

IN RE: PETITION FOR ADMIN. VARIANCE *
(202 Rollingbrook Way)
1st Election District *
1st Councilmanic District *
Ryan T. and Marcelina L. McGirr *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0223-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Ryan T. and Marcelina L. McGirr. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a shed to be located in the side yard with a 2 ft. setback from property line in lieu of the required rear yard and 2.5 ft. setback. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 11, 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 the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 5-29-14

By 190

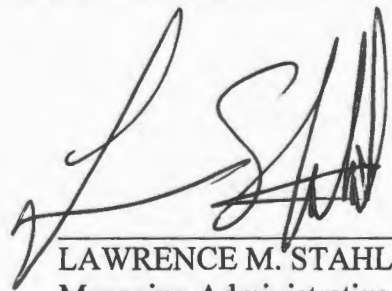
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 29th day of May, 2014, that the Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a shed to be located in the side yard with a 2 ft. setback from property line in lieu of the required rear yard and 2.5 ft. setback, be and is hereby GRANTED, subject to the following:

- The Petitioners may apply for their building permit(s) 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.

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 5-29-14

By [Signature]

KEVIN KAMENETZ
County Executive



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

May 29, 2014

Ryan T. and Marcelina L. McGirr
202 Rollingbrook Way
Catonsville, Maryland 21228

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(202 Rollingbrook Way)
Case No. 2014-0223-A

Dear Mr. and Mrs. McGirr:

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



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 Hearings for Baltimore County for the property located at

Address 202 Rollingbrook Way Currently zoned _____
 Deed Reference _____ 10 Digit Tax Account # 0105710060
 Owner(s) Printed Name(s) Ryan T. + Marcelina L. McGirr

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1; BCZR, TO PERMIT A SHED TO BE LOCATED IN THE SIDE YARD WITH A 2 ft. SETBACK FROM PROPERTY LINE IN LIEU OF THE REQUIRED REAR YARD AND 2.5 ft. SETBACK.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Ryan McGirr , Marcelina McGirr
 Name #1 - Type or Print Name #2 - Type or Print

Ryan McGirr , Marcelina McGirr
 Signature #1 Signature #2

202 Rollingbrook Way, Catonsville, MD
 Mailing Address City State

21228 / 443.286.5359 / muggsman@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0223-A Filing Date 4/30/14 Estimated Posting Date 5/11/14 Reviewer JCM

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 202 Rollingbrook Way, Catonsville, MD 21228
Print or Type Address of property City State Zip Code

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

We would like to add an 8x12' Shed on the side of the house as the majority of the back yard has a 45° slope making it difficult to build one there.

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

Ryan McGirr
Signature of Owner (Affiant)

Ryan McGirr
Name- Print or Type

Marcelina McGirr
Signature of Owner (Affiant)

Marcelina McGirr
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 28 day of April, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ryan McGirr ; Marcelina McGirr

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11-22-17
My Commission Expires

ZONING PROPERTY DESCRIPTION

FOR

202 ROLLINGBROOK WAY

**BEGINNING AT A POINT ON THE NORTHWEST SIDE OF ROLLINGBROOKWAY, WHICH IS
50FT. WIDE AT A DISTANCE OF 111 FT. NORTHEAST OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET DEVERE LANE WHICH IS 50FT. WIDE. ED 1ST, CD 1ST.**

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: 2014-0223 Ave

Petitioner: Ryan McGinn

Address or Location: 202 Rolling Brook Way Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 443-286-5359

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

109886

No.

Date:

4/30/14

PAID RECEIPT

BUSINESS ACTUAL TIME 03/14/2014 4/30/2014 10:11:49

REC NS02 WALKIN JENB JEE

> RECEIPT N 077825 4/30/2014 OFLA

Dept 5 528 ZONING VERIFICATION

TR NO. 109886

Recpt tot 175.00

175.00 CK 6.00 CA

Baltimore County, Maryland

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

Total:

75.00

Rec
From:

RYAN MCGIAR

For:

2014-0223-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/12/2014

Case Number: 2014-0223-A

Petitioner / Developer: RYAN MCGIRR

Date of Hearing (Closing): 5/26/14

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:
202 ROLLINGBROOK WAY

The sign(s) were posted on: MAY 11, 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: July 1, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0223-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 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 TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5-5DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-5

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-11-14 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

*Rec'd photos
from Petitioner
5-29-14**No photos
5/28**Advice for Henry - zoning via email
and
petitioner - Mr. Mc Dorr
via phone & email*

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0223 -A Address 202 Rolling Brook Way
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/30/14 Posting Date: 5/11/14 Closing Date: 5/26/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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- 0223 -A Address 202 Rolling Brook Way
Petitioner's Name _____ Telephone _____
Posting Date: 5/11/14 Closing Date: 5/26/14
Wording for Sign: To Permit A SHED TO BEAR LOCATED IN THE SIDE
YARD IN LIEU OF THE REQUIRED REAR YARD WITH A
2 FT. SETBACK IN LIEU OF THE REQUIRED REAR 2.5'

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

May 27, 2014

Ryan & Marcelina McGirr
202 Rollingbrook Way
Catonsville MD 21228

RE: Case Number: 2014-0223 A, Address: 202 Rollingbrook Way

Dear Mr. & Ms. McGirr:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 30, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 5/5/14

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

RE: Baltimore County
Item No. 2014-0223-A
Administrative Variance
Ryan & Marcelina McGirr
202 Rollingbrook Way

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. 2014-0223-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 dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Debra Wiley - Re: Administrative Variance - Case No. 2014-0223-A (Closing date: 5/26/14)

From: Debra Wiley
To: McGirr, Ryan
Date: 5/30/2014 8:57 AM
Subject: Re: Administrative Variance - Case No. 2014-0223-A (Closing date: 5/26/14)
Attachments: Ltr.14-0223-AV.docx; 14-0223 shed in side yd w 2 ft setback from prop line in lieu of reqd rear yd and 2.5 ft setback..docx

Good Morning Mr. McGirr,

Please find attached an electronic version of Judge Stahl's decision in reference to your Administrative Variance. Please be advised that there is a 30-day appeal period (til 6/30) that someone can file an appeal; this does not preclude you from applying for any appropriate permits, however, it is something to keep in mind. In addition, a copy of same has been placed in the US mail.

Enjoy your weekend !

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

>>> Ryan McGirr <muggsman@gmail.com> 5/28/2014 10:40 PM >>>

Please see attached photos, please let me know if you have any questions or need more details.

Thanks,

Ryan McGirr

On Wed, May 28, 2014 at 9:53 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning,

Per our telephone conversation, please respond back to this e-mail address and include photos of the proposed location of the shed placement as well as its proximity to your residence and any affected areas.

Let me know if you have any questions.

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204

Message Id: 538847DE.D00 : 38 : 53259
 Subject: Re: Administrative Variance - Case No. 2014-0223-A (Closing date: 5/26/14)
 Created By: dwiley@baltimorecountymd.gov
 Scheduled Date:
 Creation Date: 5/30/2014 8:57 AM
 From: Debra Wiley

Recipients:

Recipient	Action	Date & Time	Comment
 gmail.com	Transferred	5/30/2014 8:57 AM	
To: Ryan McGirr (muggsman@gmail.com)			

Post Offices

Post Office	Delivered	Route
gmail.com		gmail.com

Files

File	Size	Date & Time
14-0223 shed in side yd w 2 ft setback from prop line in lieu of reqd rear yd and 2.5 ft setback.docx	25178	5/29/2014 10:25 AM
IMAGE.jpg	19262	
IMAGE.jpg	9646	
IMAGE.jpg	16639	
IMAGE.jpg	12673	
IMAGE.png	949	
IMAGE.png	5202	
Ltr.14-0223-AV.docx	14415	5/29/2014 10:27 AM
MESSAGE	3521	5/30/2014 8:57 AM
Mime.822	152236	5/30/2014 8:57 AM
TEXT.htm	4980	5/30/2014 8:57 AM

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: 538847DE.NCH_DOM.NCH_PO.100.1687076.1.1C274.1
 Common Record Id: 538847DE.NCH_DOM.NCH_PO.200.2000026.1.4CC92.1

Debra Wiley - Re: Administrative Variance - Case No. 2014-0223-A (Closing date: 5/26/14)

From: Debra Wiley
To: McGirr, Ryan
Date: 5/29/2014 9:34 AM
Subject: Re: Administrative Variance - Case No. 2014-0223-A (Closing date: 5/26/14)

Mr. McGirr,

This is to acknowledge receipt of your e-mail and photos. The packet should be reviewed by the Administrative Law Judge by tomorrow. If he has any questions and/or concerns, I will be sure to let you know.

Thank you.

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

RECEIVED

>>> Ryan McGirr <muggsman@gmail.com> 5/28/2014 10:40 PM >>>

Please see attached photos, please let me know if you have any questions or need more details.

Thanks,

Ryan McGirr

MAY 29 2014

OFFICE OF ADMINISTRATIVE HEARINGS

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Good Morning,

Per our telephone conversation, please respond back to this e-mail address and include photos of the proposed location of the shed placement as well as its proximity to your residence and any affected areas.

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Thanks.

Debbie Wiley
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410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Administrative Variance 2014-0223-A (Closing date: 5/26/14)

From: Debra Wiley
To: Merrey, Joseph
Date: 5/28/2014 9:47 AM
Subject: Administrative Variance 2014-0223-A (Closing date: 5/26/14)

Good Morning Joe,

I just spoke to Kristen Lewis about missing photos for the above. She was kind enough to search the "dummy file" for them but to no avail. Can you please look and see if you can locate them elsewhere. Also, please be reminded that photos must accompany each administrative variance.

Thanks in advance.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 5, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2014
Item No. 2014-0221, 0222, 0223 and 0224

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

DAK
cc: file

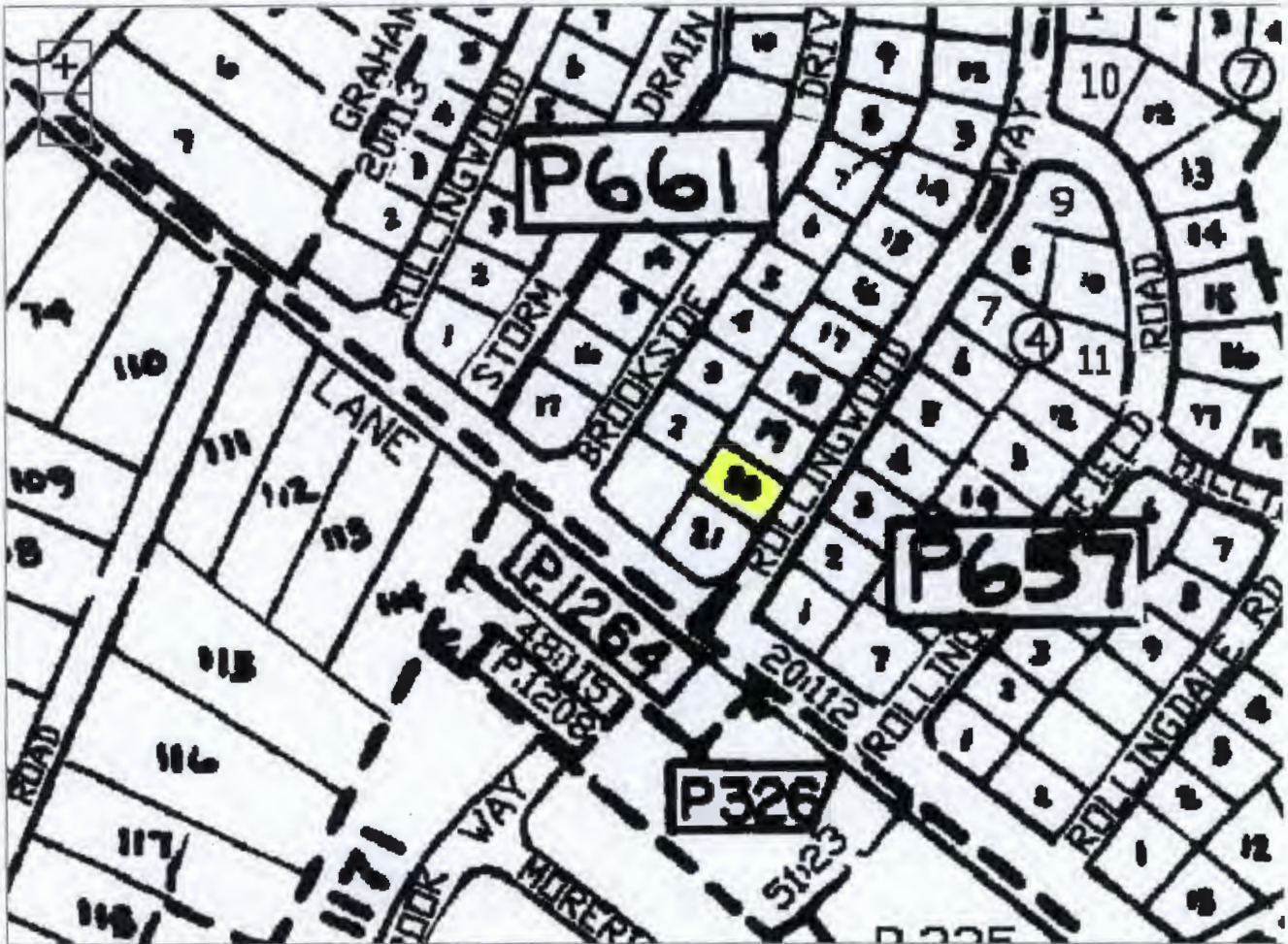
Real Property Data Search (w3)

[Search Help](#)Your feedback 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 - 01 Account Number - 0105710060		
Owner Information		
Owner Name:	MCGIRR RYAN T	Use: RESIDENTIAL
	MCGIRR MARCELINA L	Principal Residence: YES
Mailing Address:	202 ROLLINGBROOK WAY	Deed Reference: 1) /16052/ 00691
	BALTIMORE MD 21228-4819	2)
Location & Structure Information		
Premises Address:	202 ROLLINGBROOK WAY 0-0000	Legal Description: 202 ROLLINGBROOK WAY ROLLINGWOOD
Map: 0100	Grid: 0011	Parcel: 0661
Sub District:	Subdivision: 0000	Section: 3
Block: 20	Lot: 2013	Assessment Year: 2
Plat No:	Plat Ref: 0020/ 0113	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1955	1,671 SF	7,000 SF
Stories	Basement	Type
2.000000	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
BRICK	2 full	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	121,000	91,000
Improvements	166,500	163,400
Total:	287,500	254,400
Preferential Land:	0	254,400
		0
Transfer Information		
Seller: BATCHELLOR IRIS T	Date: 02/01/2002	Price: \$182,000
Type: NON-ARMS LENGTH OTHER	Deed1: /16052/ 00691	Deed2:
Seller: BATCHELLOR IRIS T	Date: 01/29/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12009/ 00722	Deed2:
Seller: GMUREK MICHAEL F	Date: 04/26/1994	Price: \$140,000
Type: ARMS LENGTH IMPROVED	Deed1: /10487/ 00046	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:		
Exempt Class:	Special Tax Recapture:	
	NONE	
Homestead Application Information		
Homestead Application Status: Approved 11/06/2012		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **01** Account Number: **0105710060**

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.

→

front of yr.



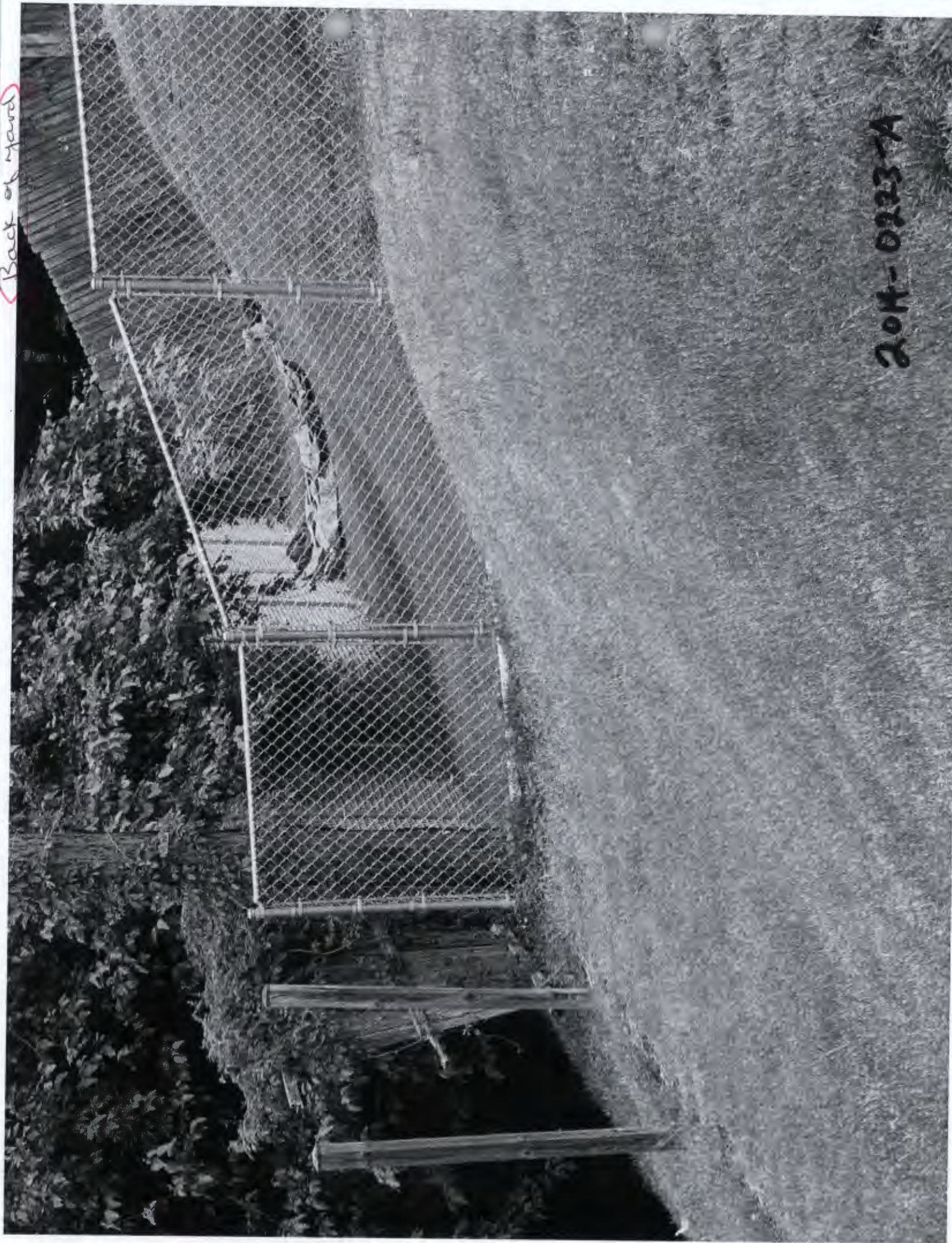
2014-0223-A

Side of West



Back of yard

20H-0223-A



Back of yard



2014-0223-A

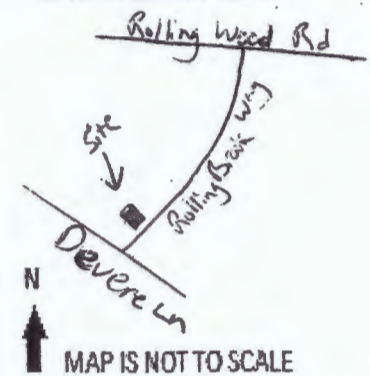
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 202 Rollingbrook Way OWNER(S) NAME(S) Ryan + Marcelina McGin

SUBDIVISION NAME "Rollingwood" LOT # 20 BLOCK # 3 SECTION # 2

PLAT BOOK # 20 FOLIO # 113 10 DIGIT TAX # Q L Q 5 7 1 Q Q 6 0 DEED REF. # 1

SITE VICINITY MAP



ZONING MAP# 0100

SITE ZONED OR S.S

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 7,000 SF

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

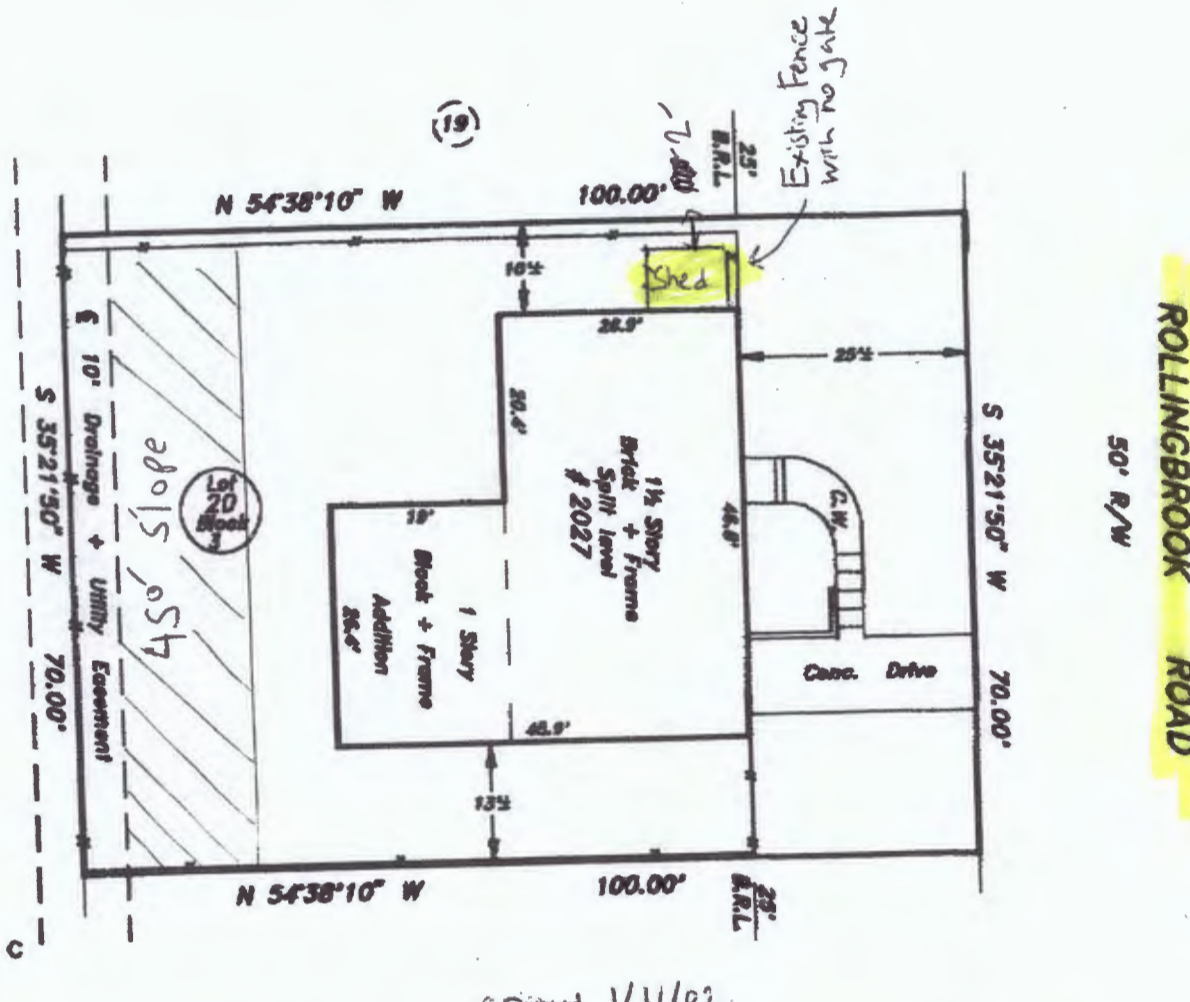
PRIOR HEARING? no

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Ret. ECR 1



ROLLINGBROOK ROAD

50' R/W

original 1/11/02

PLAN DRAWN BY bp #15142-DLO

DATE 4/27/14 SCALE: 1 INCH = 20 FEET

modified by Ryan McGin

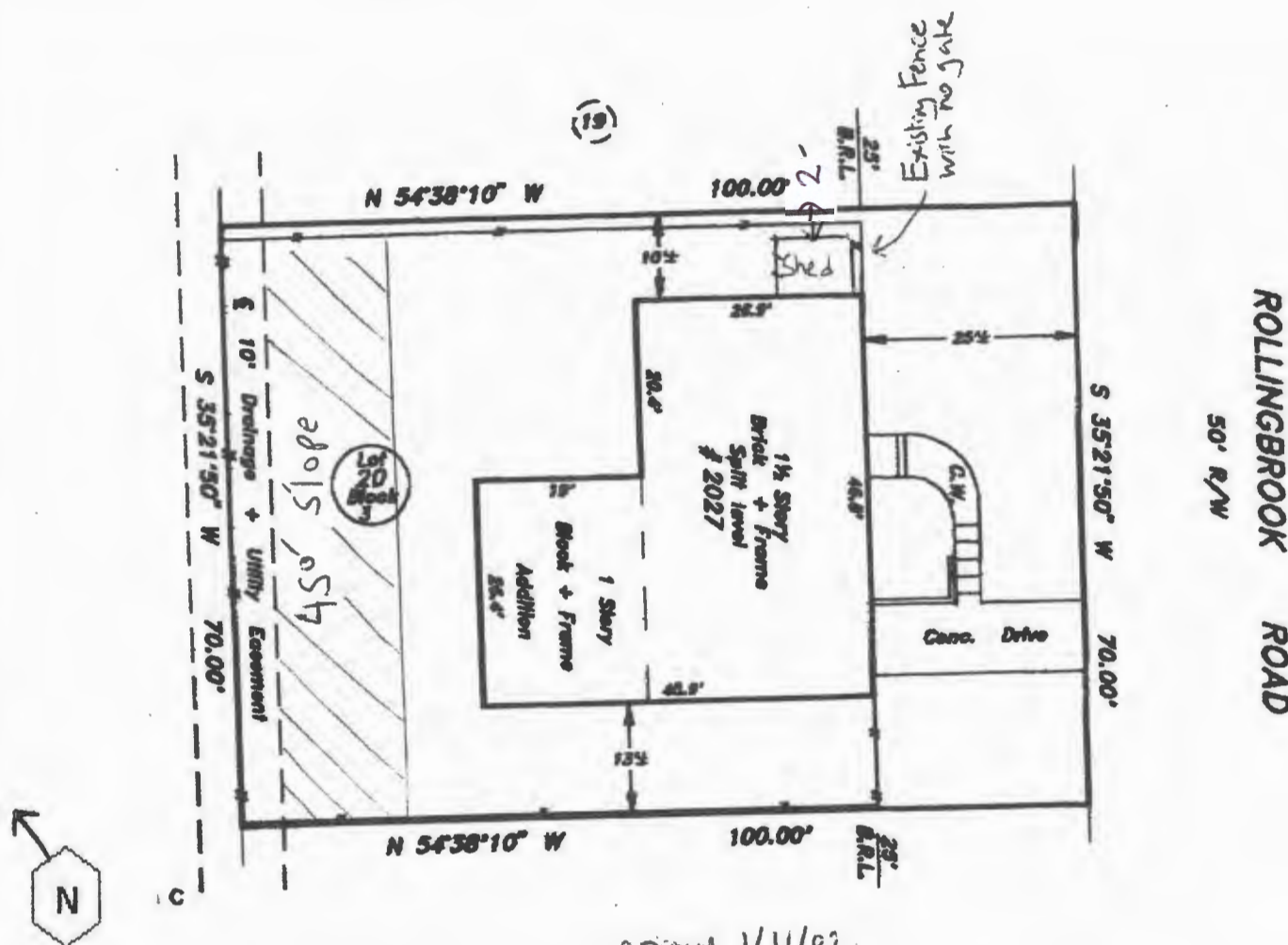
202



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 202 Rollingbrook Way OWNER(S) NAME(S) Ryan + Marcelina McGinn
 SUBDIVISION NAME "Rollingwood" LOT # 20 BLOCK # 3 SECTION # 2
 PLAT BOOK # 20 FOLIO # 113 10 DIGIT TAX # Q L Q 5 7 1 Q Q 6 0 DEED REF. # 1



ZONING MAP# 0100
 SITE ZONED OR S.S
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7,000 SF
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? no
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? no
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



PLAN DRAWN BY bp #15142-DLO
 modified by Ryan McGinn

original 1/11/02
 DATE 4/27/14 SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO: