

M E M O R A N D U M

DATE: May 6, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0179-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 5, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
3rd Election District
2nd Councilmanic District *
(3111 W. Golf Course Road)
Charles A. and Rebecca P. Newhall *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0179-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Charles A. and Rebecca P. Newhall. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a side yard setback of 12 ft. and a front yard setback of 58 ft. to the centerline of a street in lieu of the required 35 ft. and 75 ft., respectively. The subject property and requested relief are more particularly described on 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 14, 2014, 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

ORDER RECEIVED FOR FILING

Date 4-4-14

By bw

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 addition (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, by the Administrative Law Judge for Baltimore County, this 4th day of April, 2014 that a Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a side yard setback of 12 ft. and a front yard setback of 58 ft. to the centerline of a street in lieu of the required 35 ft. and 75 ft., respectively, be and is hereby GRANTED, subject to the following:

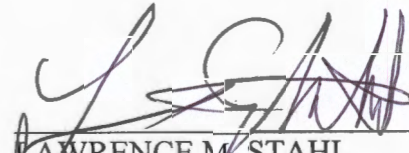
- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioners or subsequent owners shall not convert the subject addition (garage) into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
- The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4-4-14

By [Signature]

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 4-4-14

By low

KEVIN KAMENETZ
County Executive



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

April 4, 2014

Charles A. Newhall
Rebecca P. Newhall
3111 W. Golf Course Road
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(3111 W. Golf Course Road)
Case No. 2014-0179-A

Dear Mr. and Mrs. Newhall:

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,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Dan Bursi, Ratcliffe Architects, 10404 Stevenson Road, Stevenson, MD 21153



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 3111 W. Golf Course Road which is presently zoned RC2

Deed Reference 23513/00486 10 Digit Tax Account # 0302070970

Property Owner(s) Printed Name(s) Charles A. & Rebecca P. Newhall

(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 1A01.3.B.3 – to permit a proposed addition with a side yard setback of 12 feet and a front yard setback of 58 feet to the centerline of a street in lieu of the required 35 feet and 75 feet, respectively

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:

Charles A. Newhall, Rebecca P. Newhall

Name #1 – Type or Print

Name #2 – Type or Print

* Charles A. Newhall * Rebecca P. Newhall

Signature #1

Signature #2

3111 W. Golf Course Rd. Owings Mills MD

21117 Zip Code Telephone # Email Address

Representative to be contacted:

Dan Bursi - Ratcliffe Architects

Name – Type or Print

Signature

10404 Stevenson Rd. Stevenson MD

21153, 410-484-7010, dan@ratcliffearchitects.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 4 day of April, 2014, 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 2014-0179-4 Filing Date 3,5,14 Estimated Posting Date 3,16,14 Reviewer RD

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.

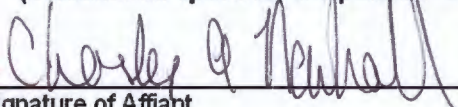
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3111 W. Golf Course Rd. Owings Mills MD 21117
Print or Type Address of property City State Zip Code

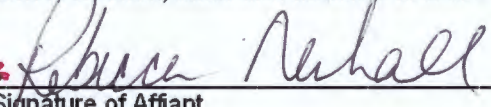
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The need for a larger attached was caused by changes in the family situation. Since the living areas of the main house are located on the west side of the existing house, the siting of an attached garage on that same side is the only practical location. Placement of the garage had to be sensitive to keeping the view & light on the west side of the kitchen, therefore forcing the garage forward & angled. The placement of the garage in the location shown will also help mitigate existing drainage issues that have plagued the property.

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


Signature of Affiant

Charles A. Newhall
Name- Print or Type


Signature of Affiant

Rebecca P. Newhall
Name- Print or Type

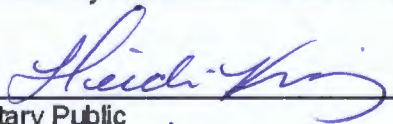
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of February, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Charles Ashton Newhall & Rebecca Newhall
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
March 16, 2015
My Commission Expires

HEIDI KING
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 16, 2015

REV. 10/12/11

Item # 0179

ZONING DESCRIPTION FOR
3111 WEST GOLF COURSE ROAD

Parcel 1

Beginning at a point on the south side of West Golf Course Road which is 30 feet wide at the distance of 875 feet west of the centerline of the nearest improved intersecting street Golf Course Road which is 30 feet wide.

Thence the following courses and distances: (POB 1) N 51°13'00" W, 117.06'; (2nd POC) S 38°47'00" W 325.00'; (3rd POC) S 41°56'20" E 260.00'; (4th POC) N 17°36'40" E 393.44' back to Point of Beginning (POB) as recorded in Deed Liber 8837, Folio 642 containing 1.46 acres, Located in the 3rd Election District and the 2nd Council District.

Parcel 2

Beginning at a point on the south side of West Golf Course Road which is 30 feet wide at the distance of 835 feet west of the centerline of the nearest improved intersecting street Golf Course Road which is 30 feet wide.

Thence the following courses and distances: (POB 2) N 17°12'14" E 386.05'; (2nd POC) S 41°56'20" E 68.00'; (3rd POC) N 17°33'14" E 362.96'; (4th POC) N 53° 54'00" W 38.00' back to Point of Beginning (POB) as recorded in Deed Liber 8837, Folio 642 containing 0.40 acres, Located in the 3rd Election District and the 2nd Council District.

The combined total area of the two parcels equals 1.86 acres.

Item # 0179

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/neighbor 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: 2014-0179-A
Petitioner: Charles A. & Rebecca Newhall
Address or Location: 3111 West Golf Course Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Peter W. Ratcliffe
Address: 10404 Stevenson Rd.
Stevenson, MD 21153

Telephone Number: 410-484-7010

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0179 -A Address 3111 W Golf Course Rd

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

Filing Date: 3/5/14 Posting Date: 3/16/14 Closing Date: 3/31/14

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 2014- 0179 -A Address 3111 W Golf Course Rd

Petitioner's Name C + R Newhall Telephone 410 484-7010

Posting Date: 3/16/14 Closing Date: 3/31/14

Wording for Sign: To Permit a proposed addition with a side yard setback
of 12 feet and a front yard setback of 58 feet to the centerline
of a street in lieu of the required 35 feet and 75 feet,
respectively

Revised 7/06/11

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

No. **108009**

Date: **3/5/14**

PAID RECEIPT

DATE: 3/5/2014 3/5/2014 10:29:00

NO. 001 WALKER LANE LTR
 RECEIPT # 500412 3/05/2014

5 SEC MISCELLANEOUS - IN
 108009

Recpt Tot 175.00

175.00 CR 1.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				75

Total: **75**

Rec From:

For:

zoning hearing - case # 2014-0129-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 03/15/2014

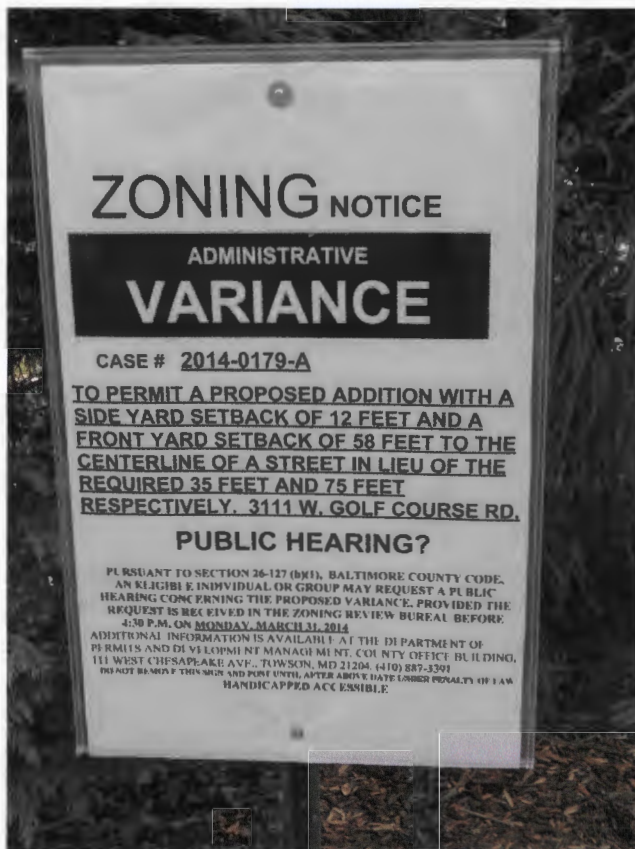
Case Number: 2014-0179-A

Petitioner / Developer: C. & R. NEWHALL ~ RATCLIFFE ARCHITECTS

Date of Hearing (Closing): MARCH 31, 2014

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:
3111 W. GOLF COURSE ROAD

The sign(s) were posted on: **MARCH 14, 2014**



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)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-21</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>3-21</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>3-14-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

April 1, 2014

Charles A. & Rebecca P. Newhall
3111 W. Golf Course Road
Owings Mills, MD 21117

RE: Case Number: 2014-0179 A, Address: 3111 W. Golf Course Road

Dear Mr. & Ms. Newhall:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 5, 2014. 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
Dan Bursi, Ratcliffe Architects, 10404 Stevenson Road, Stevenson, MD 21153

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



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

Date: 3-21-14

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

RE: Baltimore County
Item No. 2014-0179-A
Administrative Variance
Charles A. & Rebecca P. Newham
3111 Golf Course Road W.

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. 2014-0179-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 the typed name.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2014
Item No. 2014-0177, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186,
and 0187.

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\ZAC03242014 -.doc

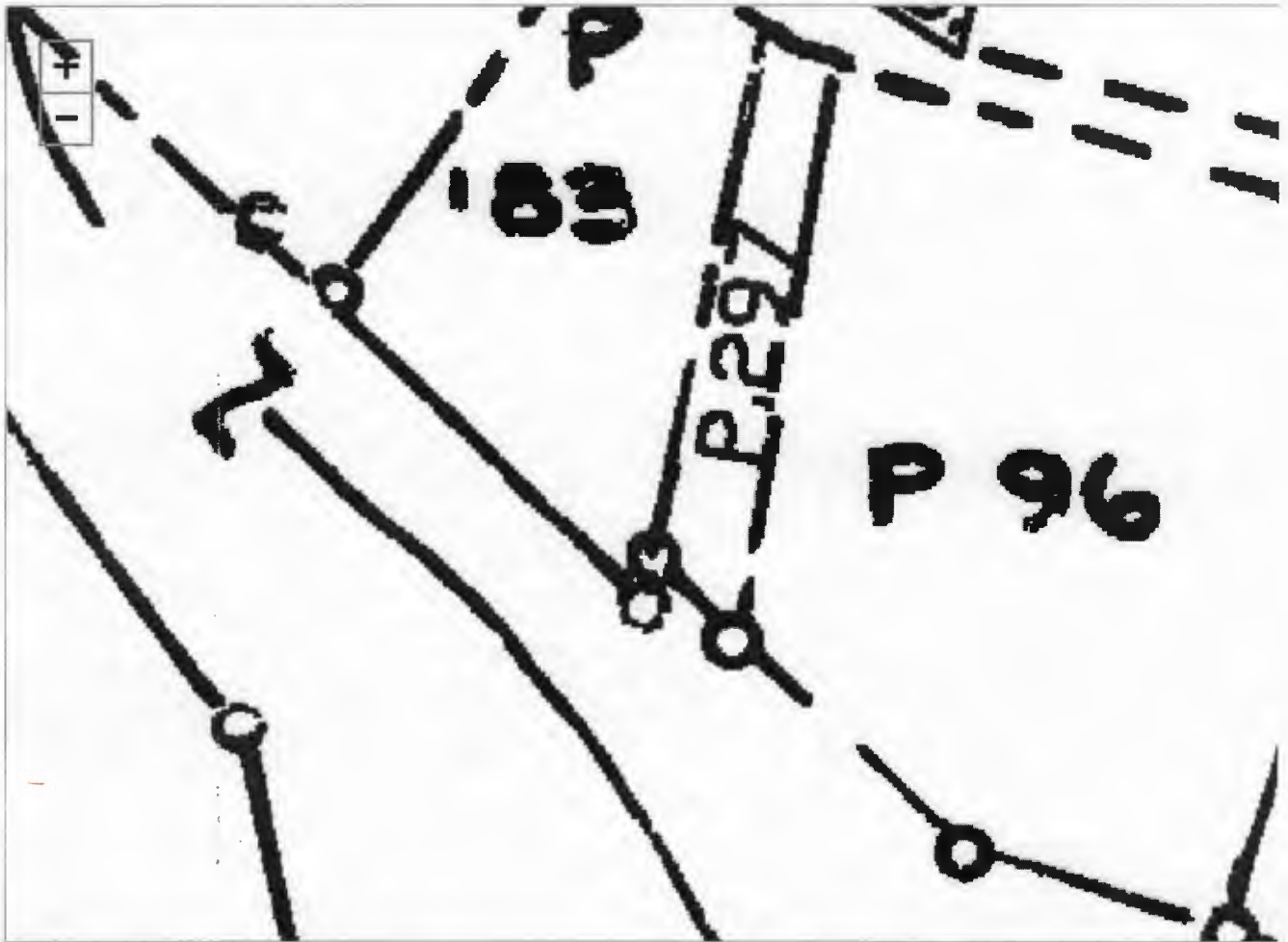
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 03 Account Number - 0302071630	
Owner Information		
Owner Name:	NEWHALL CHARLES A NEWHALL REBECCA P	Use: RESIDENTIAL
Mailing Address:	3111 W GOLF COURSE RD OWINGS MILLS MD 21117-4115	Principal Residence: NO
		Deed Reference: 1) /23513/ 00486 2)
Location & Structure Information		
Premises Address:	W GOLF COURSE ST 0-0000	Legal Description: .400 AC GOLD COURSE ST 800 W GOLF COURSE RD
Map: 0067	Grid: 0006	Parcel: 0297
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 17,424 SF
County Use 04		
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	17,400	17,400
Improvements	0	0
Total:	17,400	17,400
Preferential Land:	0	0
Transfer Information		
Seller: VREELAND ANTOINETTE	Date: 03/13/2006	Price: \$2,550,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23513/ 00486	Deed2:
Seller: BROWN SIBYL T	Date: 06/26/1991	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /08837/ 00642	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: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **03** Account Number: **0302071630**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://lmsweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

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Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0302070970		
Owner Information		
Owner Name:	NEWHALL CHARLES A NEWHALL REBECCA P	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3111 W GOLF COURSE RD OWINGS MILLS MD 21117-4115	Deed Reference: 1) /23513/ 00486 2)
Location & Structure Information		
Premises Address:	3111 W GOLF COURSE RD 0-0000	Legal Description: 1.457 AC 3111 GOLF COURSE WEST RD 850 W GOLF COURSE RD
Map: 0067	Grid: 0006	Parcel: 0183
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE
Primary Structure Built 1964		Ad Valorem:
Above Grade Enclosed Area 5,836 SF		Tax Class:
Finished Basement Area 1000 SF		Property Land Area 1.4500 AC
County Use 04		
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 4 full/ 2 half	Garage 1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land: 627,000	501,600	As of 07/01/2014
Improvements 633,400	1,008,300	
Total: 1,260,400	1,509,900	1,260,400
Preferential Land: 0		1,343,567
		0
Transfer Information		
Seller: VREELAND ANTOINETTE	Date: 03/13/2006	Price: \$2,550,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23513/ 00486	Deed2:
Seller: BROWN SIBYL J	Date: 06/26/1991	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /08837/ 00642	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013 07/01/2014
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 04/30/2008		

New Search (<http://sdat.resiusa.org/RealProperty>)

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



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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



FRONT



LEFT FRONT



LEFT REAR



FRONT

Item #0179



LEFT



LEFT



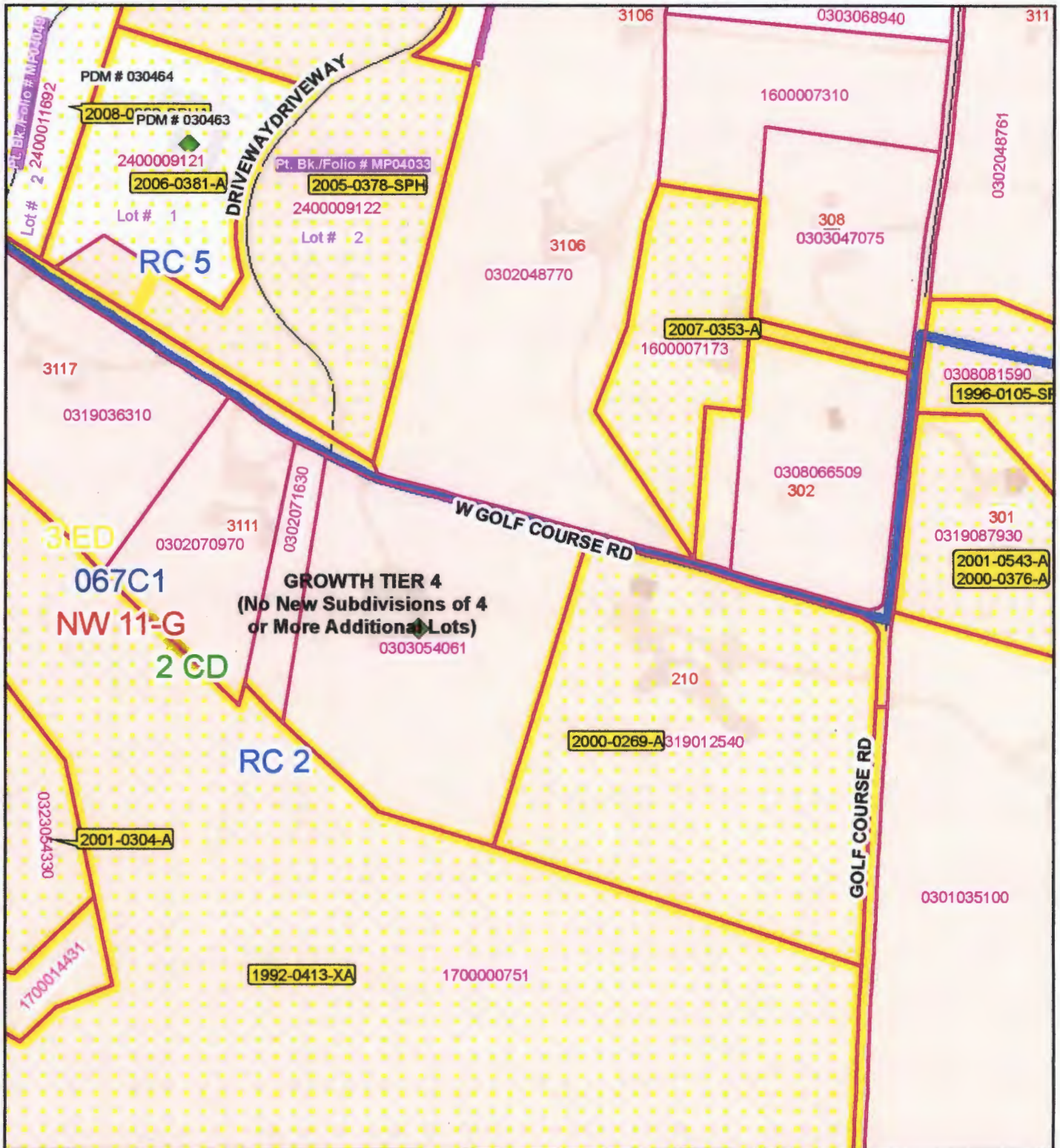
FRONT



LEFT

Item #0179

3111 W. Golf Course Rd



Publication Date: 3/11/2014



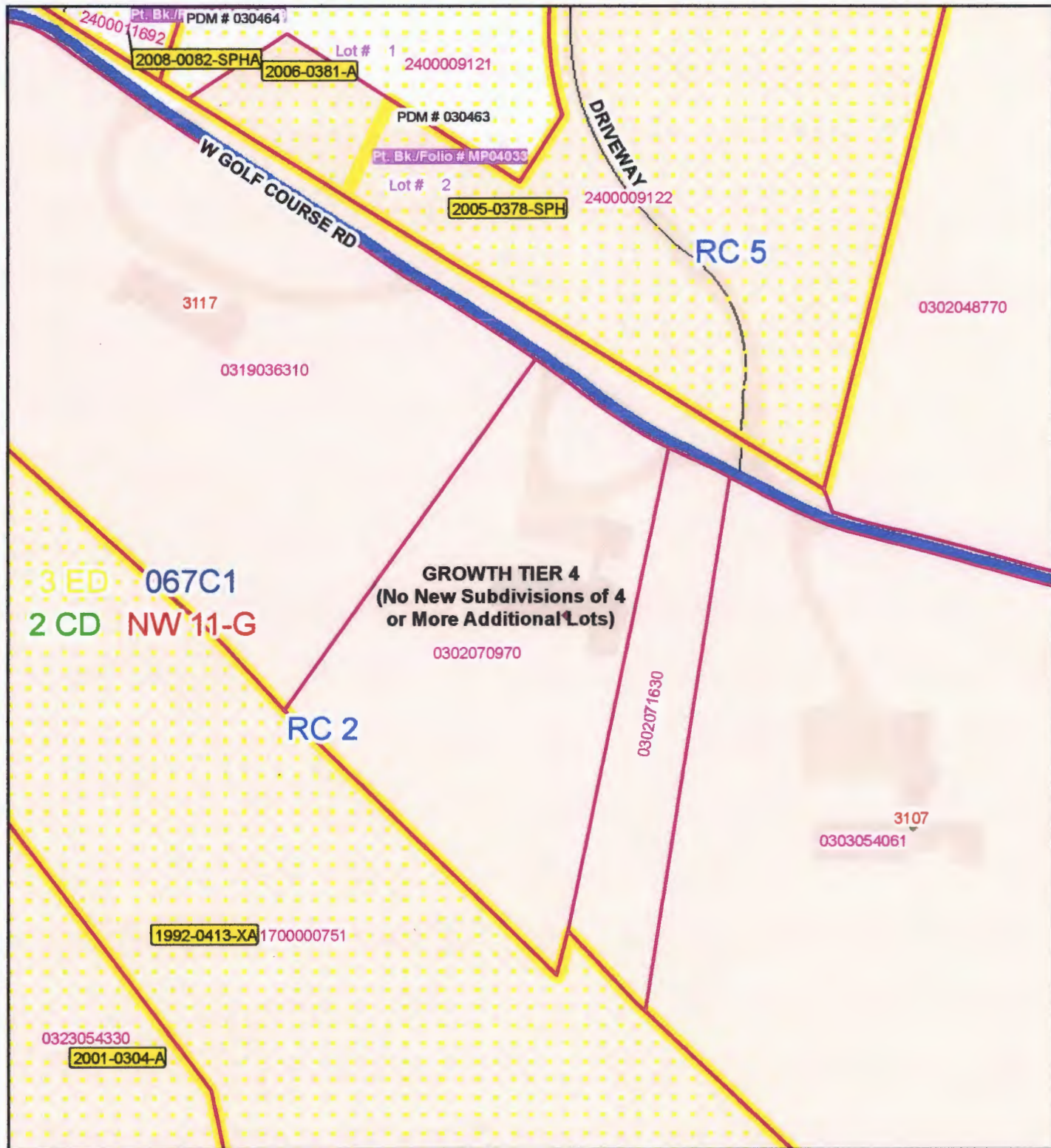
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet

3111 W. Golf Course Road



Publication Date: 3/4/2014



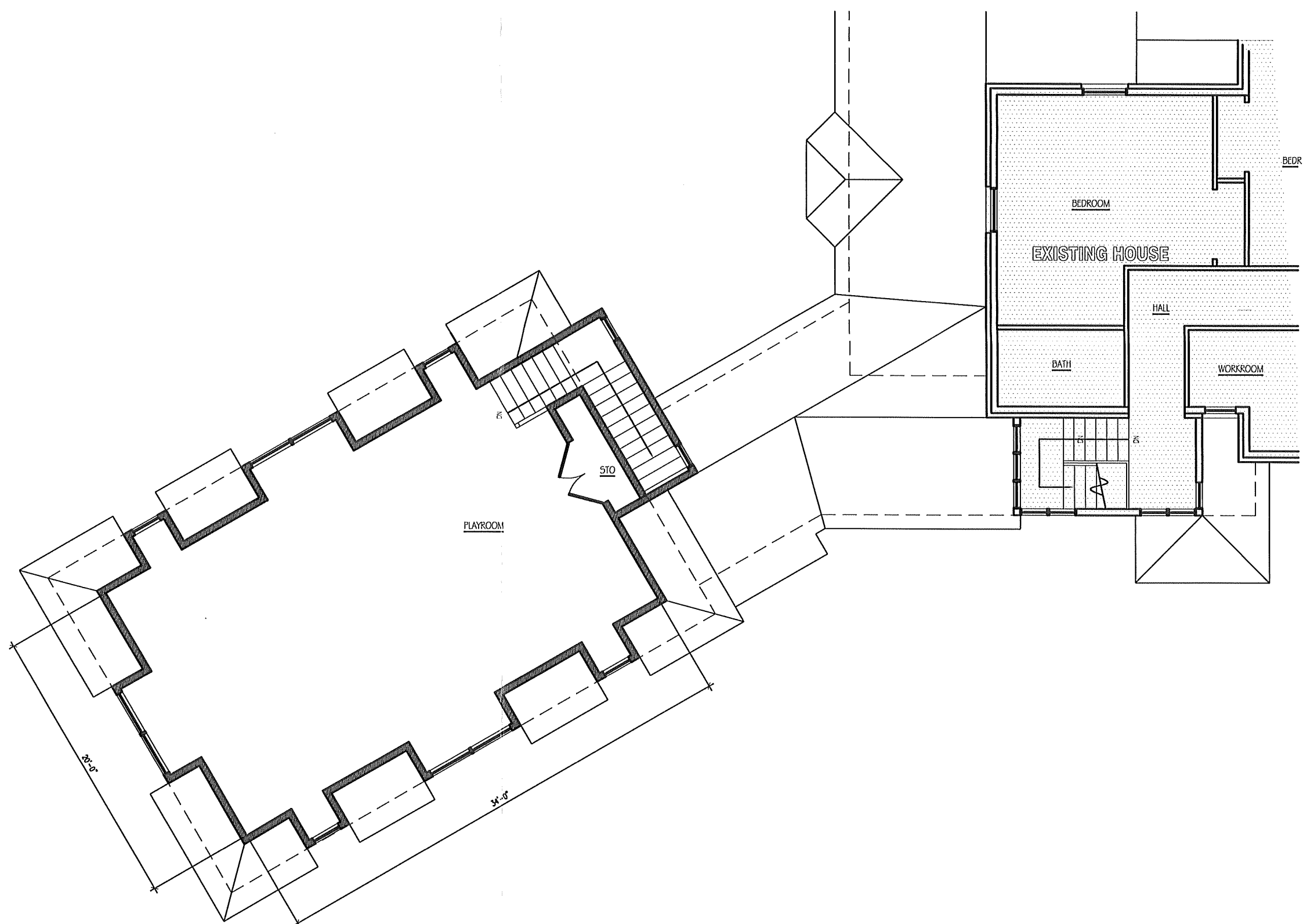
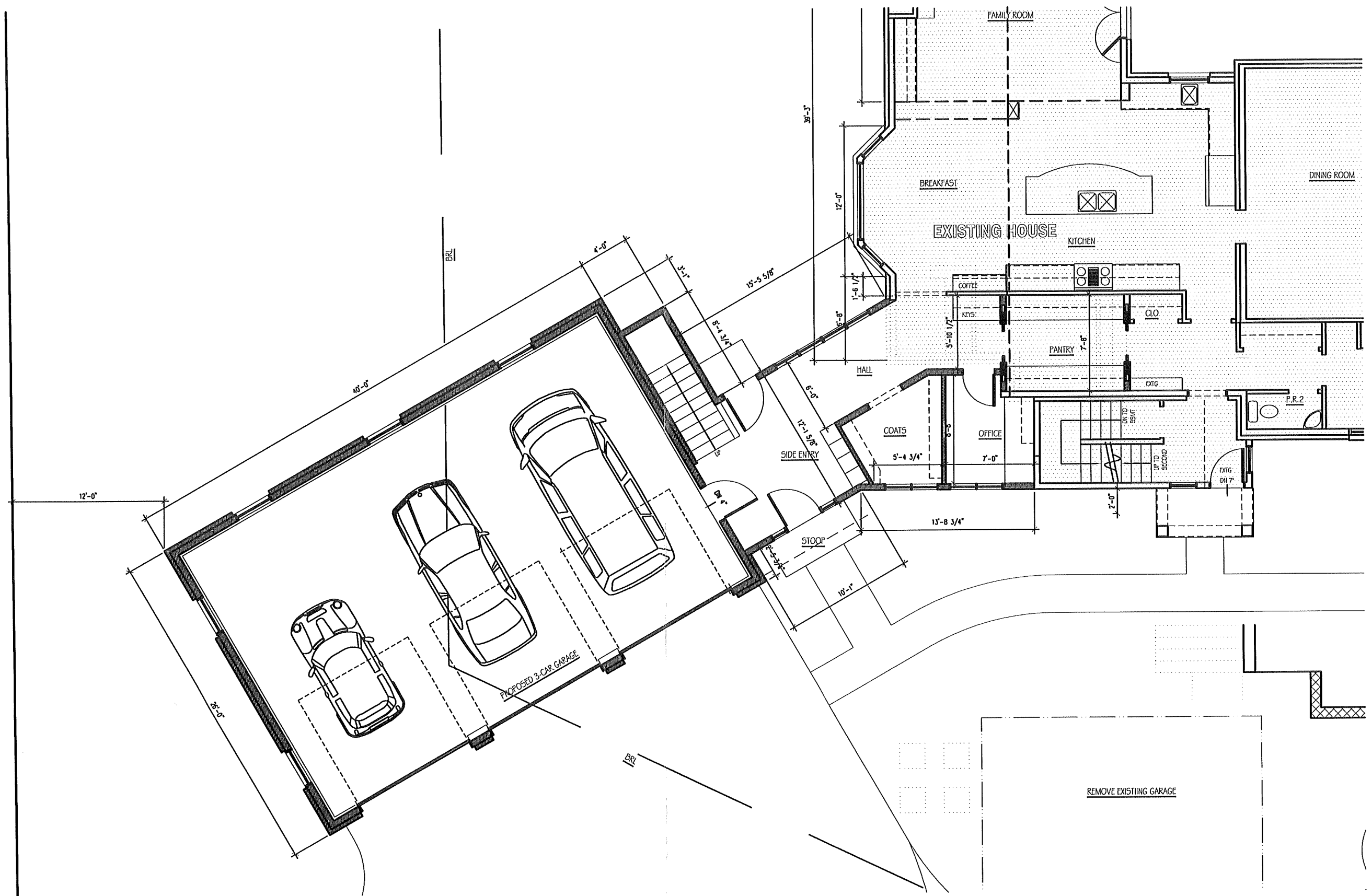
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

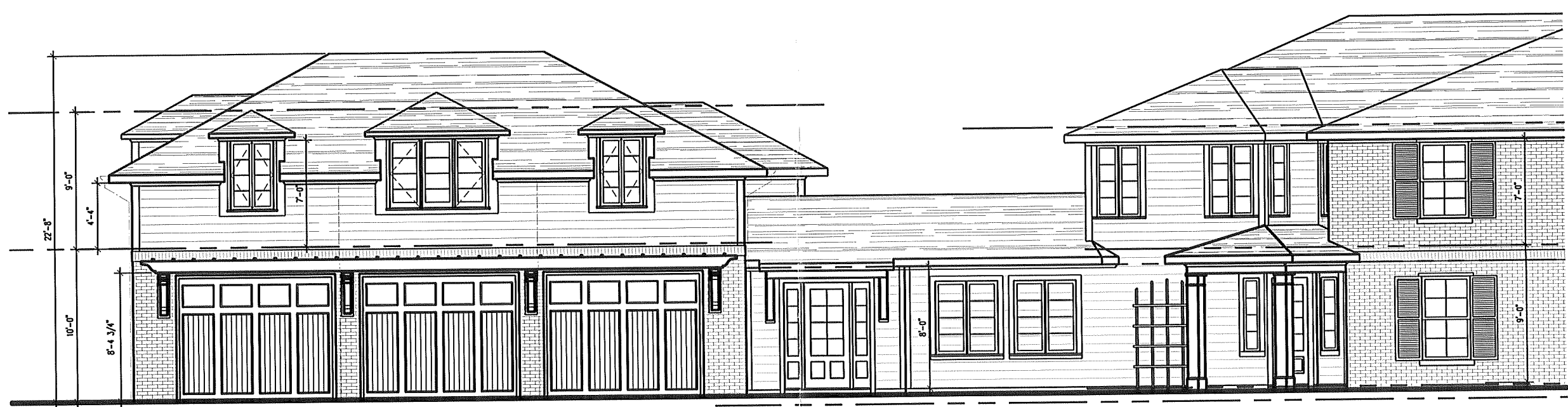


0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0179





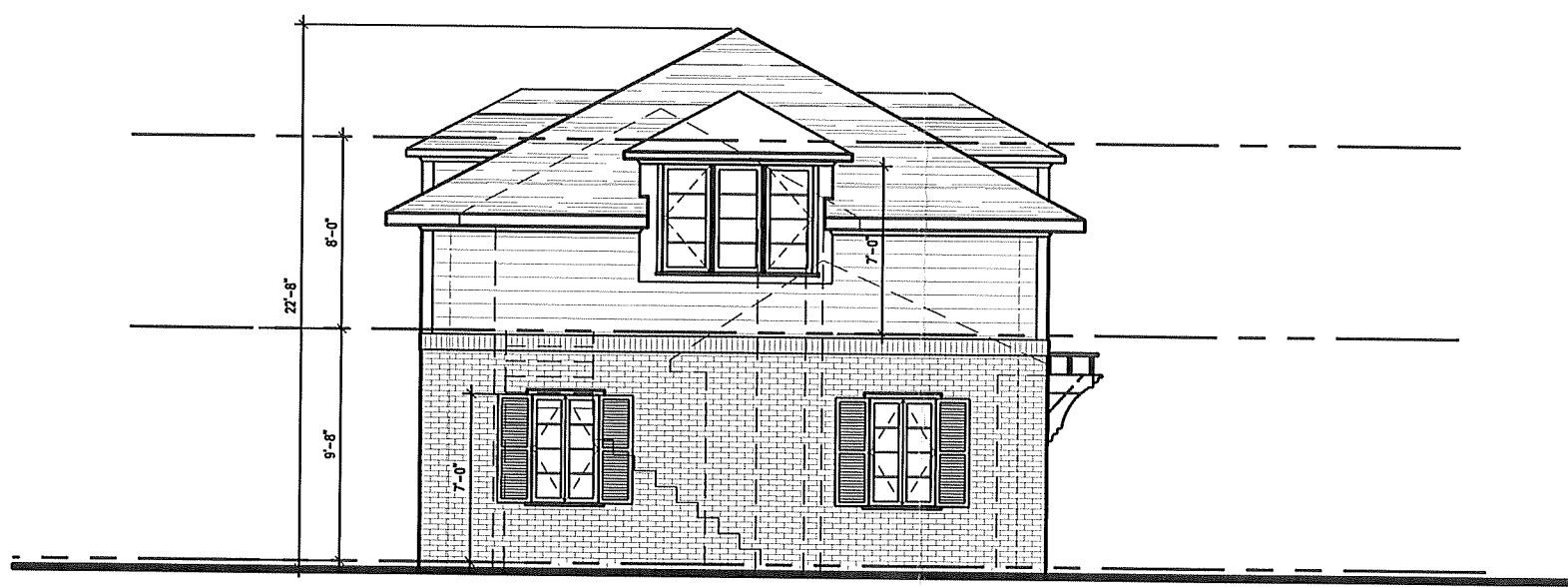
Partial Front Elevation

3111 W. GOLF COURSE ROAD

1/8" = 1'-0"

02-19-2014

Item # 0179



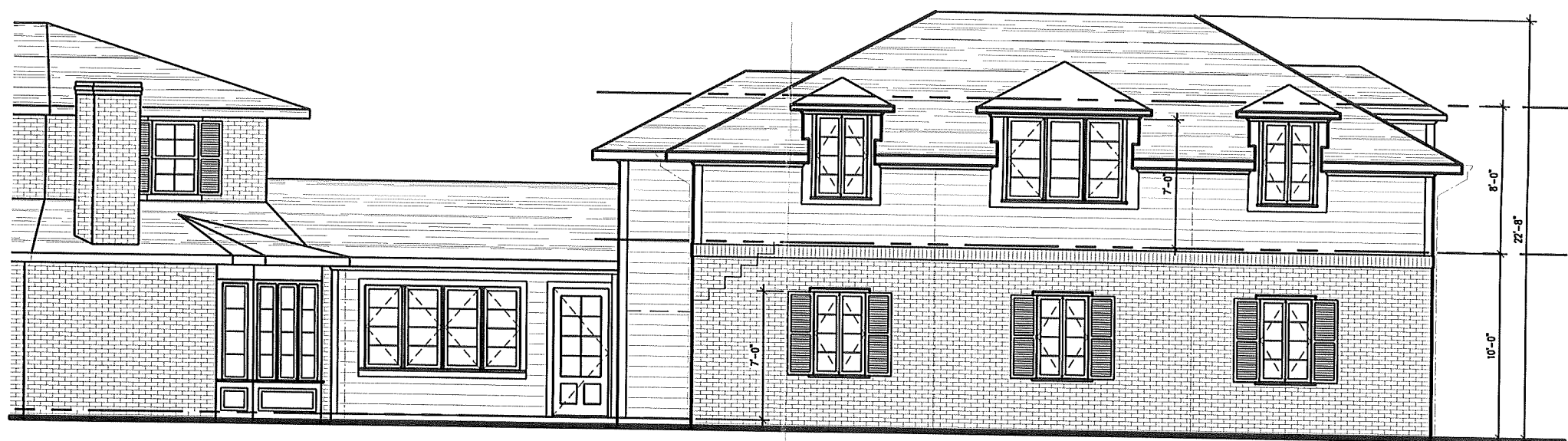
Partial Left Elevation

3111 W. GOLF COURSE ROAD

1/8" = 1'-0"

02-19-2014

Item # 0179



Partial Rear Elevation

3111 W. GOLF COURSE ROAD

1/8" = 1'-0"

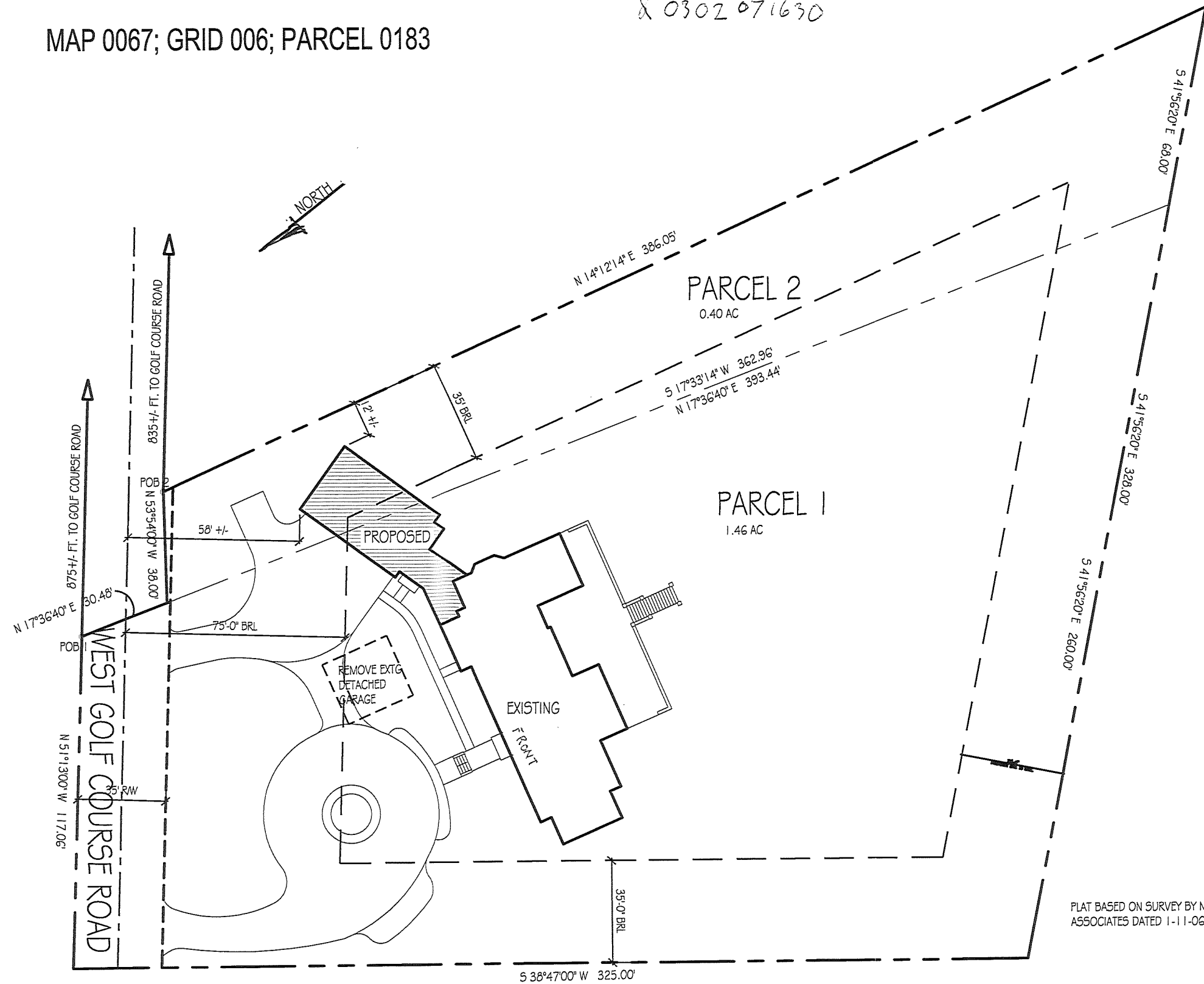
02-19-2014

Item # 0179

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE _X_ FOR SPECIAL HEARING _____
ADDRESS _3111 WEST GOLF COURSE ROAD _ OWNERS NAME _CHARLES A & REBECCA P NEWHALL_
SUBDIVISION NAME _____ LOT _____ BLOCK _____ SECTION _____
PLAT BOOK # ~~8837~~ FOLIO ~~642~~ 10 DIGIT TAX # _0302070970_ DEED REF # _23513/00486_

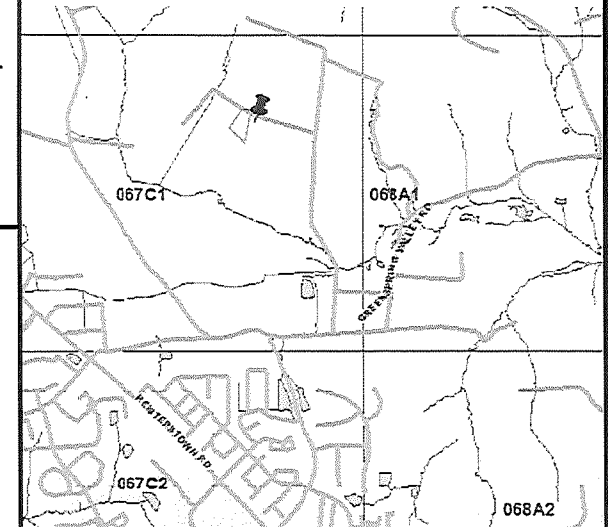
MAP 0067; GRID 006; PARCEL 0183

2 0302 071630



PLAT BASED ON SURVEY BY NTT
ASSOCIATES DATED 1-11-06

SITE VICINITY MAP



ZONING MAP# 067C1
SITE ZONED RC2
ELECTION DISTRICT 03
COUNCIL DISTRICT 2
LOT AREA ACREAGE 1.86 AC
OR SQUARE FEET
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
UTILITIES
WATER IS
PUBLIC PRIVATE x
SEWER IS
PUBLIC PRIVATE X
PRIOR HEARING ?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PA RATCLIFFE
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
410-484-7010 Fax 410-484-3819 peter@ratcliffarchitects.com

THE NEWHALL RESIDENCE
3111 WEST GOLF COURSE ROAD
OWINGS MILLS, MARYLAND 21117

DATE:
02-17-14

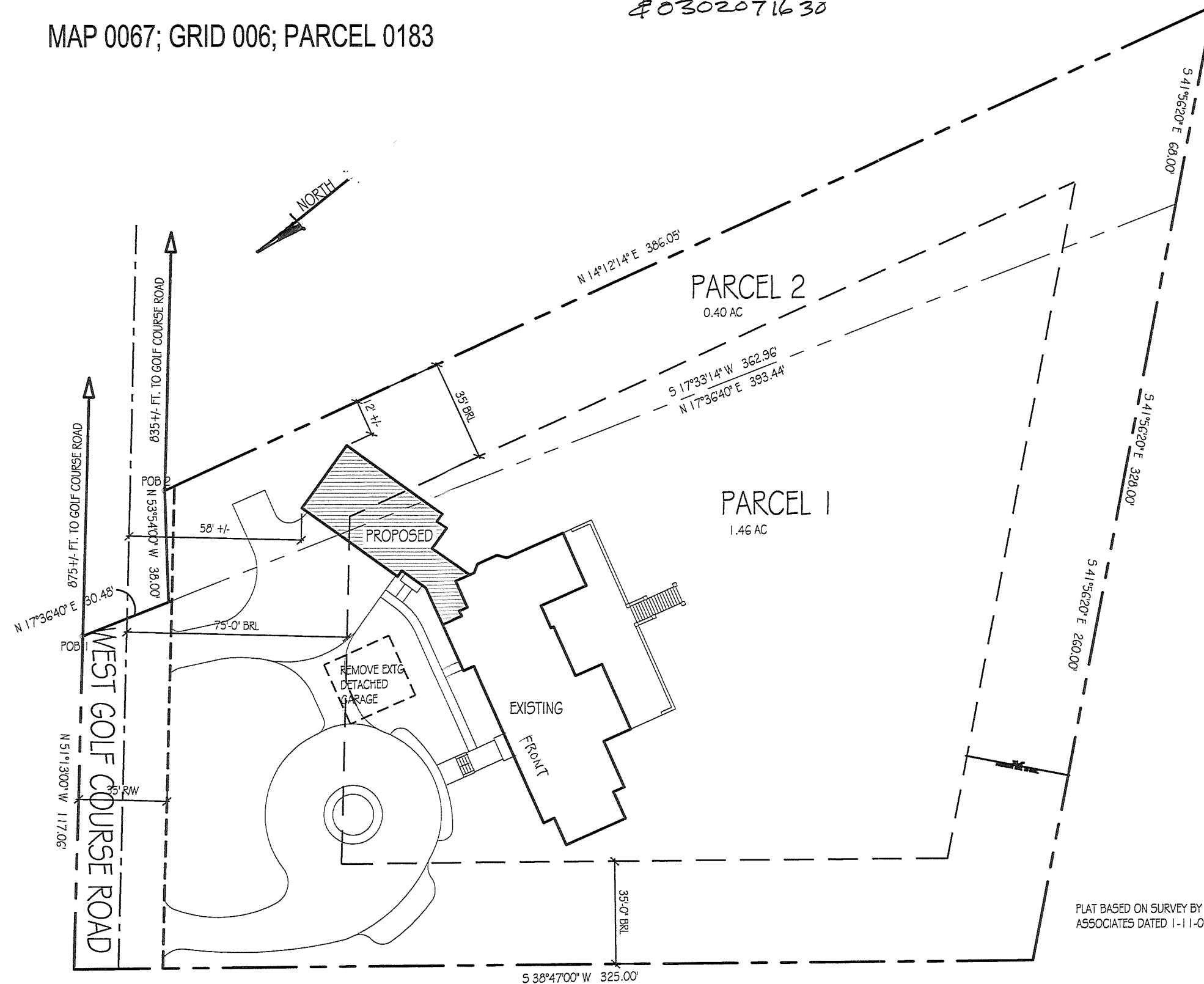
SCALE:
1" = 40'-0"

#2014-0179-A

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE _X_ FOR SPECIAL HEARING _____
ADDRESS _3111 WEST GOLF COURSE ROAD _ OWNERS NAME _CHARLES A & REBECCA P NEWHALL_
SUBDIVISION NAME _____ LOT _____ BLOCK _____ SECTION _____
PLAT BOOK # ~~8837~~ FOLIO ~~642~~ 10 DIGIT TAX # _0302070970_ DEED REF # _23513/00486_

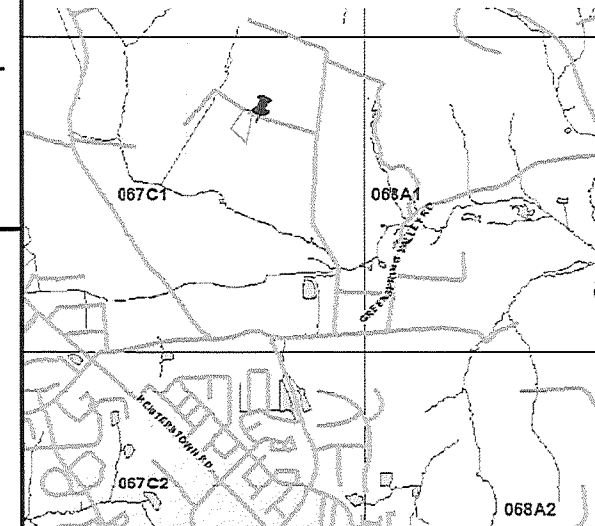
MAP 0067; GRID 006; PARCEL 0183

0302071630



PLAT BASED ON SURVEY BY NTT
ASSOCIATES DATED 1-11-06

SITE VICINITY MAP



ZONING MAP# 067C1
SITE ZONED RC2
ELECTION DISTRICT 03
COUNCIL DISTRICT 2
LOT AREA ACREAGE 1.86 AC
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OWINGS MILLS, MARYLAND 21117

DATE:
02-17-14

SCALE:
1" = 40'-0"

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#2014-0179-A

Pet. Exh. 1