

M E M O R A N D U M

DATE: September 19, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0007-A

The appeal period for the above-referenced case expired on September 14, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(7612 Mount Vista Road) *
11th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Joseph J. Brusak, III & Kathleen A. Brusak * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
*
* CASE NO. 2017-0007-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Joseph J. Brusak, III and Kathleen A. Brusak. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory building (detached garage) in the rear of the dwelling with a proposed height of 20 ft. 6 in. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Department of Environmental Protection and Sustainability (DEPS) noted Petitioners must comply with certain forest buffer and forest conservation regulations.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 24, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-15-16

By EW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory building (detached garage) height and usage, I will impose conditions that the garage 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 15th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory building (detached garage) in the rear of the dwelling with a proposed height of 20 ft. 6 in. in lieu of the maximum height of 15 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-15-16

2

By [Signature]

- The Petitioners must comply with the ZAC comments from DEPS dated July 29, 2016; a copy of which is attached hereto and made a part hereof.
- The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The garage 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 8-15-16

By EW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUL 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0007-A
Address 7612 Mount Vista Road
(Brusack Property)

Zoning Advisory Committee Meeting of July 25, 2016.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Regina Esslinger

Date: July 29, 2016

ORDER RECEIVED FOR FILING

Date 8-15-16

By (signature)



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 7612 Mount Vista RD Currently zoned RC5
Deed Reference 0019189 / 729 10 Digit Tax Account # 1107060280
Owner(s) Printed Name(s) Joseph J. Brusak III Kathleen A. Brusak

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed accessory building (detached garage) in the rear yard of the dwelling, with a proposed height of 20 feet 6 inches in lieu of the maximum allowed height of 15 feet.

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):

Joseph J. Brusak III, Kathleen A. Brusak

Name #1 – Type or Print

Name #2 – Type or Print

Joseph J. Brusak III

Kathleen A. Brusak

Signature #1

Signature #2

7612 Mount Vista RD. Kingsville MD

Mailing Address

City

State

21087

Zip Code

410 592 2773

Telephone #

kbrusak@comcast.net

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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0007-A

Filing Date 7/12/16

Estimated Posting Date 7/24/16

Reviewer AT

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 8-15-16

By [Signature]

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: 7612 Mount Vista RD Kingsville MD 21087
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)

The 15' maximum height does not allow any
overhead storage. Requesting an additional 5' 4 5/8"
building height to allow for such storage.

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

Joseph J Brusak III
Signature of Owner (Affiant)

Kathleen A. Brusak
Signature of Owner (Affiant)

Joseph J Brusak III
Name- Print or Type

Kathleen A. Brusak
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 24th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen L. Hughes

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

6-29-19

My Commission Expires

REV. 5/8/2014



Affidavit in Support of Administrative Variance

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

Joseph J. Brusak III
Signature of Owner (Affiant)

Kathleen A. Brusak
Signature of Owner (Affiant)

Joseph J. Brusak III
Name- Print or Type

Kathleen A. Brusak
Name- Print or Type

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Karen L. Hughes

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

AS WITNESS my hand and Notaries Seal

K. Hughes
Notary Public

6-29-19

My Commission Expires

REV. 5/8/2014





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 7612 Mount Vista RD.

Currently zoned RC5

Deed Reference 0019189 / 729

10 Digit Tax Account # 1107060280

Owner(s) Printed Name(s) Joseph J. Brusak III Kathleen A. Brusak

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

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- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed accessory building (detached garage) in the rear yard of the dwelling, with a proposed height of 20 feet 6 inches in lieu of the maximum allowed height of 15 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Joseph J. Brusak III, Kathleen A. Brusak

Name #1 – Type or Print

Name #2 – Type or Print

Joseph J. Brusak III

Kathleen A. Brusak

Signature #1

Signature #2

7612 Mount Vista RD Kingsville MD.

Mailing Address

City

State

21087, 410.592.2773, kbrusak@comcast.net

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:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0007-A

Filing Date 7/12/16

Estimated Posting Date 7/24/16

Reviewer AJ

~ 8/8/16

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 8-15-16

By [Signature]

ZONING PROPERTY DESCRIPTION FOR:

7612 MOUNT VISTA ROAD

KINGSVILLE, MD. 21087

Beginning on a point on the north side of Mount Vista Road which is 50 foot wide at the distance of 407 feet west of the centerline of the nearest improved corner of Raphel Road which is 25 feet wide.

Recorded among the land records of Baltimore County, State of Maryland, in Liber: thence running by and with the northeasterly line of Mount Vista Road and on the entire tract outline for two courses as now surveyed,

VIZ: (First point call-POC) SOUTH.78 654.86 FEET, S.78 25.60 FEET

(2POC) N.4 349.46 FEET N.85 26 FEET

(3POC) S.85 564.40 FEET N.85 564.40 FEET

(4POC) N.85 564.40 S.21 278 FEET TO THE POINT OF THE BEGINNING AS RECORDED IN DEED LIBER C.H.K. number 1183, Folio 34, CONTAINING 4.45 ACRES. Located in the 11th ELECTION DISTRICT 5TH COUNCIL DISTRICT.

2017-0007-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/24/2016

Case Number: 2017-0007-A

Petitioner / Developer: JOSEPH BURSAK III

Date of Hearing (Closing): AUGUST 8, 2016

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:
7612 MOUNT VISTA ROAD

The sign(s) were posted on: JULY 24, 2016



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 00007 - A Address 7612 Mount Vista Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07/12/2016 Posting Date: 07/24/16 Closing Date: 08/08/16

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 2017- 0007 -A Address 7612 Mount Vista Road

Petitioner's Name Joseph Bursak III Telephone 410-592-2773

Posting Date: 7/24/16 Closing Date: 08/08/16

Wording for Sign: To permit a proposed accessory building (detached garage) in the rear yard of the dwelling, with a proposed height of 20 feet 6 inches in lieu of the maximum allowed height of 15 feet.

Revised 7/12/16

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 9, 2016

Joseph J & Kathleen A Brusak III
7612 Mount Vista Road
Kingsville MD 21087

RE: Case Number: 2017-0007 A, Address: 7612 Mount Vista Road

Dear Mr. & Ms. Brusak:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 12, 2016. 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: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0007-A
Address 7612 Mount Vista Road
(Brusack Property)

Zoning Advisory Committee Meeting of July 25, 2016.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Regina Esslinger

Date: July 29, 2016

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 7/18/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No.

2017-0007-A
Administrative Variance
Joseph J. & Kathleen A. Brusale III
7612 Mount Vista Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0007-A
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Reviewer: Regina Esslinger

Date: July 29, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2016
Item No. 2017-0005, 0007, 0008, 0011 and 0012

DATE: July 25, 2016

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\ZAC07252016.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 - 11 Account Number - 1107060280			
Owner Information					
Owner Name:		BRUSAK JOSEPH J 3RD BRUSAK KATHLEEN A		Use:	RESIDENTIAL
Mailing Address:		7612 MT VISTA RD KINGSVILLE MD 21087-1717		Principal Residence:	YES
				Deed Reference:	706970/ 00090
Location & Structure Information					
Premises Address:		7612 MT VISTA RD 0-0000		Legal Description:	4 & PT ACS NS MT VISTA RD NW COR RAPHEL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Assessment Year:
0064	0014	0195		0000	2015
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1969	1,692 SF	512 SF	4.4500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		127,700	127,700		
Improvements		105,600	153,500		
Total:		233,300	281,200	249,267	265,233
Preferential Land:		0			0
Transfer Information					
Seller:		GREENSFELDER C E		Date:	08/05/1985
Type:		ARMS LENGTH IMPROVED		Deed1:	706970/ 00090
Seller:				Date:	
Type:				Deed1:	
Seller:				Date:	
Type:				Deed1:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
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 11/09/2010					

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.

2017-0007-A

7612 MOUNT VISTA ROAD
KINGSVILLE, MD. 21087

JOSEPH + KATHEEN BRUSA/K 3RD



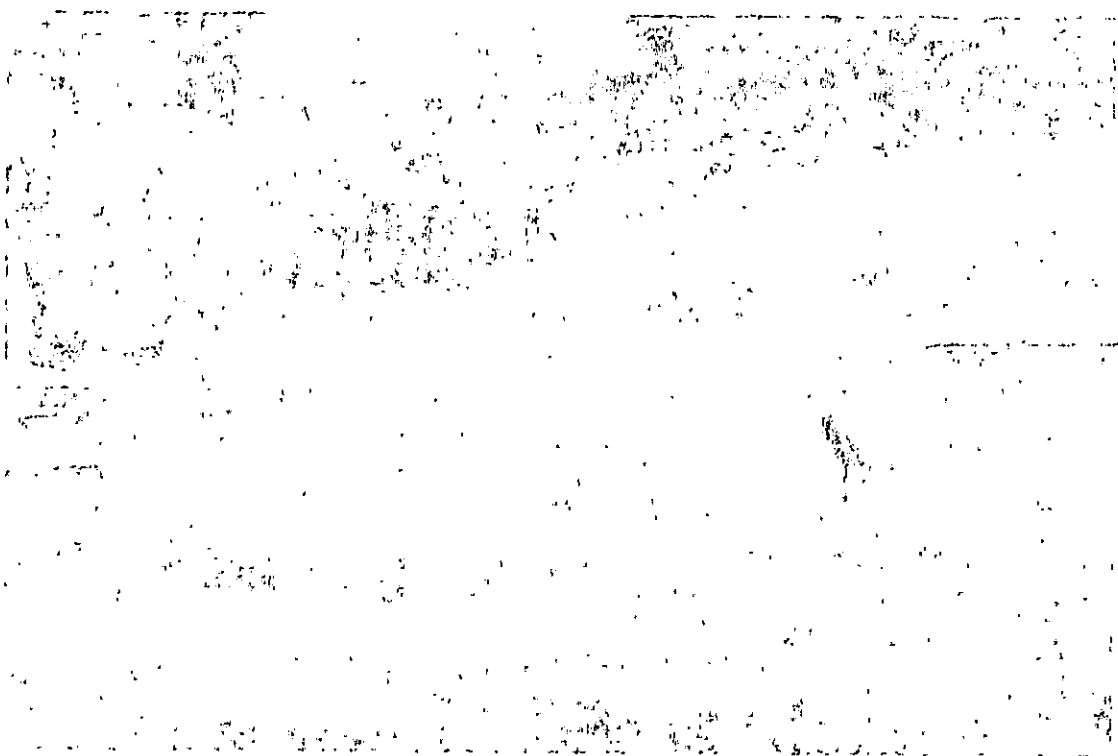
BUILDING SITE

SE VIEW BEHIND MAIN DWELLING. ADJACENT HOME BEHIND
TREES IN REAR (HUSSING)



BUILDING
SITE

NE VIEW DRIVEWAY BEHIND MAIN DWELLING
2017-0007-A



A-7000-5105

7612 MOUNT VISTA ROAD
KINGSVILLE, MD. 21087

JOSEPH + KATHLEEN BRUSAK 3RD



BUILDING SITE

NE VIEW BEHIND MAIN DWELLING

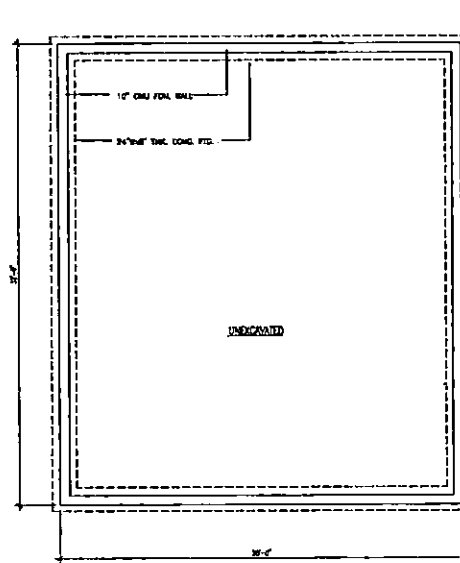
2017-0007-A

GENERAL NOTES -- RESIDENTIAL CONSTRUCTION:

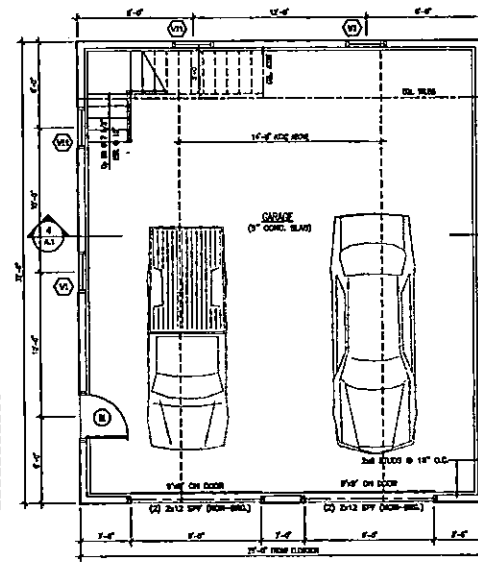
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL ROOFING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL INTERIOR FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL EXTERIOR FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL PAINTING WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL GLASS WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL STAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL ELEVATOR WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
- ALL OTHER WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

WOOD ROOF TRUSS NOTES:

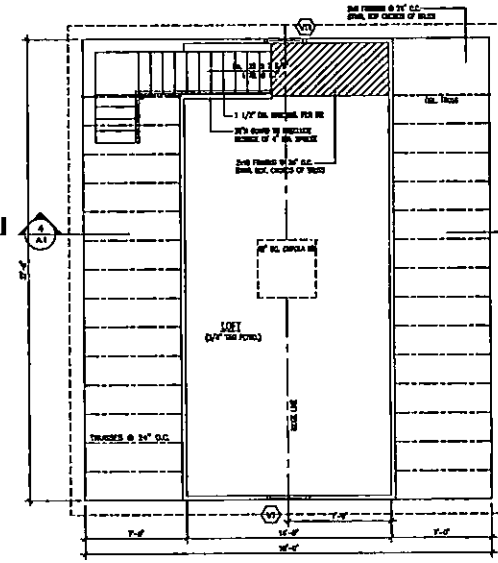
- TRUSSES SHALL BE DESIGNED TO SUPPORT THE DEAD AND LIVE LOADS AS SPECIFIED IN THE BUILDING CODES, AND ALL OTHERS AS MAY BE REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
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1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

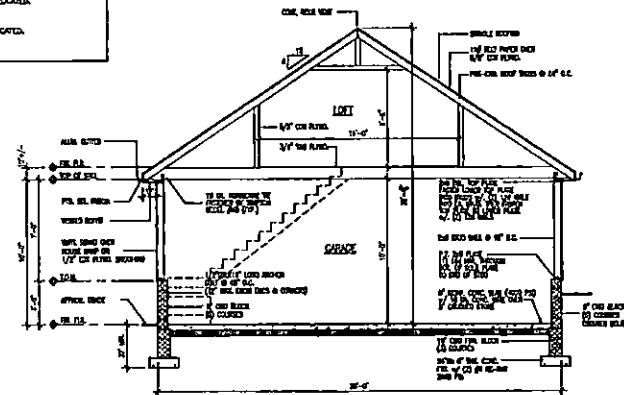


2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

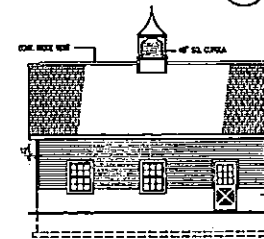


3 LOFT PLAN
SCALE: 1/4" = 1'-0"

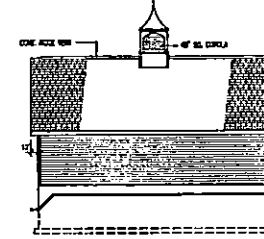
SYMBOL LEGEND	
(1)	3'-0" x 4'-0" 8-LITE DOOR
(2)	3'-0" x 4'-0" 8-LITE DOOR
(3)	3'-0" x 4'-0" 8-LITE DOOR
(4)	3'-0" x 4'-0" 8-LITE DOOR
(5)	3'-0" x 4'-0" 8-LITE DOOR
(6)	3'-0" x 4'-0" 8-LITE DOOR
(7)	3'-0" x 4'-0" 8-LITE DOOR
(8)	3'-0" x 4'-0" 8-LITE DOOR
(9)	3'-0" x 4'-0" 8-LITE DOOR
(10)	3'-0" x 4'-0" 8-LITE DOOR
(11)	3'-0" x 4'-0" 8-LITE DOOR
(12)	3'-0" x 4'-0" 8-LITE DOOR
(13)	3'-0" x 4'-0" 8-LITE DOOR
(14)	3'-0" x 4'-0" 8-LITE DOOR
(15)	3'-0" x 4'-0" 8-LITE DOOR
(16)	3'-0" x 4'-0" 8-LITE DOOR
(17)	3'-0" x 4'-0" 8-LITE DOOR
(18)	3'-0" x 4'-0" 8-LITE DOOR
(19)	3'-0" x 4'-0" 8-LITE DOOR
(20)	3'-0" x 4'-0" 8-LITE DOOR
(21)	3'-0" x 4'-0" 8-LITE DOOR
(22)	3'-0" x 4'-0" 8-LITE DOOR
(23)	3'-0" x 4'-0" 8-LITE DOOR
(24)	3'-0" x 4'-0" 8-LITE DOOR
(25)	3'-0" x 4'-0" 8-LITE DOOR
(26)	3'-0" x 4'-0" 8-LITE DOOR
(27)	3'-0" x 4'-0" 8-LITE DOOR
(28)	3'-0" x 4'-0" 8-LITE DOOR
(29)	3'-0" x 4'-0" 8-LITE DOOR
(30)	3'-0" x 4'-0" 8-LITE DOOR



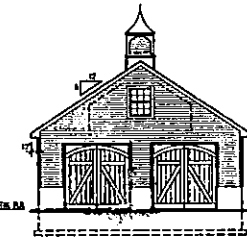
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



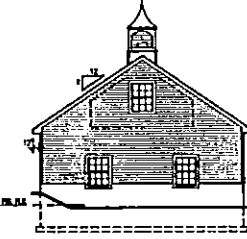
5 LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



7 RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"



6 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



8 REAR ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRECISE BUILDINGS, LLC
562 Bechtel Road
P.O. Box 303
Bird-In-Hand, PA 17505
(717) 769-3200
fax: (717) 769-3531

Fengel Architects
1854 Lincoln Highway East
Bird-In-Hand, PA 17505
(717) 769-3200
fax: (717) 769-3531

A NEW GARAGE FOR
JOE BRUSAK
7612 Mt. Vista Rd.
Kingville, MD 21087

DATE: MARCH 22, 2016
DRAWING TITLE: FLOOR PLAN
EXT. ELEV. SECTION
SHEET NO. A.1

2017-0007-A

NE 13-J

1102059100

4

11128

Lot # 4

PAI # 110006

Pt. Bk. 0000014, Folio 0121

PAI # 110006

Lot # 5

1113025050

5

Pt. Bk. 0000014, Folio 0121

11124

1976-0140-A

110,029590

11124

Issue # 5-051

(No Development Allowed)

RC-2

1900003442

Pt. Bk. 0000069, Folio 0033

22000, 3729

PAI # 110711

PAI # 110711

PAI # 110711

PAI # 110711

Pt. Bk./Folio # 069033

Lot # 8 PAI # 110711

11116

1120067260

5 CD

11 ED

064A2

7612

RC 5

MOUNT VISTA RD

1107060280

NE 12-J

7605

1104050725

7611

1102004420

1993-0116-A

Lot # 3 7613

1700011023

Pt. Bk./Folio # 040033A

Lot # 2 2

1700011022

PAI # 118016

PAI # 118016

1700011021

1

Lot # 1

11022

Pt. Bk. 0000040, Folio 0033

1996-0167-SPH
1997-0127-SPH
1992-0037-SPH
1989-0190-X

RC 7

1900003441

RAPHEL RD

11016

1119032101

GROWTH TIER 4

(No New Subdivisions of 4
or More Additional Lots)

11016

1700007574

2017-0007-A

13

2-1000-5100

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>7-29</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-18</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>7-24-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w4)

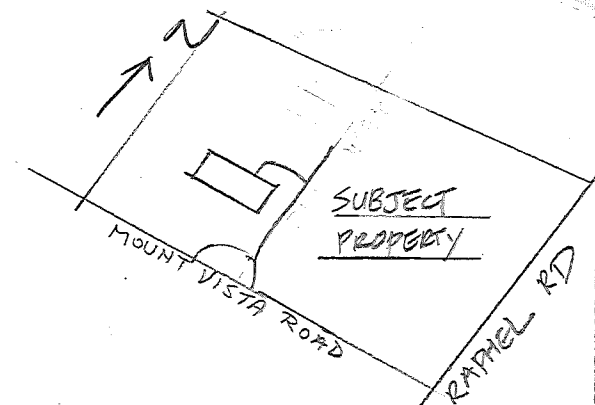
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1107060280			
Owner Information					
Owner Name:		BRUSAK JOSEPH J 3RD BRUSAK KATHLEEN A		Use:	RESIDENTIAL
Mailing Address:		7612 MT VISTA RD KINGSVILLE MD 21087-1717		Principal Residence:	YES
				Deed Reference:	/06970/ 00090
Location & Structure Information					
Premises Address:		7612 MT VISTA RD 0-0000		Legal Description:	4 & PT ACS NS MT VISTA RD NW COR RAPHEL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0064	0014	0195		0000	2015
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1969	1,692 SF	512 SF	4.4500 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	1 Attached
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	127,700	127,700			
Improvements	105,600	153,500			
Total:	233,300	281,200	249,267	265,233	
Preferential Land:	0			0	
Transfer Information					
Seller: GREENSFELDER C E		Date: 08/05/1985		Price: \$97,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06970/ 00090		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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 11/09/2010					

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7612 MOUNT VISTA ROAD OWNER(S) NAME(S) Joseph + Kathleen Brusak 3RD
SUBDIVISION NAME _____ N/A LOT # — BLOCK # — SECTION # —
PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 1107060280 DEED REF. # 06970 / 00090

SITE VICINITY MAP



MAP IS NOT TO SCALE

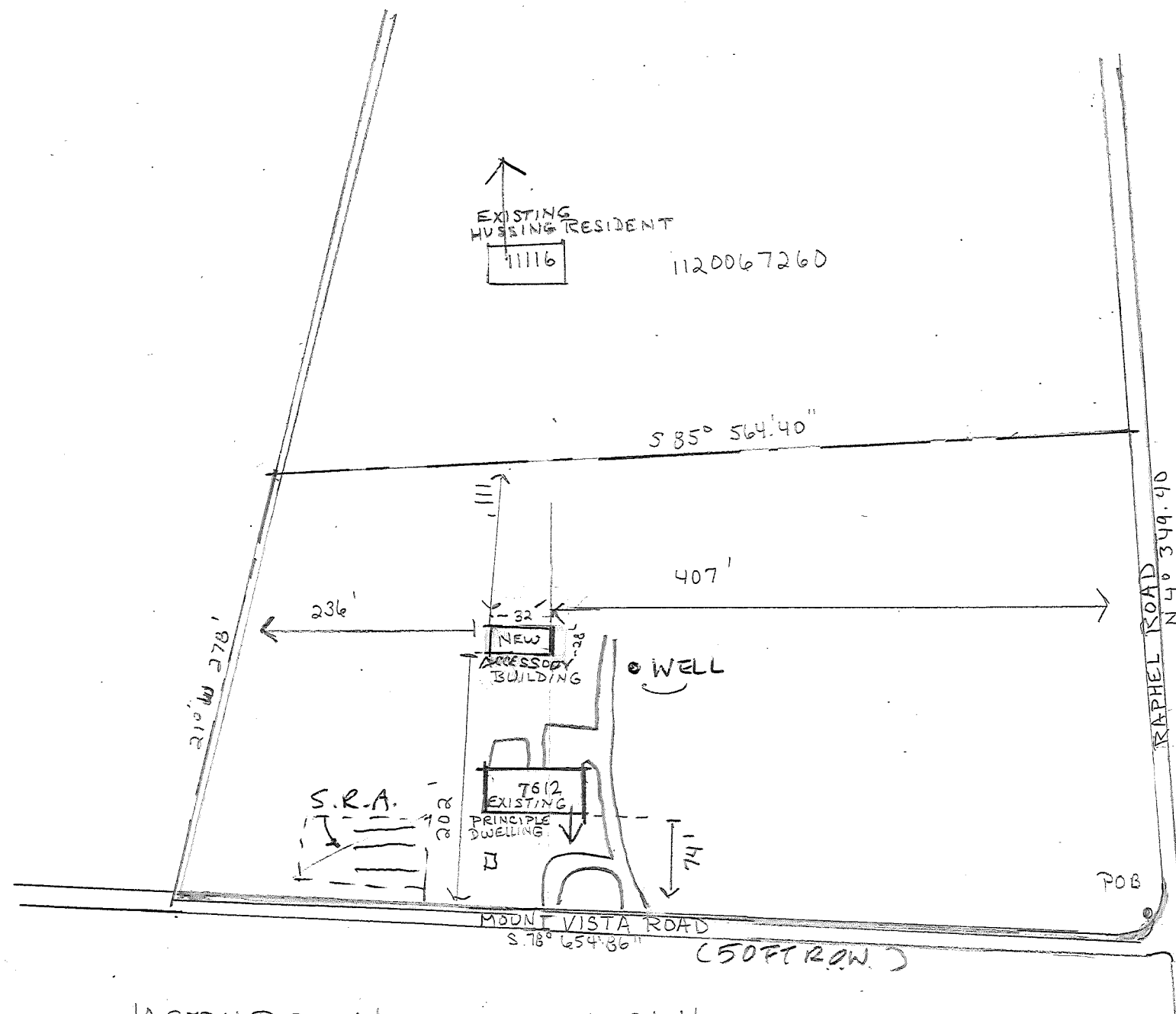
ZONING MAP# 064A2
SITE ZONED RC5
ELECTION DISTRICT 11th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 4.45
OR SQUARE FEET N/A
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

No

Pet. Ex. 1

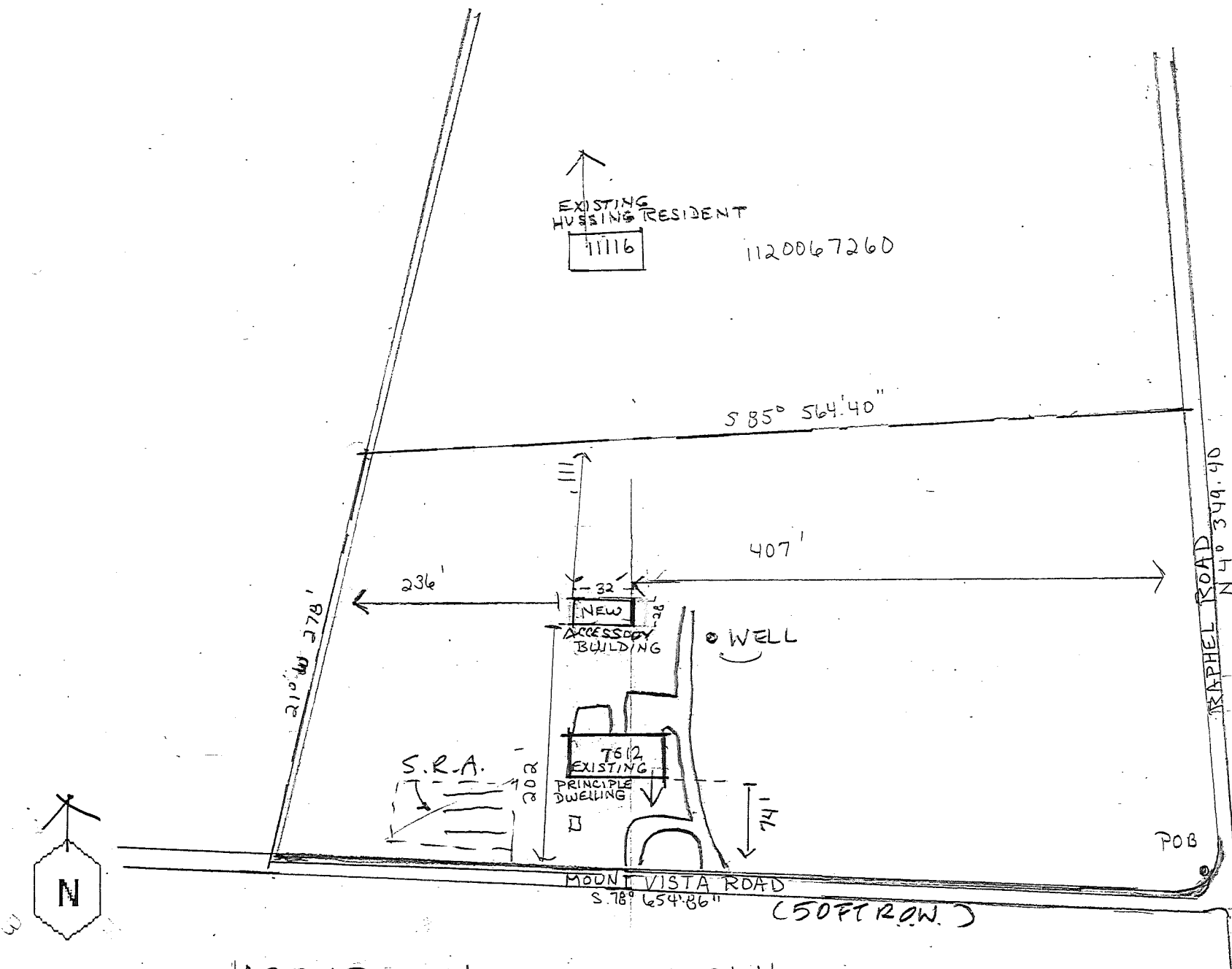


7/12/16

PLAN DRAWN BY JOSEPH BRUSAK DATE 6-21-16 SCALE: 1 INCH = 100 FEET

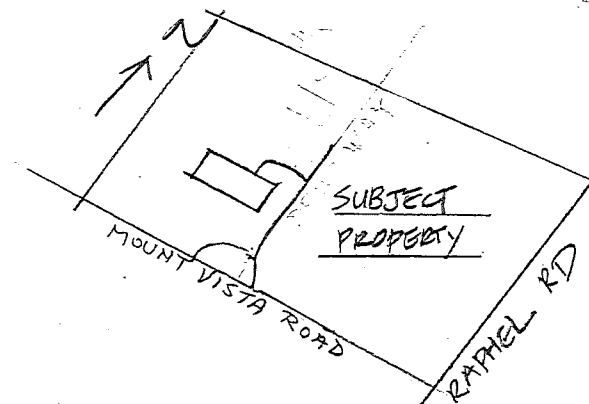
2017-0007-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7612 MOUNT VISTA ROAD OWNER(S) NAME(S) Joseph + Katheen Brusak 3RD
SUBDIVISION NAME _____ N/A LOT # — BLOCK # — SECTION # —
PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 1107060280 DEED REF. # 06970 / 00090



PLAN DRAWN BY JOSEPH BRUSAK DATE 6-21-16 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 064A2
SITE ZONED RC5
ELECTION DISTRICT 11th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 4.45
OR SQUARE FEET N/A
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UTILITIES? MARK WITH X
WATER IS:
PUBLIC — PRIVATE X
SEWER IS:
PUBLIC — PRIVATE X
PRIOR HEARING? —
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

No

2017-0007-A