

M E M O R A N D U M

DATE: October 30, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0058-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 27, 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 *
(5207 Carroll Place)
13th Election District
1st Council District
Eric & Angela L. Surratt
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0058-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners (brother and sister) of the property, Eric and Angela L. Surratt (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit the accessory buildings (a proposed in-ground pool and existing detached garage) of an existing dwelling to occupy a total of 52% of the rear yard area in lieu of the maximum allowed 40% thereof, and to allow the existing detached garage building to be located 6 in. from the lot line 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 1, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-27-17

By EW

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

Although the Department of Planning did not make any recommendations related to the existing detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or 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 27th day of **September, 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 the accessory buildings (a proposed in-ground pool and existing detached garage) of an existing dwelling to occupy a total of 52% of the rear yard area in lieu of the maximum allowed 40% thereof, and to allow the existing detached garage building to be located 6 in. from the lot line in lieu of the required 2.5 ft., respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 9-27-17

By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the existing detached garage into a dwelling unit or apartment. The existing detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. 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 9-27-17

By bw



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 5207 CARROLL PLACE Currently zoned DR 5.5
 Deed Reference 39145 100398 10 Digit Tax Account # 13 137 51340
 Owner(s) Printed Name(s) Eric Surratt / Angela Surratt

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from: Section 400.1 of BCZR to permit the accessory buildings (a proposed in-ground pool and an existing detached garage) of an existing dwelling to occupy a total of 52% of the rear yard area in lieu of the maximum allowed 40% thereof, and, to allow the existing detached garage building to be located 6 inches from the lot line in lieu of the required 2-1/2 feet, respectively.
- ☐ **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):

Eric Surratt, Angela Surratt
 Name #1 - Type or Print Name #2 - Type or Print
Eric Surratt, Angela Surratt
 Signature #1 Signature #2
5207 Carroll Place Balto. MD
 Mailing Address City State
21227, 240-353-4276, ericthebarbaric69@yahoo.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:

Jay Schneider
 Name - Type or Print
J. Schneider
 Signature
8260 Preston Ct. Jessup MD
 Mailing Address City State
20794, 410-289-3124, j.schneider@antonyshuman.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 2018-0058-A Filing Date 8/2/17 Estimated Posting Date 9/3/17 Reviewer AT

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.

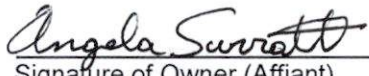
Address: 5207 Carroll Place Baltimore MD 21227
Print or Type Address of property City State Zip Code

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)

Would like to install a 12'x24' in-ground concrete swimming pool in the backyard with 400 sq ft of concrete patio. Due to the fact there is an existing garage located at the rear of the property this proposed swimming pool will exceed the 40% lot coverage per code 400.1. There will be adequate drainage per the design drawing.
Confirm location of existing garage to be within 2 1/2' of property line

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


Signature of Owner (Affiant)
Eric Surratt
Name- Print or Type


Signature of Owner (Affiant)
Angela Surratt
Name- Print or Type

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

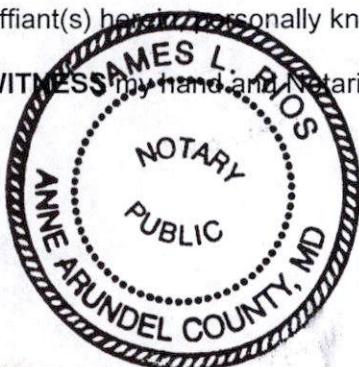
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

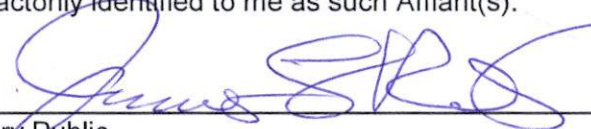
I HEREBY CERTIFY, this 9th day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Eric Surratt & Angela Surratt

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

AS WITNESS my hand and Notaries Seal




Notary Public

MARCH 19, 2021
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.

Address: 5207 Carroll Place Baltimore MD 21227
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)

Would like to install a 12'x24' in-ground concrete swimming pool in the backyard with 400sf of concrete patio. Due to the fact there is an existing garage located at the rear of the property, this proposed swimming pool will exceed the 40% lot coverage per code 400.1. There will be adequate drainage per the design drawing.
Confirm existing location of existing garage to be within 2 1/2' of property line

(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)
Eric Surratt
Name- Print or Type

✓ Angela Surratt
Signature of Owner (Affiant)
Angela Surratt
Name- Print or Type

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

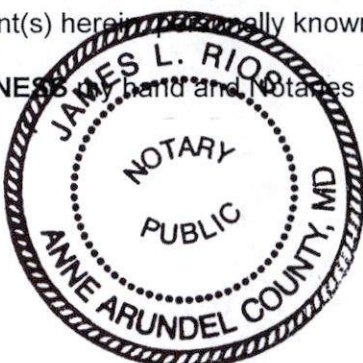
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

✓ I HEREBY CERTIFY, this 9th day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ERIC SURRATT & ANGELA SURRATT

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

AS WITNESSES my hand and Notary Seal



[Signature]
Notary Public

MARCH 19, 2021
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 5207 CARROLL PLACE Currently zoned DRS.5
 Deed Reference 139145100398 10 Digit Tax Account # 1313751340
 Owner(s) Printed Name(s) Eric Surratt / Angela Surratt

(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 400.1 of BCZR to permit the accessory buildings (a proposed in-ground pool and an existing detached garage) of an existing dwelling to occupy a total of 52% of the rear yard area in lieu of the maximum allowed 40% thereof, and, to allow the existing detached garage building to be located 6 inches from the lot line in lieu of the required 2-1/2 feet, respectively.

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):

✓ Eric Surratt, Angela Surratt
 Name #1 - Type or Print Name #2 - Type or Print
 ✓ [Signature], Angela Surratt
 Signature #1 Signature #2
5207 Carroll Place Balto. MD
 Mailing Address City State
21227, 240-353-4276, ericthebarbaric69@yahoo.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Date / /
 Zip Code Telephone # Email Address

Representative to be contacted:

Jay Schneider
 Name - Type or Print
[Signature]
 Signature
8260 Preston Ct. Jessup MD
 Mailing Address City State
20794, 410-299-3124, jschneider@earthlink.net
 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 2018-0058-A Filing Date 8/21/17 Estimated Posting Date 9/3/17 Reviewer AT

Zoning Property Description For:

5207 Carroll Place, Baltimore MD 21227-2414

Beginning at point on the southeast side of Carroll Place which is 40 feet wide, at a distance of 145 feet northeast of the center line of the nearest improved intersecting street, Linden Avenue, which is 40 feet wide.

Being lot #29, block 2, parcel 1226, in the subdivision of Linden Heights, Lots 29, 30, 31, 5207 Carroll Pl: as recorded in Baltimore county plat book # 0005/0064, Map 0101, Grid 0023, containing 6,000 sf.

Located in the 13th election District and 1st council district

2018-0058-A

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: August 21, 2017

TO: Administrative Law Judge

FROM: Aaron Tsui, Zoning Review

Subject: Zoning Case No. 2018-0058-A
5207 Carroll Place

The Representative for the Petitioners stated that the co-owners (brother and sister) inherited the property and will work with SDAT to change the SDAT property information from non-principal to principal residence.

This Office advised the Representative that such change of principal residence status must take effect prior to the Administrative Law Judge to review the file. If the status remains as 'Not' principal residence, the petition must be turned into regular Variance, which requires a public hearing with a new sign posting and advertisement.

A handwritten signature in blue ink, appearing to read "Aaron Tsui", with a long horizontal flourish extending to the right.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/25/2017

Case Number: 2018-0058-A

Petitioner / Developer: ERIC SURRATT

Date of Hearing (Closing): SEPTEMBER 18, 2017

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:
5207 CARROLL PLACE

The sign(s) were posted on: SEPTEMBER 1, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0058 - A Address 5207 Carrol Place

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

Filing Date: 08/21/17 Posting Date: 09/03/17 Closing Date: 09/18/17

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- 0058 -A Address 5207 Carroll Place

Petitioner's Name: Eric Surratt Telephone 240-353-4276

Posting Date: 09/03/17 Closing Date: 09/18/2017

Wording for Sign: To permit a proposed in-ground pool and an existing detached garage in the rear yard of an existing dwelling with a total of 52% rear yard area and a rear yard setback of 6 inches in lieu of the maximum allowed 40% and a 2-1/2 feet, respectively.

Revised 7/10/17

№ 157176

Date:

8/21/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
----------	--------	------	-----

8/22/2017 8/21/2017 10:15:12 2

REG US02 WALKIN JEE

>>RECEIPT # 023352 8/21/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 157176

Receipt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Total:

75

Rec

From:

For:

5207 CARROLL PLACE

2018-0058-A

DISTRIBUTION⁷.

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 19, 2017

Eric & Angela Surratt
5207 Carroll Place
Baltimore MD 21227

RE: Case Number: 2018-0058 A, Address: 5207 Carroll Place

Dear Mr. & Ms. Scott:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 21, 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
Jay Schreider, 8260 Preston Court, Jessup MD 20794

9-18

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: August 29, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0058-A
Address 5207 Carroll Place
(Surratt Property)

Zoning Advisory Committee Meeting of **September 4, 2017**.

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

Reviewer: Steve Ford Date: 8-29-2017



STATE HIGHWAY
ADMINISTRATION

Date: August 30, 2017

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 20180052A 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. 20180052A

*Administrative Variance
Eric & Angela Servatt
5207 Carroll Place -*

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, 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: August 29, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0058-A
Address 5207 Carroll Place
(Surratt Property)

Zoning Advisory Committee Meeting of **September 4, 2017**.

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

Reviewer: Steve Ford Date: 8-29-2017

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1313751340			
Owner Information					
Owner Name:	SURRETT ANGELA L SURRETT ERIC		Use:	RESIDENTIAL	
Mailing Address:	4918 OLYMPIA AVE BELTSVILLE MD 20705-		Principal Residence:	NO	
			Deed Reference:	/39145/ 00398	
Location & Structure Information					
Premises Address:		5207 CARROLL PL BALTIMORE 21227-2414		Legal Description:	LTS 29,30,31 5207 CARROLL PL LINDEN HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0023	1226		0000	
					Block:
					2
					Lot:
					29
					Assessment Year:
					2016
					Plat No:
					1
					Plat Ref:
					0005/ 0064
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1948	896 SF	400 SF	6,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	57,200	57,200			
Improvements	130,600	140,700			
Total:	187,800	197,900	194,533	197,900	
Preferential Land:	0			0	
Transfer Information					
Seller: SURRETT BENJAMIN B JR		Date: 06/27/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39145/ 00398		Deed2:	
Seller: SMITH LAURA		Date: 05/02/2007		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /25575/ 00359		Deed2:	
Seller: DOYEN LAURA		Date: 01/05/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21224/ 00187		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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: Application received					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application		Date:			

2018-0058-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

Balto. Co.

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1313751340			
Owner Information					
Owner Name:		SURRETT ANGELA L SURRETT ERIC		Use:	RESIDENTIAL YES
Mailing Address:		5207 CARROLL PLACE HALETHORPE MD 21227-		Principal Residence:	
				Deed Reference:	/39145/ 00398
Location & Structure Information					
Premises Address:		5207 CARROLL PL BALTIMORE 21227-2414		Legal Description:	LTS 29,30,31 5207 CARROLL PL LINDEN HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0023	1226		0000	
					Block:
					2
					Lot:
					29
					Assessment Year:
					2016
					Plat No:
					1
					Plat Ref:
					0005/ 0064
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1948	896 SF	400 SF	6,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
Land:		57,200	57,200		
Improvements		130,600	140,700		
Total:		187,800	197,900	194,533	197,900
Preferential Land:		0			0
Transfer Information					
Seller: SURRETT BENJAMIN B JR		Date: 06/27/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39145/ 00398		Deed2:	
Seller: SMITH LAURA		Date: 05/02/2007		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /25575/ 00359		Deed2:	
Seller: DOYEN LAURA		Date: 01/05/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21224/ 00187		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2017	07/01/2018
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: Application received					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 01 Account Number - 0005751							
Owner Information										
Owner Name:			SURRATT ANGELA L ETAL SURRATT ERIC				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			4918 OLYMPIA AVE BELTSVILLE MD 20705-				Deed Reference:		/39742/ 00601	
Location & Structure Information										
Premises Address:			4918 OLYMPIA AVE BELTSVILLE 20705-0000				Legal Description:		LOTS 8.9.10	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	E-0691
0013	00B4	0000		1500		J		2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:		8			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1967		1,008 SF				6,678 SF		001		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	FRAME	1 full						
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:			75,200	75,200						
Improvements			134,000	170,500						
Total:			209,200	245,700		221,367		233,533		
Preferential Land:			0					0		
Transfer Information										
Seller: SURRATT ANGELA L				Date: 06/28/2017			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39742/ 00601			Deed2:			
Seller: SURRATT BENJAMIN B JR				Date: 06/28/2017			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39742/ 00597			Deed2:			
Seller: VILLA GUILLERMO & BEATRIZ				Date: 02/06/2014			Price: \$21,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /35620/ 00230			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class	07/01/2017		07/01/2018					
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 08/01/2017										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				



2018-0058-A



2018-0058-A



2018-0058-A



2018-0058-A



2018-0058-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

8-29

DEPS

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

NC

FIRE DEPARTMENT

PLANNING

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

8-30

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: _____

9-1-17

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2018-0058-A
Type: ADMISTRATIVE VARIANCE
Legal Owner: Eric & Angela Surratt
Contract Purchaser

Primary Use: RESIDENTIAL

Reviewer: TsuiAaron

Critical Area : No Flood Plain: No Historic No Election Dist Thirteenth Councilmanic Dist First

Property Address: 5207 Carroll PLACE

Location: SE/S of Carroll Place, 145 ft. NE of the centerline of Linden Avenue

Existing Zoning: DR 5.5

Area: 6,000 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit the accessory buildings (a proposed in-ground pool and existing detached garage) of an existing dwelling to occupy a total of 52% of the rear yard area in lieu of the maximum allowed 40% thereof, and, to allow the existing detached garage building to be located 6 in. from the lot line in lieu of the required 2.5 ft., respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 9/18/2017 12:00:00AM

Miscellaneous:

8021

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 5207 Carroll Place OWNER(S) NAME(S) Eric Surratt; Angela Surratt
SUBDIVISION NAME Linden Heights LOT # 29-31 BLOCK # 2 SECTION # —
PLAT BOOK # 5 FOLIO # 64 10 DIGIT TAX # 1313751340 DEED REF. # 39145100398

PLAT BOOK # 5 FOLIO # 64 10 DIGIT TAX # 1313751340 DEED REF. # 39145100398

CARROLL PL (40 FT ROW)

145 FEET TO C
OF LINDEN AVE

60.0°
POB

LOTS 29, 30, 31
6,000 SQ FT

Total rear property 2040sf

100. Ex-garage 580sf

Proposed pool + patio 828sf

TOTAL ACCESSORY
STRUCTURES IN REAR
YARD = 52%

#5205

SITE VICINITY MAP

SHELBOURNE RD

CARROLL PL

LINDEN AVE

SITE

N

MAP IS NOT TO SCALE

ZONING MAP# 0101

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 600

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN ? *No*

UTILITIES? MARK WITH

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? 11

IF SO GIVE CASE NUMB

AND ORDER RESULT BE

AND ORDER RESULT BE
N/C

[illegible]

NO

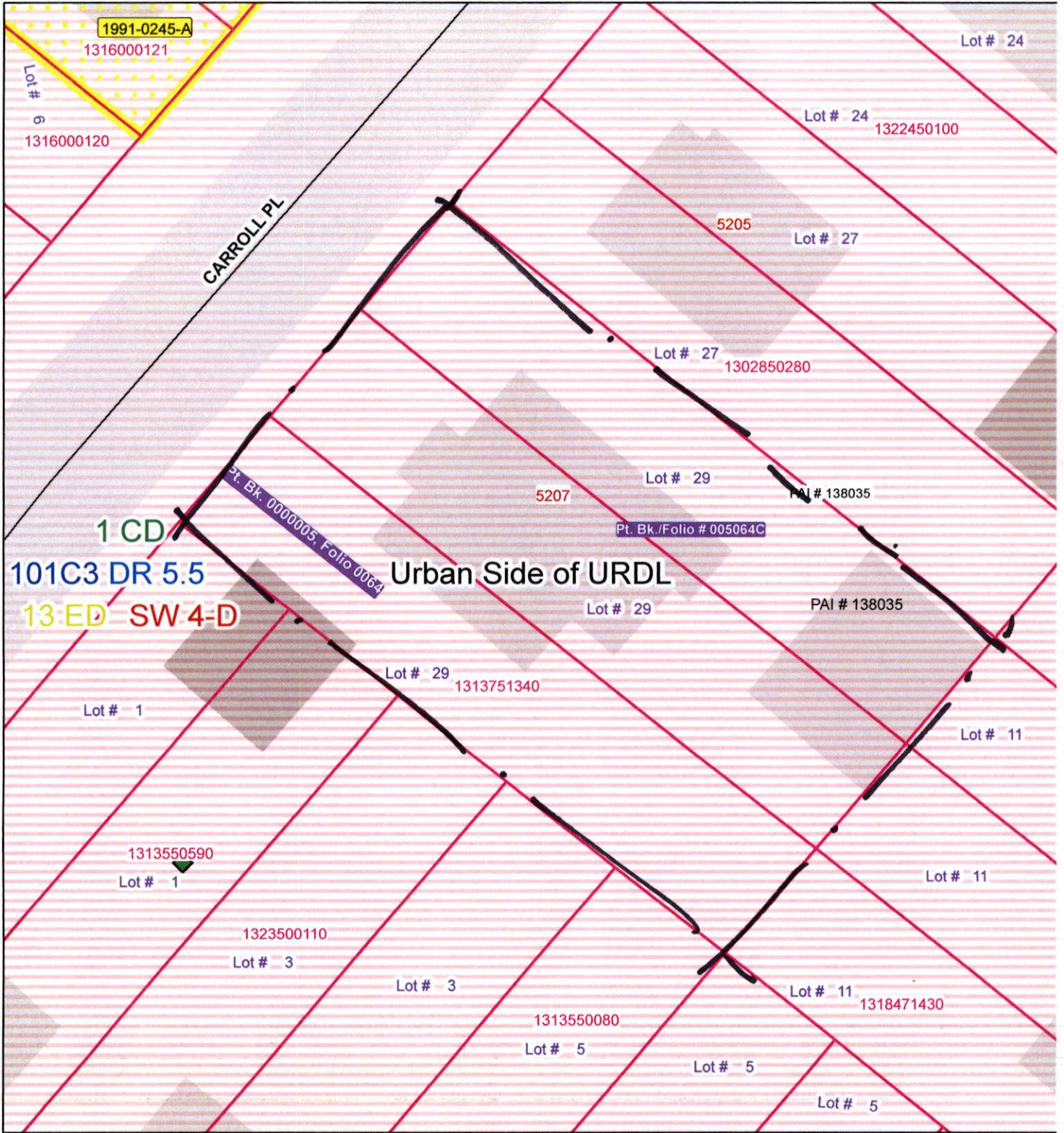
Ret. Exp. 1

PLAN DRAWN BY Chuck Beaver DATE 8/7/17 SCALE: 1 INCH = 20 FEET
Anthony & Sylvan Pools

2018-0058-A

Pet. Exh. 1

5207 Carroll Place



Publication Date: 8/18/2017



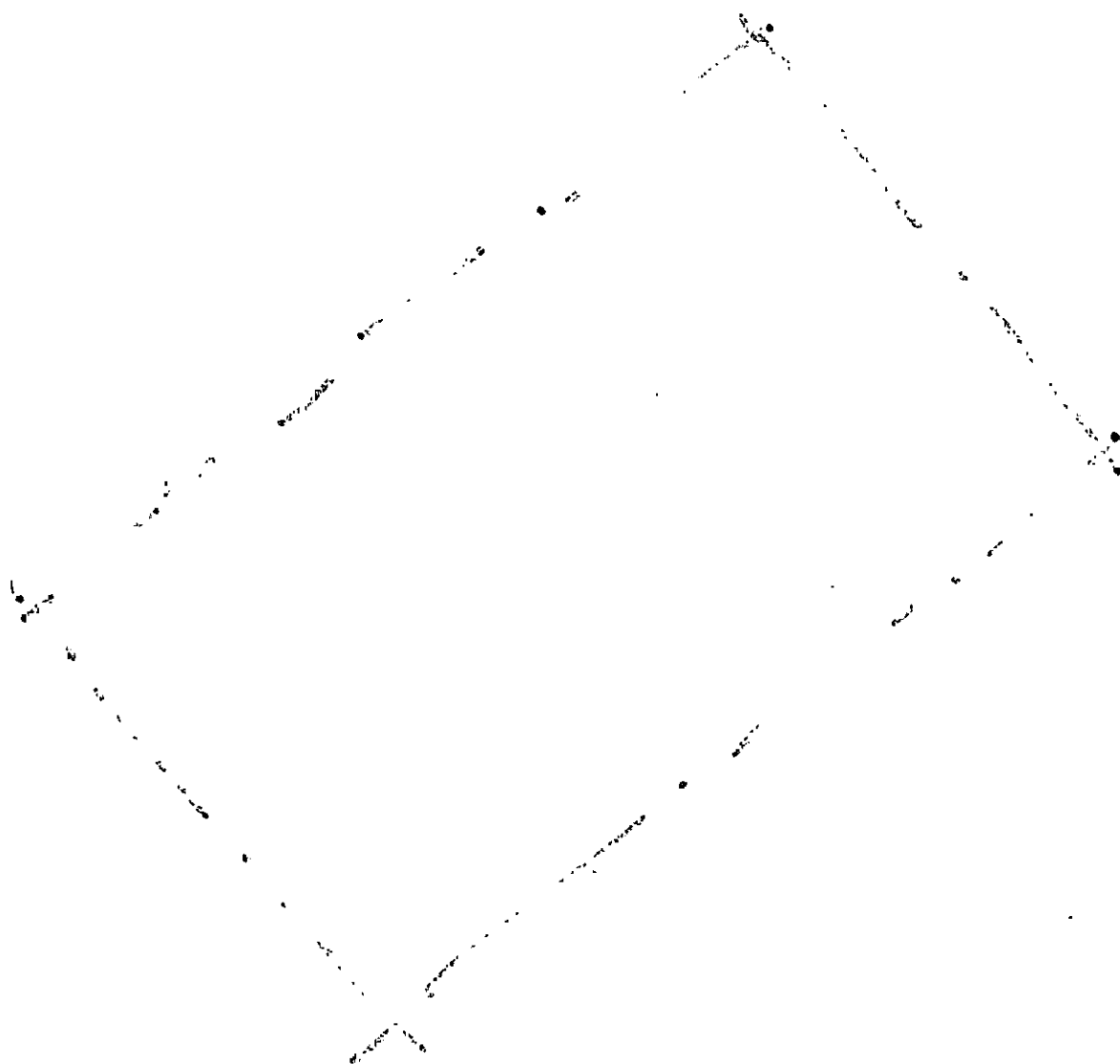
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet

2018-0058-A



A-8200-8102

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5207 Carroll Place OWNER(S) NAME(S) Eric Surratt; Angela Surratt
 SUBDIVISION NAME Linden Heights LOT # 29-31 BLOCK # 2 SECTION # —
 PLAT BOOK # 5 FOLIO # 64 10 DIGIT TAX # 1313751340 DEED REF. # 39145100398

CARROLL PL (40 FT ROW)

145 FEET TO C
OF LINDEN AVE

60.0'
POB

LOTS 29, 30, 31
6,000 SQ FT

Total rear property 2040sf

Ex. garage 580sf

Proposed pool + patio 828sf

TOTAL ACCESSORY
STRUCTURES IN REAR
YARD = 52%

#5205

FENCE PER CODE

Drainage
12" wall

400sf covered
patio

12x24

POOL

36.6'

GARAGE

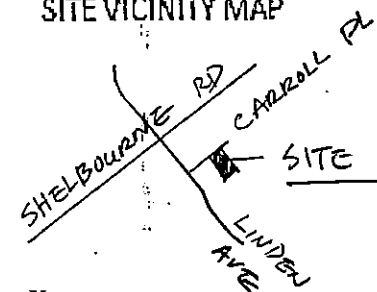
60.0'

Existing

#611

Proposed

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 0101

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 13

LOT AREA ACREAGE —

OR SQUARE FEET 6000

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE —

SEWER IS:

PUBLIC ☒ PRIVATE —

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

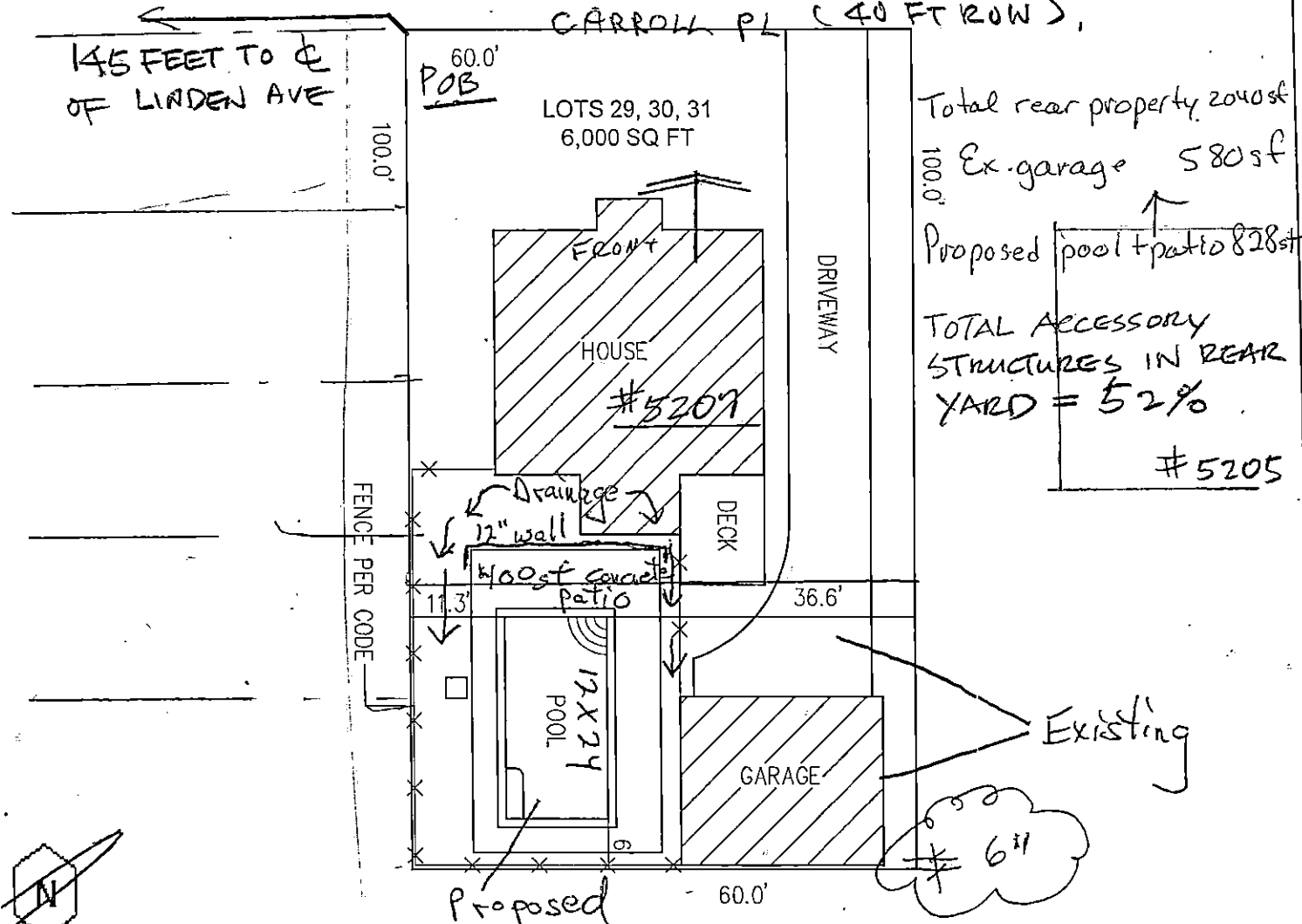
NO

PLAN DRAWN BY Chuck Beaver DATE 8/7/17 SCALE: 1 INCH = 20 FEET
Anthony & Sylvan Pools

2018-0058-A

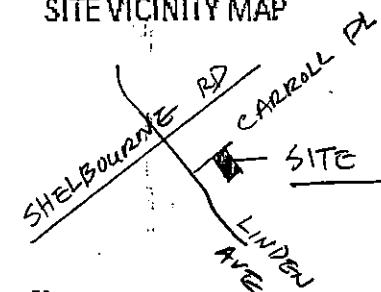
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5207 Carroll Place OWNER(S) NAME(S) Eric Surratt; Angela Surratt
 SUBDIVISION NAME Linden Heights LOT # 29-31 BLOCK # 2 SECTION # —
 PLAT BOOK # 5 FOLIO # 64 10 DIGIT TAX # 1313751340 DEED REF. # 39145100398

CARROLL PL (40 FT ROW)



PLAN DRAWN BY Chuck Beaver DATE 8/7/17 SCALE: 1 INCH = 20 FEET
Anthony & Sylvan Pools

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP # 0101

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 13

LOT AREA ACREAGE —

OR SQUARE FEET 6000

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

NO

—

—

—

VIOLATION CASE INFO:

NO

—

2018-0058-A