



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 29, 2020

Yaakov & Esther Ehrman
2709 Maureen Court
Baltimore, Maryland 21209

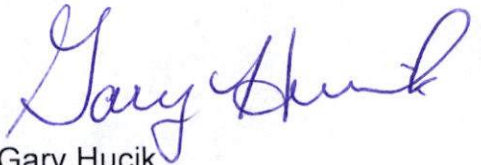
Dear Mr. Ehrman:

RE: 2709 Maureen Court, Spirit and Intent Case No. 2019-0527-A

Pursuant to your provided information and plan you are requesting a zoning S&I "Spirit and Intent" verification for compliance in Zoning Case #2019-0527-A at the above referenced location. In your letter, you requested a small change to the additions and no increase in setbacks. The zoning office has reviewed find your request to be within the spirit and in intent of the final order.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,


Gary Hucik
Planner II, Zoning Review

**IN RE: PETITION FOR ADMIN. VARIANCE *
(2709 Maurleen Court)**

3rd Election District *

2nd Council District *

Yaakov & Esther M. Ehrman *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0527-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Yaakov and Esther M. Ehrman (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (“BCZR”) (1956 Planning Board approval), to permit two (2) proposed additions with front yard setback of 5.6 ft. and 10.6 ft. in lieu of the required 25 ft., and to permit side yard setbacks of 4 ft. and 2.6 ft. with a sum of 6.6 ft. in lieu of the required minimum side setback of 8 ft. and the sum of 20 ft., and to permit rear deck (open projection) with a rear setback of 10 ft. in lieu of the required 22.5 ft. and a front porch with front setback of 18 ft. in lieu of the required 18.75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 12/30/19

By Sen

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 8, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, this 30th day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations ("BCZR") (1956 Planning Board approval), to permit two (2) proposed additions with front yard setback of 5.6 ft. and 10.6 ft. in lieu of the required 25 ft., and to permit side yard setbacks of 4 ft. and 2.6 ft. with a sum of 6.6 ft. in lieu of the required minimum side setback of 8 ft. and the sum of 20 ft., and to permit rear deck (open projection) with a rear setback of 10 ft. in lieu of the required 22.5 ft. and a front porch with front setback of 18 ft. in lieu of the required 18.75 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

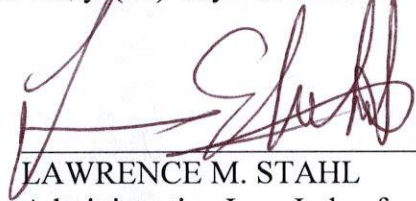
By

12/30/19
Sen

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 12/30/19

By Sen



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 2709 MAURLEEN CT BALTIMORE MD 21209 Currently zoned DR5.5
 Deed Reference 41629 / 00164 10 Digit Tax Account # 0308006940
 Owner(s) Printed Name(s) YAAKOV & ESTHER EHRMAN

(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)

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):

YAAKOV EHRMAN / ESTHER EHRMAN
 Name #1 – Type or Print Name #2 – Type or Print
 Signature #1 Signature #2

2709 MAURLEEN CT BALTIMORE MD
 Mailing Address City State
 21209 / 773-827-4269 /
 Zip Code Telephone # Email Address
 1SWEETRENTAL@GMAIL.COM

Representative to be contacted:

DANIEL "DONNY" ANKRI
 Name – Type or Print
 Signature

6803 CHEROKEE DR BALTIMORE MD
 Mailing Address City State
 21209 / 443-929-2377 / DONNYANKRI@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

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 11/26/19 **day of** November **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 2019-0527-A Filing Date 11/26/19 Estimated Posting Date 12/8/19 Reviewer gk

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: 2709 MAURLEEN CT BALTIMORE MD 21209
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)

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING EHRMAN FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT LIVING AREA ARE INADEQUATE. MAIN SPACES OF THE PROJECT PROGRAM INCLUDES ADDITIONAL BEDROOMS, AN ENLARGED KITCHEN, ENLARGED LIVING AREA, AND AN ENLARGED DECK.

IN ADDITION, DUE TO THE FAMILY'S RELIGIOUS BACKGROUND, A KOSHER KITCHEN IS NEEDED FOR PROPER FUNCTIONALITY. A KOSHER KITCHEN REQUIRES MULTIPLE APPLIANCES AND COUNTERS WHICH THE EXISTING SIZE KITCHEN DOES NOT PROVIDE.

THANK YOU FOR YOUR CONSIDERATION.

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

Signature of Owner (Affiant)

YAAKOV EHRMAN

Name- Print or Type

Signature of Owner (Affiant)

ESTHER EHRMAN

Name- Print or Type

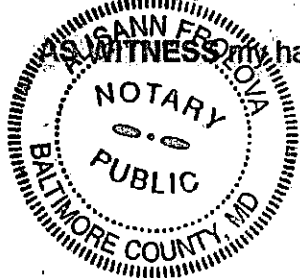
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Yaakov Ehrman And Esther Ehrman

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



Notary Public

01/12/2020
My Commission Expires

2019-0527-A

To permit 2 proposed additions with front yard setbacks of 5.6 feet and 10.6 feet in lieu of the required 25 feet, and to permit side yard setbacks of 4 feet and 2.6 feet with a sum of 6.6 feet in lieu of the required minimum side set back of 8 feet and the sum 20 feet. To permit rear deck (open projection) with a rear setback of 10 feet in lieu of required 22.5 feet and a front porch with front setback of 18 feet in lieu of the required 18.75 feet.

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 2709 Maurleen Ct Baltimore MD 21209

Beginning at a point on the South side of Maurleen Ct which is 50 feet wide at the distance of 304 feet West of the centerline of the nearest improved intersecting street Maurleen Rd which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #15, Block #K Section #1 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #28, Folio #36 containing 7,030 square feet, located in the 3rd Election District and the 2nd Council District.

2019-0527-A

CERTIFICATE OF POSTING

RE: Case No. 2018-0527-A

Petitioner: Yaakov & Esther Ehrman

Closing Date: 12/23/19

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

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

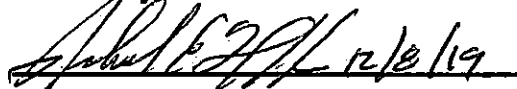
2709 Maurleen Court – front, west side of property – (1 of 3)

2709 Maurleen Court – front, east side of property – (2 of 3)

2709 Maurleen Court – enlargement of sign wording – (3 of 3)

_____ on 12/8/19

Sincerely,

 12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

TESTIMONY OF PETER

RE: Case No. 100-1000000
Petitioner: [Name]
Respondent: [Name]

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original document filed with the court in Case No. 100-1000000, and that the same is a true and correct copy of the original document filed with the court in Case No. 100-1000000.

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original document filed with the court in Case No. 100-1000000, and that the same is a true and correct copy of the original document filed with the court in Case No. 100-1000000.

Subscribed and sworn to before me this 1st day of January, 1999.

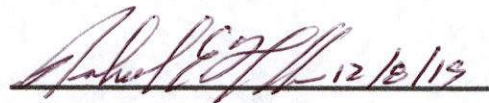
Notary Public for the State of California
My Commission Expires: 1/1/2000
My Notary Public Number: 123456789
My Notary Public Office Address: 123456789

Certification of Posting

Case No 2019-0527-A



2709 Maurleen Court – front, west side of property (1 of 3)

 12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

subject to availability of

Class no 0019 0213-A

(1-1-1) 1340 0 0019 0213-A

1340 0 0019 0213-A

1340 0 0019 0213-A

1340 0 0019 0213-A

1340 0 0019 0213-A

1340 0 0019 0213-A

Certification of Posting

Case No 2019-0527-A



2709 Maurleen Court – front, east side of property (2 of 3)

Richard E. Hoffman 12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Application of Technology

A-7570 PLUS 01/03/03

10/10/2003 10:10:10 AM 10/10/2003 10:10:10 AM

10/10/2003 10:10:10 AM

10/10/2003 10:10:10 AM

10/10/2003 10:10:10 AM

10/10/2003 10:10:10 AM

10/10/2003 10:10:10 AM

Certification of Posting

Case No 2019-0527-A

VARIANCE

CASE NUMBER 2019-0527-A

TO PERMIT 2 PROPOSED ADDITIONS WITH FRONT YARD SETBACKS OF 5.6 FEET AND 10.6 FEET IN LIEU OF THE REQUIRED 25 FEET, AND TO PERMIT SIDE YARD SETBACKS OF 4 FEET AND 2.6 FEET WITH A SUM OF 6.6 FEET IN LIEU OF THE REQUIRED MINIMUM SIDE SETBACK OF 8 FEET AND THE SUM OF 20 FEET. TO PERMIT REAR DECK (OPEN PROJECTION) WITH A REAR SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 22.5 FEET AND A FRONT PORCH WITH FRONT SETBACK OF 18 FEET IN LIEU OF THE REQUIRED 18.75 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**

12/8/19 1:36 PM

2709 Maurleen Court – enlargement of sign wording (3 of 3)

 12/8/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0527 -A Address 2709 Maurleen Ct 21209
 Contact Person: Gary Nuek Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/26/19 Posting Date: 12/8/19 Closing Date: 12/23/19

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 FORMAT

Case Number 2019- 0527 -A Address 2709 Maurleen Ct 21209
 Petitioner's Name Yaakov & Esther Ehrman Telephone 773-827-4269
 Posting Date: 12/8/19 Closing Date: 12/23/19

Wording for Sign: To Permit 2 proposed addition with front yard setbacks of 5.6 feet and 10.6 feet in lieu of the required 25 feet, and to permit side yard setbacks of 4 feet and 2.6 feet with a sum of 6.6 feet in lieu of minimum side set back of 8 and the sum of 20 feet. To permit rear deck set back of 10 feet in lieu of the required 22.5 feet, and a front porch with a 18 feet set back in lieu of 18.75 feet. Revised 6/30/2019
 BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
 ZONING REVIEW OFFICE

**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/neighbors 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: 2019-0027-A

Property Address: 2709 MAURLEEN CT, BALTIMORE, MD 21209

Property Description: _____

Legal Owners (Petitioners): YAAKOV EHRMAN / ESTHER EHRMAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: YAAKOV EHRMAN / ESTHER EHRMAN

Company/Firm (if applicable): _____

Address: 2709 MAURLEEN COURT, BALTIMORE, MD 21209

Telephone Number: _____



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 23, 2019

Daniel Ankri
6803 Cherokee Dr
Baltimore MD 21209

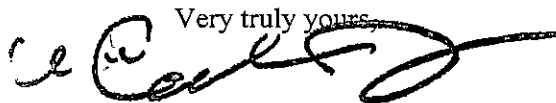
RE: Case Number: 2019-0527-A, 2709 Maurleen Court

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 November 26, 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
Yaakov Ehrman & Esther Ehrman 2709 Maurleen Court Baltimore MD 21209

Date: 12/5/19

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

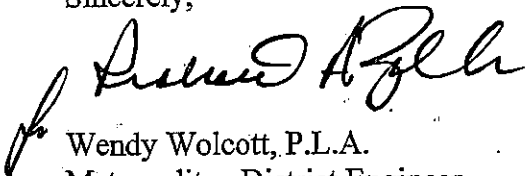
Dear Ms. Lewis:

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. 2019-0527-A.

*Administrative Variance
Yaakov & Esther Ehrman
2709 Maurleen 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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

1d-23-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0527-A
Address 2709 Maureen Court
(Ehrman Property)

Zoning Advisory Committee Meeting of **November 29, 2019**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: *MCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2019
Item No. 2019-0527-A, 0529-A & 0530-A

DATE: 01/21/2020

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

* * * * *

VKD: cen
cc: file

(12/25)

CASE NO. 2019- 0527-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>12-4</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>125</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>12-8-19</u>	by <u>Hoffman</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None Exempt Class: None		
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0308006940		
Owner Information		
Owner Name: Mailing Address:	EHRMAN YAAKOV EHRMAN ESTHER M 2709 MAURLEEN CT BALTIMORE MD 21209-1418	Use: Principal Residence: RESIDENTIAL YES Deed Reference: /41629/ 00164
Location & Structure Information		
Premises Address:	2709 MAURLEEN CT BALTIMORE 21209-	Legal Description: 2709 MAURLEEN CT WELLWOOD
Map: 0078 Grid: 0006 Parcel: 0458 Neighborhood: 3050066.04 Subdivision: 0000 Section: 1 Block: K Lot: 15 Assessment Year: 2020	Plat No: 2 Plat Ref: 0028/ 0036	
Special Tax Areas: None		
Town: None Ad Valorem: None Tax Class: None		
Primary Structure Built 1958	Above Grade Living Area 1,892 SF	Finished Basement Area 7,030 SF
County Use 04		
Stories 2	Basement NO	Type SPLIT LEVEL
Exterior SIDING/	Quality 4	Full/Half Bath 2 full/ 1 half
Garage 1 Carport		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value As of 01/01/2017
Land:	80,500	80,500
Improvements	168,500	168,500
Total:	249,000	249,000
Preferential Land:	0	249,000
Phase-in Assessments As of 07/01/2019 As of 07/01/2020		
Transfer Information		
Seller: DIAMOND MORDACHAI Type: ARMS LENGTH IMPROVED	Date: 07/12/2019 Deed1: /41629/ 00164	Price: \$355,000 Deed2:
Seller: SOULE LYNDIA LEE Type: ARMS LENGTH IMPROVED	Date: 07/18/2014 Deed1: /35170/ 00434	Price: \$291,500 Deed2:
Seller: BOHRER FRANKLIN Type: ARMS LENGTH IMPROVED	Date: 08/17/2011 Deed1: /31106/ 00407	Price: \$250,000 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
Tax Exempt: None Exempt Class: None		
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		

ZAC AGENDA

Case Number: 2019-0527-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Yaakov & Esther Ehrman

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2709 MAURLEEN CT

Location: South side of Maurleen Court West 304 feet to the centerline of Maurleen Road.

Existing Zoning: DR 5.5

Area: 7030 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

(1956 planning board approval) To permit 2 proposed additions with front yard setback of 5.6 feet and 10.6 feet in lieu of the required 25 feet, and to permit side yard setbacks of 4 feet and 2.6 feet with a sum of 6.6 feet in lieu of the required minimum side setback of 8 feet and the sum of 20 feet. To permit rear deck (open projection) with a rear setback of 10 feet in lieu of the required 22.5 feet and a front porch with front setback of 18 feet in lieu of the required 18.75 feet.

Attorney: Not Available

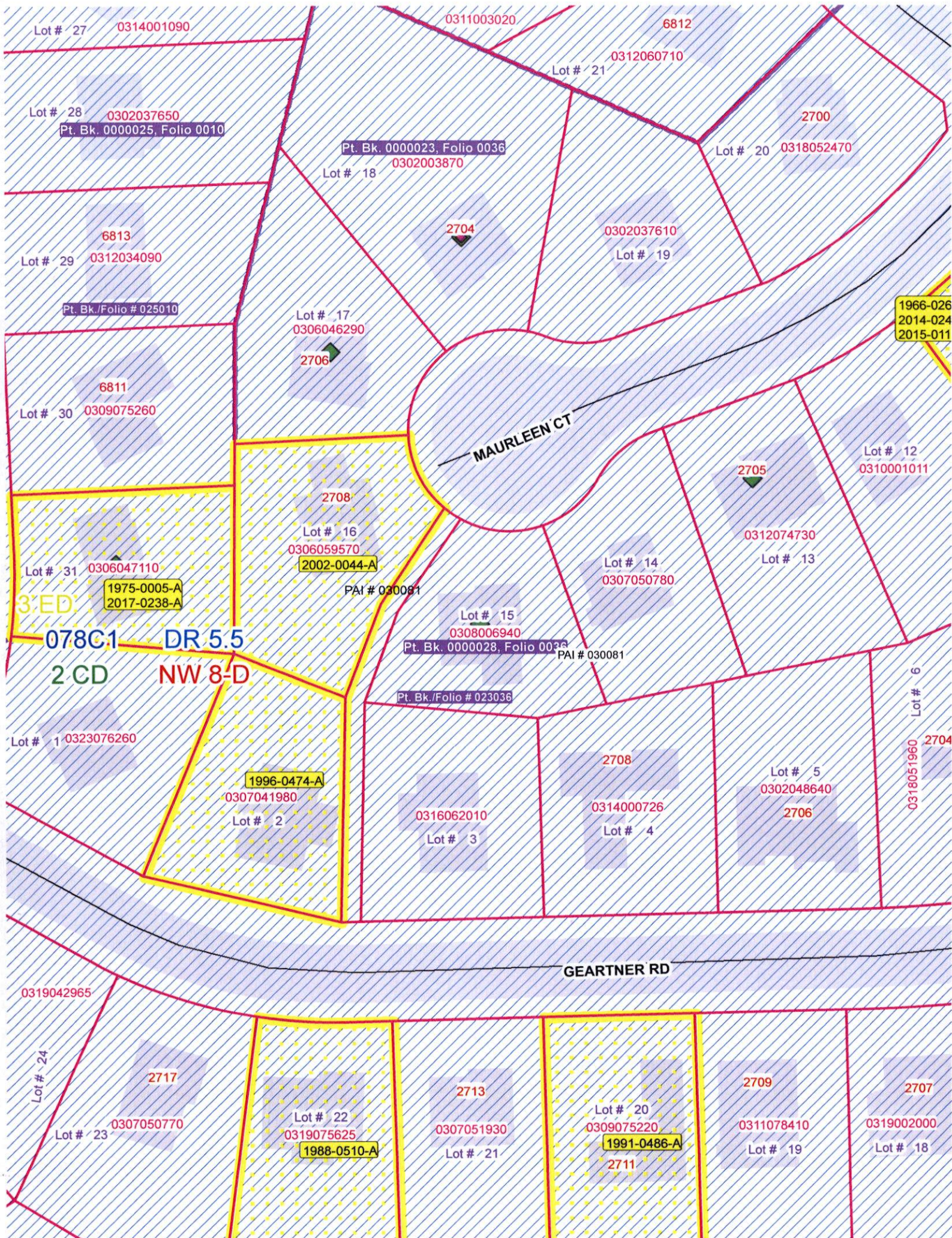
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/23/2019

Miscellaneous Notes:



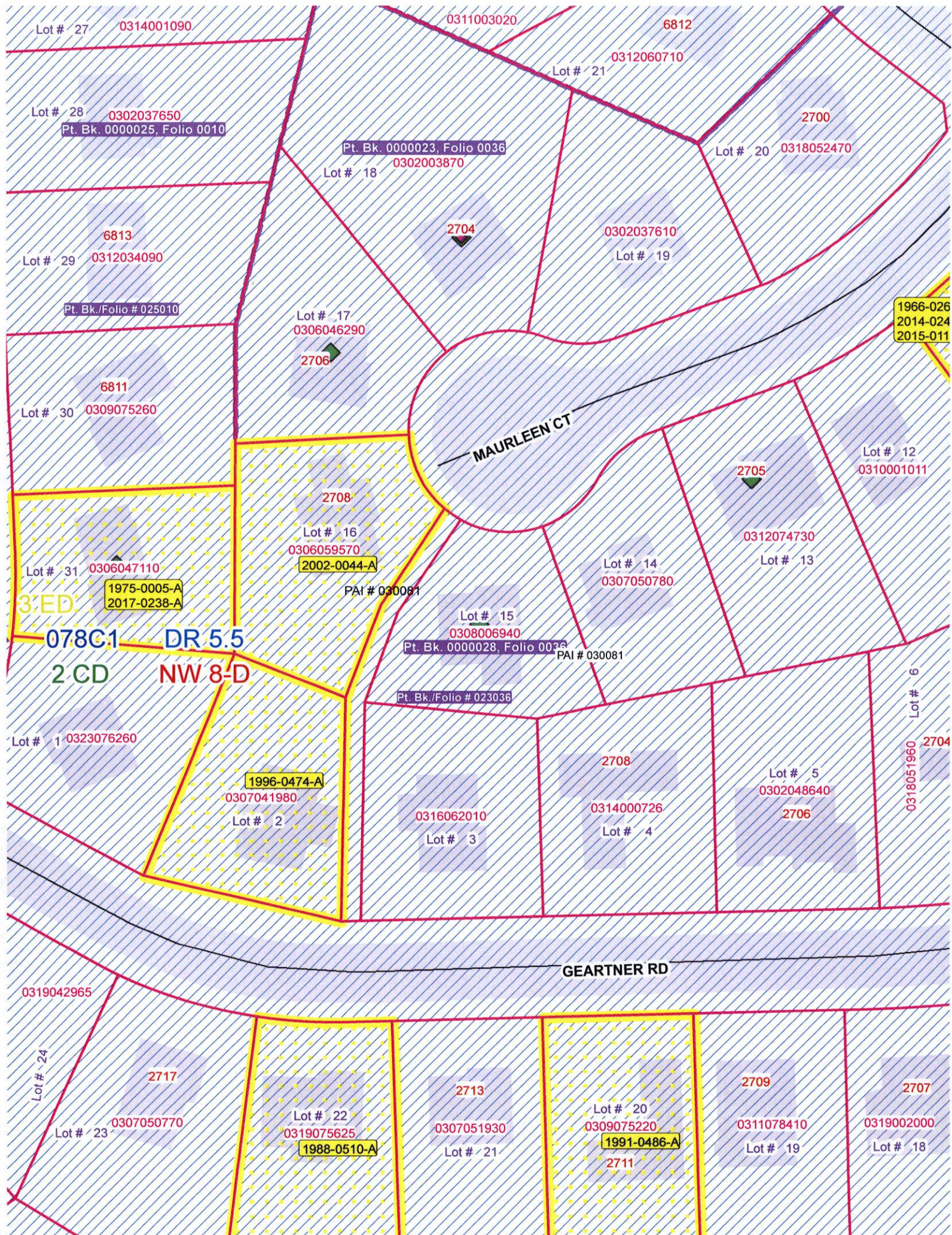
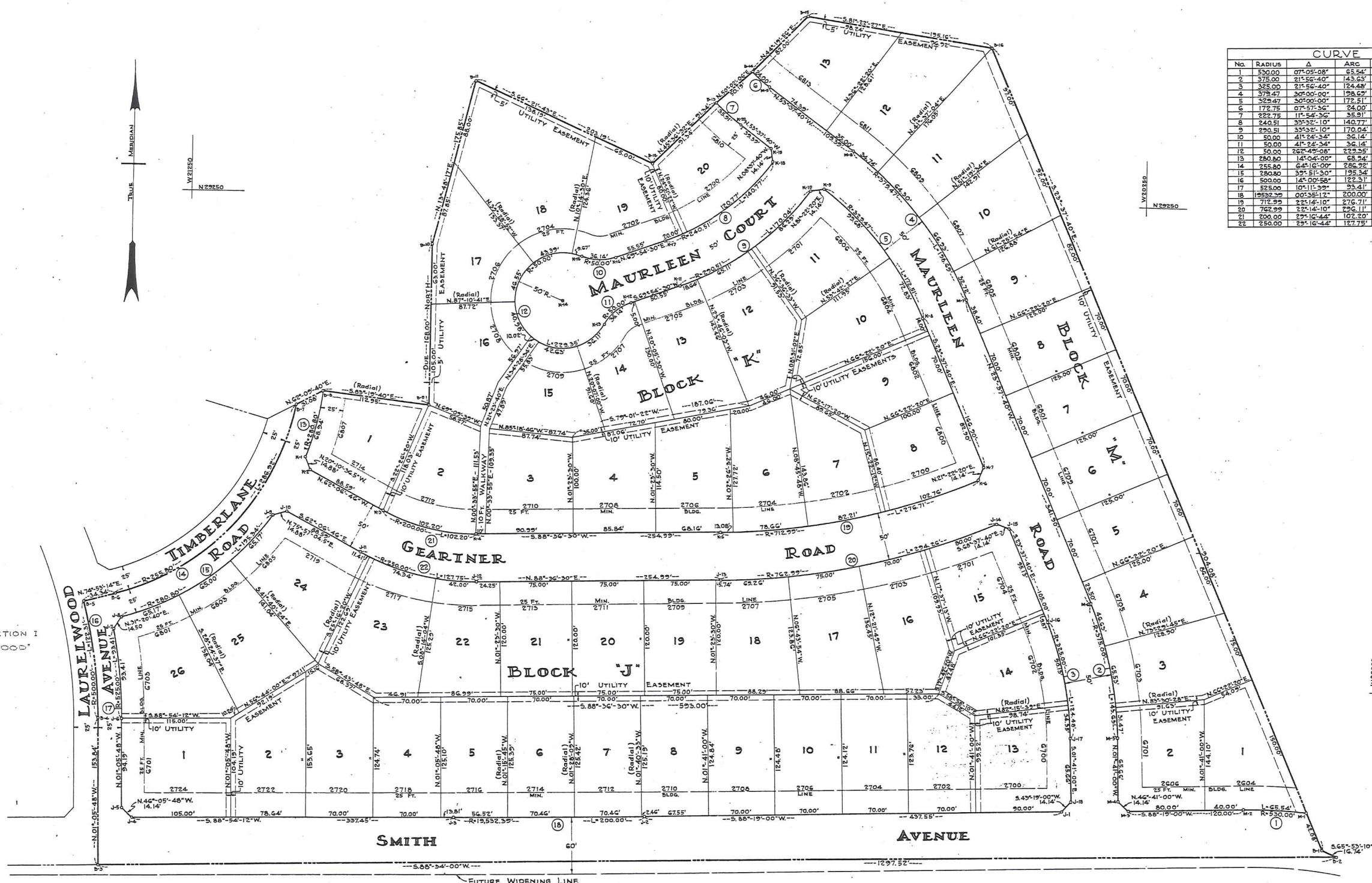


TABLE OF CO-ORDINATES		
No.	BOUNDARY	W
B-1	28585.24	20053.02
B-2	28578.42	20037.74
B-3	28545.97	21334.85
B-4	28629.78	21337.80
B-5	28820.57	21355.00
B-6	28829.52	21371.85
B-7	29033.34	21371.12
B-8	29045.85	2109.64
B-9	29030.75	20927.46
B-10	29193.75	20927.46
B-11	29350.50	20955.50
B-12	29288.05	20763.36
B-13	29351.93	20704.09
B-14	29384.17	20655.62
B-15	29442.52	20608.32
B-16	29415.55	20415.37
B-17	29406.44	20326.11
B-18	29607.59	20763.48
B-19	29605.74	20963.42
B-20	29596.28	21300.81
B-21	29606.09	21311.00
B-22	29700.66	21372.81
B-23	29793.00	21372.81
B-24	29806.38	21315.33
B-25	29915.29	21156.62
B-26	29915.29	21144.70
B-27	29844.49	20947.89
B-28	29854.67	20847.98
B-29	29918.42	20420.70
B-30	29913.26	20347.53
B-31	29867.06	20345.45
B-32	29866.36	20318.34
B-33	29850.73	20316.41
B-34	29841.01	20125.93
B-35	29829.06	20120.81
B-36	29821.64	20104.51
B-37	29808.88	20044.10
B-38	29804.22	20089.19
B-39	29764.22	20420.74
B-40	29772.29	20415.59
B-41	29750.30	20449.47
B-42	29763.54	20588.96
B-43	29761.39	20602.92
B-44	29760.84	20737.03
B-45	29741.76	20785.20
B-46	29718.66	20815.27
B-47	29742.51	20859.91
B-48	29749.09	20861.73
B-49	29788.72	20806.38
B-50	29720.80	20754.21
B-51	29721.04	20643.18
B-52	29705.05	20645.31
B-53	29724.41	20677.02
B-54	29843.81	20062.82
B-55	28626.02	20136.20
B-56	28622.50	20256.15
B-57	28632.70	20264.63
B-58	28697.82	20264.39
B-59	28857.11	20229.63
B-60	29150.34	20434.67
B-61	29203.80	20559.29
B-62	29203.67	20647.97

CURVE DATA						
No.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1	530.00	07°05'08"	65.54'	32.80'	65.48'	N 88°08'12"W
2	575.00	21°56'40"	143.93'	72.70'	142.78'	N 12°35'50"W
3	325.00	21°56'40"	124.48'	63.01'	123.72'	N 12°35'50"W
4	378.47	30°00'00"	198.69'	101.63'	196.43'	N 38°37'40"W
5	323.47	30°00'00"	172.51'	88.28'	170.55'	N 38°37'40"W
6	178.75	07°57'36"	94.00'	12.02'	93.98'	N 45°40'04"W
7	222.75	11°54'36"	35.91'	18.02'	35.84'	N 47°40'12"W
8	240.51	33°32'10"	140.77'	72.47'	138.77'	N 53°08'25"E
9	293.51	33°32'10"	170.04'	87.53'	167.62'	N 53°08'25"E
10	50.00	41°24'34"	56.14'	18.50'	55.36'	N 49°12'13"E
11	50.00	41°24'34"	56.14'	18.50'	55.36'	N 49°12'13"E
12	50.00	28°45'08"	23.35'	56.70'	74.90'	N 20°06'30"W
13	280.80	14°04'00"	68.54'	34.66'	68.77'	N 13°42'20"E
14	255.80	6°41'00"	286.92'	100.67'	272.12'	N 42°45'14"E
15	280.80	32°51'30"	195.34'	101.81'	191.43'	N 54°37'29"E
16	500.00	14°00'00"	122.37'	61.44'	122.01'	N 08°00'17"W
17	525.00	10°11'59"	93.41'	46.85'	93.29'	N 06°11'57"W
18	19532.99	00°35'12"	200.00'	100.00'	200.00'	N 89°30'36"E
19	715.99	2°24'10"	276.71'	140.12'	274.57'	N 77°22'25"E
20	725.99	2°24'10"	296.11'	145.94'	294.26'	N 77°22'25"E
21	200.00	22°16'44"	102.20'	52.24'	101.09'	N 70°45'08"W
22	250.00	22°16'44"	127.75'	65.30'	126.57'	N 70°45'08"W



The requirements of Sections 72A, 72B, and of Article 17 of the Annotated Codes of Md. 1929 Edition (Title: Clerks of Court, Subtitle: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

OWNER: GORN BROS. INC. Samuel H. Gorn Pres.

REG. LAND SURVEYOR *2046

NOTES:

The streets and/or roads shown hereon and the mention thereof in deeds are for the purpose of description only and are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs & assigns.

The co-ordinates shown hereon are based on the system of co-ordinates as shown or established by the Baltimore County Metropolitan District and are based on the following traverse stations:

1053 & 1094

WELLWOOD

SCALE: 1" = 50' ELECT. DIST. No.3
BALTO. CO. MD.

OWNER:
GORN BROTHERS, INC.
2226 RIDGEWOOD AVE.
BALTO. 15, MD.
MAY 24, 1956

RECEIVED for Record
JUN 13 1956 at
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G. L. B. No. _____ folio _____
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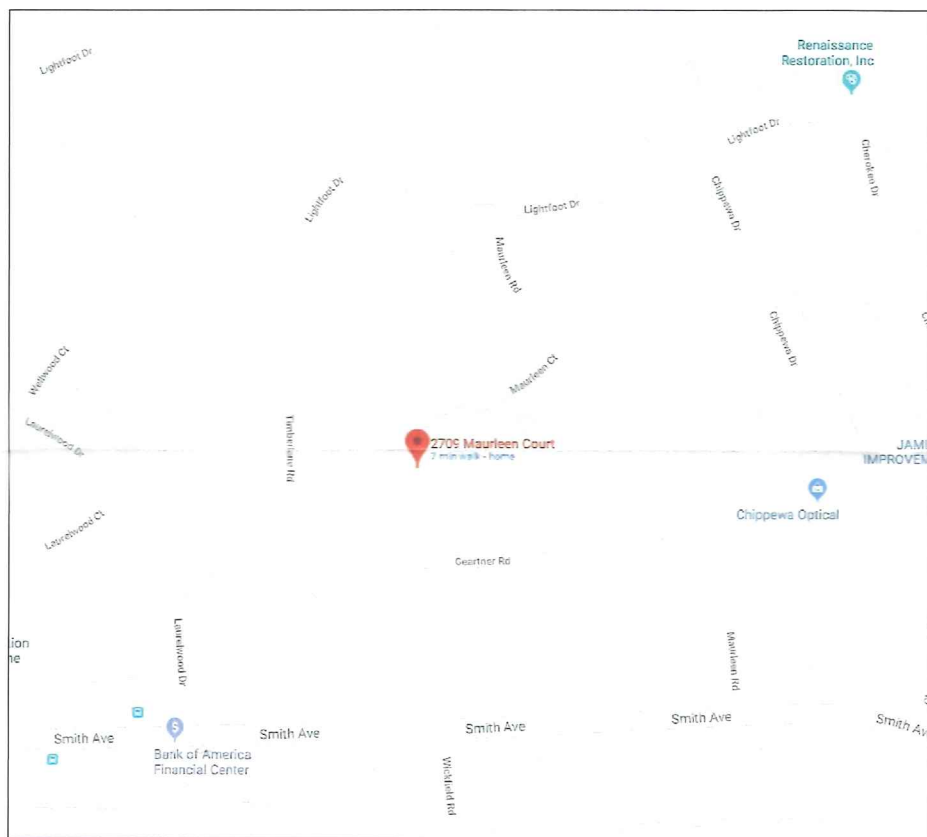
STAPLE EDGE

STAPLE EDGE

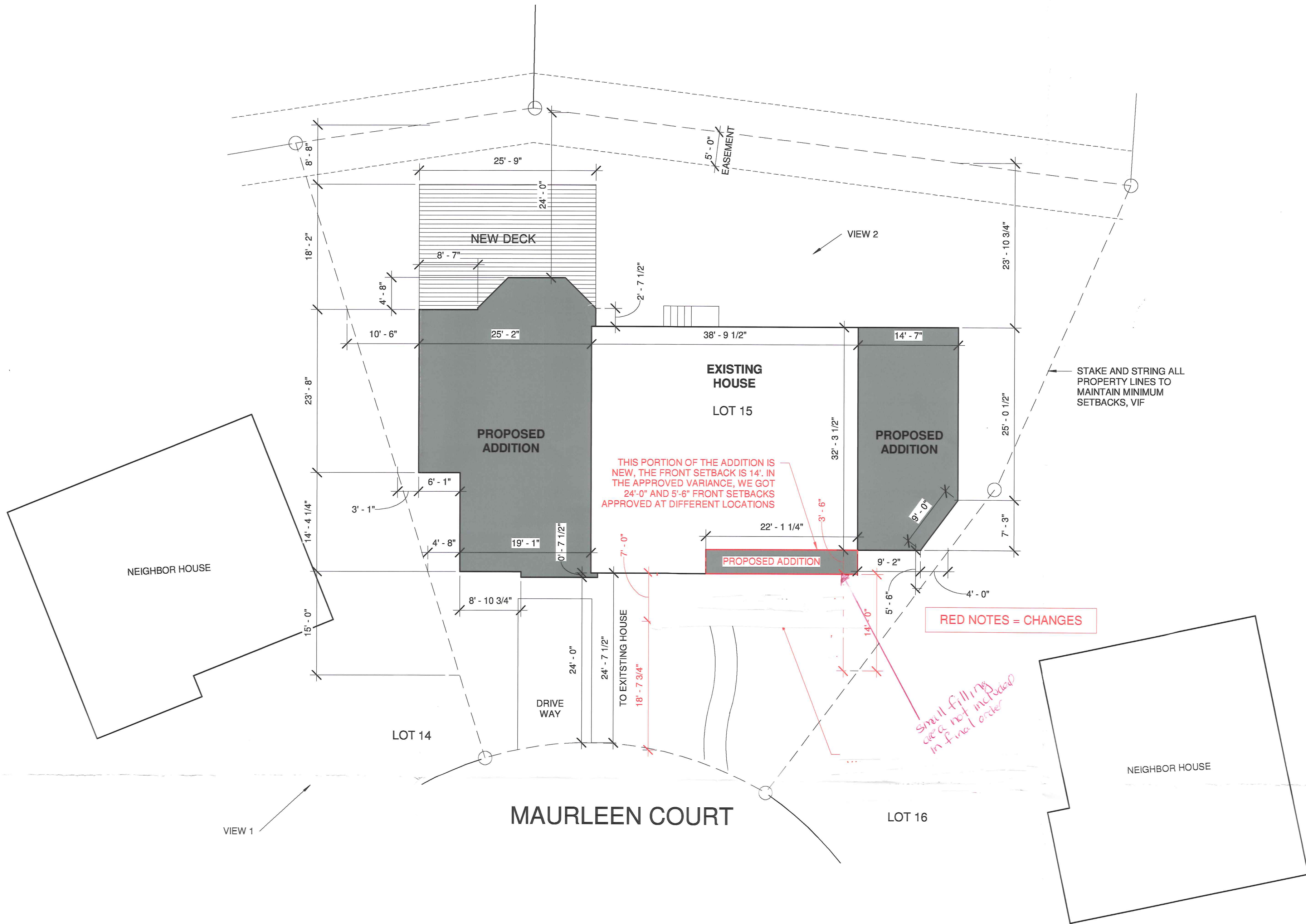
EHRMAN ADDITION

2709 MAURLEEN CT
BALTIMORE MD
21209

- NOTES**
- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM SURVEYOR SCOTT DALLAS.
 - 2) DIMENSIONS ARE APPROXIMATE.



VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)



A1 NEW SURVEY CAD - ADJUSTED
1" = 10'-0"



VIEW 1



VIEW 2

*This plan is approved in the spirit and intent
of Zoning Code # 2019-0527-A for the
proposed improvements*

YAAKOV & ESTHER EHRMAN 12/31/2020
Date

VARIANCE APPROVED

ADDRESS: 2709 MAURLEEN CT, BALTIMORE MD 21209

OWNER'S NAME: YAAKOV & ESTHER EHRMAN

SUBDIVISION NAME: WELLWOOD

LOT#: 15

BLOCK#: K

SECTION#: 1

PLAT BOOK#: 0028

FOLIO#: 0036

10 DIGIT TAX#: 0308006940

DEED REF#: 41629 / 00164

PLAT APPROVED JUNE 1956

ZONING MAP# 078

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA 7,030 SQ. FT.

HISTORIC? NO

IN CBQA? NO

UTILITIES? MARK X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

REVISIONS		
NUMBER	DESCRIPTION	DATE

FOR REVIEW

Date	12/23/2020
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

STAPLE EDGE

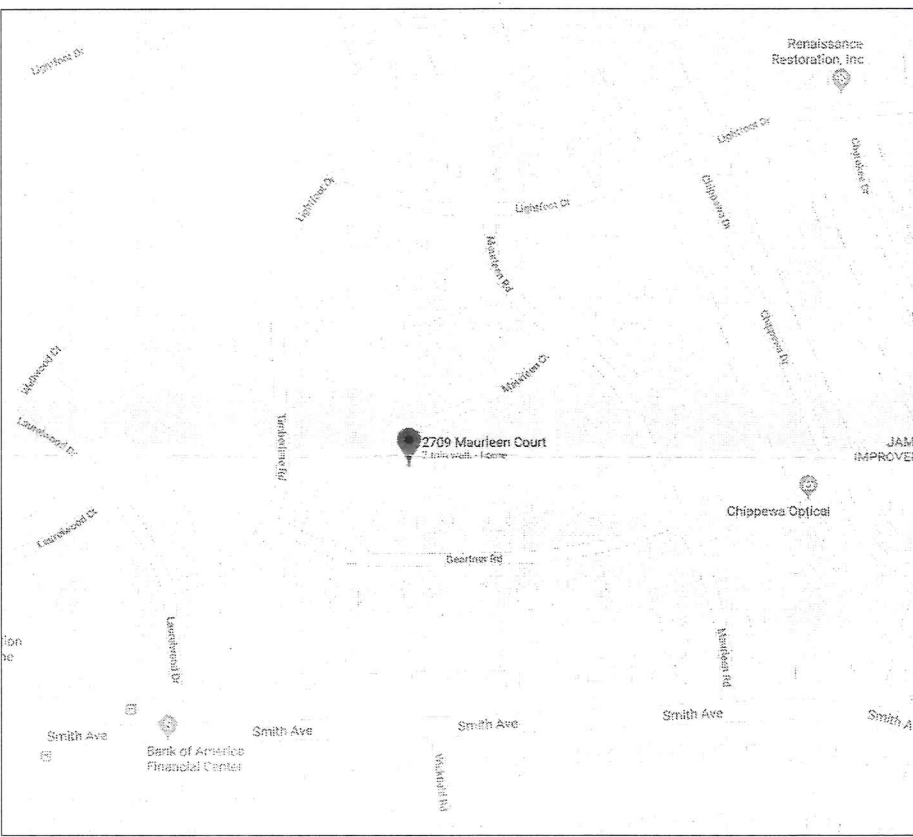
STAPLE EDGE

EHRMAN ADDITION

2709 MAURLEEN CT
BALTIMORE MD
21209

NOTES

- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
- 2) DIMENSIONS ARE APPROXIMATE.

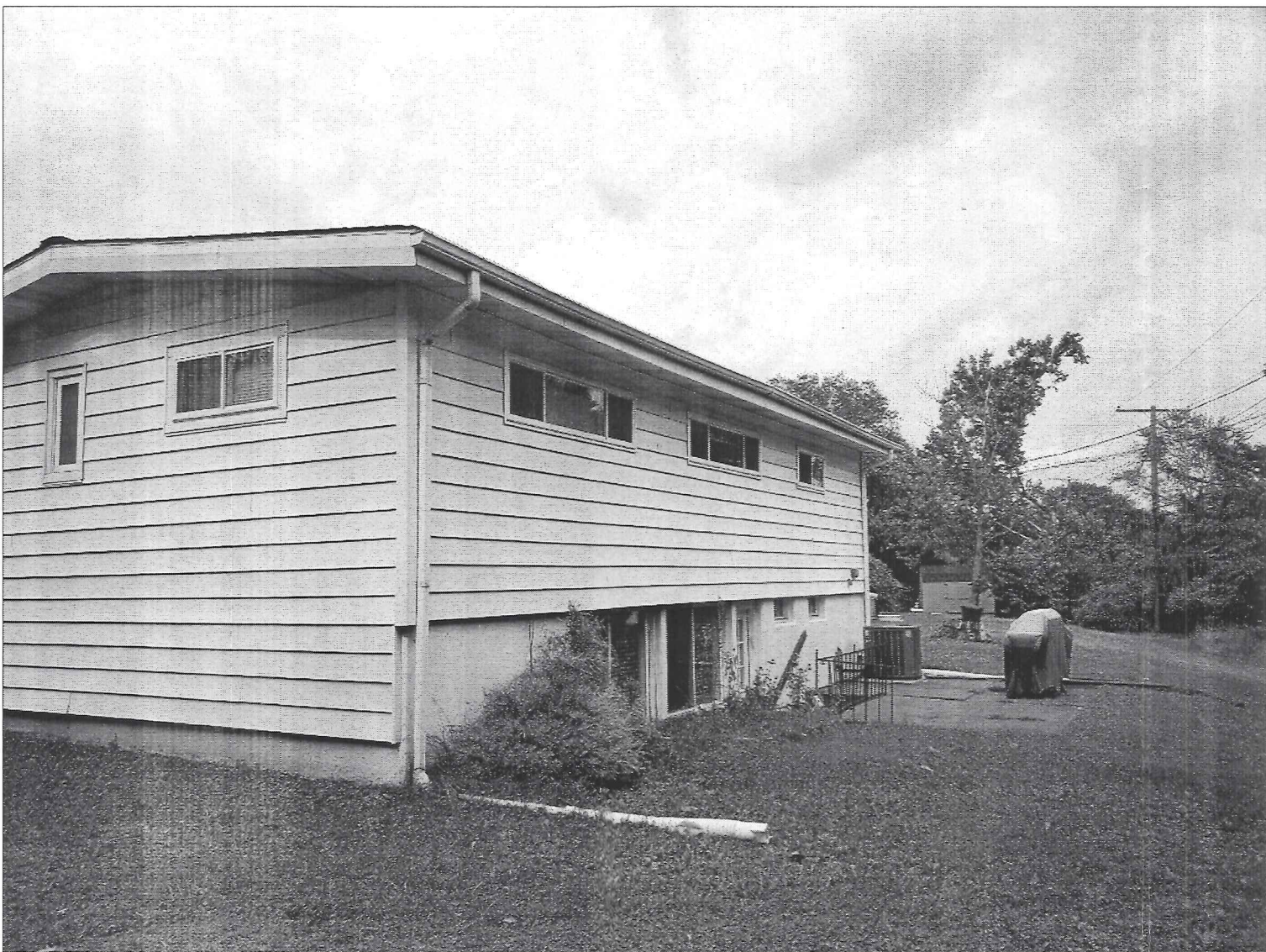


VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)

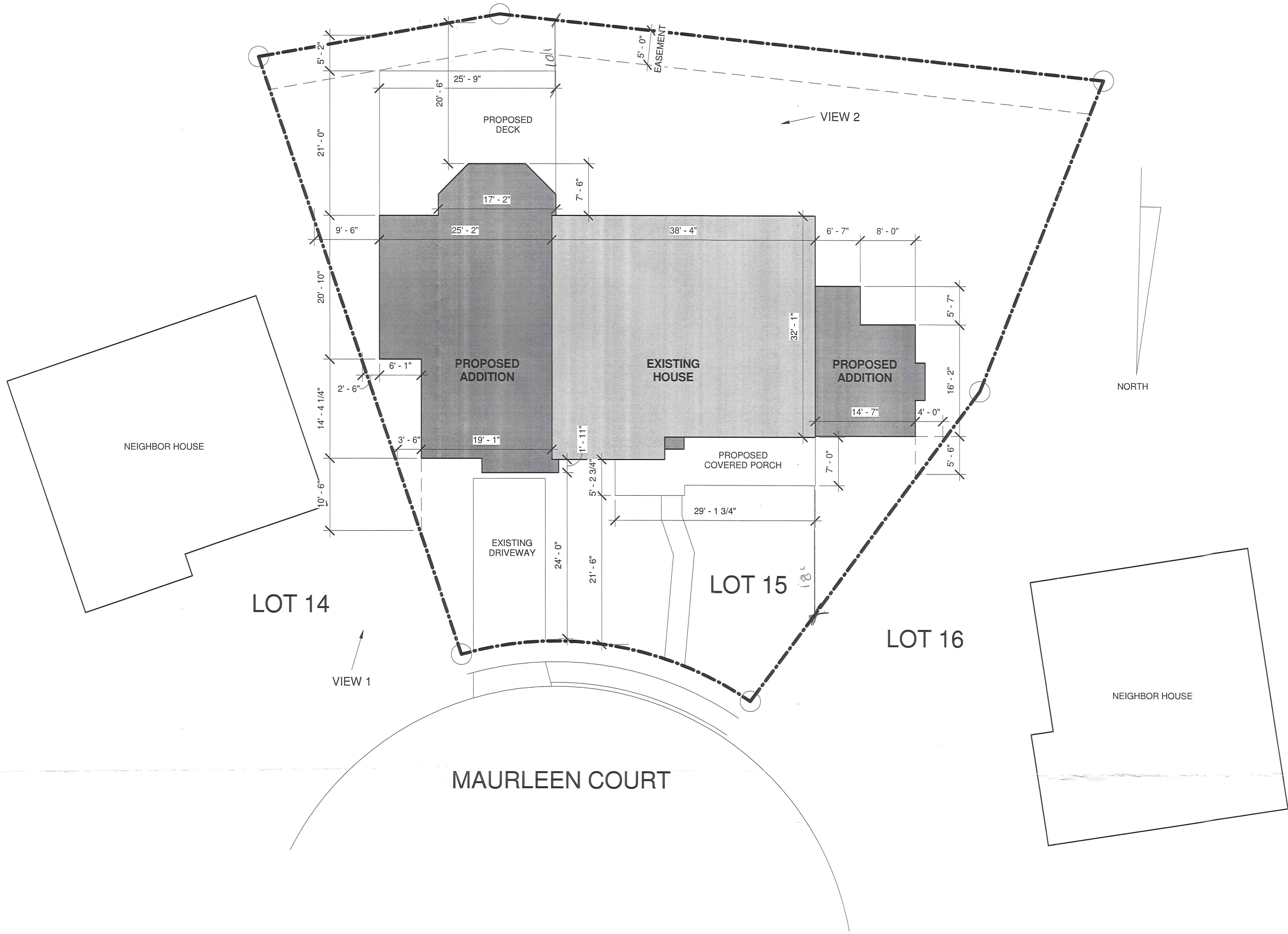
A1 SITE PLAN
1" = 10'-0"



VIEW 1



VIEW 2



ADDRESS: 2709 MAURLEEN CT, BALTIMORE MD 21209

OWNER'S NAME: YAAKOV & ESTHER EHRMAN

SUBDIVISION NAME: WELLWOOD

LOT#: 15

BLOCK#: K

SECTION#: 1

PLAT BOOK#: 0028

FOLIO#: 0036

10 DIGIT TAX#: 0308006940

DEED REF#: 41629 / 00164

PLAT APPROVED JUNE 1956

ZONING MAP# 078C1

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA 7,030 SQ. FT.

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS: PUBLIC ☒ PRIVATE ☐

SEWER IS: PUBLIC ☒ PRIVATE ☐

VARIANCE SUBMISSION

Date	11/25/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

VARIANCE SUBMISSION

Drawing No. **A0.01**
2019-0929-A

Pet. Exp. 1

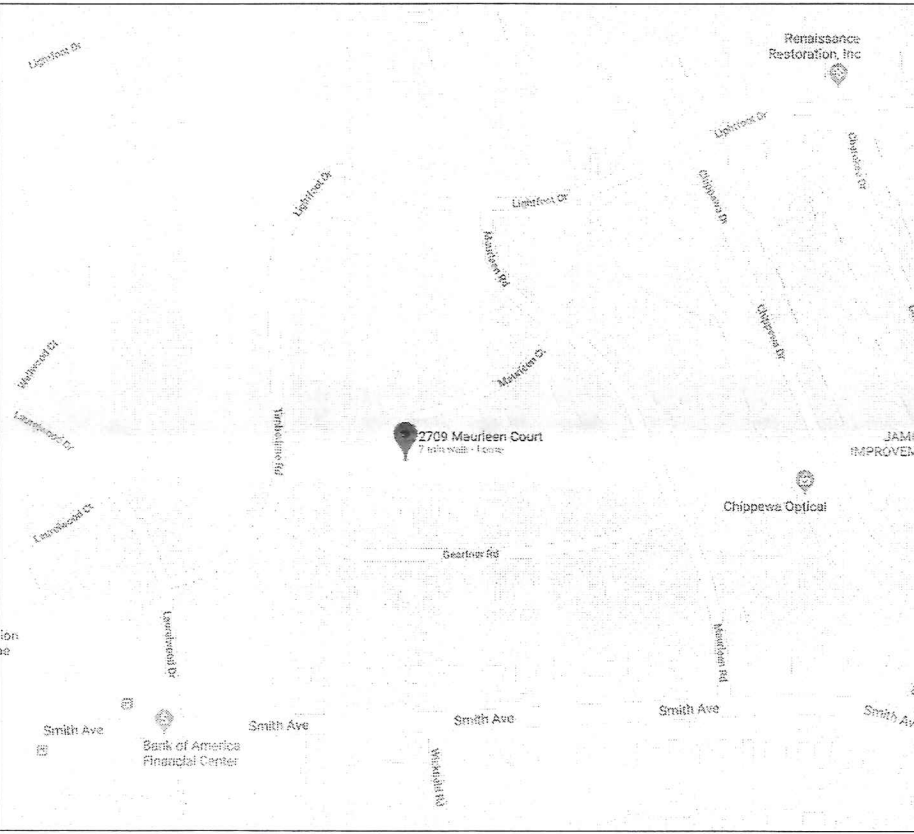
STAPLE EDGE

STAPLE EDGE

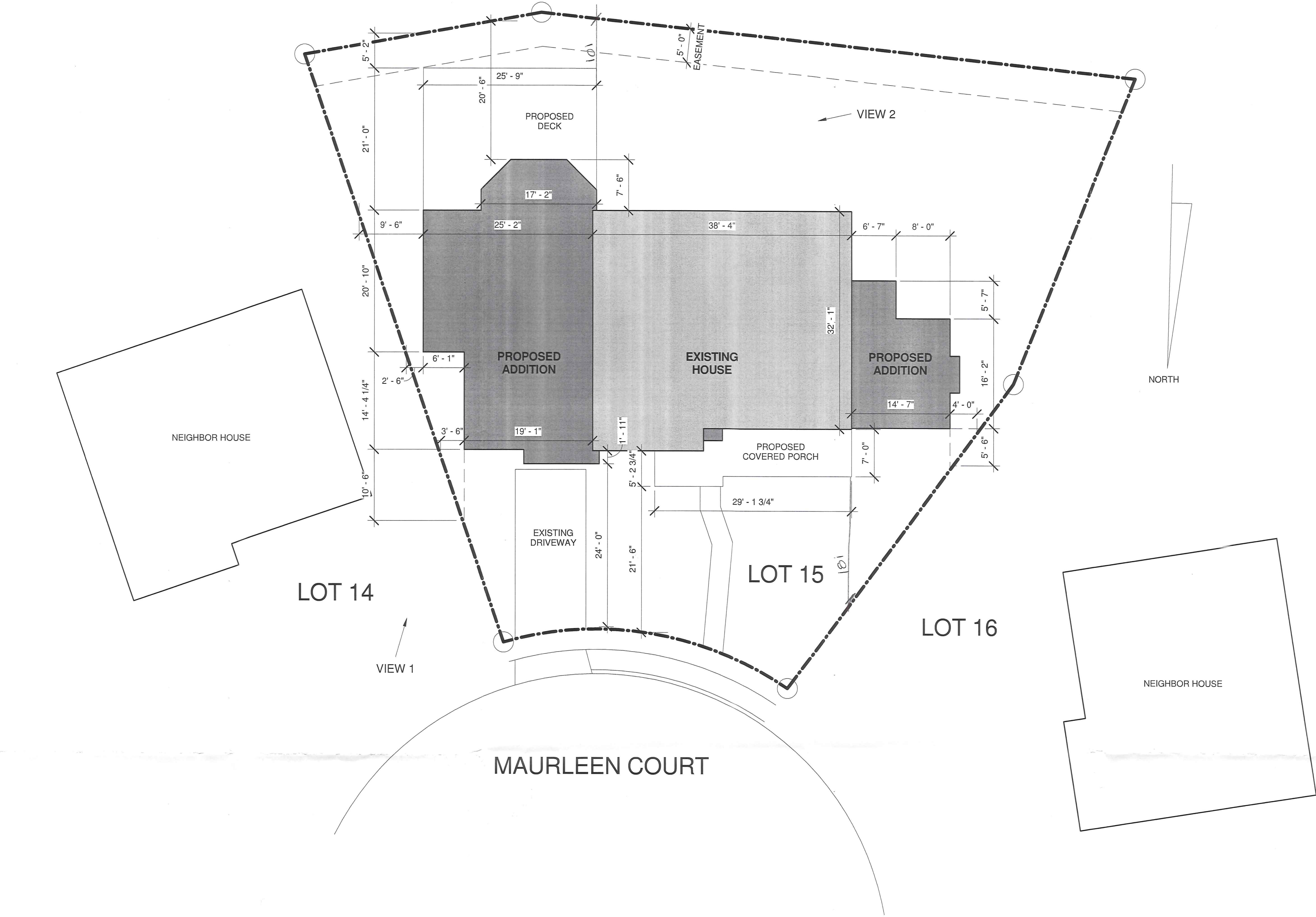
EHRMAN ADDITION

2709 MAURLEEN CT
BALTIMORE MD
21209

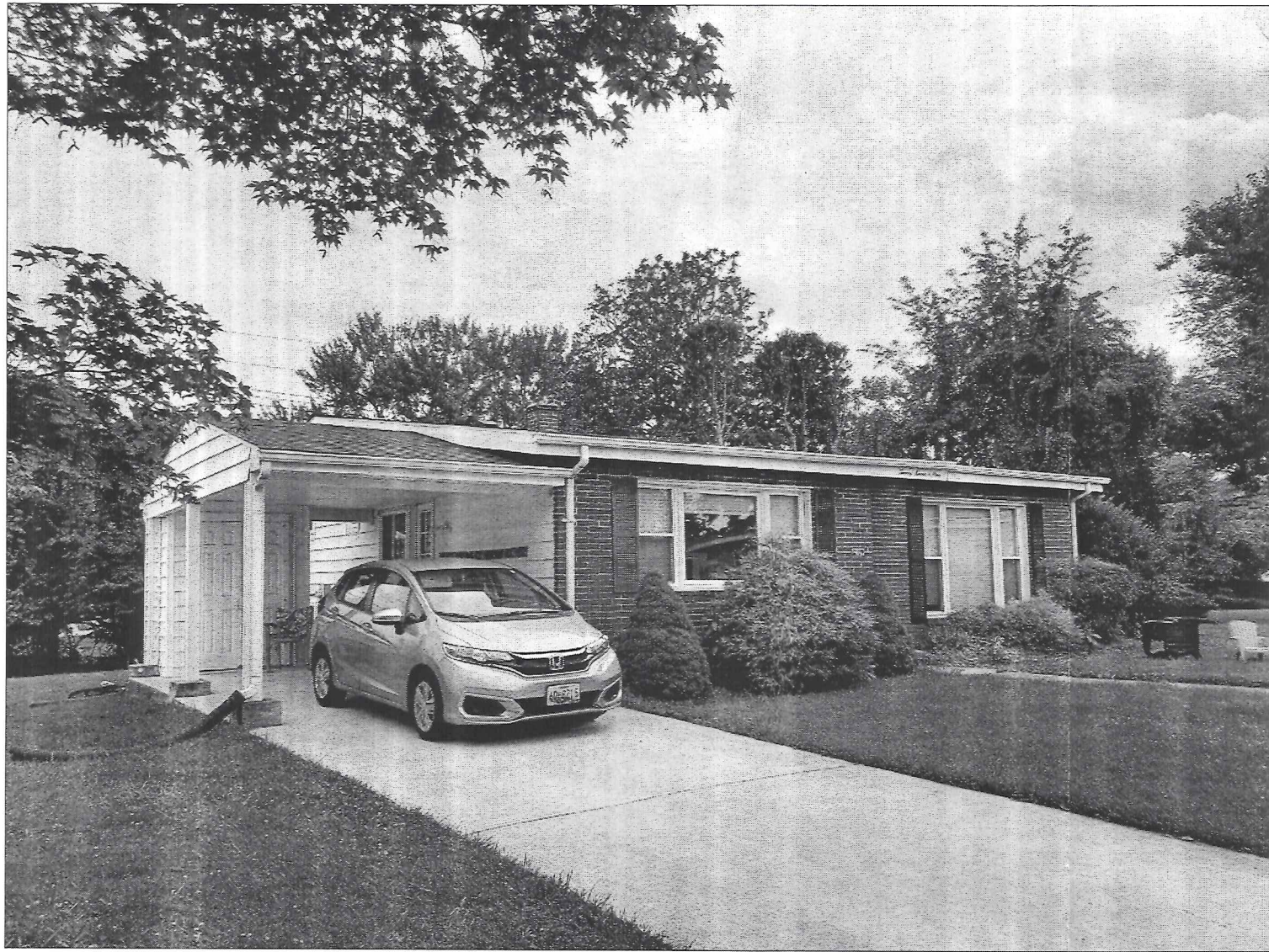
- NOTES**
- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
 - 2) DIMENSIONS ARE APPROXIMATE.



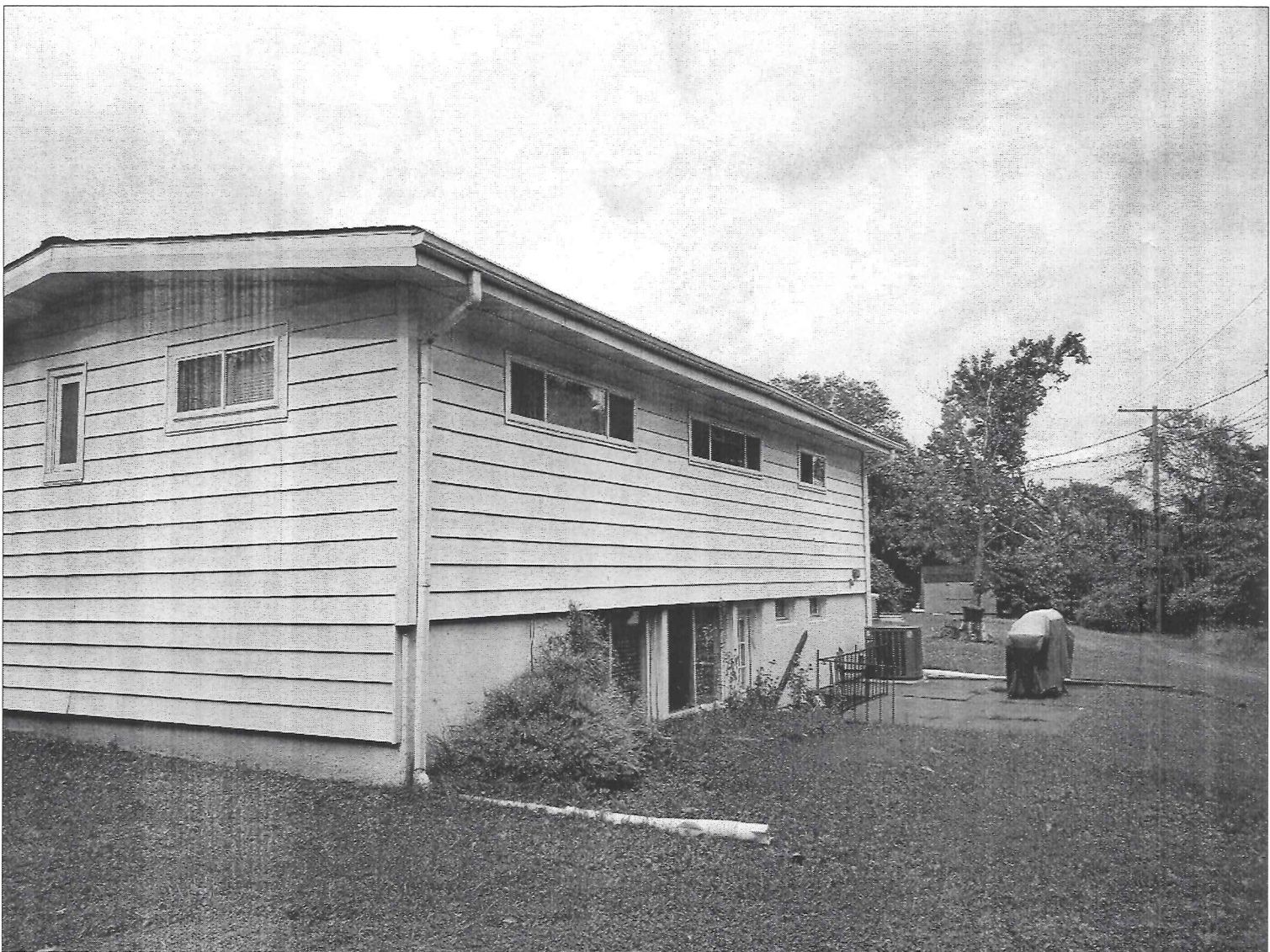
VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)



A1 SITE PLAN
1" = 10'-0"



VIEW 1



VIEW 2

ADDRESS: 2709 MAURLEEN CT, BALTIMORE MD 21209
OWNER'S NAME: YAAKOV & ESTHER EHRMAN
SUBDIVISION NAME: WELLWOOD
LOT#: 15
BLOCK#: K
SECTION#: 1
PLAT BOOK#: 0028
FOLIO#: 0036
10 DIGIT TAX#: 0308006940
DEED REF#: 41629 / 00164

PLAT APPROVED JUNE 1956

ZONING MAP#: 078C-1
SITE ZONED: DR 5.5
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2
LOT AREA: 7,030 SQ. FT.
HISTORIC?: NO
IN CBCA?: NO
IN FLOOD PLAIN?: NO
UTILITIES? MARK X
WATER IS: PUBLIC ☒ PRIVATE ____
SEWER IS: PUBLIC ☒ PRIVATE ____

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION

Date	11/25/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

VARIANCE SUBMISSION