

IN RE: PETITION FOR ADMIN. VARIANCE *
(12905 Tufton Woods Court)
8th Election District *
3rd Council District
Robert A. and Jennifer H. Seidel *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0215-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, Robert A. and Jennifer H. Seidel. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed addition (family room) on the side of existing dwelling with a side yard setback of 46.833 ft. in lieu of the required 50 ft., and (2) To amend the Final Development Plan (FDP) of Tufton Springs II, Lot No. 13 only. 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. However, it is to be noted that a letter of support was received from adjacent neighbors at 12908 and 12909 Tufton Woods Court.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 27, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-15-14

By EW

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 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, this 15th day of May, 2014 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."), as follows: (1) To permit a proposed addition (family room) on the side of existing dwelling with a side yard setback of 46.833 ft. in lieu of the required 50 ft., and (2) To amend the Final Development Plan (FDP) of Tufton Springs II, Lot No. 13 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

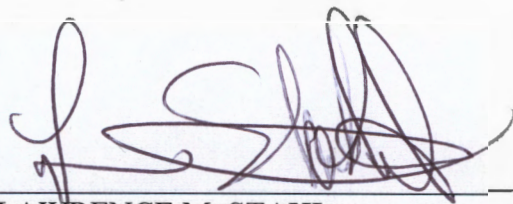
- Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER RECEIVED FOR FILING

Date 5-15-14

By [Signature]

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

A handwritten signature in purple ink, appearing to read 'L. Stahl', is written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 5-15-14

By DW

KEVIN KAMENETZ
County Executive



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

May 15, 2014

Robert A. Seidel
Jennifer H. Seidel
12905 Tufton Woods Court
Reisterstown, Maryland 21136

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(12905 Tufton Woods Court)
Case No. 2014-0215-A

Dear Mr. and Mrs. Seidel:

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.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Evan M. Goldman, 12908 Tufton Woods Court, Reisterstown, MD 21136
Daniel D. Blake, 12909 Tufton Woods Court, 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 12905 TUFTON WOODS CT.

which is presently zoned RC-5

Deed Reference 0030081/228 REISTERSTOWN, MD 21136

10 Digit Tax Account # 2400002004

Property Owner(s) Printed Name(s) ROBERT A SEIDEL JENNIFER H SEIDEL

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3.B.2.b of BCZR to permit a proposed addition (family room) on the side of existing dwelling with a side yard setback of 46.833 feet in lieu of the required 50 feet; and to amend the Final Development Plan of Tufton Springs II, Lot#13 only.

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

- ☐ **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:

ROBERT A SEIDEL / JENNIFER H SEIDEL

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

12905 TUFTON WOODS CT REISTERSTOWN MD

Mailing Address

City

State

21136 / 443-275-2787 / raseidel999@hotmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

ROBERT A SEIDEL

Name – Type or Print

Signature

12905 TUFTON WOODS CT REISTERSTOWN MD

Mailing Address

City

State

21136 / 410-491-2151 / raseidel999@hotmail.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

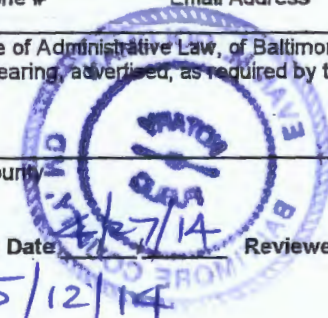
CASE NUMBER 2014-0215-A

Filing Date 4/15/14

Estimated Posting Date 4/17/14

Reviewer AT

~5/12/14



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: 12905 TUFTON WOODS CT REISTERSTOWN 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)

Due to our growing family, we require more living space attached to our current family room. Logistically, the only area to expand the house is off of the current family room, since there is a patio, deck, screened porch, and basement walk-out off the rear of the house, as well as the septic, and the garage at the other end of the house. Also, due to how the house was positioned on the lot, the property line comes closest to the side of the house where the family room is currently located.

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

[Signature]
Signature of Affiant

ROBERT A SEIDEL
Name- Print or Type

[Signature]
Signature of Affiant

JENNIFER H SEIDEL
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 1st day of April, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Robert A. Seidel and Jennifer H. Seidel
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



[Signature]
Notary Public

My Commission Expires

3/18/16

Property Description

ZONING PROPERTY DESCRIPTION FOR 12905 Tufton Woods Ct. Reisterstown MD
21136

Beginning at a point on the south east side of Tufton Woods Ct. which is 40 feet wide at the distance of 450 feet north of the centerline of the nearest improved intersecting street Tufton Springs Lane which is 50 feet wide.

Being Lot #13, in the subdivision of Tufton Springs as recorded in Baltimore County Plat Book #75, Folio #14, containing 1.0167 acres. Located in the 8th Election District and 3rd Council District.

2014-0215-A

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

No.

Date:

4/15/14

PAID RECEIPT

BUSINESS ACTUAL TIME NEWS

4/16/2014 4/13/2014 10:39:58

WELCH LRG LTR

2014 RELEASE UNDER E.O. 14176

5. 520 DURING VERIFICATION

1346

Rec'd 1st 1150.00

1156.00	OK	1.00	CA
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Baltimore County, Maryland

Rev	Sub
Source/	Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
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001	806	0000		6150						\$150-
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[illegible]

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[illegible]

								\$157 =
--	--	--	--	--	--	--	--	---------

Total:

~~\$150~~

Rec

From:

For:

12905 TUFTON WOODS CT

2014-0215-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/4/2014

Case Number: 2014-0215-A

Petitioner / Developer: ROBERT & JENNIFER SEIDEL

Date of Hearing (Closing): MAY 12, 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:
12905 TUFTON WOODS COURT

The sign(s) were posted on: APRIL 27, 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)

MEMORANDUM

DATE: June 17, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0215-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 16, 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

CHECKLIST

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

4-23

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

4-21

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

Goldman (12908)
Blake (12909)

3662

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING Date: 4-27-14 by O'Keefe

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- 0215 -A Address 12905 TUFTON WOODS CT

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/15/14 Posting Date: 4/27/14 Closing Date: 5/12/14

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- 0215 -A Address 12905 TUFTON WOODS CT.
Petitioner's Name ROBERT & JENNIFER SEIDEL Telephone 410-491-2151
Posting Date: 4/27/14 Closing Date: 5/12/14
Wording for Sign: To Permit A PROPOSED ADDITION (FAMILY ROOM) WITH
A SIDE YARD SETBACK OF 46.833 FEET IN LIEU OF THE
REQUIRED 50 FEET; AND TO AMEND THE FINAL DEVELOPMENT
PLAN OF TUFTON SPRINGS II, LOT # 13 ONLY.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

May 13, 2014

Robert A. & Jennifer H. Seidel
12905 Tufton Woods Court
Reisterstown MD 21136

RE: Case Number: 2014-0215 A,

Dear Mr. & Ms. Seidel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 15, 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

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



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

Date: 4/21/14

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

RE: Baltimore County
Item No 2014-0215-A
Administrative Variance
Robert A. & Jennifer H. Seidel
12905 Tufton Woods Court

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. 2014-0215-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,

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 - Administrative Variance 2014-0215-A

From: Debra Wiley
To: jhseidel22@gmail.com
Date: 5/15/2014 3:20 PM
Subject: Administrative Variance 2014-0215-A
Attachments: 20140515150334032.pdf

Mrs. Seidel,

As promised, please find attached Judge Stahl's decision in the above-referenced matter. As previously stated, there is a 30-day appeal process which doesn't preclude you from applying for your permit however it is something to keep in mind in the event someone would file an appeal, which of course would affect your construction.

Please feel free to contact me if you have any questions and/or concerns.

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

>>> <officeofhearings@baltimorecountymd.gov> 5/15/2014 3:03 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 05.15.2014 15:03:33 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

Message Id: 53751385.B57 : 38 : 53259
Subject: Administrative Variance 2014-0215-A
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 5/15/2014 3:20 PM
From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 gmail.com	Pending		
To: jhseidel22@gmail.com (jhseidel22@gmail.com)			

Post Offices

Post Office	Delivered	Route
gmail.com		gmail.com

Files

File	Size	Date & Time
20140515150334032.pdf	157195	5/15/2014 3:17 PM
MESSAGE	1641	5/15/2014 3:20 PM
TEXT.htm	1348	5/15/2014 3:20 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 5374DB45.NCH_DOM.NCH_PO.100.1887076.1.1BFE4.1
Common Record Id: 5374DB45.NCH_DOM.NCH_PO.200.2000026.1.4BC8A.1

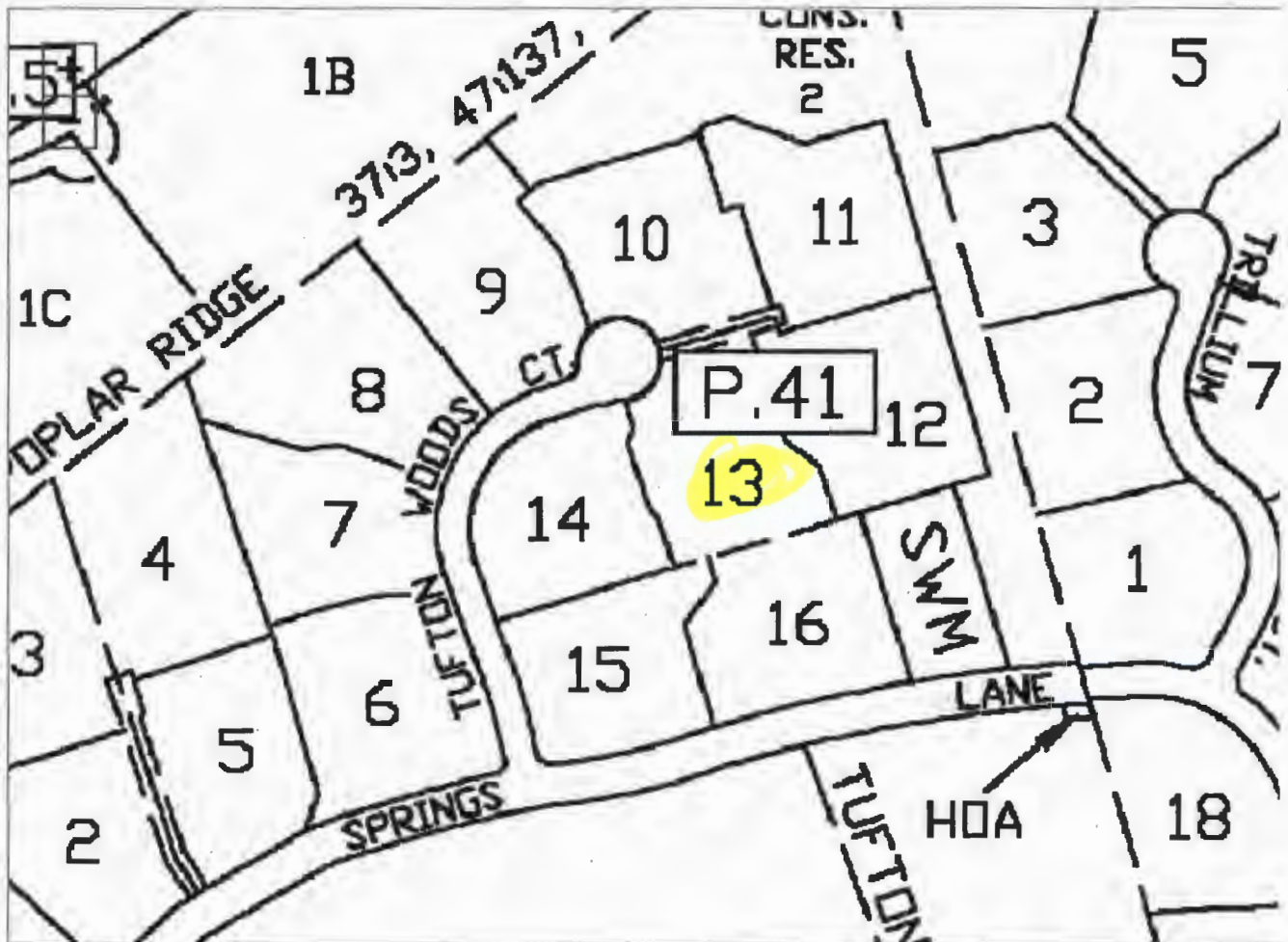
Real Property Data Search (w3)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 2400002004	
Owner Information		
Owner Name:	SEIDEL ROBERT A SEIDEL JENNIFER H 12905 TUFTON WOODS CT REISTERSTOWN MD 21136-5549	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /30081/ 00228 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	12905 TUFTON WOODS CT 0-0000	Legal Description: 1.0167 AC 12905 TUFTN WOODS CT SS TUFTON SPRINGS II
Map: 0050	Grid: 0002	Parcel: 0041
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 13	Assessment Year: 2014
Plat No:	Plat Ref: 0075/ 0014	
Special Tax Areas:	Town:	Ad Valorem: NONE
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2010	3,163 SF	920 SF
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	250,500	250,500
Improvements	477,800	428,300
Total:	728,300	678,800
Preferential Land:	0	0
Transfer Information		
Seller: NVR INC	Date: 11/03/2010	Price: \$721,130
Type: ARMS LENGTH IMPROVED	Deed1: /30081/ 00228	Deed2:
Seller: COLUMBIA BUILDERS INC	Date: 06/11/2010	Price: \$350,000
Type: ARMS LENGTH VACANT	Deed1: /29567/ 00039	Deed2:
Seller: HOEN FRANK J,3RD	Date: 11/12/2002	Price: \$1,515,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17069/ 00382	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:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 04/17/2012		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **2400002004**

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

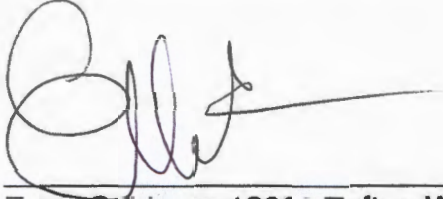
☒ Loading... Please

Loading... Please Wait.

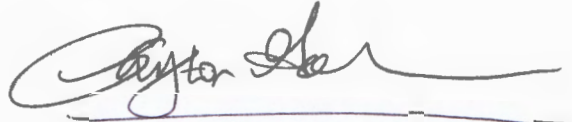
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12905 Tufton Woods Ct. Addition - adjacent neighbor acknowledgment

This hereby acknowledges that I am aware and approve of the construction project planned at 12905 Tufton Woods Court to build an addition on the far side of the house connected to the family room; addition project was described to me and I understand it will be approximately 12'x16'.



Evan Goldman 12908 Tufton Woods Ct



Payton Goldman
12908 Tufton Woods Ct.



Dan Blake 12909 Tufton Woods Ct

2014-0215-A

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 23, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2014
Item No. 2014-0211, 0212, 0213, 0214 and 0215

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\ZAC04282014 -.doc

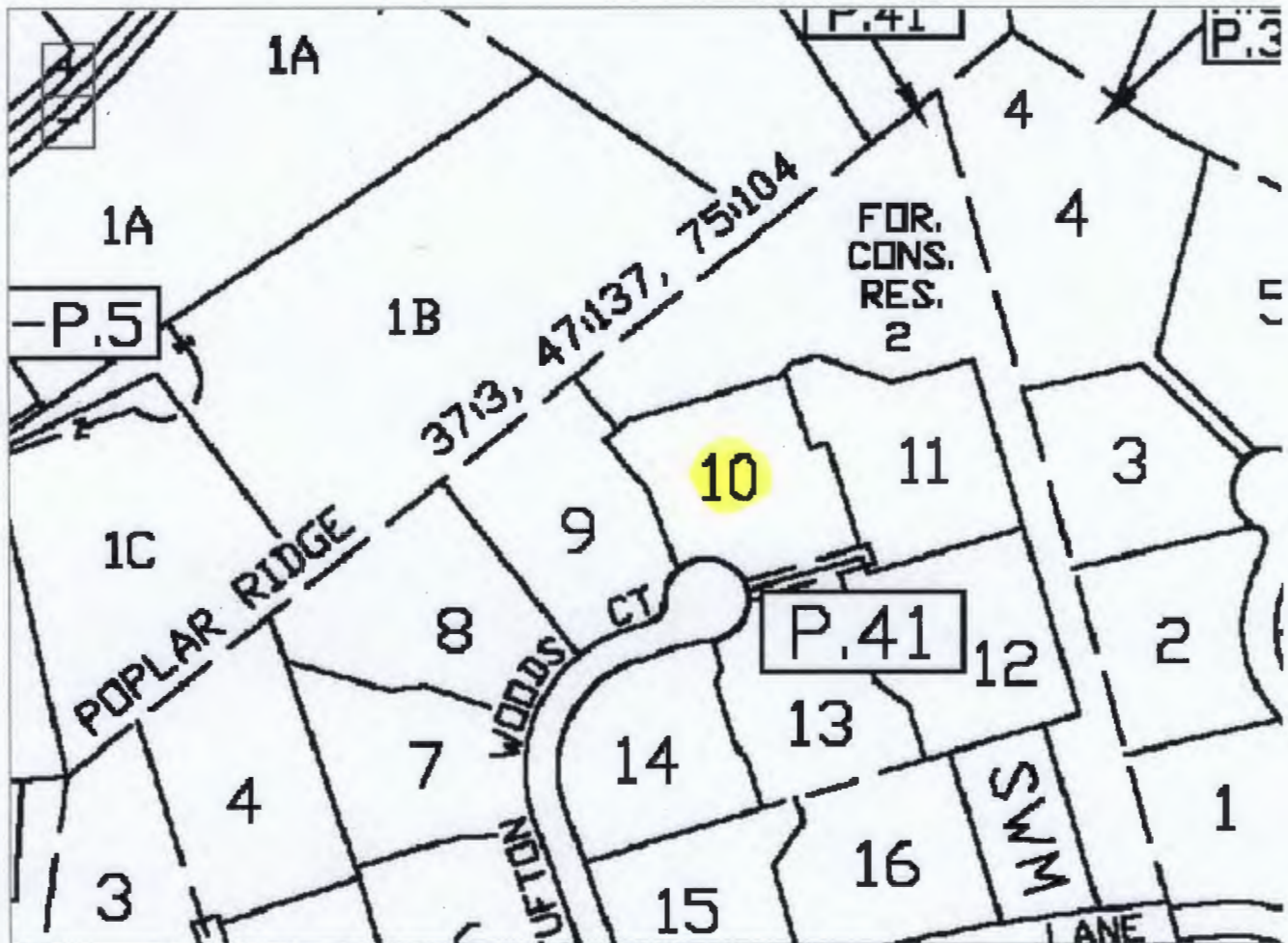
Real Property Data Search (w3)

Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 08 Account Number - 2400002001	
Owner Information		
Owner Name:	GOLDMAN EVAN M GOLDMAN PAYTON M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	12908 TUFTON WOODS CT REISTERSTOWN MD 21136-5550	Deed Reference: 1) /26467/ 00319 2)
Location & Structure Information		
Premises Address:	12908 TUFTON WOODS CT 0-0000	Legal Description: 1.0761 AC 12908 TUFTON WOODS CT TUFTON SPRING
Map: 0050	Grid: 0002	Parcel: 0041
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 10	Assessment Year: 2014
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 2007	Above Grade Enclosed Area 4,746 SF	Finished Basement Area 1320 SF
Property Land Area 1.0700 AC		
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 4 full/ 1 half	Garage 2 Attached
Last Major Re		
Value Information		
Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2013
Land: 251,700	251,700	As of 07/01/2013
Improvements 631,400	607,600	
Total: 883,100	859,300	883,100
Preferential Land: 0		859,300
		0
Transfer Information		
Seller: COLUMBIA BUILDERS INC	Date: 12/10/2007	Price: \$1,129,964
Type: ARMS LENGTH IMPROVED	Deed1: /26467/ 00319	Deed2:
Seller: HOEN FRANK J,3RD	Date: 11/12/2002	Price: \$1,515,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17069/ 00382	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	01/18/2011	

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **2400002001**

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

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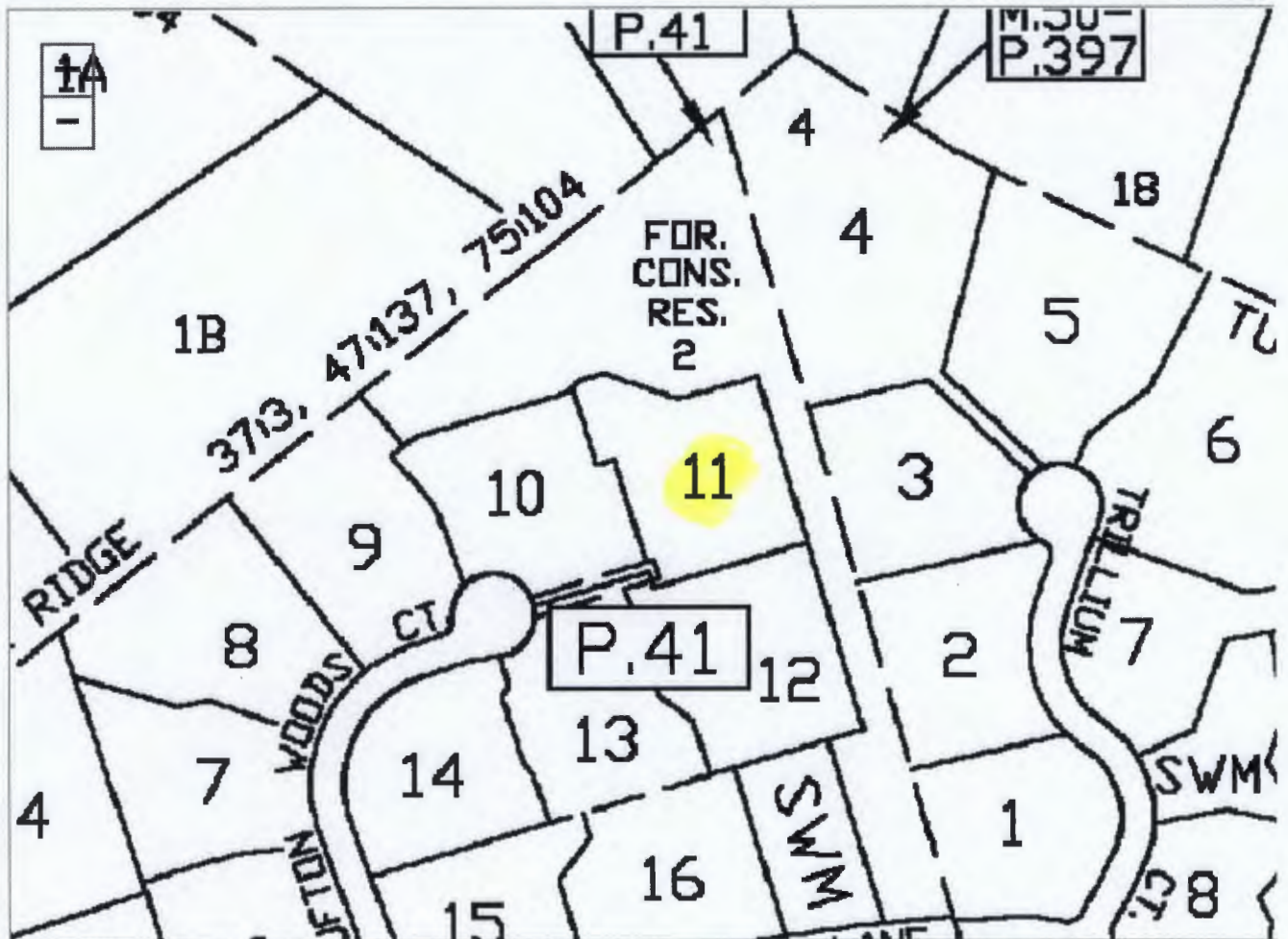
Real Property Data Search (w3)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 2400002002		
Owner Information		
Owner Name:	BLAKE DANIEL D BLAKE DAWN D 12909 TUFTON WOODS CT REISTERSTOWN MD 21136-5549	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /24896/ 00510 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	12909 TUFTON WOODS CT 0-0000	Legal Description: 1.1192 AC 12909 TUFTN WOODS CT ESR TUFTON SPRINGS II
Map: 0050	Grid: 0002	Parcel: 0041
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 11	Assessment Year: 2014
Plat No:	Plat Ref: 0075/ 0014	
Special Tax Areas:	Town:	Ad Valorem: NONE
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2006	5,068 SF	1.1200 AC
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full/ 1 half	1 Attached
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	253,000	253,000
Improvements	673,200	641,200
Total:	926,200	894,200
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2013	07/01/2014
Transfer Information		
Seller: COLUMBIA BUILDERS INC	Date: 12/11/2006	Price: \$1,337,808
Type: ARMS LENGTH IMPROVED	Deed1: /24896/ 00510	Deed2:
Seller: HOEN FRANK J,3RD	Date: 11/12/2002	Price: \$1,515,000
Type: ARMS LENGTH MULTIPLE	Deed1: /17069/ 00382	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 02/06/2009		

Baltimore County

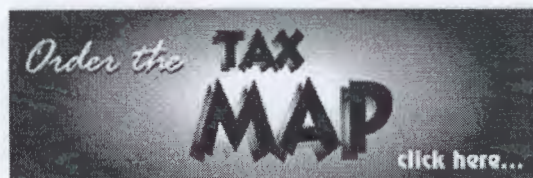
New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **2400002002**

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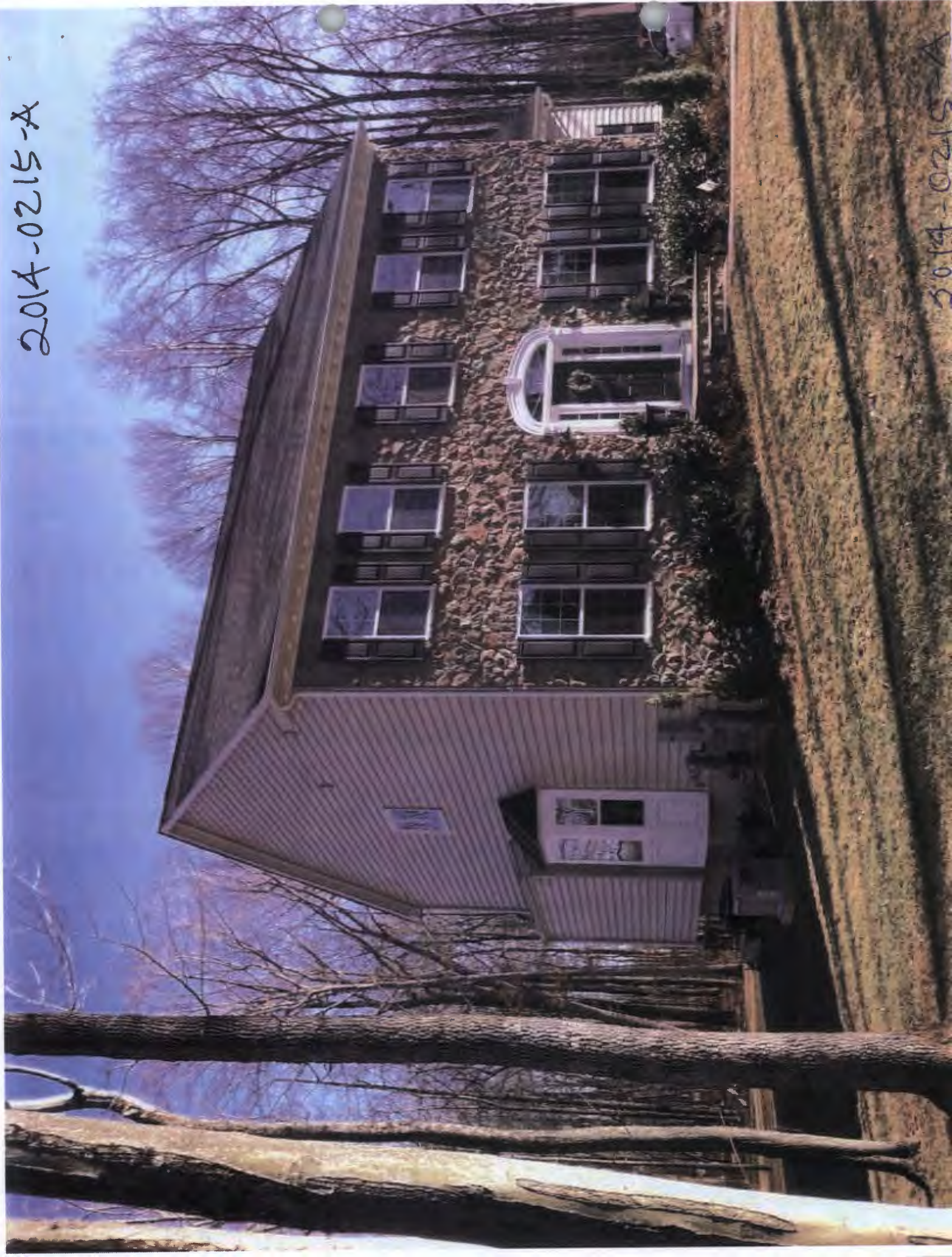
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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2014-0215-A



2014-0215-A

2014-02-15-A



12905 Tufton Woods Court; Front, Side, Back, Adjacent



Side of house where proposed addition would be built

2014-0215-A

12905 Tufton Woods Court; Front, Side, Back, Adjacent



Back of house

2014-0215-A

12905 Tufton Woods Court; Front, Side, Back, Adjacent



Adjacent property - vacant lot #12

2014-0215-A

12905 Tufton Woods Court; Front, Side, Back, Adjacent



Front of house

2014-0215-A

12905 Tufton Woods Court; Front, Side, Back, Adjacent



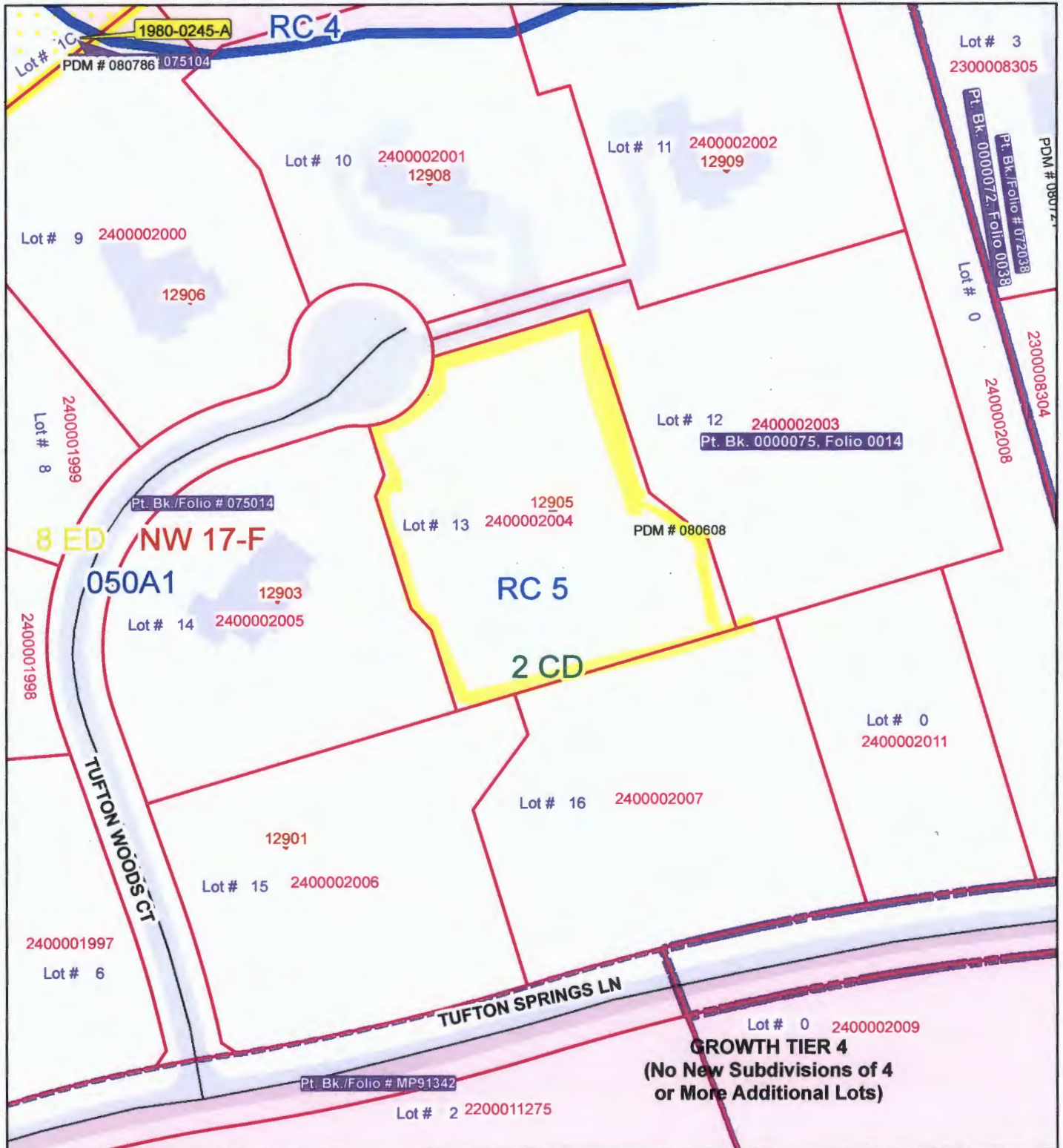
Adjacent property - vacant lot #12

2014-0215-A

2014-0215-A



12905 Tufton Woods Court



2014-0215-A

Post.
Exh.
1.