

IN RE: PETITION FOR ADMIN. VARIANCE *
(903 Timber Run Road)
4th Election District *
2nd Councilmanic District *
Wendi R. Bukowitz *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0114-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Wendi R. Bukowitz. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 11, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 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

ORDER RECEIVED FOR FILING

Date 12-5-13

By BW

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory building 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, by the Administrative Law Judge for Baltimore County, this 5th day of December, 2013, that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

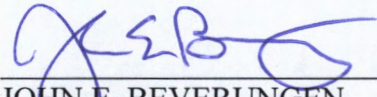
1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER RECEIVED FOR FILING

Date 12-5-13

By DW

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-5-13

By dlw

KEVIN KAMENETZ
County Executive



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

December 5, 2013

Wendi Bukowitz
903 Timber Run Road
Reisterstown, Maryland 21136

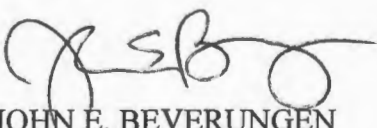
RE: Petition for Administrative Variance
Case No. 2014-0114-A
Property: 903 Timber Run Road

Dear Ms. Bukowitz:

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.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Craig Stanton, 903 Timber Run Road, Reisterstown, MD 21136



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 903 TIMBER RUN RD. which is presently zoned RC-5

Deed Reference 16884/00199

10 Digit Tax Account # 1800004550

Property Owner(s) Printed Name(s) WENDI BUKOWITZ

(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) 400.1 - to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear 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:

Wendi Bukowitz

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

903 TIMBER RUN RD PLEASANTON MD

Mailing Address

City

State

21136

Zip Code

410-526-0291

Telephone #

Wendi.Bukowitz@gmail.com

Email Address

Representative to be contacted:

Craig Stanton

Name - Type or Print

Signature

903 TIMBER RUN RD PLEASANTON MD

Mailing Address

City

State

21136

Zip Code

443-841-4086

Telephone #

CraigStanton@gmail.com

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 2014-0114-A

Filing Date 11/7/13

Estimated Posting Date 11/17/13

Reviewer RTJ

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: 903 Timber Run Rd Zenverstown MD 21136
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)

I REQUEST A VARIANCE SO I CAN BUILD IN MY SIDE YARD INSTEAD OF THE REAR YARD. FOR THE FOLLOWING REASONS:

1. IF I BUILD IN THE REAR, THE CURRENT SLOPE OF THE DRIVEWAY WOULD FUNNEL WATER INTO THE PROPOSED GARAGE.
2. THE ONLY PRACTICAL SPOT TO BUILD IN THE REAR HAS MANY MATURE TREES THAT WOULD NEED TO BE REMOVED - ADDING CONSIDERABLY TO THE COST.
3. ADDING A GARAGE IN THE REAR WOULD BE AN EYESORE
4. ADDING A GARAGE IN THE REAR WOULD COME VERY CLOSE TO THE SEPTIC FIELD

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

Wendy Bukowitz
Signature of Affiant
Wendy Bukowitz
Name- Print or Type

Signature of Affiant

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

Wendy Bukowitz
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

MARCIA S SWAIN
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND

Marcia Swain
Notary Public
7/11/16
My Commission Expires

My Commission Expires 07-11-2016

Zoning Description for 903 Timber Run Road

Beginning at a point on the south side of Timber Run Road, which is 50 feet wide, at the distance of 313 feet northeast of the centerline of the nearest improved intersecting street Bond Avenue, which is 75 feet wide. Being Lot 100, Section 1, in the subdivision of Sagamore Forest II as recorded in the Baltimore County Plat Book 44, Folio 74, containing 2.02 acres. Located in the 4th Election District and the 2nd Councilmanic District.

Item # 0114

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: 2014-0114-A

Petitioner: Wendi Bukowitz

Address or Location: 903 Timber Run Rd Reisterstown MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wendi Bukowitz

Address: 903 Timber Run Rd
Reisterstown MD 21136

Telephone Number: (410) 526-0291

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

No. **105021**

Date: **11/07/2013**

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
11/07/2013 11/07/2013 14:28:20 9

REC'D FROM WALKIN SHIL SAH
>> RECEIPT # 600576 11/07/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount	Dept
001	806	0000		6150					\$75.00	CR 10

5 528 ZONING VERIFICATION
105021
Recpt Tot \$75.00
\$75.00 CR \$4.00 CA
Baltimore County, Maryland

Total: **\$75.00**

Rec From:

For: **zoning hearing - case # 2014-0114-A**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/11/2013

RECEIVED

CASE NUMBER: 2014-0114-A

DEC 09 2013

Petitioner/Developer: WENDI BUKOWITZ

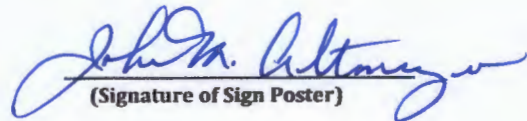
OFFICE OF ADMINISTRATIVE HEARINGS

Date of Hearing (Closing): 12/2/2013

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:

903 TIMBER RUN RD.

The sign(s) were posted on: 11/11/13


(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Road
(Street Address of Sign Poster)

Freeland, Maryland 21053
(City, State, Zip of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0114-A

903 TIMBER RUN RD.

TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (GARAGE) TO BE LOCATED IN THE
SIDE YARD OF THE PRINCIPAL DWELLING IN LIEU OF
THE REQUIRED REAR

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 12-02-2013

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

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

MEMORANDUM

DATE: January 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0114-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 6, 2014. 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>
<u>11-20</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>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>11-11-13</u> by <u>Altmeier</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- 0114 -A Address 903 Timber Run Rd

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

Filing Date: 11/7/13 Posting Date: 11/17/13 Closing Date: 12/02/13

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- 0114 -A Address 903 Timber Run Rd

Petitioner's Name Wendi Bukowitz Telephone 410 526 0291

Posting Date: 11/17/13 Closing Date: 12/02/13

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the side yard of the principal
dwelling in lieu of the required rear

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 20, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For November 18, 2013
Item No. 2014-0078, 0106, 0107, 0109, 0110, 0111, 0112, 0113 and
0114

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\ZAC11182013 -.doc



KEVIN KAMENETZ
County Executive

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

November 26, 2013

Wendi Buckowitz
903 Timber Run Road
Reisterstown MD 21136

RE: Case Number: 2014-0114A, Address: 903 Timber Run Road

Dear Ms. Buckowitz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 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
Craig Stanton, 903 Timber Run Road, Reisterstown MD 21136

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. 2014-0114-A
Administrative Variance
Wendi Bukawitz
903 Timber Run 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. 2014-0114-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 'Steven D. Foster', is written over a horizontal line.

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

Debra Wiley - Sign Posting Requirements

From: Debra Wiley
To: jaltmeyer@aol.com
Date: 12/6/2013 8:57 AM
Subject: Sign Posting Requirements

Good Morning John,

RE: **Case Nos.** 2014-0109-A & **2014-0114-A**

Per our telephone conversation this morning, and after speaking to Zoning, the original of the Certificate of Posting should be delivered to the Zoning Review Office.

In the event the Certificate is not included in the file, a call will be placed to the Petitioner's representative or the Petitioner himself to advise that the sign posting requirement has not been fulfilled. It is at this time that a copy can be presented however the original still must be received for inclusion in the file; this will alleviate processing time.

I hope this information clarifies the procedure for you. Please feel free to contact either myself, Kristen Lewis or June Fisher and we will of course help you in any way that we can.

It was nice speaking to you, and continue to enjoy your grandchildren and retirement !

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



Downsloped DRIVEWAY

Item #0114



View of Site without VARIANCE Item #0114
TREES would Need To Be REMOVED

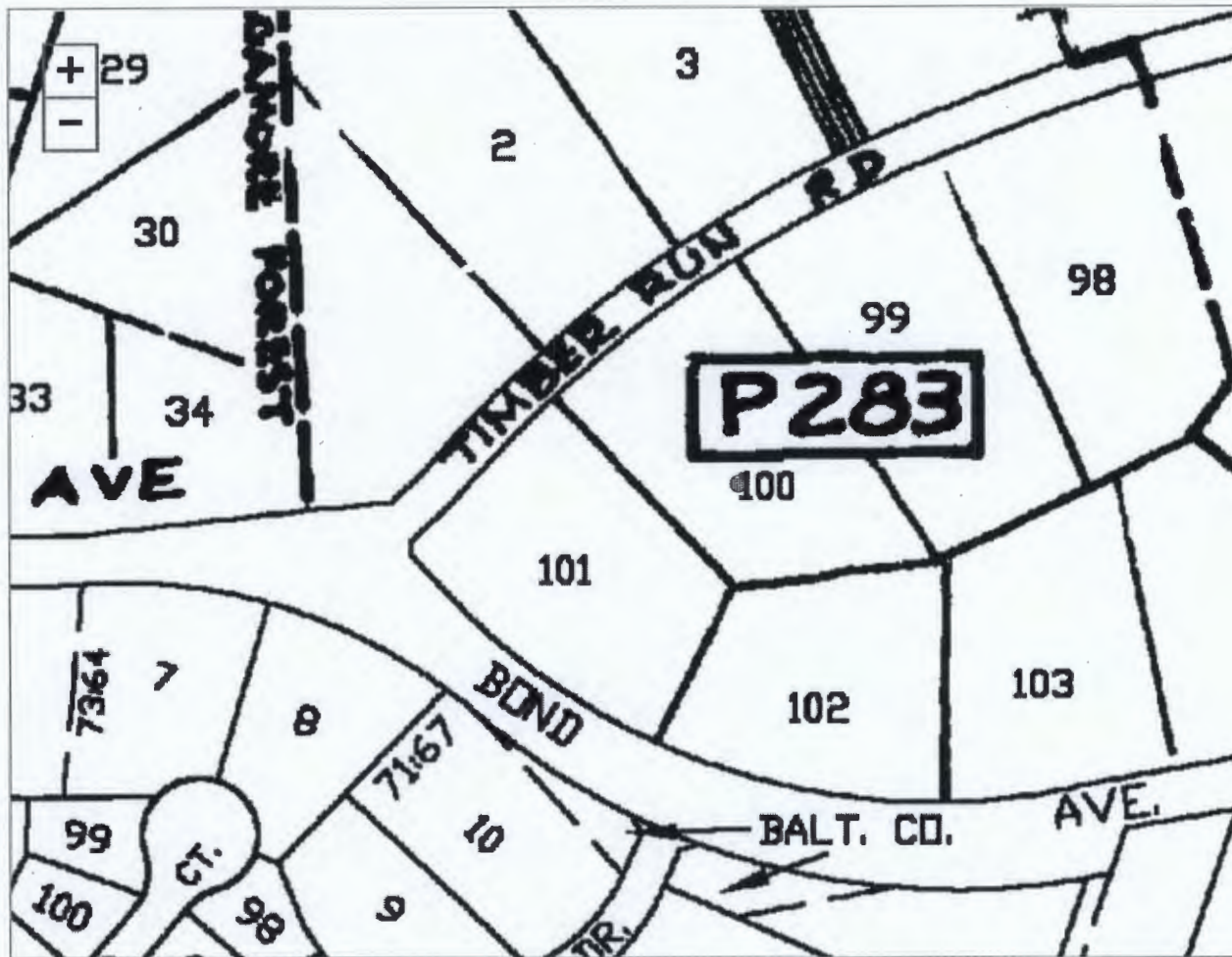
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 1800004550		
Owner Information		
Owner Name:	BUKOWITZ WENDI R	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	903 TIMBER RUN RD REISTERSTOWN MD 21136-1825	Deed Reference: 1) /16884/ 00199 2)
Location & Structure Information		
Premises Address:	903 TIMBER RUN RD 0-0000	Legal Description: 2.02 AC SAGAMORE FOREST 11
Map: 0049	Grid: 0008	Parcel: 0283
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 100	Assessment Year: 2013
Plat No: 1	Plat Ref: 0044/ 0074	
Town:	NONE	
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1980	2,313 SF	2.0200 AC
County Use	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	176,300	132,200
Improvements	256,200	219,800
Total:	432,500	352,000
Phase-in Assessments		As of
		07/01/2013
As of		07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: KLAR GREGORY R	Date: 10/01/2002	Price: \$375,000
Type: ARMS LENGTH IMPROVED	Deed1: /16884/ 00199	Deed2:
Seller: COX THOMAS A	Date: 01/13/1987	Price: \$186,000
Type: ARMS LENGTH IMPROVED	Deed1: /07460/ 00308	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
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 01/05/2010		

Baltimore County

[New Search](#)District: **04** Account Number: **1800004550**

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.

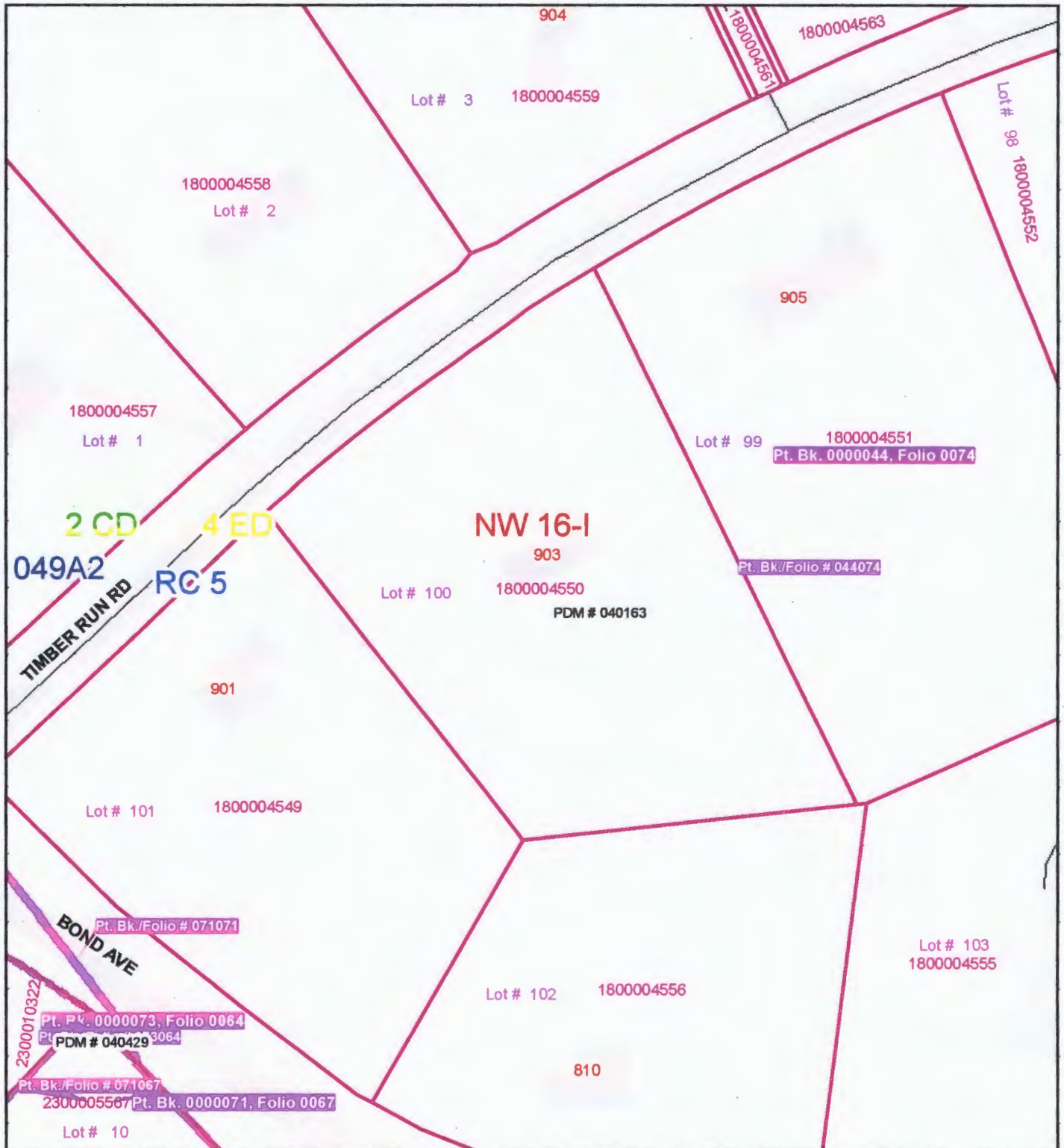
Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



☒ Loading... Please Wait. Loading... Please Wait.
→

903 Timber Run Road



Publication Date: 11/7/2013



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0114

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

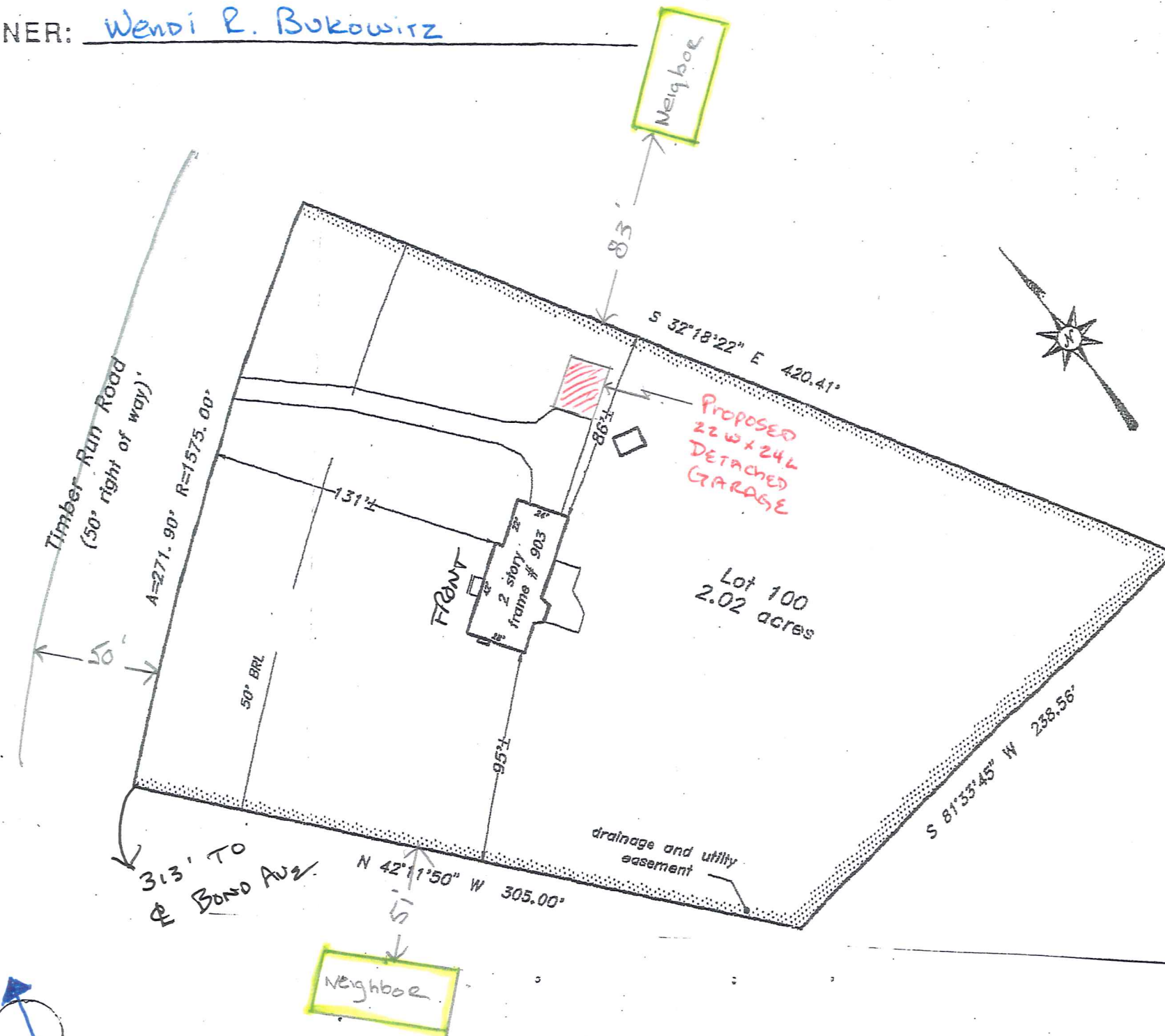
PROPERTY ADDRESS: 903 TIMBER RUN ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SAGAMORE FOREST II

plat book# 000044, folio# 0074, lot# 100, section# 1

OWNER: Wendi R. Bukowicz

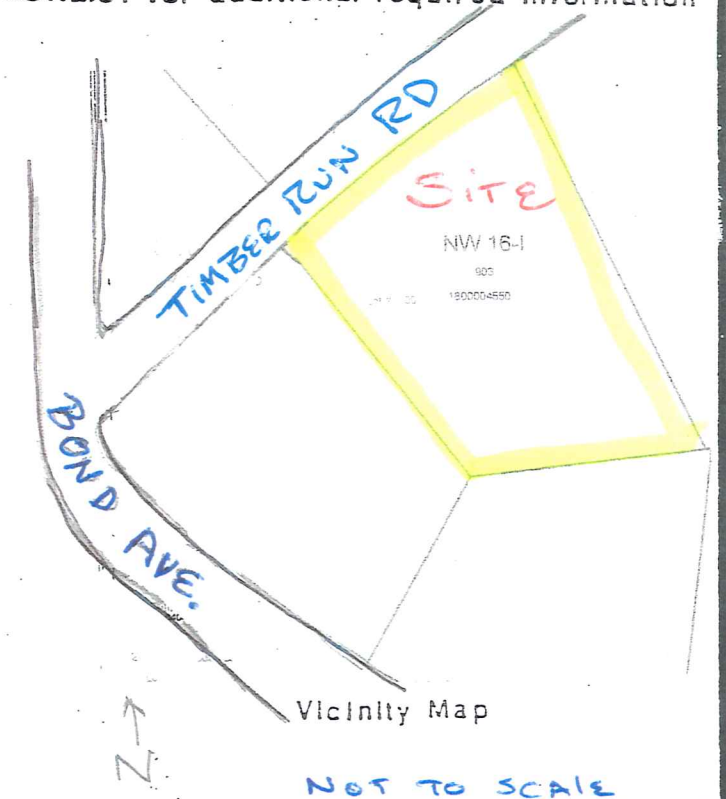


North

date: 11/5/2013

prepared by: [Signature]

Scale of Drawing: 1" = 60'



LOCATION INFORMATION

Election District: 4

Councilmanic District: 2

1"=200' scale map#: 049A2

Zoning: RC-5

Lot size: 2.02 AC
acreage square feet

Historic	Yes ☐ NO ☒	SEWER:	public ☐ private ☒
History	☐ ☒	WATER:	☒ ☐
Flood Plain	☐ ☒	Chesapeake Bay Critical Area:	yes ☐ no ☒
Prior Zoning Hearings: <u>NONE</u>			

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 2014-0114-A CASE#: 1

Pet. enb 1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

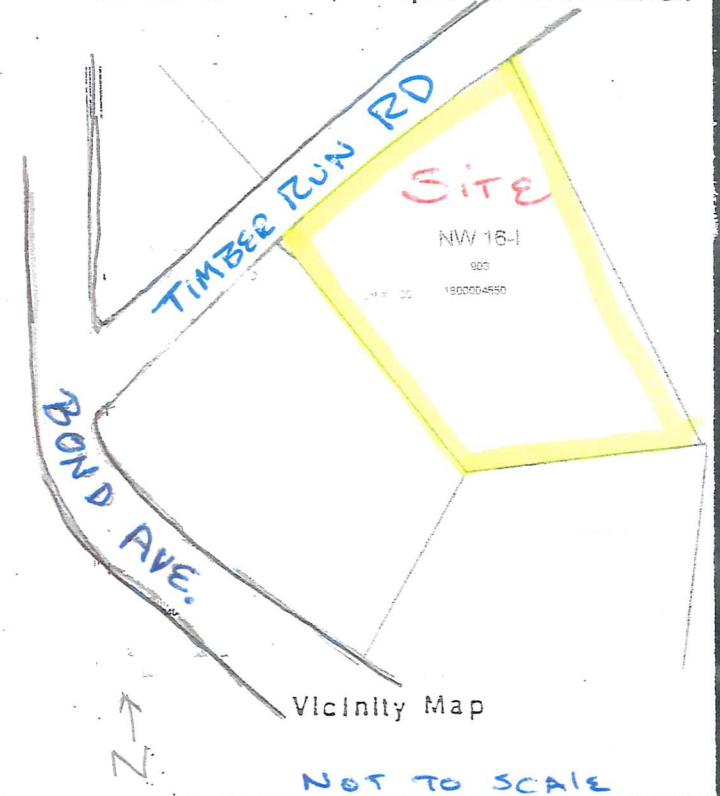
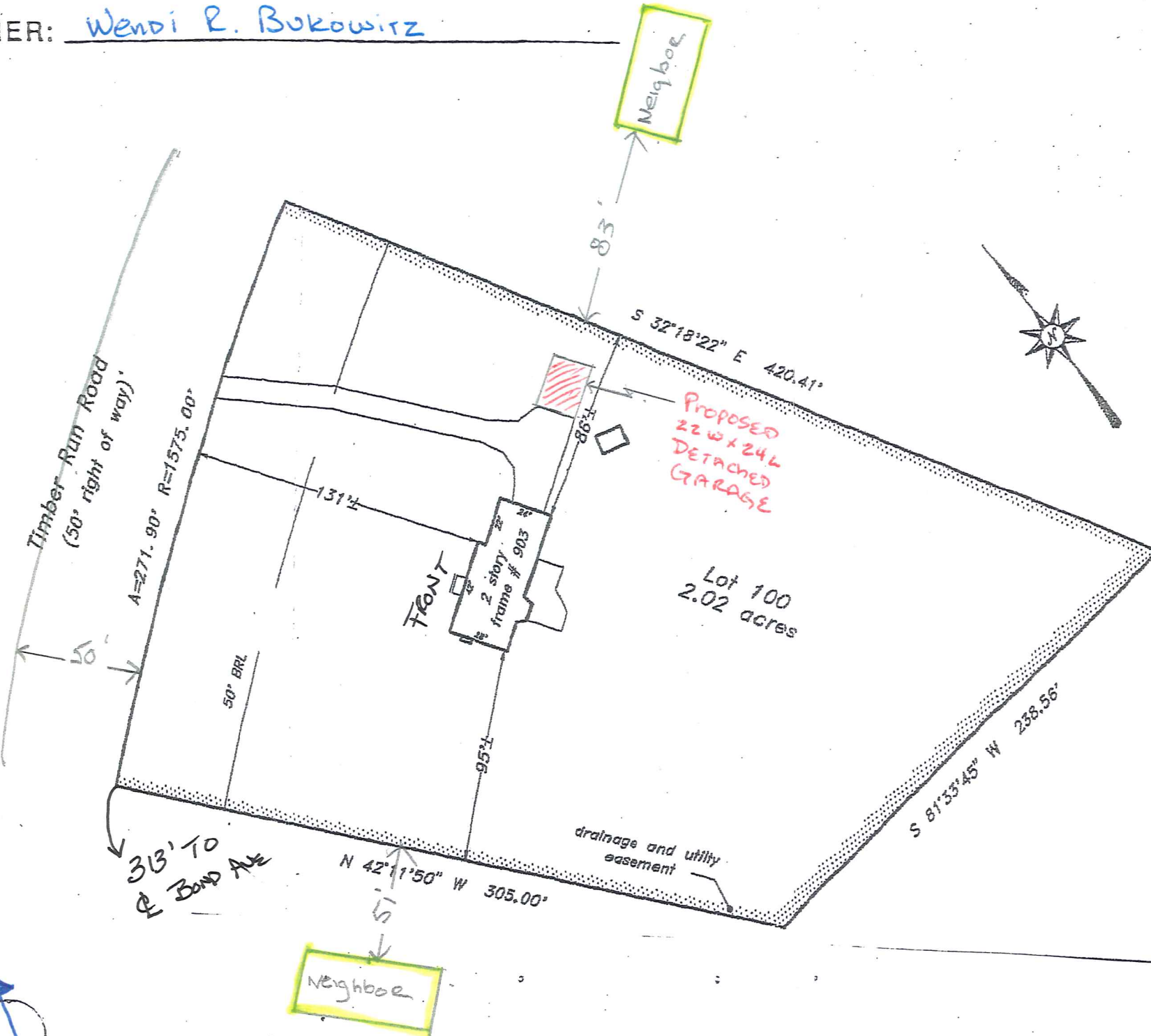
PROPERTY ADDRESS: 903 TIMBER RUN ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SAGAMORE FOREST II

plat book# 000044, folio# 0074, lot# 100, section# 1

OWNER: Wendi R. Bukowitz



LOCATION INFORMATION

Election District: 4
 Councilmanic District: 2
 1"=200' scale map#: 049AZ
 Zoning: RC-5
 Lot size: 2.02 ac
 acreage square feet

Historic	Yes ☐	No ☒	SEWER:	public ☐	private ☒
History	☐	☒	WATER:	☒	☐
Flood Plain	☐	☒	Chesapeake Bay Critical Area:	yes ☐	no ☒
Prior Zoning Hearings: <u>NONE</u>					

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 2014-0114-A CASE#: 2014-0114-A

North
 date: 11/5/2013
 prepared by: [Signature]

Scale of Drawing: 1"= 60'