.09 ft.  |                            |
| N 36° 15' 15" W  | 79.99 ft.  |                            |
| Radius = 215.32' | 119.60 ft. | along a curve to the right |
| S 49° 31' 02" E  | 14.42 ft.  |                            |
| S 03° 22' 40" E  | 78.75'     | to the place of beginning  |

Item # 0230

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

No. **62942**

Date: **2/2/11**

**PAID RECEIPT**

BUSINESS ACTUAL TIME IPW  
 2/04/2011 2/02/2011 11:42:19 2

REG 0302 MAIL JENA JEE  
 >>RECEIPT # 723024 2/02/2011 OFLN

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Sub Obj | Dept.Obj | BS Acct | Amount              |
|------|------|------|----------|----------------|-----------------|----------|---------|---------------------|
| 001  | 806  | 0000 |          | 6150           |                 |          |         | 16135 <sup>00</sup> |
|      |      |      |          |                |                 |          |         |                     |
|      |      |      |          |                |                 |          |         |                     |
|      |      |      |          |                |                 |          |         |                     |
|      |      |      |          |                |                 |          |         |                     |
|      |      |      |          |                |                 |          |         |                     |
|      |      |      |          |                |                 |          |         |                     |
|      |      |      |          |                |                 |          |         |                     |

Rept 5 520 ZONING VERIFICATION  
 OR NO. 062942

Recpt Tot \$135.00  
 1.00 CK \$140.00 CA  
 \$5.00 CB

Baltimore County, Maryland

Total: **16135<sup>00</sup>**

Rec  
 From:

For: **Zoning hearing - case #2011-0230-A**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

February 23, 2011

Mr. & Mrs. Lauenstein  
9309 Georgia Bell Drive  
Perry Hall, MD 21128

RE: Case Number 2011-0230 A, 9309 Georgia Bell Drive, Perry Hall, MD 21128

Dear Mr. & Mrs. Lauenstein,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2011. 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,

A handwritten signature in black ink, appearing to read "W. C. Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel  
Mr. Jeffrey J. Deegan, P.E., 2309 Bel Air Rd., Ste. C, Fallston, MD 21047

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits,  
Approvals and Inspections

**DATE:** February 16, 2011

RECEIVED

FEB 23 2011

**FROM:** Jeff Mayhew  
(Acting) Director, Office of Planning

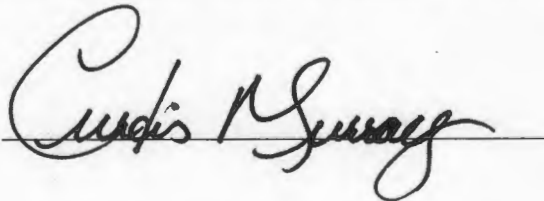
**ZONING COMMISSIONER**

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 11-230- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the open projection is screened with vegetation along the southern property line from view by the neighboring property.

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

**Prepared By:**  
CM/LL



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 14, 2011  
Item Nos. 2011- 226, 227, 228, 229  
and 230

**DATE:** February 10, 2011

*Admin  
Closing  
2/28/11*

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

DAK:CEN:cab

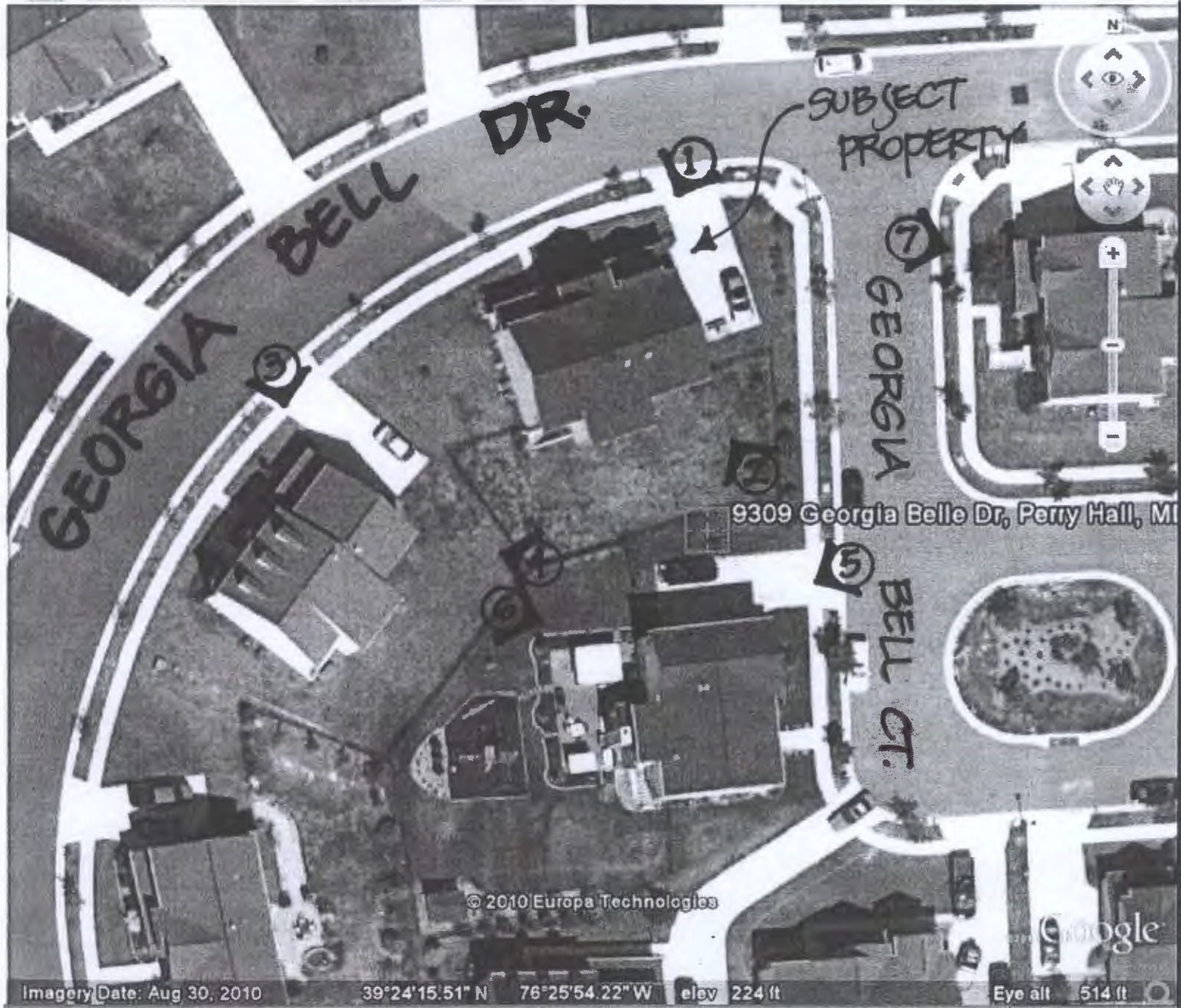
cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02142011 -NO COMMENTS.doc



# PHOTO / INDEX

9309 GEORGIA BELL DRIVE  
PERRY HALL, MD 21128-8817



Item #0230



①



②



Item #0230

3



4



Item #0230



5



6



Item #0230



7



Item #0230

Case # 2011-0230-A

## ATTACHMENT TO ACCOMPANY VARIANCE REQUEST

Subject: 9309 Georgia Bell Drive  
Proposed Covered Screen Porch  
Rear Yard Setback Variance

To whom it may concern:

We, the owners of 9307 Georgia Bell Dr. have been informed by Doug and Joyce Lauenstein of the subject variance request. We understand that the Proposed Covered Screen Porch will be constructed to within 21.5' of the rear lot line, which is 8.5' more than allowed by the Baltimore County Zoning Code, and we have no objections.

Benedicto R. Borja

Benedicto R. Borja

2/12/11

Date

Czarina A. Santos-Borja

Czarina A. Santos-Borja

2/12/11

Date

Item #0230

# ATTACHMENT TO ACCOMPANY VARIANCE REQUEST

Subject: 9309 Georgia Bell Drive  
Proposed Covered Screen Porch  
Rear Yard Setback Variance

To whom it may concern:

We, the owners of 9311 Georgia Bell Dr. have been informed by Doug and Joyce Lauenstein of the subject variance request. We understand that the Proposed Covered Screen Porch will be constructed to within 21.5' of the rear lot line, which is 8.5' more than allowed by the Baltimore County Zoning Code, and we have no objections.

Clinton J. Shank  
Clinton J. Shank

2/12/11  
Date

Shelley L. Shank  
Shelley L. Shank  
Shelley

2/12/11  
Date

Item #0230



# ATTACHMENT TO ACCOMPANY VARIANCE REQUEST

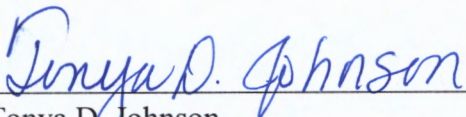
Subject: 9309 Georgia Bell Drive  
Proposed Covered Screen Porch  
Rear Yard Setback Variance

To whom it may concern:

We, the owners of 4 Georgia Bell Ct. have been informed by Doug and Joyce Lauenstein of the subject variance request. We understand that the Proposed Covered Screen Porch will be constructed to within 21.5' of the rear lot line, which is 8.5' more than allowed by the Baltimore County Zoning Code, and we have no objections.

  
\_\_\_\_\_  
Stuart V. Johnson

2/12/11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tonya D. Johnson

2/12/11  
\_\_\_\_\_  
Date

Item #0230

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2011- 0230 -A Address 9309 Georgia Bell(e) Dr

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

Filing Date: 2/2/11 Posting Date: 2/13/11 Closing Date: 2/28/11

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 2011- 0230 -A Address 9309 Georgia Bell(e) Dr

Petitioner's Name D + J Lauenstein Telephone 410 256 0311

Posting Date: 2/13/11 Closing Date: 2/28/11

Wording for Sign: To Permit a proposed open projection (screened in porch) to have a rear yard setback of 21 1/2 feet in lieu of the required 37 1/2 feet; and to amend the Final Development Plan of Forge Landing - Phase II lot 39 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2011-0230-A

Petitioner: DOUGLAS C. & JOYCE E. LAVENSTEIN

Address or Location: 9309 GEORGIA BELLE DR.  
PERRY HALL, MD 21128

PLEASE FORWARD ADVERTISING BILL TO:

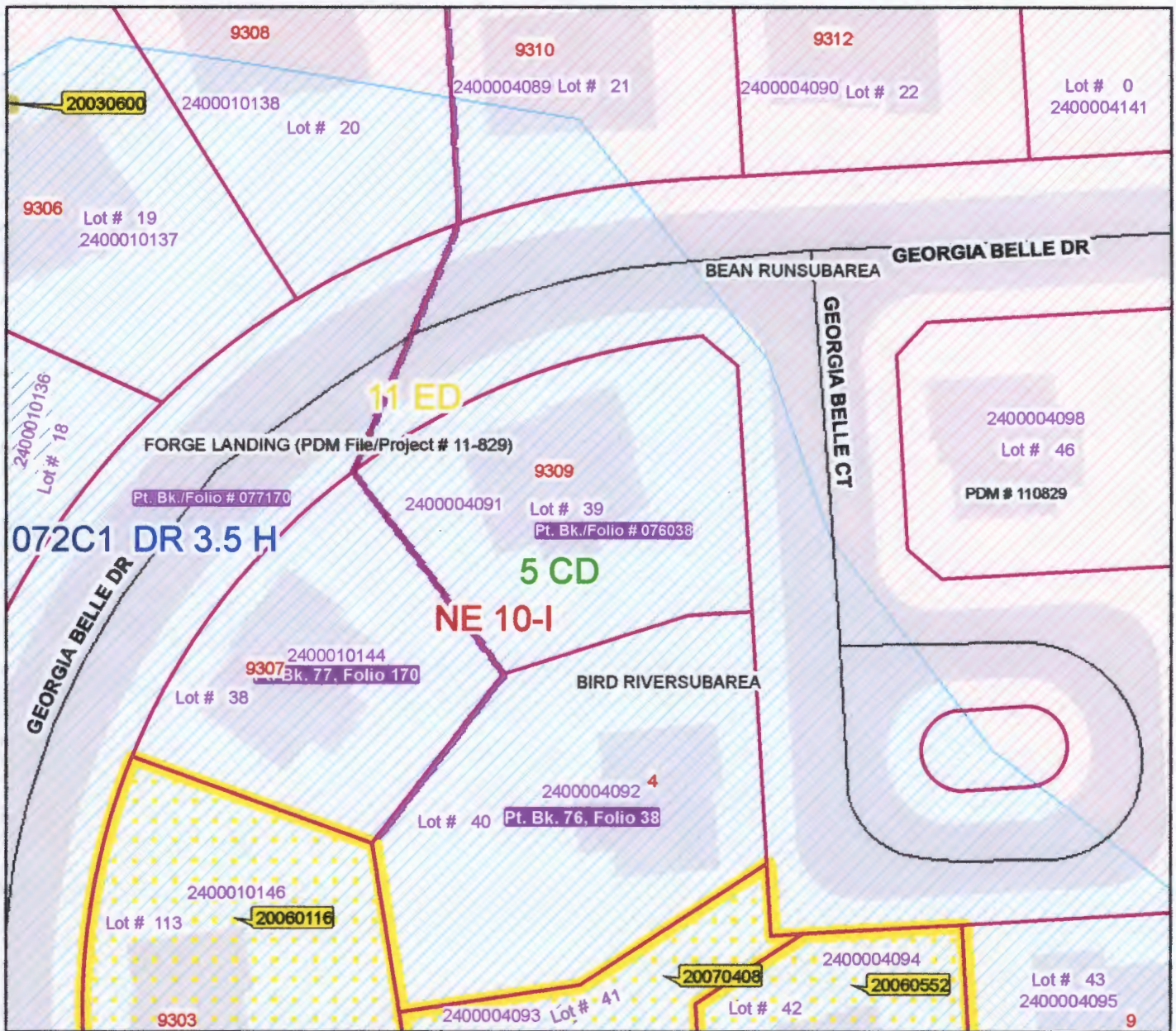
Name: DOUGLAS LAVENSTEIN

Address: 9309 GEORGIA BELLE DR.  
PERRY HALL, MD 21128

Telephone Number: 410-256-0311 BUSINESS



# 9309 Georgia Bell(e) Drive



Publication Date: February 02, 2011  
 Publication Agency: Department of Permits & Development Management  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

Item # 0230







Maryland Department of Assessments and Taxation  
Real Property Data Search (vw4.3A)  
BALTIMORE COUNTY

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[GroundRent Redemption](#)  
[GroundRent Registration](#)

**Account Identifier:** District - 11 Account Number - 2400004091

#### Owner Information

|                         |                                                   |                             |                        |
|-------------------------|---------------------------------------------------|-----------------------------|------------------------|
| <b>Owner Name:</b>      | LAUENSTEIN DOUGLAS C<br>LAUENSTEIN JOYCE E        | <b>Use:</b>                 | RESIDENTIAL            |
| <b>Mailing Address:</b> | 9309 GEORGIA BELLE DR<br>PERRY HALL MD 21128-8817 | <b>Principal Residence:</b> | YES                    |
|                         |                                                   | <b>Deed Reference:</b>      | 1) /21998/ 00525<br>2) |

#### Location & Structure Information

|                                                |                                                    |
|------------------------------------------------|----------------------------------------------------|
| <b>Premises Address</b>                        | <b>Legal Description</b>                           |
| 9309 GEORGIA BELLE DR<br>PERRY HALL 21128-0000 | .208 AC<br>AKA 2 GEORGIA BELLE CT<br>FORGE LANDING |

|            |             |               |                     |                    |                |              |            |                        |                  |            |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|------------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  | 4          |
| 0072       | 0012        | 1055          |                     | 000                |                |              | 39         | 3                      | <b>Plat Ref:</b> | 0076/ 0038 |

|                          |                   |      |
|--------------------------|-------------------|------|
| <b>Special Tax Areas</b> | <b>Town</b>       | NONE |
|                          | <b>Ad Valorem</b> |      |
|                          | <b>Tax Class</b>  |      |

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 2005                           | 3,192 SF             | 9,060 SF                  | 04                |

|                |                 |                      |                 |
|----------------|-----------------|----------------------|-----------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>          | <b>Exterior</b> |
| 2.000000       | YES             | STANDARD UNIT SIDING |                 |

#### Value Information

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           |                   | As Of        | As Of                       | As Of      |
|                           |                   | 01/01/2009   | 07/01/2010                  | 07/01/2011 |
| <b>Land</b>               | 153,060           | 145,060      |                             |            |
| <b>Improvements:</b>      | 381,560           | 312,260      |                             |            |
| <b>Total:</b>             | 534,620           | 457,320      | 457,320                     |            |
| <b>Preferential Land:</b> | 0                 |              | 0                           |            |

#### Transfer Information

|                |                         |               |               |               |           |
|----------------|-------------------------|---------------|---------------|---------------|-----------|
| <b>Seller:</b> | RICHMOND AMERICAN HOMES | <b>Date:</b>  | 06/08/2005    | <b>Price:</b> | \$571,170 |
| <b>Type:</b>   | ARMS LENGTH IMPROVED    | <b>Deed1:</b> | /21998/ 00525 | <b>Deed2:</b> |           |
| <b>Seller:</b> |                         | <b>Date:</b>  |               | <b>Price:</b> |           |
| <b>Type:</b>   |                         | <b>Deed1:</b> |               | <b>Deed2:</b> |           |
| <b>Seller:</b> |                         | <b>Date:</b>  |               | <b>Price:</b> |           |
| <b>Type:</b>   |                         | <b>Deed1:</b> |               | <b>Deed2:</b> |           |

#### Exemption Information

|                                   |              |            |            |
|-----------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments</b> | <b>Class</b> | 07/01/2011 | 07/01/2012 |
| <b>County</b>                     |              |            | 0.00       |
| <b>State</b>                      |              |            | 0.00       |
| <b>Municipal</b>                  |              |            | 0.00       |

|                      |                               |
|----------------------|-------------------------------|
| <b>Tax Exempt:</b>   | <b>Special Tax Recapture:</b> |
| <b>Exempt Class:</b> | * NONE *                      |



**CERTIFICATE OF POSTING**

RE: Case No 2011-0230-A

Petitioner/Developer WILSON  
DEEGAN & ASSOC.

Date Of Hearing/Closing: 2/28/11

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 9309 GEORGIA BELLE DR

This sign(s) were posted on February 13, 2011

Month, Day, Year

Sincerely,

Martin Ogle 2/13/11  
Signature of Sign Poster and Date

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

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE# 2011-0230-A

TO PERMIT A PROPOSED OPEN PROTECTION (SCREENED IN  
PORCH) TO HAVE A REAR YARD SETBACK OF 21 1/2 FEET IN  
LIEU OF THE REQUIRED 37 1/2 FEET AND TO AMEND THE  
FINAL DEVELOPMENT PLAN OF FORGE LANDING - PHASE  
II, LOT 34 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  
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON  
**MONDAY, FEBRUARY 28, 2011**  
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING  
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED  
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204  
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

02/13/2011

*myalms 2/13/11*



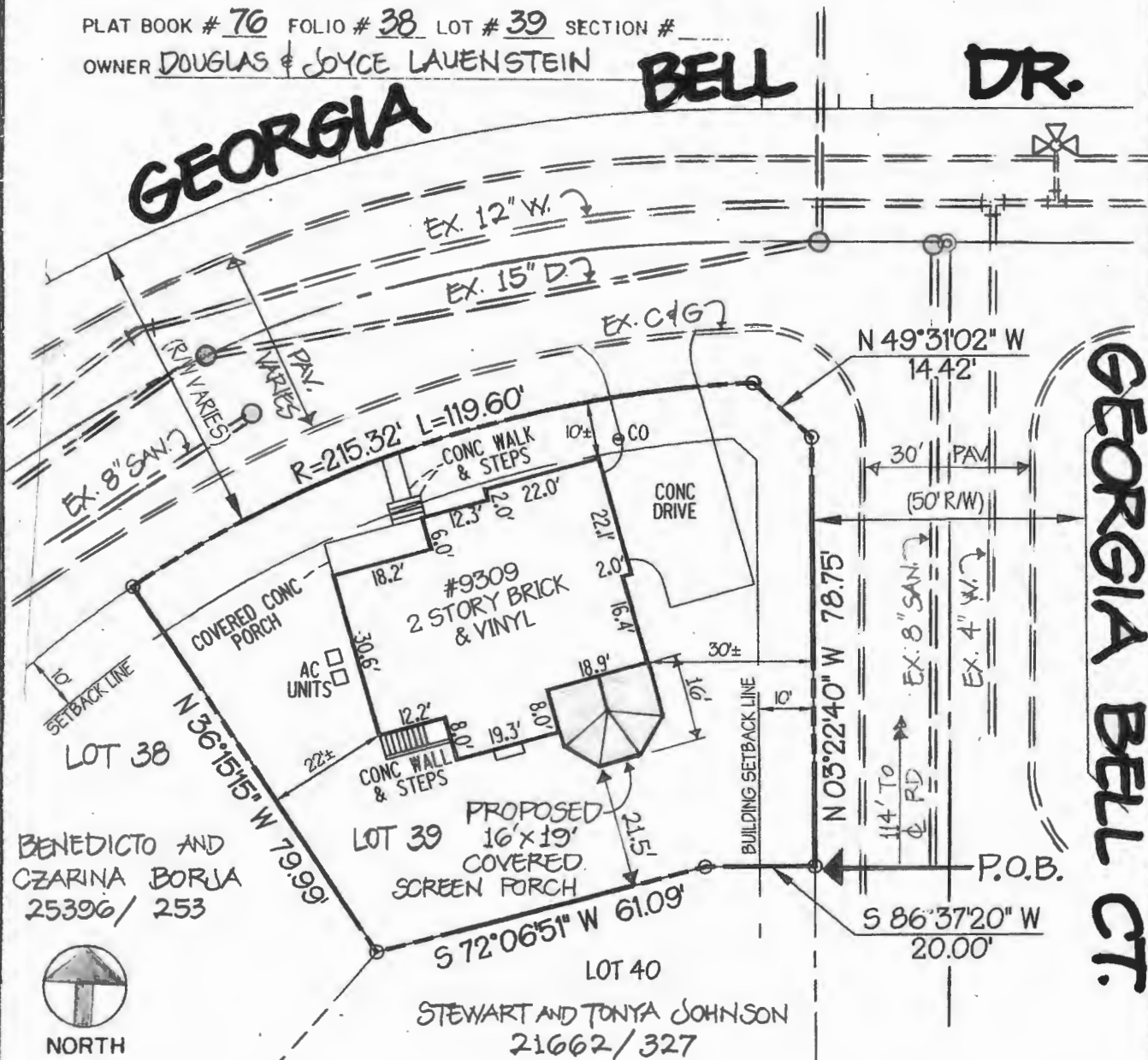
# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9309 GEORGIA BELL DR. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME FORGE LANDING-PH. II

PLAT BOOK # 76 FOLIO # 38 LOT # 39 SECTION #       

OWNER DOUGLAS & JOYCE LAUENSTEIN



GEORGIA BELL CT.



## LOCATION INFORMATION

ELECTION DISTRICT 11<sup>th</sup>  
 COUNCILMANIC DISTRICT 5<sup>th</sup>  
 1"=200' SCALE MAP # 072 C1  
 ZONING DR 3.5 H  
 LOT SIZE 0.208 AC. 9060 SF  
                     ACREAGE      SQUARE FEET

|       | PUBLIC                              | PRIVATE                  |
|-------|-------------------------------------|--------------------------|
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                              | YES                      | NO                                  |
|------------------------------|--------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/ BUILDING  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | CASE # <u>00252A</u>     |                                     |

ZONING OFFICE USE ONLY  
 REVIEWED BY KT ITEM #        CASE # 2011-0230-A

PREPARED BY JEFFREY DEEGAN

SCALE OF DRAWING: 1" = 30'