

M E M O R A N D U M

DATE: August 7, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0335-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 6, 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 *
(30 Montview Ct.)
8th Election District *
3rd Council District *
Sean R. & Katherine S. Holt *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0335-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, Sean R. and Katherine S. Holt (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a garage in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 15 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. No adverse ZAC comments were received from any of the reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 15, 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 § 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

ORDER RECEIVED FOR FILING

Date 7-5-18

By WJ

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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 5th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a garage in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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Date 7-5-18

By LDW

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 7-5-18

By dlw



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 30 Montview Ct Cockeysville, MD 21030 Currently zoned _____
Deed Reference 38482145 10 Digit Tax Account # 1900013777
Owner(s) Printed Name(s) Sean Holt + Katherine Holt

(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) 400.3 of the BCZR

Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 19 feet in lieu of the required 15 feet. 7(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):

Sean Holt / Katherine Holt
Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
30 Montview Ct Cockeysville MD
Mailing Address City State
21030 / 410-891-8737 / scholt18@gmail.com
Zip Code Telephone # Email Address

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

Timothy Kokroco
Name- Type or Print
[Signature]
Signature
305 Washington Ave Ste 502 Towson MD
Mailing Address City State
21204 / 410 299 2943 / TKokroco@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

SAME AS ATTY
Name – Type or Print

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 2018-0335-A Filing Date 6/5/2018 Estimated Posting Date 6/17/2018 Reviewer LW

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 7-5-18

Rv [Signature]

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: 30 Montview Ct Cockeysville MD 21030
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)

Section 400.3 of the BCZR

We are requesting a height of 19 ft for our new garage. The reason for this request is to allow sufficient headroom for storage of our personal items that we have accumulated over the years. Also, from an architectural standpoint, our neighborhood review board requires an 8/12 pitch roof to match other roofs in our neighborhood. This causes the height of our roof to be somewhat higher than permitted and we have received approval from the review board.

(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)

Sean Holt
Name- Print or Type

Katherine Holt
Signature of Owner (Affiant)

Katherine Holt
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 18th day of May 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sean Holt & Katherine Holt

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

AS WITNESS my hand and Notaries Seal

Jessica C. Pittman

Notary Public

1/19/2021

My Commission Expires

Jessica C. Pittman

JESSICA C PITTMAN

Notary Public

Baltimore County

Maryland

My Commission Expires Jan. 19, 2021

REV. 5/5/2016

Affidavit in Support of Administrative Variance

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

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Address: 30 Montview Court Cockeysville MD 21030
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)

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(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)
Sean Holt
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Katherine Holt
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 18th day of May, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sean Holt & Katherine Holt

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

AS WITNESS my hand and Notaries Seal

Jessica C. Pittman
Notary Public 1/19/2021

My Commission Expires

[Signature]

JESSICA C PITTMAN

Notary Public
Baltimore County
Maryland

My Commission Expires Jan. 19, 2021

REV. 5/5/2016



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 30 Montvieu Court, Cockeysville, MD 21030 Currently zoned RC 6
 Deed Reference 38482145 10 Digit Tax Account # 1900013777
 Owner(s) Printed Name(s) Sean Holt & Katherine Holt

(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) 400.3 of the BC2R

Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 19 feet in lieu of the required 15 feet.

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):

Sean Holt, Katherine Holt
 Name #1 – Type or Print Name #2 – Type or Print
[Signature], Katherine S Holt
 Signature #1 Signature #2

30 Montvieu Ct Cockeysville, MD
 Mailing Address City State
21030, 410-891-8737, srholt18@gmail.com
 Zip Code Telephone # Email Address

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

Timothy M. Kotroco
 Name- Type or Print
[Signature]
 Signature
305 Washington Ave Towson MD
 Mailing Address City State
21204, 410 299 2543, T.Kotroco@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Same as A/H
 Name – Type or Print
 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 2018-0335-A Filing Date 6/5/2018 Estimated Posting Date 6/17/2018 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 7-5-18

By [Signature]

ZONING DESCRIPTION FOR
30 MONTVIEW COURT

Beginning at a point on the west side of Montvieu Court which is 50 feet wide at a distance of 338 feet north of the centerline of Long Bow Court which is 50 feet wide, Being Lot #33, Plat 1 in the subdivision of "Sherwood" as recorded in Baltimore County Plat Book #51, Folio 139, containing 4.73 acres, more or less. Located in the Eighth Election District and Third Council District.

2018-0335-A

CERTIFICATE OF POSTING

Date: JUNE 15, 2018

RE: Project Name: 30 MONTVIEW COURT # 1
Case Number /PAI Number: 2018-0335-A
Petitioner/Developer: HOLT
Date of Hearing/Closing: JULY 2, 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 30 MONTVIEW COURT

The sign(s) were posted on JUNE 15 2018
(Month, Day, Year)

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

Date: JUNE 15, 2018

RE: Project Name: 30 MONTVIEW COURT # 2
Case Number /PAI Number: 2018-0335-A
Petitioner/Developer: HOLT
Date of Hearing/Closing: JULY 2, 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 30 MONTVIEW COURT

The sign(s) were posted on JUNE 15 2018
(Month, Day, Year)


(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

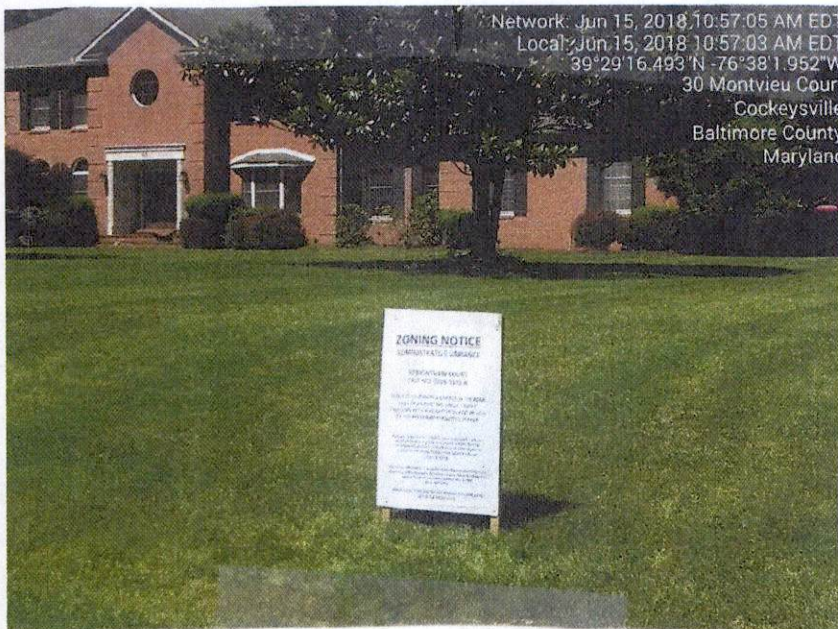
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(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- 0335 -A Address 30 MONTVIEU CT

Contact Person: LEONARD NASILOWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/15/18 Posting Date: 6/17/18 Closing Date: 7/2/18

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- 0335 -A Address 30 MONTVIEU CT

Petitioner's Name SEAN & KATHERINE HOLT Telephone 410-891-8731

Posting Date: 6/17/18 Closing Date: 7/2/18

Wording for Sign:

To permit a garage in the rear yard of an existing single family dwelling with a height of 19 feet in lieu of the required 15 feet.

Revised 6/30/2018

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

July 3, 2018

Sean & Katherine Holt
30 Montview Court
Cockeysville MD 21030

RE: Case Number: 2018-0335 A, Address: 30 Montview Court

Dear Mr. & Ms. Holt:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 5, 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 faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2018
Item No. 2018-0333-A, 0334-A, 0335-A, 0336-SPH and 0337-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: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0335-A
Address 30 Montview Court
(Holt Property)

Zoning Advisory Committee Meeting of **June 18, 2018**.

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

Reviewer: Steve Ford



7-2

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 6/18/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-335



INFORMATION:

Property Address: 30 Montvieu Court
Petitioner: Sean Holt, Katherine Holt
Zoning: RC 6
Requested Action: Administrative Variance

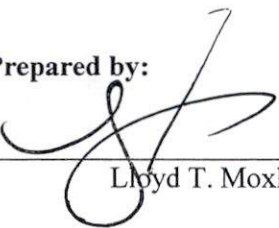
The Department of Planning has reviewed the administrative petition for variance to permit an accessory structure (garage) in the rear yard of an existing single family dwelling with a height of 19' in lieu of the required 15'.

The Department has no objection to granting the petitioned zoning relief.

Pursuant to BCZR§1A07.4.A the Director of the Department of Planning finds that the plan for administrative variance proposes no changes to the principal residential use of the property and/or design of the site therefore is consistent with the spirit and intent of the BCZR.

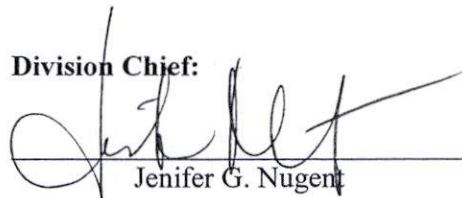
For further information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Lloyd Moxley
Timothy Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 6/11/18

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

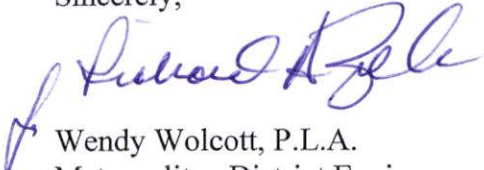
Dear Ms. Lewis:

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. 2018-0335-A

*Administrative Variance
Sean & Katherine Holt
30 Montview 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

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: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0335-A
Address 30 Montview Court
(Holt Property)

Zoning Advisory Committee Meeting of **June 18, 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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-19</u>	DEPS (if not received, date e-mail sent _____)	<u>Nx</u>
_____	FIRE DEPARTMENT	_____
<u>6-18</u>	PLANNING (if not received, date e-mail sent _____)	<u>C - No object</u>
<u>6-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>1957-4283-X</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-15-18</u>	by <u>Bellengier</u>
SIGN POSTING (2 nd)	Date: _____	by _____
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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 1900013777			
Owner Information					
Owner Name:	HOLT SEAN R HOLT KATHERINE S			Use:	RESIDENTIAL
Mailing Address:	30 MONTVIEU CT COCKEYSVILLE MD 21030-2646			Principal Residence:	YES
				Deed Reference:	/38482/ 00045
Location & Structure Information					
Premises Address:	30 MONTVIEU CT COCKEYSVILLE 21030-			Legal Description:	4.737 AC SHERWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0042	0023	0467		0000	33 2017 Plat Ref: 0051/0139
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1991	4,856 SF		4.7300 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	BRICK	3 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	205,900	205,900			
Improvements	557,300	583,300			
Total:	763,200	789,200	771,867	780,533	
Preferential Land:	0			0	
Transfer Information					
Seller: HAIRSTON DONALD A		Date: 01/06/2017		Price: \$999,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38482/ 00045		Deed2:	
Seller: WEIS TIMOTHY C		Date: 07/22/2011		Price: \$825,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31027/ 00383		Deed2:	
Seller: MAKRIS NIKOLAOS		Date: 09/02/1986		Price: \$85,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07293/ 00797		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 11/28/2017					

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2018-0335-A **Reviewer:** Leonard Wasilewski
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sean & Katherrine Holt
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 30 MONTVIEW CT
Location: W/S of Montview Court, 338 ft. N of the centerline of Long Bow Court

Existing Zoning: RC 6 **Area:** 4.73 ACRES
Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a garage in the rear yard of an existing single family dwelling with a height of 19 ft. in lieu of the required 15 ft.

Attorney: Timothy M Kotroco, 305 Washington Avenue, Suite 502, Towson MD 21204

Prior Zoning Cases: 1957-4283-X

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/02/2018

Miscellaneous Notes:

Case Number: 2018-0336-SPH **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:**
Type: SPECIAL HEARING
Legal Owner: S Bruce Jaffe
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 10530 MARRIOTTSVILLE RD
Location: 856 ft. to the NE of Marriottsville Road, 335 ft. E of Kimberly Ann Court

Existing Zoning: RC 5 **Area:** 2.0 ACRES
Proposed Zoning:

SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve a proposed dwelling with a front and side yard setback of 40 ft., respectively for both in lieu of the minimum required 50 ft., respectively for both.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

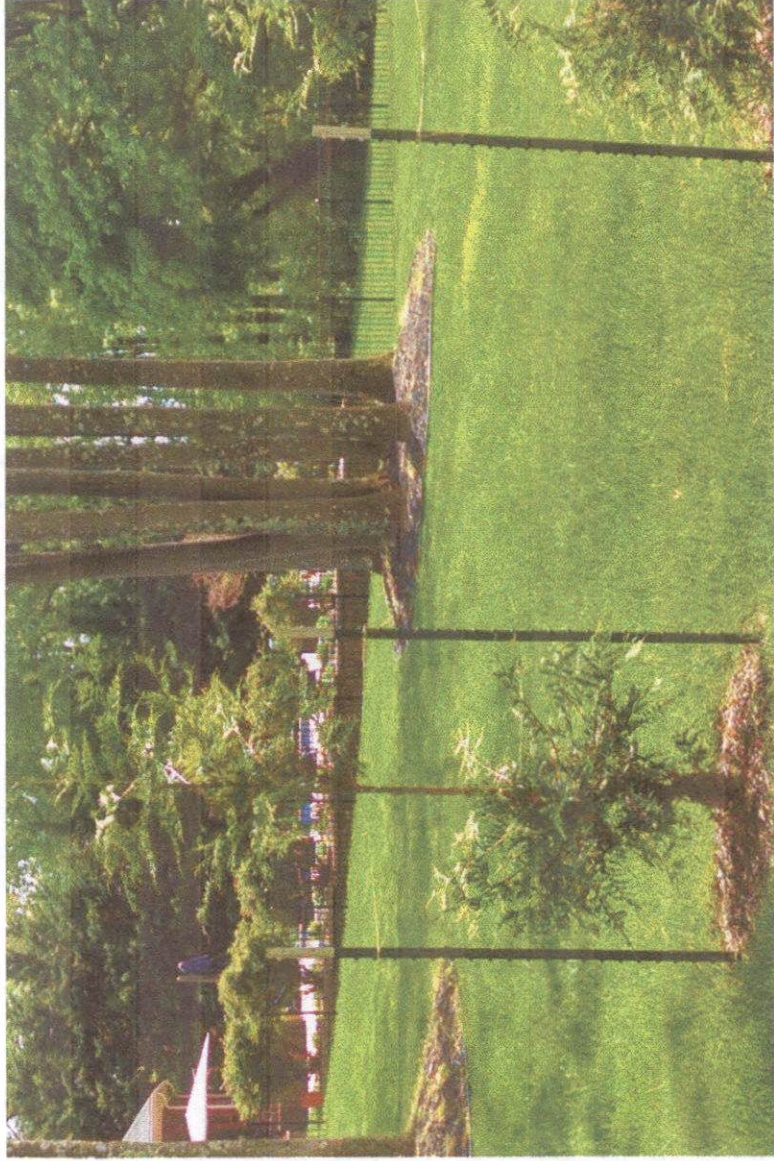
Miscellaneous Notes:

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 50 ft

0335-A



RIGHT SIDE YARD OF 30 MONTVIEW

0335-A

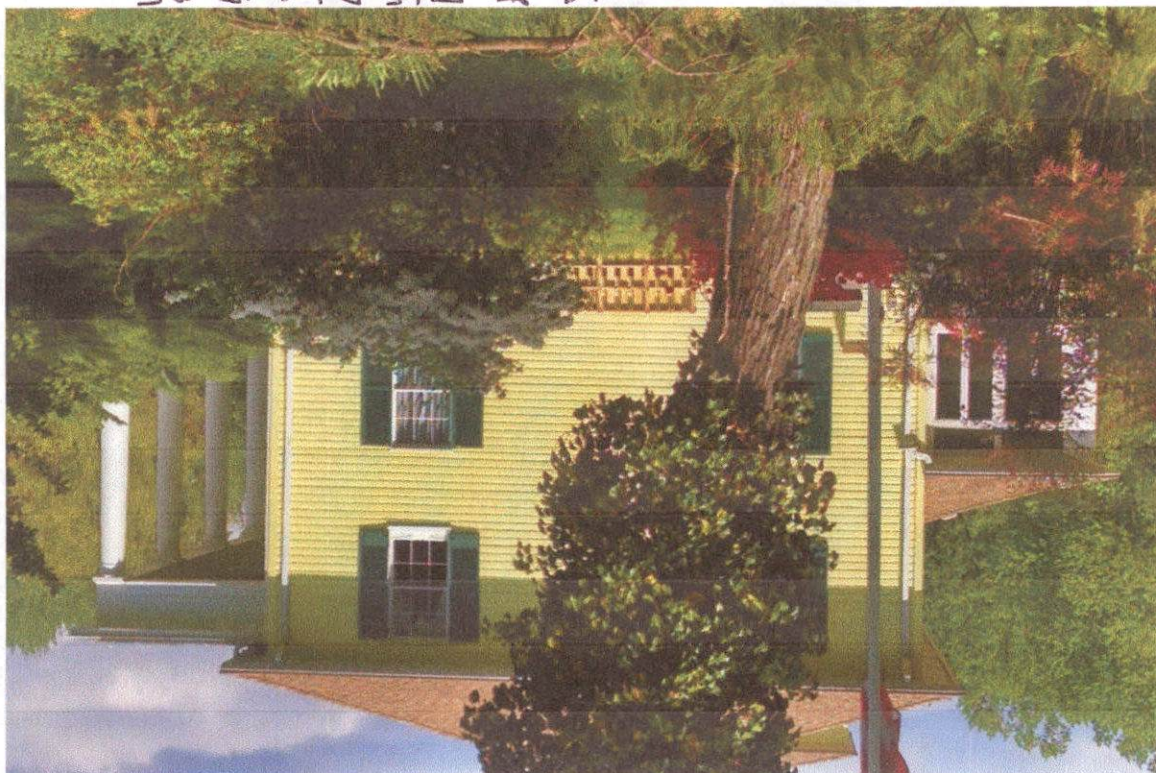


GARAGE TO BE TO THE LEFT OF VEHICLE

0335-A

0335-A

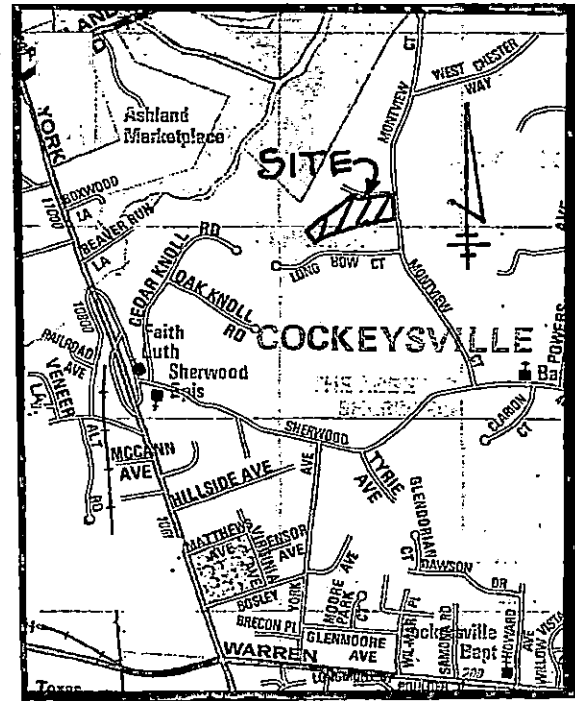
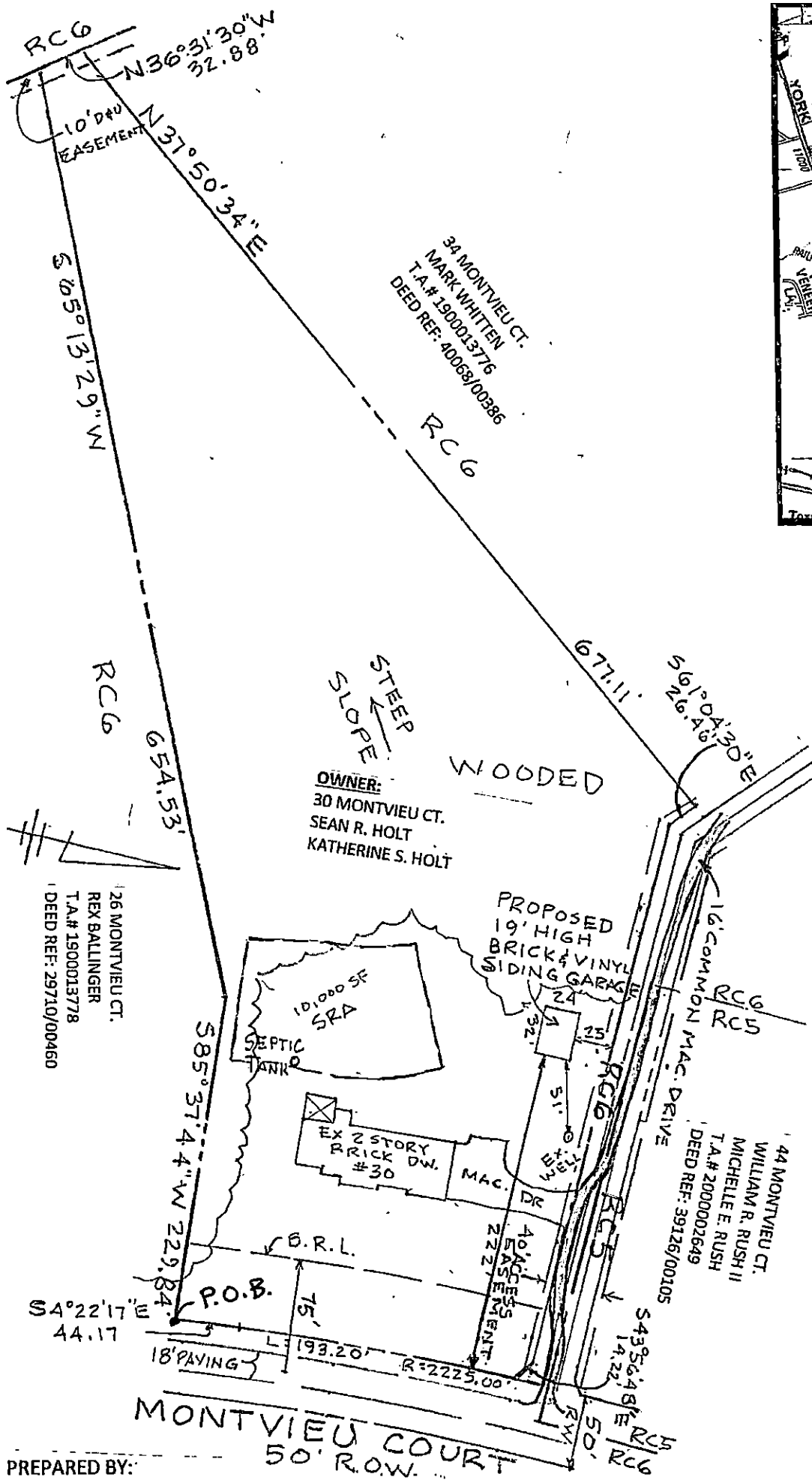
SIDE VIEW OF DWELLING TO THE RIGHT OF
PANHANDLE DRIVE





REAR OF PROPOSED GARAGE- WOODED &
SLOPED

0335-A



VICINITY MAP
SCALE: 1" = 2000'

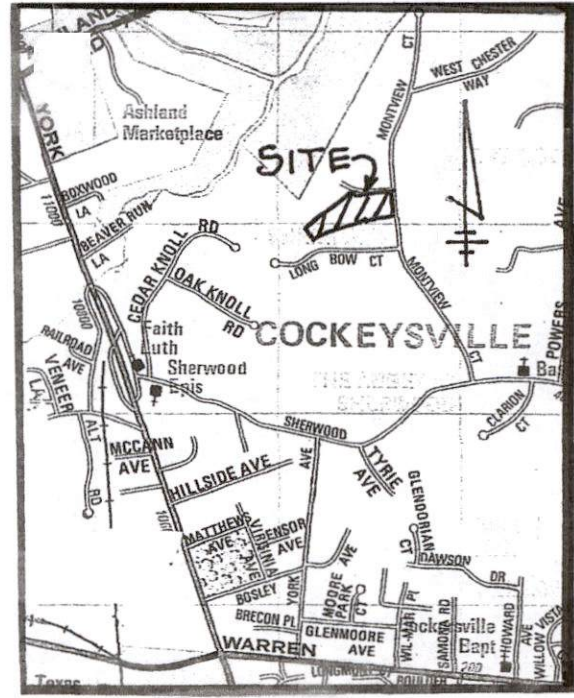
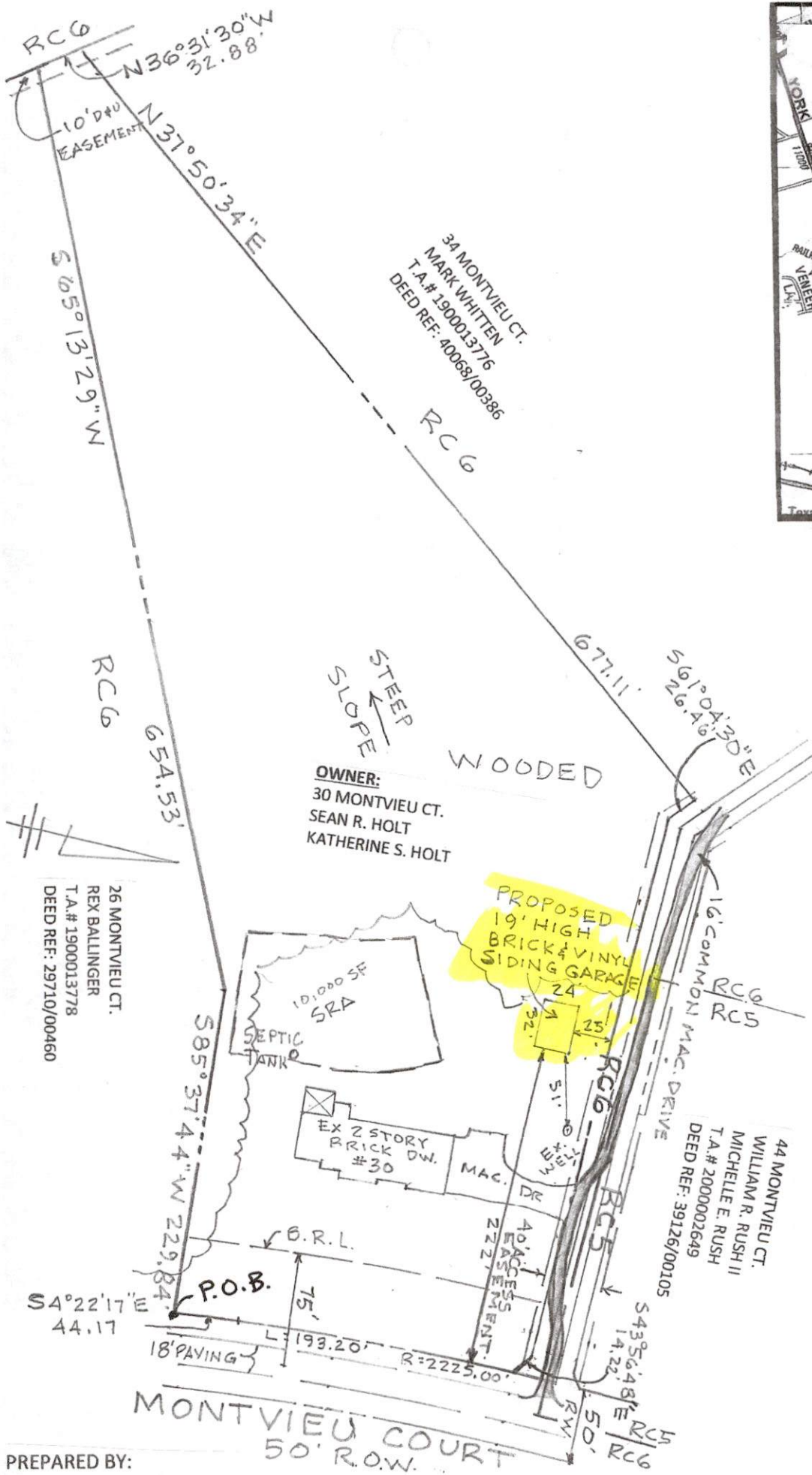
GENERAL NOTES

ZONING MAP# 042C3
 SITE ZONED: RC6
 ELECTION DISTRICT: 8
 COUNCIL DISTRICT: 3
 LOT AREA ACREAGE: 4.73±
 OR SQUARE FEET: 206,039
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLAIN: NO
 WATER IS: _____
 PUBLIC _____ PRIVATE X
 SEWER IS: _____
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? 1957-4283-X
 PRIOR _____
 VIOLATIONS? NO

2018-0335-A

ZONING PLAN TO
 ACCOMPANY
 ADMINISTRATIVE
 VARIANCE FOR:
 30 MONTVIEU COURT
 ELECTION DISTRICT 8C3
 BALTIMORE COUNTY, MD
 DEED REF: 38482/45
 TAX ACCT NO. 1900013777
 LOT 33, PLAT ONE
 "SHERWOOD" (PB 51/139)

SCALE: 1"=100' DATE: 5/14/18



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

ZONING MAP# 042C3
SITE ZONED: RC6
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 4.73±
OR SQUARE FEET: 206,039
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? 1957-4283-X
PRIOR NO
VIOLATIONS?

2018-0335-A

ZONING PLAN TO
ACCOMPANY
ADMINISTRATIVE
VARIANCE FOR:
30 MONTVIEU COURT
ELECTION DISTRICT 8C3
BALTIMORE COUNTY, MD
DEED REF: 38482/45
TAX ACCT NO. 1900013777
LOT 33, PLAT ONE
"SHERWOOD" (PB 51/139)

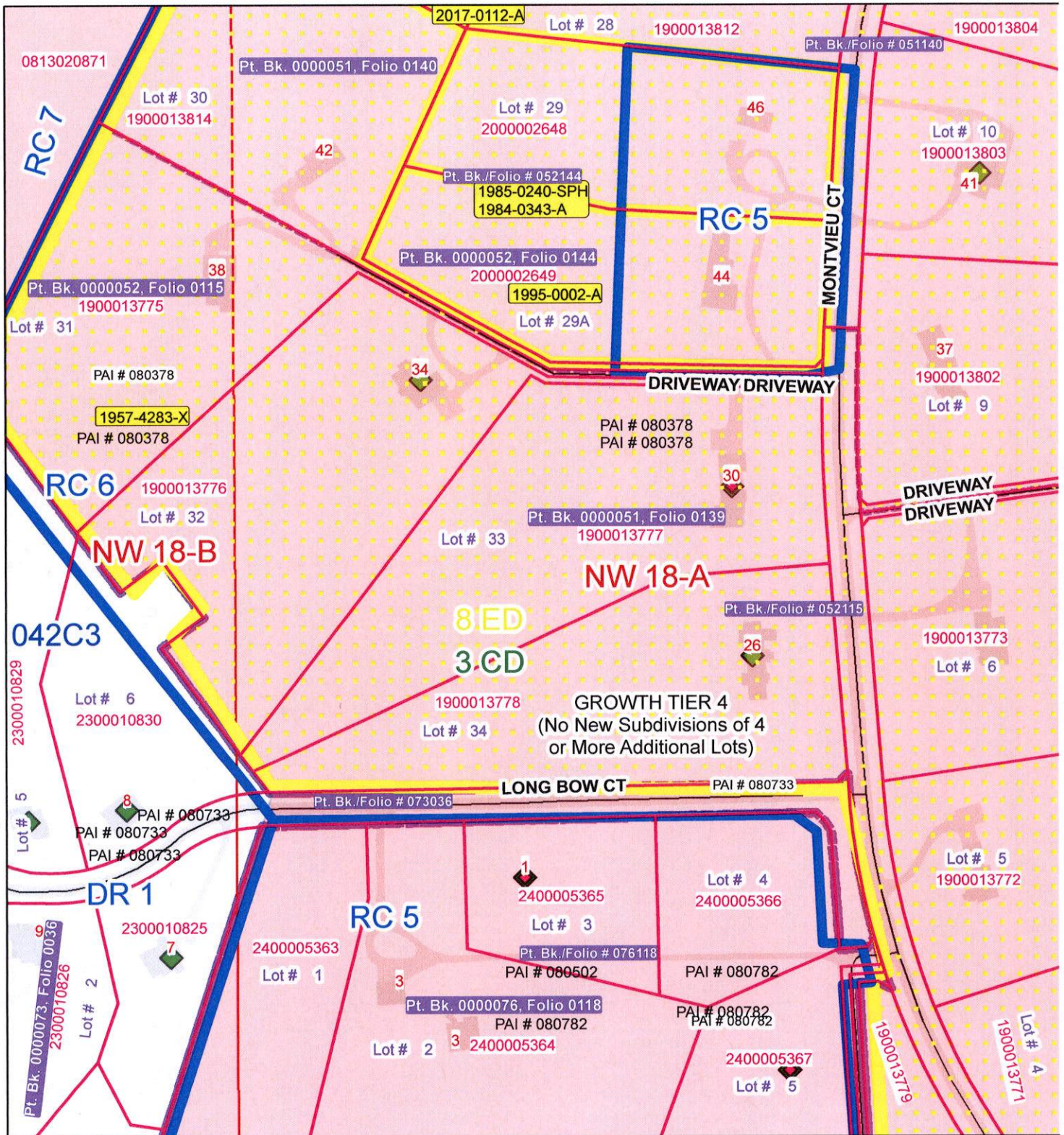
SCALE: 1"=100' DATE: 5/14/18



Baltimore County - My Neighborhood



30 Montview Court 2013-0335-A



Publication Date: 6/5/2018



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



0 55 110 220 330 440 Feet

1 inch = 200 feet