

IN RE: PETITION FOR ADMIN. VARIANCE *
(2216 Sugarcone Road)
11th Election District *
3rd Councilmanic District *
Ines Grossman *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0236-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 owner of the subject property, Ines Grossman. The variance request is from Sections 205.3 [1955 regulations] and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage addition with a side yard setback of 6 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that letters of support were received from five (5) neighbors who reside on Sugarcone Road: Dilip Paliath (2217), Steven Zwagil (2215), Claire Cohen (2218), Donald Stutman (2214), and Svetlana Ferdman (2213).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 24, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 6-13-14

By [Signature]

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage addition 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 13th day of June, 2014, that a Variance from Sections 205.3 [1955 regulations] and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage addition with a side yard setback of 6 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

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

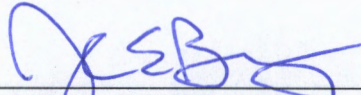
ORDER RECEIVED FOR FILING

Date 6-13-14

2

By 103

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-13-14

By lw

KEVIN KAMENETZ
County Executive



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

June 13, 2014

Ines Grossman
2216 Sugarcone Road
Baltimore, Maryland 21209

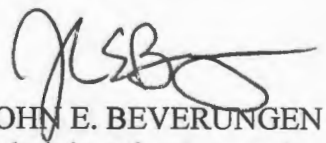
RE: Petition for Administrative Variance
Case No. 2014-0236-A
Property: 2216 Sugarcone Road

Dear Ms. Grossman:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: L.J. Link, Jr., Box 727, Brooklandville, MD 21022
Dilip Paliath, 2217 Sugarcone Road, Baltimore, MD 21209
Steven Zwagil, 2215 Sugarcone Road, Baltimore, MD 21209
Claire Cohen, 2218 Sugarcone Road, Baltimore, MD 21209
Donald Stutman, 2214 Sugarcone Road, Baltimore, MD 21209
Svetlana Ferdman, 2213 Sugarcone Road, Baltimore, MD 21209



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 2216 SUGARCREED RD which is presently zoned DR-2

Deed Reference 5244/347 10 Digit Tax Account # 0308064236 ✓

Property Owner(s) Printed Name(s) INES GROSSMAN

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 205.3/1955, BL2 R & 1802.3 B, BL2 R
TO PERMIT A SIDEYARD SETBACK OF 6 FT IN LIEU OF THE
REQUIRED 15 FT.

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:

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

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 formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 5 day of May, 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 2014-0236-A Filing Date 5/12/14 Estimated Posting Date 5/25/14 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 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: 224 Sugarcone Rd. 2109. Md.
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)

SEE ATTACHED

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

X Ines Grossman
Signature of Affiant

Signature of Affiant

X Ines Grossman
Name- Print or Type

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 8 day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Ines Grossman

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

5/20/2017

Baltimore County
State of MD

This petition is for the construction of a one story garage addition on the east side the existing residence. The limited nature of the lot and the location of the house on the lot limits the location of any improvement to the structure.

Due to the ageing process, the need for ease of accessibility in all weather conditions is fast becoming a necessity so as to not endanger the owners in inclement weather (ice, sleet & snow), exposing them to slips, falls and potential disabling bodily injury.

Therefore, it is a practical difficulty to :

- 1) not have conditioned /all weather access from their car into their residence,
- 2) the granting of the relief will increase the future use of the residence by an older owner, and
- 3) be safer for the current and future owner to use and maintain his residence.

lot description for 2216 sugarcone road, 21209
as set forth in Liber 5244, Folio 347, Lot no. 19, Block B, Plat 2,
Sec. no. 1, Greengate... Plat Book 0033, Page 0048, Baltimore
County

Said property following the courses and distances from the p.o.c.
N 73 . 03' . 27" E 89.88ft. to
S 04. 46' . 25" E 181.62ft. to
A= 82.96' R=2030.00' to
N 07. 06' . 55" W 173.73ft. to point of beginning.

Said lot consists of 15,222 sq.ft. of area/ .04 acres
Said lot is in District 3, District 11

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 - 0236 - A

Petitioner: _____

Address or Location: 2216 Sugarcane Rd. 21209.

PLEASE FORWARD ADVERTISING BILL TO:

Name: L.J. Link Jr.

Address: 2201. Old Court Road.
Balto. Md. 21208

Telephone Number: 410.337.9520

-Oafe-

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

109898

No.

Date:

5/9/14

PAID RECEIPT

BUSINESS ACTUAL TIME
5/12/2014 5/12/2014 12:29:38

REG 0005 WALKIN RBGS LRB

RECEIPT # 736820 5/12/2014

Dept 5 528 ZONING VERIFICATION

CR NO. 109898

Receipt Tot \$75.00

\$75.00 CX \$1.00 CA

Baltimore County, Maryland

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

Total:

75.00

Rec
From:

JNES GROSSMAN

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

CASE NO: 2014-0236-A

PETITIONER/DEVELOPER

E. J. LINK

DATE OF HEARING/CLOSING:

JUNE 9, 2014

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

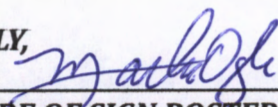
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

2216 SUGAR CONE RD

THIS SIGN(S) WERE POSTED ON _____
(MONTH, DAY, YEAR)

May 24, 2014

SINCERELY,

 5/24/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2014-0236-A

TO PLEASE A SCHEDULE SERVICE OF 6:00
IN LATE OF THE REQUIRED 15:00

PUBLIC HEARING ?

FOR A LOT TO BE OPENED TO THE PUBLIC, THE CITY CODE
AS A PUBLIC INDIVIDUAL, OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:00 PM, ON

Monday, June 9, 2014

ADMINISTRATIVE REPRESENTATION IS AVAILABLE AT ZONING
ADMINISTRATIVE AND DEVELOPMENT MANAGEMENT LOCATED
AT 1111 N. 11TH AVE., SUITE 100, DENVER, CO 80202
TEL: 480-497-1191

DO NOT REMOVE THIS SIGN AFTER THE PUBLIC HEARING OF LAW
MEETING IS BEING ACCESSIBLE.

Michael 5/24/14

M E M O R A N D U M

DATE: July 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0236-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 14, 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5-29DEVELOPMENT 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 _____)5-28

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

5 ltrs.
(Sugarcone Rd.)

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-24-14 by Ogle

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- 0236 -A Address 2216 SUGAR CONE Rd.
Contact Person: J. Merren Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/12/14 Posting Date: 5/25/14 Closing Date: 6/9/14

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- 0236 -A Address 2216 SUGAR CONE Rd.
Petitioner's Name JANES GROSSMAN Telephone 410-337-9528
Posting Date: 5/25/14 Closing Date: 6/9/14
Wording for Sign: To Permit A SIDEYARD SETBACK OF 6ft.
IN LIEU OF THE REQUIRED 15ft

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

June 10, 2014

Ines Grossman
2216 Sugarcone Road
Baltimore MD 21209

RE: Case Number: 2014-0236 A, Address: 2216 Sugarcone Road

Dear Ms. Grossman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 12, 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
L. J. Link Jr., Box 727, Brooklandville MD 21022

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



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

Date: 5/28/14

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

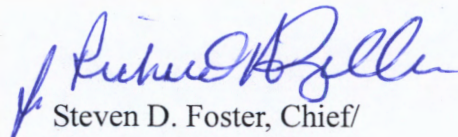
RE: Baltimore County
Item No 2014-0236-A
Administrative Variance
Ines Grossman
2216 Sugarcone Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0236-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 26, 2014
Item No. 2014-0236 and 0237

DATE: May 29, 2014

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\ZAC05262014 -.doc

Real Property Data Search (w2)

[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 - 03 Account Number - 0308064236	
Owner Information		
Owner Name:	GROSSMAN CARM	Use: RESIDENTIAL
	GROSSMAN INES	Principal Residence: YES
Mailing Address:	2216 SUGARCONE RD BALTIMORE MD 21209-1030	Deed Reference: 1) /07668/ 00362 2)
Location & Structure Information		
Premises Address:	2216 SUGARCONE RD 0-0000	Legal Description: 686 W PHEASANT CROSS DR GREEN GATE
Map: 0069	Grid: 0019	Parcel: 0235
Sub District:	Subdivision: 0000	Section: 1
	Block: B	Lot: 19
	Assessment Year: 2014	Plat No: 2
		Plat Ref: 0033/ 0048
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1972	1,780 SF	1200 SF
Property Land Area	County Use	
15,222 SF	04	
Stories	Basement	Type
1.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	3 full	
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	145,000	130,700
Improvements	149,100	203,100
Total:	294,100	333,800
Phase-in Assessments		As of
		07/01/2013
		07/01/2014
Land:		294,100
Improvements		307,333
Total:		0
Preferential Land:	0	0
Transfer Information		
Seller: COOK HERBERT C	Date: 09/14/1987	Price: \$185,000
Type: ARMS LENGTH IMPROVED	Deed1: /07668/ 00362	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 04/12/2011		

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

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

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

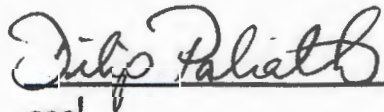
 Loading... Please

Loading... Please Wait.

ref: Ines & Carmi Grossman
2216 sugarcone road, baltimore, md. 21209

This letter is in support of an administrative zoning petition, under the zoning regulations of Baltimore County, to use the property for a single family dwelling unit and to permit the construction of a front loaded attached garage to extend into the existing side yard.

If you are in agreement with the above petition, please acknowledge your acceptance & support it by signing below. This letter will be entered into the case in support of the petition.


seal

2217 Sugarcone Road
address of signatour

l.j.link jr. inc.
Architect
box 727
brooklandville md. 21022
410.337.9528
LJLINKJR@AOL.COM

Real Property Data Search (w2)

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

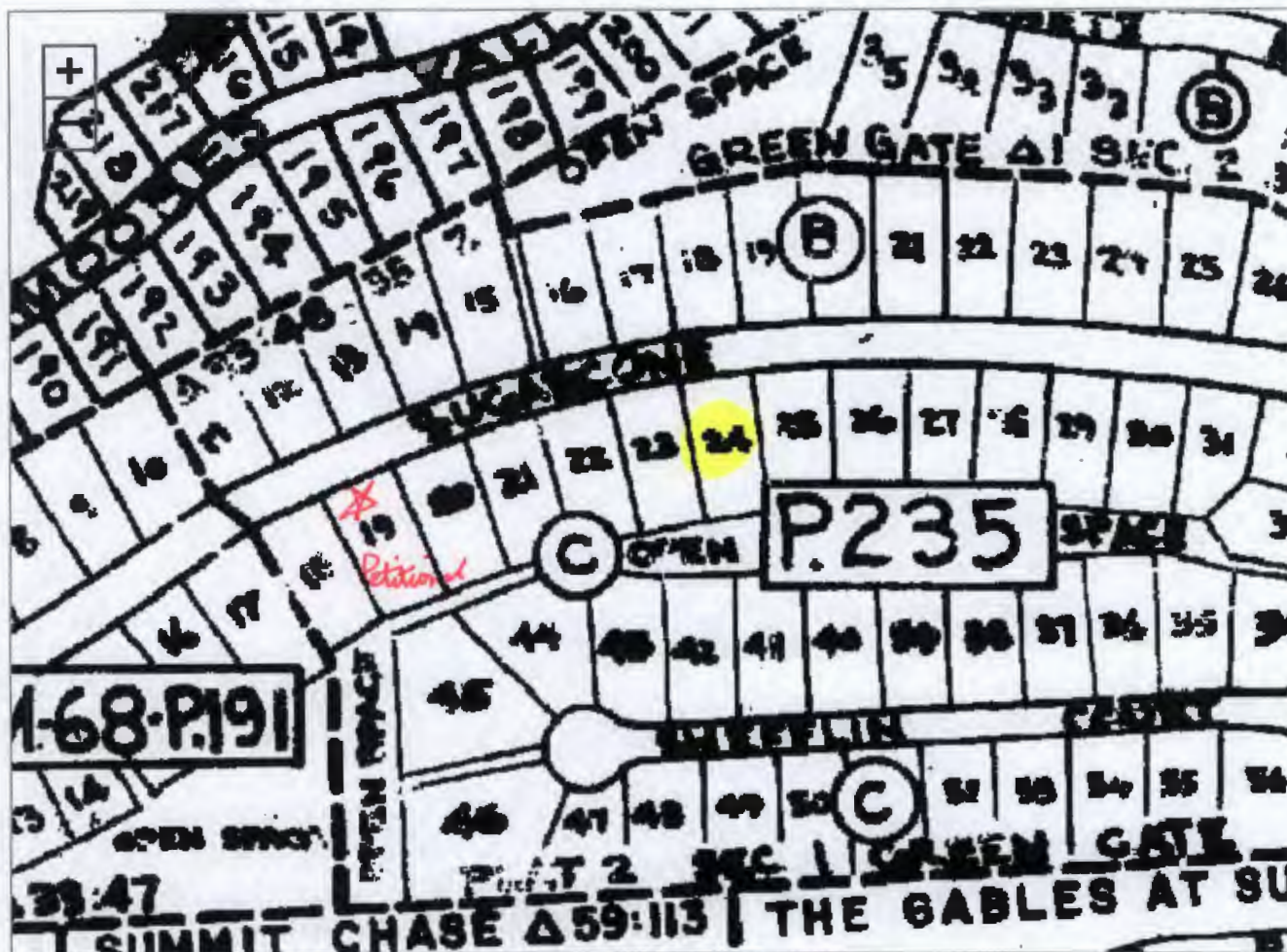
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0308064247		
Owner Information		
Owner Name:	PALIATH DILIP PALIATH TRACEY C 2217 SUGARCONE RD BALTIMORE MD 21209-1029	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /18113/ 00410 2)
Mailing Address:	2217 SUGARCONE RD BALTIMORE MD 21209-1029	
Location & Structure Information		
Premises Address:	2217 SUGARCONE RD 0-0000	Legal Description: 2217 SUGARCONE RD GREEN GATE
Map: 0069	Grid: 0019	Parcel: 0235
Sub District:	Subdivision: 0000	Section: 1
Block: C	Lot: 24	Assessment Year: 2014
Plat No: 2	Plat Ref: 0033/ 0048	
Special Tax Areas:	Town: NONE	
Ad Valorem:	Tax Class:	
Primary Structure Built 1969	Above Grade Enclosed Area 1,780 SF	Finished Basement Area 1300 SF
Property Land Area 14,450 SF	County Use 04	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior FRAME	Full/Half Bath 2 full/ 1 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: 144,400	130,100	07/01/2014
Improvements: 156,800	207,500	
Total: 301,200	337,600	301,200
Preferential Land: 0		313,333
		0
Transfer Information		
Seller: JANOFKY JEFFREY S	Date: 06/03/2003	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /18113/ 00410	Deed2:
Seller: LEVINE ROBERT R	Date: 04/01/1987	Price: \$195,000
Type: ARMS LENGTH IMPROVED	Deed1: /07652/ 00601	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 03/13/2009		

Baltimore County

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

District: 03 Account Number: 0308064247



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.

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

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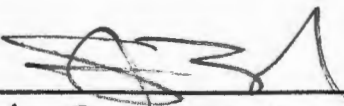
Loading... Please Wait.

ref: Ines & Carmi Grossman

2216 sugarcone road, baltimore, md. 21209

This letter is in support of an administrative zoning petition, under the zoning regulations of Baltimore County, to use the property for a single family dwelling unit and to permit the construction of a front loaded attached garage to extend into the existing side yard.

If you are in agreement with the above petition, please acknowledge your acceptance & support it by signing below. This letter will be entered into the case in support of the petition.


seal STEVE ZITEL

2215 SUGARCONE RD.
address of signatour

l.j.link jr. inc.
Architect
box 727

brooklandville md. 21022

410.337.9528

LJLINKJR@AOL.COM

Real Property Data Search (w2)

[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 - 03 Account Number - 0308064248		
Owner Information		
Owner Name:	ZWAGIL STEVEN ZWAGIL PHYLLIS	Use: RESIDENTIAL
Mailing Address:	2215 SUGARCONE RD BALTIMORE MD 21209-1029	Principal Residence: YES Deed Reference: 1) /09846/ 00277 2)
Location & Structure Information		
Premises Address:	2215 SUGARCONE RD 0-0000	Legal Description: 2215 SUGARCONE RD SS GREEN GATE
Map: 0069	Grid: 0019	Parcel: 0235
Sub District:	Subdivision: 0000	Section: 1
Block: C	Lot: 25	Assessment Year: 2014
Plat No: 2	Plat Ref: 0033/ 0048	Town: NONE
Special Tax Areas:		
Primary Structure Built 1970	Above Grade Enclosed Area 1,816 SF	Finished Basement Area 700 SF
Property Land Area 14,450 SF	County Use 04	Tax Class:
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior FRAME	Full/Half Bath 2 full/ 1 half	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2014	As of 07/01/2013
		As of 07/01/2014
Land: 144,400	130,100	
Improvements: 144,700	179,800	
Total: 289,100	309,900	289,100
Preferential Land: 0		296,033
		0
Transfer Information		
Seller: KRONTHAL DONALD	Date: 06/25/1993	Price: \$203,000
Type: ARMS LENGTH IMPROVED	Deed1: /09846/ 00277	Deed2:
Seller: H M H CONST CO I NC	Date: 10/23/1970	Price: \$39,400
Type: ARMS LENGTH IMPROVED	Deed1: /05137/ 00308	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 10/30/2008		

Baltimore County

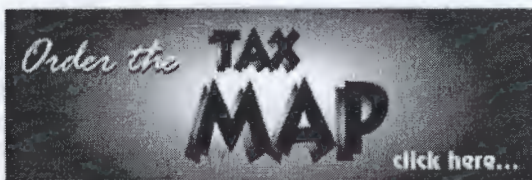
New Search (<http://sdat.resiusa.org/RealProperty>)District: **03** Account Number: **0308064248**

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ref: Ines & Carmi Grossman

2216 sugarcane road, baltimore, md. 21209

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2218 Sugarcane Rd
seal

Carmi Cohen
address of signatour

l.j.link jr. inc.

Architect

box 727

brooklandville md. 21022

410.337.9528

LJLINKJR@AOL.COM

Real Property Data Search (w2)

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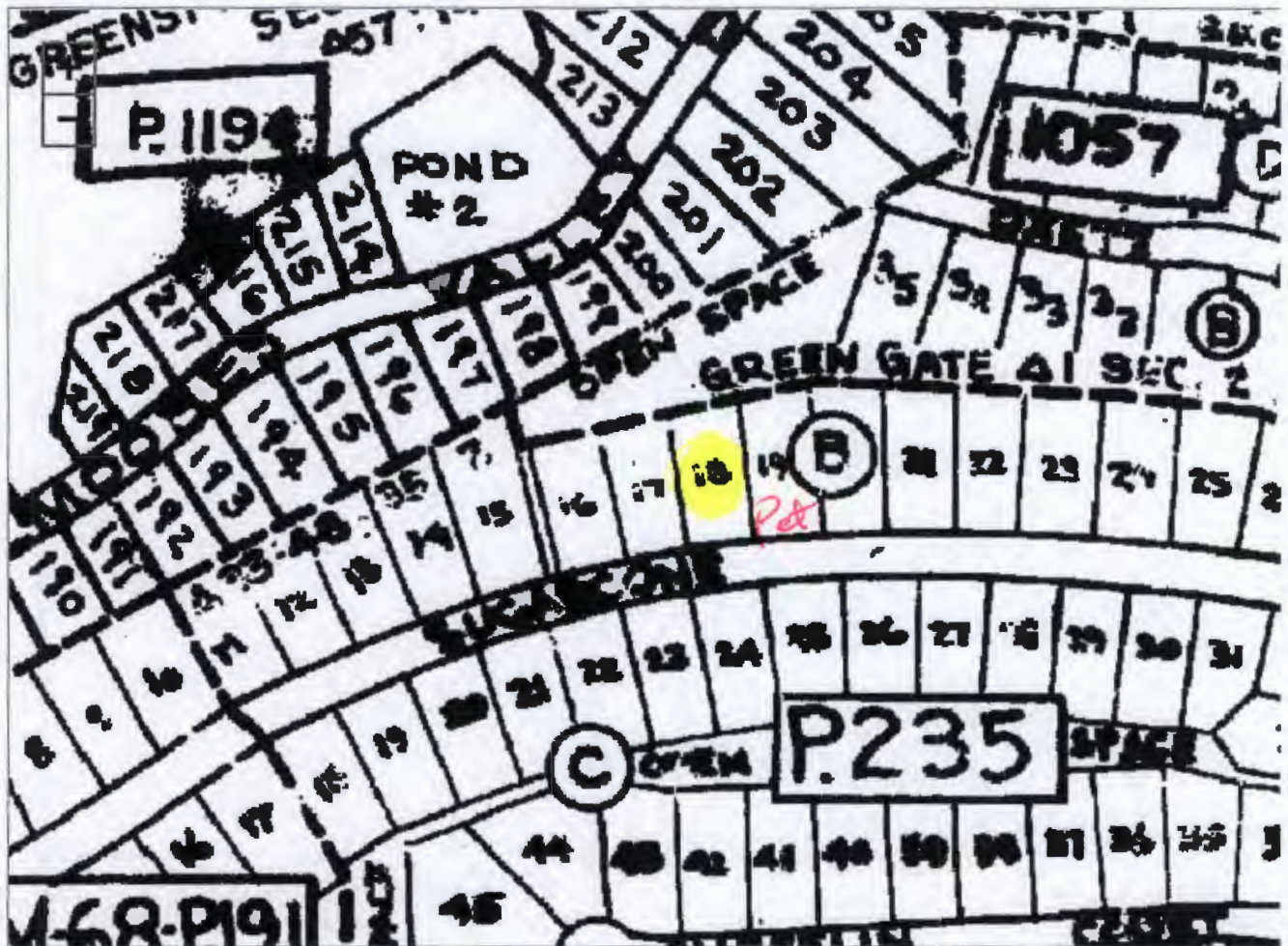
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 03 Account Number - 0308064235	
Owner Information		
Owner Name:	COHEN HARVEY LEE COHEN CLAIRE SUE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2218 SUGARCONE RD BALTIMORE MD 21209-1030	Deed Reference: 1) /05843/ 00739 2)
Location & Structure Information		
Premises Address:	2218 SUGARCONE RD 0-0000	Legal Description: 769 W PHEASANT GREEN GATE
Map:	Grid:	Parcel:
0069	0019	0235
Sub District:	Subdivision:	Section:
	0000	1
Block:	Lot:	Assessment Year:
B	18	2014
Plat No:	Plat Ref:	
	NONE	
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1972	2,200 SF	540 SF
Property Land Area	14,706 SF	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
1/2 BRICK FRAME	2 full/ 2 half	
Last Major I		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	144,700	130,400
Improvements	174,200	189,300
Total:	318,900	319,700
Phase-in Assessments	As of	As of
	07/01/2013	07/01/
Preferential Land:	0	318,900
		319,160
Transfer Information		
Seller:	Date:	Price:
FREELAND CHARLES	01/05/1978	\$83,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/05843/ 00739	
Seller:	Date:	Price:
Type:	Deed1:	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:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 10/01/2013		

Baltimore County

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

District: 03 Account Number: 0308064235



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

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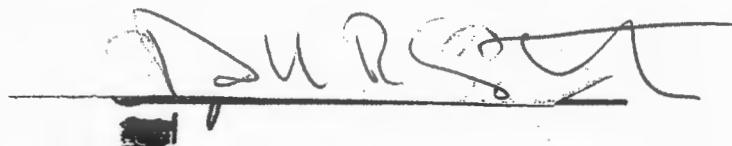
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ref: Ines & Carmi Grossman

2216 sugarcone road, baltimore, md. 21209

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2214 Sugarcone Rd. 21209
address of signatour

l.j.link jr. inc.

Architect

box 727

brooklandville md. 21022

410.337.9528

LJLINKJR@AOL.COM

Real Property Data Search (w2)

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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registrations
Account Identifier:	District - 03 Account Number - 0308064237	
Owner Information		
Owner Name:	STUTMAN DONALD	Use: RESIDENTIAL
Mailing Address:	2214 SUGARCONE RD BALTIMORE MD 21209-1030	Principal Residence: YES Deed Reference: 1) /26599/ 00538 2)
Location & Structure Information		
Premises Address:	2214 SUGARCONE RD 0-0000	Legal Description: 2214 SUGARCONE RD GREEN GARDEN
Map: 0069	Grid: 0019	Parcel: 0235
Sub District:	Subdivision: 0000	Section: 1
Block: B	Lot: 20	Assessment Year: 2014
Plat No:	Plat Ref:	
	NONE	
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1972	1,780 SF	600 SF
Property Land Area	15,312 SF	
Stories	Basement	Type
1.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full/ 1 half	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2014	07/01/2013
Land:	145,000	130,700
Improvements	132,800	179,600
Total:	277,800	310,300
Preferential Land:	0	277,800
		288,630
Transfer Information		
Seller: STUTMAN DONALD	Date: 01/23/2008	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /26599/ 00538	Deed2:
Seller: STUTMAN DONALD	Date: 08/18/1983	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /06575/ 00246	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:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 06/03/2010		

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

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

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S. Ferdme

seal

2213 Sugarcone Rd.

address of signatour

l.j.link jr. inc.

Architect

box 727

brooklandville md. 21022

410.337.9528

INKJRE@AOL.COM

Real Property Data Search (w2)

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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registers
Account Identifier:	District - 03 Account Number - 0308064249	
Owner Information		
Owner Name:	FUKS GENNADIY FERDMAN SVETLANA	Use: RESIDENTIAL
Mailing Address:	2213 SUGARCONE RD BALTIMORE MD 21209-1029	Principal Residence: YES Deed Reference: 1) /33009/ 00150 2)
Location & Structure Information		
Premises Address:	2213 SUGARCONE RD 0-0000	Legal Description: 575 W PHEASANT GREEN GATE
Map: 0069	Grid: 0019	Parcel: 0235
Sub District:	Subdivision: 0000	Section: 1
Block: C	Lot: 26	Assessment Year: 2014
Plat No:		Plat Ref:
		NONE
Special Tax Areas:		
Town:		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1970	2,200 SF	630 SF
Property Land Area		14,450 SF
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
1/2 BRICK SIDING	2 full/ 1 half	
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	144,400	130,100
Improvements	168,800	198,800
Total:	313,200	328,900
Phase-in Assessments		As of
		07/01/2013
313,200		318,430
Preferential Land:	0	0
Transfer Information		
Seller: PAUL HARVEY R	Date: 01/07/2013	Price: \$300,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33009/ 00150	Deed2:
Seller: BAUM NORTON H	Date: 08/19/1985	Price: \$162,500
Type: ARMS LENGTH IMPROVED	Deed1: /06977/ 00378	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 11/14/2013		

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

GREEN GATE ADD SEC. 2

SUGAR CREEK

DIREVILIN CREEK

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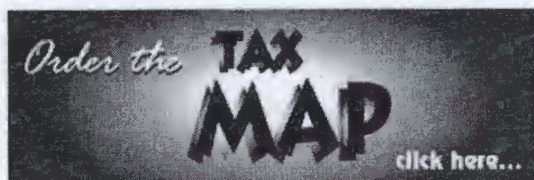
OPEN SPACE

DIREVILIN CREEK

PLAT 2 SEC 1 GREEN GATE

THE GABLES AT SUMMIT

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22116
Sugar Cove



front/side

2216
Sugarcone



Side/Rear

2216
Sugarcone



Front

Pt. Bk. 0000034, Folio 0143

Pt. Bk./Folio # 034143
1600004996

Lot # 35 1600004995

1600004994
Lot # 34

2 CD

Pt. Bk. 0000033, Folio 0048
0308064236

Lot # 20 0308064237

Lot # 21
0308064238

Lot # 18 0308064235

069A3
NW 9-C

DR 2
2218

R-1968-0073

PDM # 030138

0308064234
Lot # 17

Pt. Bk./Folio # 033048

SUGARCONE RD

Lot # 23
0308064246

1979-0012-A 08064247

Lot # 24

Lot # 25 0308064248

Lot # 26 0308064249
2213

Lot # 27
0308064253

2217

2215

2219

