

MEMORANDUM

DATE: December 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0106-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 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
(17916 Marshall Mill Road) *
5th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
Deborah E. Razgaitis * BALTIMORE COUNTY
Petitioner *
* CASE NO. 2017-0106-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Deborah E. Razgaitis ("Petitioner"). The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) located in the front yard in lieu of the required rear yard. 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 submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 23, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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 11-14-16

By [Signature]

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

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 14th day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 11-14-16

By hew



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 17916 Marshall Mill Rd Hampstead, MD 21074 Currently zoned YES
Deed Reference 30354 / 00101 10 Digit Tax Account # 1200002359
Owner(s) Printed Name(s) Deborah E. RAZGAITIS

(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. ☒ ADMINISTRATIVE VARIANCE from Section(s)

SEE ATTACHED

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):

Deborah E. RAZGAITIS
Name #1 - Type or Print Name #2 - Type or Print

Deborah E. Razgaitis
Signature #1 Signature #2

17916 Marshall Mill Rd. Hampstead, MD
Mailing Address City State

21074 410-24-3925 Deborah Razgaitis
Zip Code Telephone # Email Address

Representative to be contacted:

@cotyinc.com

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

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 10/14/2016 day of October 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 2017-0106A

Filing Date 10/14/2016

Estimated Posting Date 11/1/2016

Reviewer GH

Rev 5/5/2016

ORDER RECEIVED FOR FILING
11-14-16
EW

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: 17916 Marshall Mill 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)

I have not enough room in my driveway which is on a hill to park my vehicles. My backyard is too small to place a garage shed. The only space a garage shed would fit is in the front left side of my property nestled between 2 trees.

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

Deborah E. Razagaitis
Signature of Owner (Affiant)

Deborah E. Razagaitis
Name- Print or Type

N/A
Signature of Owner (Affiant)

N/A
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 12 day of Oct., 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Deborah Razagaitis and Steven Razagaitis

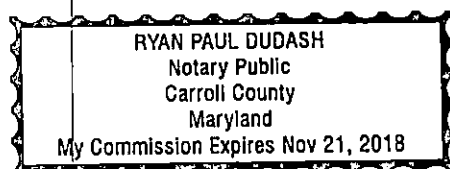
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11/21/18

My Commission Expires



2017-0106-A

Administrative Variance from section 400.1 BCZR

To permit a proposed accessory structure (shed) located in the front yard in lieu of the required rear yard.

2017-0106-A

ZONING PROPERTY DESCRIPTION FOR: 17916 Marshall Mill Road. Beginning on the West side of Marshall Mill which is 60 feet street right of way at a distance of 2619 +/- feet North East to the centerline of Mount Carmel Rd which is a 60 feet street right of way. Being part of lot# 35 in the subdivision of Buena Vista Estate in Baltimore County Plat Book #oo39, Folio#0050 containing 1.74 acres located in 5th election district and the 3rd councilman district.

CERTIFICATE OF POSTING

RE: Case No. 2017-0106-A

Petitioner: Debra E. Razgaitis

Closing Date: 11/07/16

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

17916 Marshall Mill Road

_____ on 10/23/16

Sincerely,

 10/23/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No. 2017-0106-A



17916 Marshall Mill Road

(Posted 10/23/16)

 10/23/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

...the fact that the *in vitro* and *in vivo* results are in good agreement, and that the *in vivo* results are in good agreement with the results of the *in vitro* studies.

$\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4}$

[illegible]

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

[illegible]
$$f_{\text{eff}} = \frac{f}{1 + \frac{f}{f_{\text{max}}}} \quad (1)$$

... (1997) ...

[illegible]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0106 -A Address 17916 Marshall Mill Rd

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name.

Filing Date: 10/14/16 Posting Date: 10/23/16 Closing Date: 11/07/16

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- 0106 -A Address 17916 Marshall Mill Rd 21074

Petitioner's Name Deborah E Razgaitis Telephone 410-241-3925

Posting Date: 10/23/16 Closing Date: 11/07/16

Wording for Sign: To Permit a proposed shed (accessory structure)
to be located in the front yard in lieu of the
required rear yard.

Revised 7/6/16

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

№ 145715

Date: 10/14/16

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				75.00

Total: 75.00

Rec From: Deborah Razgaitis

For: 17916 Marshall Mill Rd

2017-0106-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
10/17/2016 10/14/2016 11:55:22 3
REG WSO3 WALKIN CAM
>>RECEIPT # 706984 10/14/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145715

Recpt Tot \$75.00
\$.00 CK \$100.00 CA
\$25.00- CG

Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 9, 2016

Deborah E Razgaitis
17916 Marshall Mill Road
Hampstead MD 21074

RE: Case Number: 2017-0106 A, Address: 17916 Marshall Mill Road

Dear Ms. Razgaitis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 14, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 10/19/16

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. 2017-0106-A.

Administrative Variance
Deborah E. Razgaitis
17916 Marshall Mill 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 'Wendy Wolcott'.

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

WW/RAZ

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 October 24, 2016
Item No. 2017-0099, 0102, 0103 and 0106

DATE: October 28, 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\ZAC10242016.doc

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
-----------------------------	-------------------	---

10-28

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

10-19

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 10-23-16by Hoffman

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

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 - 1700007359			
Owner Information					
Owner Name:		RAZGAITIS DEBORAH		Use:	RESIDENTIAL
Mailing Address:		17916 MARSHALL MILL RD HAMPSTEAD MD 21074-2923		Principal Residence:	YES
				Deed Reference:	/30354/ 00101
Location & Structure Information					
Premises Address:		17916 MARSHALL MILL RD HAMPSTEAD 21074-2923		Legal Description:	1.7429 AC 2542 NE GRACE RD BUENA VISTA ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0014	0024	0011		0000	35 2017 0039/0050
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1981	864 SF	600 SF	1.7400 AC	04	
Stories Split Foyer	Basement YES	Type SPLIT FOYER	Exterior SIDING	Full/Half Bath 1 full/ 1 half	Garage 1 Attached Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		101,400	101,400		
Improvements		127,000	127,000		
Total:		228,400	228,400	228,400	
Preferential Land:		0			
Transfer Information					
Seller: PIERCE M DORIS		Date: 01/06/2011		Price: \$230,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /30354/ 00101		Deed2:	
Seller: PITRONE JULIUS J		Date: 08/25/1981		Price: \$15,900	
Type: ARMS LENGTH IMPROVED		Deed1: /06322/ 00414		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/07/2012					

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.

7819 Ellenham Ave



Publication Date: 9/26/2016



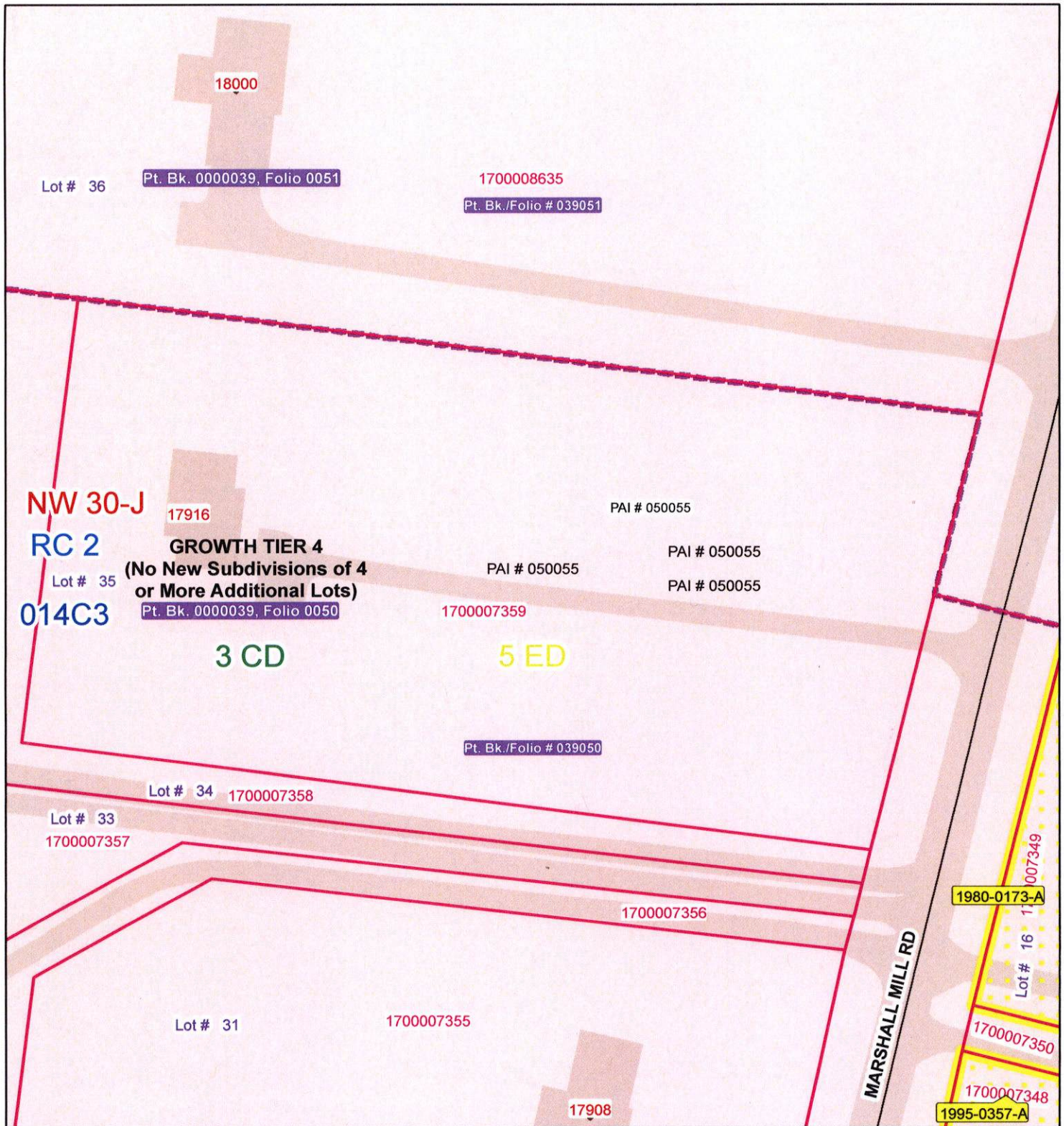
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

7819 Ellenham Ave



Publication Date: 9/26/2016



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

Lot # 1

Pt. Bk. 0000049, Folio 0113

1900007671

Pt. Bk./Folio # 049113

Lot # 2

1900007672

Lot # 36

Pt. Bk. 0000039, Folio 0051

18000

1700008635

Pt. Bk./Folio # 039051

Lot # 20

1987-0014

1700008630
1700008627

1700008628
Lot # 19

NW 30-J

1700007358

Lot # 34

17916

Pt. Bk. 0000039, Folio 0050

1700007359

Lot # 35

PAI # 050055

PAI # 050055

PAI # 050055

PAI # 050055

5 ED

RC 2

014C3

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

3 CD

Lot # 33 1700007357

Lot # 16

1700007349

1980-0173-A

Lot # 17

1700007350

MARSHALL MILL RD

Pt. Bk./Folio # 039050

Lot # 31

1700007355

17908

1700007356

Lot # 32

17913

1995-0357-A

1700007348

Lot # 15

$i = 60'$

Lot # 30

1700007354

17906

NW 29-J

Lot # 14

1700007347

17911

1700007352



2-Car Modular Garages



Size	LP Deluxe No Floor	LP Deluxe	Vinyl Deluxe No Floor	Vinyl Deluxe
20x24	8,962	9,998	8,887	9,923
20x28	10,741	11,934	10,641	11,834
20x32	11,463	12,873	11,376	12,786
24x24	9,818	11,376	10,358	12,389
24x28	12,008	13,560	12,274	14,590
24x32	13,035	14,659	13,146	15,729
24x36	13,915	15,813	14,044	16,892
24x40	14,781	16,926	14,915	18,047

Standard Specifications:

- 7' Wall Height
- Pressure Treated 4x4 Runners
- Pressure Treated 2x4 Floor Joists Spaced 12" On Center
- 3/4" Tongue & Groove LP Flooring
- MFG Lifetime Warranted Shingles
- Two 30"x36" Single Hung Windows
- Two ^{10x8} Garage Doors
- Diamond Tread Plate at Garage Doors (excluded if building has no floor)
- Full Vented Eaves
- Full Shingle Over Ridgevent

Talk to your local sales manager for all the details:

Pine Creek Structures
1007 Baltimore Street
Hanover, PA 17331
717-646-0771

pinecreekstructures.com

26x26

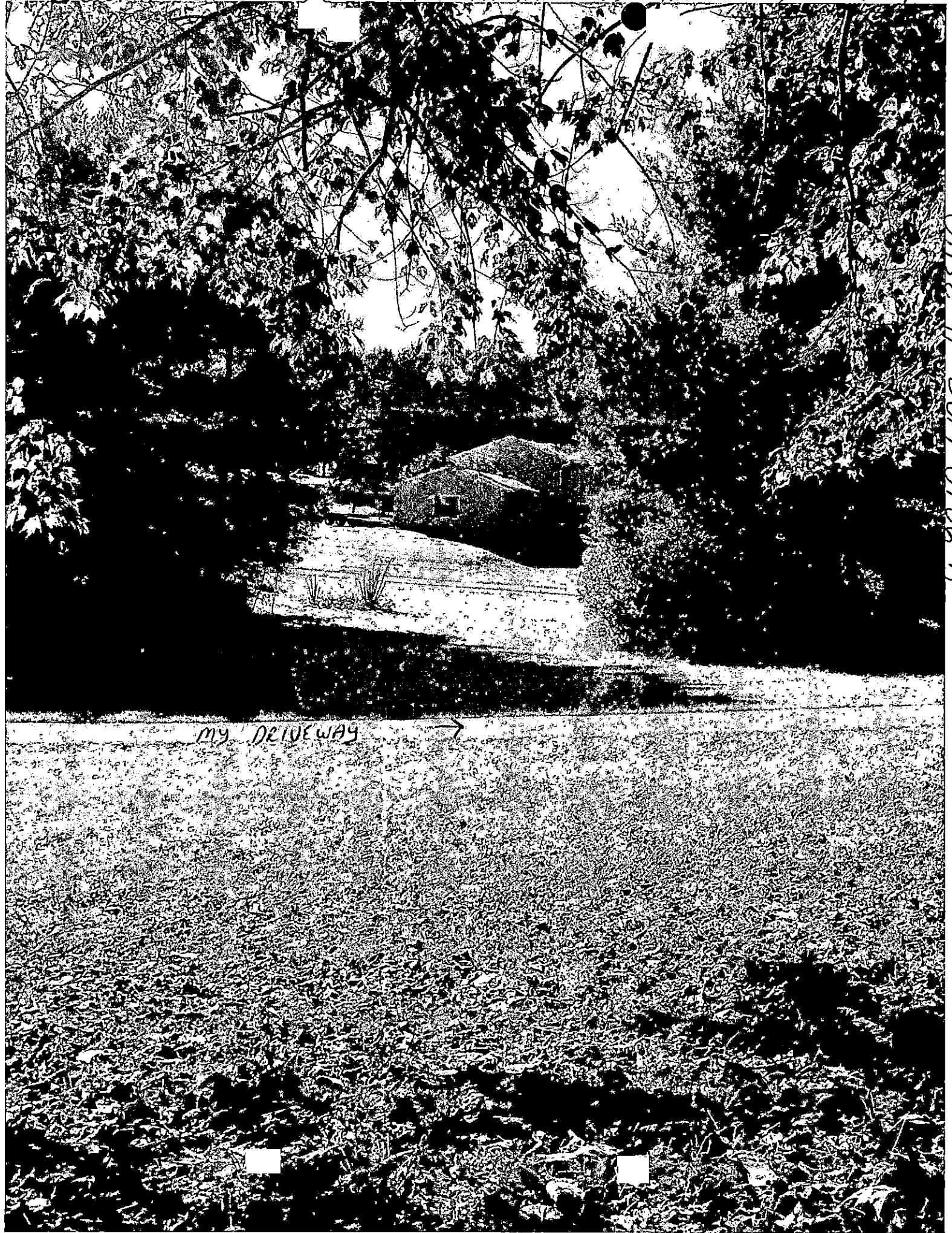
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 05 Account Number - 1700007359			
Owner Information					
Owner Name:		RAZGAITIS DEBORAH		Use:	RESIDENTIAL
Mailing Address:		17916 MARSHALL MILL RD HAMPSTEAD MD 21074-2923		Principal Residence:	YES
				Deed Reference:	/30354/ 00101
Location & Structure Information					
Premises Address:		17916 MARSHALL MILL RD HAMPSTEAD 21074-2923		Legal Description:	1.7429 AC 2542 NE GRACE RD BUENA VISTA ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0014	0024	0011		0000	35 2017 Plat Ref: 0039/0050
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1981	864 SF	600 SF	1.7400 AC	04	
Stories Split Foyer	Basement YES	Type SPLIT FOYER	Exterior SIDING	Full/Half Bath 1 full/ 1 half	Garage 1 Attached Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		101,400	101,400		
Improvements		127,000	127,000		
Total:		228,400	228,400	228,400	
Preferential Land:		0			
Transfer Information					
Seller: PIERCE M DORIS		Date: 01/06/2011		Price: \$230,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /30354/ 00101		Deed2:	
Seller: PITRONE JULIUS J		Date: 08/25/1981		Price: \$15,900	
Type: ARMS LENGTH IMPROVED		Deed1: /06322/ 00414		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 02/07/2012					

WEDOKAH KAZGHIIS 11916 MARSHALL RD HATFIELD, MD 21074



my DRIVEWAY →

CASE # 2017-0106-A

Deborah Kazan 1115 11916 Marshall Mill Rd 21074

CASE # 2017-0106-H

my DRIVEW



place
shed

17916 MARSHALL MILL RD HANPSTEAD, MD 21079

my driveway



place
shed

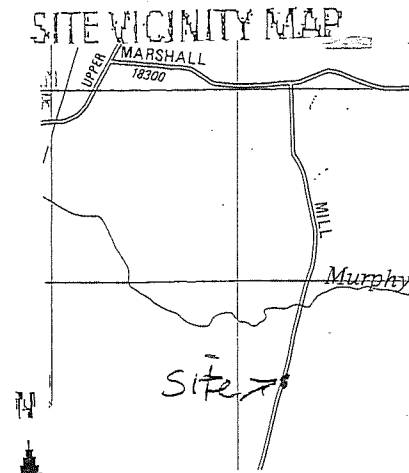
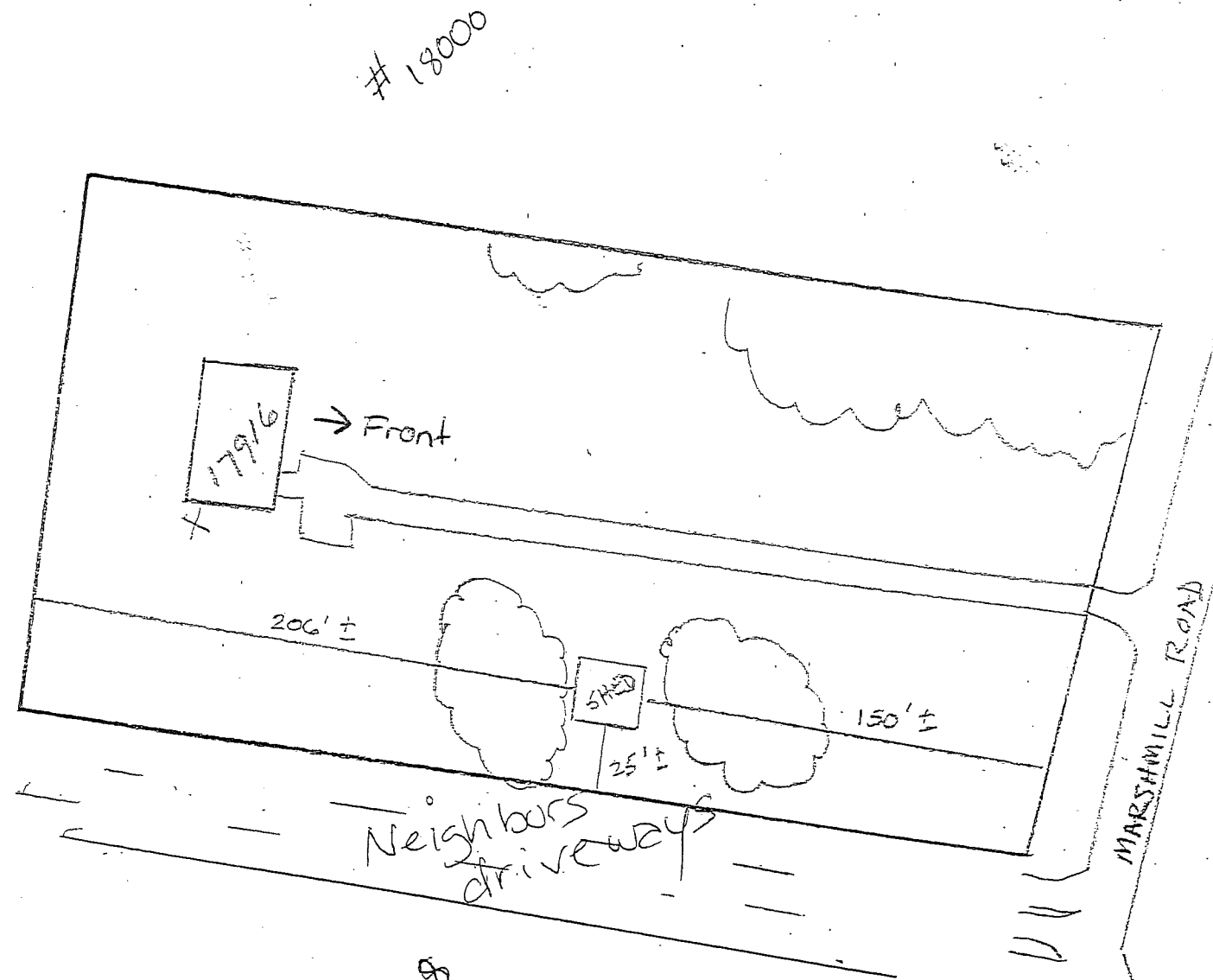
CASE # 2017-0106-4

VEDOKAH KAGATHS 1916 MARSHALL MILL RD HAMPSHIRE, MD 21074



CHSE # 2012-0106-H

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 17916 Marshall Mill Rd OWNER(S) NAME(S) Deborah E. RAZGAITIS
Hampstead, MD 21074
 SUBDIVISION NAME BUENA VISTA ESTATES LOT # 35 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 000039 FOLIO # 0050 10 DIGIT TAX # 1700002359 DEED REF. # 30354/00101



ZONING MAP# 000014C3
 SITE ZONED RC2
 ELECTION DISTRICT 05th
 COUNCIL DISTRICT 03rd
 LOT AREA ACREAGE 1.1429
 OR SQUARE FEET N/A
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC PRIVATE ☒
 SEWER IS: PUBLIC PRIVATE ☒
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

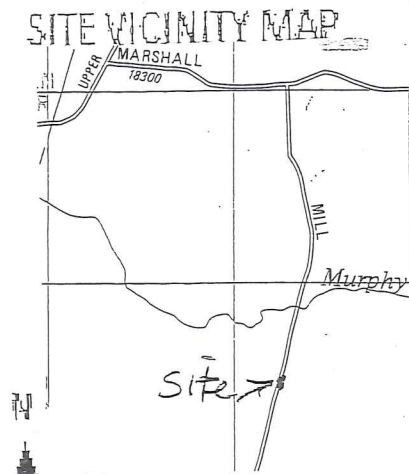
PLAN DRAWN BY Geoff Rice DATE 9/26/16 SCALE: 1 INCH = 60 FEET

VIOLATION CASE INFO:
No

Pet. Ech.
1

2017-0106-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17916 Marshall Mill Rd OWNER(S) NAME(S) Deborah E. RAZGAITIS
Hampstead, MD 21074
 SUBDIVISION NAME BUENA VISTA ESTATES LOT# 35 BLOCK# N/A SECTION# N/A
 PLAT BOOK# 000039 FOLIO# 0050 10 DIGIT TAX# 1700001359 DEED REF.# 30354100101



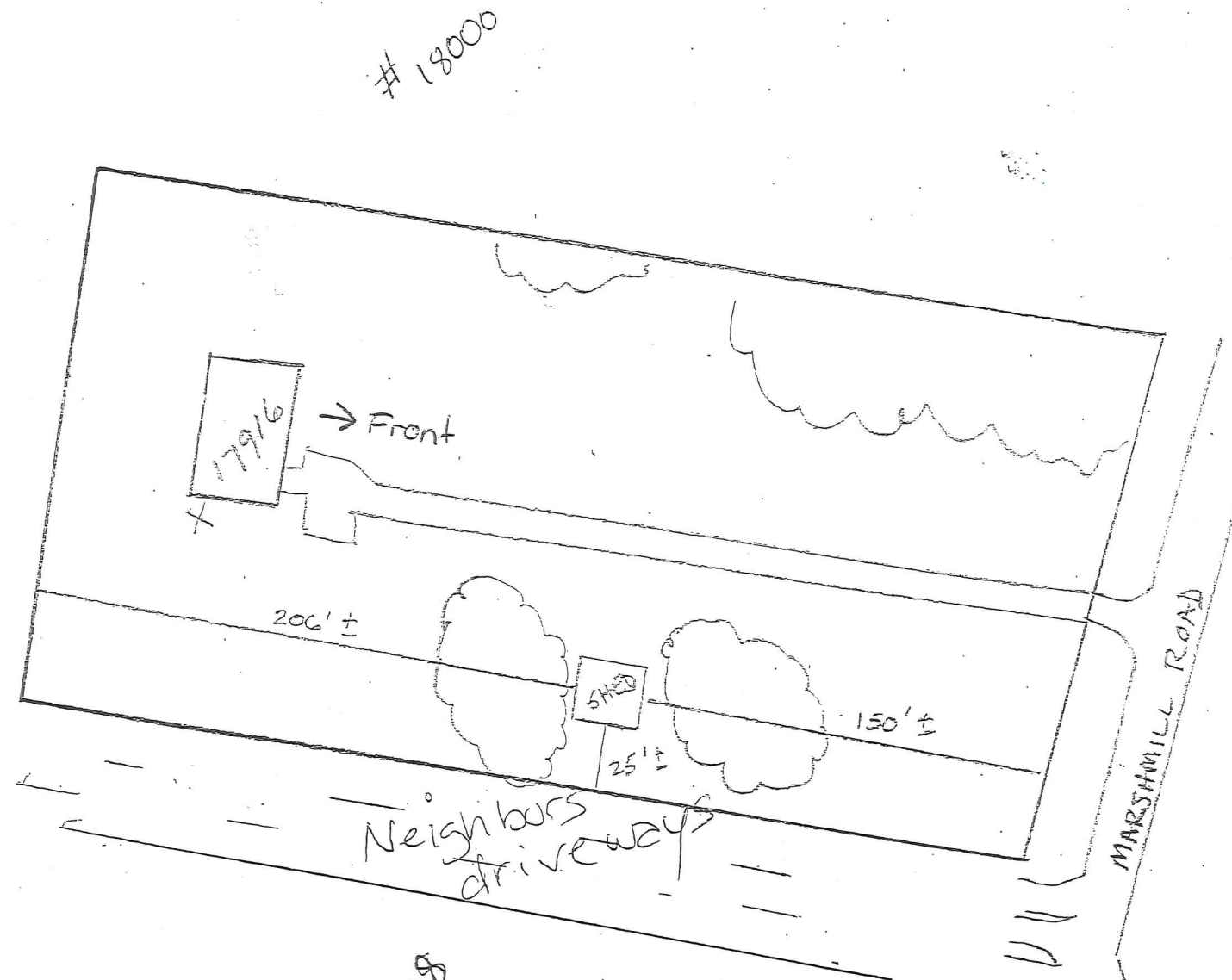
ZONING MAP# 000014C3
 SITE ZONED RC2
 ELECTION DISTRICT 95th
 COUNCIL DISTRICT 03rd
 LOT AREA ACREAGE 1.1429
 OR SQUARE FEET N/A
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE ☒
 SEWER IS:
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY Geoff Rice DATE 9/26/16 SCALE: 1 INCH = 60 FEET

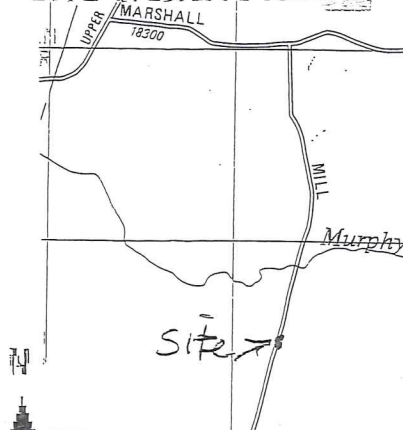
VIOLATION CASE INFO:
No

Pet. Ech.
1

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 17916 Marshall Mill Rd OWNER(S) NAME(S) Deborah E. RAZGAITIS
Hampstead, MD 21074
SUBDIVISION NAME BUENA VISTA ESTATES LOT# 35 BLOCK# N/A SECTION# N/A
PLAT BOOK# 000039 FOLIO# 0050 10 DIGIT TAX# 1700001359 DEED REF.# 30354/00101



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0000014C3

SITE ZONED RC2

ELECTION DISTRICT 95th

COUNCIL DISTRICT 03rd

LOT AREA ACREAGE 1.1429

OR SQUARE FEET N/A

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☐ PRIVATE ☒

SEWER IS:

PUBLIC ☐ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

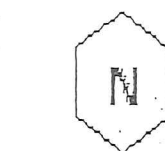
VIOLATION CASE INFO:

No

No

No

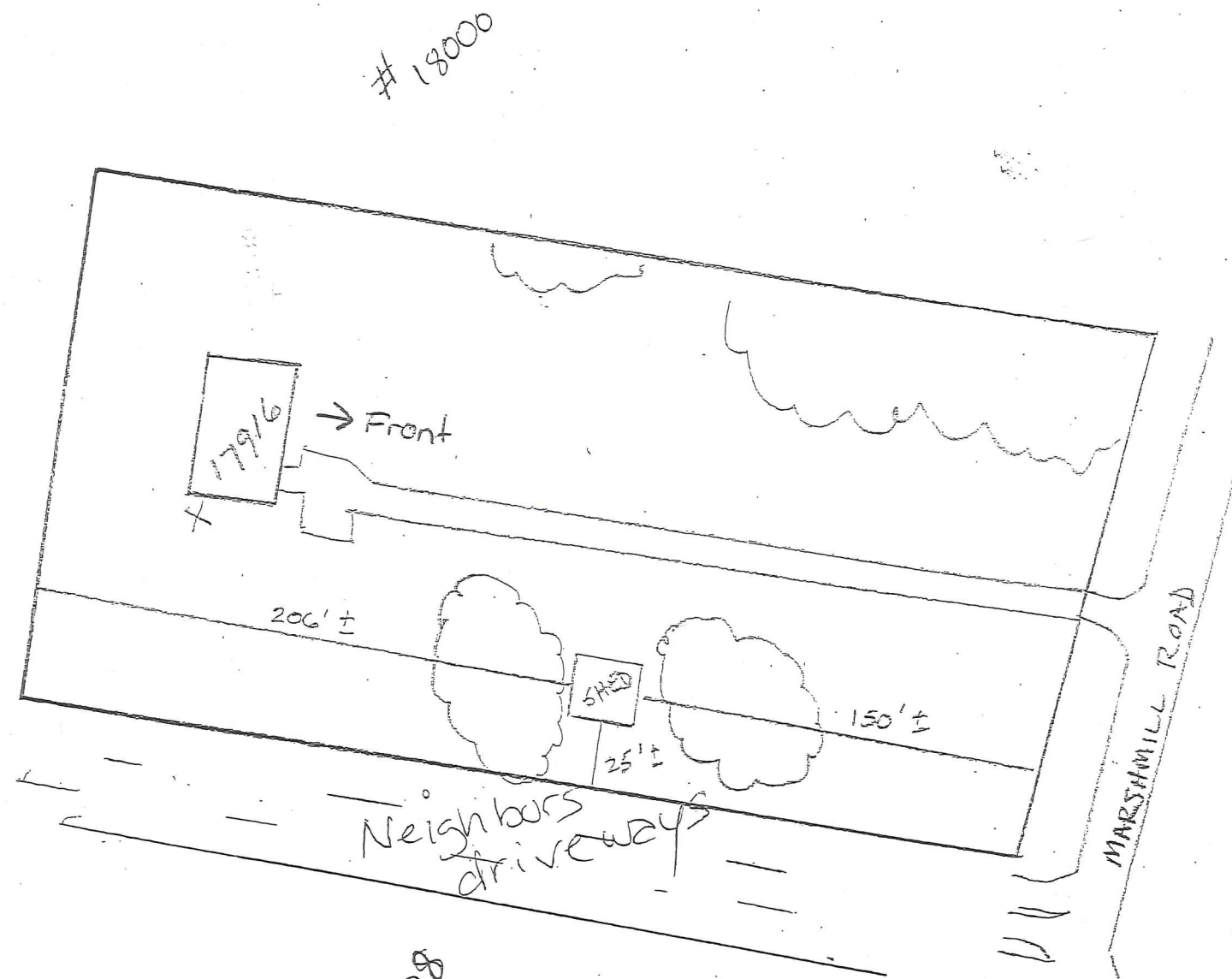
No



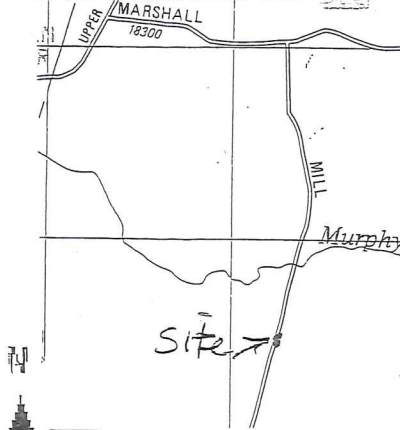
PLAN DRAWN BY Geoff Rice DATE 9/26/16 SCALE: 1 INCH = 60 FEET

2017-0106-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 17916 Marshall Mill Rd OWNER(S) NAME(S) Deborah E. RAZGAITIS
Hampstead, MD 21074
SUBDIVISION NAME BUENA VISTA ESTATES LOT# 35 BLOCK# N/A SECTION# N/A
PLAT BOOK# 000039 FOLIO# 0050 10 DIGIT TAX# 1700002359 DEED REF.# 30354100101



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0000014C3

SITE ZONED RC2

ELECTION DISTRICT 05th

COUNCIL DISTRICT 03rd

LOT AREA ACREAGE 1.1429

OR SQUARE FEET N/A

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

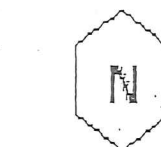
VIOLATION CASE INFO:

No

No

No

No



PLAN DRAWN BY Geoff Rice

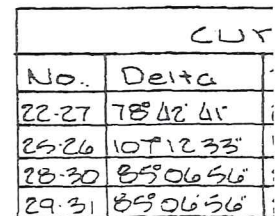
DATE 9/26/16

SCALE: 1 INCH = 60 FEET

2017-0106-A

100-443887-100

true north by solar observation



No.	EC
1	428
2	4671
3	464
4	470
5	495
6	523
7	502
8	504
9	506
10	50
11	50
12	510
13	510
14	510
15	473
16	472

Note: The
are
bear
on