

M E M O R A N D U M

DATE: April 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0243-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 25, 2019. 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.'

/dlw

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2 Keyser Woods Court)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Judith S. & Jonathan P. Tortora	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0243-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Judith S. and Jonathan P. Tortora ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard addition and deck with a rear setback of 10 ft. to an existing home with an existing rear setback of 10 ft. in lieu of the required 50 ft. setback for the home and addition and 37.5 ft. for the proposed deck. 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. However, it is to be noted that a letter of support, dated January 20, 2019, was received from adjacent neighbors (Lebowitz) residing at 3318 Keyser Road, who indicated they have no objection to the Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 3, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-26-19

By _____

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 26th day of March, 2019, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the BCZR, to permit a side yard addition and deck with a rear setback of 10 ft. to an existing home with an existing rear setback of 10 ft. in lieu of the required 50 ft. setback for the home and addition and 37.5 ft. for the proposed deck, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date _____

By _____

ZONING DESCRPTION

Beginning on the northeast corner of Keyser Woods 60 feet wide, at the intersection of Keyser Road. Thence the following courses and distances: (1st Point of Call "POC) N.80 45' W. 100', (2nd POC) S.10 45' W 200', (3rd POC) S.80 45' E. 100', and (4th POC) N.10 45' E 200', back to the point of the beginning as recorded in Deed Liber 23324, Folio 00567, containing 22,215 square feet. Located in the 3rd Election District and 2nd Council District.

2019-0243-1



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 2 KEYSER WOODS CT.

Currently zoned DR 1

Deed Reference 23346 / 00567

10 Digit Tax Account # 0 3 2 3 0 1 6 7 2 0

Owner(s) Printed Name(s) TORTORA, JUDITH
TORTORA, JONATHAN

(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) BCZR:1B02.3.C.1 →

To permit a side yard addition and deck with a rear setback of 10 feet to an existing home with an existing rear setback of 10 feet in lieu of the required 50 feet setback for the home and addition and 37.5 feet for the proposed deck.

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):

JUDITH TORTORA / JONATHAN TORTORA
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

2 Keyser Woods Ct / Pikesville MD 21208
Mailing Address City State

9176586326 / judithortora@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Date

Zip Code

Telephone #

Email Address

Representative to be contacted:

ADAM CARBALLO

Name – Type or Print

Signature

1816 ALICEANNA ST. BALTIMORE MD
Mailing Address City State

21231 / (443) 745-1100 / adam@carballoarch.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 2019-0243-A Filing Date 2/22/19 Estimated Posting Date 3/3/19 Reviewer JS

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: 2 KEYSER WOOD CT. PIKESVILLE MD 21208
Print or Type Address of property City State Zip Code

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

Submitting an administrative variance for the above property
in order to construct a one-story side yard addition. This
will be on the side facing Keyser Road. The current rear yard
setback is 10'-0" and this addition will maintain what
is existing. A proposed 56'-0" setback to the side being
effected.

(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

JUDITH TORTORA

Signature of Owner (Affiant)

Name- Print or Type

JONATHAN P. TORTORA

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 11 day of February, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jonathan Tortora & Judith Tortora

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

Jaclyn Dahne

6/12/21

NOTARIAL PUBLIC
JACLYN DAHNE
BALTIMORE COUNTY MD

1/19/19
JACLYN DAHNE



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/3/2019

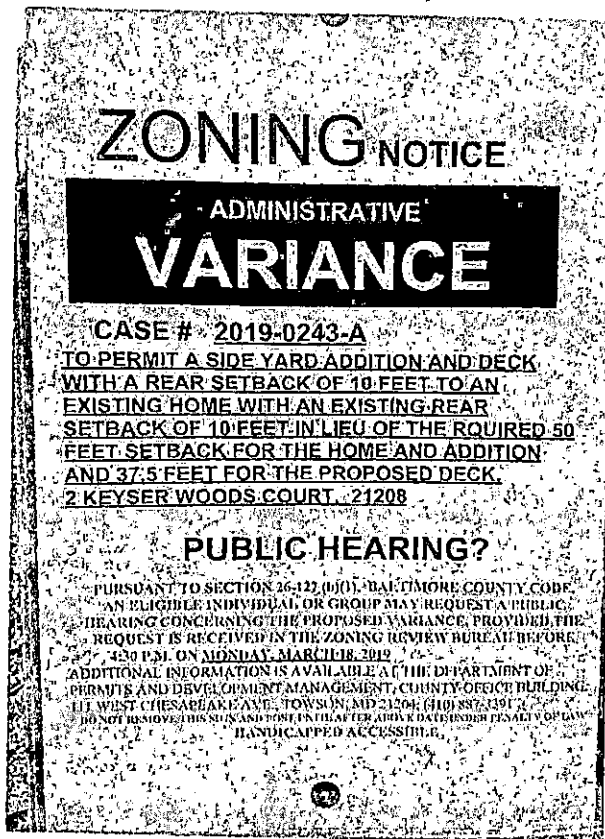
Case Number: 2019-0243-A

Petitioner / Developer: JUDITH TORTORA

Date of Closing: MARCH 18, 2019

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:
2 KEYSER WOODS COURT, 21208

The sign(s) were posted on: MARCH 3 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

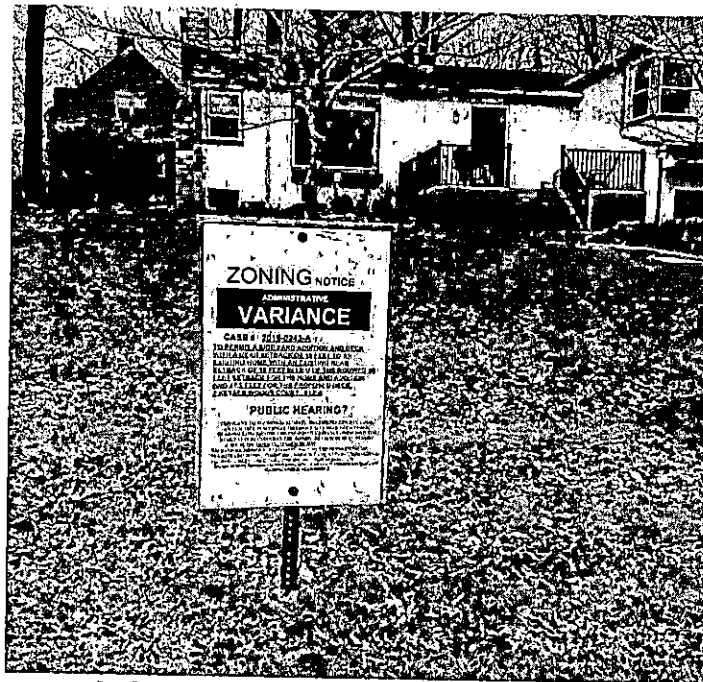
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign posted @ 2 Keyser Woods Ct. 3/3/2019



Background Photo 2nd Sign posted @ 2 Keyser Woods Ct. 3/3/2019
CASE # 2019-0243-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0243-A

Property Address: 2 KEYSER WOODS COURT, PIKESVILLE MD 21208

Property Description: SINGLE FAMILY DWELLING

Legal Owners (Petitioners): JUDITH + JONATHAN TORTORA

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUDITH TORTORA

Company/Firm (if applicable): _____

Address: 2 KEYSER WOODS CT.

PIKESVILLE, MD 21208

Telephone Number: 410-539-8386

Revised 7/9/2015

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

No. **180776**

Date: **2/22/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/22/2019 2/22/2019 11:09:40 1

REG WSO1 WALKIN LJR
 >>RECEIPT # 834363 2/22/2019 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 180776

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **2019-0243-1**

For: **TORTORA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0243 -A Address 2 KEYSER WOODS CT, 21208

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

Filing Date: 2/22/19 Posting Date: 3/3/19 Closing Date: 3/18/19

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- 0243 -A Address 2 KEYSER WOODS CT, 21208

Petitioner's Name TORTORA Telephone 917-658-6326

Posting Date: 3/3/19 Closing Date: 3/18/19

Wording for Sign: To Permit

To permit a side yard addition and deck with a rear setback of 10 feet to an existing home with an
existing rear setback of 10 feet in lieu of the required 50 feet setback for the home and addition and
37.5 feet for the proposed deck.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 19, 2019

Judith & Jonathan Tortora
2 Keyser Woods Court
Pikesville MD 21208

RE: Case Number: 2019-0243-A, 2 Keyser Woods Court

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 22, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Adam Carballo 1816 Aliceanna St Baltimore MD 21231

3-18-19

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 19, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0243-A
Address 2 Keyser Woods Court
(Totora Property)

Zoning Advisory Committee Meeting of **March 11, 2019.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 3/7/19

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

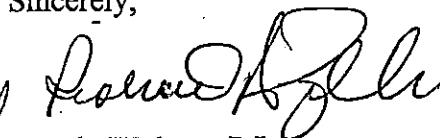
Dear Ms. Lewis:

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. *2019-0243-A*

*Administrative Variance
Tortora Judith & Tortora Jonathan
2 Keyser Woods 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

Melissa and Adam Lebowitz
3318 Keyser Road
Baltimore, MD 21208

January 20, 2019

Baltimore County Zoning Department
111 West Chesapeake Avenue, Room 111
Towson, Maryland, 21204

Re: 2 Keyser Woods Court
Support for Variance Application

Dear Zoning Administrator,

This letter is in support of the variance application to be submitted to the Baltimore County Zoning Department by Judith and Jonathan Tortora (the "Tortoras") who own the property located at 2 Keyser Woods Court, Pikesville, Maryland 21208 (the "Property"). Please be advised that we reside at 3318 Keyser Road, Pikesville, Maryland 21208 which is adjacent to the Property. As the neighbors nearest to the planned extension and sharing a property line, we wanted to let the Zoning Department know that we are in full support of the renovations and additions the Tortoras are planning for the Property. The Tortoras have shared their plans with us and we are excited about the plans and know that this will be beneficial not only for the Tortora family but for the community as well. We are in favor of your approval of any required variance the Tortoras may need for the renovation project at the Property.

If you have any questions or need to contact us, please call us at 410-615-4201.

Sincerely,

Adam and Melissa Lebowitz

2019-0243-A

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 - 03 Account Number - 0307002240			
Owner Information					
Owner Name:	LEBOWITZ ADAM LEBOWITZ MELISSA		Use:	RESIDENTIAL	
Mailing Address:	3318 KEYSER RD BALTIMORE MD 21208-1914		Principal Residence:	YES	
			Deed Reference:	/27194/ 00025	
Location & Structure Information					
Premises Address:	3318 KEYSER RD 0-0000		Legal Description:	3318 KEYSER RD NS 2100 E OF STEVENSON ROAD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0010	0206		0000	2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1951	1,695 SF	200 SF	20,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	1 full/ 1 half	1 Carport
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	130,200	130,200			
Improvements	128,100	175,100			
Total:	258,300	305,300	289,633	305,300	
Preferential Land:	0			0	
Transfer Information					
Seller: SKLAR GERALD		Date: 07/22/2008		Price: \$380,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27194/ 00025		Deed2:	
Seller: PUSIN MICHAEL B		Date: 10/02/1979		Price: \$104,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06084/ 00022		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 09/05/2008

Homeowners' Tax Credit Application Information

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

CASE NO. 2019- 0243-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>3-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>1-20</u>	ADJACENT PROPERTY OWNERS <u>Lebowitz - 3318 Keyser Rd.</u>	<u>Supports</u>

ZONING VIOLATION	(Case No. _____)
PRIOR ZONING	(Case No. _____)

NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>3-3-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____

PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☐

Comments, if any: 3/21 - Missing site plan - Jason to forward - DW.

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 03 Account Number - 0323018720							
Owner Information									
Owner Name:		TORTORA JUDITH SARA TORTORA JONATHAN P				Use:		RESIDENTIAL	
Mailing Address:		2 KEYSER WOODS CT BALTIMORE MD 21208-1615				Principal Residence:		YES	
						Deed Reference:		/23348/ 00567	
Location & Structure Information									
Premises Address:		2 KEYSER WOODS CT 0-0000				Legal Description:		.5163 AC 2 KEYSER WOODS CT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0068	0010	0033		0000				2017	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1951		1,836 SF		600 SF		22,215 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	STUCCO	1 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2018		As of 07/01/2019	
Land:		130,800		130,800					
Improvements		140,300		160,300					
Total:		271,100		291,100		284,433		291,100	
Preferential Land:		0						0	
Transfer Information									
Seller: WEINER WILLIAM				Date: 02/06/2006		Price: \$400,000			
Type: ARMS LENGTH IMPROVED				Deed1: /23348/ 00567		Deed2:			
Seller: WEINER WILLIAM				Date: 12/01/2000		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /14838/ 00590		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 05/07/2008									

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0243-A **Reviewer:** Jason Seidelman

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Tortora Judith & Tortora Jonathan

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2 KEYSER WOODS CT

Location: N/W corner of intersection of Keyser Road (60') and Keyser Woods Court (65')

Existing Zoning: DR 1

Area: 22,215

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a side yard addition and deck with a rear setback of 10 feet to an existing home with an existing rear setback of 10 feet in lieu of the required 50 feet setback for the home and addition and 37.5 feet for the proposed deck.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 3-18-19

Miscellaneous Notes:

2019-0243-A

PROPERTY INFORMATION 2 KEYSER WOODS COURT DISTRICT - 03 ACCOUNT NUMBER - 0323018720 ZONING - DR 1 OWNER NAME - JUDITH TORTORA JONATHAN TORTORA TAX PREMISE ADDRESS - 2 KEYSER WOODS CT TAX MAP - 0068 / PARCEL - 0033 / LOT - NA COUNCILMANIC DISTRICT - 2 CONGRESSIONAL DISTRICT - 3 LEGISLATIVE DISTRICT - 11 ELECTION DISTRICT - 3 VOTING PRECINCT - 03-010 WATERSHED - JONES FALL RIVER BASIN - PATAPSCO RIVER SUB-SHED NAME - JONES FALLS GIS MAP COPY # -		<table border="1"> <tr> <td>CONSTRUCTION TYPE: Type SS - Wd Fmld Ext Well, Unprotected</td> <td rowspan="2"> </td> </tr> <tr> <td>IBC USE GROUP: Type R-3 (Single Family Dwelling)</td> </tr> <tr> <td colspan="2"> 2 KEYSER WOODS COURT - SITE PLAN DISTRICT 03 - ACCOUNT NO. 0323018720 </td> </tr> <tr> <td>OWNERSHIP: JUDITH TORTORA JONATHAN TORTORA</td> <td>CLIENT JUDITH TORTORA</td> </tr> <tr> <td>OWNERSHIP ADDRESS: 2 KEYSER WOODS CT PIKESVILLE, MD 21208-1615</td> <td>ADAM CARBALLO, ARCHITECT MD LIC# 15709 443-746-1100</td> </tr> </table>	CONSTRUCTION TYPE: Type SS - Wd Fmld Ext Well, Unprotected		IBC USE GROUP: Type R-3 (Single Family Dwelling)	2 KEYSER WOODS COURT - SITE PLAN DISTRICT 03 - ACCOUNT NO. 0323018720		OWNERSHIP: JUDITH TORTORA JONATHAN TORTORA	CLIENT JUDITH TORTORA	OWNERSHIP ADDRESS: 2 KEYSER WOODS CT PIKESVILLE, MD 21208-1615	ADAM CARBALLO, ARCHITECT MD LIC# 15709 443-746-1100
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2 KEYSER WOODS COURT
 PIKESVILLE, MD 21208
 ADMINISTRATIVE VARIANCE

0000-G=G1
 HEARING PLAN
 2 KEYSER WOODS COURT
 JCS # 19-034
 FEBRUARY 22, 2019

Pet. Exp. 1

Debra Wiley

From: Jason Seidelman
Sent: Thursday, March 21, 2019 11:09 AM
To: Debra Wiley
Subject: 2019-0243-A
Attachments: 20190321111815366.pdf

Here ya go!

Jason

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

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Thursday, March 21, 2019 11:18 AM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: Message from "RNP002673BFB3B1"

This E-mail was sent from "RNP002673BFB3B1" (MP 4054).

Scan Date: 03.21.2019 11:18:14 (-0400)
Queries to: cpr111@baltimorecountymd.gov

