



KEVIN KAMENETZ
County Executive

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

February 5, 2015

William L. Tarbert, Jr.
17220 York Road
Parkton, Maryland 21120

RE: Petition for Administrative Variance
Case No. 2015-0140-A
Property: 17220 York Road

Dear Mr. Tarbert:

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", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: American Contracting Services, Inc., 1620 Providence Road, Baltimore, MD 21286

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(17220 York Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
William L. Tarbert, Jr.	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0140-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, William L. Tarbert, Jr. ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed accessory structure (in ground pool, pool house and screen porch) to be located in the side yard in lieu of the required rear yard and to permit a height of 18.5 ft. in lieu of the maximum height of 15 ft. respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 10, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-5-15
By [Signature]

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 accessory structure height and usage, I will impose conditions that the pool house shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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

THEREFORE, IT IS ORDERED, this 5th day of February, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed accessory structure (in ground pool, pool house and screen porch) to be located in the side yard in lieu of the required rear yard and to permit a height of 18.5 ft. in lieu of the maximum height of 15 ft. respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

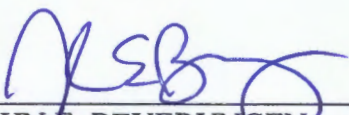
Date 2-5-15

By ISW

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner or subsequent owners shall not convert the pool house into a dwelling unit or apartment. The accessory structure/pool house shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory structure/pool house shall not be used for commercial purposes.

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 2-5-15

By DW



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 17220 York Rd Currently zoned RC4
Deed Reference 13796 / 00603 10 Digit Tax Account # 0720000320
Owner(s) Printed Name(s) William L Tarbert, Jr

(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)

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):

William Tarbert Jr
Name #1 - Type or Print Name #2 - Type or Print
William L Tarbert, Jr
Signature #1 Signature #2
17220 York Rd Parkton MD
Mailing Address City State
21120 / 410-357-0506 /
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

American Contracting Services, Inc.
Name - Type or Print
Joseph P. Tarbert
Signature
1620 Providence Rd Towson MD
Mailing Address City State
21286 / 410-494-0900 / Joseph@american-contract.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
2-5-15

Date _____
By _____
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 2015-0146-A Filing Date 1/5/2015 Estimated Posting Date 1/1 Reviewer GA

Rev 5/8/2014

McClain B. Smith
My Commission Exp. 11/12/2018
Notary Public, State of MD.

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: 17220 York Rd Parkton MD 21120-9713
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)

Due to Ground Loop piping location, septic reserve area location and preexisting outbuilding locations, it is necessary to site the pool, deck and associated outbuildings to the side of the house, in order for the pool to be in somewhat close proximity to the house.

The pool buildings are also drawn at approx 18'6" height in order to be scaled per architectural guidelines relative to other structures on the property including other outbuildings and a large barn over 30' tall. These two outbuildings are a screen porch approx 15 x 32 and a Pool house approx 1142 sq ft pool house 45' x 35' x 18'6" irregular in shape.

There will also be an irregular shaped pool.

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

X William L. Tarbert Jr.
Signature of Owner (Affiant)

X _____
Signature of Owner (Affiant)

X William L. Tarbert Jr.
Name- Print or Type

X _____
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 19th day of December 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William L. Tarbert Jr.

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 William B. Smith
12/19/2018
My Commission Expires

NOTARY SEAL

3 copies

January 5, 2015

Administrative Variance for 17220 York Road:

Section 400.1 & 400.3: To permit a proposed accessory structure (in ground pool, pool house and screen porch) to be located in the side yard in lieu of the required rear yard and to permit a height of 18.5 feet in lieu of the maximum height of 15 feet respectively.

2015-0140-A

ZONING PROPERTY DESCRIPTION FOR 17220 YORK RD PARKTON, MD 21120-9713

This property comprises 34.26 acres and the original structure built in 1897 with a tenant house listed as 17314 York Rd. and several outbuildings including 2 single story equipment sheds, one tool building and a large barn all on this same tract of land. Lot, block and subdivision designations are not listed for this property (and original documentation for exact corner points are not readily available).

Beginning at the southeastern most corner, the property line along York Rd is approx 2250ft moving northeast along York Rd. at which point it measures approx 375 ft along a northwestern diagonal terminating at Route I-83 aka Harrisburg expressway. At this point measuring southwest along the Expressway approx 2400 ft to the southwestern most point. Returning to the original southeastern point approx 1125 ft from the south western corner is a slight southern deflection from straight in the line with a corner at approx 875 ft from southwestern corner. 17220 is in the proximate center of the 34+ acres.

The tax account number is: 0720000320

The deed reference is: /13796/00603 for this property. It is located in district 07, precinct 01. Using map 0022, grid 08, parcel number is 0054 in Baltimore county. Per SDAT records 2014.

2015-0140-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0140 -A Address 17220 York Rd 21220

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/5/15 Posting Date: 1/18/15 Closing Date: 2/2/15

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 2015- 0140 -A Address 17220 York Rd 21220

Petitioner's Name William Tarbert Jr. Telephone 410-357-0500

Posting Date: 1/18/15 Closing Date: 2/02/15

Wording for Sign: To permit a proposed pool, pool house
and screen porch to be located in the side yard
in lieu of the required rear yard, and to permit
a height of 18.5 feet in lieu of the maximum height
of 15 feet.

Revised 7/18/14

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/12/2015

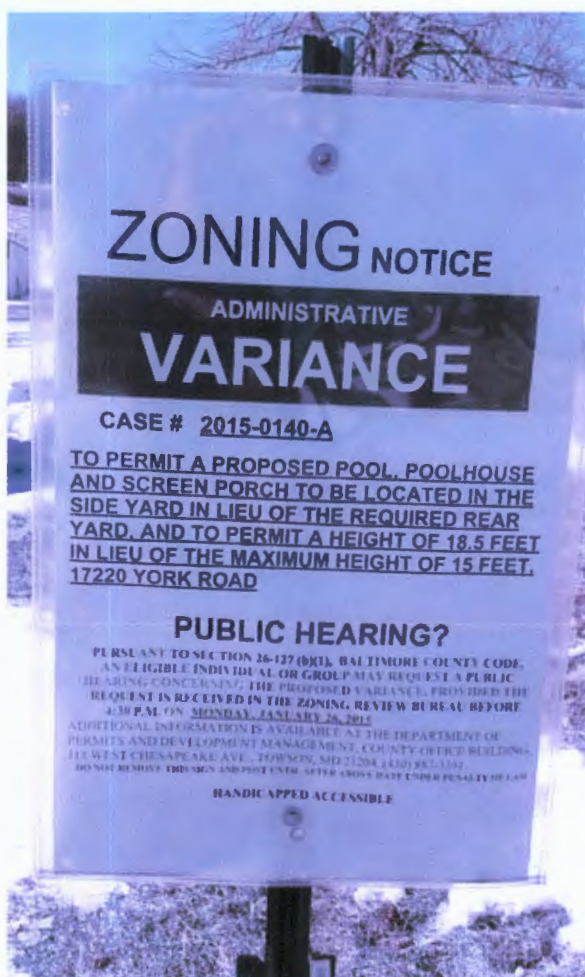
Case Number: 2015-0140-A

Petitioner / Developer: WILLIAM TARBERT JR. ~ RACHEL BOCKNER of
AMERICAN CONTRACTING SERVICES

Date of Hearing (Closing): JANUARY 26, 2015

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:
17220 YORK ROAD

The sign(s) were posted on: JANUARY 10, 2015



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)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: January 14, 2015

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

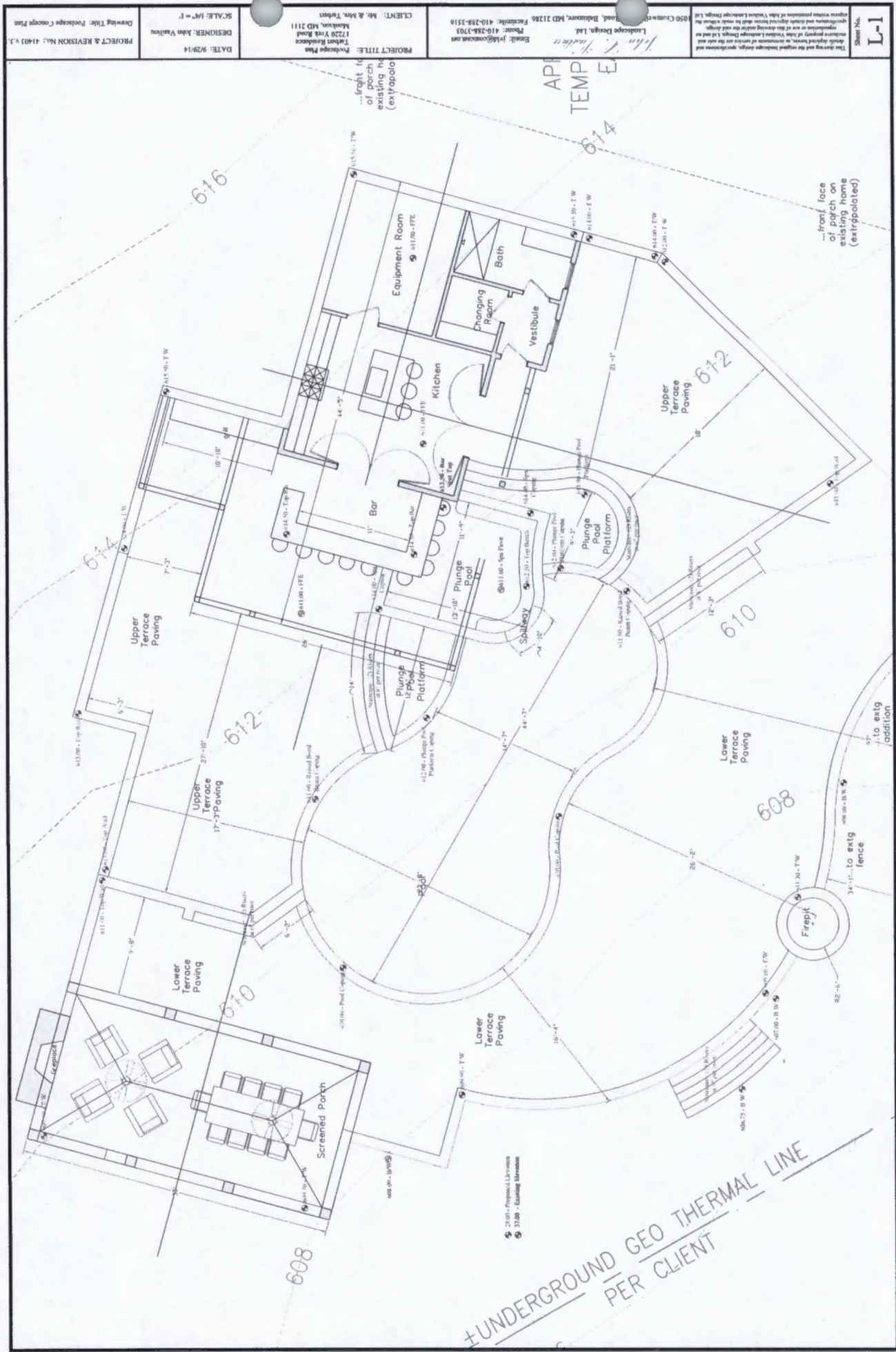
SUBJECT: Zoning Advisory Committee Meeting
For January 19, 2015
Item No. 2015-0140, 0141, 0143, 0144, 0146 and 0147

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\ZAC01192015 -.doc

2015-0140-A



[illegible]

District: 07 Account Number: 0713085110



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



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



Loading... Please Wait. ->

2015-0140-A

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

ADJAZENT Property

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 0720000321			
Owner Information					
Owner Name:		TARBERT WILLIAM L JR		Use:	AGRICULTURAL
Mailing Address:		17314 YORK RD PARKTON MD 21120-9713		Principal Residence:	NO
				Deed Reference:	/13796/ 00603
Location & Structure Information					
Premises Address:		17207 YORK RD 0-0000		Legal Description:	23.051AC ES YORK RD 1500 N GIFFORD RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0022	0008	0285		0000	2014
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1902	992 SF		23.0500 AC	05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	1 full	
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	136,000	123,000			
Improvements	53,700	56,000			
Total:	189,700	179,000	179,000	179,000	
Preferential Land:	6,000			6,000	
Transfer Information					
Seller: TARBERT BARBARA B		Date: 06/04/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13796/ 00603		Deed2:	
Seller: TARBERT WM L AG USE 83-84		Date: 12/14/1976		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05706/ 00347		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
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:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

ADJACENT Property

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 07 Account Number - 0713085110		
Owner Information		
Owner Name:	ZORN GORDON J	Use: COMMERCIAL
Mailing Address:	17121 YORK RD PARKTON MD 21120	Principal Residence: NO
		Deed Reference: /06194/ 00444
Location & Structure Information		
Premises Address:	17121 YORK RD 0-0000	Legal Description: 1.173 AC ES YORK RD 1200 N GIFFORD RD
Map:	Grid:	Parcel:
0022	0014	0278
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2013
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
	1215	
Property Land Area	County Use	
51,095 SF	06	
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2013
Land:	252,700	252,700
Improvements	144,300	144,000
Total:	397,000	396,700
Phase-in Assessments As of 07/01/2014		As of 07/01/2015
		396,700
Preferential Land:	0	0
Transfer Information		
Seller: MACKIE EDWARD C	Date: 08/15/1980	Price: \$120,000
Type: ARMS LENGTH IMPROVED	Deed1: /06194/ 00444	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		



2015-0140-15



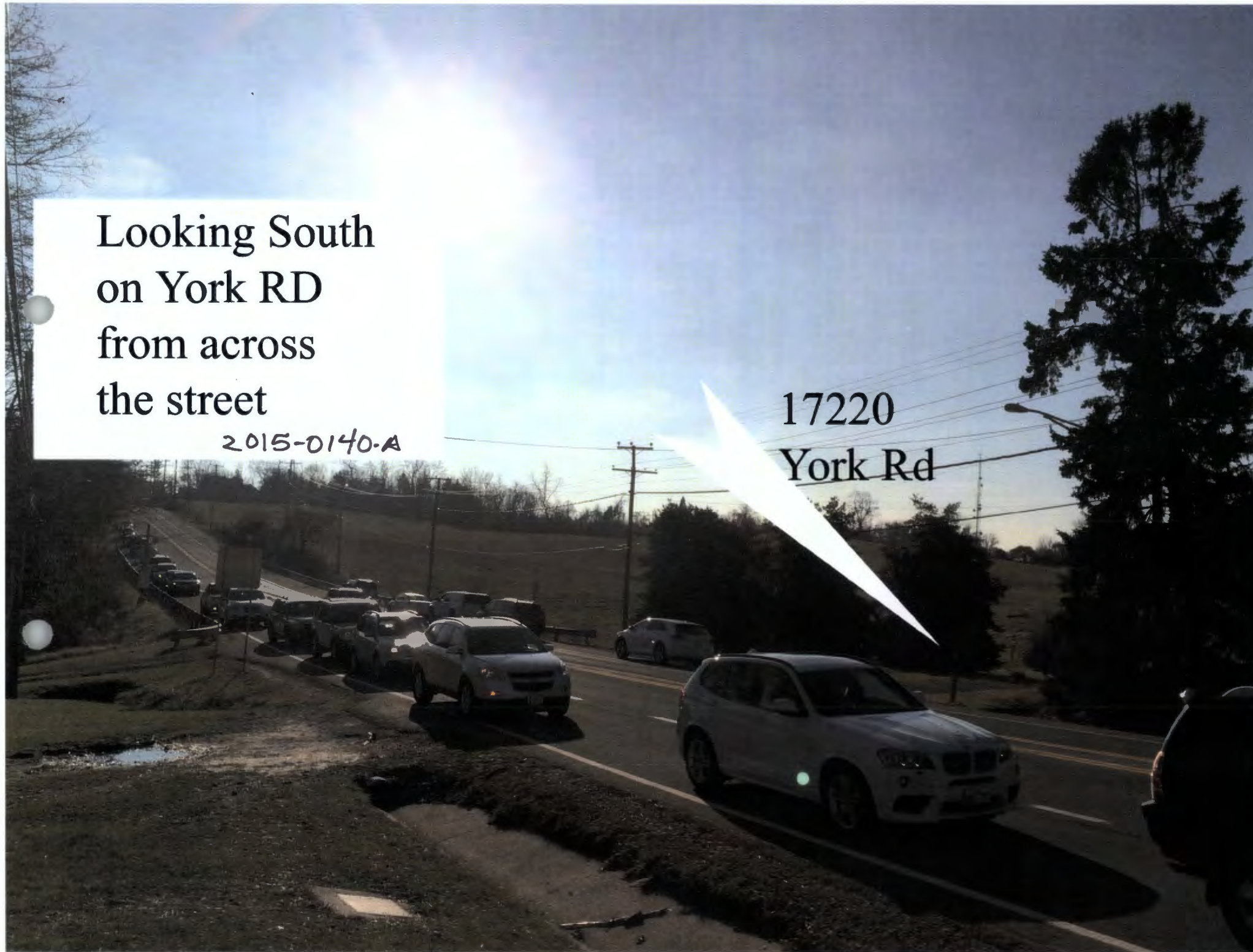
View opposite the pool
on York Rd

2015-0140-A

Looking South
on York RD
from across
the street

2015-0140-A

17220
York Rd



Tennent house to the
north of proposed pool
and associated structures
17314 York Rd



Tennent house to the
north of proposed pool
and associated structures
17314 York Rd

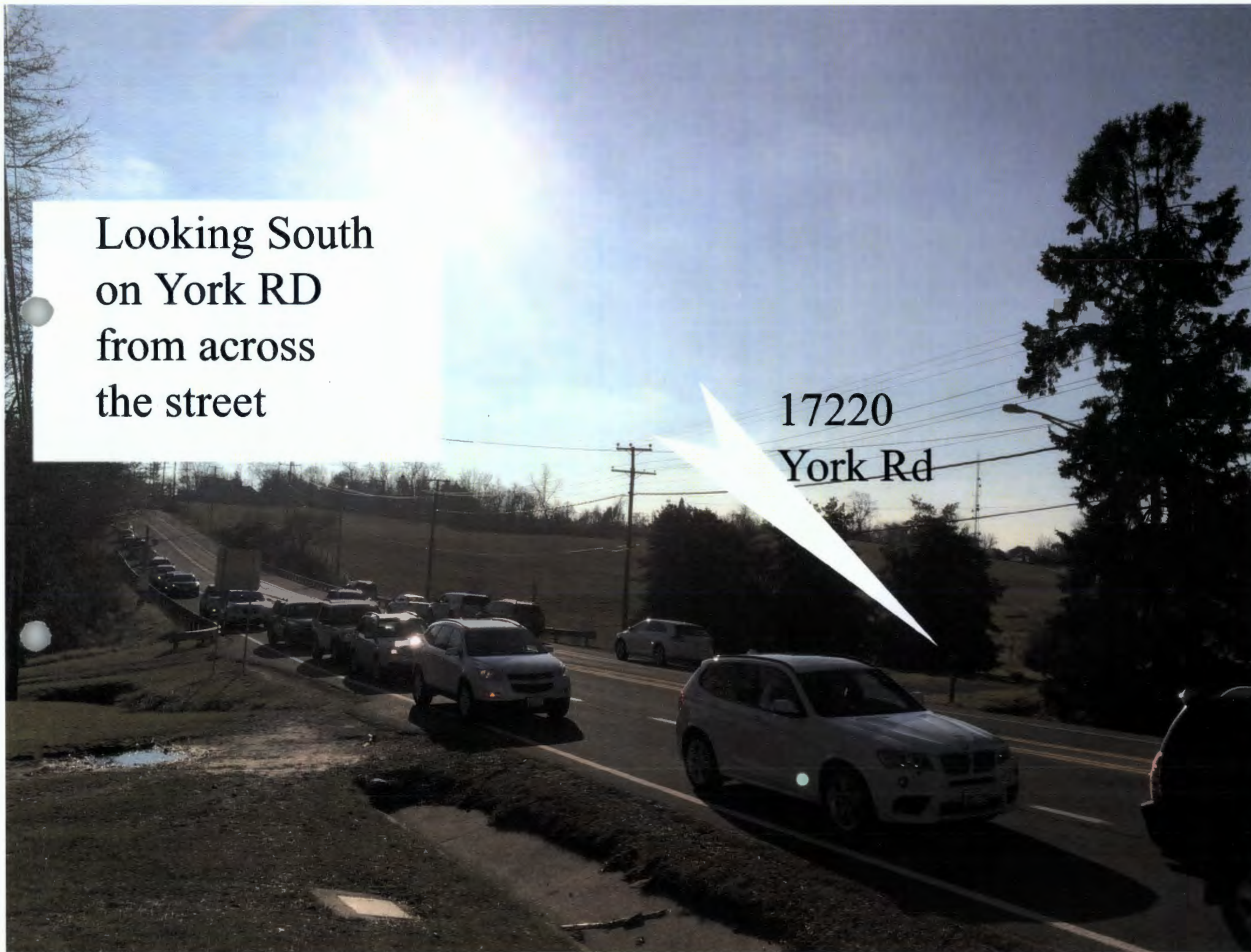


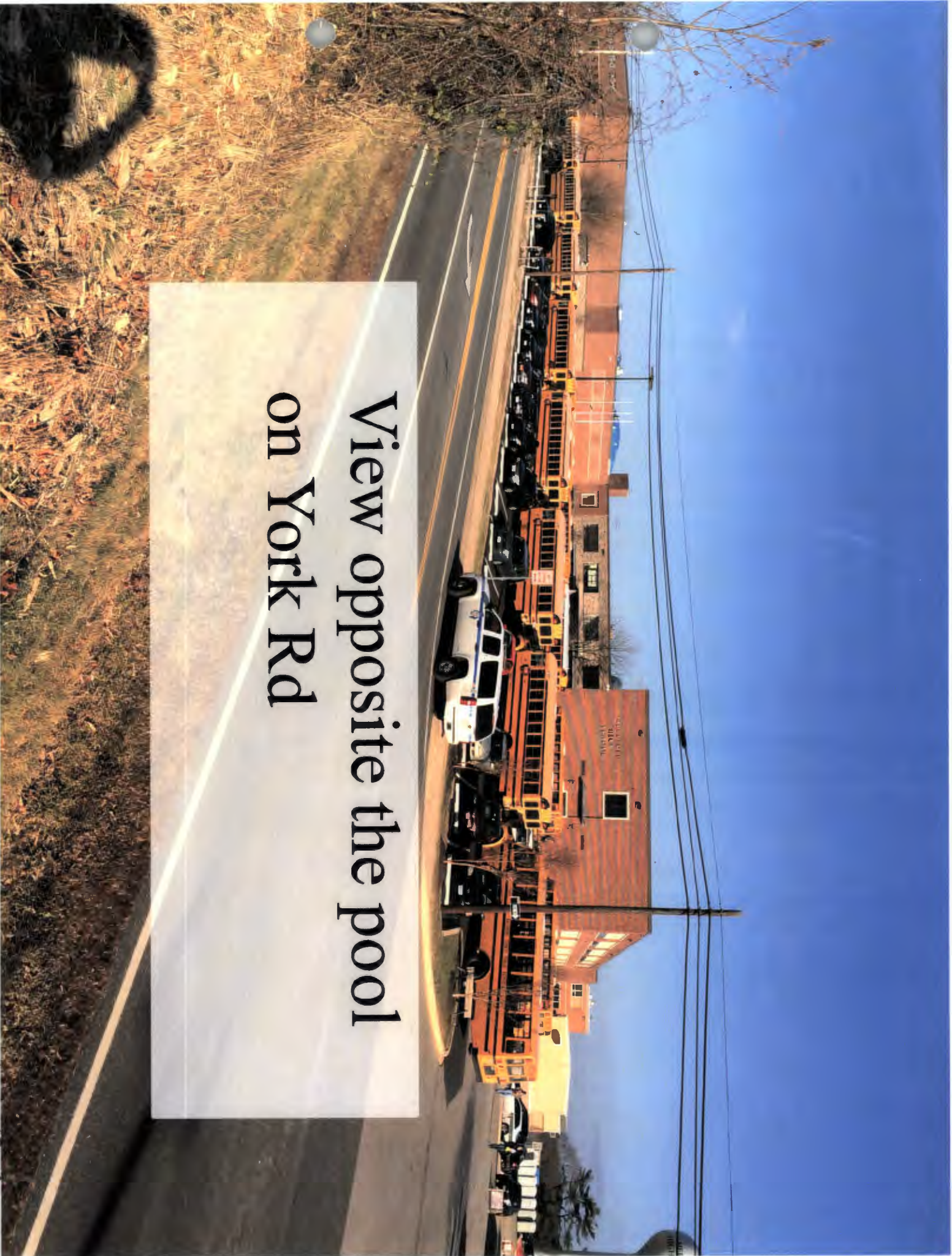
2015-0140-A

Looking South
on York Rd
from across
the street

17220
York Rd

2015-01-10-A





View opposite the pool
on York Rd

2013-04-04

Tarbert Variance: Adjacent Properties

to 17220 York Rd

North:

Owner's Names: Samuel Vasquez
Parcel #: 0198
Subdivision: N/A
Tax Account #: 2300007049
Deed Reference: 25819/00436

South:

Owner's Names: Partnership Branch Limited Partnership
Parcel #: 0291
Subdivision: N/A
Tax Account #: 0703023100
Deed Reference: 07010/00482

Owner's Names: Soup Shares LLC
Parcel #: 0211
Subdivision: N/A
Tax Account #: 0701074125
Deed Reference: 29505/00371

East:

Owner's Names: William Tarbert Jr
Parcel #: 0285
Subdivision: N/A
Tax Account #: 0720000321
Deed Reference: 13796/00603

Owner's Names: Gordon Zorn
Parcel #: 0278
Subdivision: N/A
Tax Account #: 0713085110
Deed Reference: 06194/00444

West: Harrisburg Expressway

2015-0140-A

District: **07** Account Number: **2300007049**

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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Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



Loading... Please Wait. -->

2015-0140-A

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

**ADJACENT
PROPERTY (South)**

View Map	View GroundRent Redemption	View GroundRent Registration							
Account Identifier: District - 07 Account Number - 0703023100									
Owner Information									
Owner Name:	PANTHER BRANCH LIMITED PARTNERSHIP	Use: COMMERCIAL Principal Residence: NO							
Mailing Address:	C/O EDWARD A HALLE JR 4081 MOUNT ZION RD UPPERCO MD 21155-9328	Deed Reference: /07010/ 00482							
Location & Structure Information									
Premises Address:	17112 YORK RD 0-0000	Legal Description: 23.3953 AC WS YORK R 2640 N MT CARMEL RD							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0022	0014	0291		0000				2013	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:						
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use					
1917	2383		23.3900 AC	06					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		1 full					
Value Information									
	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014		As of 07/01/2015				
Land:	373,500	318,500							
Improvements	151,800	136,600							
Total:	525,300	455,100	455,100		455,100				
Preferential Land:	0				0				
Transfer Information									
Seller: CHILCOAT EDWARD AG USE 83-84		Date: 07/30/1985		Price: \$175,000					
Type: ARMS LENGTH IMPROVED		Deed1: /07010/ 00482		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015					
County:	000	0.00		0.00					
State:	000	0.00		0.00					
Municipal:	000	0.00 0.00		0.00 0.00					
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

ADJACENT Property (South)

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 07 Account Number - 0701074125		
Owner Information		
Owner Name:	SOUP SHARES LLC	Use: COMMERCIAL/RESIDENTIAL Principal Residence: NO
Mailing Address:	5920 HUNTERS MILL LANE WILMINGTON NC 28409-	Deed Reference: /29505/ 00371
Location & Structure Information		
Premises Address:	17114 YORK RD 0-0000	Legal Description: .447 AC 17114 YORK RD 1600 FT N MT CARMEL RD
Map:	Grid:	Parcel:
0022	0014	0211
Sub District:	0000	Assessment Year: 2013
Special Tax Areas:	Town:	Plat No:
	Ad Valorem:	Plat Ref:
	Tax Class:	NONE
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1921	840	
Property Land Area	County Use	
19,471 SF	06	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2013
Land:	159,400	159,400
Improvements	52,300	52,300
Total:	211,700	211,700
Preferential Land:	0	0
		Phase-in Assessments As of 07/01/2014 As of 07/01/2015
		211,700 211,700
Transfer Information		
Seller: HENEGHAN DANIEL F	Date: 05/25/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29505/ 00371	Deed2:
Seller: ENOSH DEVELOPMENT LLC	Date: 06/23/2009	Price: \$469,000
Type: ARMS LENGTH MULTIPLE	Deed1: /28284/ 00473	Deed2:
Seller: WINNER BETTY J	Date: 05/03/2006	Price: \$400,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23757/ 00138	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014 07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	

2015-0140-A



KEVIN KAMENETZ
County Executive

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

February 3, 2015

William Tarbert Jr.
17220 York Road
Parkton MD 21120

RE: Case Number: 2015-0140 A, Address: 17220 York Road

Dear Mr. Tarbert:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 5, 2015. 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: jaw

Enclosures

c: People's Counsel
American Contracting Services Inc., 1620 Providence Road, Towson MD 21286

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



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

Date: 1/14/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0140-A -
Administrative Variance
William Tarbert Jr.
17220 York Road
MD 45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 1/14/15. A field inspection and internal review reveals that an entrance onto MD 45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0140-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

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

M E M O R A N D U M

DATE: March 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0140-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 9, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-10-15</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 07 Account Number - 0720000320							
Owner Information									
Owner Name:		TARBERT WILLIAM L JR			Use:		AGRICULTURAL		
Mailing Address:		17314 YORK RD PARKTON MD 21120-9713			Principal Residence:		YES		
					Deed Reference:		/13796/ 00603		
Location & Structure Information									
Premises Address:		17314 YORK RD 0-0000			Legal Description:		34.260AC AKA 17220 YORK RD 1250FT N GIFFORD RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0022	0008	0054		0000				2014	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built 1897		Above Grade Enclosed Area 8,000 SF		Finished Basement Area		Property Land Area 34.2600 AC		County Use 05	
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 5 full	Garage	Last Major Renovation 2014			
Value Information									
			Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014				
Land:			204,000	191,000	As of 07/01/2015				
Improvements			566,200	643,300					
Total:			770,200	834,300	791,567	812,933			
Preferential Land:			9,000			9,000			
Transfer Information									
Seller: TARBERT BARBARA B				Date: 06/04/1999		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /13796/ 00603		Deed2:			
Seller: TARBERT BARBARA B				Date: 01/03/1995		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /10892/ 00024		Deed2:			
Seller: TARBERT WM L AG USE 83-84				Date: 12/14/1976		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05706/ 00347		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2014			07/01/2015			
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:		AGRICULTURAL TRANSFER TAX							
Homestead Application Information									
Homestead Application Status: Approved 07/14/2008									

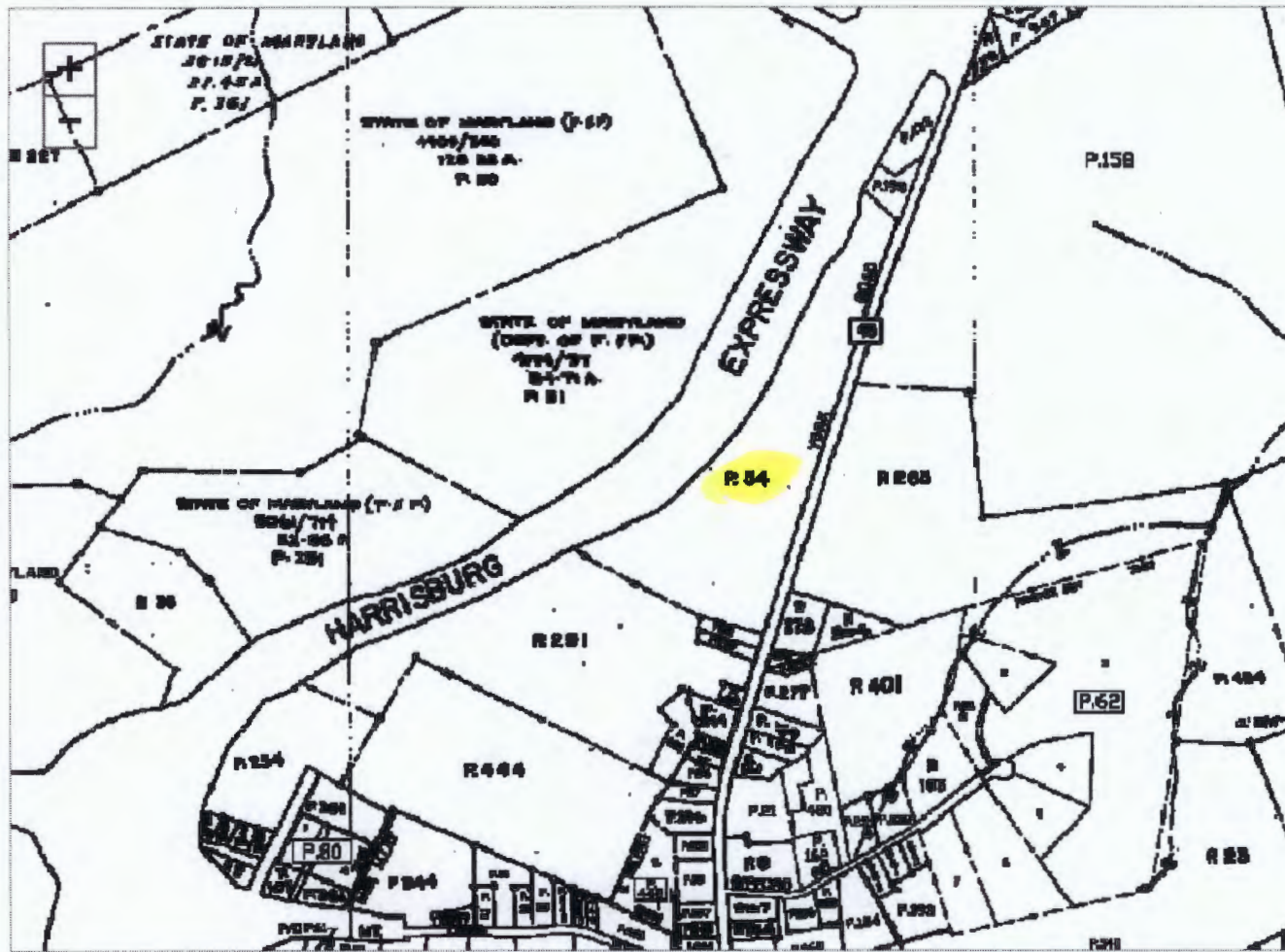
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2015-0140-A

Baltimore County

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

District: **07** Account Number: **0720000320**

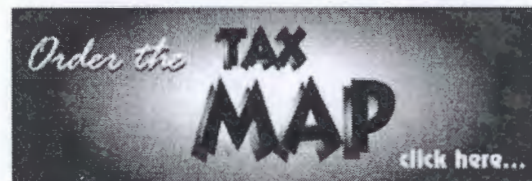


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



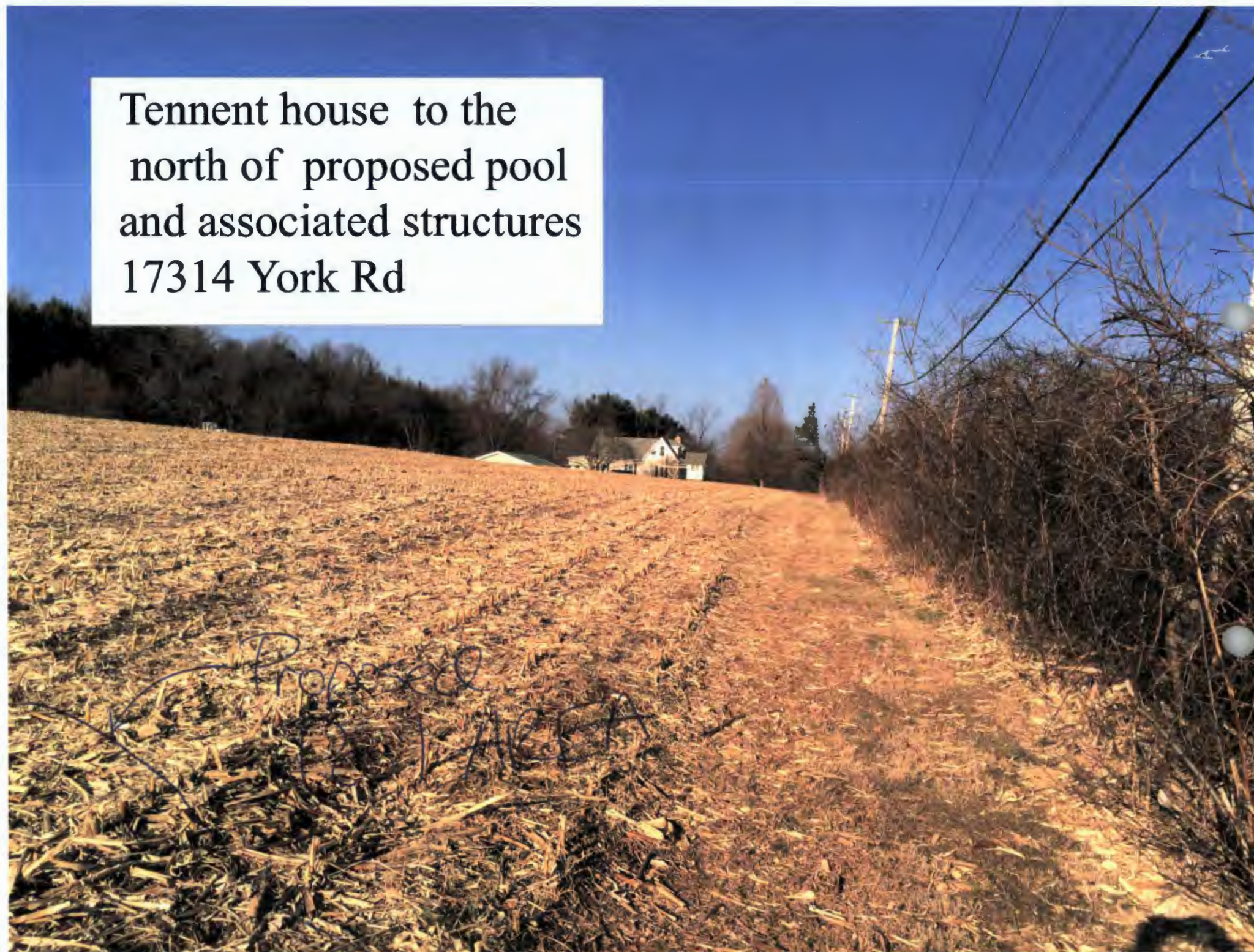
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

--> Loading... Please Wait.



2015-0140-A

Tennent house to the
north of proposed pool
and associated structures
17314 York Rd

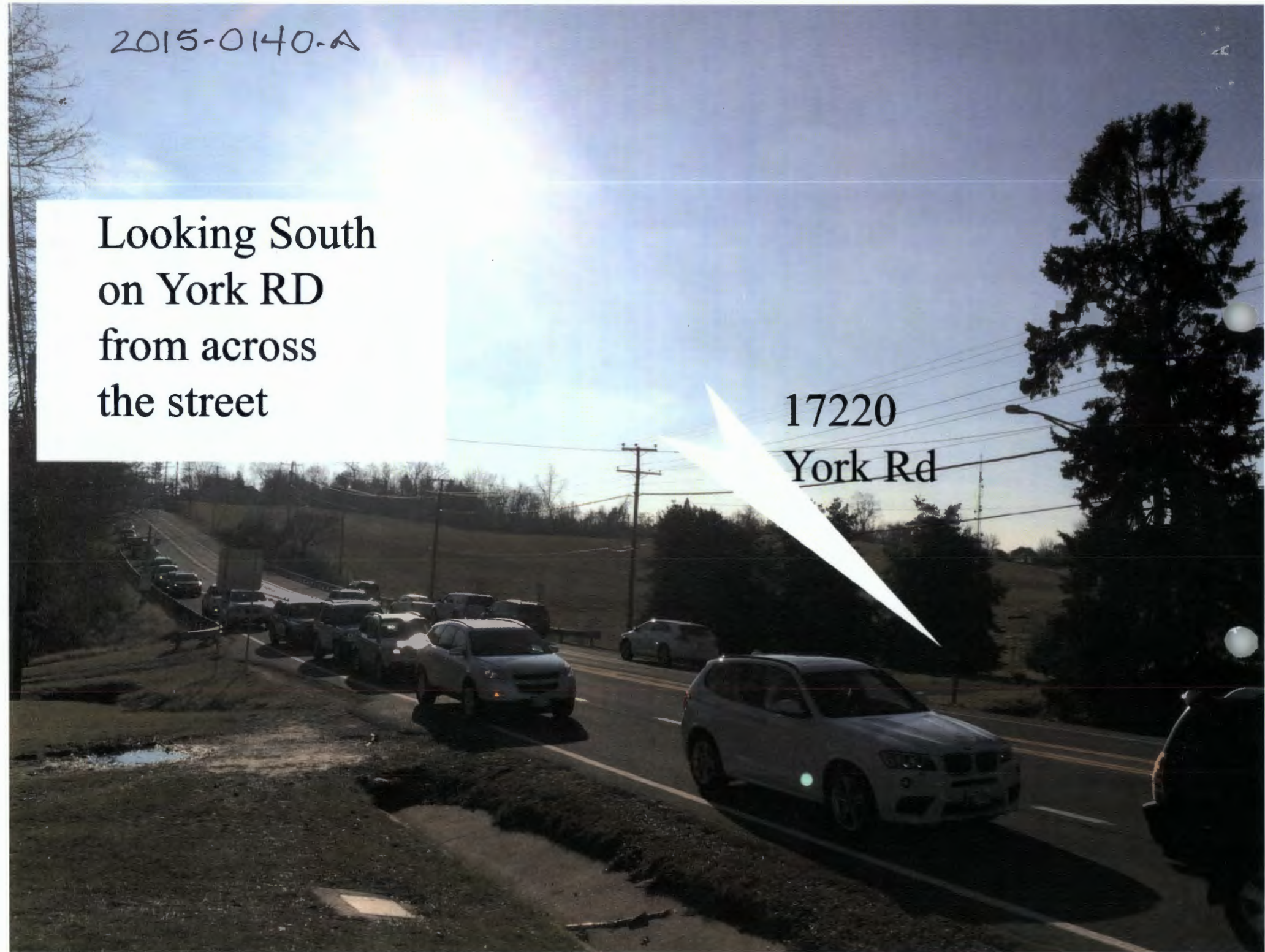


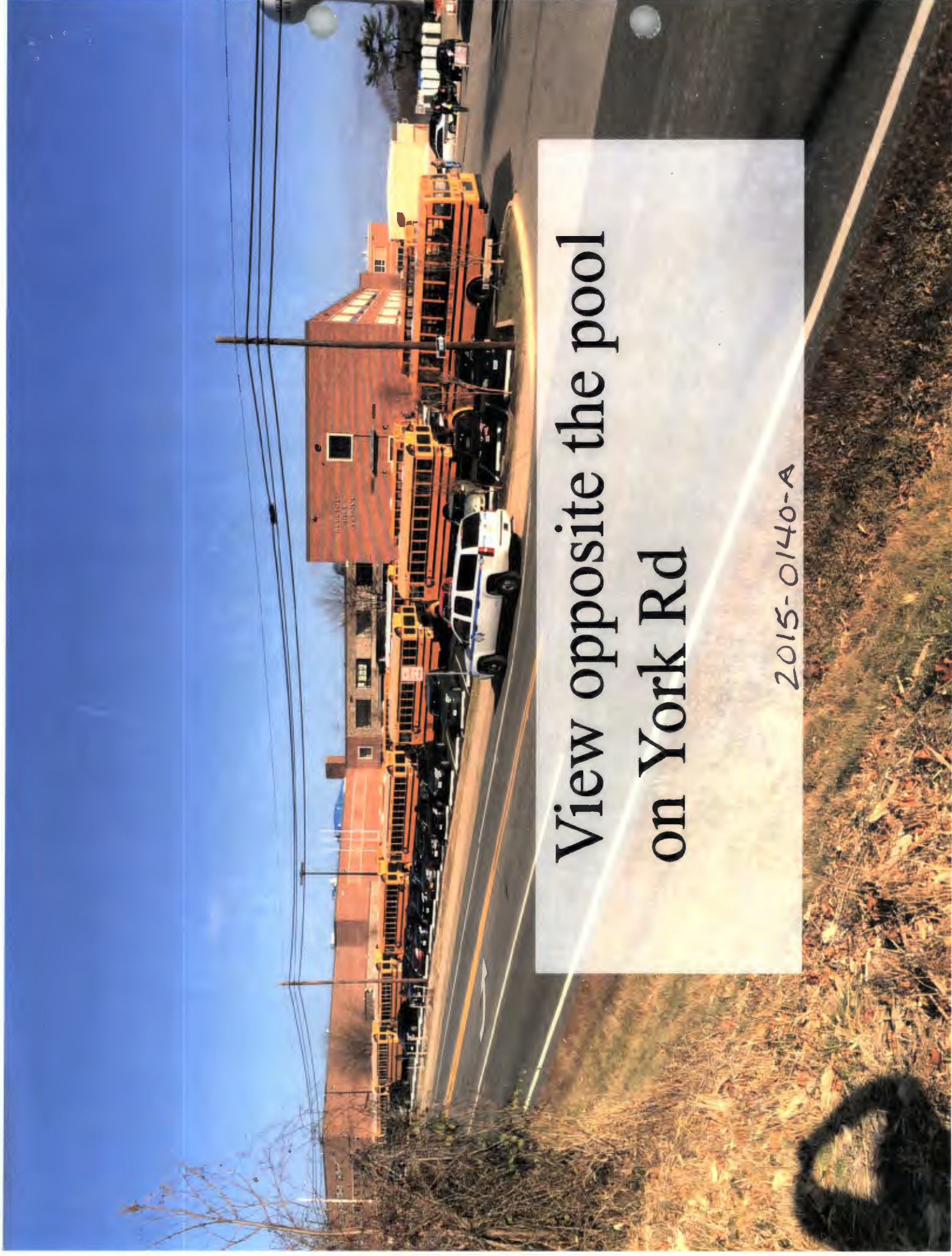
2015-0140-A

2015-0140-A

Looking South
on York RD
from across
the street

17220
York Rd





View opposite the pool
on York Rd

2015-0140-A

2015-0140-A

TARBERT
Residence
17220
York Rd.

OFFSET STAKES
CIRCLED BELOW

I-85



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 17220 YORK RD PARKTON MD 21120 OWNER(S) NAME(S) WILLIAM L.TARBERT JR.
SUBDIVISION NAME _____ LOT # _____ BLOCK# _____ SECTION# _____
PLAT BOOK # _____ FOLIO # 025098 ID DIGIT TAX ID # 01200000320 DEED REF # 137961/006003

SEE ATTACHED FOR ADJACENT PROPERTIES: 0198, 0291, 0285 & HEREFORD HIGH SCHOOL



N↑

DRAWN BY: JOSEPH DONOVAN 1/5/2015
SCALE: 1/2" = 125'

SITE VICINITY MAP



N↑
ZONING MAP# 022A1
SITE ZONED RC4
ELECTION DISTRICT 7
COUNCIL DISTRICT 3
LOT AREA ACREAGE 34.26
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOR 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 OR RESULT BELOW

VIOLATION CASE INFO:

2015-0140-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 17220 YORK RD PARKTON MD 21120 OWNER(S) NAME(S) WILLIAM L.TARBERT JR.
SUBDIVISION NAME _____ LOT # _____ BLOCK# _____ SECTION# _____
PLAT BOOK# _____ FOLIO# 025098 10 DIGIT TAX# 0720000320 DEED REF# 137961/00603
SEE ATTACHED FOR ADJACENT PROPERTIES: 0198, 0291, 0285 & HEREFORD HIGH SCHOOL



DRAWN BY: JOSEPH DONOVAN 1/5/2015
SCALE: 1/2"= 125'

SITE VICINITY MAP

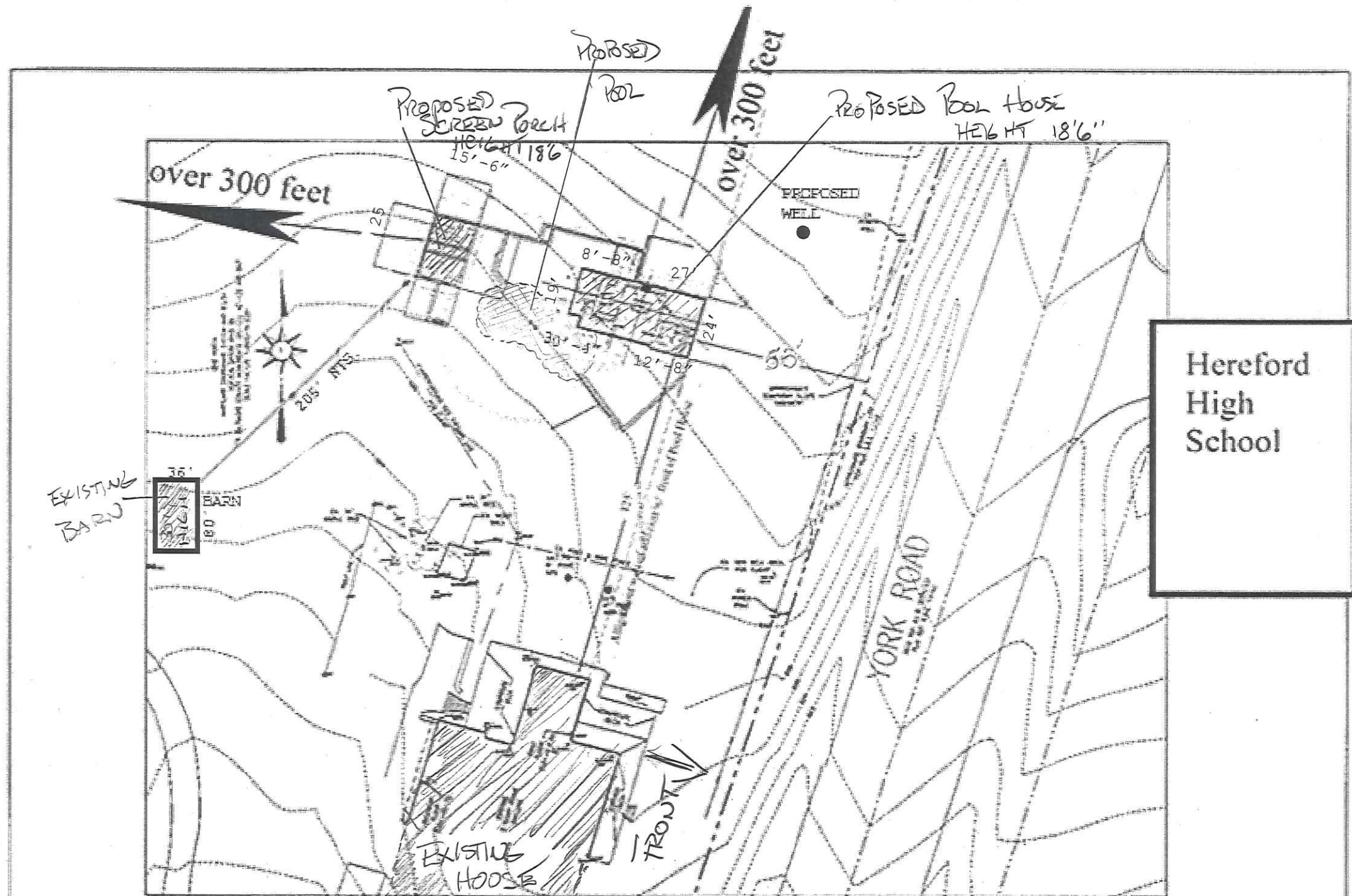


N↑
ZONING MAP# 022A1
SITE ZONED RC4
ELECTION DISTRICT 7
COUNCIL DISTRICT 3
LOT AREA ACREAGE 34.26
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOR PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
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SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND OR RESULT BELOW

VIOLATION CASE INFO:

2015-0140-*A*

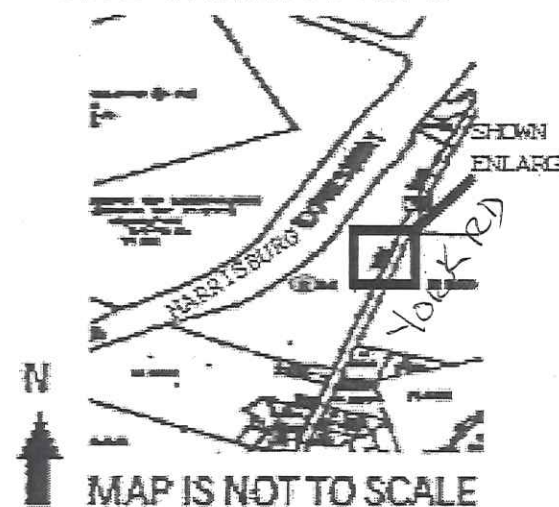
SEE ATTACHED FOR ADJACENT PROPERTIES: 0198, 0291, 0211, 0285, 0278 & HEREFORD HIGH SCHOOL



SCALE: 1" = 40'

2015-0140-A

SITE VICINITY MAP



ZONING MAP# 022A1

SITE ZONED RC4

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 34.26A

OR SQUARE FEET

HISTORIC? no

IN CBCA? no.

IN FLOOD PLAIN ? no

UTILITIES ? MARK WITH:

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING ? *no*

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

A handwritten 'NA' on lined paper. The 'N' is formed by three strokes: a diagonal down from top-left to middle, a diagonal up from middle to top-right, and a vertical down from top-right to bottom. The 'A' is formed by three strokes: a diagonal down from top-left to middle, a diagonal up from middle to top-right, and a vertical down from top-right to bottom. Arrows indicate the direction of each stroke.

VIOLATION CASE INFO:

No Pet. Esh.
1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 17220 YORK RD PARKTON MD 21120 OWNER(S) NAME(S) WILLIAM L.TARBERT JR.
SUBDIVISION NAME _____ LOT # _____ BLOCK# _____ SECTION# _____
PLAT BOOK# _____ FOLIO# 025098 DIGIT TAX ID # 0720000320 DEED REF# 137961 (00603

SEE ATTACHED FOR ADJACENT PROPERTIES: 0198, 0291, 0285 & HEREFORD HIGH SCHOOL



N↑

DRAWN BY: JOSEPH DONOVAN 1/5/2015
SCALE: 1/2"= 125'

SITE VICINITY MAP

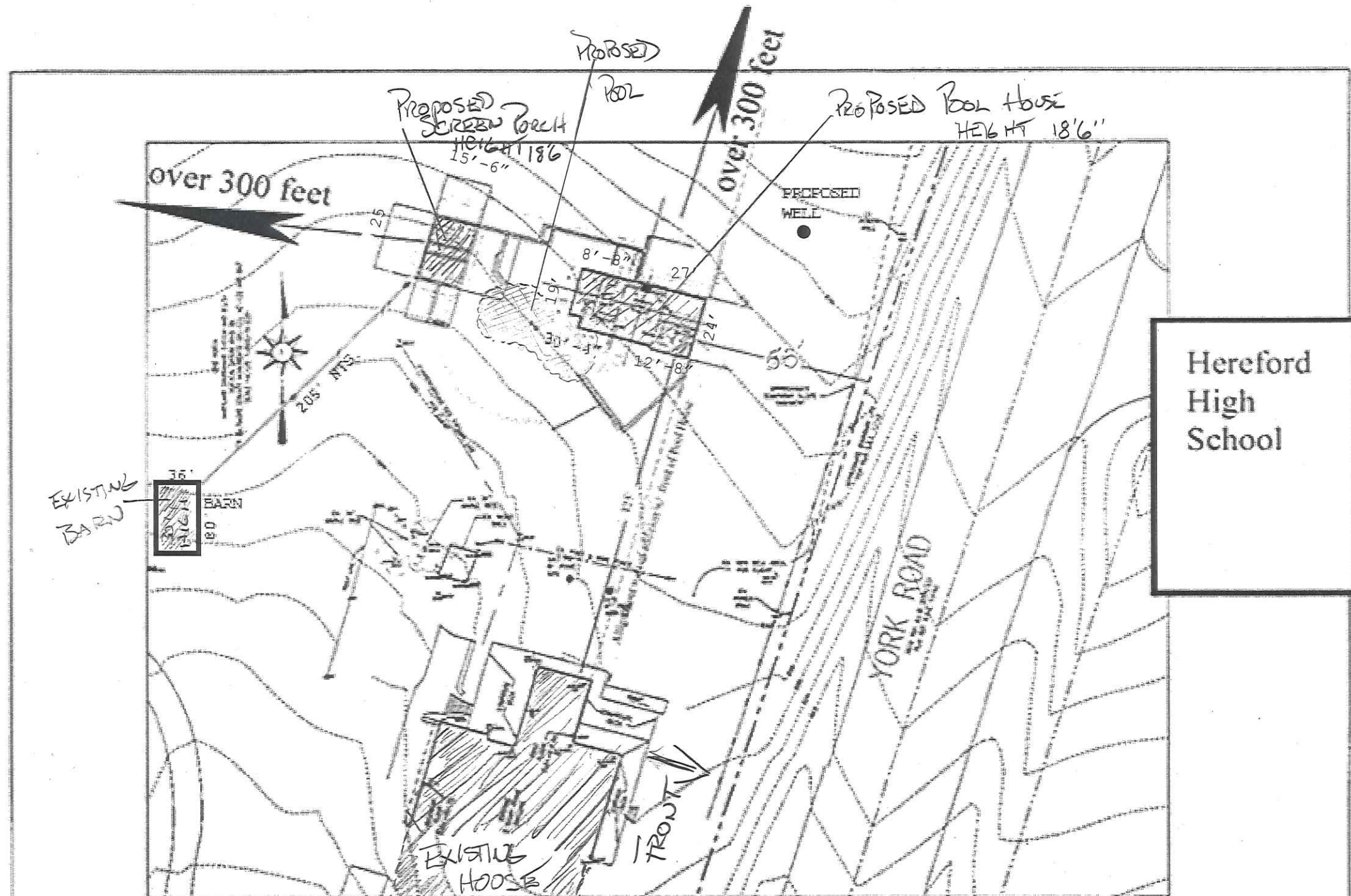


N↑
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PRIOR HEARING? NO
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VIOLATION CASE INFO:

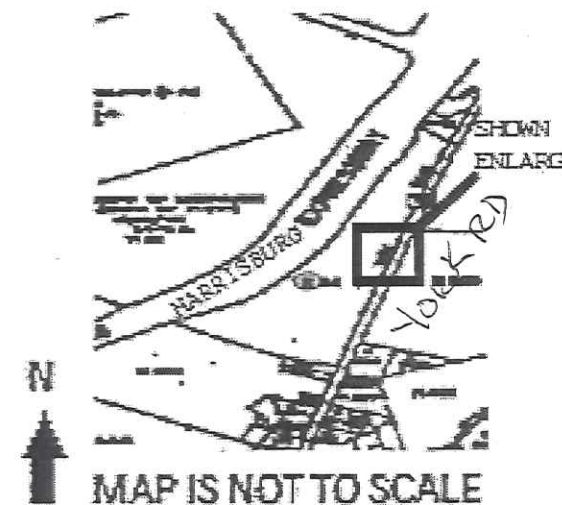
2015-0140-A

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2015-0140-A

SITE VICINITY MAP



ZONING MAP# 022A1

SITE ZONED RC4

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 34.26A

OR SQUARE FEET

HISTORIC? no

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IN FLOOD PLAIN ? no

UTILITIES ? MARK WITH:

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

No