

M E M O R A N D U M

DATE: September 12, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0009-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(104 Greenbrier Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Gregory T. Pederson & Stacey L. Kerr	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0009-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, Gregory T. Pederson and Stacey L. Kerr (“Petitioners”). The Petitioners are requesting variance relief from §§ 400.3 and 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit a proposed second story garage addition to an existing detached garage in the rear yard, with a height of 21 ft. in lieu of the maximum allowed 15 ft.; and to permit a side yard setback of 2 ft. in lieu of the required 2.5 ft., respectively. 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 July 23, 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

ORDER RECEIVED FOR FILING

Date 8-11-17

By BSW

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to Petitioners' zoning request and its usage, I will impose conditions that the second story garage addition and/or existing detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

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 11th day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.3 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed second story garage addition to an existing detached garage in the rear yard, with a height of 21 ft. in lieu of the maximum allowed 15 ft.; and to permit a side yard setback of 2 ft. in lieu of the required 2.5 ft., respectively, 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.

ORDER RECEIVED FOR FILING

Date 8-11-17

By [Signature]

- Petitioners or subsequent owners shall not convert the second story addition and/or the existing detached garage into a dwelling unit or apartment. The second story addition and/or the existing detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The second story addition and/or the existing detached garage shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-11-17

By DLW



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 104 Greenbrier Rd

Currently zoned DR5.5

Deed Reference 34491 /00283

10 Digit Tax Account #2000010724

Owner(s) Printed Name(s) Pederson, Gregory T Kerr, Stacey L

(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 of BCZR to permit a proposed second story garage addition to an existing detached garage in the rear yard, with a height of 21 feet in lieu of the maximum allowed 15 feet, and from Section 400.1 of BCZR to permit a side yard setback of 2 feet in lieu of the required 2-1/2 feet, respectively.

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):

Gregory T Pederson		/	Stacey L Kerr	
Name #1 - Type or Print			Name #2 - Type or Print	
		/		
Signature #1			Signature #2	
104 Greenbrier Rd			Towson MD	
Mailing Address			City State	
21286	/	410-905-2405	/	Stacey.Kerr@optum.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:

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0009-A Filing Date 7/10/17 Estimated Posting Date 7/23/17 Reviewer AT

8/7/17

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.

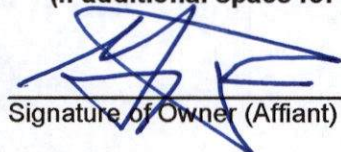
Address: 104 Greenbrier Rd Towson MD 21286
Print or Type Address of property City State Zip Code

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)

Family has expanded, children have grown and therefore we need to remodel the existing garage to secure additional recreational area and storage required.

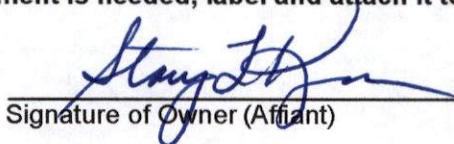
WE WOULD LIKE TO ADD A SECOND FLOOR
TO OUR EXISTING GARAGE TO ACCOMMODATE THE EXTRA SPACE. THE TOTAL
HEIGHT WILL BE TWENTY ONE FEET.

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



Signature of Owner (Affiant)

Gregory T Pederson
Name- Print or Type



Signature of Owner (Affiant)

Stacey L Kerr
Name- Print or Type

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

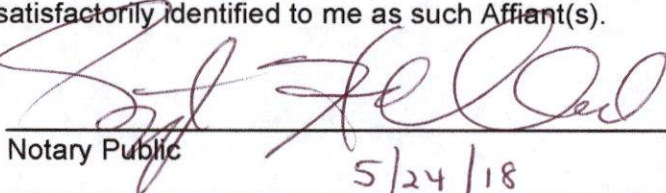
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of June, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gregory T. Pederson and Stacey L. Kerr

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

AS WITNESS my hand and Notaries Seal


Notary Public

My Commission Expires

5/24/18
2018-0009-A

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 104 Greenbrier Rd

Currently zoned DR5.5

Deed Reference 34491 / 00283

10 Digit Tax Account # 2000010724

Owner(s) Printed Name(s) Pederson, Gregory T Kerr, Stacey L

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed second story garage addition to an existing detached garage in the rear yard, with a height of 21 feet in lieu of the maximum allowed 15 feet, and from Section 400.1 of BCZR to permit a side yard setback of 2 feet in lieu of the required 2-1/2 feet, respectively.

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):

Gregory T Pederson / Stacey L Kerr

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

104 Greenbrier Rd Towson MD

Mailing Address

City

State

21286

Zip Code

410-905-2405

Telephone #

Stacey.Kerr@optum.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 7 day of July, 2017 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

2018-0009-A

Filing Date

7/10/17

Estimated Posting Date

7/23/17
- 8/7/17

Reviewer

AT

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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: 104 Greenbrier Rd Towson MD 21286
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)

Family has expanded, children have grown and therefore we need to remodel the existing garage to secure additional recreational area and storage required. WE WOULD LIKE TO ADD A SECOND FLOOR TO OUR EXISTING GARAGE TO ACCOMMODATE THE EXTRA SPACE. THE TOTAL HEIGHT WILL BE TWENTY ONE FEET.

(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)

Gregory T Pederson
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Stacey L Kerr
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 7th day of June, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gregory T. Pederson and Stacey L Kerr

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
5/24/2018
My Commission Expires

2018-0009-A REV. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 104 Greenbrier Rd
Beginning at a point on the south side of Greenbrier which is 50 feet wide at a distance of 180 feet east of the centerline of the nearest improved intersecting street Brook Rd which is 50 feet wide.

Being Lot #20, Block 4, Section #1 in the subdivision of Greenbrier as recorded in Baltimore County Plat Book #12, Folio #68, containing 7,118. Located in the 9th Election District and 5th Council District.

2018-0009-A

ZONING PROPERTY DESCRIPTION FOR 104 Greenbrier Rd
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Being Lot #20, Block 4, Section #1 in the subdivision of Greenbrier as recorded in Baltimore County Plat Book #12, Folio #68, containing 7,118. Located in the 9th Election District and 5th Council District.

2018-0009-A

№ 154764

Date:

7/10/17

SECRET

BUSINESS	ACTUAL	TIME	DRM
7/11/2017	7/10/2017	10:32:26	3

REG 0503 - WALKIN CAM

RECEIPT # 731965 7/10/2017 OFLN

Rept 5 528 ZONING VERIFICATION

CR NO. 154764

Receipt Tot \$75.00

\$100.00 CA

425.00- CG

Baltimore County, Maryland

Total:

AP 75

Rec

From:

GREGORY PEDERSON

For:

104 GREENBRIER RD

2018-0009-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2018-0009-A

Petitioner: Gregory Peterson

Closing Date: 8/7/17

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 _____

104 Greenbrier Road

_____ on 7/23/17

Sincerely,

 7/23/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No. 2018-0009-A



104 Greenbrier Road

(Posted 7/23/ 17)

Richard E. Hoffman 7/23/17

Richard E. Hoffman

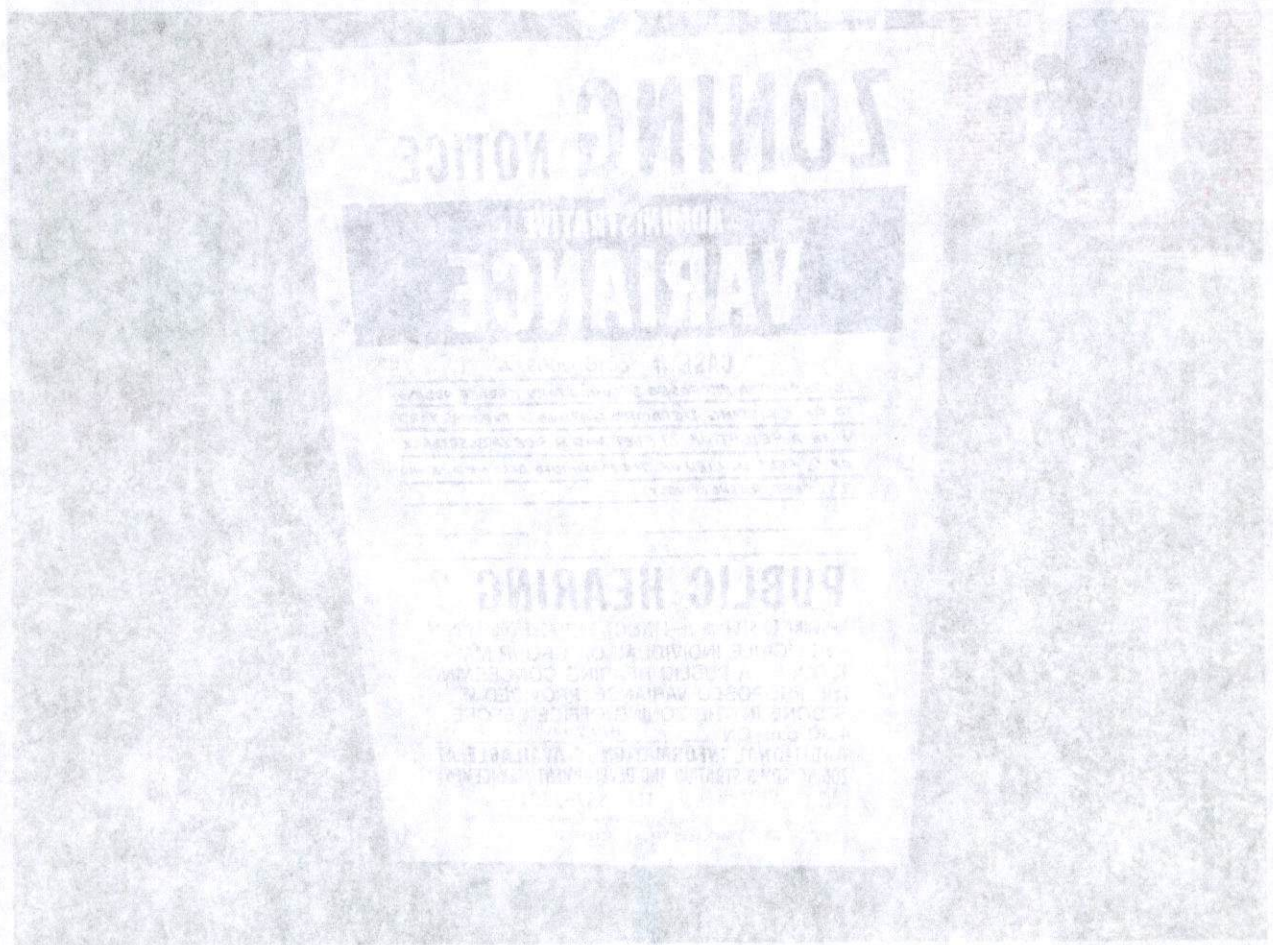
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2013-0003-A



104 Greenbrier Road

(Posted 7/27/17)

Richard E. Hoffman
904 Bellwood Drive
Ballston, NJ 01943
401-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0009 - A Address 104 Greenbrier Road

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

Filing Date: 07/10/17 Posting Date: 07/23/17 Closing Date: 08/07/17

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- 0009 -A Address 104 Greenbrier Road

Petitioner's Name: Gregory Pederson Telephone 410-905-2405

Posting Date: 07/23/17 Closing Date: 08/07/2017

Wording for Sign: To permit a proposed second story garage addition to an existing detached garage in the rear yard, with a height of 21 feet and a side yard setback of 2 feet in lieu of the maximum allowed 15 and 2-1/2 feet, respectively.

Revised 7/10/17



KEVIN KAMENETZ
County Executive

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

August 8, 2017

Gregory T Pederson
Stacey L Kerr
104 Greenbrier Road
Towson MD 21286

RE: Case Number: 2018-0009 A, Address: 104 Greenbrier Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 10, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 19, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0009-A
Address 104 Greenbrier Road
(Pederson & Kerr Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

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

Reviewer: Steve Ford Date: 7-19-2017

Date: 7/17/17

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. 2018-0009-A

*Administrative Variance
Gregory T. Pederson & Stacey L. Kerr
104 Greenbrier 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,

Richard A. Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 19, 2017

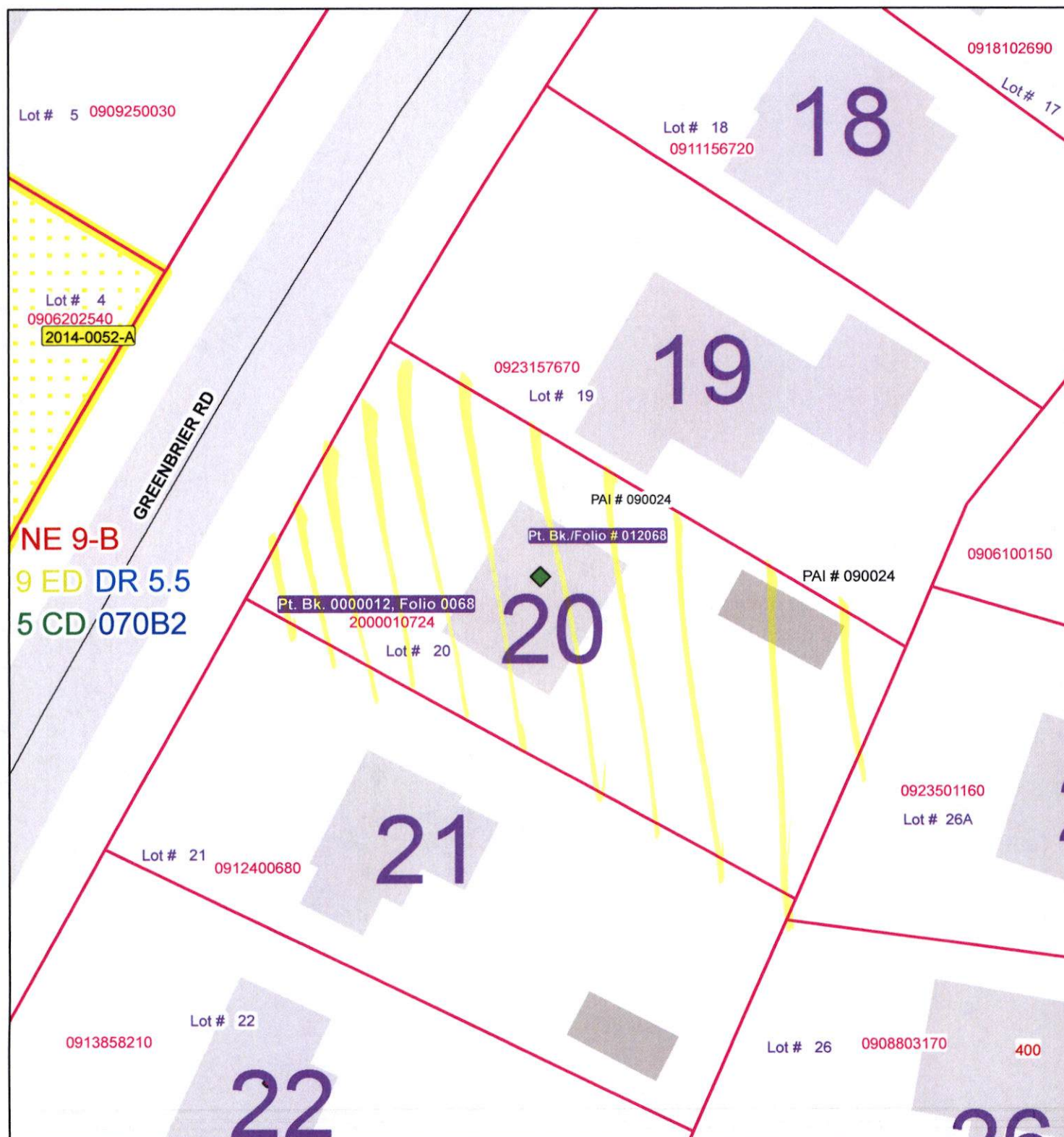
SUBJECT: DEPS Comment for Zoning Item # 2018-0009-A
Address 104 Greenbrier Road
(Pederson & Kerr Property)

Zoning Advisory Committee Meeting of **July 24, 2017.**

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

Reviewer: Steve Ford Date: 7-19-2017

Enter Property Address Here



Publication Date: 2/3/2017



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

2018-0009-A



1998-0414-SPH
1985-0255-SPHA
1993-0385-SPHA
1950-1757-X
R-1947-1030

001500300

ML

NE 10-B

Lot # 18
0912590630

Lot # 6
0919610070

Lot # 7
0908300520

Lot # 8
0922000090

1900007502

Lot # 14
0919711710

Lot # 15
0919717570

Lot # 16
0912740980

Lot # 17
0918102690

Lot # 30
0918350560

Pt. Bk./Folio # 017034C

Lot # 5
0909250030

Lot # 4
0906202540
2014-0052-A

Pt. Bk. 0000012, Folio 0068

5CD 9ED

070B2

Lot # 3
0912202330

DR 5.5
PAI # 090024

Pt. Bk./Folio # 012068

Lot # 2
0911470720

NE 9-B

Lot # 22
0913858210

Lot # 21
0912400680

Lot # 20
2000010724

PAI # 090024

Lot # 26A
0923501160

Lot # 26
0908803170

OVERCREST RD

BROOK RD

Lot # 4
0922001460

Lot # 3
0913553710

GREENBRIER RD

Lot # 15
0907152230

Lot # 14

0912200380

Lot # 18
0923005370

Lot # 17
0918472960

1997-0451-A

Lot # 16
0923507070

Lot # 15

Lot # 14

Lot # 13

Lot # 13
0906573240

Lot # 13
0907471750
2004-0384-A

0911000450

0916003420

Lot # 17
0923006560
1989-0012-SPHX

0903004940

0902471760

0907580710

Pt. Bk. 0000015, Folio 0008

2018-0009-A



A-9000-8103

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2000010724			
Owner Information					
Owner Name:	PEDERSON GREGORY T KERR STACEY LEE		Use:	RESIDENTIAL	
Mailing Address:	6227 BLOOMINGTON AVE RICHFIELD MN 55423-		Principal Residence:	YES	
			Deed Reference:	/34491/ 00283	
Location & Structure Information					
Premises Address:		104 GREENBRIER RD 0-0000		Legal Description:	LT 20 RER LT GREENBRIER
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0015	0725		0000	1
					4
					20
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0012/0068
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1941	1,600 SF	400 SF	7,118 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	3 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2016	As of 07/01/2017
Land:		103,100	103,100		
Improvements		198,700	258,600		
Total:		301,800	361,700	301,800	321,767
Preferential Land:		0			0
Transfer Information					
Seller: PROPERTY ACQ 46 LLC		Date: 12/04/2013		Price: \$435,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /34491/ 00283		Deed2:	
Seller: MURRAY MARIE L		Date: 03/28/2013		Price: \$235,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33366/ 00211		Deed2:	
Seller:		Date: 10/09/1986		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06925/ 00113		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 04/30/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

2018-0009-A

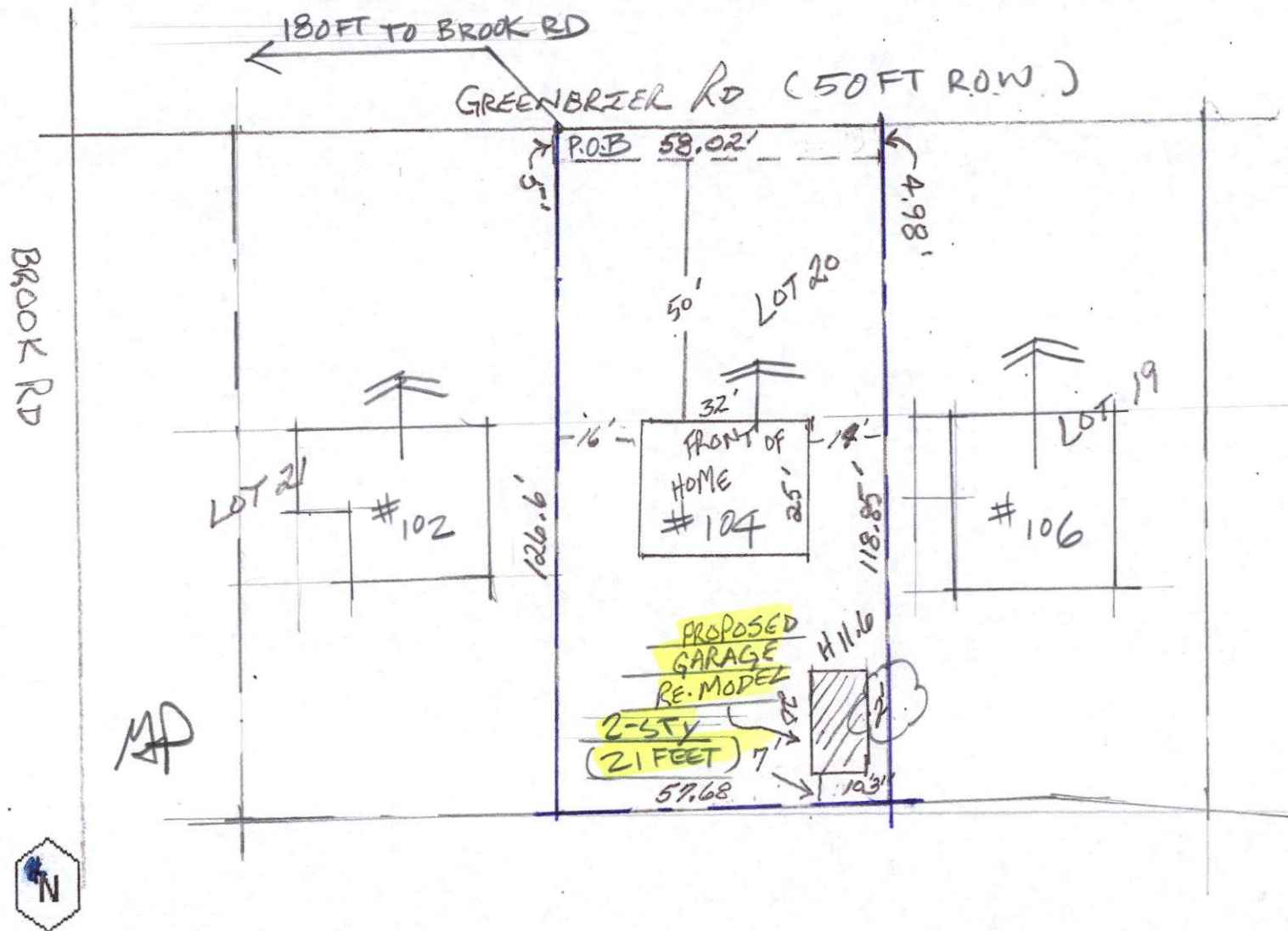
1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal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

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 104 GREENBRIER RD OWNER(S) NAME(S) GREG PEDERSON & STACEY KERR

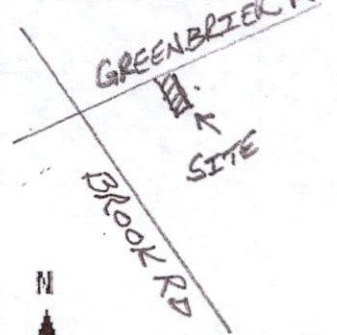
SUBDIVISION NAME GREENBLIER LOT # 20 BLOCK # 4 SECTION # 1

PLAT BOOK # 12 FOLIO # 68 10 DIGIT TAX # 2000010724 DEED REF. # 34491/00283



PLAN DRAWN BY GREG PEDERSON DATE 6/6/17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 070B2

SITE ZONED DR5.5

ELECTION DISTRICT 9TH

COUNCIL DISTRICT 5TH

LOT AREA ACREAGE _____

OR SQUARE FEET 7,118

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

NONE

2018-0009-A

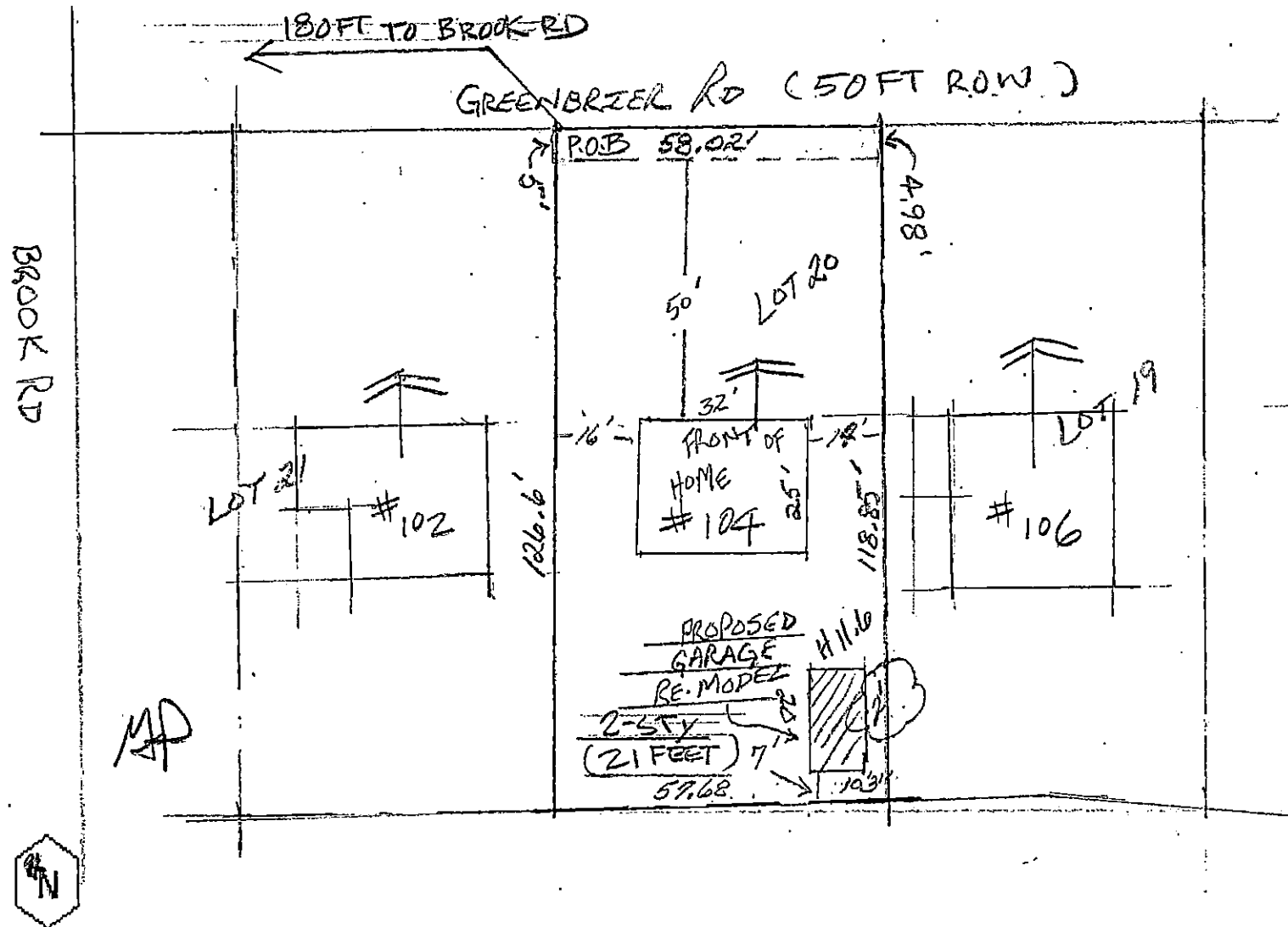
Pet. Exh. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 104 GREENBRIER RD OWNER(S) NAME(S) GREG PEDERSON & STACEY KERR

SUBDIVISION NAME GREENBRIER LOT # 20 BLOCK # 4 SECTION # 1

PLAT BOOK # 12 FOLIO # 68 10 DIGIT TAX # 2000010724 DEED REF. # 34491/00283



SITE VICINITY MAP

GREENBRIER RD

BROOK RD

SITE



MAP IS NOT TO SCALE

ZONING MAP# 070B2

SITE ZONED DR5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5TH

LOT AREA ACREAGE _____

OR SQUARE FEET 7,118

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

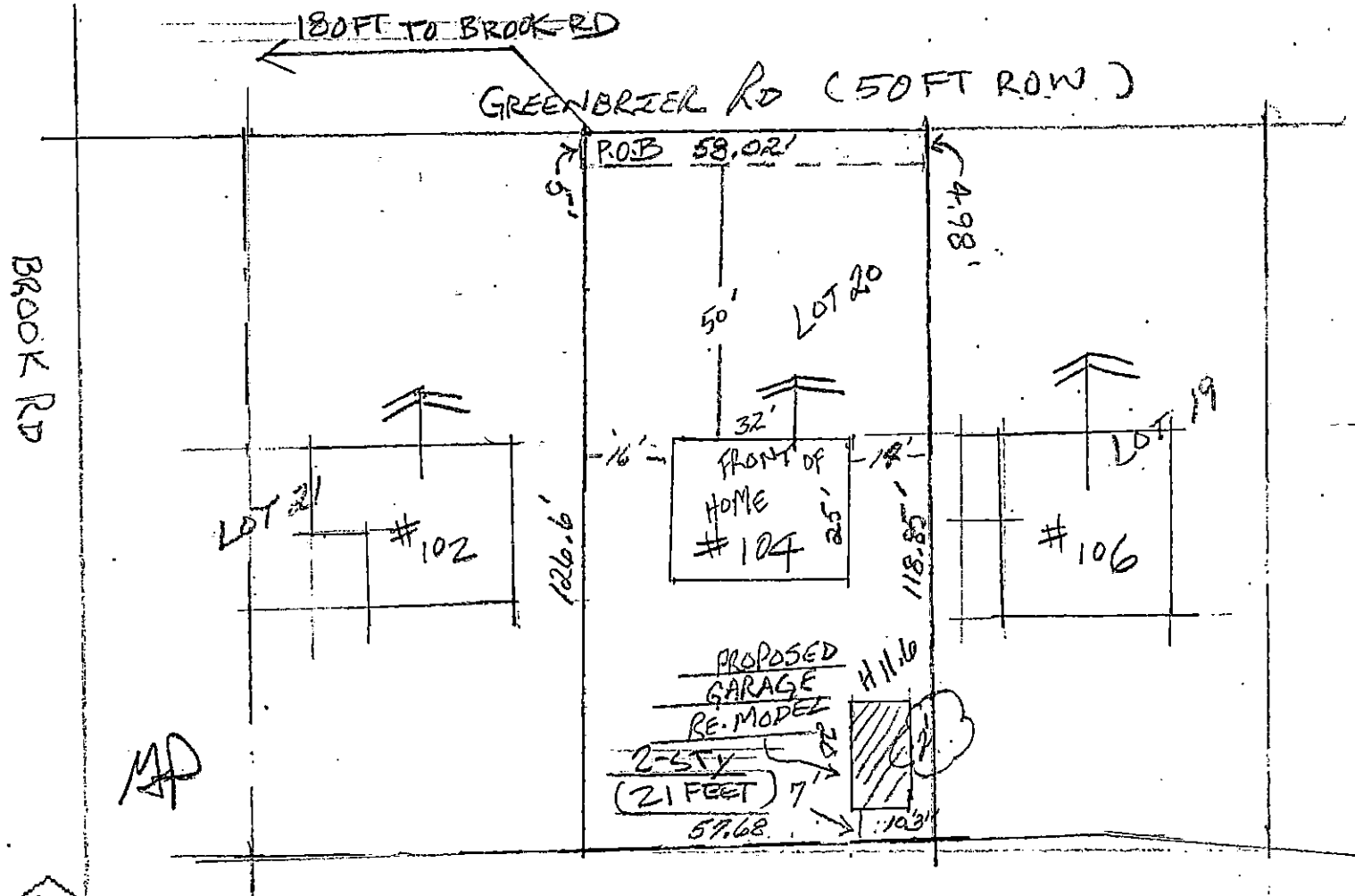
PLAN DRAWN BY GREG PEDERSON DATE 6/6/17 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

NONE

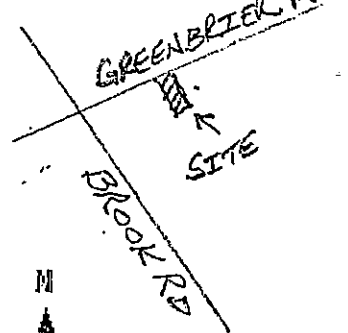
2018-0009-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 104 GREENBRIER RD OWNER(S) NAME(S) GREG PEDERSON & STACEY KERR
SUBDIVISION NAME GREENBRIER LOT # 20 BLOCK # 4 SECTION # 1
PLAT BOOK # 12 FOLIO # 68 10 DIGIT TAX # 2000010724 DEED REF. # 34491/00283



PLAN DRAWN BY GREG PEDERSON DATE 6/6/17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070B2

SITE ZONED DR5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5TH

LOT AREA ACREAGE _____

OR SQUARE FEET 7,118

HISTORIC? No

IN CECA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

NONE

2018-0009-A

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 11, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2017-0354-A, 355-SPHA,
2018-0001, 0003-A, 0005-SPH, 0006-A, 0007-SPHX, 0009-A, 0010-SPH,
0014-A, 0016-A, 0017-SPH, 0018-A, 0019-A, 0020-A

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

VKD:CEN
cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2018-0345-SPHA, 2019-0001-A, 0002-SPHA, 0003-A, 0004-A,
0005-SPHA, 0008-A, 0009-A and 0010-A

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

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VKD: cen
cc: file



2018-0009-A

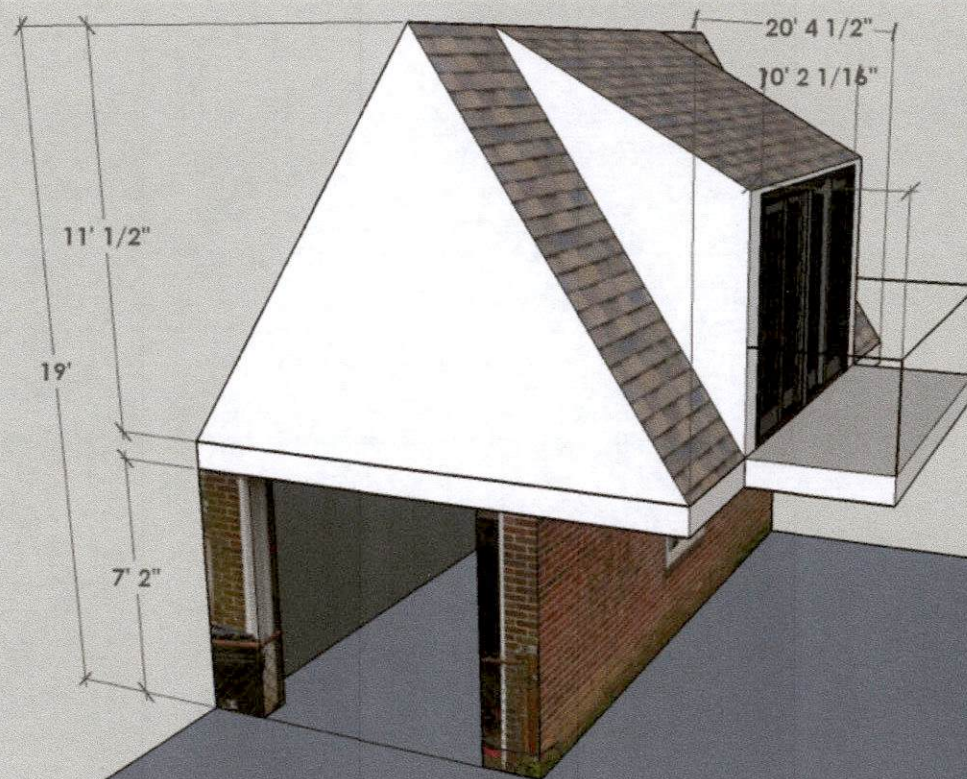
2000-18-2



2018-0009-A

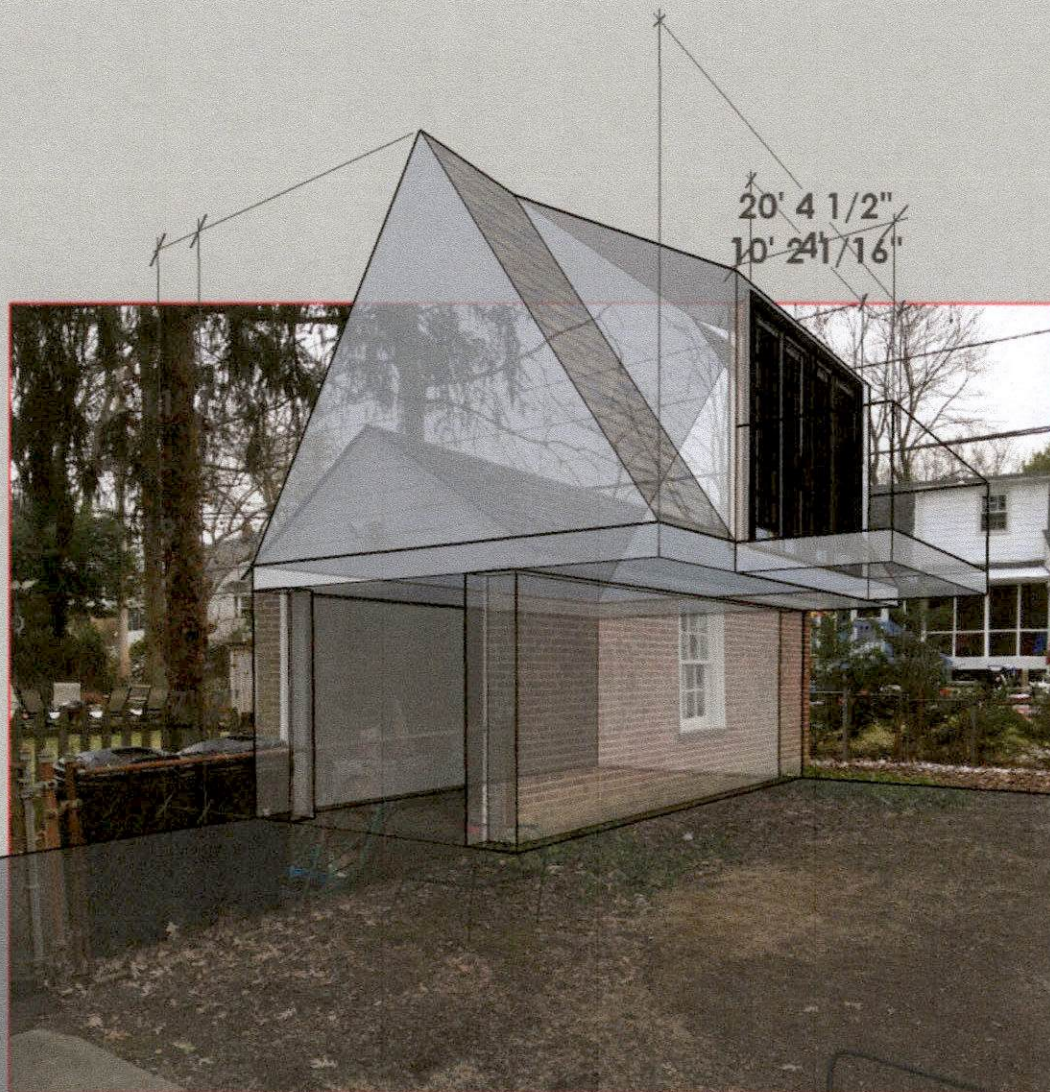


2018-0009-A



2018-0009-A

4-9000-8164



2018-0009-A

A-9000-212

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>7-23-17</u> by <u>Hoffman</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2000010724			
Owner Information					
Owner Name:	PEDERSON GREGORY T KERR STACEY LEE		Use:	RESIDENTIAL	
Mailing Address:	6227 BLOOMINGTON AVE RICHFIELD MN 55423-		Principal Residence:	YES	
			Deed Reference:	/34491/ 00283	
Location & Structure Information					
Premises Address:		104 GREENBRIER RD 0-0000		Legal Description:	LT 20 RER LT GREENBRIER
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0015	0725		0000	1
					4
					20
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0012/0068
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1941	1,600 SF	400 SF	7,118 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	3 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	103,100	103,100			
Improvements	198,700	258,600			
Total:	301,800	361,700	301,800	321,767	
Preferential Land:	0			0	
Transfer Information					
Seller: PROPERTY ACQ 46 LLC		Date: 12/04/2013		Price: \$435,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /34491/ 00283		Deed2:	
Seller: MURRAY MARIE L		Date: 03/28/2013		Price: \$235,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33366/ 00211		Deed2:	
Seller:		Date: 10/09/1986		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06925/ 00113		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 04/30/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

-NOTE-
 SHADED AREA SUBJECT TO THE
 RESTRICTIONS AS SET FORTH
 IN A DEED FROM
 THE BLACK & DECKER MFG. CO.
 TO
 CHARLES B. MANN-3RD.



GREENBRIER

A SUB-DIVISION
 OF

BLACK & DECKER MFG. CO. PROPERTY

AT

TOWSON, BALTIMORE CO., MARYLAND.

2018-0009-A

NOTE-ROAD LOCATIONS IN SECTIONS NOS 2 & 3 ARE TENTATIVE

SCALE=80 FEET TO ONE INCH
 NOTES: COPIED FROM PLAT MADE BY
 FRED H. DOLLENBERG
 SURVEYOR & CIVIL ENGINEER
 TOWSON, MD. - DUNCAN BLDG - AUGUST 26, 1939.