

MEMORANDUM

DATE: May 15, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0244-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 *
(12408 Garrison Forest Road)
4th Election District
2nd Council District
Vadim S. & Allison A. Shapiro
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0244-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 of the property, Vadim S. and Allison A. Shapiro (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations (“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. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated March 27, 2018, indicating that development of this property must comply with the Forest Conservation Regulations (§§ 33-6-101 through 33-6-122 of the Baltimore County Code (“BCC”).

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.

ORDER RECEIVED FOR FILING

Date 4-13-18

By DW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the 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 § 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 seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("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., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners must comply with the ZAC comment from DEPS dated March 27, 2018; a copy of which is attached hereto and made a part hereof.

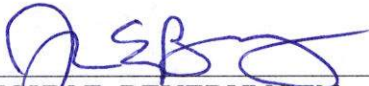
ORDER RECEIVED FOR FILING

Date 4-13-18

By PW

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 4-13-18

By PW



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 12408 GARRISON FOREST Rd. 21117 Currently zoned RC-5
Deed Reference 27331 / 00171 10 Digit Tax Account # 2100012792
Owner(s) Printed Name(s) VADIM + Allison SHAPIRO

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1A01.3.B.3 of BCZR and the 1989 approved subdivision record plat in a RC2 zone, to permit a proposed garage addition attached to the side of the dwelling with a side yard setback of 25 feet in lieu of the required 35 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):

X Vadim Shapiro, Allison Shapiro
Name #1 – Type or Print Name #2 – Type or Print
[Signature], [Signature]
Signature #1 Signature #2
12408 Garrison Forest Rd, Owings Mills, MD
Mailing Address City State
21117, 443-857-1571,
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
4-13-18
[Signature]

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

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

Representative to be contacted:

Lee Giroux
Name – Type or Print
[Signature]
Signature
15852 MARONLIA DR. New Freedom, PA.
Mailing Address City State
17349, 443-564-8875, Giroux.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 2018-0244-A Filing Date 3/15/18 Estimated Posting Date 3/25/18 Reviewer AT

~4/09/18

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: 12408 Garrison Forrest Rd. Orange Mills, MD. 21117
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)

Addition of GARAGE. CAN NOT be built in front OR back of home.
we do NOT meet side YARD SETBACK.

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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 13 day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Allison, Vadum Shapiro

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

Affidavit in Support of Administrative Variance

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

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Address: 12408 GARRISON FOREST Rd. O. Mills, Md. 21117
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)

Addition & GARAGE CAN NOT be built, in front or back of home.
We do NOT meet SIDE YARD setback.

(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)
Vadim Shapiro
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Allison Shapiro
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 13 day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Allison & Vadim Shapiro

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
2/11/2019
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 12408 GARRISON FOREST RD Currently zoned RC-5
 Deed Reference 27331 100171 10 Digit Tax Account # 2100012792
 Owner(s) Printed Name(s) VADIM & ALISON SHAPIRO

(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(s) 1A01.3.B.3 of BCZR and the 1989 approved subdivision record plat in a RC2 zone, to permit a proposed garage addition attached to the side of the dwelling with a side yard setback of 25 feet in lieu of the required 35 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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):

☒ Vadim Shapiro, Alison Shapiro
 Name #1 - Type or Print Name #2 - Type or Print
Vadim Shapiro, Alison Shapiro
 Signature #1 Signature #2
12408 Garrison Forest Rd Owls Mills MD
 Mailing Address City State
21117 443-857-1571
 Zip Code Telephone # Email Address

Representative to be contacted:

Lee Giroux
 Name - Type or Print
Lee Giroux
 Signature
15852 MAGNOLIA DR. New Freedom, PA.
 Mailing Address City State
17349 443-564-8875 Giroux.lee@gmail
 Zip Code Telephone # Email Address

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

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0244-A Filing Date 3/15/18 Estimated Posting Date 3/25/18 Reviewer AT
- 4/09/18 Rev 5/5/2016

ZONING DISCRIPTION FOR – 12408 Garrison Forest Road Owings Mills MD 21117

Beginning at a point on the west side of Garrison Forest Road which is 23' wide at the distance of 450' of the center line of the nearest improved intersection street Hawick Court which is 20' wide.

Being Lot # 1 Block n/a Section # n/a in the subdivision of Melinda's Delight as recorded in Baltimore County Plat Book # 0060 Folio # 0094. Containing 1.4 acres. Also known as 12408 Garrison Forest Road and located in the 4th Election District 2nd Councilmanic District.

2018-0244-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/26/2018

Case Number: 2018-0244-A

Petitioner / Developer: LEE GIROUX ~ STEPHEN SHAPIRO

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:
12408 GARRISON FOREST ROAD

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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0244 - A Address 12408 Garrison Forest Road

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

Filing Date: 03/15/2018 Posting Date: 03/25/18 Closing Date: 04/09/18

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 (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- 0244 -A Address 12408 Garrison Forest Road

Petitioner's Name: VADIM ↑ Stephen Shapiro Telephone 443-851-1571

Posting Date: 03/25/18 Closing Date: 04/09/2018

Wording for Sign: To permit a proposed garage addition attached to the side of the dwelling with a side yard setback of 25 feet in lieu of the required 35 feet.

166124

Date:

3/5/18

[illegible]

Total:

475

From:

For:

15408 GARRISON FOREST RD

2018-0244-A

DISTRIBUTION.

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*

April 10, 2018

Vadim & Allison Shapiro
12408 Garrison Forest Road
Owings Mills MD 21117

RE: Case Number: 2018-0244 A, Address: 12408 Garrison Forest 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 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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



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. 2018-0244-A.

*Administrative Variance
Vadin Steven & Allison Asks Shapiro
12408 Garrison Forest 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: April 4, 2018

FROM: *VKD*
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 # 2018-0244-A
Address 12408 Garrison Forest Road
(Shapiro Property)

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

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

It appears that less than 20,000 sq. ft. of forest would be cleared for the proposed addition. Therefore, a Single Lot Declaration of Intent may be filed with EPS prior to permit issuance in lieu of full compliance with the Forest Conservation Law.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 4-13-18

By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Office of Administrative Hearings

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Reviewer: Glenn Shaffer

2018-0244-A



12408 Garfield Forest Rd.
Front of house

2018-0344-A



(Left) Side view

RIGHT SIDEYARD



2018-0244-A

CASE NO. 2018- 0244-A

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>C</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	Date: <u>3-24-18</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 04 Account Number - 2100012792								
Owner Information										
Owner Name:		SHAPIRO VADIM STEVEN SHAPIRO ALLISON ASYA			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		12408 GARRISON FOREST RD OWINGS MILLS MD 21117-1110			Deed Reference:		/27331/ 00171			
Location & Structure Information										
Premises Address:		12408 GARRISON FOREST RD 0-0000			Legal Description:		1.416 AC 12408 GARRISON FOREST RD MELINDAS DELIGHT			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0049	0010	0252		0000			1	2016	Plat Ref:	0060/ 0094
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1980		3,225 SF				1.4100 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018		
Land:		93,600		93,600						
Improvements		242,600		238,400						
Total:		336,200		332,000		332,000		332,000		
Preferential Land:		0						0		
Transfer Information										
Seller: SHAPIRO ALBERT				Date: 09/17/2008			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /27331/ 00171			Deed2:			
Seller: AAMES CAPITAL CORPORATION				Date: 06/28/2000			Price: \$252,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /14556/ 00152			Deed2:			
Seller: SILVER MARK				Date: 10/29/1999			Price: \$270,000			
Type: ARMS LENGTH IMPROVED				Deed1: /14121/ 00160			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: No Application										

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2018-0243-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Manubhai & 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

Existing 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 Court

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:

2018-0244-A

THELMA KIRBY

2735-568

#12330

DENSITY OF ORIGINAL PLAT OF
MELINDA'S DELIGHT

DENSITY DATA
LOT 1

1. EXISTING ZONING	R.D.P.
2. GROSS ACREAGE	19.265 AC.±
3. AREA OF ROAD RIGHT OF WAY	0.770 AC.±
4. NET ACREAGE	18.495 AC.±
5. ALLOWABLE NET DENSITY	1 UNIT/ACRE
6. ACTUAL NET DENSITY	0.28 UNITS/ACRE
7. NUMBER OF UNITS ALLOWED	18 UNITS
8. NUMBER OF UNITS PROPOSED	5 UNITS

1. EXISTING ZONING	RC-2
2. GROSS & NET ACREAGE	2.446 AC.±
3. ALLOWABLE DENSITY	
4. NUMBER OF UNITS ALLOWED	2
5. NUMBER OF UNITS PROPOSED	2

W 42750

N 60750

N60823.501...
W42662.773

2018-0244-A

DRIVEWAY
DRIVE

Lot # 4

Lot # 3
1700008584

Pt. Bk./Folio # 040042

Lot # 2

1700008583

12420

PAI # 040143
Pt. Bk. 0000040, Folio 0042

PAI # 040143

PAI # 040143
PAI # 040143

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Lot # 1 2100012792
Pt. Bk. 0000060, Folio 0094

Pt. Bk./Folio # 060094

12408

Lot # 1A 2100012793

12404

0406045675

049B2 RC 5

4 ED NW 16-H

2 CD

*Subject
Property*

2200020934

Lot # 1

Lot # 3

12334

2200020936

PAI # 040463
Pt. Bk./Folio # MP94090

PAI # 040463
PAI # 040463

DRIVEWAY
DRIVEWAY

Lot # 2

2002-0324-A

12330

2200020935

GARRISON FOREST RD
GARRISON FOREST RD

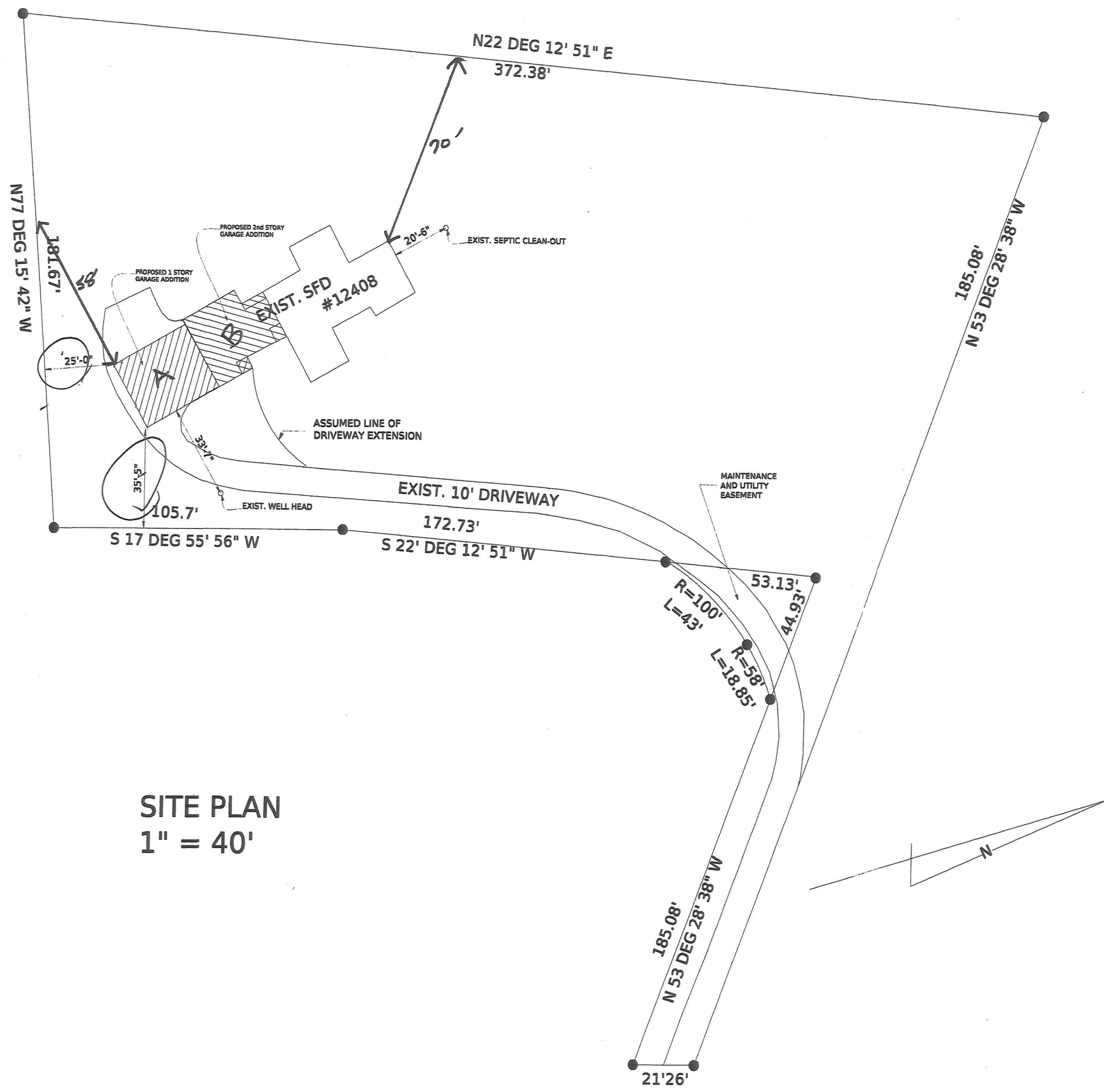
PAI # 040194 PAI # 040194

Lot # 28 Pt. Bk./Folio # 050050A
1900009055 PAI # 040194 PAI # 040194

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)
Pt. Bk. 0000050, Folio 0050

2

2018-0244-A



SITE PLAN
1" = 40'

2018-0244-A

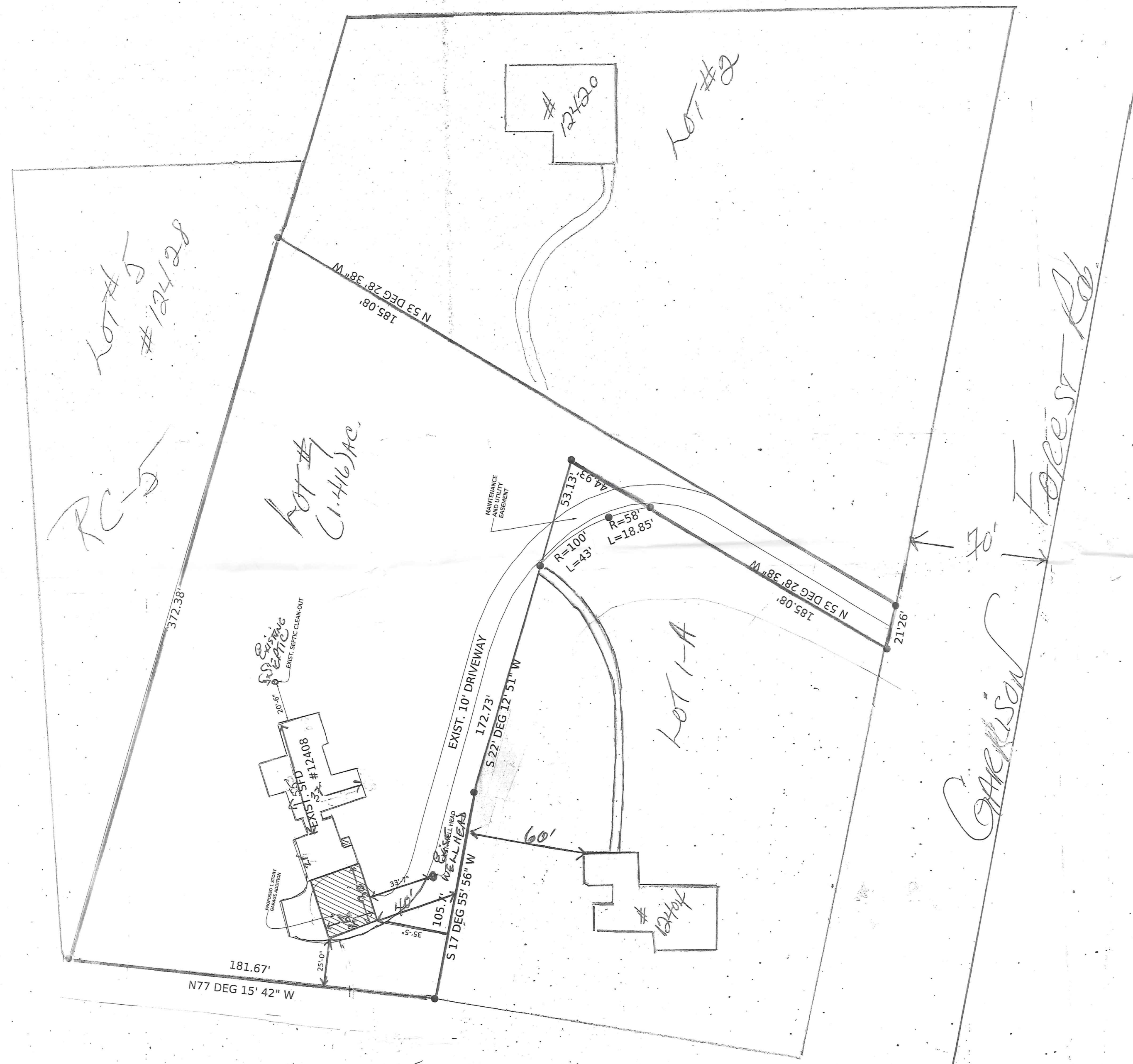
Drawing:		Shapiro Renovations 12408 Garrison Forest Road Owings Mills, MD	
Client:		Mark T Hendricks, CPBD, AIA Assoc Balt MD	
Site Plan		Allison Shapiro	
Drawn By:		MTH	
Date:		02-17-2017	
Scale:		As Shown	
Sheet:		SP1	

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

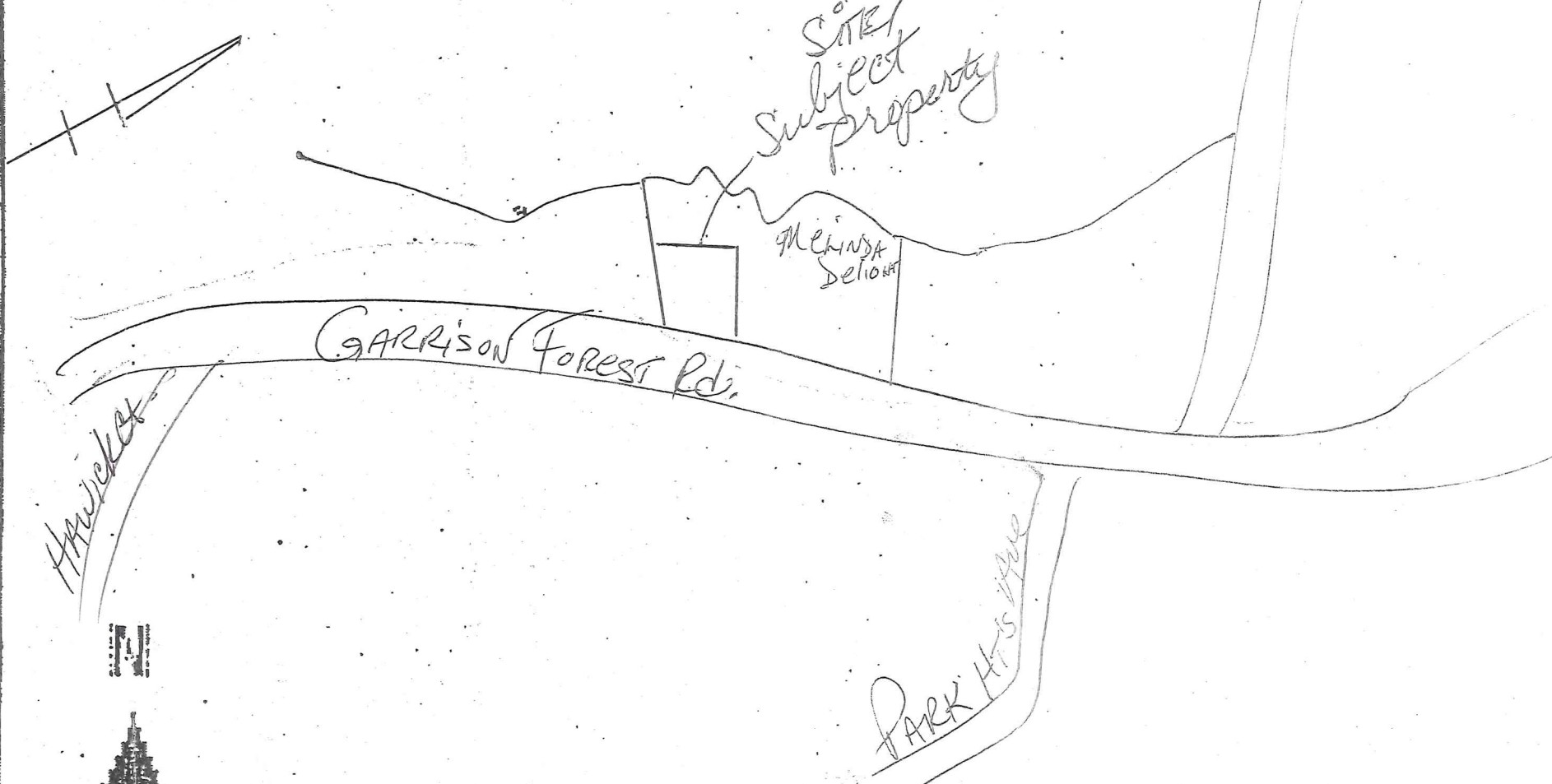
ADDRESS 12408 Garrison Forest Rd. OWNER(S) NAME(S) Adam & Allison Shapiro

SUBDIVISION NAME Melinda's Delight LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 100/0094 FOLIO # 0094 10 DIGIT TAX # 2100012792 DEED REF. # 27331/00171



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 049B2

SITE ZONED RC-5

ELECTION DISTRICT YES

COUNCIL DISTRICT 2CD

LOT AREA ACREAGE 1.416

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC _____ PRIVATE ☒

SEWER IS: PUBLIC _____ PRIVATE ☒

PRIOR HEARING? None

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

_____ None

VIOLATION CASE INFO: 2018-0244-A

None Per. Cor.

1

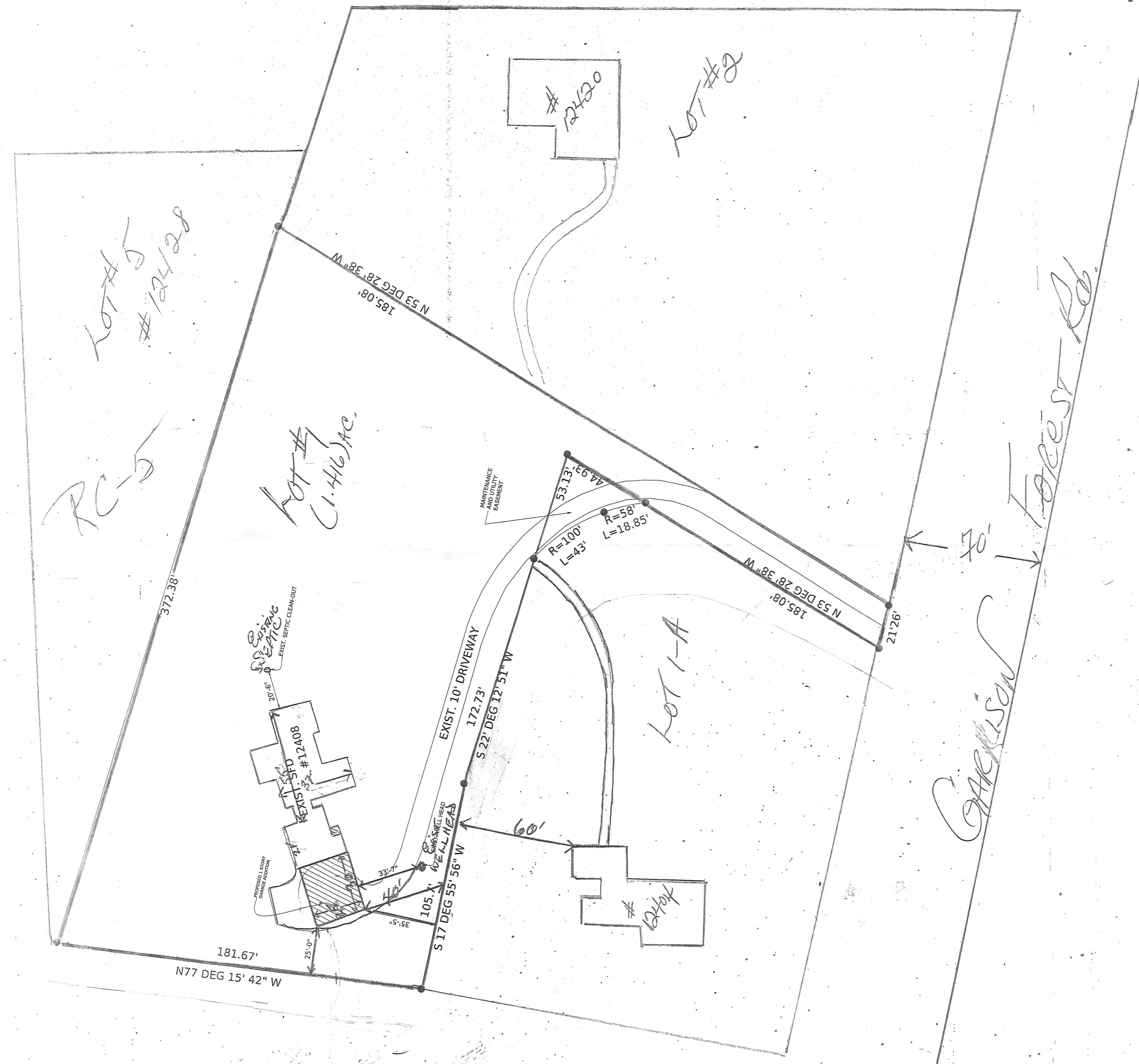
PLAN DRAWN BY Lee Giroux/MARK Hendricks DATE March 11, 2018 SCALE: 1 INCH = 40' FEET

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

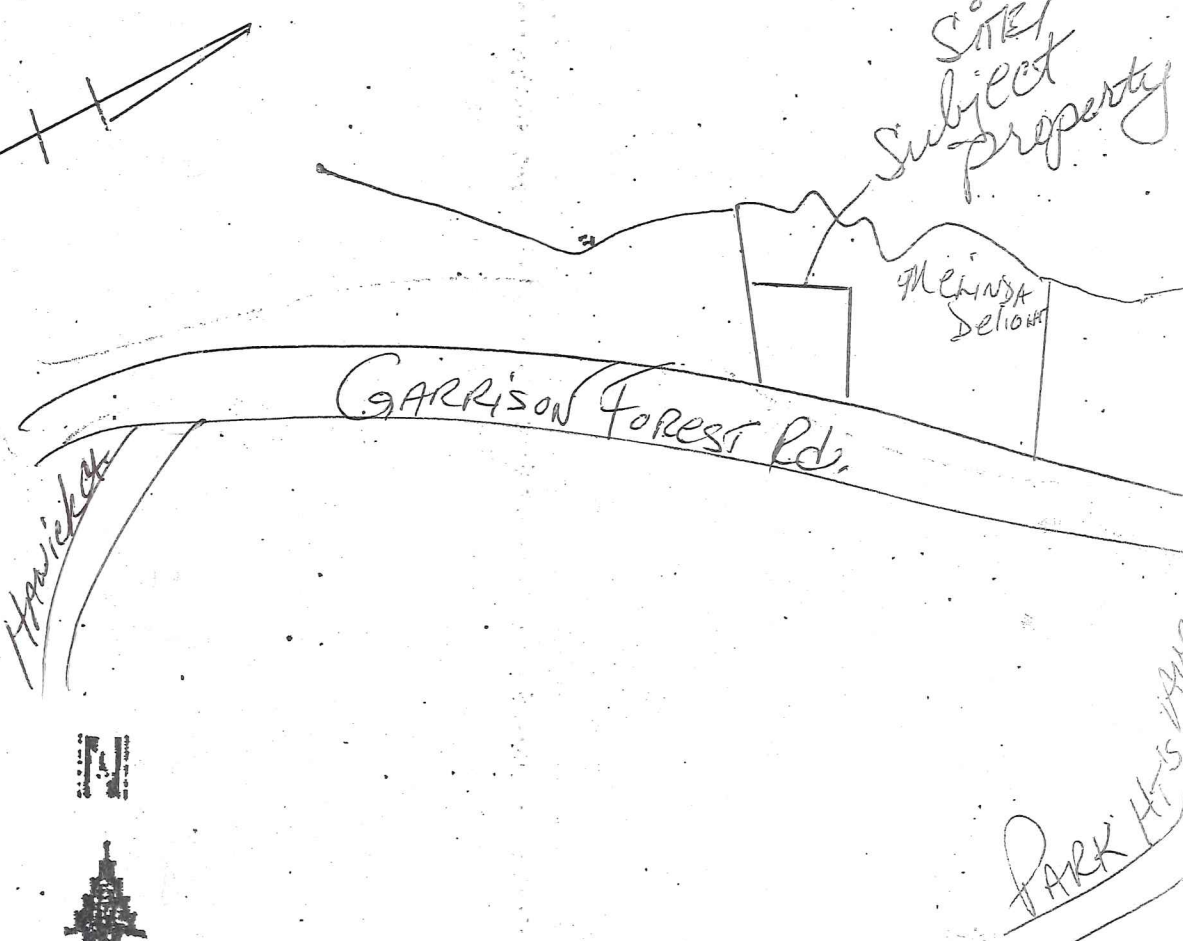
ADDRESS 12408 Garrison Forest Rd. OWNER(S) NAME(S) VADIM + ALLISON SHAPIRO

SUBDIVISION NAME Melinda's Delight LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 100/1094 FOLIO # 0094 10 DIGIT TAX # 2100012792 DEED REF. # 27331/00171



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 04932

SITE ZONED RC-5

ELECTION DISTRICT 4ED

COUNCIL DISTRICT 2CD

LOT AREA ACREAGE 1.416

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? None

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

None

VIOLATION CASE INFO:

None

2018-0244-A

PLAN DRAWN BY Lee Giroux/Mark Hendricks DATE March 11, 2018 SCALE: 1 INCH = 40' FEET