

IN RE: PETITION FOR SPECIAL HEARING *

(9101 Bengal Road) *

2nd Election District *

4th Council District *

Michael Gitagia & Shareba Kerriem *

Legal Owners

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

* **Case No. 2018-0066-SPH**

* * * * *

OPINION AND ORDER

Petitioners Michael Gitagia and Shareba Kerriem filed the above petition for special hearing, seeking to increase the size of an Assisted Living Facility I from four to seven beds. Petitioners did not attend the public hearing scheduled for October 19, 2017 at 10:00 a.m. As such this case will be dismissed.

THEREFORE, IT IS ORDERED this 20th day of **October, 2017** by this Administrative Law Judge, that the Petition for Special Hearing filed in the above captioned matter, be and is hereby DISMISSED WITHOUT PREJUDICE.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date

10/20/17

By

slh



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9101 Bengal Rd Randallstown MD 21133 which is presently zoned DR5-5
 Deed References: 27278100395 10 Digit Tax Account # 0214900030
 Property Owner(s) Printed Name(s) Gitagiu, Michael / Shareba Kerriem

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 To approve the increase in the amount of beds for an existing Assisted Living Facility I to 7 beds, in lieu of the maximum allowed 4 beds.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Gitagiu, Michael / Shareba Kerriem
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 MG Signature #2 Shareba
4Marbledale Ct Reisterstown MD
 Mailing Address _____ City _____ State _____
21136 / 443-857-5230 / sakpara@aol.com
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

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

CASE NUMBER 2018-0066-SP4 Filing Date 8/25/17 Do Not Schedule Dates: _____ Reviewer JS



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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Deed References: 27278100395 10 Digit Tax Account # 0214900030

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(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

Gitagia, Michael / Shareba Kerriem

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4Marbledale Ct Reisterstown MD

Mailing Address City State

21136 / 443-857-5230 / sakpara@aol.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

CASE NUMBER 2018-0066-SPM Filing Date 8/25/17 Do Not Schedule Dates: _____ Reviewer JS

THE ZONING PETITION PROPERTY DESCRIPTION

PART A

Zoning property description for 9101 Bengal Road. Beginning at a point on the South side of Bengal Road which is 50 feet wide at a distance of 30 feet of the centerline of the nearest improved intersecting street..... Off Rd ...which is..... 10 feet wide.

PART B

Being lot# 9, Block D, Section# 1 in the subdivision of Randall Ridge as recorded in Baltimore County Plat Book# 26, Folio# 139, containing 10,725 square feet. Located in the 2 Election District and 4 Council District.

2018-0066-SP4

Note to Hearing Officer:

9101 Bengal Road, 21133

Mr. Beverungen,

The petitioner in this case runs/owns an existing 4 bed ALF-I and wants to increase the total amount of beds to 7. This property does not meet the density required to allow 7 beds and the petitioner was advised of this. She was told by Carl that she could ask for it via Special Hearing so she insisted that we take in her petition.

Jason Seidelman

Zoning Review

Baltimore County, MD

410-87-3391



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5199767

Sold To:

Michael Gitagia & Shareba Kerriem - CU00619961
4 Marbledale Ct
Reisterstown, MD 21136-3210

Bill To:

Michael Gitagia & Shareba Kerriem - CU00619961
4 Marbledale Ct
Reisterstown, MD 21136-3210

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 28, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2018-0066-SPH
9101 Bengal Road
S/west corner of intersection of Offutt Road and Bengal Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Michael Gitagia & Shareba Kerriem

Special Hearing to determine whether or not the Administrative Law Judge should approve the increase in the amount of beds for an existing Assisted Living Facility 1 to 7 beds, in lieu of the maximum allowed 4 beds.

Hearing: Thursday, October 19, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/103 September 28 5199767

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/3/2017

Case Number: 2018-0066-SPH

Petitioner / Developer: MR. GITAGIA ~ MS. KERRIMAN

Date of Hearing (Closing): OCTOBER 19, 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:
9101 BENGAL ROAD

The sign(s) were posted on: SEPTEMBER 29, 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)



KEVIN KAMENETZ
County Executive

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

September 11, 2017

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S/west corner of intersection of Offutt Road and Bengal Road

2nd Election District – 4th Councilmanic District

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. Gitagia, Ms. Kerriem, 4 Marbledate Court, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 29, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2017 Issue - Jeffersonian

Please forward billing to:
Michael Gitagia & Shareba Kerriem
4 Marbledale Court
Reisterstown, MD 21133

443-857-5230

NOTICE OF ZONING HEARING

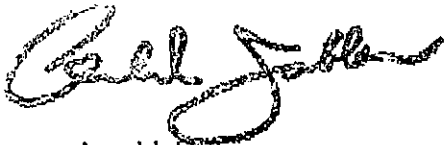
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S/west corner of intersection of Offutt Road and Bengal Road
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
9101 Bengal Road; SW corner of intersection		
Of Offutt Road & Bengal Road	*	OF ADMINISTRATIVE
2 nd Election & 4 th Councilmanic Districts		
Legal Owner(s): Michael Gitagia	*	HEARINGS FOR
& Shareba Kerriem		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2018-066-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

SEP 07 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of September, 2017, a copy of the foregoing Entry of Appearance was mailed to Michael Gitagia and Shareba Kerriem, 4 Marbledale Court, Reisterstown, Maryland 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2018-0066-SPH

Property Address: 9101 BENGAL ROAD

Property Description: _____

Legal Owners (Petitioners): MICHAEL GITAGIA + SHAREBA KERRIEM

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL GITAGIA + SHAREBA KERRIEM

Company/Firm (if applicable): _____

Address: 9101 BENGAL RD

RANDOLPHSTOWN, MD 21133

Telephone Number: 443-857-5230

Revised 7/9/2015

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

NO 157183

Date: 8/25/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept-Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00

Total: \$ 500.00

Rec From: GITALIN + KERRICK

For: 2018-0066-SPH

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTION TIME DAY
 8/29/2017 8/25/2017 11:46:04 1
 REG NO: 001 WALKIN LOR
 RECEIPT # 743414 8/25/2017 0510
 Dept 5 528 ZCHING VERIFICATION
 CR NO 157183
 Dept Tot 1500.00
 1.00 CR 1500.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 12, 2017

Michael Gitagia
Shareba Kerriem
4 Marbledale Court
Reisterstown MD 21136

RE: Case Number: 2018-0066 SPH, Address: 9101 bengal 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 August 25, 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 faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 9/5/17

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. 2018-0066-SPH

Special Hearing
Michael Gtagla & Shareba Kerriem
9101 Bengal 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,



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

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2017

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2017
Item No. 2018-0055-A, 0066-SPH, 0068-A, 0069-A, 0070-A and 0071-A

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

* * * * *

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 9/20/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-066

INFORMATION:

Property Address: 9101 Bengal Road
Petitioner: Michael Gitagia, Shareba Kerriem
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should permit an increase in the amount of beds for an existing Assisted Living Facility I to 7 beds in lieu of the maximum allowed 4 beds.

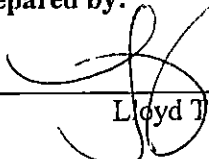
A site visit was conducted on September 8, 2017.

The Department opposes granting the petitioned zoning relief.

Field inspection shows insufficient space to locate the required 3 parking spaces in conformance with the provisions of BCZR §432A.1.C. The Department of Permits, Approvals and Inspections, Zoning Review Office has indicated to the Administrative Law Judge that site density cannot support 7 beds. This Department will concur with the total number of beds as determined by the Administrative Law Judge based upon Zoning Review recommendation and evidence brought through the public hearing.

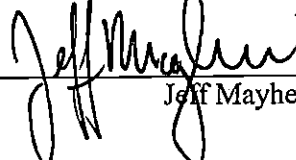
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Dennis Wertz
Michael Gitagia & Shaereba Kerriem
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0066-SPH
Address 9101 Bengal Road
(Gitagia & Kerriem Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

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

Reviewer: Steve Ford Date: 9-6-2017

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-11</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-16</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
	FIRE DEPARTMENT	_____
<u>9-20</u>	PLANNING (if not received, date e-mail sent _____)	<u>Opposes</u>
<u>9-5</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: <u>9-28-17</u>	
SIGN POSTING	Date: <u>9-29-17</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: * See note from Jason Seidelman (Zoning Review)

Both residences (Bengal & Marblehead) per SPAT indicate
"principal residence"

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 02 Account Number - 0214900030								
Owner Information										
Owner Name:		GITAGIA MICHAEL KERRIEM SHAREBA				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		9101 BENGAL RD RANDALLSTOWN MD 21133-3405				Deed Reference:		/27278/ 00395		
Location & Structure Information										
Premises Address:		9101 BENGAL RD 0-0000				Legal Description:		9101 BENGAL RD RANDALL RIDGE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0077	0001	0304		0000	1	D	9	2016	Plat Ref:	0026/0139
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1960		1,212 SF		1009 SF		10,725 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		SIDING	1 full/ 1 half					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:		56,600		56,600						
Improvements		101,300		123,900						
Total:		157,900		180,500		172,967		180,500		
Preferential Land:		0						0		
Transfer Information										
Seller: WILLIAMS LYNN, JR				Date: 08/25/2008		Price: \$250,000				
Type: ARMS LENGTH IMPROVED				Deed1: /27278/ 00395		Deed2:				
Seller: FORTE CARL A				Date: 06/21/2005		Price: \$240,000				
Type: ARMS LENGTH IMPROVED				Deed1: /22066/ 00293		Deed2:				
Seller: NUSINOV EDITH				Date: 11/07/1988		Price: \$89,900				
Type: ARMS LENGTH IMPROVED				Deed1: /08019/ 00178		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 09/22/2008										
Homeowners' Tax Credit Application Information										

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search

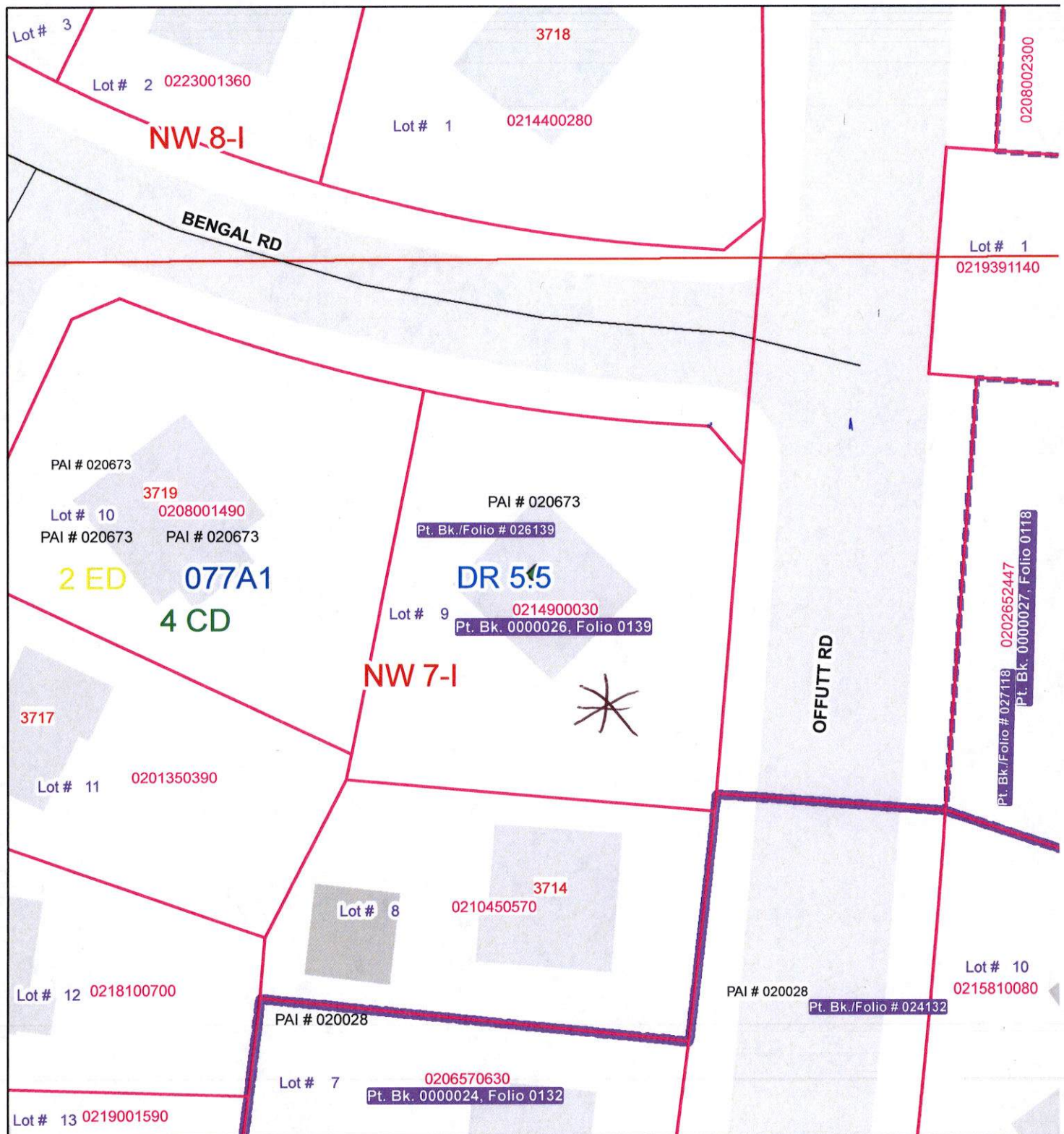
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 0416002330			
Owner Information					
Owner Name:	GITAGIA MICHAEL K KERRIEM SHAREBA A		Use:	RESIDENTIAL	
Mailing Address:	4 MARBLEDALE CT REISTERSTOWN MD 21136		Principal Residence:	YES	
			Deed Reference:	/33707/ 00051	
Location & Structure Information					
Premises Address:		4 MARBLEDALE CT 0-0000		Legal Description:	
HATHAWAY					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0057	0006	0329		0000	
					Block:
					C
					Lot:
					6
					Assessment Year:
					2016
					Plat No:
					2
					Plat Ref:
					0030/ 0148
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1966	1,080 SF		750 SF		11,700 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	ASBESTOS SHINGLE	2 full	
					Last Major Renovation
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2016		07/01/2017
					As of
					07/01/2018
Land:	60,300		60,300		
Improvements	120,500		160,100		
Total:	180,800		220,400		207,200
Preferential Land:	0				220,400
					0
Transfer Information					
Seller: PAFFENBACK R WILLIAM, TRUSTEE		Date: 05/31/2013		Price: \$225,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33707/ 00051		Deed2:	
Seller: PAFFENBACK R WILLIAM		Date: 02/23/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30540/ 00036		Deed2:	
Seller: HATHAWAY HOMES INC		Date: 07/21/1967		Price: \$21,140	
Type: ARMS LENGTH IMPROVED		Deed1: /04784/ 00029		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: Denied					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

9101 Bengal Road



Publication Date: 7/19/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

NOTES:

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- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 1" ±

Zoning map # **071A1**

Site Zoned: DR5.5

Election District: 2

Council District: 4

Area acreage: 0.25

Square Feet: 10,725

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

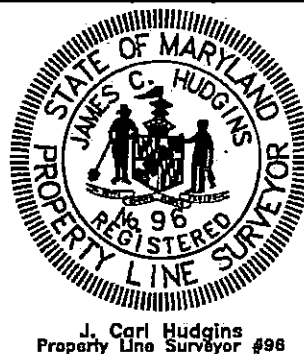
Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel # 240010 0360B. Effective 3-2-81

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING. **X**

ADDRESS **9101 BENGAL ROAD** OWNERS NAMES **GITAGIA, MICHAEL / SHAREBA KERRIEM** SUBDIVISION NAME **RANDALL RIDGE PLAT 1** LOT# **9** BLOCK# **D** SECTION# **1** PLAT BOOK# **26** FOLIO# **139** TAX# **0214900030** DEED REF# **27278/00395**

This is to certify that I have surveyed the property shown hereon, being known as Lot 9, Block D, Plat 1, Section 1, RANDALL RIDGE and recorded among the land records of Baltimore County, Maryland in PL BK 26 folio 139 for the purpose of locating the improvements thereon.

- * This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins
Property Line Surveyor #96

LOCATION DRAWING

9101 Bengal Road

Baltimore County, Maryland

NTT Associates, Inc.

16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

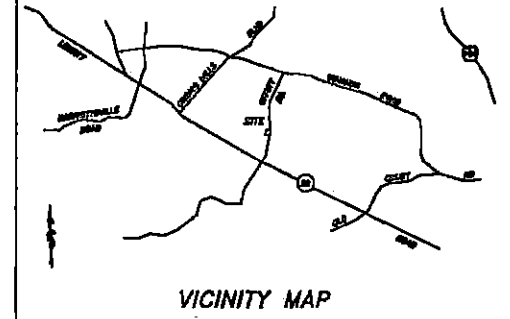
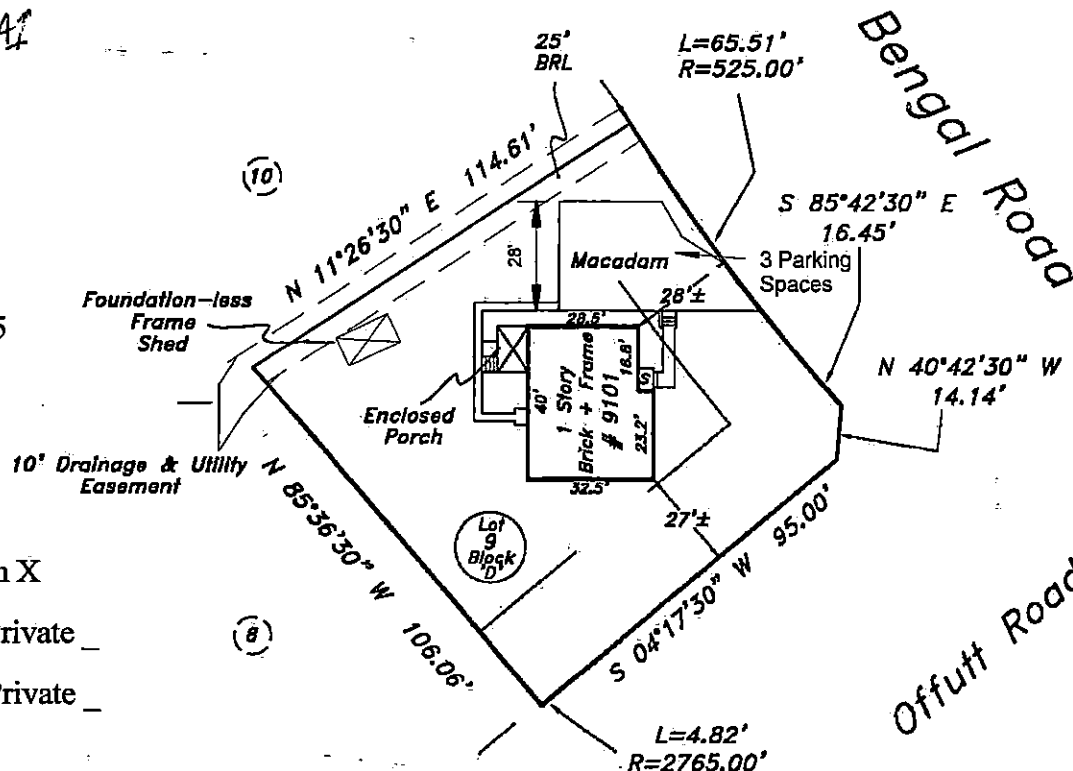
Scale: 1" = 50'

Date: 2-18-08

Field By: Don

Drawn By: Don

Drawing # IT10582A



VICINITY MAP

#9101 Bengal Road,
Baltimore County, Maryland 21133
Owner: Shareba Kerriem and Michael Gitagia
Applicant: Shareba Kerriem
Add: 9101 Bengal Road, Randallstown, MD 21133
Date 1960
Phone: (443) 857-5230

Lot size: 10,725 SQ. Ft.
Zoning Map **071A1**
Zone **DR 5.5**
Parking: 1 space for Each 3 Beds=
parking required
Existing Floor Area Sq. Ft.
1st Floor=1,212
2nd Floor=1,212
Total 2,424 SQ. FT
Basement Storage And Mechanical Equipment=

Open Space: .10 LOT AREA (10,725 SQ. FT) = 1,725

2018-0066-CDU

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Zoning map # 077A1

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Council District: 4

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In CBCA? No

In flood plain? No

Utilities? Mark with X

Water is public X Private

Sewer is public X Private

Prior Hearing? No

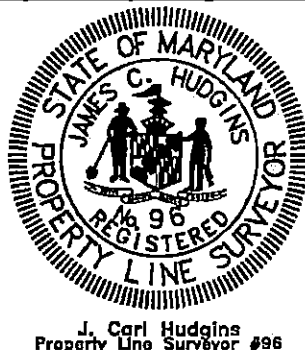
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ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING. X

ADDRESS 9101 BENGAL ROAD OWNERS NAMES GITAGIA, MICHAEL / SHAREBA KERRIEM SUBDIVISION NAME RANDALL RIDGE PLAT 1 LOT# 9 BLOCK# D SECTION# 1 PLAT BOOK# 26 FOLIO# 139 TAX# 0214900030 DEED REF# 27278/00395

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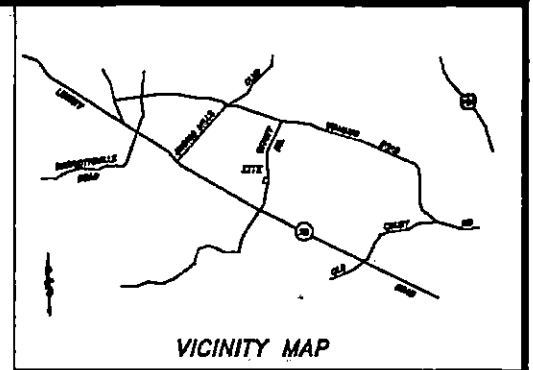
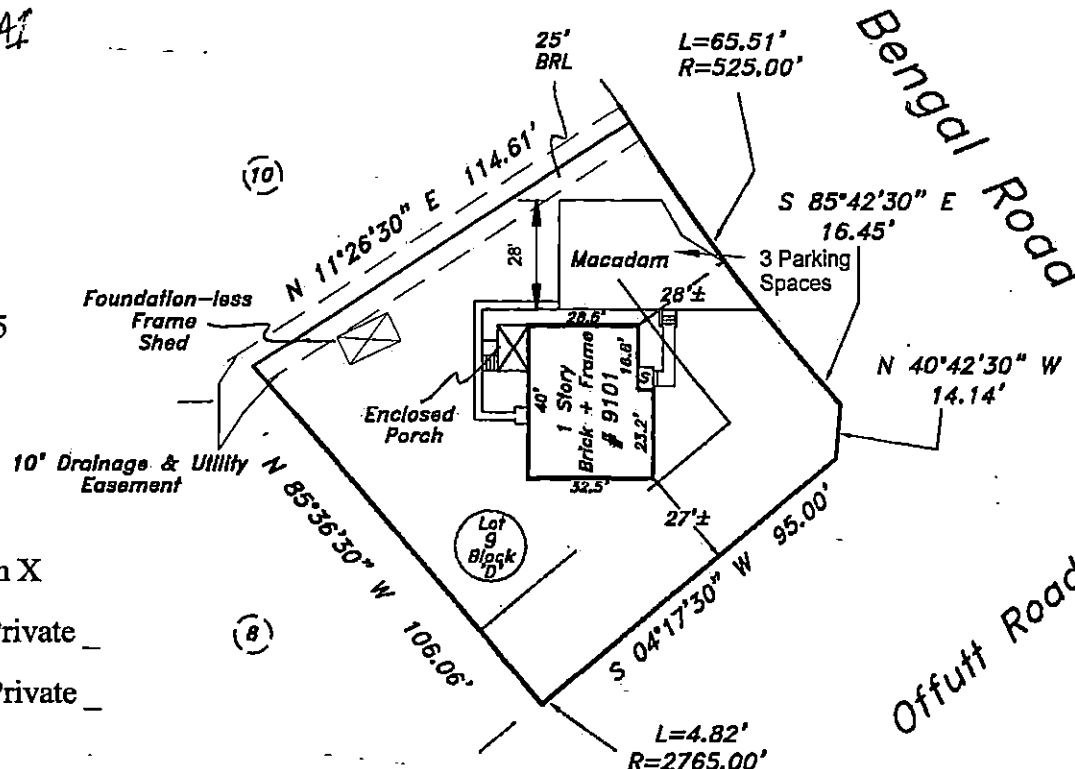
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2018-0066-CPA