

## **M E M O R A N D U M**

DATE: November 5, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0443-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on November 4, 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

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(11536 Garrison Forest Road)</b>        |   |                             |
| 4 <sup>th</sup> Election District          | * | OFFICE OF ADMINISTRATIVE    |
| 2 <sup>nd</sup> Council District           |   |                             |
| Roger Quarcoopome                          | * | HEARINGS FOR                |
| Petitioner                                 |   |                             |
|                                            | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2019-0443-A</b> |

\* \* \* \* \*

### **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 owner of the subject property, Roger Quarcoopome (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed pole barn with a height of 20 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 September 13, 2019, indicating:

“Since this property appears to still be served by private well &/or septic, Ground Water Management will need to review any proposed building permit for a garage.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 8, 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 10-4-19

By [Signature]

The Petitioner has 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached pole barn's height and usage, I will impose conditions that the pole barn 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 4<sup>th</sup> day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed pole barn with a height of 20 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

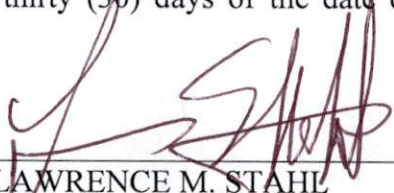
ORDER RECEIVED FOR FILING

Date 10-4-19

By [Signature]

- Petitioner or subsequent owners shall not convert the pole barn into a dwelling unit or apartment. The proposed pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed pole barn shall not be used for commercial purposes.
- Petitioner shall comply with the DEPS ZAC comment, dated September 13, 2019; a copy of which is attached hereto and made a part hereof.

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

  
\_\_\_\_\_  
LAWRENCE M. STAHL  
Administrative Law Judge for  
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-4-19

By lw



# 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 11536 Garrison Forest Rd Owings Mill MD Currently zoned DE1  
 Deed Reference 28212 / 0045 10 Digit Tax Account # 2400005022  
 Owner(s) Printed Name(s) Quarropome Roger

(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) 400.3 BCZE - To permit a propose pole barn with a height of 20 feet in lieu of the maximum height of 15 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):

Eli Esh / SA SA  
 Name #1 – Type or Print Name #2 – Type or Print

SA SA / SA SA  
 Signature #1 Signature #2

550 Beechdale Rd Bird-in-Hand PA  
 Mailing Address City State

17505 / 717-278-0224 / anebuilders@gmail.com  
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Eli Esh  
 Name – Type or Print

SA SA  
 Signature

550 Beechdale Rd Bird-in-Hand PA  
 Mailing Address City State

17505 / 717-278-0224 / anebuilders@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 10-4-19 day of October, 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 2019-0443-A Filing Date 8/28/19 Estimated Posting Date 9/8/19 Reviewer gh

ORDER RECEIVED FOR FILING

Date 10-4-19

By 100

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: 11536 Garrison Forest Rd Owings Mill 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)

1. That the variance requesting is the minimum variance that will make possible the reasonable use of the land, building structure
2. The proposed construction is necessary for reasonable use of the property
3. The proposed construction would not alter the essential character of the neighborhood
4. There are no active Code Enforcement Violation Cases on the Site that Eli Esh is aware of
5. The variance if granted will also not alter the essential character of the House, the neighborhood, the community or the city. Rather, it will add character, weight and value

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

Eli Esh  
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Eli Esh  
Name- Print or Type

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 28th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Eli Esh

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

AS WITNESS my hand and Notaries Seal

SUSAN SHUMAN  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND

[Signature]  
Notary Public

My Commission Expires

9/3/21

# 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.

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5. The variance if granted will also not alter the essential character of the House, the neighborhood, the community or the city. Rather, it will add character, weight and value

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

Eli Esh  
Signature of Owner (Affiant)

\_\_\_\_\_  
Signature of Owner (Affiant)

Eli Esh  
Name- Print or Type

\_\_\_\_\_  
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 29th day of August 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Eli Esh

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

AS WITNESS my hand and Notaries Seal

SUSAN SHUMAN  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND

[Signature]  
Notary Public

My Commission Expires 9/3/21



# 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 11536 Garrison Forest Rd Owings Mill MD Currently zoned DR1  
 Deed Reference 28212 / 00145 10 Digit Tax Account # 2400005022  
 Owner(s) Printed Name(s) Quarropome Roger

(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) 400.3 BC22 - To permit a proposed pole barn with a height of 20 feet in lieu of the maximum height of 15 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):

Eli Esh / SA SA  
 Name #1 – Type or Print / Name #2 – Type or Print  
SA SA / SA SA  
 Signature #1 / Signature #2  
550 Beechdale Rd Bird-in-Hand PA  
 Mailing Address / City / State  
17505 / 717-278-0224 / anebuilders@gmail.com  
 Zip Code / Telephone # / Email Address

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

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

## Representative to be contacted:

Eli Esh  
 Name – Type or Print  
SA SA  
 Signature  
550 Beechdale Rd Bird-in-Hand PA  
 Mailing Address / City / State  
17505 / 717-278-0224 / anebuilders@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 2019-0443-A Filing Date 8/28/19 Estimated Posting Date 9/8/19 Reviewer gh

ORDER RECEIVED FOR FILING

Date 10-4-19

By [Signature]

Rev 5/5/2016

Zoning Property Description For 11536 Garrison Forest Road Owings Mill, MD 21117

Beginning at the point on the west side of Garrison Forest Road on which property fronts which is 10ft wide at a distance of 106' the distance North to the nearest improved intersection of Carrell Ave. is 40'

Subdivision Lot:

Being Lot #A Block(?) Section # (?) in the subdivision of N/A as recorded in Baltimore County Plat Book #(0000076 ) Folio # ( 0083 ) containing 1.9 Acres Located in the 4 Ed Election district and 2 CD council district.

2019-0443-A

**CERTIFICATE OF POST**

CASE NO. 2019-0443-A

PETITIONER/DEVELOPER

Quarcoopome ROGER

DATE OF HEARING/CLOSING

9/23/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

11536 GARRISON FOREST RD

SIGN #1

THIS SIGN(S) POSTED ON

September 8, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/8/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21234  
443-629-3411

# ZONING NOTICE

564#1

ADMINISTRATIVE

## VARIANCE

CASE # 2019-0443-A  
TO PERMIT A PROPOSED POLE BARN (ACCESSORY  
STRUCTURE) WITH A HEIGHT OF 20 FEET IN LIEU OF  
THE REQUIRED MAXIMUM HEIGHT OF 15 FEET.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MONDAY, SEPTEMBER 23, 2019  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST DATES AFTER MEETING DATE. UNDER PENALTY OF LAW.  
MEETING IS HANDICAP ACCESSIBLE

11536

*my attention 9/8/19*

**CERTIFICATE OF POST G**

CASE NO. 2019-0443-A

PETITIONER/DEVELOPER

QUARCOOPOME ROGER

DATE OF HEARING/CLOSING

9/23/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

11536 GARRISON FOREST RD

SIGN #2

THIS SIGN(S) POSTED ON

September 8, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/8/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5611 #2

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE #2019-0443-A  
TO PERMIT A PROPOSED POLE BARN (ACCESSORY  
STRUCTURE) WITH A HEIGHT OF 20 FEET IN LIEU OF  
THE REQUIRED MAXIMUM HEIGHT OF 15 FEET.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(h) (1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
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ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.  
TOWSON, MD 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND RE-POST DATE AFTER PUBLIC HEARING UNDER PENALTY OF LAW.  
MEETING IS HANDICAP ACCESSIBLE

*negotiated 9/8/19*

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0443 -A Address 11536 Garrison Forest RdContact Person: Gary Hucik Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 8/29/19 Posting Date: 9/8/19 Closing Date: 9/23/19

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 FORMATCase Number 2019- 0443 -A Address 11536 Garrison Forest RdPetitioner's Name Quarcoopome Roger Telephone 717-222-278-0224Posting Date: 9/8/19 Closing Date: 9/23/19Wording for Sign: To Permit a proposed pole barn (accessory structure)  
with a height of 20 feet in lieu of the required  
maximum height of 15 feet.

Revised 6/30/2019

**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.**

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**For Newspaper Advertising:**

Case Number: 2019-0443-A  
Property Address: 11536 Garrison Forest Rd Owings Mill MD 21117  
Property Description: Single Family dwelling on a 1.9 Acre Lot  
Legal Owners (Petitioners): Quarcoopome Roger  
Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Eli Est  
Company/Firm (if applicable): A+E Builders  
Address: 550 Beerhdale Rd  
Bird-in-Hand PA 17505  
Telephone Number: 717-278-0224

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

No. **187192**

**PAID RECEIPT**

Date: **8/28/19**

BUSINESS  
 8/28/2019 11:06:24

PLN 4563  
 RECEIPT 066512 8/28/2019 10:17

528 ZONING VERIFICATION

Regt 101 75.00  
 75.00 01 00  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|------|-----|---------|--------|
| 001  | 700  | 0000 |          | 0150 |         |      |     |         | 75.00  |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |
|      |      |      |          |      |         |      |     |         |        |

Total: **75.00**

Rec From: **A & E Builders**

For: **2019-0443-A**

**11536 Garrison Forest - CC**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**



JOHN A. OLSZEWSKI, JR.  
County Executive

MICHAEL D. MALLINOFF, *Director*  
*Department of Permits,*  
*Approvals & Inspections*

September 24, 2019

Eli Esh  
550 Beechdale Road  
Bird-in-Hand PA 17505

RE: Case Number: 2019-0443-A, 11536 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 August 28, 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,

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

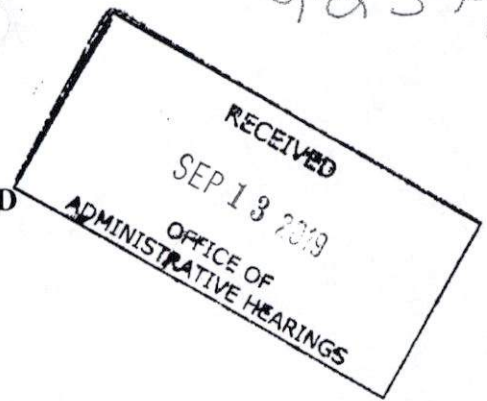
WCR/kl

Enclosures

c: People's Counsel

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0443-A  
Address 11536 Garrison Forest Road  
(Roger Property)

Zoning Advisory Committee Meeting of **August 30, 2019.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

Since this property appears to still be served by private well &/or septic, Ground Water Management will need to review any proposed building permit for a garage.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 10-4-19

By [Signature]

Date: 9/4/19

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

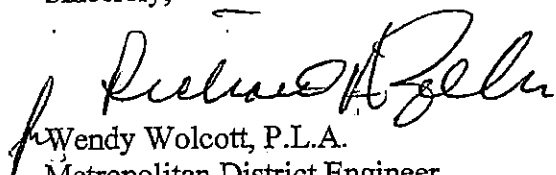
Dear Ms. Lewis:

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. *2019-0443-A*

*Administrative Variance  
Quarodome Roger  
11536 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,



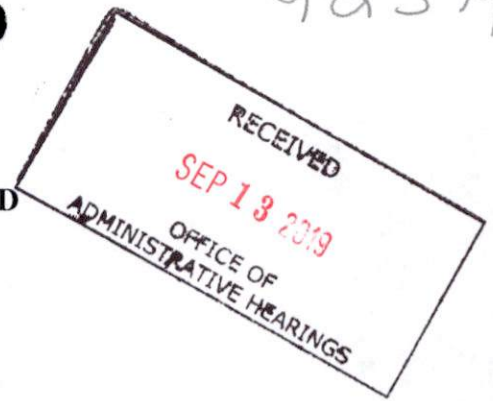
Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

923-19

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0443-A  
Address 11536 Garrison Forest Road  
(Roger Property)

Zoning Advisory Committee Meeting of **August 30, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

Since this property appears to still be served by private well &/or septic, Ground Water Management will need to review any proposed building permit for a garage.

Reviewer: Dan Esser

(AV) 9-23-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Thursday, September 19, 2019 5:29 PM  
To: Administrative Hearings  
Subject: 2019-0443-A

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates

**CERTIFICATE OF POSTING**

CASE NO. 2019-0443-A  
PETITIONER/DEVELOPER  
Indecorptive Ruler  
DATE OF HEARING/CLOSING  
9/23/19

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 311  
111 WEST CHESAPEAKE AVENUE  
ATTENTION:  
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT  
11530 GAZELWOOD FOREST RD

THIS SIGN(S) POSTED ON September 8, 2019  
(MONTH DAY YEAR)

SINCERELY,  
Marty Ogle  
SIGNATURE OF SIGN POSTER

MARTY OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD 21234  
410-629-1411

**ZONING VARIANCE**

**CERTIFICATE OF POSTING**

CASE NO. 2011-0042-4  
 PETITIONER/DEVELOPER  
Bedrock Inc. LLC  
 DATE OF HEARING/LOSING  
9/23/11

DALTIMORE COUNTY DEPARTMENT OF  
 PERMITS AND DEVELOPMENT MANAGEMENT  
 COUNTY OFFICE BUILDING ROOM 111  
 11 WEST CHESTNUT AVENUE  
 ATTENTION:  
 LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
 NECESSARY SIGNAGE REQUIRED BY LAW WERE POSTED CORRECTLY ONLY ON  
 THE PROPERTY LOCATED AT  
11530 Chestnut Forest Dr

THIS SIGN WAS POSTED ON September 8, 2011 September 19, 2011  
 (MONTH, DAY, YEAR)

SINCERELY,  
[Signature]  
 SIGNATURE OF NON-POSTER

MARTIN GILES  
 611 MANTRECK ROAD  
 PARKVILLE, MO. 64154  
 441-659-3411



Sent from my iPhone

**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<br>(if not received, date e-mail sent _____) | _____                                                   |
| <u>9-13</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>C</u>                                                |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>9-4</u>                      | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                         |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>9-8-19</u>                                                   | by <u>Ogle</u>                                          |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: <u>9-19-19</u>                                                  | by <u>Ogle</u>                                          |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| Comments, if any: _____         |                                                                       |                                                         |

## Real Property Data Search ( w4)

Search Result for BALTIMORE COUNTY

| View Map                                                  |                                                        | View GroundRent Redemption                |                      | View GroundRent Registration                                     |                      |
|-----------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|----------------------|------------------------------------------------------------------|----------------------|
| Tax Exempt:                                               |                                                        | Special Tax Recapture:                    |                      |                                                                  |                      |
| Exempt Class:                                             |                                                        | NONE                                      |                      |                                                                  |                      |
| Account Identifier:                                       |                                                        | District - 04 Account Number - 2400005022 |                      |                                                                  |                      |
| Owner Information                                         |                                                        |                                           |                      |                                                                  |                      |
| Owner Name:                                               | QUARCOOPOME ROGER                                      |                                           | Use:                 | RESIDENTIAL                                                      |                      |
| Mailing Address:                                          | 11536 GARRISON FOREST RD<br>OWINGS MILLS MD 21117-2210 |                                           | Principal Residence: | YES                                                              |                      |
|                                                           |                                                        |                                           | Deed Reference:      | /28212/ 00145                                                    |                      |
| Location & Structure Information                          |                                                        |                                           |                      |                                                                  |                      |
| Premises Address:                                         | 11536 GARRISON FOREST RD<br>0-0000                     |                                           | Legal Description:   | 1.897 AC<br>11536 GARRISON FOREST RD<br>BSNS CNTR AT OWNGS MILLS |                      |
| Map:                                                      | Grid:                                                  | Parcel:                                   | Sub District:        | Subdivision:                                                     | Section:             |
| 0058                                                      | 0004                                                   | 0054                                      |                      | 0000                                                             |                      |
|                                                           |                                                        |                                           |                      |                                                                  | Block:               |
|                                                           |                                                        |                                           |                      |                                                                  | A                    |
|                                                           |                                                        |                                           |                      |                                                                  | Assessment Year:     |
|                                                           |                                                        |                                           |                      |                                                                  | 2019                 |
|                                                           |                                                        |                                           |                      |                                                                  | Plat No:             |
|                                                           |                                                        |                                           |                      |                                                                  | Plat Ref: 0076/ 0083 |
| Special Tax Areas:                                        |                                                        |                                           | Town:                |                                                                  |                      |
|                                                           |                                                        |                                           | NONE                 |                                                                  |                      |
|                                                           |                                                        |                                           | Ad Valorem:          |                                                                  |                      |
|                                                           |                                                        |                                           | Tax Class:           |                                                                  |                      |
| Primary Structure Built                                   |                                                        | Above Grade Living Area                   |                      | Finished Basement Area                                           |                      |
| 2005                                                      |                                                        | 2,090 SF                                  |                      | 1.9000 AC                                                        |                      |
|                                                           |                                                        |                                           |                      | County Use                                                       |                      |
|                                                           |                                                        |                                           |                      | 04                                                               |                      |
| Stories                                                   | Basement                                               | Type                                      | Exterior             | Full/Half Bath                                                   | Garage               |
| 2                                                         | YES                                                    | STANDARD UNIT                             | SIDING               | 2 full/ 1 half                                                   | 1 Attached           |
| Last Major Renovation                                     |                                                        |                                           |                      |                                                                  |                      |
| Value Information                                         |                                                        |                                           |                      |                                                                  |                      |
| Base Value                                                |                                                        | Value                                     |                      | Phase-in Assessments                                             |                      |
|                                                           |                                                        | As of                                     |                      | As of                                                            |                      |
|                                                           |                                                        | 01/01/2019                                |                      | 07/01/2019                                                       |                      |
|                                                           |                                                        |                                           |                      | As of                                                            |                      |
|                                                           |                                                        |                                           |                      | 07/01/2020                                                       |                      |
| Land:                                                     | 138,900                                                | 138,900                                   |                      |                                                                  |                      |
| Improvements                                              | 246,100                                                | 266,400                                   |                      |                                                                  |                      |
| Total:                                                    | 385,000                                                | 405,300                                   | 391,767              |                                                                  | 398,533              |
| Preferential Land:                                        | 0                                                      |                                           |                      |                                                                  | 0                    |
| Transfer Information                                      |                                                        |                                           |                      |                                                                  |                      |
| Seller: FEIT BRANDY                                       |                                                        | Date: 06/10/2009                          |                      | Price: \$460,000                                                 |                      |
| Type: ARMS LENGTH IMPROVED                                |                                                        | Deed1: /28212/ 00145                      |                      | Deed2:                                                           |                      |
| Seller: PORTRAIT DEVELOPMENT LLC                          |                                                        | Date: 01/13/2006                          |                      | Price: \$703,309                                                 |                      |
| Type: NON-ARMS LENGTH OTHER                               |                                                        | Deed1: /23225/ 00729                      |                      | Deed2:                                                           |                      |
| Seller: GARRISON INVESTORS II LLC                         |                                                        | Date: 11/18/2004                          |                      | Price: \$210,000                                                 |                      |
| Type: ARMS LENGTH IMPROVED                                |                                                        | Deed1: /21000/ 00630                      |                      | Deed2:                                                           |                      |
| Exemption Information                                     |                                                        |                                           |                      |                                                                  |                      |
| Partial Exempt Assessments:                               | Class                                                  | 07/01/2019                                |                      | 07/01/2020                                                       |                      |
| 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: Denied                      |                                                        |                                           |                      |                                                                  |                      |
| Homeowners' Tax Credit Application Information            |                                                        |                                           |                      |                                                                  |                      |
| Homeowners' Tax Credit Application Status: No Application |                                                        |                                           |                      |                                                                  |                      |
| Date:                                                     |                                                        |                                           |                      |                                                                  |                      |

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0443-A

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                       |          | View GroundRent Redemption                             |               | View GroundRent Registration |                                                                  |
|------------------------------------------------|----------|--------------------------------------------------------|---------------|------------------------------|------------------------------------------------------------------|
| Tax Exempt: None                               |          | Special Tax Recapture: None                            |               |                              |                                                                  |
| Exempt Class: None                             |          |                                                        |               |                              |                                                                  |
| Account Identifier:                            |          | District - 04 Account Number - 2400005022              |               |                              |                                                                  |
| Owner Information                              |          |                                                        |               |                              |                                                                  |
| Owner Name:                                    |          | QUARCOOPOME ROGER                                      |               | Use:                         | RESIDENTIAL                                                      |
| Mailing Address:                               |          | 11536 GARRISON FOREST RD<br>OWINGS MILLS MD 21117-2210 |               | Principal Residence:         | YES                                                              |
|                                                |          |                                                        |               | Deed Reference:              | /28212/ 00145                                                    |
| Location & Structure Information               |          |                                                        |               |                              |                                                                  |
| Premises Address:                              |          | 11536 GARRISON FOREST RD<br>0-0000                     |               | Legal Description:           | 1.897 AC<br>11536 GARRISON FOREST RD<br>BSNS CNTR AT OWNGS MILLS |
| Map:                                           | Grid:    | Parcel:                                                | Neighborhood: | Subdivision:                 | Section:                                                         |
| 0058                                           | 0004     | 0054                                                   | 4050042.04    | 0000                         |                                                                  |
|                                                |          |                                                        |               |                              | Block:                                                           |
|                                                |          |                                                        |               |                              | A                                                                |
|                                                |          |                                                        |               |                              | Lot:                                                             |
|                                                |          |                                                        |               |                              | 2019                                                             |
|                                                |          |                                                        |               |                              | Assessment Year:                                                 |
|                                                |          |                                                        |               |                              | Plat No:                                                         |
|                                                |          |                                                        |               |                              | 0076/0083                                                        |
|                                                |          |                                                        |               |                              | Plat Ref:                                                        |
| Special Tax Areas: None                        |          | Town:                                                  |               | None                         |                                                                  |
|                                                |          | Ad Valorem:                                            |               | None                         |                                                                  |
|                                                |          | Tax Class:                                             |               | None                         |                                                                  |
| Primary Structure Built                        |          | Above Grade Living Area                                |               | Finished Basement Area       |                                                                  |
| 2005                                           |          | 2,090 SF                                               |               | 1.9000 AC                    |                                                                  |
| Property Land Area                             |          | County Use                                             |               |                              |                                                                  |
| 1.9000 AC                                      |          | 04                                                     |               |                              |                                                                  |
| Stories                                        | Basement | Type                                                   | Exterior      | Quality                      | Full/Half Bath                                                   |
| 2                                              | YES      | STANDARD UNIT                                          | SIDING/       | 5                            | 2 full/ 1 half                                                   |
|                                                |          |                                                        |               |                              | Garage                                                           |
|                                                |          |                                                        |               |                              | 1 Attached                                                       |
|                                                |          |                                                        |               |                              | Last Notice of Major Improvements                                |
| Value Information                              |          |                                                        |               |                              |                                                                  |
| Base Value                                     |          | Value                                                  |               | Phase-in Assessments         |                                                                  |
|                                                |          | As of 01/01/2019                                       |               | As of 07/01/2019             |                                                                  |
|                                                |          |                                                        |               | As of 07/01/2020             |                                                                  |
| Land:                                          | 138,900  | 138,900                                                |               |                              |                                                                  |
| Improvements                                   | 246,100  | 266,400                                                |               |                              |                                                                  |
| Total:                                         | 385,000  | 405,300                                                |               | 391,767                      | 398,533                                                          |
| Preferential Land:                             | 0        |                                                        |               |                              | 0                                                                |
| Transfer Information                           |          |                                                        |               |                              |                                                                  |
| Seller: FEIT BRANDY                            |          | Date: 06/10/2009                                       |               | Price: \$460,000             |                                                                  |
| Type: ARMS LENGTH IMPROVED                     |          | Deed1: /28212/ 00145                                   |               | Deed2:                       |                                                                  |
| Seller: PORTRAIT DEVELOPMENT LLC               |          | Date: 01/13/2006                                       |               | Price: \$703,309             |                                                                  |
| Type: NON-ARMS LENGTH OTHER                    |          | Deed1: /23225/ 00729                                   |               | Deed2:                       |                                                                  |
| Seller: GARRISON INVESTORS II LLC              |          | Date: 11/18/2004                                       |               | Price: \$210,000             |                                                                  |
| Type: ARMS LENGTH IMPROVED                     |          | Deed1: /21000/ 00630                                   |               | Deed2:                       |                                                                  |
| Exemption Information                          |          |                                                        |               |                              |                                                                  |
| Partial Exempt Assessments:                    | Class    | 07/01/2019                                             |               | 07/01/2020                   |                                                                  |
| County:                                        | 000      | 0.00                                                   |               |                              |                                                                  |
| State:                                         | 000      | 0.00                                                   |               |                              |                                                                  |
| Municipal:                                     | 000      | 0.00 0.00                                              |               | 0.00 0.00                    |                                                                  |
| Tax Exempt: None                               |          | Special Tax Recapture: None                            |               |                              |                                                                  |
| Exempt Class: None                             |          |                                                        |               |                              |                                                                  |
| Homestead Application Information              |          |                                                        |               |                              |                                                                  |
| Homestead Application Status: Denied           |          |                                                        |               |                              |                                                                  |
| Homeowners' Tax Credit Application Information |          |                                                        |               |                              |                                                                  |

# ZAC AGENDA

**Case Number:** 2019-0443-A **Reviewer:** Gary Hucik  
**Existing Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Quaroopome Roger  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 11536 GARRISON FOREST RD

**Location:** West side of Garrison Forest Road North 106 feet to the centerline of Carroll Ave.

**Existing Zoning:** DR 1

**Area:** 1.9 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

400.3 BCZR To permit a proposed pole barn (accessory structure) with a height of 20 feet in lieu of the maximum height of 15 feet.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 09/23/2019

**Miscellaneous Notes:**

**Case Number:** 2019-0444-A **Reviewer:** Jason Seidelman  
**Existing Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Avraham Gross  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 3205 MARNAT RD

**Location:** S/S of Marnat Road (40') 128' West of the centerline of the intersection with Labyrinth Road (50').

**Existing Zoning:** DR 5.5

**Area:** 6,125 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

1B02.3C.1. To permit a rear yard deck with a rear setback of 17 feet in lieu of the required 22.5 feet.

**Attorney:** Not Available

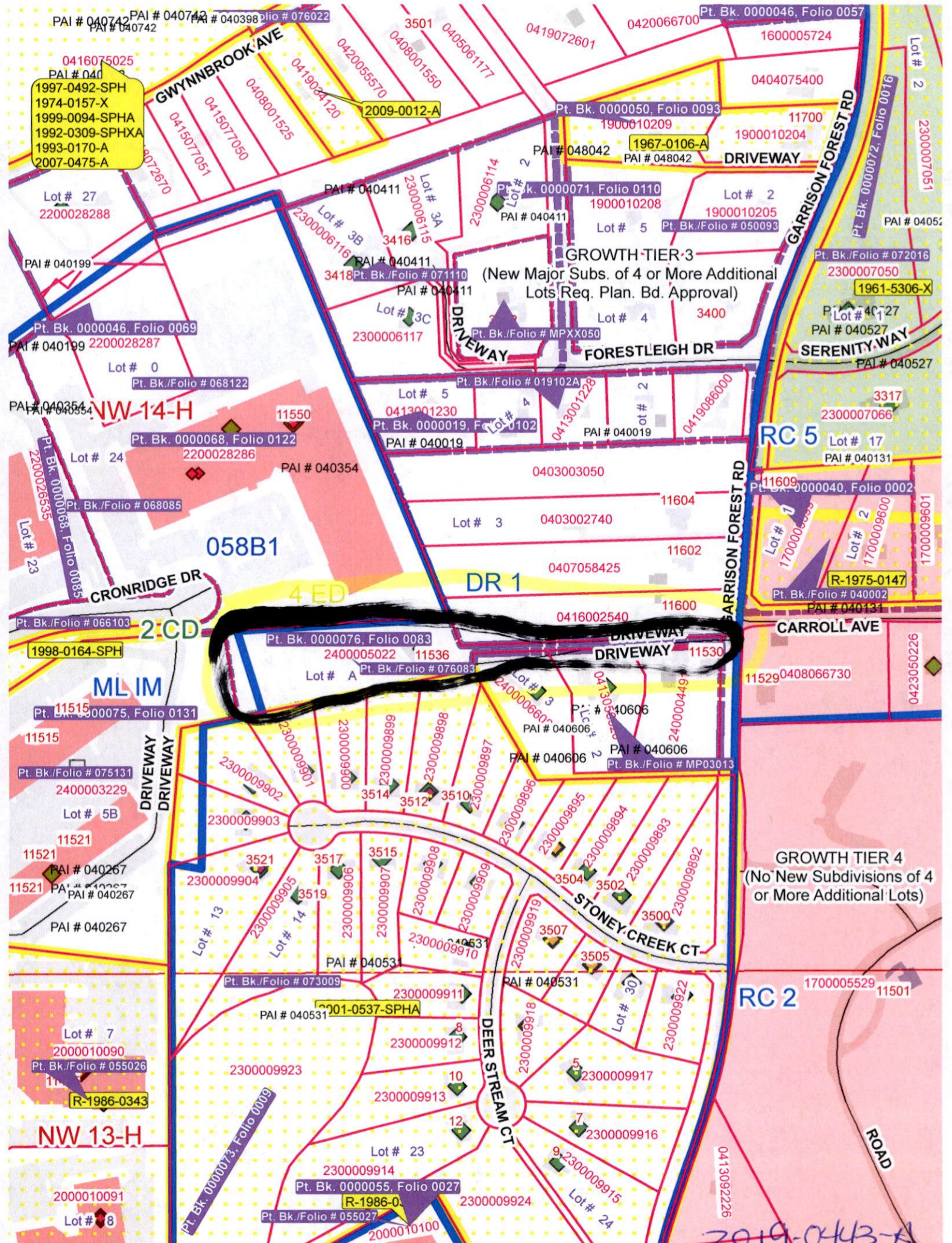
**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 09/23/2019

**Miscellaneous Notes:**



PAI # 040742 PAI # 040742 PAI # 040398 PAI # 076022

0416075025  
PAI # 0401  
1997-0492-SPH  
1974-0157-X  
1999-0094-SPHA  
1992-0309-SPHXA  
1993-0170-A  
2007-0475-A

GWYNNBROOK AVE  
0415077051  
0415077050  
0408001525  
0419084120  
0420055570  
0408001550  
0405061177

2009-0012-A

PAI # 048042  
PAI # 048042

Pt. Bk. 0000046, Folio 0057  
1600005724  
0404075400  
11700  
1900010204  
1900010208

1967-0106-A  
DRIVEWAY

Pt. Bk. 0000071, Folio 0110  
1900010208  
1900010205  
Pt. Bk./Folio # 050093

GROWTH TIER-3  
(New Major Subs. of 4 or More Additional  
Lots Req. Plan. Bd. Approval)

FORESTLEIGH DR

SERENITY WAY

PAI # 040199  
Pt. Bk. 0000046, Folio 0069  
PAI # 040199 2200028287

Lot # 0  
Pt. Bk./Folio # 068122

PAI # 040354  
PAI # 040354

Pt. Bk. 0000068, Folio 0122  
2200028286

PAI # 040354

058B1

4 ED

DR 1

1998-0164-SPH

ML IM

Pt. Bk. 0000076, Folio 0083  
2400005022 11536  
Lot # A  
Pt. Bk./Folio # 076083

DRIVEWAY  
DRIVEWAY

RC 5

Pt. Bk. 0000040, Folio 0002

R-1975-0147

CARROLL AVE

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

RC 2

NW 13-H

2000010091

Lot # 8

Pt. Bk. 0000055, Folio 0027  
R-1986-0  
Pt. Bk./Folio # 055027

2019-0443-A

1

## Real Property Data Search ( w4)

Search Result for BALTIMORE COUNTY

| View Map                                                         |                                                        | View GroundRent Redemption                       |                             | View GroundRent Registration  |                                                                  |
|------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|-----------------------------|-------------------------------|------------------------------------------------------------------|
| <b>Tax Exempt:</b>                                               |                                                        | <b>Special Tax Recapture:</b>                    |                             |                               |                                                                  |
| <b>Exempt Class:</b>                                             |                                                        | NONE                                             |                             |                               |                                                                  |
| <b>Account Identifier:</b>                                       |                                                        | <b>District - 04 Account Number - 2400005022</b> |                             |                               |                                                                  |
| Owner Information                                                |                                                        |                                                  |                             |                               |                                                                  |
| <b>Owner Name:</b>                                               | QUARCOOPOME ROGER                                      |                                                  | <b>Use:</b>                 | RESIDENTIAL                   |                                                                  |
| <b>Mailing Address:</b>                                          | 11536 GARRISON FOREST RD<br>OWINGS MILLS MD 21117-2210 |                                                  | <b>Principal Residence:</b> | YES                           |                                                                  |
|                                                                  |                                                        |                                                  | <b>Deed Reference:</b>      | /28212/ 00145                 |                                                                  |
| Location & Structure Information                                 |                                                        |                                                  |                             |                               |                                                                  |
| <b>Premises Address:</b>                                         |                                                        | 11536 GARRISON FOREST RD<br>0-0000               |                             | <b>Legal Description:</b>     | 1.897 AC<br>11536 GARRISON FOREST RD<br>BSNS CNTR AT OWNGS MILLS |
| <b>Map:</b>                                                      | <b>Grid:</b>                                           | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>           | <b>Section:</b>                                                  |
| 0058                                                             | 0004                                                   | 0054                                             |                             | 0000                          |                                                                  |
|                                                                  |                                                        |                                                  |                             |                               | <b>Block:</b>                                                    |
|                                                                  |                                                        |                                                  |                             |                               | A                                                                |
|                                                                  |                                                        |                                                  |                             |                               | <b>Lot:</b>                                                      |
|                                                                  |                                                        |                                                  |                             |                               | A                                                                |
|                                                                  |                                                        |                                                  |                             |                               | <b>Assessment Year:</b>                                          |
|                                                                  |                                                        |                                                  |                             |                               | 2019                                                             |
|                                                                  |                                                        |                                                  |                             |                               | <b>Plat No:</b>                                                  |
|                                                                  |                                                        |                                                  |                             |                               | 0076/ 0083                                                       |
| <b>Special Tax Areas:</b>                                        |                                                        |                                                  | <b>Town:</b>                |                               |                                                                  |
|                                                                  |                                                        |                                                  | NONE                        |                               |                                                                  |
|                                                                  |                                                        |                                                  | <b>Ad Valorem:</b>          |                               |                                                                  |
|                                                                  |                                                        |                                                  | <b>Tax Class:</b>           |                               |                                                                  |
| <b>Primary Structure Built</b>                                   |                                                        | <b>Above Grade Living Area</b>                   |                             | <b>Finished Basement Area</b> |                                                                  |
| 2005                                                             |                                                        | 2,090 SF                                         |                             | 1.9000 AC                     |                                                                  |
| <b>County Use</b>                                                |                                                        | 04                                               |                             |                               |                                                                  |
| <b>Stories</b>                                                   | <b>Basement</b>                                        | <b>Type</b>                                      | <b>Exterior</b>             | <b>Full/Half Bath</b>         | <b>Garage</b>                                                    |
| 2                                                                | YES                                                    | STANDARD UNIT                                    | SIDING                      | 2 full/ 1 half                | 1 Attached                                                       |
| Last Major Renovation                                            |                                                        |                                                  |                             |                               |                                                                  |
| Value Information                                                |                                                        |                                                  |                             |                               |                                                                  |
| <b>Base Value</b>                                                |                                                        | <b>Value</b>                                     |                             | <b>Phase-in Assessments</b>   |                                                                  |
|                                                                  |                                                        | As of                                            |                             | As of                         |                                                                  |
|                                                                  |                                                        | 01/01/2019                                       |                             | 07/01/2019                    |                                                                  |
|                                                                  |                                                        |                                                  |                             | As of                         |                                                                  |
|                                                                  |                                                        |                                                  |                             | 07/01/2020                    |                                                                  |
| <b>Land:</b>                                                     | 138,900                                                |                                                  | 138,900                     |                               |                                                                  |
| <b>Improvements</b>                                              | 246,100                                                |                                                  | 266,400                     |                               |                                                                  |
| <b>Total:</b>                                                    | 385,000                                                |                                                  | 405,300                     | 391,767                       | 398,533                                                          |
| <b>Preferential Land:</b>                                        | 0                                                      |                                                  |                             |                               | 0                                                                |
| Transfer Information                                             |                                                        |                                                  |                             |                               |                                                                  |
| <b>Seller:</b> FEIT BRANDY                                       |                                                        | <b>Date:</b> 06/10/2009                          |                             | <b>Price:</b> \$460,000       |                                                                  |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                                        | <b>Deed1:</b> /28212/ 00145                      |                             | <b>Deed2:</b>                 |                                                                  |
| <b>Seller:</b> PORTRAIT DEVELOPMENT LLC                          |                                                        | <b>Date:</b> 01/13/2006                          |                             | <b>Price:</b> \$703,309       |                                                                  |
| <b>Type:</b> NON-ARMS LENGTH OTHER                               |                                                        | <b>Deed1:</b> /23225/ 00729                      |                             | <b>Deed2:</b>                 |                                                                  |
| <b>Seller:</b> GARRISON INVESTORS II LLC                         |                                                        | <b>Date:</b> 11/18/2004                          |                             | <b>Price:</b> \$210,000       |                                                                  |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                                        | <b>Deed1:</b> /21000/ 00630                      |                             | <b>Deed2:</b>                 |                                                                  |
| Exemption Information                                            |                                                        |                                                  |                             |                               |                                                                  |
| <b>Partial Exempt Assessments:</b>                               |                                                        | <b>Class</b>                                     |                             | <b>07/01/2019</b>             |                                                                  |
| <b>County:</b>                                                   |                                                        | 000                                              |                             | 0.00                          |                                                                  |
| <b>State:</b>                                                    |                                                        | 000                                              |                             | 0.00                          |                                                                  |
| <b>Municipal:</b>                                                |                                                        | 000                                              |                             | 0.00 0.00                     |                                                                  |
| <b>Tax Exempt:</b>                                               |                                                        | <b>Special Tax Recapture:</b>                    |                             |                               |                                                                  |
| <b>Exempt Class:</b>                                             |                                                        | NONE                                             |                             |                               |                                                                  |
| Homestead Application Information                                |                                                        |                                                  |                             |                               |                                                                  |
| <b>Homestead Application Status:</b> Denied                      |                                                        |                                                  |                             |                               |                                                                  |
| Homeowners' Tax Credit Application Information                   |                                                        |                                                  |                             |                               |                                                                  |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                                                        |                                                  |                             |                               |                                                                  |
| <b>Date:</b>                                                     |                                                        |                                                  |                             |                               |                                                                  |

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0443-A



Protest area

2019-0443-1A



2019-0443-A

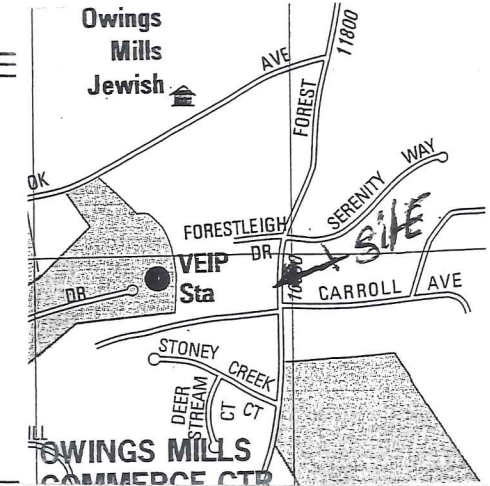


2019-0413-0



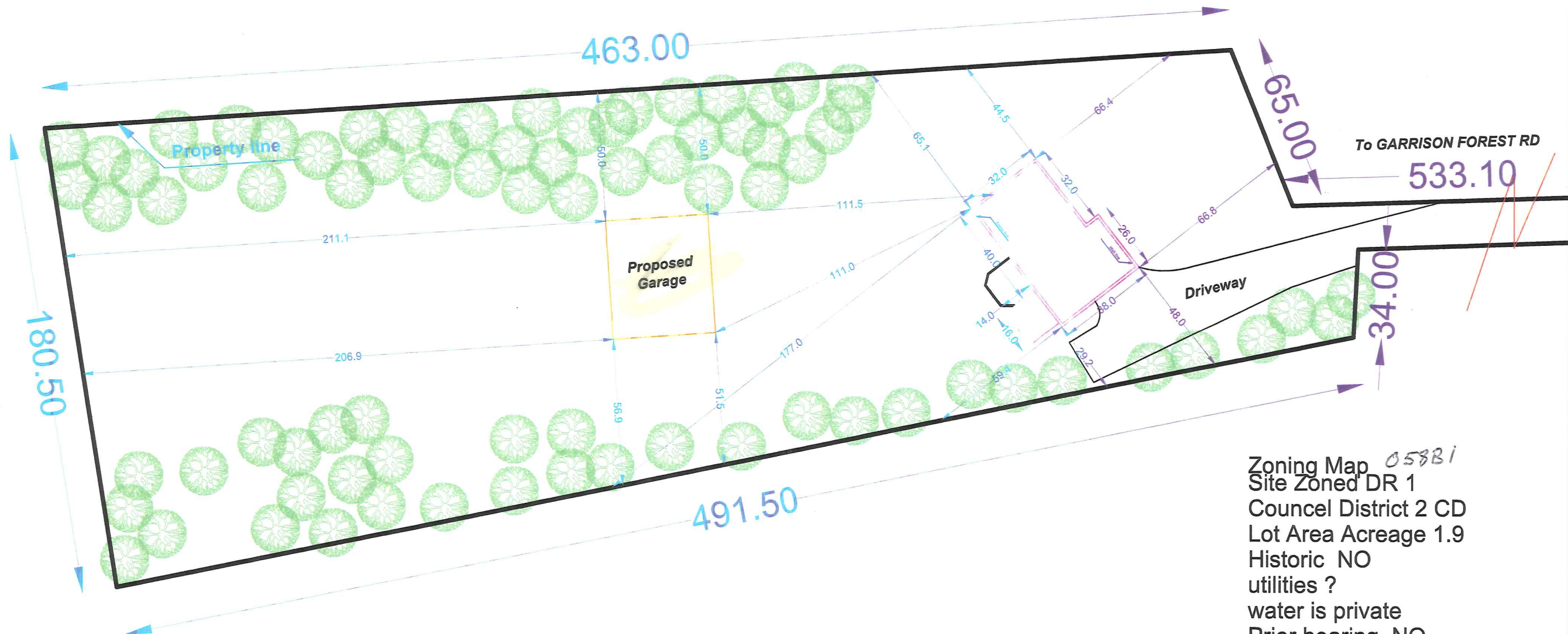
Address For Site Plan: 11536 Garrison Forest rd  
City, State, ZIP: Owings Mill MD 21117  
Purpose of site plan: For permits

Scale:  
1"=40'



Zoning Hearing Plan for Variance  
Address 11536 Garrison Forest Road Owings Mill MD 21117  
Property owner: Quaroopome Roger

Plat Book # 76 FOLIO 83  
10 Digit Tax #2400005022 Deed REF 28212-0145  
Lot A



Zoning Map 05381  
Site Zoned DR 1  
Council District 2 CD  
Lot Area Acreage 1.9  
Historic NO  
utilities ?  
water is private  
Prior hearing NO

2019-0443-A

Pet. EOR-1

