

MEMORANDUM

DATE: October 11, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0024-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
Office of Administrative Hearings



KEVIN KAMENETZ
County Executive

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

September 6, 2012

Shmuel Luxenberg
Nechama Luxenberg
2533 Farringdon Road
Baltimore, Maryland 21209

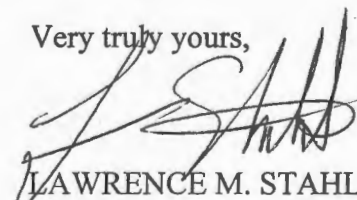
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(2533 Farringdon Road)
Case No. 2013-0024-A

Dear Mr. and Mrs. Luxenberg:

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 Office of Administrative Hearings at 410-887-3868.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: David A. Rosenberg, 2531 Farringdon Road, Baltimore, MD 21209

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Farringdon Road, 1,900' W of c/line of
Greenspring Road
3rd Election District
2nd Councilmanic District
(2533 Farringdon Road)

Shmuel and Nechama Luxenburg
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2013-0024-A

* * * * *

ORDER AND OPINION

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Shmuel and Nechama Luxenburg, for property located at 2533 Farringdon Road. The variance request is from Sections 1B02.3.B (R 6 – 1963 regulations), 211.3 and 301.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), as follows:

- (1) To permit a proposed addition (second story) with a minimum side yard setback of 4' and a combination of setbacks of 16' in lieu of the required 8' and 20', and
- (2) To permit an existing open projection (porch) with a setback of 2' in lieu of the minimum allowed 6'.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief. However, it is to be noted that the Petitioners offered a letter of support from David A. Rosenberg (2531 Farringdon Road), an adjacent neighbor, stating that he had no objection to the 2' “bump out” which will be part of the second floor addition.

ORDER RECEIVED FOR FILING

Date 9-6-12

By DW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 19, 2012, 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 6th day of September, 2012 that a Variance from Sections 1B02.3.B (R 6 – 1963 regulations), 211.3 and 301.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), as follows:

- (1) To permit a proposed addition (second story) with a minimum side yard setback of 4' and a combination of setbacks of 16' in lieu of the required 8' and 20', and
- (2) To permit an existing open projection (porch) with a setback of 2' in lieu of the minimum allowed 6',

be and is hereby GRANTED, subject to the following:

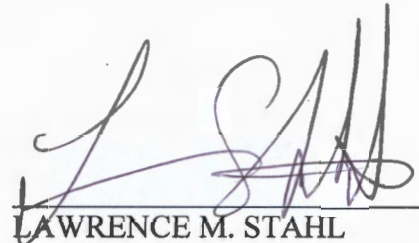
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 9-6-12

By aw

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:dlw

ORDER RECEIVED FOR FILING

Date 9-6-12

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2533 Farringham Road which is presently zoned Residential OR 5.5 (R6)

Deed Reference 20659 / 371 10 Digit Tax Account # 03 06 02 26 70

Property Owner(s) Printed Name(s) Shmuel & Nechama Luxenburg

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) Sections 1B02.3.B (R 6 – 1963 regulations: sections 211.3 and 301.1) – to permit a proposed addition (second story) with a minimum side yard setback of 4 feet and a combination of setbacks of 16 feet in lieu of the required 8 and 20; and to permit an existing open projection (porch) with a setback of 2 feet in lieu of the minimum allowed 6.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 9 day of 12, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0024-A Filing Date 8/6/12 Estimated Posting Date 8/19/12 Reviewer RTD

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2533 Farnsworth Road Baltimore MD 21208
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The bedroom in which this 2 foot "bump out" will be
requires this additional space in order to fit typical furniture
and living space.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Shmuel Luxenburg
Signature of Affiant

Nechama Luxenburg
Signature of Affiant

Shmuel Luxenburg
Name- Print or Type

Nechama Luxenburg
Name- Print or Type

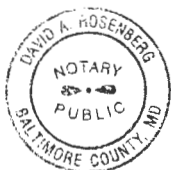
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Shmuel Luxenburg and Nechama Luxenburg
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



David A. Rosenberg
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
January 26, 2015

David A. Rosenberg
Notary Public
1/26/15
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2533 Farringdon Road Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The bedroom in which this 2 foot "bump out" will be
requires the additional space in order to fit typical furniture
and living space.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Affiant

[Signature]
Signature of Affiant

Shmuel Luxenburg
Name- Print or Type

Nechama Luxenburg
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Shmuel Luxenburg and Nechama Luxenburg
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



David A. Rosenberg
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
January 26, 2015

[Signature]
Notary Public
1/26/15
My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION:

ZONING PROPERTY DESCRIPTION FOR 2533 FARRINGDON ROAD

Beginning at a point on the east side of Farringdon Road which is fifty feet wide at a distance of one thousand and nineteen feet west of the centerline of the nearest improved intersecting street, Greenspring Avenue, which is eighty feet wide.

Being Lot #31, Block B, Section #1 in the subdivision of Pickwick as recorded in Baltimore County Plat Book #29, Folio #32, containing 6,600 square feet. Located in 3rd Election District and 2nd Council District.

Item #0024

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹³~~2012~~-0024-A Address 2533 Farringdon Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/6/12 Posting Date: 8/19/12 Closing Date: 9/3/12

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 ²⁰¹³~~2012~~-0024-A Address 2533 Farringdon Rd
Petitioner's Name S + N Luxenburg Telephone 443 310 5462
Posting Date: 8/19/12 Closing Date: 9/3/12

Wording for Sign: To Permit a proposed addition (second story) with a minimum side yard setback of 4 feet and a combination of setbacks of 16 feet in lieu of the required 8 and 20; and to permit an existing open projection (porch) with a setback of 2 feet in lieu of the minimum allowed 6

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0024-A

Petitioner: Shmuel Luxenburg

Address or Location: 2533 Farringdon Road Baltimore 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: Shmuel Luxenburg

Address: 2533 Farringdon Road

Baltimore MD 21209

Telephone Number: (410) 486-0930

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

No. **87131**

Date: **8/3/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW.
8/07/2012 8/03/2012 15:11:05 5

REC'D WALKIN RB06 LRB
RECEIPT # 604487 8/03/2012 OFLA

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75.00

Total: **\$75.00**

Rec From:

For:

zoning hearing - case #2013-0024-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

5 528 ZONING VERIFICATION
Recpt Tot \$75.00
\$75.00 OK \$1.00 CA
Baltimore County, Maryland

CERTIFICATE OF POSTING

2013-0024-A

RE: Case No.: _____

Petitioner/Developer: _____

Sam Luxenburg

September 3, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2533 Farringdon Rd

August 19, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

August 19, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Debra Wiley - ZAC Comments - Distribution Mtg. of 8/13

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/15/2012 11:09 AM
Subject: ZAC Comments - Distribution Mtg. of 8/13

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0022-A - 1734 York Rd.
No hearing date in data base as of 8/15

2013-0024-A - 2533 Farringdon Rd.
Administrative Variance - Closing Date: 9/3

2013-0025-A - 7 Overhill Rd.
Administrative Variance - Closing Date: 9/3

2013-0026-SPHX - 13801 Jarrettsville Pike
No hearing date in data base as of 8/15

2013-0027-A - 1508 Leslie Road
No hearing date in data base as of 8/15

2013-0028-A - 1319 Malbay Drive
Administrative Variance - Closing Date: 9/3

2013-0029-A - 309 Delight Meadows Road
Administrative Variance - Closing Date: 8/27

2013-0030-A - 5401 Baltimore National Pike
No hearing date in data base as of 8/15

2013-0031-A - 12 Oakwood Road
No hearing date in data base as of 8/15

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

September 4, 2012

Shmuel & Neehama Luxenburg
2533 Farringdon Road
Baltimore MD 21209

RE: Case Number: 2013-0024A, Address: 2533 Farringdon Rd, 21209

Dear Mr. & Ms. Luxenburg:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 6, 2012. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 8-14-12

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

RE: Baltimore County

Item No 2013-0024-A
Administrative Variance
Shmuel & Neelama Luxenberg
2533 Fairington Road.

Dear Ms. Lewis:

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. 2013-0024-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over the word "Sincerely,".

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** August 17, 2012.
2012

Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2012
Item Nos. 2013-0022, 0024, 0025, 0026, 0027, 0028, 0029, 0030 and 0031

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC08272012-NO COMMENTS.doc

2013-0024-1A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 03 Account Number - 0306022670

Owner Information

Owner Name: LUXENBURG SHMUEL
LUXENBURG NECHAMA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2533 FARRINGDON RD
BALTIMORE MD 21209-2547
Deed Reference: 1) /20659/ 00371
2)

Location & Structure Information

Premises Address
2533 FARRINGDON RD
0-0000

Legal Description

2533 FARRINGDON RD
PICKWICK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0078	0006	0456		0000		B	31	2	Plat Ref:	0029/ 0032

Town NONE
Ad Valorem
Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,597 SF	6,600 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	114,600	90,500		
Improvements:	246,810	184,900		
Total:	361,410	275,400	275,400	275,400
Preferential Land:	0			0

Transfer Information

Seller: FISH ROBERT H, TRUSTEE	Date: 09/08/2004	Price: \$215,000
Type: ARMS LENGTH IMPROVED	Deed1: /20659/ 00371	Deed2:
Seller: SILVERMAN RITA H	Date: 11/23/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13317/ 00163	Deed2:
Seller: FISH RITA H	Date: 02/09/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12654/ 00324	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

NONE

Homestead Application Information

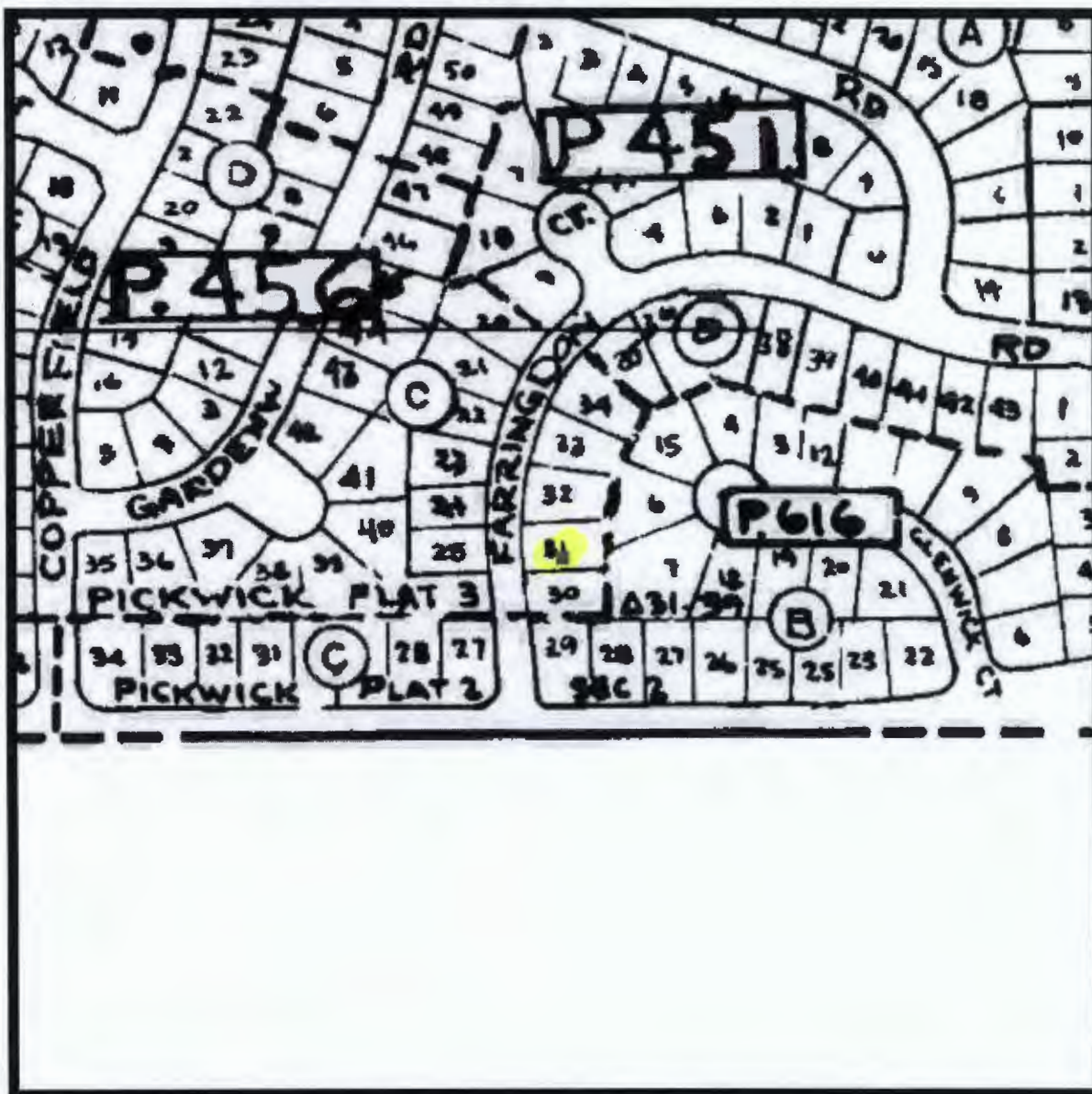
Homestead Application Status: Approved 06/07/2010



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 03 Account Number - 0306022670



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 03 Account Number - 0319036100

Owner Information

Owner Name: ROSENBERG DAVID A
ROSENBERG JUDITH R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2531 FARRINGDON RD
BALTIMORE MD 21209-2547
Deed Reference: 1) /13852/ 00452
2)

Location & Structure Information

Premises Address
2531 FARRINGDON RD
0-0000

Legal Description
2531 FARRINGDON RD
PICKWICK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0078	0006	0456		0000		B	32	2	Plat Ref:	0029/ 0032

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	2,460 SF	8,064 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL	1/2 BRICK FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
<u>Land</u>	116,010	92,000		
<u>Improvements:</u>	273,130	226,100		
<u>Total:</u>	389,140	318,100	318,100	318,100
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	HANDWERGER REINA	<u>Date:</u>	06/24/1999	<u>Price:</u>	\$193,750
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/13852/ 00452	<u>Deed2:</u>	
<u>Seller:</u>	HANDWERGER SAMUEL	<u>Date:</u>	08/23/1991	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/08893/ 00358	<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

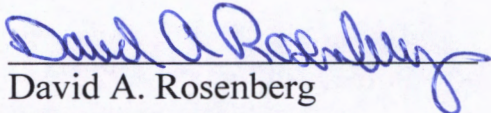
Tax Exempt:
Exempt Class: Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 05/10/2008

To whom it may concern:

My signature below serves to verify that I have no objection to the two foot "bump out" which will be part of the second floor addition to my neighbor's home which is located at 2533 Farrington Road. This "bump out" will be on the North side of his property, the side to which my property abuts.

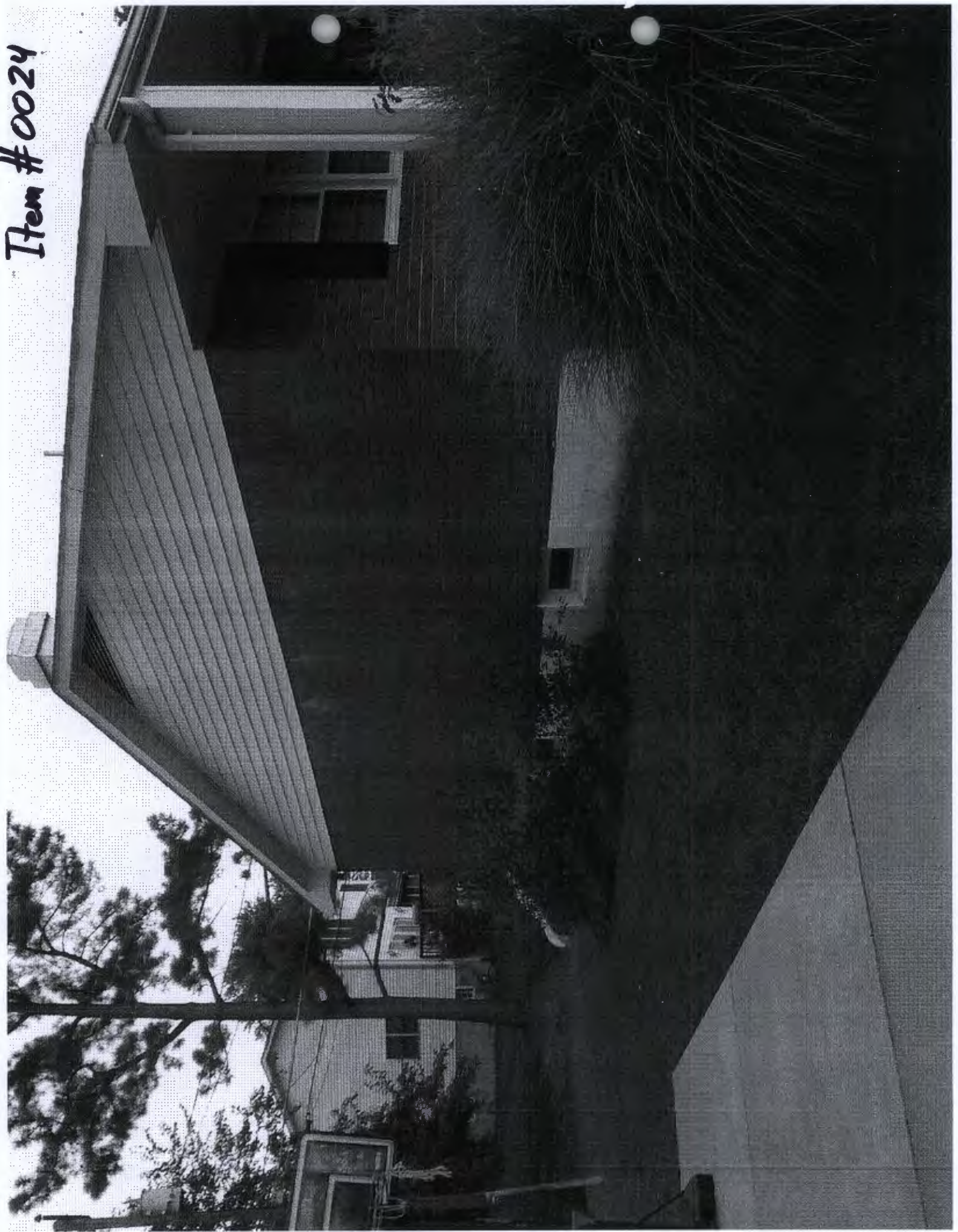

David A. Rosenberg
2531 Farrington Road

Item # 0024

Item #0024



Item #0024



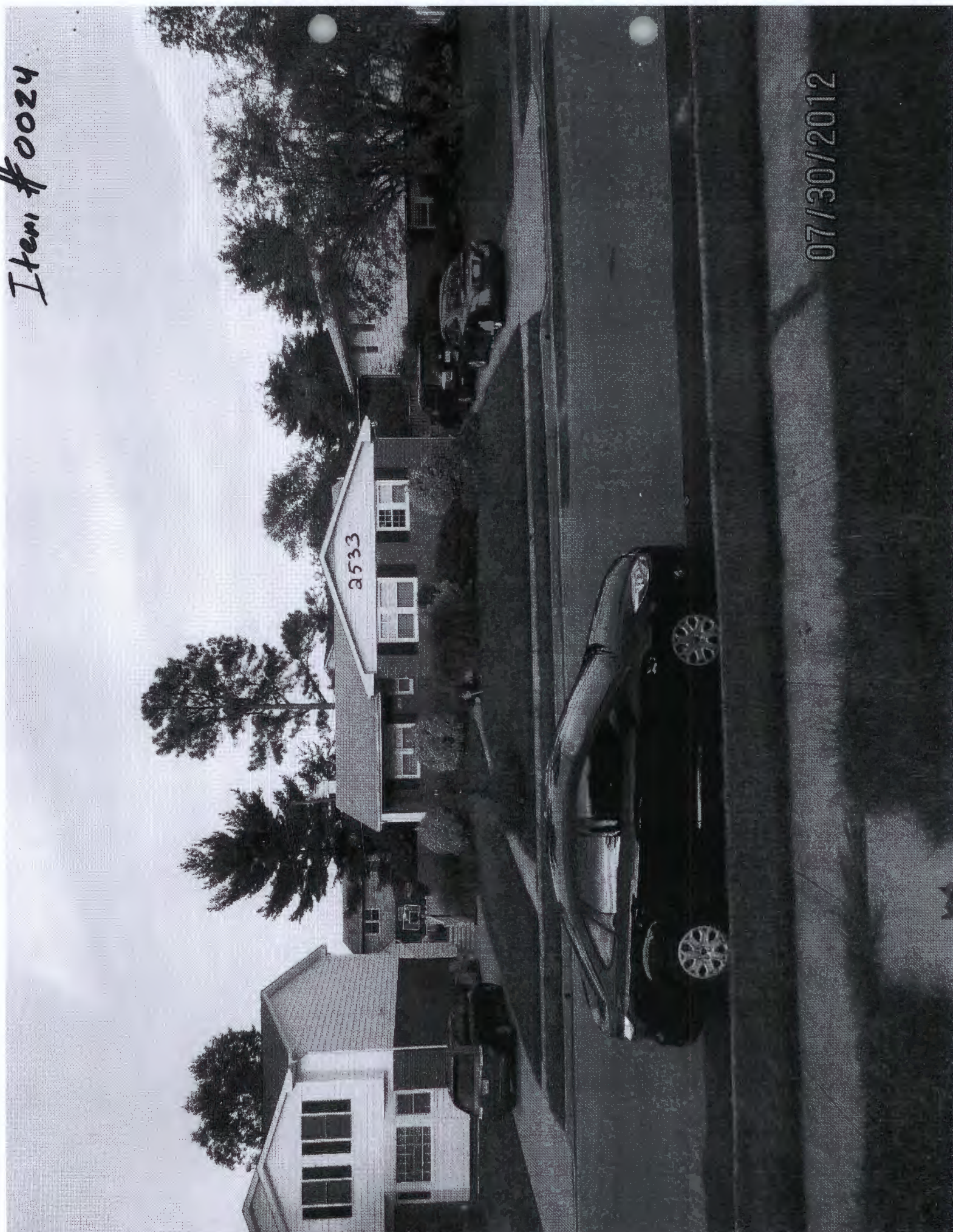


Item #0024

Item #0024



Item #0024



07/30/2012



It's fuzzy

Case No.: 2013-0024-1

Exhibit Sheet

Petitioner/Developer

Protestant

DW 10-11-12
DW 9/6/12

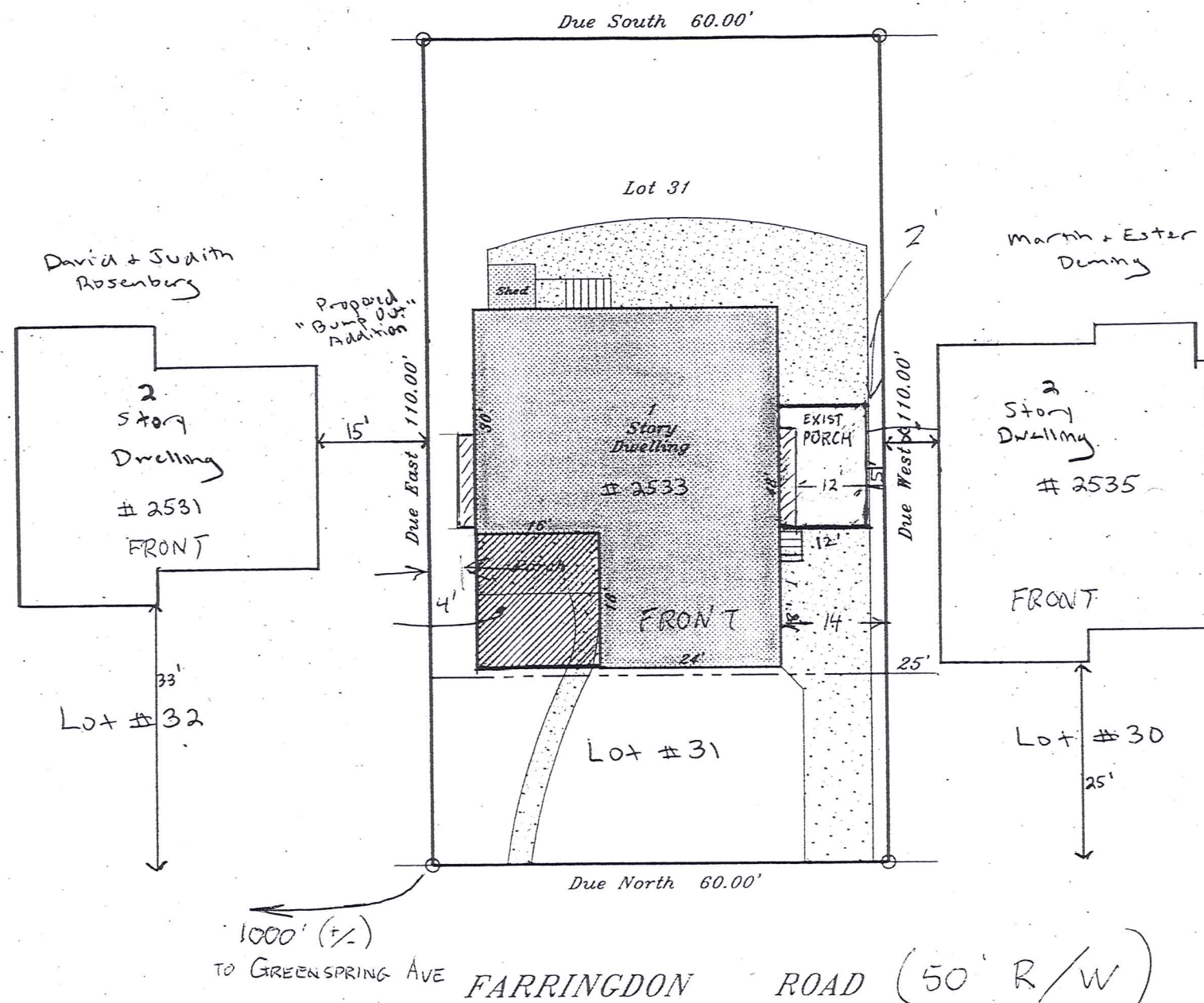
No. 1	Site Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>No date</u>	ADJACENT PROPERTY OWNERS (<u>David A. Rosenberg</u>)	<u>No objection</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-19-12</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

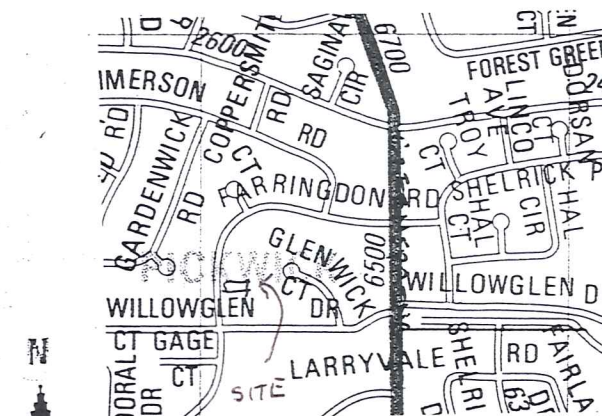
Comments, if any: _____

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2533 Farrington Road OWNER(S) NAME(S) Shmuel & Nelcham Luxemburg
 SUBDIVISION NAME Pickwick LOT# 31 BLOCK# B SECTION# 1
 PLAT BOOK# 29 FOLIO# 32 10 DIGIT TAX# 0306022670 DEED REF.# 20659/0371



PLAN DRAWN BY _____ DATE 7/30/2012 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078C1
 SITE ZONED DR 5.5 (R6)
 ELECTION DISTRICT 3rd
 COUNCIL DISTRICT 2nd
 LOT AREA ACREAGE _____
 OR SQUARE FEET 6,600
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

#2013-0024-A

RD

VIOLATION CASE INFO:

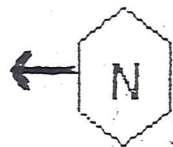
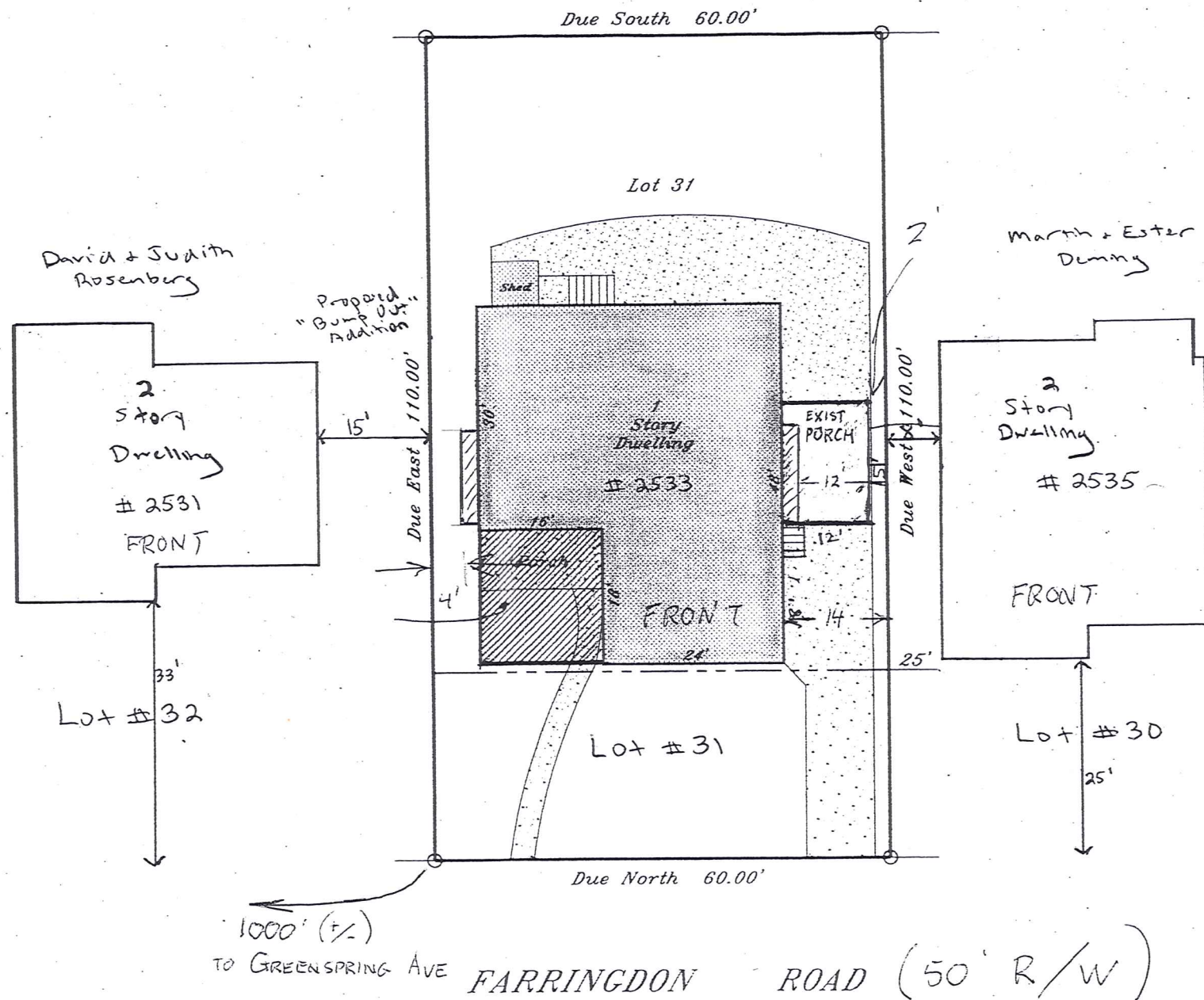
Pet. Ex. 1

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2533 Farrington Road OWNER(S) NAME(S) Shmuel & Nechama Luxemburg

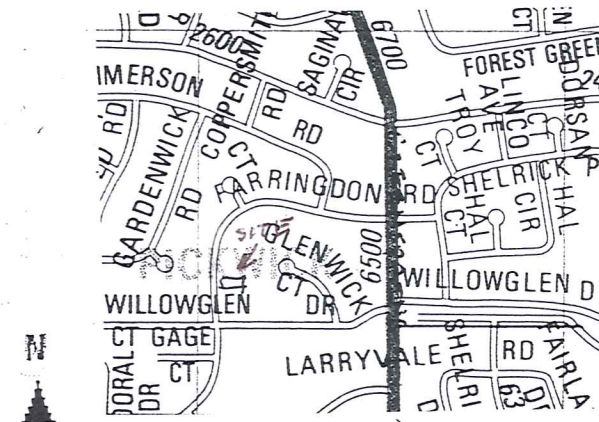
SUBDIVISION NAME Pickwick LOT# 31 BLOCK# B SECTION# 1

PLAT BOOK# 29 FOLIO# 32 10 DIGIT TAX# 0306022670 DEED REF.# 20659/0371



PLAN DRAWN BY _____ DATE 7/30/2012 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078C1

SITE ZONED DR 5.5 (R6)

ELECTION DISTRICT 3rd

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE _____

OR SQUARE FEET 6,600

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

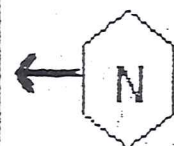
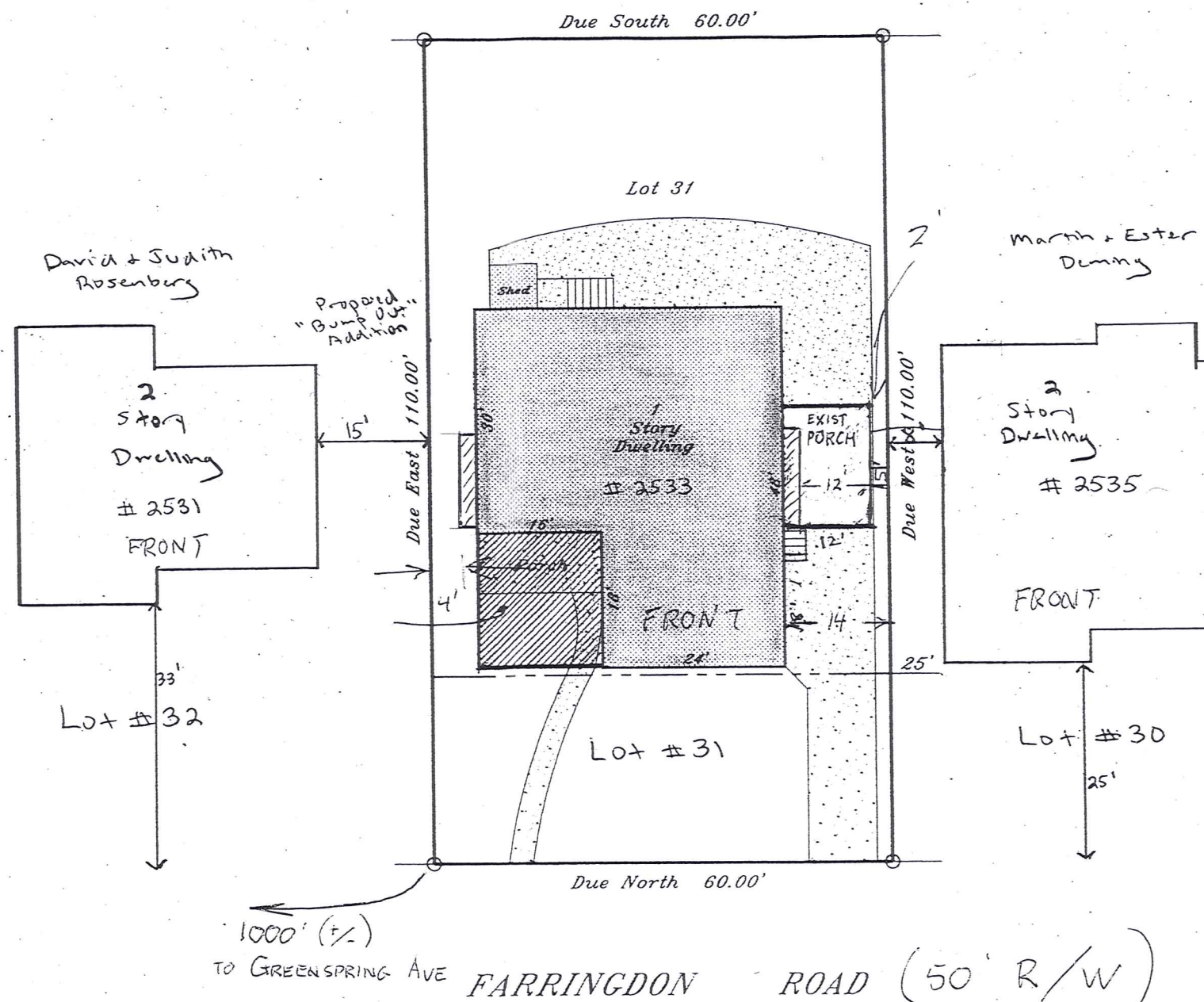
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2013-0024-A

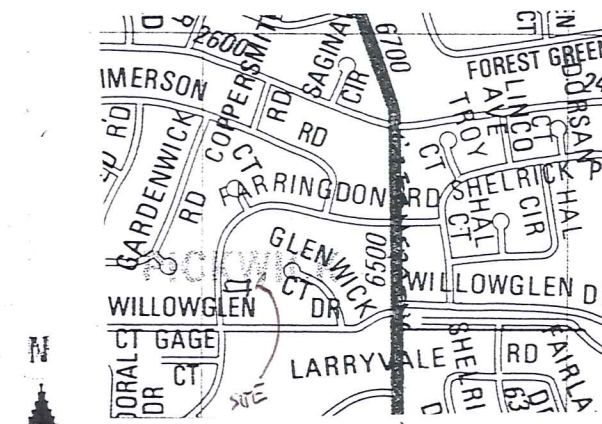
RDT

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2533 Farrington Road OWNER(S) NAME(S) Shmuel & Nechama Luxenburg
 SUBDIVISION NAME Pickwick LOT# 31 BLOCK# B SECTION# 1
 PLAT BOOK # 29 FOLIO # 32 10 DIGIT TAX # 0306022670 DEED REF. # 20659/0371



PLAN DRAWN BY _____ DATE 7/30/2012 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



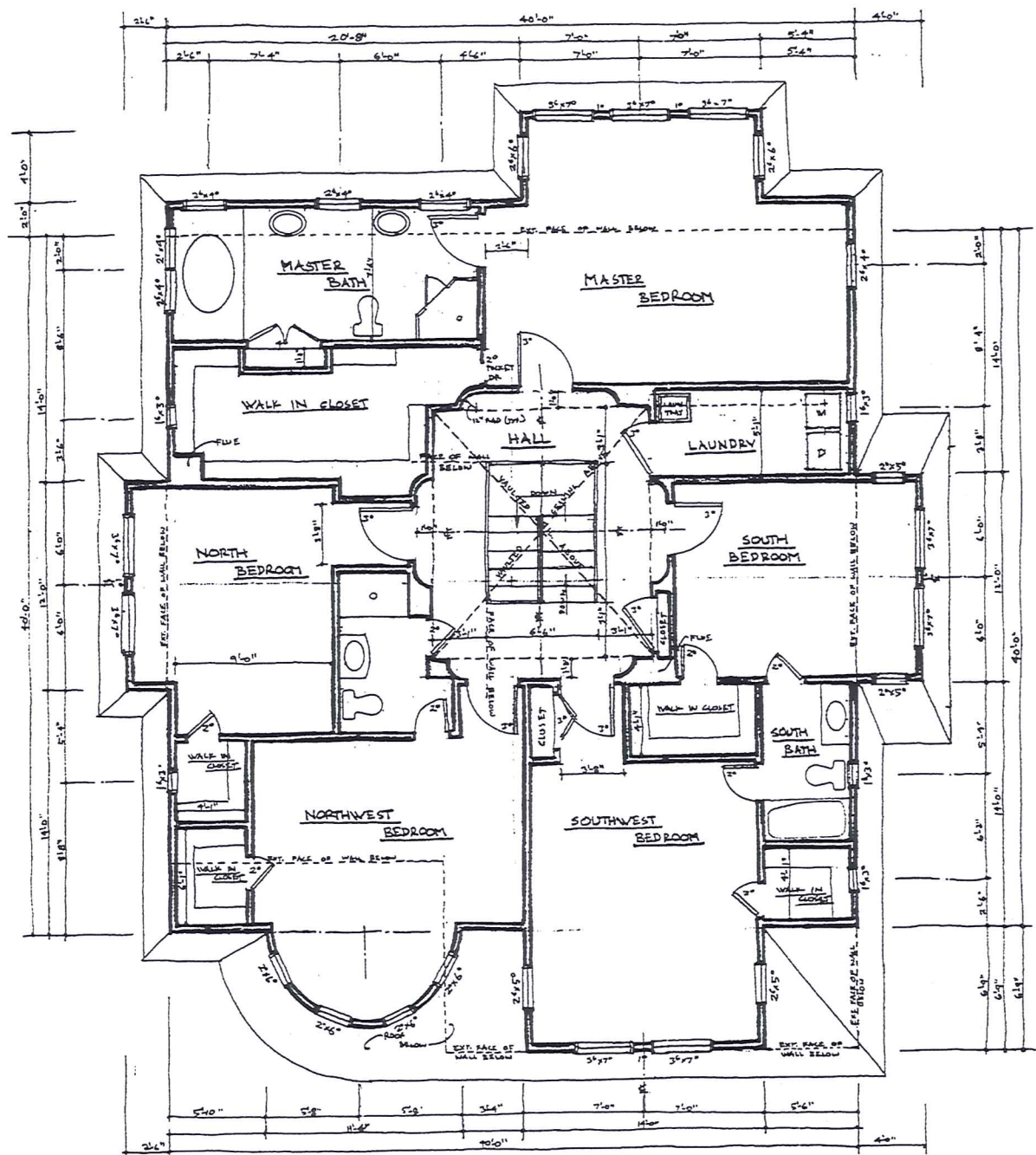
MAP IS NOT TO SCALE

ZONING MAP# 078C1
 SITE ZONED DR 5.5 (R6)
 ELECTION DISTRICT 3rd
 COUNCIL DISTRICT 2nd
 LOT AREA ACREAGE _____
 OR SQUARE FEET 6,600
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

#2013-0024-A

RJH

VIOLATION CASE INFO:

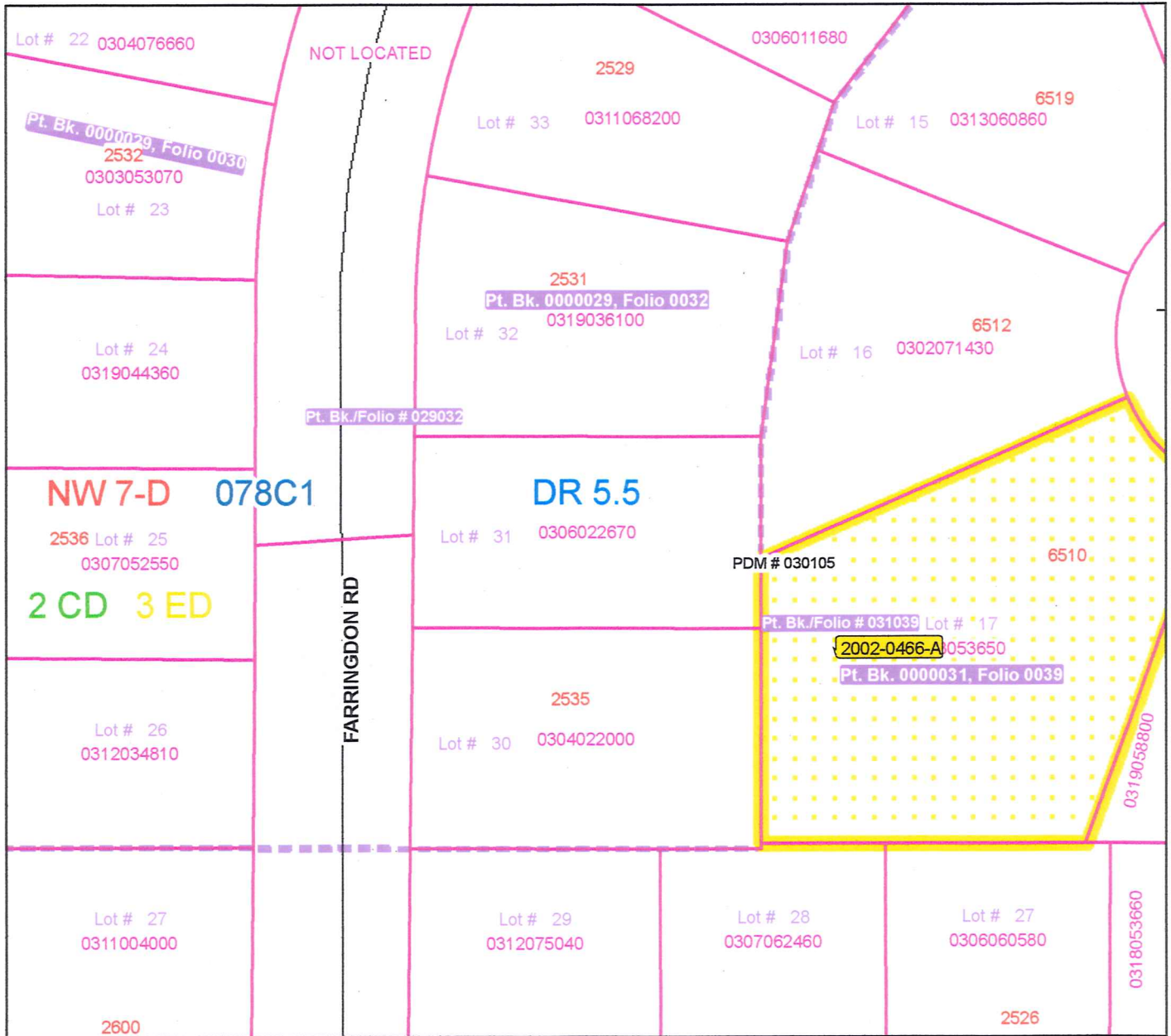


SECOND FLOOR PLAN 1/4" = 1'-0"

NOTE: 1. ALL INTERIOR & EXTERIOR 2ND FLR WALLS ARE TO BE 2x6 WOOD STUDS MAX. 16" O.C.
2. EXT. FACE OF ALL EXT. 2ND FLR WALLS TO BE SHEATHED IN MIN. 1/2" CDX CONTINUOUS

Item #0024

2533 Farrington Road



Publication Date: July 31, 2012
 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 # 0024