

MEMORANDUM

DATE: May 15, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0239-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 2018. 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 *
(8203 Tama Court)

3rd Election District *

2nd Council District *

Karen Ellen Bush *

(formerly Karen Bush Hirschbein) *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0239-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 owner of the property, Karen Ellen Bush (formerly Karen Bush Hirschbein) ["Petitioner"]. The Petitioner is requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), to permit an addition with a side yard setback of 8 ft. 4 in. in lieu of the minimum required 20 ft. and sum of both sides of 31 ft. in lieu of the required 50 ft. and rear yard setback of 38 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-13-18

By [Signature]

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the BCZR, to permit an addition with a side yard setback of 8 ft. 4 in. in lieu of the minimum required 20 ft. and sum of both sides of 31 ft. in lieu of the required 50 ft. and rear yard setback of 38 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-13-18

By [Signature]



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 8203 TAMA COURT Currently zoned DR-1

Deed Reference 28535 / 0485

10 Digit Tax Account # 0 3 1 8 0 5 2 4 4 0

Owner(s) Printed Name(s)

KAREN ELLEN BUSH,

(Formerly known as Karen B. Hirschbein)

(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) 1 B02.3, B ECZR

TO PERMIT AN ADDITION WITH A SIDEYARD SETBACK OF 8'4" IN LIEU OF THE MINIMUM REQUIRED 20' AND SUM OF BOTH SIDES OF 3' IN LIEU OF THE REQUIRED 50' AND REAR YARD SETBACK OF 38' IN LIEU OF THE REQUIRED 50'.
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):

KAREN ELLEN BUSH /

Name #1 – Type or Print

Name #2 – Type or Print

Karen Ellen Bush

Signature #1

Signature #2

8203 TAMA COURT

PIKESVILLE

MARYLAND

Mailing Address

City

State

21208

/

410-493-7255

/

karenbush918@gmail.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:

PATRICK D. JAROSINSKI

Name – Type or Print

Patrick D. Jarosinski

Signature

PO Box 234

RIDERWOOD

MARYLAND

Mailing Address

City

State

21139

/

Zip Code

Telephone - #410-494-1017

Email - patrick@pdjassociates.com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 13 day of April, 2018, 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.

CASE NUMBER 2018-0239-A

Filing Date 3/13/18

Estimated Posting Date 3/25/18

Reviewer JR

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: 8203 TAMA COURT PIKESVILLE MARYLAND 21208
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

This is a unique pie-shaped property that sits at the end of a court, therefore the front yard is narrower and opens up to the rear of the property that borders wooded land. The house does not currently have a garage. The owner would like to construct an attached garage addition on the side of the house that makes the most sense functionally to the existing layout of the house. The addition will complement the existing architecture of the house, as well as the houses of the surrounding neighborhood. There are other properties that in the neighborhood that have requested similar variances due to the constrictions of the building setback lines. This will remain the Petitioners primary residence.

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

Karen Ellen Bush
Signature of Owner (Affiant)

Signature of Owner (Affiant)

KAREN ELLEN BUSH
Name- Print or Type

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 26 day of February, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Karen Bush

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

AS WITNESS my hand and Notaries Seal

Cynthia D'Amelio
Notary Public

Karie D. Johnson
Anne Arundel County
Commission Expires 03/03/2018

3-3-2018
My Commission Expires

CYNTHIA D'AMELIO
NOTARY PUBLIC
BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires March 03, 2018

IN THE MATTER OF

Karen Bush Hirschbein
(your current name)

FOR CHANGE OF NAME TO

Karen Ellen Bush
(new name)

*

IN THE

*

CIRCUIT COURT

*

FOR

*

Baltimore County

*

Civil No.: 03-C-11-001253

* * * * *

ORDER FOR CHANGE OF NAME

1. BASIS

The provisions of this order are based upon

☐ An evidentiary hearing before a ☐ Judge ☐ Master.

☒ A ruling by the court without a hearing.

2. ORDER

UPON CONSIDERATION of the Petition to Change Name filed in this matter, it is hereby

ORDERED that the name of Karen Bush Hirschbein be and the same is
changed to: Karen Ellen Bush

Date

6/23/11

JUDGE

H. Path Stuy



I HEREBY CERTIFY THIS IS A TRUE PHOTO COPY
OF THE ORIGINAL JUDGMENT FOR CHANGE OF NAME
FILED IN CASE NO. 03C-11-001253.

SIGNED AND SEAL AFFIXED THIS 30th DAY OF
June 20 11.

Spide d. Eiser
CLERK, CIRCUIT COURT FOR BALTIMORE COUNTY

Zoning Description

Beginning at a point in the center of Tama Court, at a distance of 464.5' south of Marcie Drive, thence running 1) N 64 degrees 05' 00" E 283.07 feet, 2) S 41 degrees 27' 40" E 202.85 feet, 3) S 16 degrees 10' 0" W 64.16 feet, 4) S 89 degrees 02' 30" W 250.27 feet, 5) N 34 degrees 40' 58" W 55.52', 6) N 47 degrees 42' 17" W 35.36' feet, and 7) N 27 degrees 00' 00" W 49.75 feet to the point of beginning.

Containing 1.1218 Acres of Land and comprising Lot 4 of a Deed recorded among the Land Records of Baltimore County in Liber 28535 Folio 485.

CERTIFICATE OF POSTING

CASE NO. 2018-0239-A

PETITIONER/DEVELOPER

KAREN ELLEN BUSH

DATE OF HEARING/CLOSING

4/9/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

8203 TANIA COURT

THIS SIGN(S) POSTED ON

MARCH 25, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/25/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0239-A

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 8'-4" IN LIEU OF THE MINIMUM REQUIRED 20' AND SUM OF BOTH SIDES OF 31' IN LIEU OF THE REQUIRED 50' AND REAR YARD SETBACK OF 30' IN LIEU OF THE REQUIRED 50'.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 9, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

mgadm 86 3/25/18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0239 -A Address 8203 TAMA COURT

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/13/18 Posting Date: 3/25/18 Closing Date: 4/9/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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- 0239 -A Address 8203 TAMA COURT

Petitioner's Name KAREN ELLEN BUSH Telephone 410-493-7255

Posting Date: 3/25/18 Closing Date: 4/9/18

Wording for Sign: To Permit an addition with a side yard setback of
8'-4" in lieu of the minimum required 20' and sum of both sides
of 31' in lieu of the required 50'. And rear yard setback of
38' in lieu of the required 50'.

Revised 6/30/2018

**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: 2018-0239-A

Property Address: 8203 TANA COURT PIKEVILLE, MD 21208

Property Description: _____

Legal Owners (Petitioners): KAREN ELLEN BUSH

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: KAREN ELLEN BUSH

Company/Firm (if applicable): _____

Address: 8203 TANA COURT PIKEVILLE, MD 21208
PIKEVILLE, MD 21208

Telephone Number: 410-493-7255

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

NO 166281

Date: 3/13/18

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

Total: 75.00

Rec From: KAREN ELLEN BUSH

For: 8203 TAMA CT
CITY # 2018-0239-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS - ACTUAL TIME DRW
3/14/2018 3/13/2018 10:49:35 1
REG NSOL WALKIN LJR
RECEIPT # 778773 3/13/2018 GFLP
Dept 5 528 ZONING VERIFICATION
CR NO: 166281
Recpt Tot 75.00
75.00 CK 1.00 Cr
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

April 10, 2018

Karen Ellen Bush
8203 Tama Court
Pikesville MD 21208

RE: Case Number: 2018-0239 A, Address: 8203 Tama Court

Dear Ms. Bush:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 13, 2018. 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
Patrick D Jarosinski, P O Box 234, Riderwood MD 21139

Date: 3/19/18

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

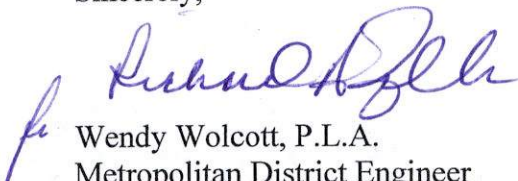
Dear Ms. Lewis:

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. 2018-0239-A

*Administrative Variance
Karen Ellen Bush
8203 Tarna Court*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

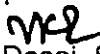
WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2018
Item No. 2018-0237-A, 0238-A, 0239-A, 0240-SPH, 0242-A, 0243-A, 0244-A, 0245-A and 0247-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 Correspondence



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

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

DATE: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0239-A
Address 8203 Tama Court
(Bush Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0239-A
Address 8203 Tama Court
(Bush Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>3-25-18</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Debra Wiley

From: Debra Wiley
Sent: Monday, April 09, 2018 2:05 PM
To: Bonifacio Jun Fernando Jr
Subject: AV Case No. 2018-0239-A (Closing date: 4/9)
Attachments: 20180409134818418.pdf

✓
OK - Deb
Sees on Pet.
Note about
former name

Hi Jun,

Please see attached SDAT record for the above and note that the owner's name is different than the Petitioner for this address.

Thought I'd check with you to see if you know anything since John usually bounces it back to Zoning if it's not their principal residence.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, April 09, 2018 1:48 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 04.09.2018 13:48:18 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0318052440			
Owner Information					
Owner Name:		HIRSCHBEIN KAREN B		Use:	RESIDENTIAL
Mailing Address:		8203 TAMA CT BALTIMORE MD 21208-1952		Principal Residence:	YES
				Deed Reference:	/28535/ 00485
Location & Structure Information					
Premises Address:		8203 TAMA CT 0-0000		Legal Description: 8203 TAMA CT STEVENSON RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0017	0263		0000	4 F 4 2017 0026/0005
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1959	2,456 SF	900 SF	47,480 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		137,100	137,100		
Improvements		225,700	262,100		
Total:		362,800	399,200	374,933	387,067
Preferential Land:		0			0
Transfer Information					
Seller: HIRSCHBEIN MARC J		Date: 08/18/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28535/ 00485		Deed2:	
Seller: RICHMAN STEVEN LAWRENCE		Date: 08/14/2002		Price: \$360,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16706/ 00436		Deed2:	
Seller: ROMAN PAUL W		Date: 06/04/1998		Price: \$235,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12907/ 00695		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 06/14/2011					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0238-A **Reviewer:** Aaron Tsui

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Sandy Swain

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 926 FAIRMOUNT AVE

Location: SW/S of Fairmount Avenue, 55 ft. NW of the centerline of Locustvale Avenue

Existing Zoning: DR 10.5

Area: 1900 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached accessory structure (carport) in the rear yard of the dwelling with a side yard setback of 6 in. in lieu of the minimum required 2.5 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/09/2018

Miscellaneous Notes:

Case Number: 2018-0239-A **Reviewer:** Jun Fernando

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Karen Ellen Bush

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 8203 TAMA CT

Location: E/S of Tama Court, 464.5 ft. S of Marcie Drive

Existing Zoning: DR 1

Area: 1.1218 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition with a side yard setback of 8 ft. 4 in. in lieu of the minimum required 20 ft. and sum of both sides of 31 ft. in lieu of the required 50 ft. and rear yard setback of 38 ft. in lieu of the required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/09/2018

Miscellaneous Notes:

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



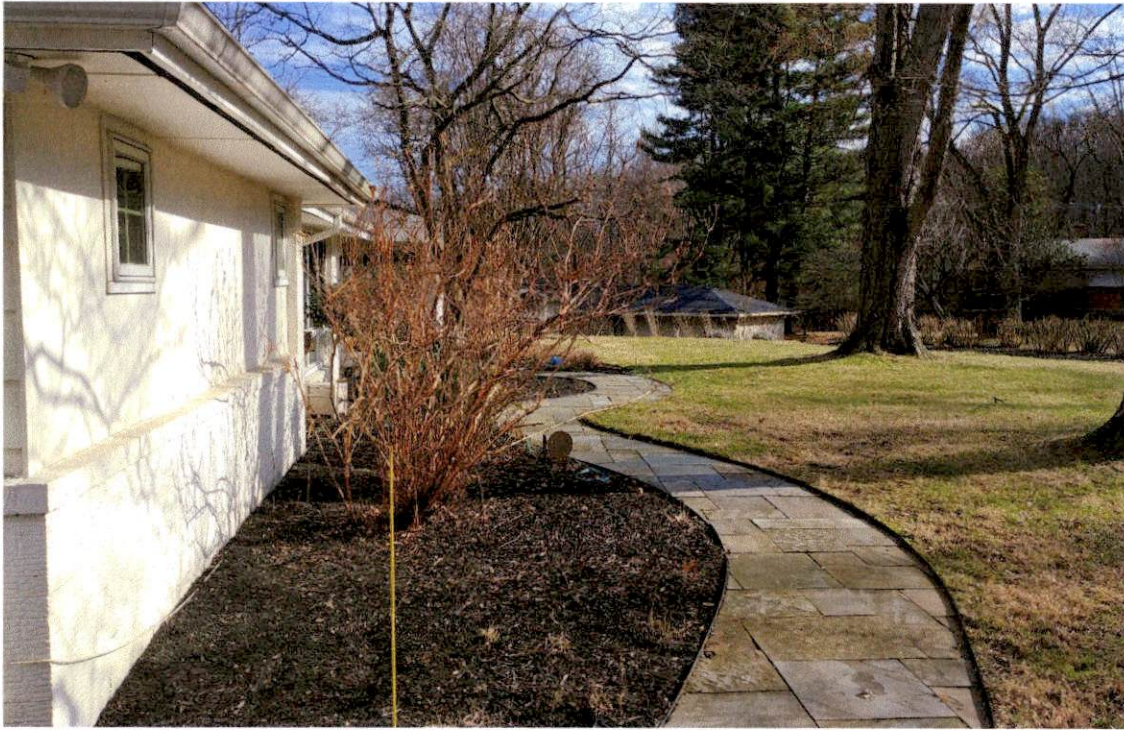
1- View northeast towards property Owner's house from Tama Court



2- View southwest towards Tama Court from proposed addition

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



3- View southeast from proposed addition towards neighbor at 8201 Tama Court



4- View west from proposed addition towards neighbor at 8204 Tama Court

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



5- View northwest from proposed addition towards neighbor at 8205 Tama Court



6 - View northeast from proposed addition towards rear of property and woods behind house

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



7 – View southeast from proposed addition towards neighbor at 8201 Tama Court

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



1- View northeast towards property Owner's house from Tama Court



2- View southwest towards Tama Court from proposed addition

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



3- View southeast from proposed addition towards neighbor at 8201 Tama Court



4- View west from proposed addition towards neighbor at 8204 Tama Court

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



5- View northwest from proposed addition towards neighbor at 8205 Tama Court



6 - View northeast from proposed addition towards rear of property and woods behind house

Bush-Reamer Administrative Variance Photo Log

8203 Tama Court, Pikesville, Maryland 21208-1952



7 – View southeast from proposed addition towards neighbor at 8201 Tama Court

2003-0464-A

Lot # 6 0313022926
Pt. Bk. 0000025, Folio 0075

Lot # 7 0316061891

MARCIE DR

8208
Pt. Bk. 0000026, Folio 0057
0303052690

Lot # 14

Pt. Bk./Folio # 026057

Lot # 13
0319014380

2016-0297-A

8206

Lot # 2 0316060151
8207

Pt. Bk. 0000026, Folio 0071

Lot # 1 0311003670
Pt. Bk./Folio # 026071

Lot # 10
0322000740

Lot # 3 0323004590
8205

Lot # 12
0312023631

NW 10-D

8206

Lot # 9 03061470
2007-0338-A

PAI # 030086

2 CD

068C2

DR 1

3 ED

8204

Lot # 4 8203 0318052440

PAI # 030086

Pt. Bk./Folio # 026005

Lot # 8 0306060020

Lot # 11
0302070940

2000007145

8201

Lot # 5 0303053060

8202

Lot # 7 0304002820

8200

Lot # 6 0311002562

Pt. Bk. 0000026, Folio 0005

2000007746

NW 9-D

PAI # 030235

R-1962-5675-X

R-1973-021

PAI # 030235

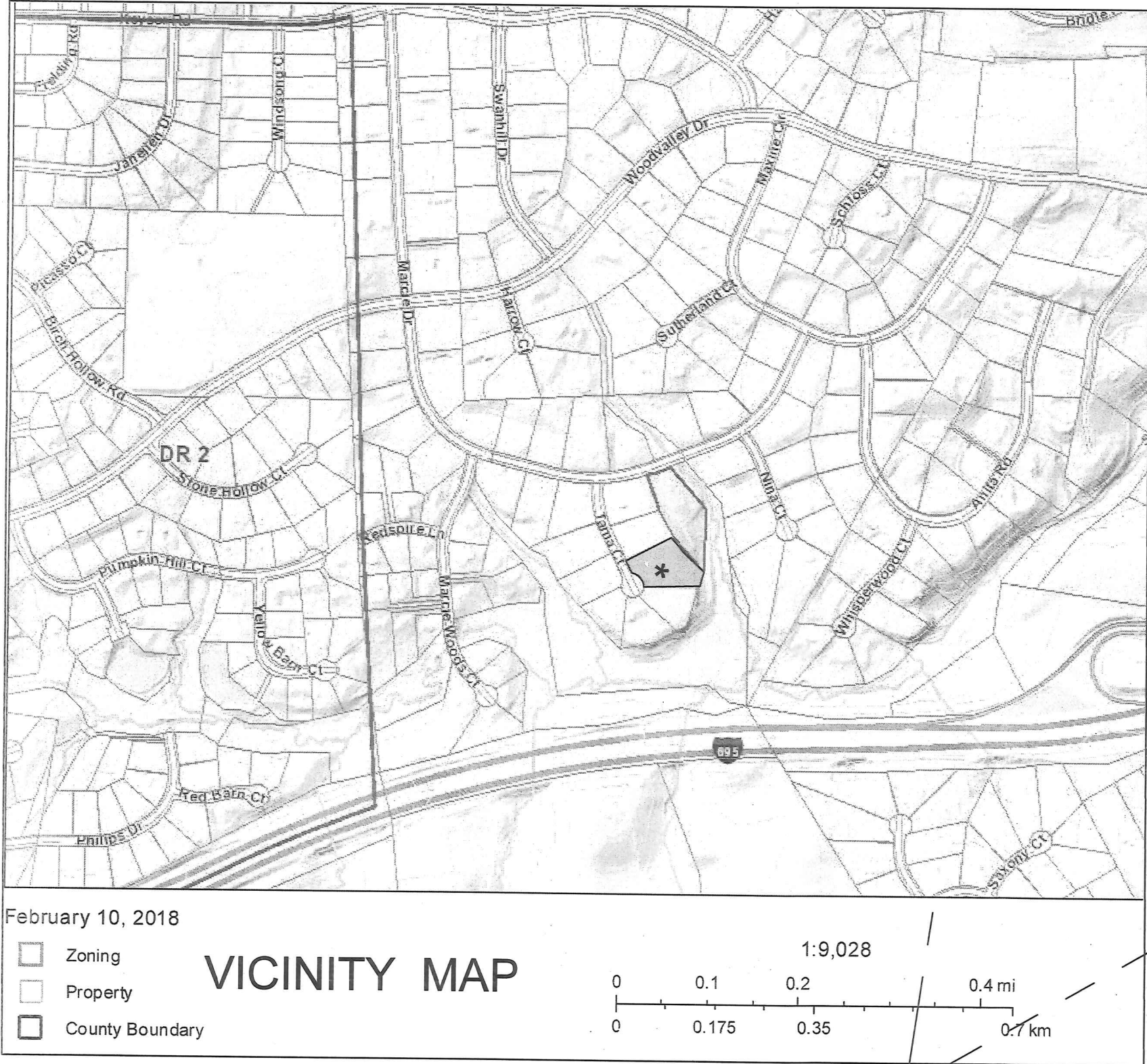
Pt. Bk. 0000050, Folio 0024

1900009217

PAI # 030235

PAI # 030235

Zoning Information	
Tax ID	- 0318052440
Zoning Map	- 068C2
Subdivision Name	- 'Stevenson Ridge', Lot 4
Plat Book#	- 26/05
Deed	- 28535 : 0485
Site Zoned	- Current, DR-1, Prior from 1958 Regulations, R-40
Election District	- 3
Council District	- 2
Lot Area Acreage	- 1.1218 AC
Lot Square Footage	-
Historic District?	- No
In CBCA?	- No
In Flood Plain?	- No
Utilities	
Water	- Public
Sewer	- Public
Prior Hearing?	- No



BUSH REAMER RESIDENCE
8203 TAMA COURT
PIKESVILLE, MD 21208

Patrick D. Jarosinski & Associates
ARCHITECTURE ■ PLANNING ■ INTERIORS



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O. 410-494-1017 C. 410-262-6708
www.pdjasociates.com

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VARIANCE PETITION

SHEET NO.: **S1**

DRAWING TITLE:
SITE PLAN

SCALE:

1" = 30'-0"

DATE:

FEB. 21, 2018

Pat. 600.1

[illegible]

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**BUSH REAMER RESIDENCE
8203 TAMA COURT
PIKESVILLE, MD 21208**

VARIANCE PETITION	
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