

IN RE: PETITION FOR ADMIN. VARIANCE *
(11812 Greenspring Avenue)
4th Election District *
2nd Council District *
Murat M. and Julie B. Dorkan *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0107-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Murat M. and Julie B. Dorkan. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition (garage/mudroom) to have a side yard setback as close as 35 ft. on an existing dwelling with a side yard setback of 45 ft. in lieu of the required 50 ft. each. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 8, 2013, 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 (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-27-13

By WJW

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 27th day of November, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition (garage/mudroom) to have a side yard setback as close as 35 ft. on an existing dwelling with a side yard setback of 45 ft. in lieu of the required 50 ft. each, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

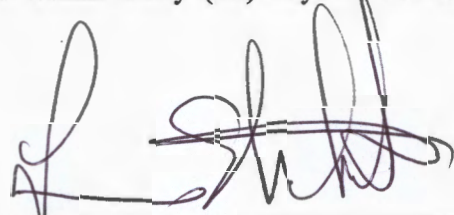
ORDER RECEIVED FOR FILING

Date 11-27-13

By DW

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 11-27-13

By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 27, 2013

Murat M. Dorkan
Julie B. Dorkan
11812 Greenspring Avenue
Owings Mills, Maryland 21117

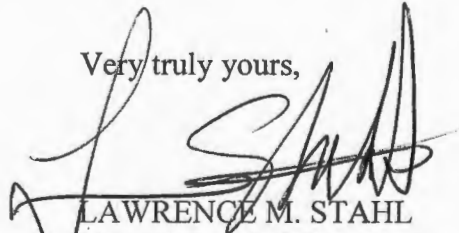
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(11812 Greenspring Avenue)
Case No. 2014-0107-A

Dear Mr. and Mrs. Dorkan:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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: Genevieve Haller, Horbey Custom Builders, 7113 Ambassador Road, Suite 200,
Baltimore, MD 21244



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 11812 Greenspring Ave

which is presently zoned RC - 5

Deed Reference 34139 / 00243

10 Digit Tax Account # 0 4 1 1 0 1 5 8 7 5

Property Owner(s) Printed Name(s) Murat M. Dorkan & Julie B. Dorkan

(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. **X** **ADMINISTRATIVE VARIANCE** from section(s)

Section 1A04.3.B.2.b – to permit a proposed addition (garage/mudroom) to have a side yard setback as close as 35 feet on an existing dwelling with a side yard setback of 45 feet in lieu of the required 50 feet each

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:

Murat M. Dorkan / Julie B. Dorkan

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

11812 Greenspring Ave., Owings Mills, MD

Mailing Address City State

21117

443-790-4900

mdorkan@stemeagee.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Genevieve Haller - Horbey Custom Builders

Name – Type or Print

Signature

7113 Ambassador Rd., Ste 200, Baltimore, MD

Mailing Address City State

21244

410-277-4888

gen.haller@horbeycustombuilders.com

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 _____ 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0107-A

Filing Date 11/1/13

Estimated Posting Date 11/10/13

Reviewer [Signature]

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: 11812 Greenspring Ave., Owings Mills, MD 21117

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 owners would like to add an attached 4-car garage to their property, approximately 25ftx40ft. The garage will be accessed from the side, and the driveway will be modified to allow for proper vehicle maneuvering. The current Zoning regulations dictate a side setback of 50ft. Constructing the garage will encroach approximately 10ft into the setback area at the rear of the garage as shown on the plan. This is the most practical location for the garage for several reasons: Detaching the garage may reduce the minimum setback distance, but a variance will still be required because the new structure will be over 15ft tall. Detaching the garage and moving to the rear of the property will impact a tennis court, new in-ground pool and/or related landscaping. Detaching the garage and moving to the front of the property will impact existing wooded areas and obstruct the view from the house to the road. Locating the garage at the opposite end of the house will not only impact the front wooded areas for driveway construction, but the master bedroom will be effected in the need to create interior access to the garage. With an approved variance, the exterior features will stay in place, the front wooded areas will remain, and the master bedroom will stay as is. The house is located approximately 680ft from the road and is surrounded by mostly farmed lands. The only adjoining property with a single family home is 11808 Greenspring Ave., approximately 300ft from the road and 85ft from the shared property line.

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

Signature of Affiant

Murat M. Dorkan

Name- Print or Type

Signature of Affiant

Julie B. Dorkan

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 17 day of October, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Mindy H. Galler
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

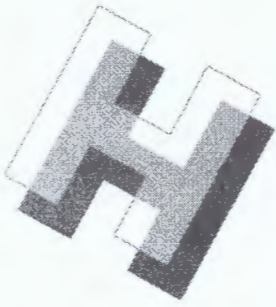


Notary Public

My Commission Expires

REV. 10/12/11

Item #0107



HORBEY CUSTOM BUILDERS, INC.

7113 AMBASSADOR ROAD | SUITE 200
BALTIMORE MARYLAND 21244
410.343.2401 OFFICE
410.343.2402 FAX
HORBEYCUSTOMBUILDERS.COM

Located on west side of Greenspring Ave., 575' (+/-) north of Caves Rd

ZONING HEARING PROPERTY DESCRIPTION

11812 Greenspring Avenue
Owings Mills, Maryland 21117

Beginning of the same in the center of Greenspring Avenue (formerly called Dover Road) at a point distant South 15 degrees 33 minutes East, 760.42 feet measured along the center of said Avenue from the intersection of the center of Greenspring Avenue with the last line of a parcel of land described in a deed dated April 23, 1798 and recorded among the land records of Baltimore County and filed in the Court house in Annapolis, Maryland in Liber W.G. No. 56, folio 246 from Benjamin Bond to John Burnham, said place of beginning also being distant South 15 degrees 33 minutes East 105.64 feet measured along the center of Greenspring Avenue from the beginning of the second line of a parcel of land which by a deed dated November 24, 1951 and recorded among the land records of Baltimore County in Liber GLB No. 2046 folio 530, was conveyed by John R. Scott, et. Al to Francis R. Ott and wife running thence and binding in the center of Greenspring Avenue, as the courses are referred to the magnetic meridian of 1950, South 15 degrees 33 Minutes East 104.53 feet, thence leaving said Avenue and running for lines of division the six following courses and distances viz: North 88 degrees 37 minutes 20 seconds West 567.88 feet to an iron bar, South 74 degrees 27 minutes West 370 feet to an iron bar, North 15 degrees 33 minutes West 200 feet to an iron bar, North 74 degrees 27 minutes East 370 feet to an iron bar, South 15 degrees 33 minutes East 95.47 feet to an iron bar and South 88 degrees 37 minutes 20 seconds East 567.88 feet to the place of beginning.

Containing 3.00 acres of land more or less.

Saving and excepting therefrom all that or parcel of ground which was conveyed to the County Commissioners of Baltimore County for the Widening of Greenspring Avenue by Deed dated September 18, 1954 and recorded among the land records of Baltimore County in Liber GLB 2601 folio 173.

Also saving and excepting therefrom all that lot or parcel of ground which by Deed dated September 19, 1996 and recorded among the land records of Baltimore County in Liber SM 11821 folio 668, was granted and conveyed by Wilfred G. Keir and Blanche Scott Keir by Duncan W. Keir her attorney-in-fact unto Blanche Scott Keir individually.

Said Lot consisting of 0.46 acres of land, reference to said Deed if hereby made for a more particular description of said lot.

4th Election District

2nd Councilmanic District

Item # 0107

**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: 2014-0107-A
Petitioner: MURAT M DORKAN & JULIE B DORKAN
Address or Location: 11812 GREENSPRING AVE OWINGS MILLS MD
21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Murat M. Dorkan & Julie B. Dorkan
Address: 11812 Greenspring Avenue
Owings Mills, MD 21117

Telephone Number: 443-790-4900

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

No. **102656**

Date: **11/1/13**

PAID RECEIPT

BUSINESS ACTUAL TIME OFW
 11/01/2013 11/01/2013 11:21:08 2

REC 8502 WALKIN JEVA JEE
 >>RECEIPT # 854398 11/01/2013 OFW

Dep 5 528 ZONING VERIFICATION
 CR NO. 102656

Recpt Tot 175.00
 175.00 CR 9.00 CR
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000	.	6150				675.00

Total: **675.00**

Rec From:

For: **Zoning hearing - case # 2014-0107-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/10/2013

Case Number: 2014-0107-A

Petitioner / Developer: M & J DORKAN~GENEVIEVE HALLER of
HORBEY CUSTOM BUILDERS, INC.

Date of Hearing (Closing): NOVEMBER 25, 2013

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
11812 GREENSPRING AVENUE

The sign(s) were posted on: NOVEMBER 8, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

M E M O R A N D U M

DATE: January 6, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0107-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 27, 2013. 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-8-13</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0107 -A Address 11812 Greenspring Ave
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/1/13 Posting Date: 11/10/13 Closing Date: 11/25/13

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 2014- 0107 -A Address 11812 Greenspring Ave
Petitioner's Name M + J Dorkan Telephone 443-790-4900
Posting Date: 11/10/13 Closing Date: 11/25/13
Wording for Sign: To Permit a proposed addition (garage/mudroom) to have
a side yard setback as close as 35 feet on an existing dwelling
with a side yard setback of 45 feet in lieu of the existing
required 50 feet each

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

November 26, 2013

Murat M. & Julie B. Dorkan
11812 Greenspring Avenue
Owings Mills MD 21117

RE: Case Number: 2014-0107 A, Address: 11812 Greenspring Avenue

Dear Mr. & Ms. Dorkan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 1, 2013. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Genevieve Haller, Horbey Custom Builders, 7113 Ambassador Road, Ste. 200, Baltimore MD 21244

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 11-15-13

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

RE: Baltimore County
Item No. 2014-0107A
Administrative Variance
Murat M. & Julie B. Dorkon
11812 Green Spring Avenue

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. 2014-0107-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 that reads "Steven D. Foster".

Steven D. Foster, Chief/
Development Manager
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

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 0411015875		
Owner Information		
Owner Name:	DORKAN MURAT M DORKAN JULIE B	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11812 GREENSPRING AV OWINGS MILLS MD 21117-1604	Deed Reference: 1) /34139/ 00243 2)
Location & Structure Information		
Premises Address:	11812 GREENSPRING AVE 0-0000	Legal Description: 2.4780 AC WS GREENSPRING AVE 440 FT NW CAVES RD
Map: 0050	Grid: 0020	Parcel: 0022
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	3,208 SF	600 SF
Property Land Area	County Use	
2.4800 AC	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	2 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	137,700	103,300
Improvements	329,400	227,100
Total:	467,100	330,400
Phase-in Assessments		
		As of
		07/01/2013
As of		07/01/2014
330,400		330,400
Preferential Land:	0	0
Transfer Information		
Seller: TOMPKINS JOHN H	Date: 08/27/2013	Price: \$650,000
Type: ARMS LENGTH IMPROVED	Deed1: /34139/ 00243	Deed2:
Seller: KEIR WILFRED G	Date: 02/01/2002	Price: \$310,000
Type: ARMS LENGTH IMPROVED	Deed1: /16056/ 00053	Deed2:
Seller: SCOTT GEORGE	Date: 01/15/1954	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02601/ 00173	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
0.00 0.00		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Application received		

New Search

A detailed plat map of a portion of the Pine Wood Farm, showing various lots, easements, and property boundaries. The map includes labels for 'PLAT 7', 'PLAT 8', 'PLAT 9', and 'PLAT 10'. Specific lots are identified by numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The map also shows various easements, including a 'TRANSCONTINENTAL PIPE LINE EASEMENT' and a 'RESERVED EASEMENT'. The map is titled 'PINE WOOD FARM' and 'PLAT 7, 8, 9, 10'. The map is dated 'MAY 1950' and 'P. 450'.

Order the **TAX MAP** [click here...](#)

→

Item #0107



Item #0107



Item #0107



Item #0107



Item #0107



Item #0107



Item #0107



Item #0107





Item #0107

Item #0107



Item # 0107



Item # 0107



Item #0107



Item #0107



Item # 0107



Item #0107



Item #0107



Item #0107



Item #0107



Item #0107



Item #0107





Item #0107

Item # 0107





Item #0107

Item # 0107



Item # 0107



Item #0107



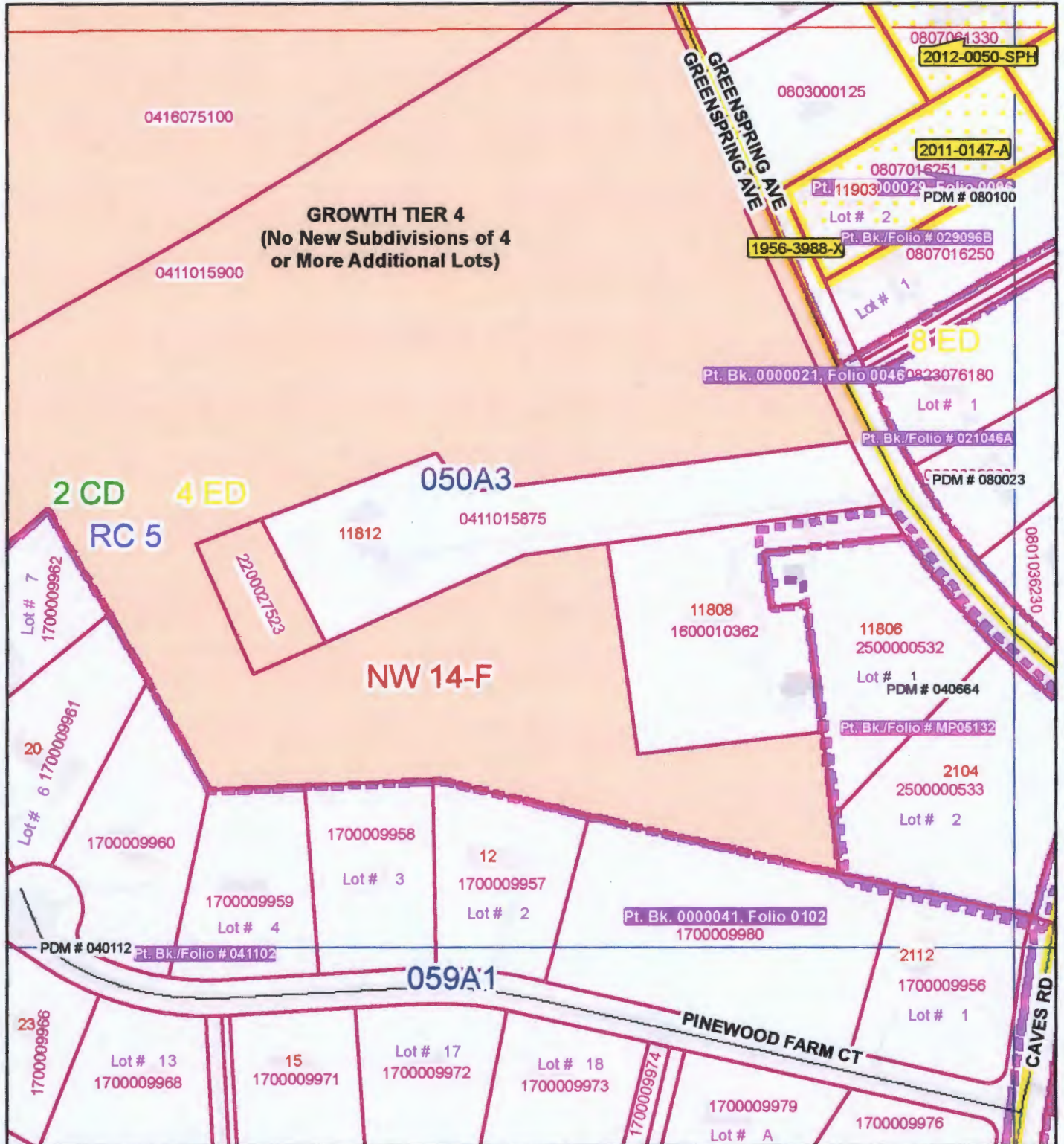
Item #0107



Item # 0107



11812 Greenspring Avenue



Publication Date: 11/1/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet

Item #0107

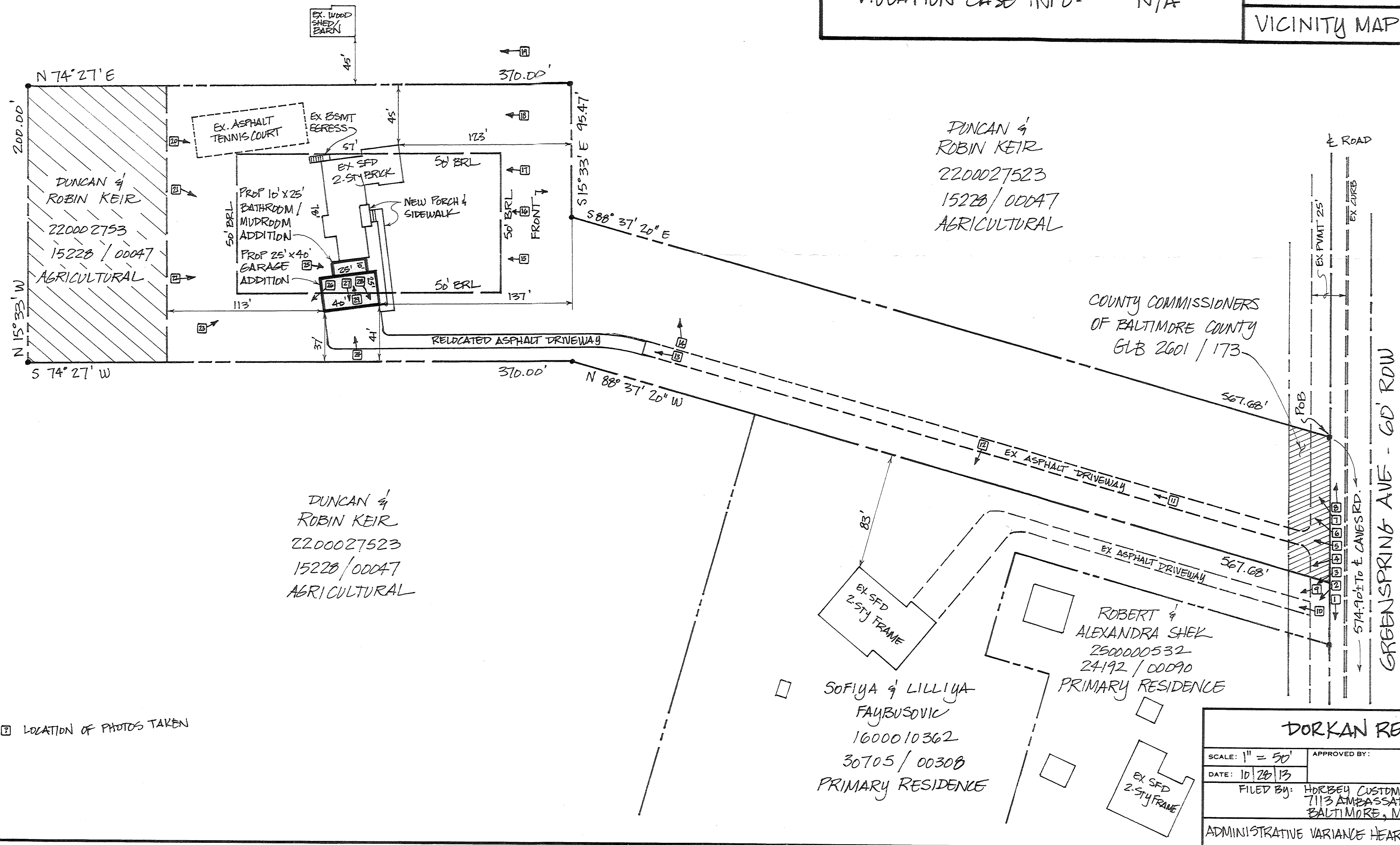
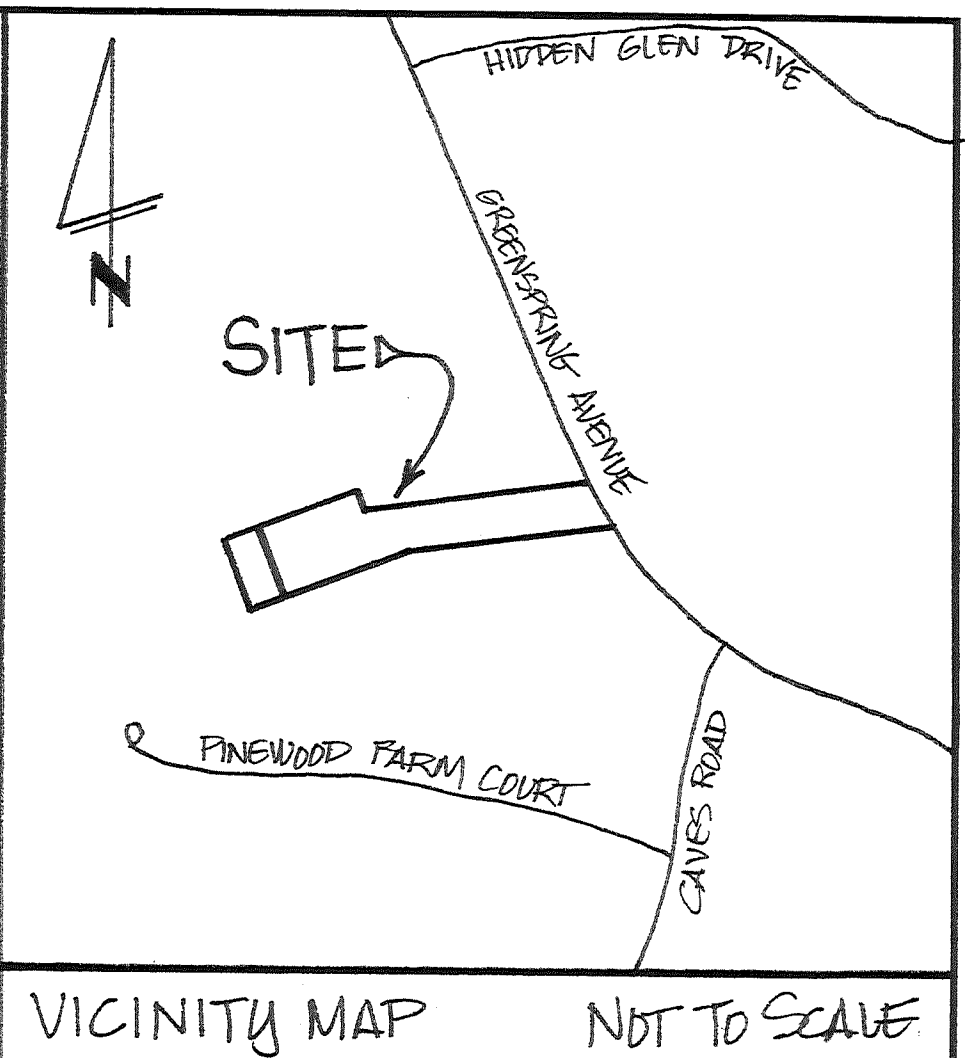
ADDRESS: 11812 GREENSPRING AVENUE
OWINGS MILLS, MARYLAND 21117

OWNERS: MURAT M. DORKAN
JULIE B. DORKAN

TAX ID: 0411015875

DEED REF: 34139/00243

ZONING MAP:	05DA3
ZONED:	RC-5
ELECTION DISTRICT:	4
COUNCIL DISTRICT:	2
LOT AREA ACREAGE:	2.43 AC
HISTORIC?	No
IN CBCA?	No
IN FLOOD PLAIN?	No
WATER IS:	PRIVATE
SEWER IS:	PRIVATE
PRIOR HEARING?	No
CASE NUMBER/RESULT:	N/A
VIOLATION CASE INFO:	N/A



☐ LOCATION OF PHOTOS TAKEN

DORKAN RESIDENCE

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: <u>HALLER</u>
DATE: <u>10/26/13</u>		REVISED
FILED BY: <u>HOBBEY CUSTOM BUILDERS, INC</u> <u>7113 AMBASSADOR RD, SUITE 200</u> <u>BALTIMORE, MD 21244 410.271.4888</u>		
ADMINISTRATIVE VARIANCE HEARING PLAN		DRAWING NUMBER