

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8 Country Club Lane)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Paul & Patricia Ercolano, et al	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0229-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, Paul & Patricia Ercolano, et al ("Petitioners"). The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (carport) with a height of 20 ft. in lieu of the maximum 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. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability (DEPS), dated March 13, 2017 and Revised April 12, 2017, indicating Groundwater Management's review of Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 22, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 4-14-17

By low

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.

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 14th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (carport) with a height of 20 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

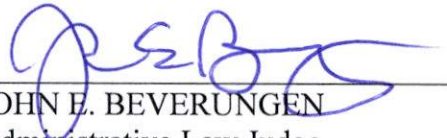
- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the carport addition shall be compatible with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
- Petitioners must comply with the ZAC comment submitted by DEPS, dated March 13, 2017 and Revised April 12, 2017; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 4-14-17

By GW

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

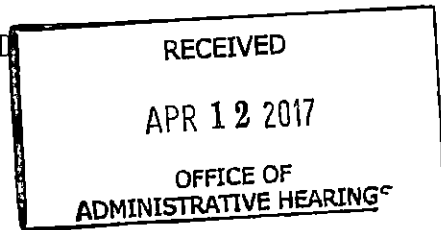
ORDER RECEIVED FOR FILING

Date 4-14-17

By dlw

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: March 13, 2017 – REVISED 4/12/2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0229-A
Address 8 Country Club Lane
(Ercalono Property)

Zoning Advisory Committee Meeting of **March 13, 2017**.

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

1. Ground Water Management must review any proposed building permit(s) for a carport, especially since the septic system is right about where it appears to be going.

Reviewer: Dan Esser

Date: 3/9/17

4/12/2017 – REVISED COMMENT – Please note that Groundwater Management reviewed and approved building permit application B928330 on 13 October 2017. The permit application was to, "Construct carport 32'x25'x15'=800sf in rear of property of sfd. Height of carport must not exceed 15 feet. Accessory structure letter is in file."

Reviewer: Dan Esser – Groundwater Management

ORDER RECEIVED FOR FILING

Date 4-14-17

By WJ



KEVIN KAMENETZ
County Executive

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

April 14, 2017

Paul and Patricia Ercalono, et al
8 Country Club Lane
Phoenix, MD 21131

RE: Petition for Administrative Variance
Case No. 2017-0229-A
Property: 8 Country Club Lane

Dear Petitioners:

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

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Scott A. Lindgren, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd.,
Ste. 100, Towson, MD 21286



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 8 Country Club Lane, Phoenix, MD 21131 Currently zoned RC 6
 Deed Reference 9576 / 679 10 Digit Tax Account # 10-02-057520
 Owner(s) Printed Name(s) Paul & Patricia Ercolano

(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)

400.3 ; To allow an accessory structure (carport) with a height of 20 feet in lieu of the maximum 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):

Paul Ercolano / Patricia Ercalono
 Name #1 - Type or Print Name #2 - Type or Print
Paul Ercolano Patricia Ercalono
 Signature #1 Signature #2
 8 Country Club Ln, Phoenix, MD
 Mailing Address City State
 21131 / 410.207.2628 /
 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:

Scott A. Lindgren
Gerhold, Cross & Etzel, Ltd.
 Name - Type or Print
Scott A. Lindgren
 Signature Suite 100
 320 E. Towson Town Blvd, Towson, MD
 Mailing Address City State
 21286 / 410.823.4470 / slindrgen@gce
 Zip Code Telephone # Email Address
limited.com

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 2017-0229-A Filing Date 3/1/17 Estimated Posting Date 3/2/17 Reviewer gh

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: 8 Country Club Lane, Phoenix, MD 21131

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 the size of the carport, to aesthetically match the pitch of the roof of the existing dwelling requires the peak of the roof to be 20 feet in height.

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

Paul Ercolano

Signature of Owner (Affiant)

Paul Ercolano

Name- Print or Type

Patricia Ercolano

Signature of Owner (Affiant)

Patricia Ercolano

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 27TH day of JANUARY, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

PAUL ERCOLANO AND Patricia Ercolano

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

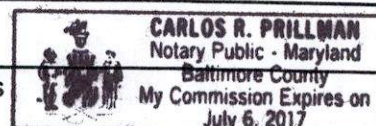
AS WITNESS my hand and Notaries Seal

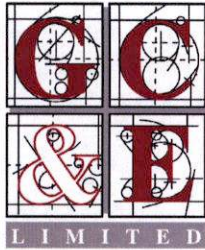
Carlos R. Prillman

Notary Public

07-06-2017

My Commission Expires





Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcclimited.com

February 28, 2017

ZONING DESCRIPTION FOR 8 COUNTRY CLUB LANE

Beginning at a point at the intersection of the north side of Country Club Lane, which is 50 feet wide, and the east side of Greentree Drive, which is 50 feet wide, being Lot 8 in the subdivision of "Blenheim Forest" as recorded in Baltimore County Plat Book G.L.B. No. 22, folio 57, containing 0.81 acres of land, more or less, located in the 10th Election District and 3rd Council District.



License expires/renews 2/26/19

2017-0229-A

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

Nº 150314

Date: 3/1/17

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	820	000		6150						75.00

Total: 75.00

Rec From: Gerhold, Cross & Fazel, LTD

For: Administrative 2017-0229-R

Slanting Club LA 2/1/31

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRU
3/02/2017 3/01/2017 11:26:27 1
REG W501 NALKIN LJR
>>RECEIPT # 709589 3/01/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 150314
Recpt Tot \$75.00
\$75.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

Bruce E. Doak Consulting, LLC

301 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

March 27, 2017

Re:
Zoning Case No. 2017-0229-A
Legal Owner: Paul & Patricia Ercolano
Closing date: April 10, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

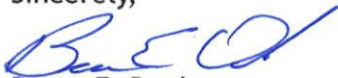
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **8 Country Club Lane**.

The sign was posted on **March 22, 2017**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0229-A

8 Country Club Lane

REQUEST: 1) TO PERMIT A DETACHED ACCESSORY STRUCTURE (CARPORT) WITH A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE APRIL 10, 2017.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE CASE NO. 2017-0229-A

8 Country Club Lane

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ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0229 -A Address 8 Country Club Ln 21131
Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/1/17 Posting Date: 3/12/17 Closing Date: 3/27/17

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- 229 -A Address 8 Country Club Ln - 21131
Petitioner's Name Paul & Patricia Ercolano Telephone 410-823-4470
Posting Date: 3/12/17 Closing Date: 3/27/17
Wording for Sign: To Permit a detached accessory structure
(carport) with a height of 20 feet in lieu of
the maximum height of 15 feet.

Revised 7/6/16

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0229 -A Address 8 Country Club Ln 21131

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

Filing Date: 3/1/17 Posting Date: 3/24/17 Closing Date: 3/27/17

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.
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Posting Date: 3/12/17 Closing Date: 3/27/17

Wording for Sign: To Permit a detached accessory structure
(carport) with a height of 20 feet in lieu of
the maximum height of 15 feet.

Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0229-A

Property Address: 8 COUNTRY CLUB LANE, PHOENIX, MD 21131

Property Description: LOT 8, "BLENHEIM FOREST" PLAT BOOK G.L.B. No. 22 folio 257

Legal Owners (Petitioners): PAUL & PATRICIA ERCOLANO

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT A. LINDGREN

Company/Firm (if applicable): GERHOLD, CROSS & ETZEL, LTD.

Address: SUITE 100

320 E. TOWSONTOWN BOULEVARD

TOWSON, MD 21286

Telephone Number: 410-823-4470



KEVIN KAMENETZ
County Executive

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

April 11, 2017

Paul & Patricia Ercalono
8 Country Club Lane
Phoenix MD 21131

RE: Case Number: 2017-0229 A, Address: 8 Country Club Lane

Dear Mr. & Ms. Ercalono:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 1, 2017. 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
Scott A Lindgren, 320 E Towsontown Boulevard, Suite 100, Towson MD 21286

012

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: March 13, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0229-A
Address 8 Country Club Lane
(Ercalono Property)

Zoning Advisory Committee Meeting of **March 13, 2017**.

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

1. Ground Water Management must review any proposed building permit(s) for a carport, especially since the septic system is right about where it appears to be going.

Reviewer: Dan Esser Date: 3/9/17

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: March 13, 2017 – **REVISED 4/12/2017**

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Address 8 Country Club Lane
(Ercalono Property)

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Reviewer: Dan Esser Date: 3/9/17

4/12/2017 – REVISED COMMENT – Please note that Groundwater Management reviewed and approved building permit application B928330 on 13 October 2017. The permit application was to, "Construct carport 32'x25'x15'=800sf in rear of property of sfd. Height of carport must not exceed 15 feet. Accessory structure letter is in file."

Reviewer: Dan Esser – Groundwater Management



Larry Hogan, **Governor**
Boyd K. Rutherford, **Lt. Governor**
Pete K. Rahn, **Secretary**
Gregory C. Johnson, P.E., **Administrator**

Date: 3/6/17

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

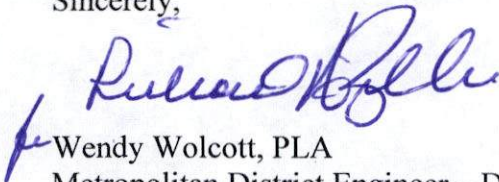
Dear Ms. Lewis:

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. 2017-0229-A

*Administrative Variance
Paul & Patricia Ercalona
8 Country Club Lane*

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,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED

MAR 22 2017

**DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS**

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 13, 2017
Item No. 2017- 0228, 0229 and 0230

DATE: March 17, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03132017.doc

M E M O R A N D U M

DATE: May 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0229-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 2017. 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

Real Property Data Search (w/1) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 1002057520			
Owner Information					
Owner Name:	ERCOLANO PAUL ERCOLANO PATRICIA ET AL		Use: Principal Residence:	RESIDENTIAL <u>YES</u>	
Mailing Address:	8 COUNTRY CLUB LANE PHOENIX MD 21131		Deed Reference:	/38546/ 00231	
Location & Structure Information					
Premises Address:	8 COUNTRY CLUB LN PHOENIX 21131-		Legal Description:	BLENHEIM FOREST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0022/ 0057
0044	0001	0257		0000	8 2017
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built 1961	Above Grade Enclosed Area 2,960 SF		Finished Basement Area 120 SF	Property Land Area 37,156 SF	County Use 04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 2 full/ 1 half	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	116,200	116,200			
Improvements	179,000	218,300			
Total:	295,200	334,500	295,200	308,300	
Preferential Land:	0			0	
Transfer Information					
Seller: ERCOLANO PAUL & PATRICIA		Date: 01/24/2017	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /38546/ 00231	Deed2:		
Seller: BOWERMAN JAMES R		Date: 01/29/1993	Price: \$160,000		
Type: ARMS LENGTH IMPROVED		Deed1: /09576/ 00679	Deed2:		
Seller: KRUPINSKI FRANCIS		Date: 06/19/1964	Price: \$26,000		
Type: ARMS LENGTH IMPROVED		Deed1: /04315/ 00523	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	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 10/15/2008					

2. The Maryland Department of General Services (DGS) has reviewed the information provided and has determined that the information is accurate and reliable. While we have confidence in

2017-0229-A

Pt. Bk./Folio # 055072

PAI # 100220

Lot # 28
2000011028
PAI # 100220
PAI # 100220
PAI # 100220

Pt. Bk. 0000055, Folio 0072

Lot # 19
1004050360

Lot # 20
1003000891

GREENTREE DR

Lot # 10 1011067370

Lot # 16
1008030520

16

Pt. Bk. 0000022, Folio 0057

1013021180
Lot # 9

Lot # 17
1019032552

17

Lot # 6
1014065250

RC 6
PAI # 100008

Pt. Bk./Folio # 022057A

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

Lot # 18
1020020040

1953-2517-X

18

PAI # 100008

044A1

1002057520

3 CD

Lot # 7
1011015220

7

NE 19-C 043C1

Lot # 8

COUNTRY CLUB LN

NE 19-D

Lot # 4
1002065520

4

1001035290

3

Lot # 3

3

1006045260

2

Lot # 2

1002065810

1

1

RC 4

1989-0420-X

1008055075

2017-0229-A

2017-0229-A





2017-0229-A



7817-0229-A



2017-0229-A



2017-0229-A

2017-07-29-A





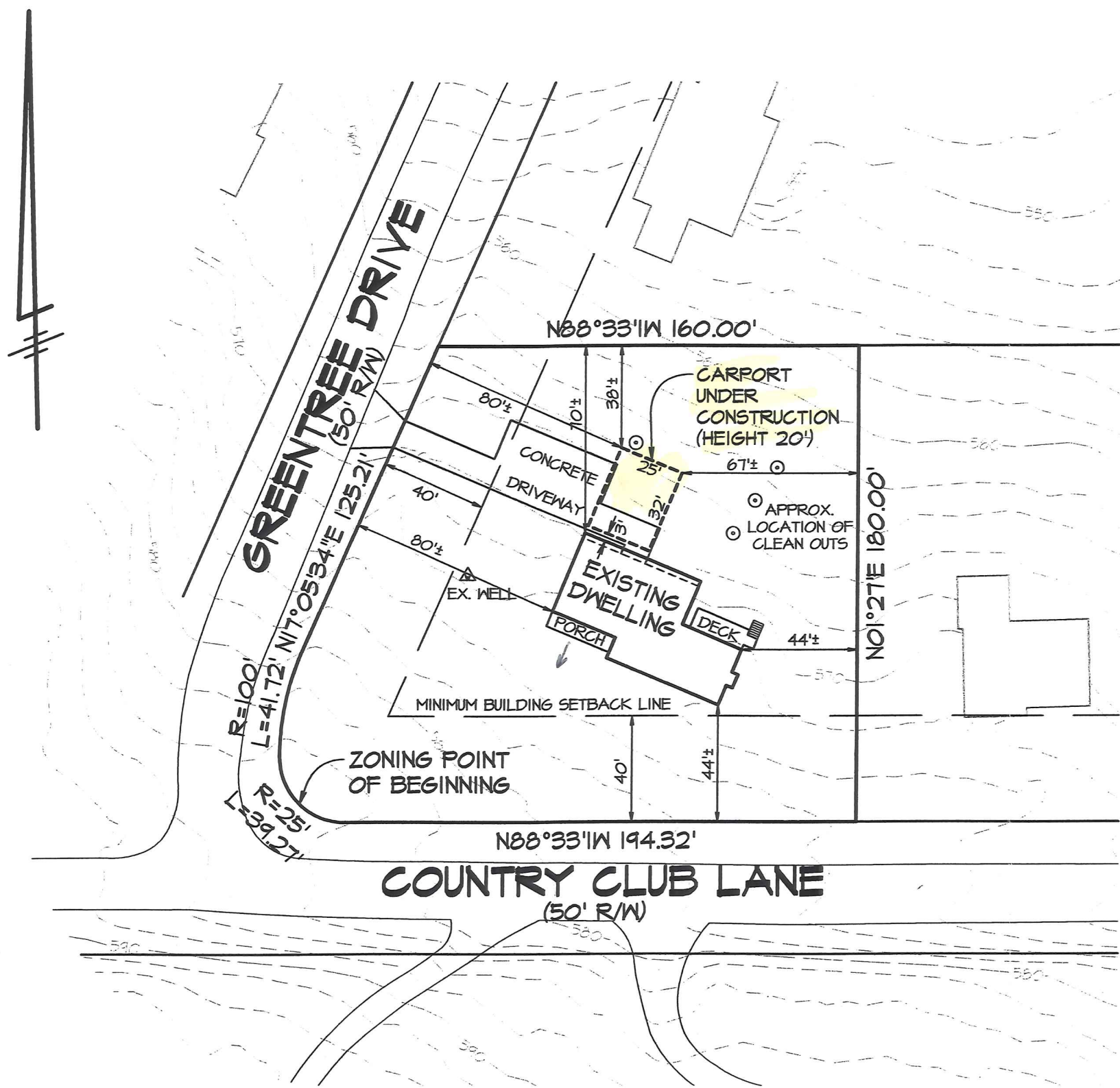
2 017-0779-A



2017-0229-A

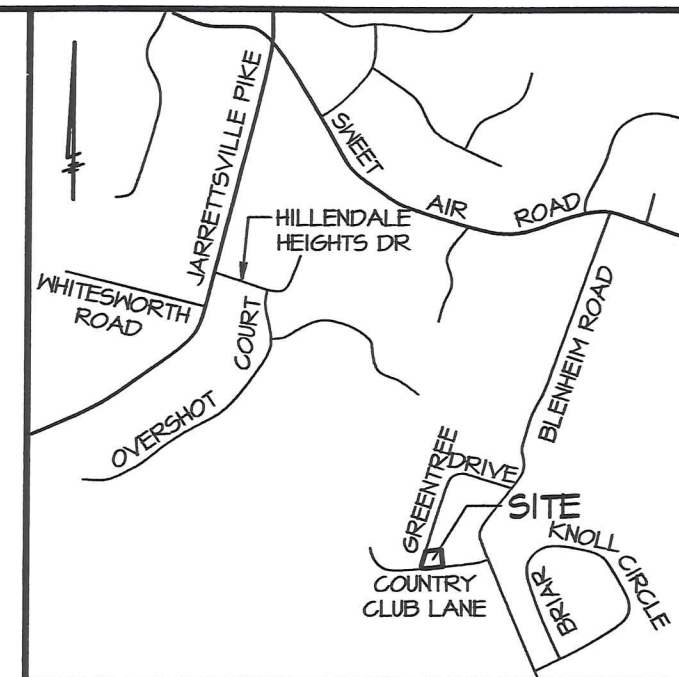


5017-0229-A



RELIEF REQUESTED

A VARIANCE OF SECTION 400.3 B.C.Z.R.
TO ALLOW AN ACCESSORY STRUCTURE (CARPORT)
WITH A HEIGHT OF 20' IN LIEU OF THE MAXIMUM 15'.



VICINITY MAP

1" = 2000'

GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE FROM THE PLAT "BLENHEIM FOREST", PLATBOOK G.L.B. No. 22 folio 57
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 043C1 & 044A1.
3. CENSUS TRACT: 410200 REGIONAL PLANNING DISTRICT: 305
WATERSHED: LOCH RAVEN RESERVOIR SUBSHED: OVERSHOT RUN
SCHOOL DISTRICT: ELEMENTARY - JACKSONVILLE; MIDDLE - COCKEYSVILLE; HIGH - DULANEY
A.D.C. MAP & GRID: 4348 B-10
4. PRIOR ZONING CASE 1953-2517-X GRANTED A SPECIAL PERMIT TO USE THE PROPERTY FOR A GOLF COURSE AND COUNTRY CLUB.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.

OWNER/DEVELOPER

PAUL ERCOLANO
PATRICIA ERCOLANO
8 COUNTRY CLUB LANE
PHOENIX, MD 21131
410-207-2628

PLAT TO ACCOMPANY A PETITION FOR ADMINISTRATIVE VARIANCE ERCOLANO RESIDENCE

8 COUNTRY CLUB LANE
Deed Ref: S.M. No. 9576 folio 679
LOT 8 "BLENHEIM FOREST"
PLATBOOK G.L.B. No. 22 folio 57
Tax Account No.: 10-02-057520
Zoned R.C. 6; GIS Tiles 043C1 & 044A1
Tax Map 44; Grid 01; Parcel 257
10th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Town Boulevard
Towson, Maryland 21286
PH: (410)823-4470 FAX: (410)823-4473

DATE: 01/16/17

SCALE: 1" = 50'

2017-0229-A

LICENSE EXPIRES/RENEWS 2/26/19