

M E M O R A N D U M

DATE: September 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0020-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 17, 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 *
(9400 Georgia Belle Drive)**

11th Election District

5th Council District

Pamela A. & Thomas A. Walinski
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0020-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, Pamela A. and Thomas A. Walinski (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory structure (pool) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street. 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 July 29, 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

ORDER RECEIVED FOR FILING

Date 8-17-18

By WJ

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 BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (pool) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street, 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.

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 8-17-18

2

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 9400 Georgia Belle Dr. Perry Hall 21128 Currently zoned DR35H
 Deed Reference 19841 / 0134 10 Digit Tax Account # 2400001909
 Owner(s) Printed Name(s) PAMELA A WALINSKI THOMAS A WALINSKI

(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) 400.1 BCZR

To permit an accessory structure (pod) to be located in the rear yard closer to the street in lieu of the Required third of the lot farthest removed from any street

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):

PAMELA A WALINSKI THOMAS A WALINSKI

Name #1 – Type or Print

Name #2 – Type or Print

PAMELA WALINSKI

Signature #1

Signature #2

9400 GEORGIA BELLE DR. PERRY HALL MD

Mailing Address

City

State

21128 410-790-2437 Thom 5710 @

Zip Code

Telephone #

Email Address

HOME 410-539-5710

Representative to be contacted:

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 BY 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 2019-0020-A

Filing Date 7/18/18

Estimated Posting Date 7/29/18

Reviewer JF

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: 9400 Georgia Belle Dr. PERRY HALL MD 21128
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)

(SEE ATTACHED)

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

Pamela A Walinski
Signature of Owner (Affiant)
PAMELA A WALINSKI
Name- Print or Type

Thomas A Walinski
Signature of Owner (Affiant)
Thomas A. Walinski
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 16 day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Julie Dawn Pahl

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

AS WITNESS my hand and Notaries Seal

Julie Dawn Pahl
Notary Public
10/18/2019
My Commission Expires

Affidavit in Support of Administrative Variance

9400 Georgia Belle Drive

Perry Hall MD 21128

10 Digit Tax # 24-00-001909

When our home was built in 2003 it was built to the far right of the property line to accommodate the electrical & cable boxes, storm drain and fire hydrant which are all on the far left side of our property (See Exhibit A). From the street if you are facing our house most of the backyard is on the left. There are four houses around Georgia Belle Circle. However, our house is the only one that faces Georgia Belle Drive. Therefore, much of our backyard property is to left side of our house. Our home has a six-foot privacy fence around the sides and entire perimeter back yard (as seen on the attached drawing). In working with Anthony & Sylvan Pools who surveyed our property they determined flattest portion of our backyard is to the left side which is the best location site for the inground pool (Exhibit B & C). Therefore, creating our request for a zoning variance based on multiple hardship factors. If the pool were to be on the right side, we would encounter the following hard ship building issues:

- (1) There is a 4-foot elevation drop that falls from the patio towards the back yard that would require a 4-foot retaining wall. This would create a safety hazard from our existing patio in route to the pool area. The retaining wall would be too close in to our existing patio and deck. (Exhibit D & Exhibit E).
- (2) This would also require removal of four trees. (Exhibit F)
- (3) This would also require moving our existing sump pump drain and gutter drains which run through that portion of the backyard (Exhibit G)

We appreciate your time and consideration on evaluating our request.

Pamela A. Walinski & Thomas A. Walinski

The Zoning Petition Property Description

Part A

ZONING PROPERTY DESCRIPTION FOR 9400 GEORGIA BELLE DRIVE PERRY HALL MD 21128

Beginning at a point on the north side of Georgia Belle Drive which is 76 feet wide at a distance of 20 feet east of the center line of the nearest improved intersecting street name Georgia Belle Circle which is 40 feet wide.

Part B

OPTION 2 (Subdivision – Lot – lot is part of the record plat:)

Being Lot #106, Block N/A, Section # N/A in the subdivision of Forge Landing as recorded in Baltimore County Plat Book #75, Folio #33, containing 10,008 total square feet. Located in the 11 Election District and 5 Council District.

Exhibit A

Address: 9400 Georgia Belle
Perry Hall, MD 21128

LEGAL DESCRIPTION

County: BALTIMORE

Property Address: 9400 Georgia Belle
Perry Hall, MD 21128

**THE FOLLOWING DESCRIBED PROPERTY, SITUATE, LYING AND BEING IN
BALTIMORE COUNTY, STATE OF MARYLAND, THAT IS TO SAY:**

**BEING KNOWN AND DESIGNATED AS LOT NO. 106, AS SHOWN ON THE PLAT
ENTITLED "PLAT THREE, FORGE LANDING", WHICH PLAT IS RECORDED AMONG
THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK SM 75,
FOLIO 33.**

TAX ID #: 11-2400001909

**For information only: Property Address: 9400 GEORGIA BELLE DRIVE, PERRY HALL,
MD 21128**

CERTIFICATE OF POSTING

RE: Case No. 2019-0020-A

Petitioner: Thomas Walinski

Closing Date: 8/13/18

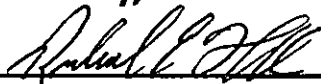
Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

9400 Georgia Belle Drive (Front & Street Corner Side)

_____ on 7/29/18

Sincerely,

 7/29/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No 2019-0020-A



9400 Georgia Belle Drive (front)

Richard E. Hoffman 7/29/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0020-A



9400 Georgia Belle Drive (Street corner side)

 7/29/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0020 -A Address 9400 GEORGIA BELLE DR

Contact Person: Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/18/18 Posting Date: 7/29/18 Closing Date: 8/13/18

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 2019- 0020 -A Address 9400 Georgia Belle Dr

Petitioner's Name Thomas Walinski Telephone 410-790-2437

Posting Date: 7/29/18 Closing Date: 8/13/18

Wording for Sign: To Permit an accessory structure (pool) to be located in the rear yard closer to the street in less of the required third of the lot farthest removed from any street.

Revised 6/28/2018

**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/neighbor 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: 2019-0020-A

Property Address: 9400 GEORGIA Belle Drive Perry Hall MD 21128

Property Description: _____

Legal Owners (Petitioners): THOMAS WALINSKI, PAMELA WALINSKI

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS WALINSKI

Company/Firm (if applicable): _____

Address: 9400 GEORGIA Belle Dr.

PERRY Hall, MD 21128

Telephone Number: 410-790-2437 (cell)

410-529-5710 (Home)

Revised 7/9/2015

Date: 7/18/18

SECRET

BUSINESS ACTUAL TIME FROM
7/19/2018 7/18/2018 10:40:39 2

G WSO2 WALKIN JEE
RECEIPT H 058945 7/18/2018 OFL

Dept. 5-528 ZONING VERIFICATION
NO. 170308

Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Total: 75.52

Rec
From: Thomas Walinski

For: 9400 Georgia Belle Dr
Ad Valorem Tax Case # 2019-0020-A

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

August 14, 2018

Pamela A & Thomas A Walinski
9400 Georgia Belle Drive
Perry Hall MD 21128

RE: Case Number: 2019-0020 A, Address: 9400 Georgia Belle Drive

Dear Mr. & Ms. Walinski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 7/23/18

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. 2018-0020-A

*Administrative Variance
Penelope & Thomas Walinski
9400 Georgia Belle Drive*

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

8-13

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: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0020-A
Address 9400 Georgia Belle Drive
(Walinski Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0020-A
Address 9400 Georgia Belle Drive
(Walinski Property)

Zoning Advisory Committee Meeting of **July 30, 2018.**

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

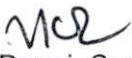
Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2018
Item No. 2019-0012-SPHA, 0013-A, 0014-A, 0015-A, 0016-A, 0017-A,
0018-A, 0019-A and 0020-A

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

*

*

*

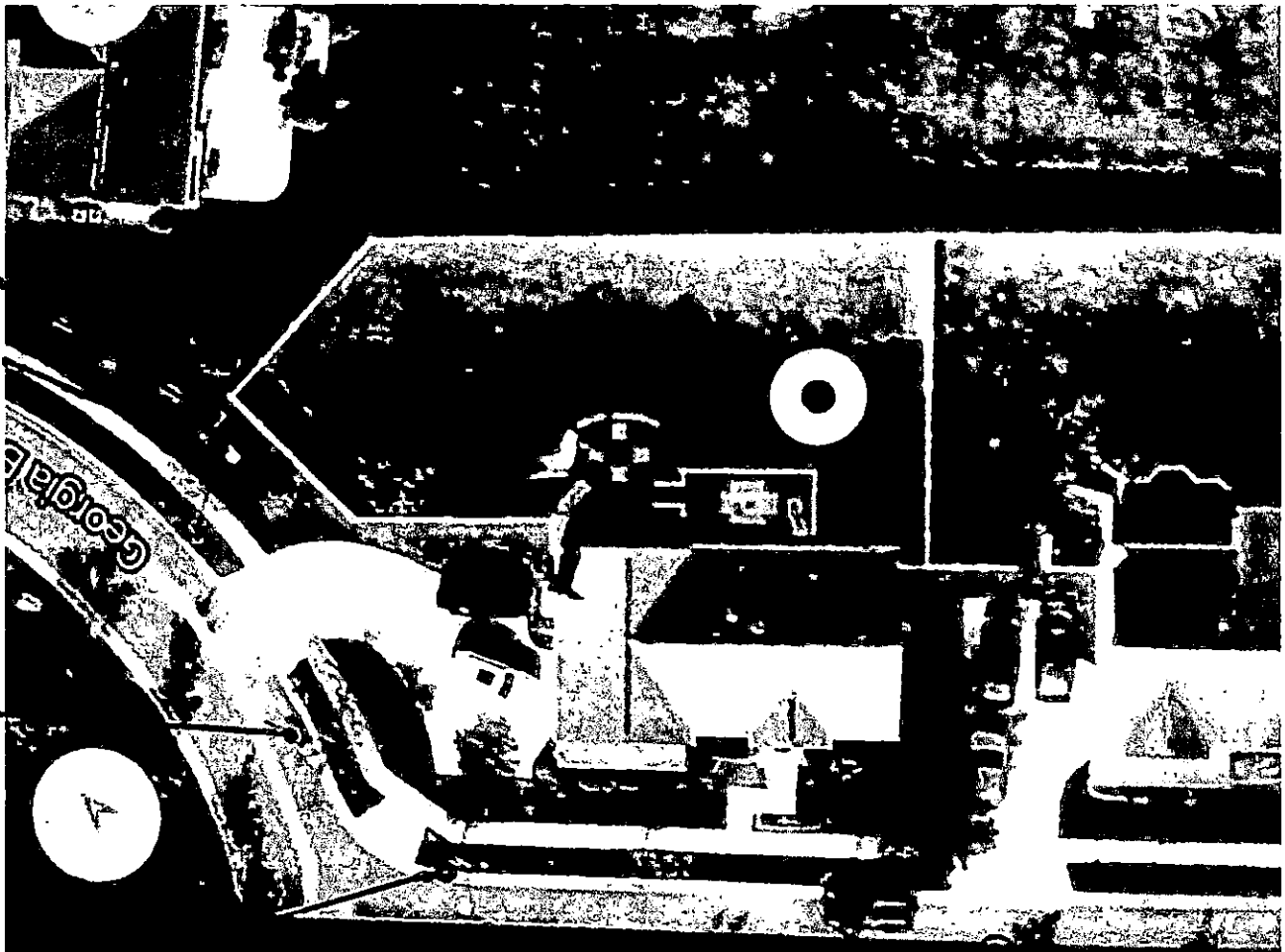
*

*

VKD: cen
cc: file

EXHIBIT A

HOUSE BUILT TO FAR RIGHT OF PROPERTY



LEFT

FIRE
HYDRANT

9400 GEORGIA BELLE DR.

RIGHT

EXHIBIT B

Recommended Pool location



EXHIBIT C

Recommended Pool Location



EXHIBIT D

4.0' EVELATION DROP



EXHIBIT E

4.0' EVELATION DROP



EXHIBIT F

FOUR TREE REMOVALS



EXHIBIT G

DRAINS WOULD NEED MOVED



FORGE LANDING HOMEOWNERS ASSOCIATION
ARCHITECTURAL DESIGN COMMITTEE
PLANS REQUEST FORM

Date Submitted: _____ Date Approved: _____

Homeowner Name: Thomas + Pamela Walinski

Address: 9400 Georgia Belle Dr. PERRY Hall MD 21128

Home Phone: 410-529-5710 ^{cell} Work Phone: 410-790-2437 (Tom)

Proposed project will affect: (please check one or more):

☐ Decking ☐ Landscaping ☐ Satellite Dish ☐ Fencing
☐ Home Addition ☐ Exterior Painting ☒ Other (please describe)

Please describe below the changes you propose to make your property, including location, dimensions, materials and design. Please attach all appropriate documents including blue prints, detailed drawings and a property plat showing location of project. Approvals granted subject to the applicant obtaining all necessary county permits. The plan review fee is \$25.00.

Project: Inground Pool 18 x 34 (SEE ATTACHED)

Shed 8x12 (SEE ATTACHED)
Colors TO BE Coordinated house colors:
Siding, Black Shutters, GRAY ROOF

Estimated Start Date 09/1/18 Estimated Completion Date: 10/30/18

Approval signatures and addresses of adjacent neighbors:

Signature: [Signature] Street Number 9403 HARVEST WAY

Signature: [Signature] Street Number 9402 Georgia Belle Drive

Homeowner Signature: Thomas Walinski Pamela Walinski

Approved by Forge Landing Design Committee: _____

Disapproved: _____

Enclosed: \$25.00 Architectural Review Fee payable to:
First Real Estate Management
10775 Birmingham Way, Suite 8
PMB 132
Woodstock, MD 21163

N/A

BALTIMORE COUNTY
CASE NO. 2019-0020-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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-23</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-29-18</u>	by <u>Hoffman</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 - 11 Account Number - 2400001909			
Owner Information					
Owner Name:	WALINSKI THOMAS A WALINSKI PAMELA A		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	9400 GEORGIA BELLE DR PERRY HALL MD 21128- 8818		Deed Reference:	/19841/ 00134	
Location & Structure Information					
Premises Address:	9400 GEORGIA BELLE DR PERRY HALL 21128-0000		Legal Description:	.230 AC 9400 GEORGIA BELLE DR NS FORGE LANDING	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0007	0365		0000	106 2018 0075/0033
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2004	3,012 SF		10,008 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	146,000	146,000			
Improvements	303,200	298,100			
Total:	449,200	444,100	444,100	444,100	
Preferential Land:	0			0	
Transfer Information					
Seller: RICHMOND AMERICAN HOMES		Date: 04/05/2004		Price: \$365,875	
Type: NON-ARMS LENGTH OTHER		Deed1: /19841/ 00134		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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 01/13/2009

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0020-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Pamela A & Thomas Walinski

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9400 GEORGIA BELLE DR

Location: NE corner of Georgia Belle Drive and Georgia Belle Circle

Existing Zoning: DR 3.5

Area: 10,000 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (pool) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:



9409

2400001871

Lot # 139

2400001878

Lot # 146

9425

Pt. Bk./Folio # 075032

Lot # 138

9407 2400001870

Lot # 114

2400001860

9427

Lot # 0

2400001882

Pt. Bk. 0000075, Folio 0032

DR 1 NC

GLOW HAVEN WAY

2001-0008-A
2000-0252-A

5203

2400001911

Lot # 108

2400001910

Lot # 107

5205

2400001912

Lot # 109

5207

2400001913

Lot # 110

Lot # 111

2400001914

5 CD

11 ED

NE 10-I

[R 1955-3520-X]

PAI # 110829

PAI # 110829

072C1

DR 3.5 N

Pt. Bk./Folio # 075033

Lot # 0

2400001921

Pt. Bk. 0000075, Folio 0033

Lot # 0

GEORGIA BELLE DR

2400001918

Lot # 0

Lot # 75

2400001886

9403

Lot # 76

2400001887

9405

Lot # 77

2400001888

Lot # 78

2400001889

2005-0634-A

2400001894

Lot # 83

Lot # 82

2400001893

2400001892

Lot # 81

5204

2400001891

Lot # 80

5206

2006-0591-A

Lot # 79

2400001890

Lot # 66

2400001884

9316

2006-0056

Lot # 0

2400001916

FRAGRANCE WAY

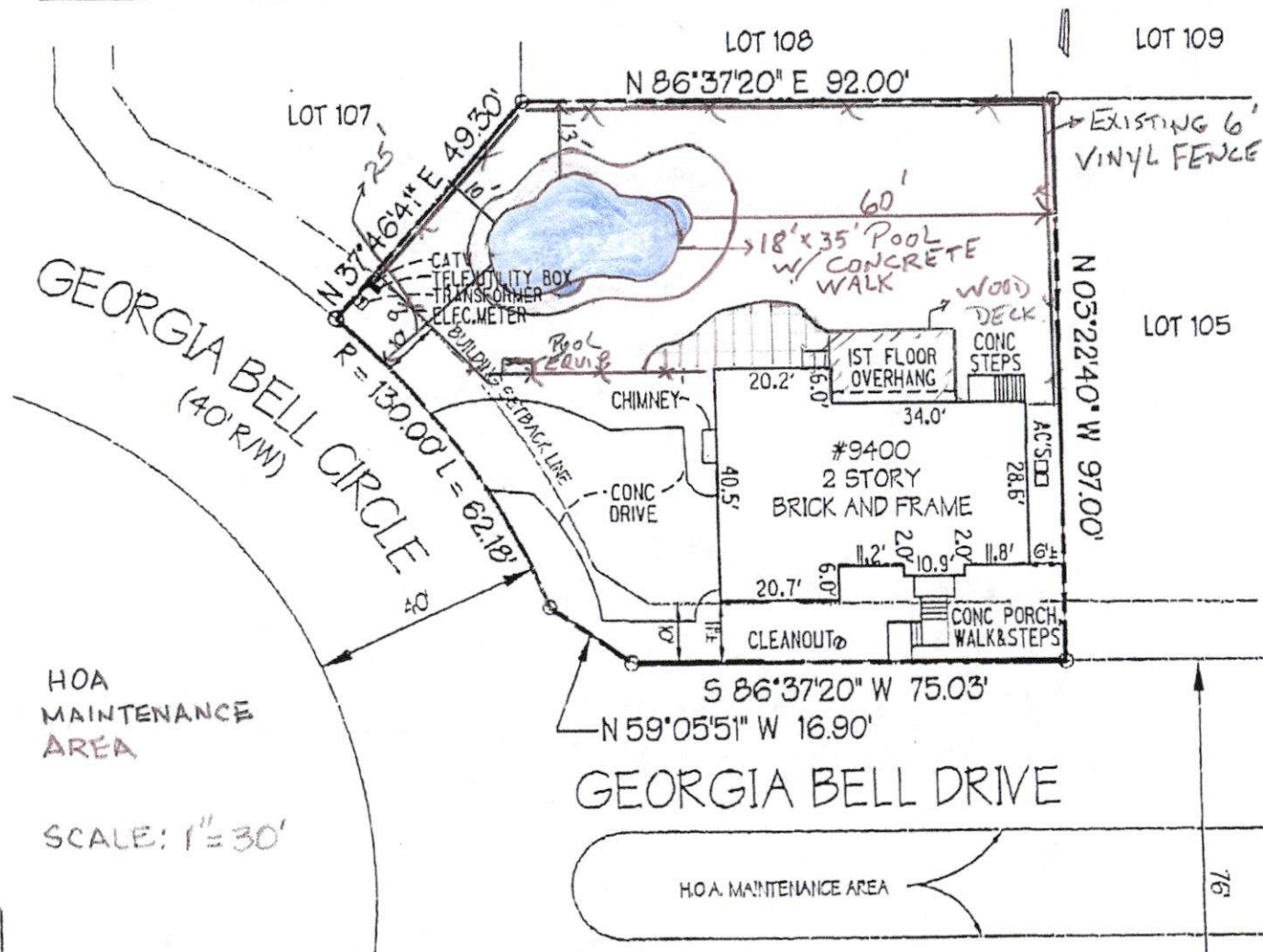
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 9400 Georgia Belle Dr. OWNER(S) NAME(S) Thomas Walinski, Pamela Walinski

Perry Hall 21128

SUBDIVISION NAME Forge Landing LOT # 106 BLOCK # N/A SECTION # N/A

PLAT BOOK # 75 FOLIO # 33 10 DIGIT TAX # 2400001909 DEED REF. # 198410134



SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 078C1
073A1
SITE ZONED DR 3.5H
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE X
OR SQUARE FEET 10,008 sq. ft
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PLAN DRAWN BY Tom BOWERS DATE 7/11/18 SCALE: 1 INCH = 30 FEET

1-757-969-0609 DESIGN CONSULTANT

Anthony & Sylvan POOLS

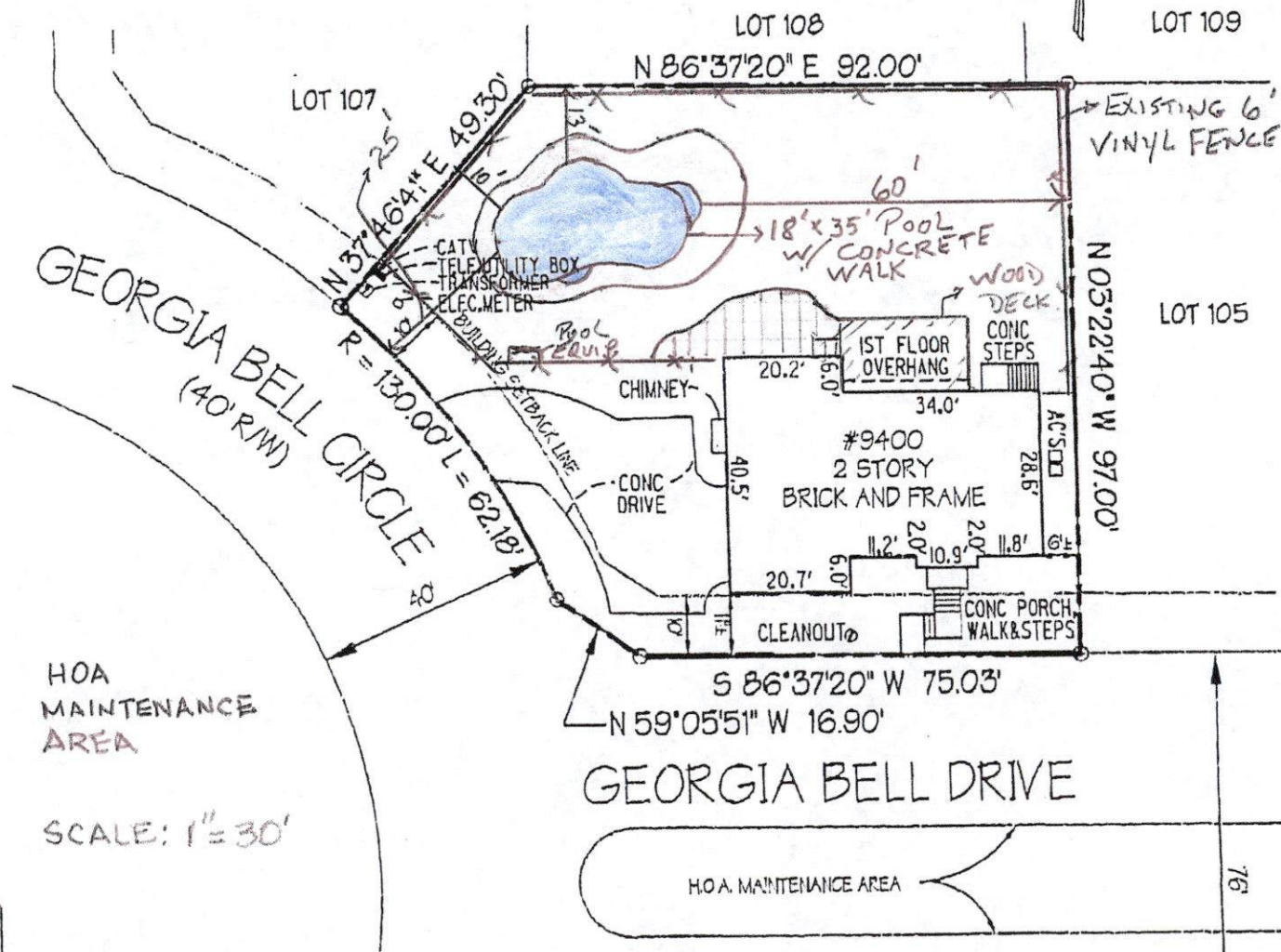
VIOLATION CASE INFO:

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

ADDRESS 9400 Georgia Belle Dr. OWNER(S) NAME(S) Thomas Walinski, Pamela Walinski

PERRY Hall 21128
SUBDIVISION NAME Forge Landing LOT # 106 BLOCK # N/A SECTION # N/A

PLAT BOOK # 75 FOLIO # 33 10 DIGIT TAX # 2400001909 DEED REF. # 19841/0134



HOA
MAINTENANCE
AREA

SCALE: 1" = 30'



PLAN DRAWN BY Tom BOWERS DATE 7/11/18 SCALE: 1 INCH = 30 FEET

1-757-969-0609 Design Consultant

Anthony & Sylvan Pools

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 078C1
073A1

SITE ZONED DR 3.5H

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE X

OR SQUARE FEET 10,008 sq. ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

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

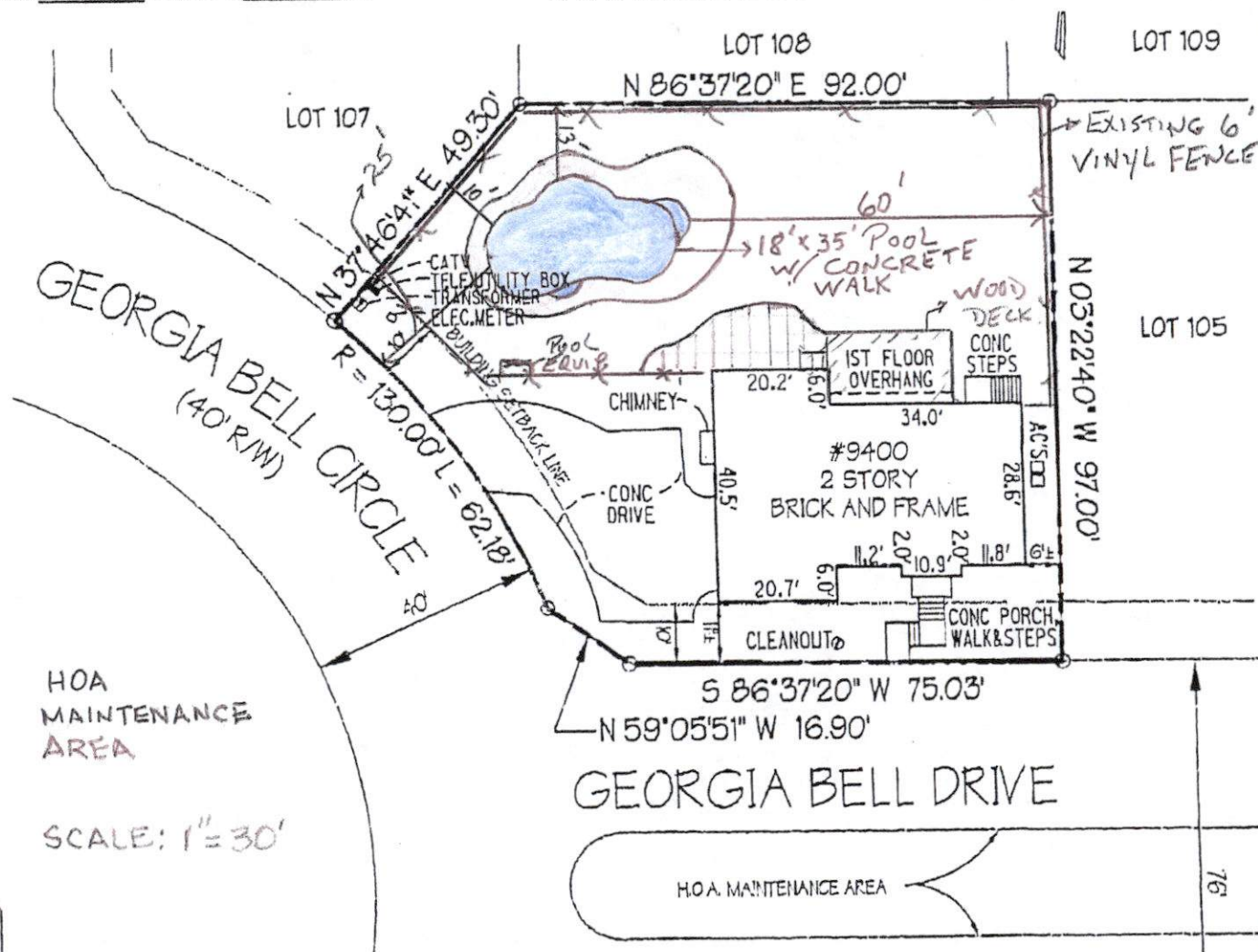
ADDRESS 9400 Georgia Belle Dr. OWNER(S) NAME(S) Thomas Walinski, Pamela Walinski

PERRY Hall 21128

SUBDIVISION NAME Forge Landing

LOT # 106 BLOCK # N/A SECTION # N/A

PLAT BOOK # 75 FOLIO # 33 10 DIGIT TAX # 2400001909 DEED REF. # 1984L/0134



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 073A1

SITE ZONED DR 3.5H

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE X

OR SQUARE FEET 10,008 sq. ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Tom BOWERS DATE 7/11/18 SCALE: 1 INCH = 30 FEET

1-757-969-0609 DESIGN CONSULTANT

Anthony & Sylvan POOLS

Pet. for 1