

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4 Moores Branch Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Morey & Lauren Zuskin	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0249-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, Morey and Zuskin ("Petitioners"). The Petitioners are requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a swimming pool to be located in the side yard in lieu of the required rear yard placement. 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. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 4-21-17

By [Signature]

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 21st day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a swimming pool to be located in the side yard in lieu of the required rear yard placement, 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.

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 4-21-17

By DLW



KEVIN KAMENETZ
County Executive

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

April 21, 2017

Morey and Lauren Zuskin
4 Moores Branch Ct.
Baltimore, MD 21208

RE: Petition for Administrative Variance
Case No. 2017-0249-A
Property: 4 Moores Branch Ct.

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: John Krówczyk, Specialty Pool & Fountain, 9305 Gerwig Lane,
Suite E, Columbia, MD 21046



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 4 MOORES BRANCH CT Currently zoned DR-1
Deed Reference 20447 100713 10 Digit Tax Account # 1700005819
Owner(s) Printed Name(s) MOREY & LAUREN ZUSKIN

(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) 400.1; BCZR, TO PERMIT A POOL TO BE LOCATED IN THE SIDE YARD IN LIEU OF REQUIRED REAR YARD.

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):

MOREY ZUSKIN, LAUREN ZUSKIN
Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

4 MOORES BRANCH CT MD
Mailing Address City State

21208, 443-610-3335, MOREYNZ@AOL.COM
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:

John Krawczak
Name - Type or Print

[Signature]
Signature

9305 GERWIG LANE LUMMA MD 21046
Mailing Address City State

21046, 301-495-9666, JKRAWCZAK@9605-WORLD.COM
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 2017-0249-A Filing Date 3/17/17 Estimated Posting Date 3/26/17 Reviewer JCM

Rev 5/5/2016

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: 4 MORRIS BRANCH CT BALTO MD 21208
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)

POOL IN SIDE YARD - REAR YARD IS EXTREMELY STEEP
SLOPES

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

Signature of Owner (Affiant)

MOREY ZUSKIN
Name- Print or Type

Signature of Owner (Affiant)

LAUREN ZUSKIN
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

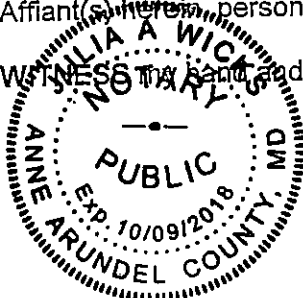
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MOREY + LAUREN ZUSKIN

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

AS WITNESS my hand and Notaries Seal



Notary Public

10/9/18
My Commission Expires

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.

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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)

POOL IN SIDE YARD - REAR YARD IS EXTREMELY STEEP
SLOPES

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

[Signature]
Signature of Owner (Affiant)

MOREY ZUSKIN

Name- Print or Type

x [Signature]
Signature of Owner (Affiant)

LAUREN ZUSKIN

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

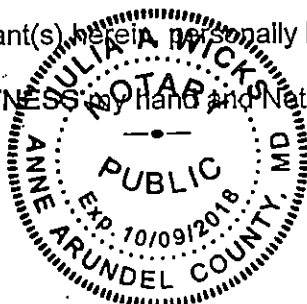
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MOREY & LAUREN ZUSKIN

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

10/9/18
My Commission Expires



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 4 MOORES BRANCH CT

Currently zoned DR-1

Deed Reference 20447 100713

10 Digit Tax Account # 17 000 058 19

Owner(s) Printed Name(s) MOREY & LAUREN ZUSKIN

(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) 400.1; BC212, TO PERMIT A POOL TO BE LOCATED IN THE SIDEYARD IN LIEU OF REQUIRED REQUIRED REAR YARD

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):

MOREY ZUSKIN, LAUREN ZUSKIN

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4 MOORES BRANCH CT MD

Mailing Address

City

State

21208, 443-610-3335, MOREYNZ@AOL.COM

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:

John Krawack

Name - Type or Print

Signature

9305 GERMING LANE COLUMBIA MD

Mailing Address

City

State

21046, 3014759666, JKR@AOL.COM

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 17 day of March, 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 2017-0249-A Filing Date 3/17/17 Estimated Posting Date 3/26/17 Reviewer JCM

Rev 5/5/2016

ZONING DESCRIPTION FOR 4 MOORES BRANCH COURT

**That property located at the SE terminus of Moores Branch Court, 232 feet +/- *SE*
from the intersection of Old Court Road. Lot No. 17 on the Amended Plat of
"Glenclyffe", Plat 3, Section 3. 3rd Election District, 2nd Councilmanic District.
3.5+/- acres.**

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

NO 148678

Date:

3/17/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total:

75.00

Rec From:

For:

2017-0247-1A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
3/17/2017 3/17/2017 09:15:03 3

REG MSD3 WALKIN CAN

>>RECEIPT # 719545 3/17/2017 OFLN

Dept 5 328 ZONING VERIFICATION

CR NO. 148678

Receipt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 3-26-17

RE: Case Number: 2017-0249-A

Petitioner/Developer: Morey Zuskin

Date of Hearing/Closing: 4-10-17

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 4 Moores Branch Ct

The signs(s) were posted on 3-26-17
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0249-A

TO PERMIT AN IN-GROUND POOL TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE
REQUIRED REAR YARD

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
4:30 p.m. ON 4/10/17

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

MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018-¹⁷ 0249 -A Address 4 MOORES BRANCH CT.

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

Filing Date: 3/17/17 Posting Date: 3/26/17 Closing Date: 4/10/17

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 2018-¹⁷ 0249 -A Address 4 MOORES BRANCH CT.

Petitioner's Name MOREY ZUSKIN Telephone 443-610-3335

Posting Date: 3/26/17 Closing Date: 4/10/17

Wording for Sign: To Permit AN INGROUND POOL TO BE
LOCATED IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR YARD

Revised 7/9/15

**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/neighborhood 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: 2017-0249-A
Property Address: 4 MOORES BRANCH CT.
Property Description: LOCATED ON MOORES ~~BRANCH~~ CT., 231 ft. ±
from OLD CT. ROAD.
Legal Owners (Petitioners): MOREY & LAUREN ZUSKIN
Contract Purchaser/Lessee: N/A.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Company/Firm (if applicable): _____
Address: _____

Telephone Number: 443-610-3335



KEVIN KAMENETZ
County Executive

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

April 11, 2017

Morey & Lauren Zuskin
4 Moores Branch Court
Baltimore MD 21208

RE: Case Number: 2017-0249 A, Address: 4 Moores Branch Court

Dear Mr. & Ms. Schneider:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 16, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Krawczyk, 9305 Gerwig Lane, Columbia MD 21046



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

Date: 3/27/17

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. 2017-0249-A

*Administrative Variance,
Moorey & Lauren Zustin
4 Moores Branch Court*

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

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For April 03, 2017
Item No. 2017-0244, 0245, 0249, 0251, 0254 and 0255

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\ZAC04032017.doc

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 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0249-A
Address 4 Moores Branch Court
(Zuskin Property)

Zoning Advisory Committee Meeting of **April 3, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 3-30-2017

M E M O R A N D U M

DATE: May 23, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0249-A- Appeal Period Expired

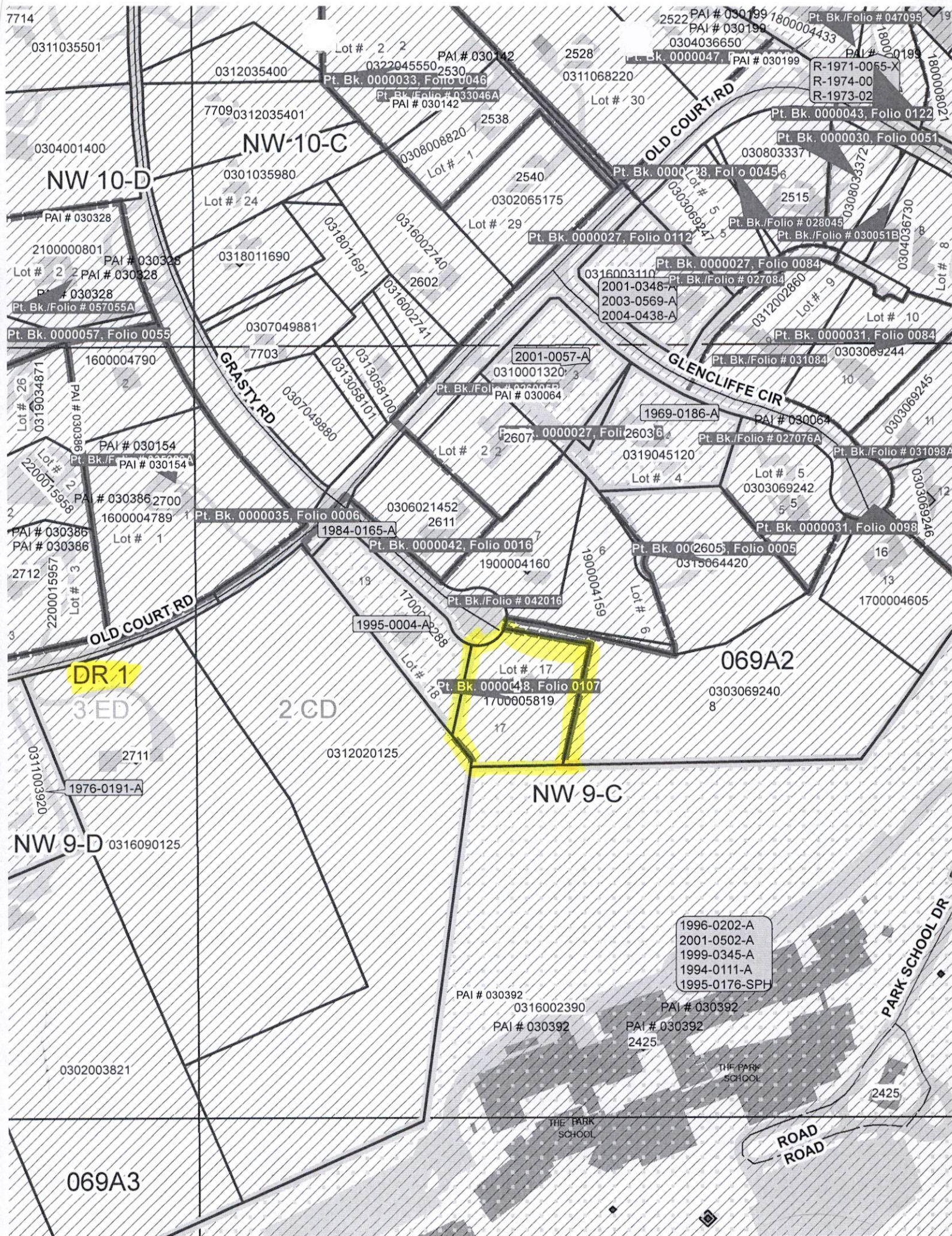
The appeal period for the above-referenced case expired on May 22, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 1700005819			
Owner Information					
Owner Name:		ZUSKIN MOREY ZUSKIN LAUREN		Use:	RESIDENTIAL
Mailing Address:		4 MOORES BRANCH CT BALTIMORE MD 21208-3437		Principal Residence:	YES
				Deed Reference:	/20447/ 00713
Location & Structure Information					
Premises Address:		4 MOORES BRANCH CT 0-0000		Legal Description:	4 MOORES BRANCH CT GLENCLIFFE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0013	0895		0000	3
					B
					17
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0038/0107
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1976	3,824 SF	590 SF	24,785 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2016	As of 07/01/2017
Land:		166,600	166,600		
Improvements		334,100	429,900		
Total:		500,700	596,500	500,700	532,633
Preferential Land:		0			0
Transfer Information					
Seller: GOLDSTEIN PHILLIP J		Date: 07/27/2004		Price: \$621,500	
Type: ARMS LENGTH IMPROVED		Deed1: /20447/ 00713		Deed2:	
Seller: GRAHAM W BARRY		Date: 08/17/1981		Price: \$136,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06318/ 00779		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/25/2010					



2017-02-19-A

1202





AREA FOR POOL
PRIOR TO LOT CLEARING



Proposed
Pool
Area

DECK

011-A

OVERHEAD
PROPERTY

VIEW OF...



A hand-drawn map showing the location of the 'SUBJECT SITE'. The site is marked with a solid black rectangle and a dashed line pointing to it from the label 'SUBJECT SITE'. The site is situated at the intersection of 'GRASSY COURT ROAD' and 'OLD GREEN AVE.'. 'GRASSY COURT ROAD' runs diagonally from the top left towards the bottom right. 'OLD GREEN AVE.' runs vertically along the left side. To the right of the site, 'FALLS RD.' runs diagonally from the top right towards the bottom right. 'RUKTON RD.' runs horizontally across the top right. 'OLD PIMLICO RD.' runs diagonally from the bottom right towards the top right. A north arrow is located at the top center, pointing upwards. A circular symbol with a vertical line and a horizontal line is located at the bottom center.

POOL/SPA DATA

SWIMMING POOL PROFILE

SWIMMING POOL PROFILE

[illegible]

PROPERTY OWNER: MOREY & LAUREN ZUSKIN
PROPERTY OWNER ADDRESS: 4 MOORES BRANCH COURT
BALTIMORE, MD 21208

HOME PHONE:
OFFICE PHONE:
CELL PHONE: 443-610-3335

LOT NUMBER: LOTS 17 & PARCEL 49 & PART OF LOT 6
SUBDIVISION NAME: GLENCLIFFE
TAX MAP: 50

GRID & PARCEL: GRID 13 PARCEL 895 & 49
TAX ACCOUNT NUMBER: 1700005819, 0303069240 & 1700005817

ELECTION DISTRICT: 4

ZONING:
UTILITIES: PUBLIC WATER & PRIVATE SEPTIC

Part. Exr. 1

SPECIALTY
POOL & FOUNTAIN

0000 Carving Lane - Suite L • Columbia, MD 21048
443-367-0138 • (A) 443-826-9159

SITE PLAN FOR VARIANCE
INGROUND POOL & SPA

Zuskin Residence
4 Moores Branch Court
Baltimore, Maryland 21208
3rd Election District, Baltimore County

ENGINEERS SEAL

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