MEMORANDUM

DATE: May 15, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2018-0243-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	*	BEFORE THE
(32 Harrod Court)		
4th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Manubhai R. & Geetaben M. Rami	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2018-0243-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Manubhai R. and Geetaben M. Rami ("Petitioners"). The Petitioners are requesting Variance relief from § 1B01.2.C.1(a) of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard addition with a side setback as small as 2 ft. in lieu of the required 10 ft. 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 March 24, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the 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 relief from § 1B01.2.C.1(a) of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard addition with a side setback as small as 2 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING
Date 4-13-18
By

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 32 Harrod Ct Reisterstown MD 21136 **Currently zoned** DR5.5
Deed Reference 08525 00071 10 Digit Tax Account # 2100004583
Owner(s) Printed Name(s) Manubhai Rami & Geetaben Rami

(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. ✓ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B01.2.C.1.a. → To permit a side yard addition with a side setback as small as 2 feet in lieu of the required 10 feet.

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):

Manubhai Rami, Geetaben Rami
Name #1 – Type or Print | Name # 2 – Type or Print
Signature #1 | Signature # 2
32 Harrod Ct Reisterstown MD 21136
Mailing Address | City | State
21136, 443-844-4770, pathikrami@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

ORDER RECEIVED FOR FILING
Date 4/13/18
By

Representative to be contacted:

Lee Gireux
Name – Type or Print
Signature
15852 Magnolia Dr. New Freedom PA.
Mailing Address | City | State
17349, 443-564-8875, Gireux.lee@gmail.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 2018-0243-A **Filing Date** 3/15/18 **Estimated Posting Date** ___/___/_____ **Reviewer** JS

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 32 Harrod Ct — Reisterstown — MD — 21136

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)**

Garage can not be built on leftside of home due to BG&E equipment (transformer box). Backyard has sloping on both sides.

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

Signature of Owner (Affiant)

Manubhai Rami

Name- Print or Type

Signature of Owner (Affiant)

Geetaben Rami

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

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

REV. 5/5/2016

ZONING DISCRIPTION FOR – 32 Harrod Court Reisterstown Md 21136

Beginning at a point on the south side of Harrod Court which is 20' wide at the distance of 715' of the center line of the nearest improved intersection street Tree line Drive which is 20' wide.

Being Lot # 44 Block n/a Section #1 in the subdivision of Suburbia as recorded in Baltimore County Plat Book # 0059, Folio # 0075 . Containing .3032 acres.

Also known as 32 Harrod Court and located in the 4th Election District 2nd Councilmanic District.

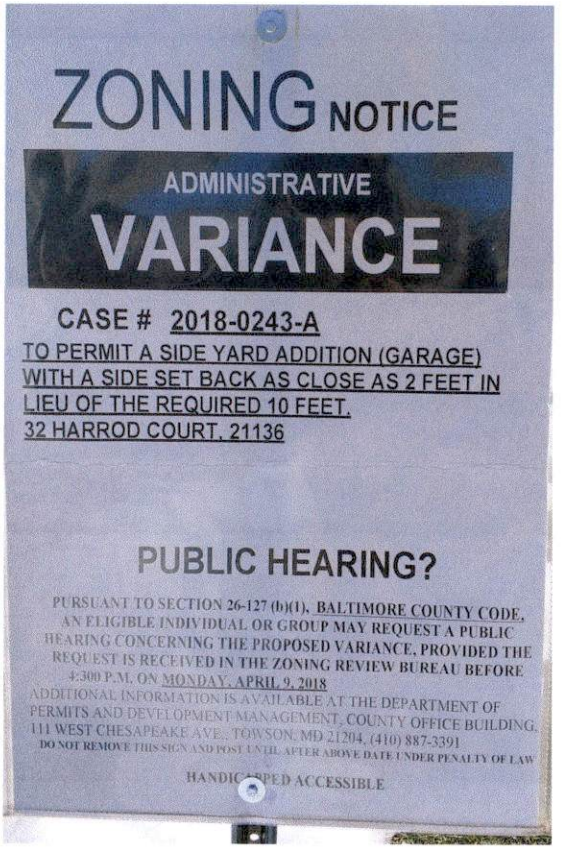
2018-0243-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 3/26/2018
Case Number: 2018-0243-A
Petitioner / Developer: LEE GIROUX ~ RAMI
Date of Closing: APRIL 9, 2018

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:
32 HARROD COURT, 21136

The sign(s) were posted on: MARCH 24, 2018



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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0243 -A Address 32 HARROD COURT, 21136

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/15/18 **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- 0243 -A Address 32 HARROD COURT, 21136

Petitioner's Name RAMI Telephone 443-844-4770

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

Wording for Sign: To Permit A SIDE YARD ADDITION (GARAGE) WITH A SIDE SET BACK AS CLOSE AS 2 FEET IN LIEU OF THE REQUIRED 10 FEET.

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: 2018-0243-A

Property Address: 32 HARROD CT. 21136

Property Description: _____

Legal Owners (Petitioners): MANUBHAI + GEETABEN RAMI

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MANUBHAI RAMI

Company/Firm (if applicable): _____

Address: 32 HARROD CT.
REISTERSTOWN, MD 21136

Telephone Number: 443-844-4770

Revised 7/9/2015

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

№ 166289

Date: 3/15/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				$75.00

Total: $75.00

Rec From: RAMI

For: 2018-0213-A

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

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS DATE TIME DRW
3/12/2018 3/15/2018 15:17:12 2
REC PROD MILKIN JEE
RECEIPT # 017784 3/15/2018 OFLN
Dept 5 520 20016 VERIFICATION
CK NO. 166209
Recpt Tot $75.00
$150.00 CK $.00 CA
Baltimore County, Maryland

KEVIN KAMENETZ
County Executive

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

April 10, 2018

Manubhai Rami
Geetaben Rami
32 Harrod Court
Reisterstown MD 21136

RE: Case Number: 2018-0243 A, Address: 32 Harrod Court

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 March 15, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

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. 2018-0243-A
Administrative Variance
Mamubbai & Gretchen Rami
32 Horrod 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,

for 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

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: March 18, 2019

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 11, 2019
Item No. 2019-0238-SPH, 0240-A, 0241-A, 0242-A, 0243-A, 0244-A, 0246-SPH, 0247-A, 0248-A, 0249-A, 0250-SPH, 0251-A & 0252-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 # 2018-0243-A
Address 32 Harrod Court
(Rami 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:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 18-0243-A 32 Harrod Court.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0243-A
Address 32 Harrod Court
(Rami 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:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 18-0243-A 32 Harrod Court.doc

4/9

CASE NO. 2018- 0243-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
4-4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
3-27	DEPS (if not received, date e-mail sent _____)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
3-19	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: 3-24-18 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District** - 04 **Account Number** - 2100004583

Owner Information

Owner Name:	RAMI MANUBHAI R RAMI GEETABEN M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	32 HARROD CT REISTERSTOWN MD 21136	**Deed Reference:**	/08525/ 00671

Location & Structure Information

Premises Address:	32 HARROD CT 0-0000	**Legal Description:**	.3032 AC SUBURBIA

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0049	0019	0331		0000	1		44	2016	Plat Ref:	0059/ 0075

Special Tax Areas: **Town:** NONE

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1989	2,028 SF		13,207 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	52,800	52,800		
Improvements	224,500	242,500		
Total:	277,300	295,300	289,300	295,300
Preferential Land:	0			0

Transfer Information

Seller: MACINTOSH-I LIMI TED PARTNERSHIP	**Date:** 06/28/1990	**Price:** $167,425
Type: ARMS LENGTH IMPROVED	**Deed1:** /08525/ 00671	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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 11/08/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2018-0243-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Manubbai & Gretchen Rami
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 32 HARROD CT
Location: S/S of Harrod Court, 715 ft. E of the centerline of Tree Line Drive

Existing Zoning: DR 5.5 **Area:** 0,3032 A
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a side yard addition with a side setback as small as 2 ft. in lieu of the required 10 ft.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/09/2018

Miscellaneous Notes:

Case Number: 2018-0244-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Vadin Steven & Allison Asys Shapiro
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 12408 GARRISON FOREST RD
Location: W/S of Garrison Forest Road, 450 ft. W of the centerline of Hawick Couirt

Existing Zoning: RC 5, RC 2 **Area:** 1.4 ACRES
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B01.3.B.3 of BCZR and the 1989 approved subdivision record plat in a RC 2 zone, To permit a proposed garage addition attached to the side of the dwelling with a side yard setback of 25 ft. in lieu of the required 35 ft.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/09/2018

Miscellaneous Notes:

FRONT of home 32 HARROD CT.

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 04 Account Number -** 2100004583

Owner Name:	RAMI MANUBHAI R RAMI GEETABEN M	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	32 HARROD CT REISTERSTOWN MD 21136	**Deed Reference:**	/08525/ 00671

Premises Address:	32 HARROD CT 0-0000	**Legal Description:**	.3032 AC SUBURBIA

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0049	0019	0331		0000	1		44	2016	Plat Ref:	0059/ 0075

Special Tax Areas: **Town:** NONE

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1989	2,028 SF		13,207 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half		

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	52,800	52,800		
Improvements	224,500	242,500		
Total:	277,300	295,300	289,300	295,300
Preferential Land:	0			0

Seller: MACINTOSH-I LIMI TED PARTNERSHIP	**Date:** 06/28/1990	**Price:** $167,425
Type: ARMS LENGTH IMPROVED	**Deed1:** /08525/ 00671	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

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

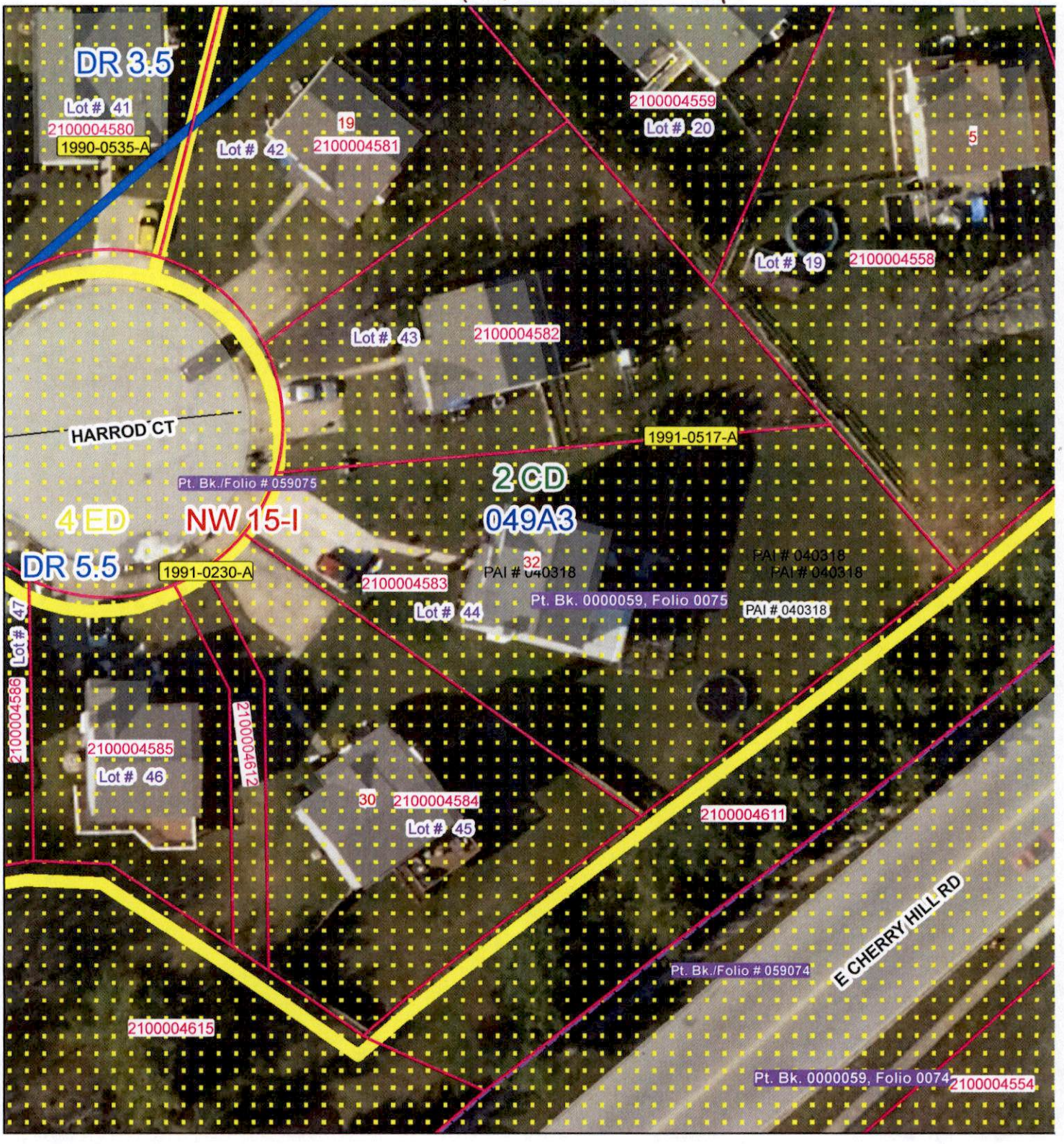
Tax Exempt: **Special Tax Recapture:**

Exempt Class: NONE

Homestead Application Status: Approved 11/08/2010

Enter Property Address Here

32 HARROD CT.



Publication Date: 2/28/2018

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

N W E S

0 10 20 40 60 80 Feet

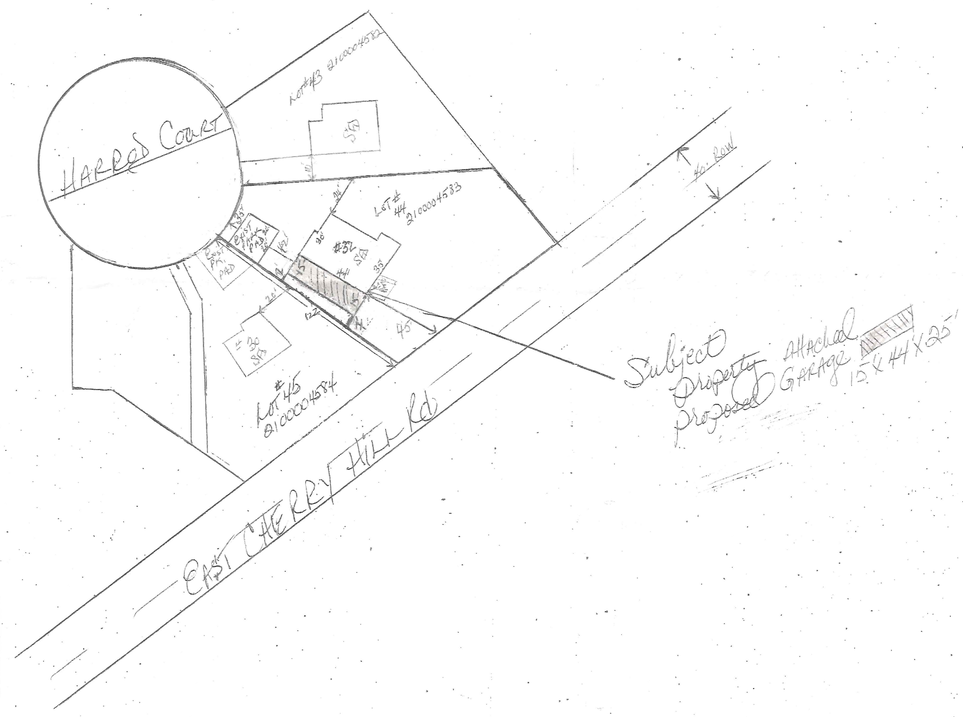
1 inch = 40 feet

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

ADDRESS 32 HARRODS COURT REISTERSTOWN, MD. 21136 OWNER(S) NAME(S) MANUBHAI & GEETABEN RAMI

SUBDIVISION NAME Timonium LOT # 44 BLOCK # ____ SECTION # 1

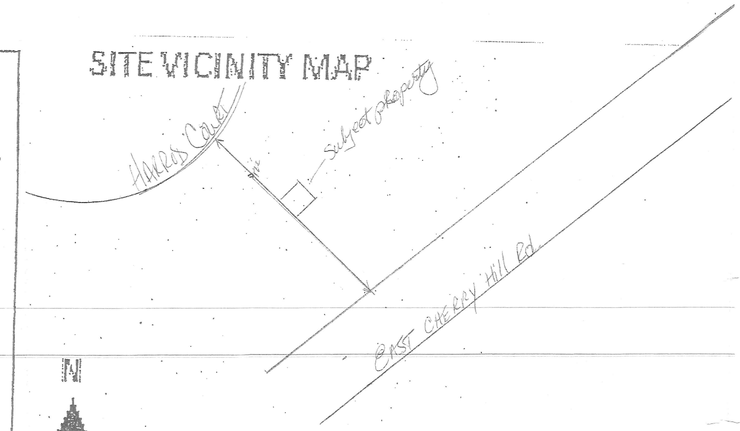
PLAT BOOK # 0059/0075 (2) FOLIO # 0075 10 DIGIT TAX # 2100004583 DEED REF. # 0852510671



N

PLAN DRAWN BY Lee Giroux DATE March 10, 2018 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 049A3

SITE ZONED DR5.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA, ACREAGE ____

OR SQUARE FEET 13,207

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 ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO: None

Pet. Exh. 1

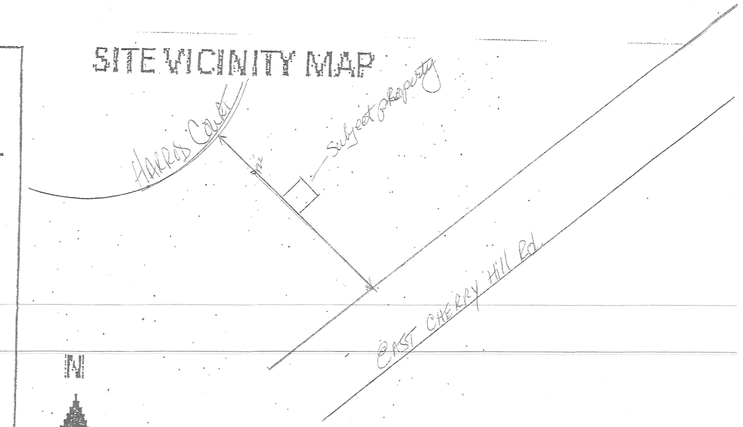
ZONING HEARING PLAN FOR VARIANCE ____ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 32 HARRIS Court Reisterstown Md. 21136 OWNER(S) NAME(S) MINUBHAIRA Geetaben Rami

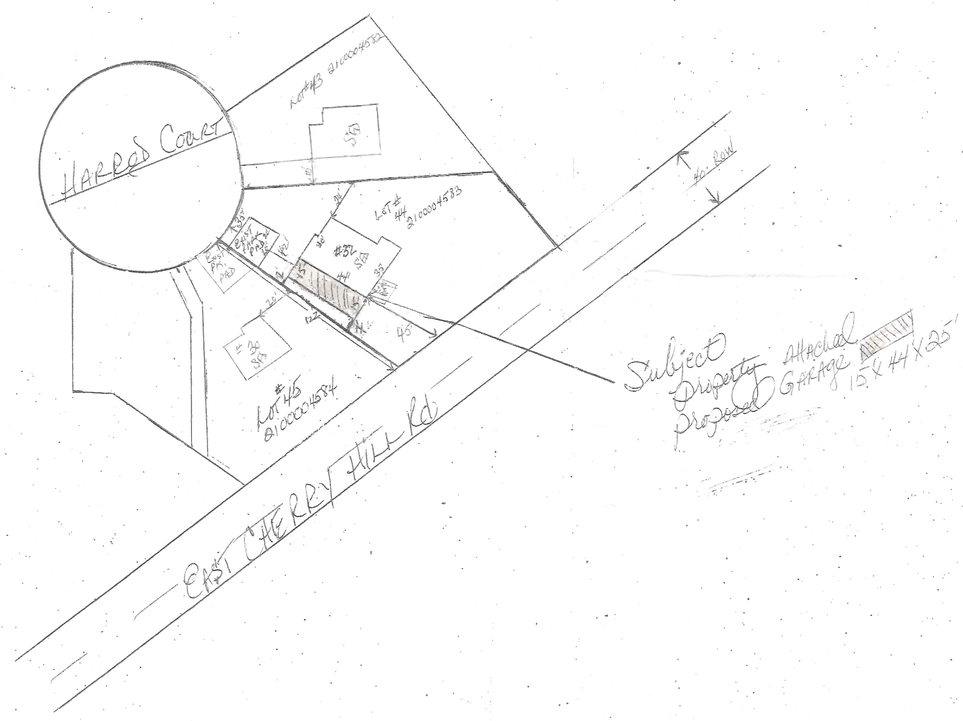
SUBDIVISION NAME Suburbia LOT # 44 BLOCK # ____ SECTION # 1

PLAT BOOK # 0059/0075 (2) FOLIO # 0075 10 DIGIT TAX # 2100004583 DEED REF. # 08525/0061

SITE VICINITY MAP



MAP IS NOT TO SCALE



N

ZONING MAP# 049A3

SITE ZONED DR5.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE ____

OR SQUARE FEET 13,207

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 ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO: None

PLAN DRAWN BY Lee Giroux DATE March 10, 2018 SCALE: 1 INCH = 40' FEET