

IN RE: PETITION FOR ADMIN. VARIANCE *
(19033 Brickstore Road)
5th Election District *
3rd Councilmanic District *
Spiro & Barbara Zachos *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0277-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Spiro & Barbara Zachos. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard. The subject property and requested relief are more particularly described on 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 29, 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 (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply

ORDER RECEIVED FOR FILING
Date 7/16/14
By Sen

with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations concerning the garage, I will impose conditions that the accessory building not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 16th day of July, 2014, that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal dwelling in lieu of the required rear yard, be and is hereby GRANTED, subject to the following:

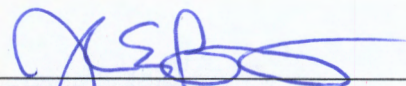
The relief granted herein shall be subject to the following:

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

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Date 7/16/14
By Sen

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:slm

ORDER RECEIVED FOR FILING

Date 7/11/14

By slm

KEVIN KAMENETZ
County Executive



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

July 16, 2014

Spiro & Barbara Zachos
19033 Brickstore Road
Hampstead, Maryland 21074

RE: Petition for Administrative Variance
Case No. 2014-0277-A
Property: 19033 Brickstore Road

Dear Mr. & Mrs. Zachos:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
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

Address 19033 BRICK STORE RD Currently zoned RC-2
Deed Reference 1 10 Digit Tax Account # 2000006844
Owner(s) Printed Name(s) SPIRO S. & BARBARA G. ZACHOS

(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:

1. **X** ADMINISTRATIVE VARIANCE from Section(s) BCZR 400.1
→ TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

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

2. _____ 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):

SPIRO ZACHOS BARBARA G. ZACHOS
Name #1 - Type or Print Name #2 - Type or Print
Spiro S. Zachos Barbara G. Zachos
Signature #1 Signature #2
19033 BRICKSTORE RD HAMPSTEAD MD
Mailing Address City State
21074 1410-374-4243 spb.pamc@gmail.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 7/16/14

By Spb

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

Name- Type or Print
Signature N/A
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print
Signature SAME
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 2014-0277-A Filing Date 6/19/14 Estimated Posting Date 6/29/14 Reviewer JS

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: 19033 BRICK STORE RD HAMPSTEAD, MD. 21074
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 CANNOT PUT THE GARAGE IN THE FRONT YARD BECAUSE OF THE
WELL LOCATED THERE.
THE SEPTIC TANK IS IN THE BACK YARD AND WE JUST RECENTLY HAD
GEO THERMAL HEATING AND COOLING (COST \$49,000) INSTALLED
WITH DEEP WELLS AND PIPES LEADING INTO THE HOUSE. IT WOULD
BE A GREAT HARDSHIP TO PUT THE GARAGE IN THAT AREA SHOULD
REPAIRS NEED TO BE MADE IN THE FUTURE. ALSO, THE BACK YARD
IS SLOPED.
THE ONLY FEASIBLE PLACE TO PUT THE GARAGE WOULD BE THE
SIDE YARD.
PLEASE SEE THE SITE PLAN.

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

Spiros Zachos
Signature of Owner (Affiant)

SPIRO ZACHOS
Name- Print or Type

Barbara G. Zachos
Signature of Owner (Affiant)

BARBARA G. ZACHOS
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 16th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Spiro Zachos And Barbara Zachos

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

AS WITNESS my hand and Notaries Seal

Carol A. Butler
Notary Public

6/11/2015
My Commission Expires

ZONING DESCRIPTION FOR: 19033 BRICK STORE RD.

All that lot of ground situate on the northeast side of Brick Store Road, at the Baltimore Carroll County line, in Baltimore County, State of Maryland, and more particularly described as follows:

- 1) S 36° 49' 07" E 115.67 feet to a railroad spike now set, thence leaving the road and the sixth line and running for a line of division now made through the whole tract.
- 2) N 46° 21' 34" E 512.51 feet to a steel pin heretofore set at the beginning of the N 44° 25' 02" E 322.19 feet line of Lot 1 as shown on the plat entitled "Plat of Property of Milbert L. Mays," recorded among the Land Records of Baltimore County Maryland, in Plat Book E.H.K., Jr. 36, folio 69, thence with the said line.
- 3) N 44° 23' 54" E 322.31 feet to a stone heretofore set, thence still with the outlines of the said Lot 1 for a part of the N 8° 13' 00" E 478.50 feet line.
- 4) N 8° 10' 03" E 165.76 feet to a stone heretofore set in the outlines of that tract of land which was conveyed by Andrew W. Hill and Gladys J. Hill, his wife, to Skilor E. Gay and Catherine E. Gay, his wife, dated May 10, 1949, and recorded among the Land Records of Carroll County Maryland, in Liber E.A.S. 201, folio 435 etc., thence with the Hill land.
- 5) S 80° 06' 33" W 484.81 feet to a pipe heretofore set at the end of the second or N 80° 06' 33" E 310.00 feet line of the aforementioned parcel conveyed by S. Wesley Porter, Jr. and Virginia E. Porter, his wife, to Violet H. Goepfert and to the Baltimore Carroll County Line, thence with the county line aforementioned third line of the parcel conveyed to Violet H. Goepfert.
- 6) S 20° 18' 00" W 610.08 feet to the place of beginning.

Containing 5.2189 acres of land more or less. The improvements thereon being known as 19033 Brick Store Road.

July-0277-A

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: 2014-0277-A

Petitioner: ZACHOS

Address or Location: 19033 BRICK STORE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME HAMPSTEAD, MD 21074

Telephone Number: 410-374-4243

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

No. **113811**

Date: **6/19/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/19/2014 6/19/2014 10:31:27 3

REC NS03 MAIL ADVA AND
 >> RECEIPT # 457655 6/19/2014 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 113811

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 75.00

Recpt tot 175.00
 \$75.00 CX 1.00 66
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **ZACHOS**

For: **2014-0777-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: June 29, 2014

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2014-0277-A

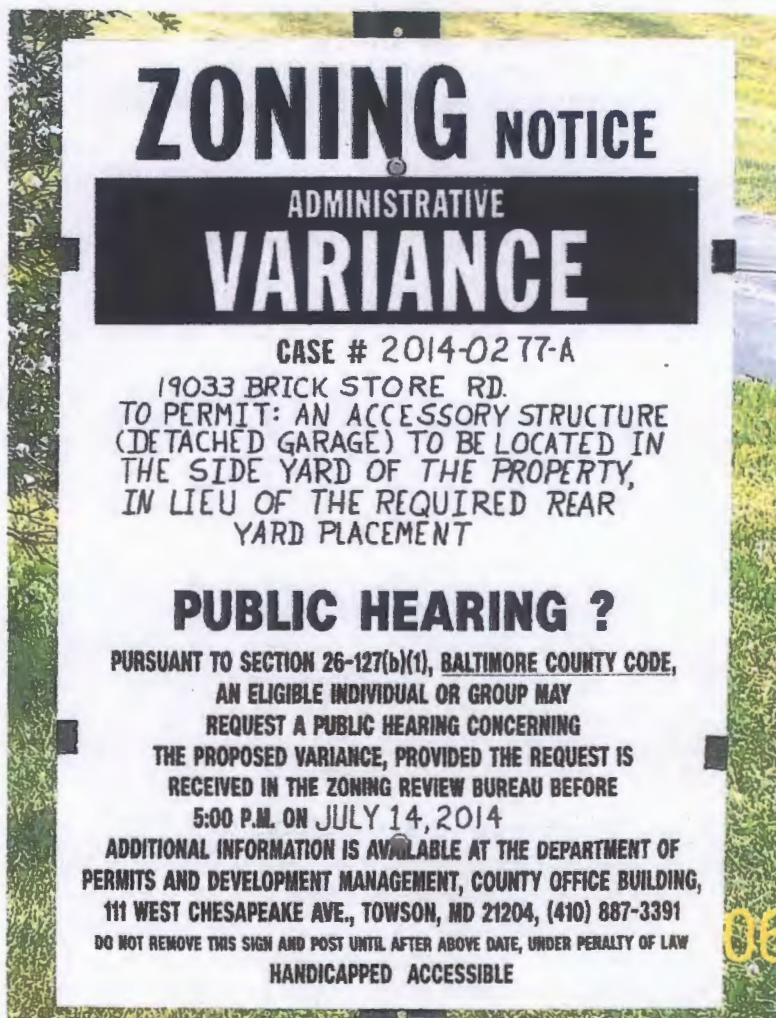
Petitioner/Developer: Spiro & Barbara Zachos

Date of Hearing/Closing: July 14, 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 19033 Brick Store Rd

The sign(s) were posted on June 29, 2014

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0277 -A

Address 19033 BRICK STORE RD

Contact Person: JASON SEIBELMAN

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/19/14

Posting Date: 6/29/14

Closing Date: 7/14/14

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- 0277 -A

Address 19033 BRICK STORE RD

Petitioner's Name SPIRO, BARBARA ZACHES

Telephone 410-374-4243

Posting Date: 6/29/14

Closing Date: 7/14/14

Wording for Sign TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE
LOCATED IN THE SIDE YARD OF THE PROPERTY, IN LIEU OF THE REQUIRED
REAR YARD PLACEMENT.

Revised 7/06/11

MEMORANDUM

DATE: August 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0277-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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

CASE NO. 2014- 0277-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/30/14

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

N/C

DEPS

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

FIRE DEPARTMENT

PLANNING

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

6/23/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6/29/14

by Altmeier

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- 0277 -A Address 19033 BRICK STORE RD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/19/14 Posting Date: 6/29/14 Closing Date: 7/14/14

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 201 0277 -A Address 19033 BRICK STORE RD.

Petitioner's Name SPIRO + BARBARA ZACHOS Telephone 410-374-4243

Posting Date: 6/29/14 Closing Date: 7/14/14

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE
LOCATED IN THE SIDE YARD OF THE PROPERTY, IN LIEU OF THE REQUIRED
REAR YARD PLACEMENT.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 15, 2014

Spiro & Barbara G Zachos
19033 Brickstore Road
Hampstead MD 21074

RE: Case Number: 2014-0277 A, Address: 19033 Brickstore Road

Dear Mr. & Ms. Zachos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 19, 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: 6/23/14

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

RE: Baltimore County
Item No 2014-0277-A
Administrative Variance
Spino & Barbara Zachos
19033 Brickstone 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. 2014-0277-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

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

DATE: June 30, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2014
Item No. 2014-0270, 0271 0274, 0275, 0276, 0277 and 0278

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\ZAC06302014 -.doc

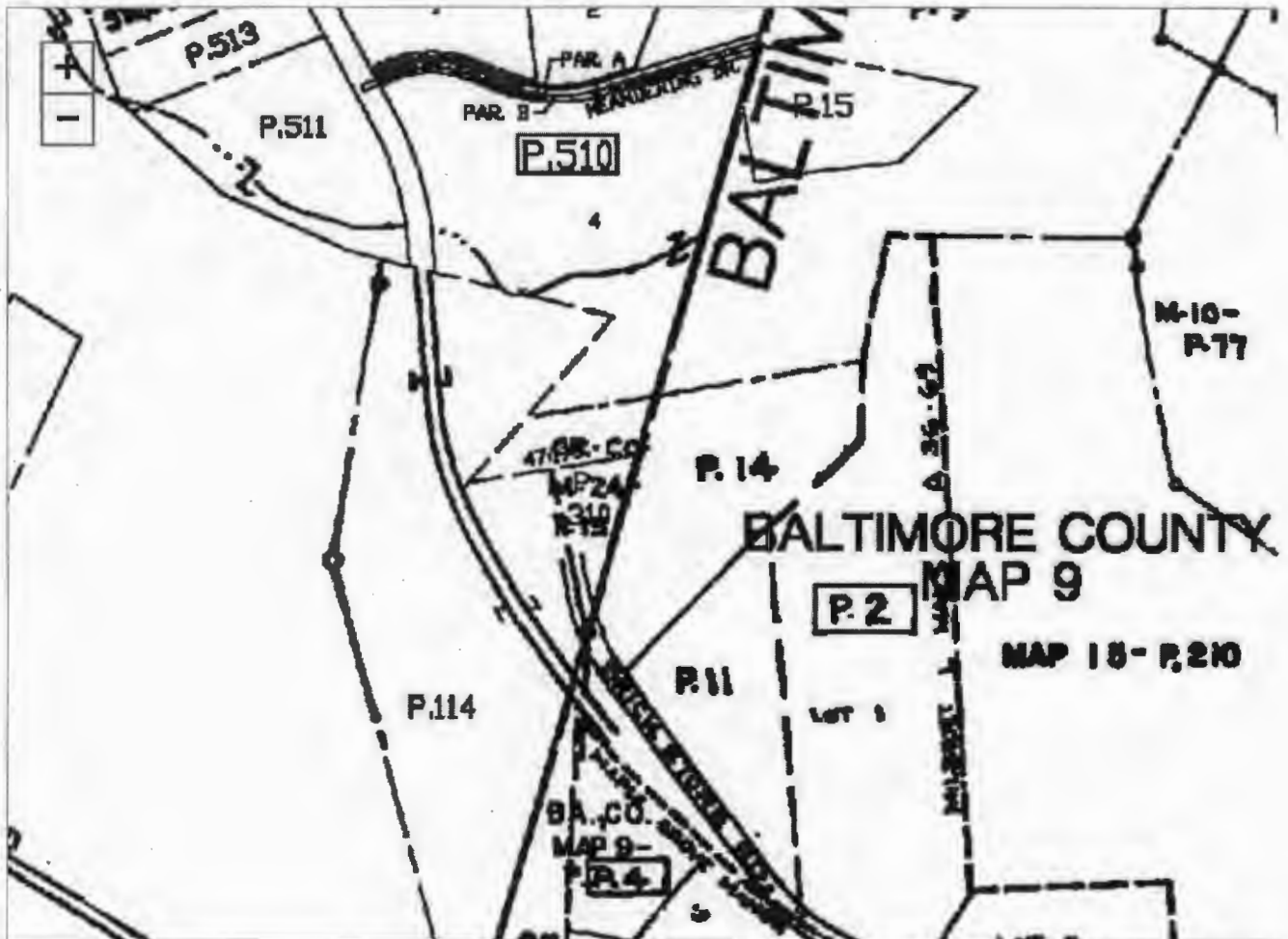
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 2000006844							
Owner Information									
Owner Name:		ZACHOS BARBARA G ZACHOS SPIRO			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		19033 BRICK STORE RD HAMPSTEAD MD 21074-2824			Deed Reference:		/34760/ 00171		
Location & Structure Information									
Premises Address:		19033 BRICK STORE RD 0-0000			Legal Description:		5.2189 AC NES 19033 BRICK STORE RD NES 1260 NW MAPLE GROVE RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0009	0024	0014		0000				2014	
Special Tax Areas:				Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1987		2,930 SF		600 SF		5.2100 AC		04	
Stories	Basement NO	Type	STANDARD UNIT		Exterior	Full/Half Bath	Garage	Last Major Renovation	
					BRICK	2 full/ 1 half	1 Attached		
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2013			
Land:		133,900		120,500		As of 07/01/2014			
Improvements		324,800		310,400					
Total:		458,700		430,900		458,700		430,900	
Preferential Land:		0						0	
Transfer Information									
Seller: LEWIS DONALD A				Date: 03/12/2014			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /34760/ 00171			Deed2:		
Seller: LEWIS DONALD A				Date: 02/07/1997			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /12027/ 00029			Deed2:		
Seller: TOSTI RODOLFO				Date: 08/25/1993			Price: \$245,000		
Type: ARMS LENGTH IMPROVED				Deed1: /09968/ 00619			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			0.00 0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 07/27/2012									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **05** Account Number: **2000006844**

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>).

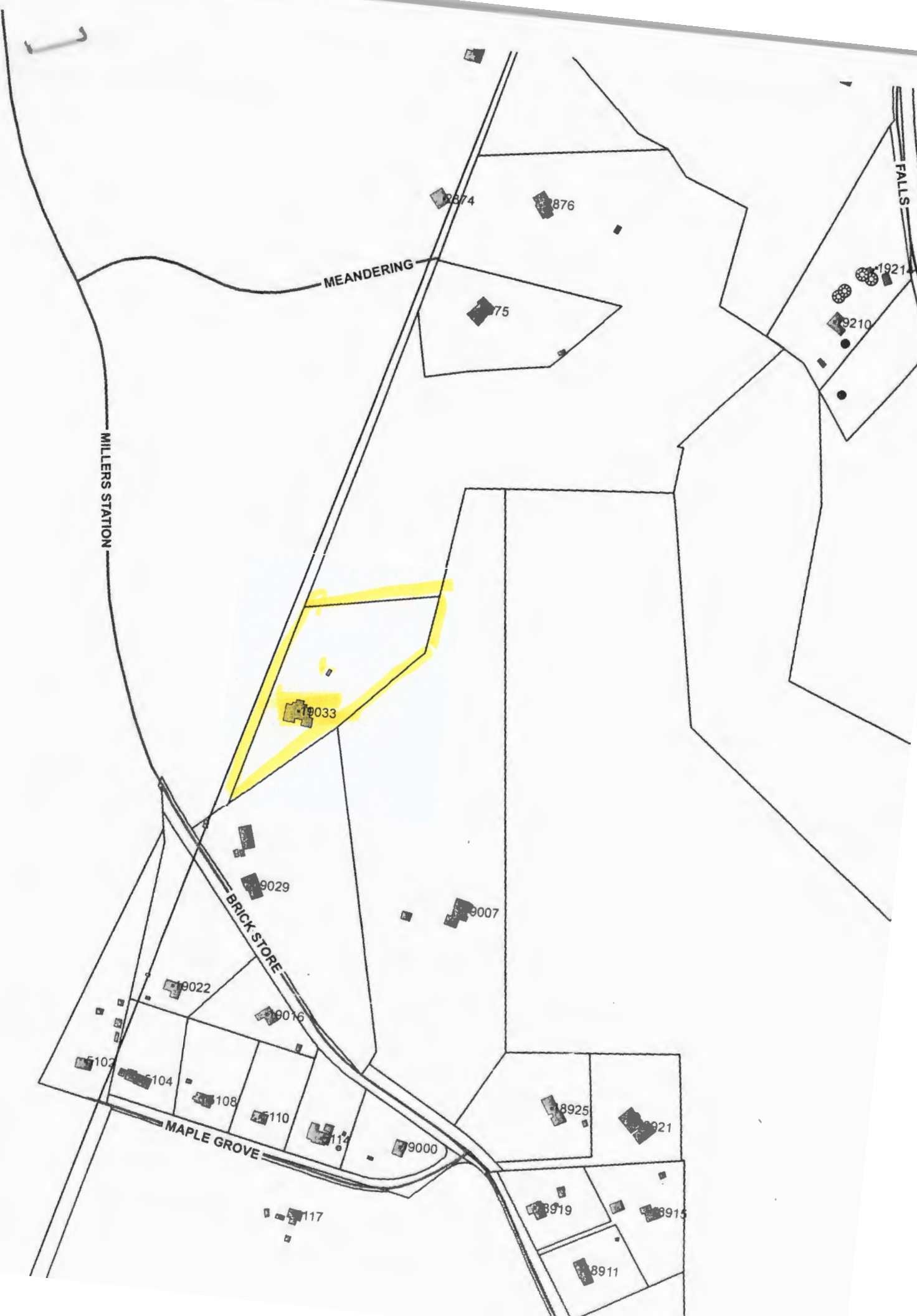


(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

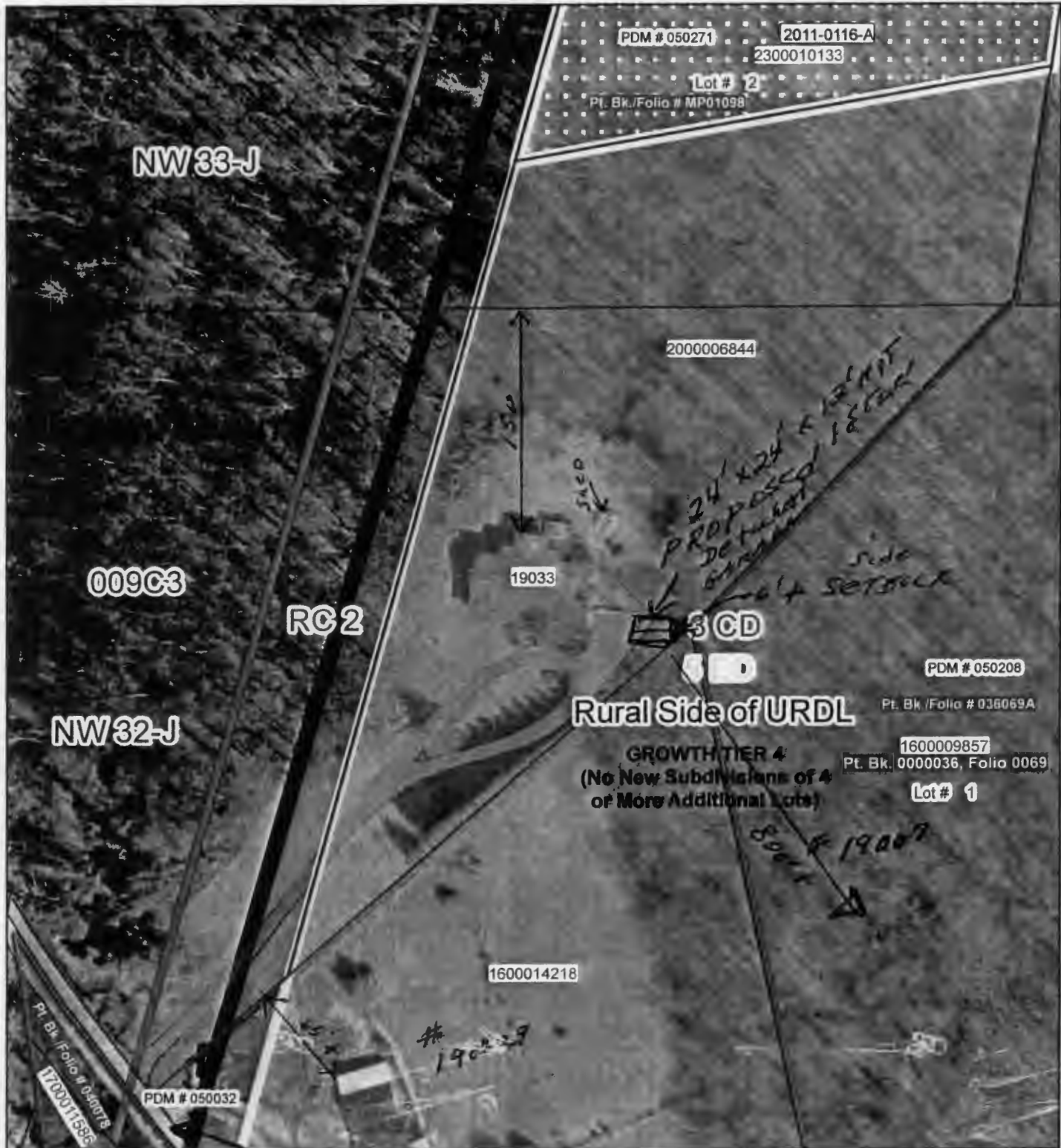
☒ Loading... Please

Loading... Please Wait.

→



Enter Property Address Here



Publication Date: 6/16/2014



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



0 25 50 100 150 200 Feet

1 inch = 100 feet







NW 33-J

PDM # 050271

Pt. Bk./Folio # MP01098

Lot # 2

2011-0116-A

2300010133

2000001165

2000006844

CARROLL COUNTY

*SITE

009C3

MILLERS STATION RD

19033

3 CD

5 ED

RC 2

Int # 1
PDM # 050208

1600009857

Pt. Bk. 0000036, Folio 0069

Pt. Bk./Folio # 036069A

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

NW 32-J

1600014218

19029

PDM # 050032

Pt. Bk./Folio # 040078

Lot # 7

1700011586

Pt. Bk. 0000040, Folio 0078

BRICK STORE RD

0512059120

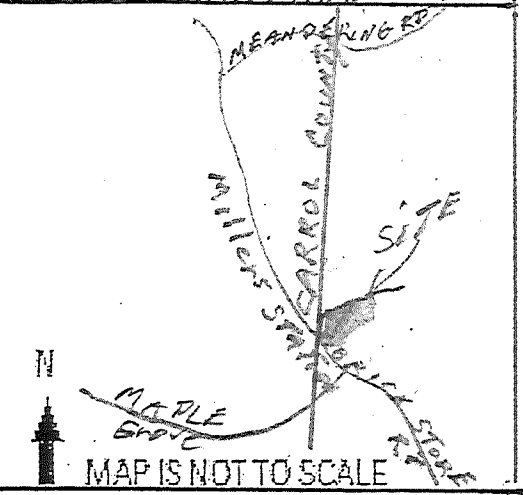
1700011585

19007

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 19033 BRICK STORE RD. OWNER(S) NAME(S) SPIROS & BARBARA G. ZACHOS
 SUBDIVISION NAME _____ LOT# _____ BLOCK# - SECTION# 1
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2000006844 DEED REF. # 34758/0434

SEE ATTACHED SHEET.

SITE VICINITY MAP



ZONING MAP# 00963 (OLD NW 32-J)

SITE ZONED RC-2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.2189

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC _____ PRIVATE X

SEWER IS: PUBLIC _____ PRIVATE X

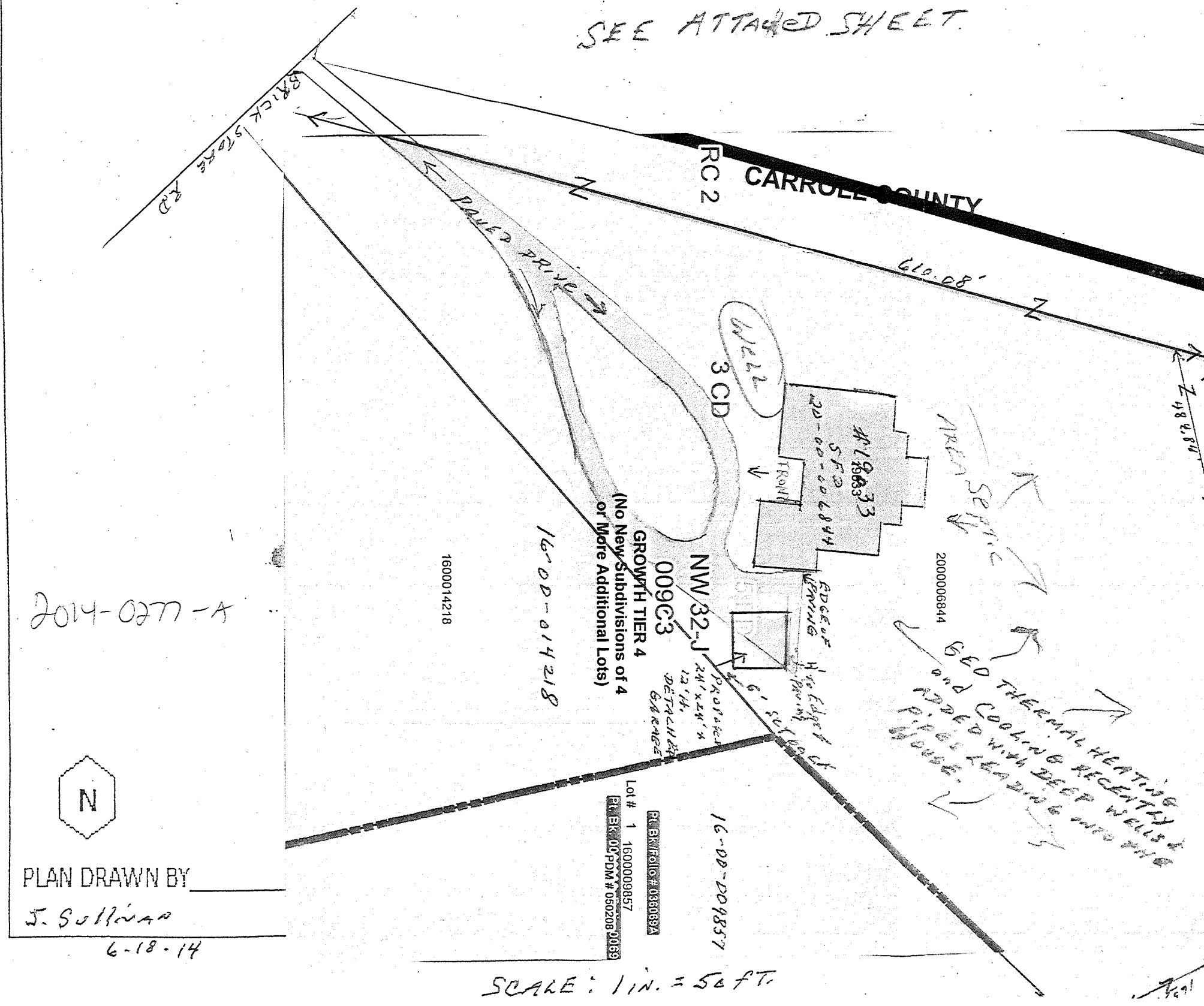
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: _____

Pet. Enr. 1



2014-0277-A

PLAN DRAWN BY J. Sullivan
 6-18-14

SCALE: 1 in. = 50 ft.