

M E M O R A N D U M

DATE: February 11, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0535-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 10, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(2003 Belfair Road) *
8th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Samuel S. Brady, Jr. & Carol Brady * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2019-0535-A

* * * * *

AMENDED ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Samuel S. Brady, Jr. and Carol Brady (“Petitioners”). The Petitioners are requesting Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard addition with a side yard setback of 39 ft. and a rear setback of 40 ft. in lieu of the required setbacks of 50 ft. each. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated January 2, 2020, indicating that “Ground Water Management must review any proposed building permit for an addition, especially if a bedroom is being added. We would need to evaluate the septic system capacity and condition.” In addition, it is to be noted that a letter of support was contained in the case file from David Wetzel, Greenspring Ridge HOA President, dated November 22, 2019, indicating support and having no objections to Petitioners’ zoning request.

ORDER RECEIVED FOR FILING

Date 1-10-2020

By DW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 14, 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 Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 10th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard addition with a **side yard** setback of 39 ft. and a rear setback of 40 ft. in lieu of the required setbacks of 50 ft. each, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

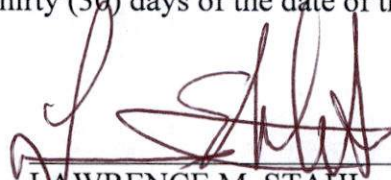
- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the DEPS ZAC comment, dated January 2, 2020; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 1-10-2020

By [Signature]

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 1-10-2020

By EW



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 2003 BELFAIR LN REISTERSTOWN MD 21136-5668 Currently zoned RC-5
 Deed Reference 0073/ 0015 10 Digit Tax Account # 23 000 1 0090
 Owner(s) Printed Name(s) Samuel Stansbury Brady, Jr. and Carol Brady

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1A04.3.B.2.b. → To permit a rear yard addition with a side yard setback of 39 feet and a rear setback of 40 feet in lieu of the required setbacks of 50 feet each.

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):

Samuel Stansbury Brady, Jr. / Carol Brady
 Name #1 – Type or Print Name #2 – Type or Print
Samuel Stansbury Brady, Jr. Carol Brady
 Signature #1 Signature #2
2003 Belfair Ln Reisterstown, MD
 Mailing Address City State
21136 410-560-0815 jcb Brady4191@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:

Rebecca Levin Kent, AIA - Project Architect

Rebecca Levin Kent
 Name – Type or Print
Rebecca Levin Kent
 Signature
15 Greenspring Valley Owings Mills MD
 Mailing Address City State
21117 410-581-0104 beckyL@levinbrown.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING has been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 20 day of May, 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 2019-0535-1 Filing Date 12/5/19 Estimated Posting Date / / Reviewer JS

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2003 Belfair Ln. Reisterstown MD 21136
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)

We are creating an additional first floor bedroom (not apartment)
to allow aging in place in the rear on the side which is
the area without the water well and basement access.

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

[Signature]
Signature of Owner (Affiant)

Samuel Stansbury Brady, Jr.
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Carol Brady
Name- Print or Type

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

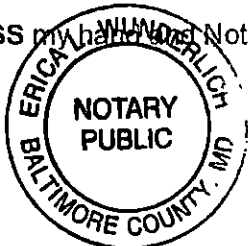
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of NOVEMBER, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ERICA L. WUNDERLICH

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

7.29.23
My Commission Expires

My commission expires on 7.29.23

ZONING PROPERTY DESCRIPTION FOR 2003 BELFAIR LN REISTERSTOWN MD 21136-5668

*Beginning at a point on the north side of Belfair Lane which is 24 feet wide at a distance of approximately 35 feet north west of the centerline of the nearest improved intersecting street High Grove Court which is 24 feet wide.

Being Lot #2, Map: 0050, Grid: 0015, Parcel: 0129, Neighborhood 8090198.04 as recorded in Baltimore County Plat Book #0073, Folio #0015, containing 1.115 AC. Located in 8th Election district and 2nd Council District.

2019-0535-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/14/2019

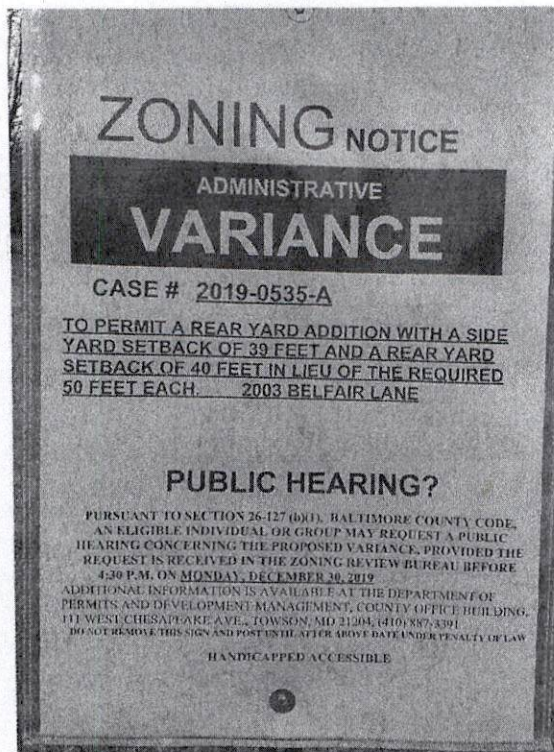
Case Number: 2019-0535-A

Petitioner / Developer: LEVIN/BROWN & ASSOCIATES ~ BRADY

Date of Closing: DECEMBER 30, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2003 BELFAIR ROAD

The sign(s) were posted on: DECEMBER 14, 2019



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



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

JOHN A. OLSZEWSKI, JR.
County Executive



Background Photo 1st Sign @ 2003 Belfair Road ~ 12/14/2019



Background Photo 2nd Sign # 2003 Belfair Road ~ 12/14/2019

CASE # 2019-0535-A

Mr. and Mrs. David Wetzel
2001 Belfair Lane
Reisterstown, Maryland 21136

November 22, 2019

Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue Room 111
Towson, MD 21204

Dear Zoning Review Officer,

We, David and Lisa Wetzel, are the next door neighbors of Samuel and Carol Brady, 2003 Belfair Lane. We support their request for a 10'6" variance to the setback between our properties, in order for them to add the addition of a 1st floor master suite. We attest that we have no objection to their plans for the addition or this variance.

Thank you for your consideration of their request.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Wetzel".

David Wetzel, Greenspring Ridge HOA President

A handwritten signature in cursive script, appearing to read "Lisa Wetzel".

Lisa Wetzel

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2300010089		
Owner Information		
Owner Name:	WETZEL J DAVID WETZEL LISA A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2001 BELFAIR LN REISTERSTOWN MD 21136-5668	Deed Reference: /17314/ 00077
Location & Structure Information		
Premises Address:	2001 BELFAIR LN 0-0000	Legal Description: 1.028 AC 2001 BELFAIR LN SS BELFAIR
Map: 0050	Grid: 0015	Parcel: 0129
Neighborhood: 8090198.04	Subdivision: 0000	Section: 1
Block: 1	Assessment Year: 2020	Plat No: 0073/ 0015
Special Tax Areas: None		
Town: None		
Ad Valorem: None		
Tax Class: None		
Primary Structure Built: 2002	Above Grade Living Area: 4,542 SF	Finished Basement Area: 1.0300 AC
County Use: 04		
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: STUCCO/ SIDING	Quality: 6	Full/Half Bath: 3 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	180,600	180,600
Improvements	481,400	459,700
Total:	662,000	640,300
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	662,000	640,300
Transfer Information		
Seller: TOLL MD II LIMITED PARTNERSHIP	Date: 01/03/2003	Price: \$643,888
Type: ARMS LENGTH IMPROVED	Deed1: /17314/ 00077	Deed2:
Seller: KOPP RUTH S	Date: 11/28/2000	Price: \$3,740,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14831/ 00493	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 05/15/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Mr. and Mrs. David Wetzel
2001 Belfair Lane
Reisterstown, Maryland 21136

November 22, 2019

Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue Room 111
Towson, MD 21204

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Thank you for your consideration of their request.

Sincerely,

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David Wetzel, Greenspring Ridge HOA President

A handwritten signature in black ink, appearing to read "Lisa Wetzel".
Lisa Wetzel

American Land Title Corporation
File No. 19-13705
Tax ID # 08-23-00-010090

This Deed made this 21st day of November, 2019, by and between **Andrew I. Alperstein** and **Stacy G. Alperstein**, GRANTORS, and **Samuel Stansbury Brady, Jr. and Carol Brady**, GRANTEES.

Witnesseth —

That in consideration of the sum of Seven Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$749,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on Plat entitled "BELFAIR (formerly known as Kopp Property)" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 73 in folio 15.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being commonly known as 2003 Belfair Lane, Reisterstown, Maryland 21136.

Tax ID No. (08) 23-00-010090

BEING the fee simple property which, by Fee Simple Deed dated June 10, 2009, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 28283, Folio 63, was granted and conveyed by Andrew I. Alperstein and Stacy G. Alperstein unto Andrew I. Alperstein and Stacy G. Alperstein.

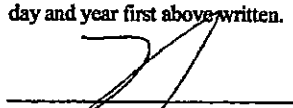
BEING ALSO the fee simple property which, by Fee Simple Deed dated October 23, 2002, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 17134, Folio 17, was granted and conveyed by Toll MD II Limited Partnership unto Andrew I. Alperstein and Stacy G. Alperstein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

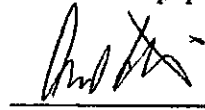
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Samuel Stansbury Brady, Jr. and Carol Brady, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.







Andrew I. Alperstein (SEAL)

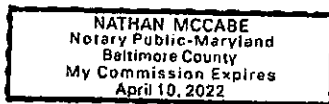


Stacy G. Alperstein (SEAL)

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 21st day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Andrew I. Alperstein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



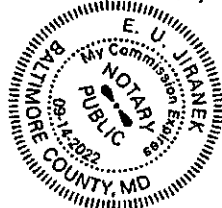


Notary Public
My Commission Expires: 4/10/22

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 12 day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Stacy G. Alperstein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

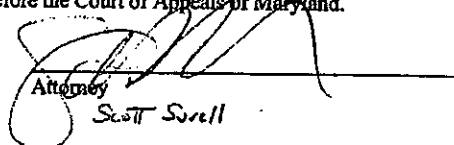
IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My Commission Expires: 8-14-22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney
Scott Swell

AFTER RECORDING, PLEASE RETURN TO:
American Land Title Corporation
16 Willow Avenue
Towson, MD 21286

American Land Title Corporation
File No. 19-13705
Tax ID # 08-23-00-010090

This Deed made this 21st day of November, 2019, by and between Andrew I. Alperstein and Stacy G. Alperstein, GRANTORS, and Samuel Stansbury Brady, Jr. and Carol Brady, GRANTEES.

Witnesseth –

That in consideration of the sum of Seven Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$749,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on Plat entitled "BELFAIR (formerly known as Kopp Property)" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 73 in folio 15.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being commonly known as 2003 Belfair Lane, Reisterstown, Maryland 21136.

Tax ID No. (08) 23-00-010090

BEING the fee simple property which, by Fee Simple Deed dated June 10, 2009, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 28283, Folio 63, was granted and conveyed by Andrew I. Alperstein and Stacy G. Alperstein unto Andrew I. Alperstein and Stacy G. Alperstein.

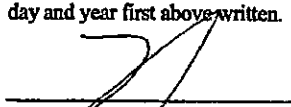
BEING ALSO the fee simple property which, by Fee Simple Deed dated October 23, 2002, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 17134, Folio 17, was granted and conveyed by Toll MD II Limited Partnership unto Andrew I. Alperstein and Stacy G. Alperstein.

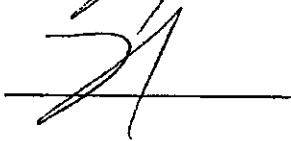
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To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Samuel Stansbury Brady, Jr. and Carol Brady, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

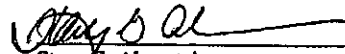
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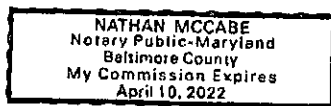


Stacy G. Alperstein (SEAL)

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 21st day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Andrew I. Alperstein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



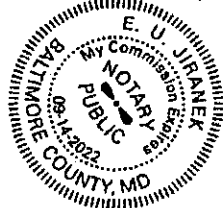


Notary Public
My Commission Expires: 4/10/22

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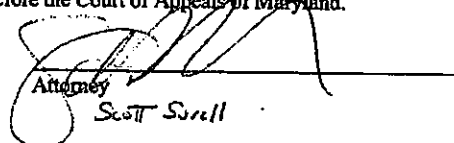
IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My Commission Expires: 6-14-22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney
Scott Swell

AFTER RECORDING, PLEASE RETURN TO:
American Land Title Corporation
16 Willow Avenue
Towson, MD 21286

American Land Title Corporation
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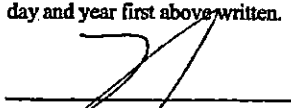
BEING ALSO the fee simple property which, by Fee Simple Deed dated October 23, 2002, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 17134, Folio 17, was granted and conveyed by Toll MD II Limited Partnership unto Andrew I. Alperstein and Stacy G. Alperstein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

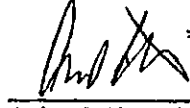
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Samuel Stansbury Brady, Jr. and Carol Brady, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

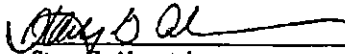
In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.







Andrew I. Alperstein (SEAL)



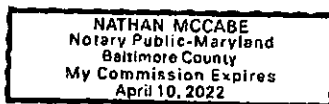
Stacy G. Alperstein (SEAL)

STATE OF MARYLAND
COUNTY OF BALTIMORE

} ss

I hereby certify that on this 21st day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Andrew I. Alperstein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.





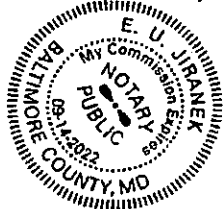
Notary Public
My Commission Expires: 4/10/22

STATE OF MARYLAND
COUNTY OF BALTIMORE

} ss

I hereby certify that on this 21st day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Stacy G. Alperstein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

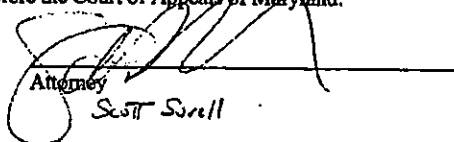
IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My Commission Expires: 8-14-22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney
Scott Swell

AFTER RECORDING, PLEASE RETURN TO:
American Land Title Corporation
16 Willow Avenue
Towson, MD 21286

American Land Title Corporation
File No. 19-13705
Tax ID # 08-23-00-010090

This Deed made this 21st day of November, 2019, by and between Andrew I. Alperstein and Stacy G. Alperstein, GRANTORS, and Samuel Stansbury Brady, Jr. and Carol Brady, GRANTEES.

Witnesseth –

That in consideration of the sum of Seven Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$749,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on Plat entitled "BELFAIR (formerly known as Kopp Property)" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 73 in folio 15.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being commonly known as 2003 Belfair Lane, Reisterstown, Maryland 21136.

Tax ID No. (08) 23-00-010090

BEING the fee simple property which, by Fee Simple Deed dated June 10, 2009, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 28283, Folio 63, was granted and conveyed by Andrew I. Alperstein and Stacy G. Alperstein unto Andrew I. Alperstein and Stacy G. Alperstein.

BEING ALSO the fee simple property which, by Fee Simple Deed dated October 23, 2002, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 17134, Folio 17, was granted and conveyed by Toll MD II Limited Partnership unto Andrew I. Alperstein and Stacy G. Alperstein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

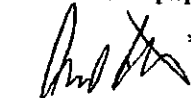
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Samuel Stansbury Brady, Jr. and Carol Brady, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

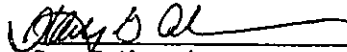
In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.







Andrew I. Alperstein (SEAL)

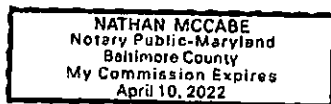


Stacy G. Alperstein (SEAL)

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 21st day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Andrew I. Alperstein**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



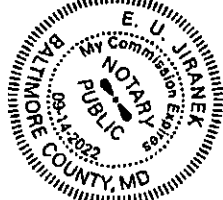


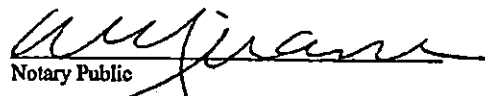
Notary Public
My Commission Expires: 4/10/22

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 21st day of November, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Stacy G. Alperstein**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

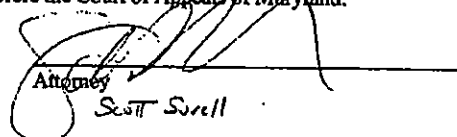
IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My Commission Expires: 8-14-22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney
Scott Swell

AFTER RECORDING, PLEASE RETURN TO:
American Land Title Corporation
16 Willow Avenue
Towson, MD 21286

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0535 -AAddress 2003 BELFAIR LANEContact Person: JASON SEIDEMAN
Planner, Please Print Your NamePhone Number: 410-887-3391Filing Date: 12/5/19Posting Date: 12/15/19Closing Date: 12/30/19

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- 0535 -AAddress 2003 BELFAIR LANEPetitioner's Name BRADYTelephone 410-560-0815Posting Date: 12/15/19Closing Date: 12/30/19

Wording for Sign: To Permit A REAR YARD ADDITION WITH A SIDE YARD SET BACK OF
39 FEET AND A REAR YARD SETBACK OF 40 FEET IN LIEU OF THE 50 FEET REQUIRED
50 FEET EACH.

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.

For Newspaper Advertising:

Case Number: 2019-0535-A

Property Address: 2003 BELFAIR LANE

Property Description: _____

Legal Owners (Petitioners): SAMUEL JR. + CAROL BRADY

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAMUEL BRADY JR. + CAROL BRADY

Company/Firm (if applicable): _____

Address: 2003 BELFAIR LANE
REISTERSTOWN, MD 21136

Telephone Number: 410-560-0815

Revised 7/9/2015

Mr. and Mrs. David Wetzel
2001 Belfair Lane
Reisterstown, Maryland 21136

November 22, 2019

Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue Room 111
Towson, MD 21204

Dear Zoning Review Officer,

We, David and Lisa Wetzel, are the next door neighbors of Samuel and Carol Brady, 2003 Belfair Lane. We support their request for a 10'6" variance to the setback between our properties, in order for them to add the addition of a 1st floor master suite. We attest that we have no objection to their plans for the addition or this variance.

Thank you for your consideration of their request.

Sincerely,

A handwritten signature in black ink, appearing to read "David Wetzel".

David Wetzel, Greenspring Ridge HOA President

A handwritten signature in black ink, appearing to read "Lisa Wetzel".

Lisa Wetzel



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 30, 2019

Rebecca Levin Kent
15 Greenspring Valley
Owings Mills MD 21117

RE: Case Number: 2019-0535-A, 2003 Belfair Ln

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 December 05, 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
Samuel Stansbury 2003 Belfair Ln, Reisterstown MD 21136

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/18/19

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. 2019-0535A

*Administrative Variance
Samuel Stausbury Brady, Jr. & Carol
2003 Belfair Lane*

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,



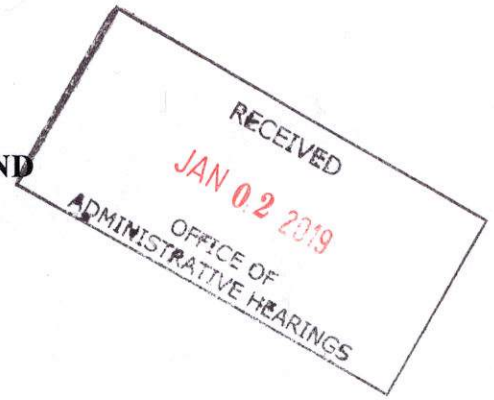
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

12-30-19

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: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0535-A
Address 2003 Belfair Lane
(Brady, Jr. Property)

Zoning Advisory Committee Meeting of **December 23, 2019.**

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

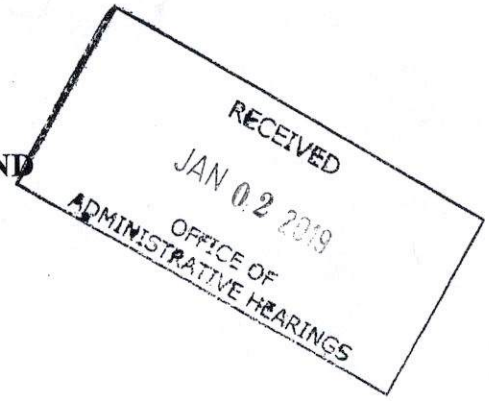
1. Ground Water Management must review any proposed building permit for an addition, especially if a bedroom is being added. We would need to evaluate the septic system capacity and condition.

Reviewer: Dan Esser

18-30-19

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: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0535-A
Address 2003 Belfair Lane
(Brady, Jr. Property)

Zoning Advisory Committee Meeting of **December 23, 2019.**

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

1. Ground Water Management must review any proposed building permit for an addition, especially if a bedroom is being added. We would need to evaluate the septic system capacity and condition.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

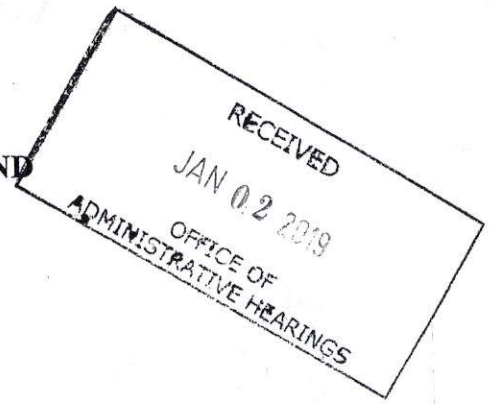
Date 1-7-2020

By [Signature]

18-30-19

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: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0535-A
Address 2003 Belfair Lane
(Brady, Jr. Property)

Zoning Advisory Committee Meeting of **December 23, 2019.**

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

1. Ground Water Management must review any proposed building permit for an addition, especially if a bedroom is being added. We would need to evaluate the septic system capacity and condition.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 1-10-2020

By [Signature]

Debra Wiley

From: Becky Kent <BeckyL@levinbrown.com>
Sent: Thursday, January 9, 2020 3:41 PM
To: Debra Wiley
Subject: RE: Administrative Variance - Case No. 2019-0535-A - 2003 Belfair Rd. (AMENDED ORDER)

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

Thank you so much Debbi, we really appreciate your help and speed.

Have a great night.

Becky Kent
Rebecca Levin Kent, AIA, CDT, LEED AP BC+D beckyL@levinbrown.com www.levinbrown.com
<https://dropbox.yousendit.com/LevinBrownArch>
410-581-0104 Main Office
443-738-5396 Direct Dial
443-854-5204 Mobile

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

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Thursday, January 09, 2020 3:15 PM
To: Becky Kent <BeckyL@levinbrown.com>
Subject: Administrative Variance - Case No. 2019-0535-A - 2003 Belfair Rd. (AMENDED ORDER)

Hi Rebecca,

As promised, please find attached a copy of the "Amended Order" reflecting a "side" yard setback of 39 ft.

Copies have been placed in the mail for tomorrow's pick up.

Let me know if you need anything further.

Thanks.

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, January 9, 2020 3:09 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 01.09.2020 15:09:08 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

[<http://www.baltimorecountymd.gov/sebin/v/b/census-logo.png>]<<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>]<<https://www.facebook.com/baltcogov>>

[<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] <<https://twitter.com/BaltCoGov>>

[<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]

<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>

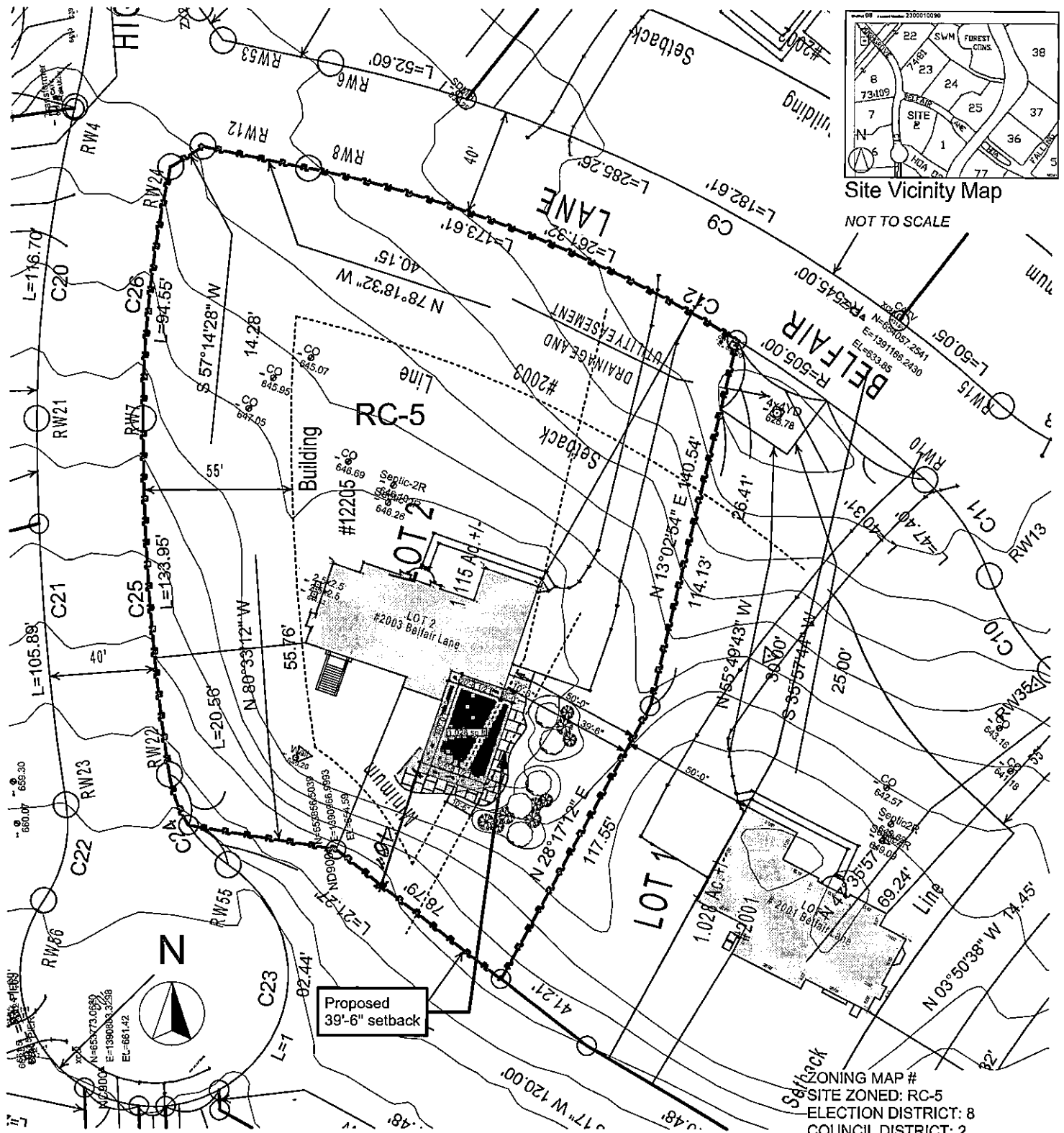
[<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]

<<https://www.youtube.com/user/BaltimoreCounty>> [<http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>]

<<https://www.flickr.com/photos/baltimorecounty>> [<http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png>]

<<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov<<http://www.baltimorecountymd.gov>>



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

ADDRESS: 2003 BELFAIR LN, REISTERSTOWN MD 21136-5668

OWNERS NAME: SAMUEL STANSBURY BRADY & CAROL JONES BRADY

Subdivision Name: _____ Lot #: 2 Block #: _____ Section #: _____

Plat Book #: 0073 Folio #: 0015 10 Digit Tax #: 2300010090

Deed Reference #: /28283/ 00063

2003 BELFAIR LN

SCALE: 1" = 50'



Levin/Brown & Associates, Inc.

15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
Telephone: 410-581-0104 Fax: 410-581-0108
WWW.LEVINBROWN.COM

ZONING MAP # _____
SITE ZONED: RC-5
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 2
LOT AREA ACREAGE: 1.115 AC
or SQUARE FEET: 48,569.4
Tax Map 0050 Parcel 0129
HISTORIC ? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE ☒
SEWER IS:
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? _____
CASE NUMBER: 1991-0033-X

DRAWN BY: REBECCA L KENT, AIA
DATE: 11-25-2019

2019-0535-A

Per. Exh. 1

12/30

CASE NO. 2019- 0535-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>1-2</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>11-22</u>	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>12-14-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



1 Front House from Looking South from Belfair Lane



2 Rear South East Corner

2019-0535-A



1 Front House from Looking South from Belfair Lane



2 Rear South East Corner

2019-0535-A



1 Front House from Looking South from Belfair Lane



2 Rear South East Corner

2019-0535-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2300010090		
Owner Information		
Owner Name:	BRADY SAMUEL STANSBURY JR BRADY CAROL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2003 BELFAIR LN REISTERSTOWN MD 21136-5668	Deed Reference: /42186/ 00196
Location & Structure Information		
Premises Address:	2003 BELFAIR LN REISTERSTOWN 21136-	Legal Description: 1.115 AC 2003 BELFAIR LN BELFAIR
Map: 0050	Grid: 0015	Parcel: 0129
Neighborhood: 8090198.04	Subdivision: 0000	Section: 2
Block: 2	Assessment Year: 2020	Plat No: 0073/ 0015
Special Tax Areas: None		
Town: None		Ad Valorem: None
Tax Class: None		
Primary Structure Built: 2002	Above Grade Living Area: 4,615 SF	Finished Basement Area: 1.1200 AC
Property Land Area: 04	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 6	Full/Half Bath: 3 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2017
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Land:	202,400	202,400
Improvements:	515,900	515,900
Total:	718,300	718,300
Preferential Land:	0	718,300
Transfer Information		
Seller: ALPERSTEIN ANDREW I	Date: 12/04/2019	Price: \$749,900
Type: ARMS LENGTH IMPROVED	Deed1: /42186/ 00196	Deed2:
Seller: TOLL MD II LIMITED PARTNERSHIP	Date: 11/21/2002	Price: \$612,950
Type: ARMS LENGTH IMPROVED	Deed1: /28283/ 00063	Deed2:
Seller: KOPP RUTH S	Date: 11/28/2000	Price: \$3,740,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14831/ 00493	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2019-0535-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Samuel Stausbury Brady Jr & Carol
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 2003 BELFAIR LN

Location: N/S of Belfair Lane (24'), 35 NW of the centerline of High

Existing Zoning: RC 5

Area: 1.115 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR: 1A04.3.B.2.b. To permit a rear yard addition with a yard setback of 39 feet and a rear setback of 40 feet in lieu of the required setbacks of 50 feet each.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/30/2019

Miscellaneous Notes:



Lot # 9 2300010091

2300010110
Lot # 22

Lot # 0 2300010114

2400001611

Pt. Bk./Folio # 073109
Lot # 8 2300010096
Pt. Bk. 0000073, Folio 0109

NW 16-F 12300

2011-0329-A 400000125
Lot # 23

Pt. Bk./Folio # 074081

NW 16-E

Lot # 24

Pt. Bk. 0000074, Folio 0081
2400000126

2002

BELFAIR LN

Lot # 25 2400000127

2000

Lot # 7 2300010095
12206

PAI # 080734, PAI # 080734
PAI # 080734
1991-0033-X

050B2 RC 5
2 CD 8 ED

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

Lot # 2 2300010090
Pt. Bk. 0000073, Folio 0015
2003

Lot # 6 2300010094
12204
Pt. Bk./Folio # 073015

NW 15-F

Lot # 1 2300010089
2001

NW 15-E

Lot # 0 2300010115

PAI # 080656
Pt. Bk./Folio # 069120
PAI # 080656, PAI # 080656
1996-0248-SPH
Pt. Bk. 0000069, Folio 0120 2300001242

Lot # 77

Lot # 5 2300010093
12202

Lot # 3 2300010091
12201

2200009019

PAI # 080566

PAI # 080566
Pt. Bk./Folio # 063121
PAI # 080566

Pt. Bk. 0000063, Folio 0121
2200009013

Lot # 1

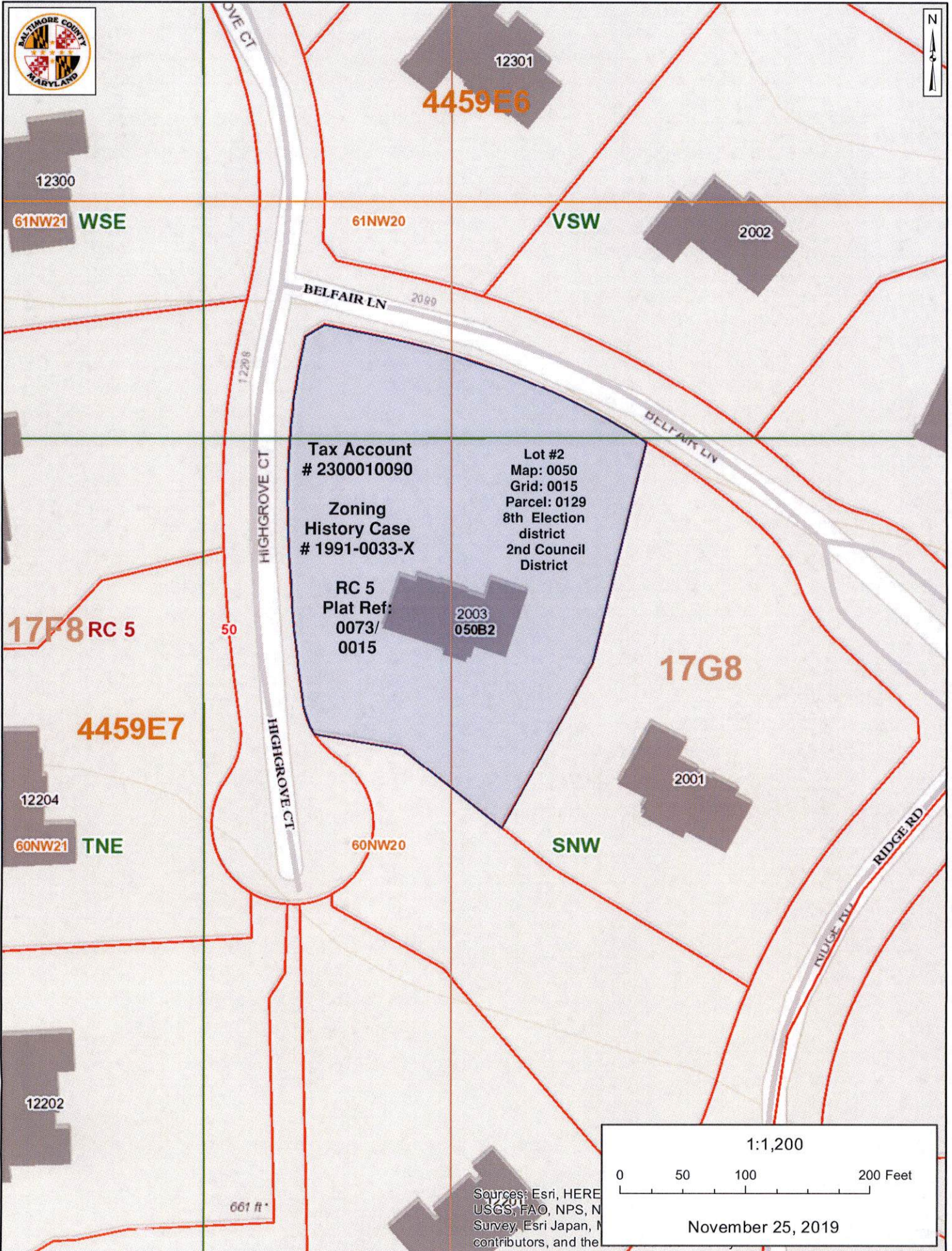
Pt. Bk./Folio # MP03089

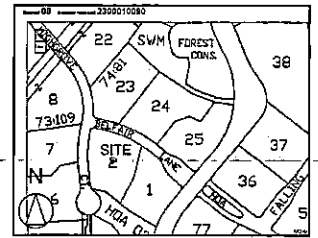
12200

PAI # 080179
Pt. Bk./Folio # 037022

Pt. Bk./Folio # 037022

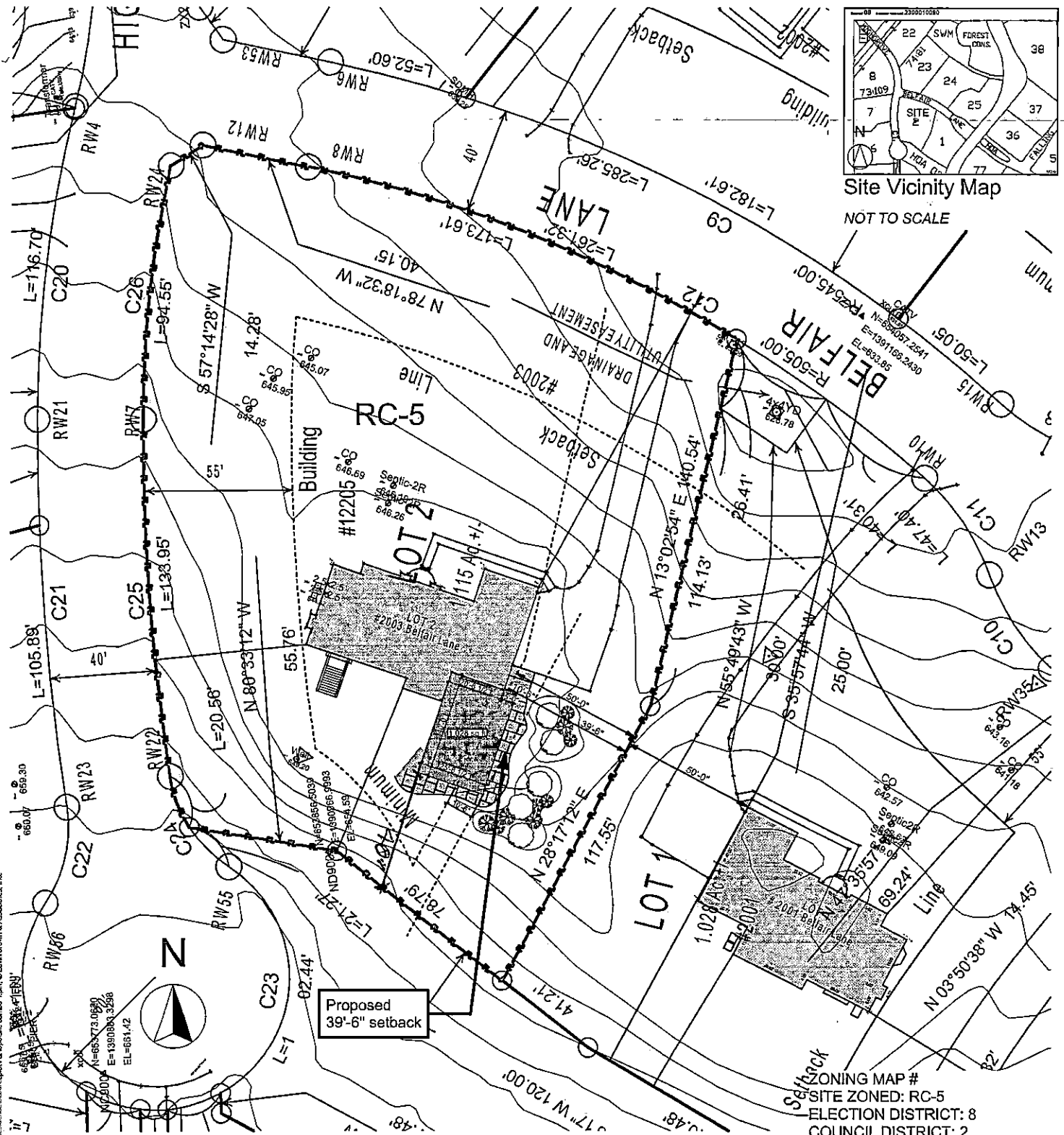
Baltimore County - My Neighborhood





Site Vicinity Map

NOT TO SCALE



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

ADDRESS: 2003 BELFAIR LN, REISTERSTOWN MD 21136-5668
 OWNERS NAME: SAMUEL STANSBURY BRADY & CAROL JONES BRADY
 Subdivision Name: _____ Lot #: 2 Block #: _____ Section #: _____
 Plat Book #: 0073 Folio #: 0015 10 Digit Tax #: 2300010090
 Deed Reference #: /28283/ 00063
2003 BELFAIR LN
 SCALE: 1" = 50'

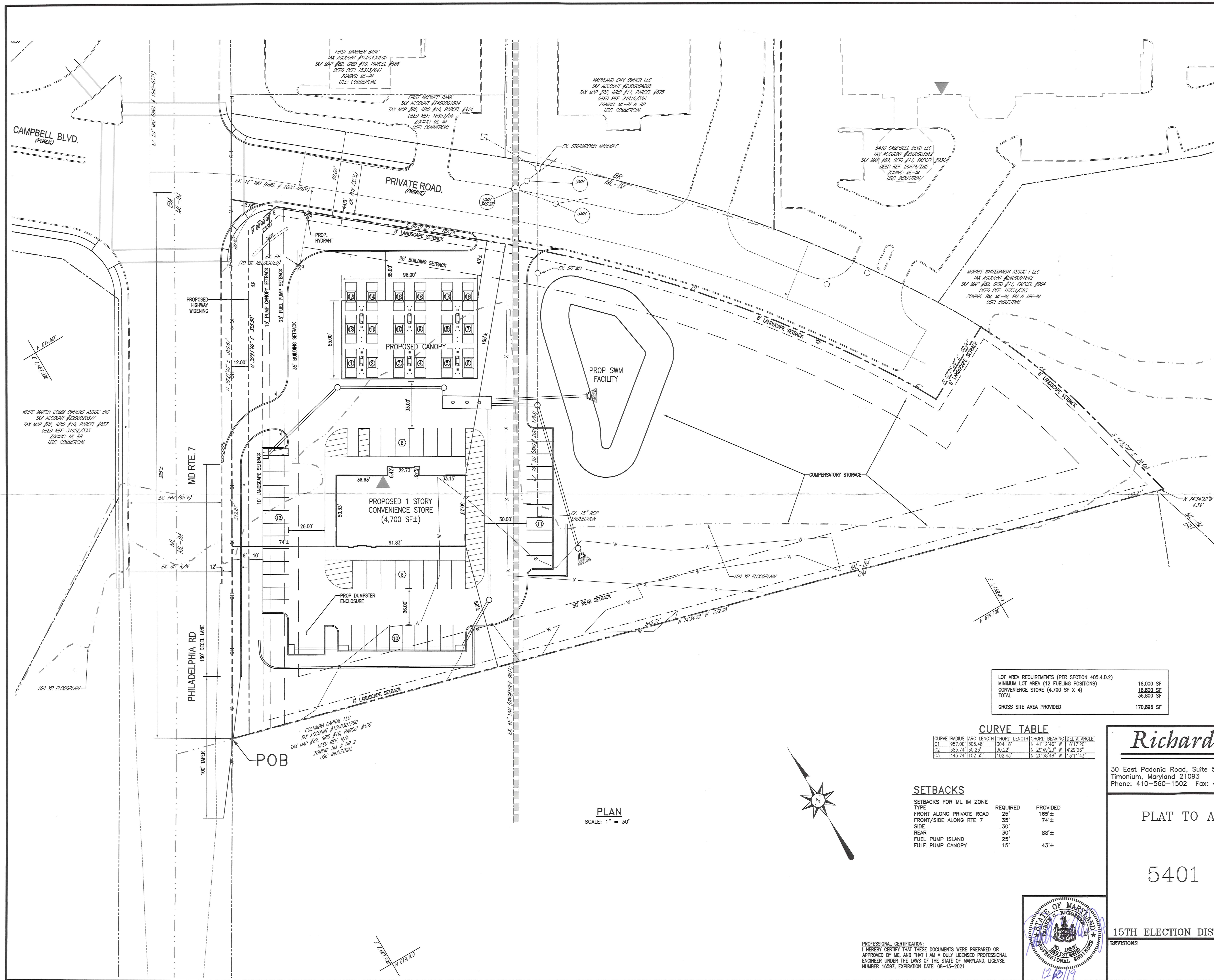


Levin/Brown & Associates, Inc.
 15 Greenspring Valley Road
 Owings Mills, Maryland 21117-4101
 Telephone: 410-581-0104 Fax: 410-581-0108
 WWW.LEVINBROWN.COM

ZONING MAP # _____
 SITE ZONED: RC-5
 ELECTION DISTRICT: 8
 COUNCIL DISTRICT: 2
 LOT AREA ACREAGE: 1.115 AC
 or SQUARE FEET: 48,569.4
 Tax Map 0050 Parcel 0129
 HISTORIC ? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING?
 CASE NUMBER: 1991-0033-X

DRAWN BY: REBECCA L KENT, AIA
 DATE: 11-25-2019

2019-0535-A



- GENERAL NOTES:**
- OWNER: WHITEMARSH ASSOCIATES LLC
1604 CRESTON DRIVE
FOREST HILL, MD. 21050
 - SITE AREA:
GROSS: 170,896 SF OR 3.92 AC.±
NET: 144,708 SF OR 3.32 AC.±
 - EXISTING BUILDING AREA: 0 SF
PROPOSED BUILDING AREA: 4,700 SF
TOTAL BUILDING AREA: 4,700 SF
 - UTILITIES: PUBLIC WATER
PUBLIC SEWER
 - USE
EXISTING: VACANT
PROPOSED: FUEL SERVICE AND CONVENIENCE STORE
 - DEED REF: 13490/220
 - TAX ACCOUNT: #1514651440
 - COUNCILMANIC DISTRICT: 6TH
 - REGIONAL PLANNING DISTRICT: WINDLASS
 - CENSUS TRACT: 4517.01
 - WATERSHED: BIRD RIVER
 - EXISTING ZONING: ML IM
(PER 200 SCALE GIS TILE # 082B2)
 - TAX MAP #82, GRID #11, PARCEL #26
 - PREVIOUS ZONING CASES:
R-1994-0337 FOR ZONING RE-CLASSIFICATION FROM ML-IM TO BR-IM.
PETITION DECLARED MOOT AND DENIED FEBRUARY 25, 2002.
2008-0586-SPH FOR DEVELOPMENT OF A SITE LOCATED IN A RIVERINE FLOODPLAIN. PETITION DECLARATION UNKNOWN
2019-0451-SPH FOR DEVELOPMENT OF A SITE IN A RIVERINE FLOODPLAIN.
 - NO PREVIOUS BUILDING PERMITS ON FILE.
 - THE SITE LIES PARTIALLY WITHIN FLOOD ZONE AE AND THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON F.I.R.M. # 2400100430G, PANEL #430 OF 580 DATED MAY 5, 2014.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - PARKING CALCULATIONS REQUIRED:
ATM 1 SPACE
AIR OR VACUUM UNIT 1 SPACE
CONVENIENCE STORE @ 5/1000 24 SPACES
FIVE (5) EMPLOYEES 5 SPACES
TOTAL PARKING REQUIRED 31 SPACES
TOTAL PARKING PROVIDED (2 HC AND 36 STANDARD) 49 SPACES
 - FLOOR AREA RATIO (FAR) ML IM ZONE
MAX PERMITTED: 2.0
PROVIDED: 4,700/170,896 = 0.28
 - HEIGHT OF STRUCTURE IS UNLIMITED. (MAX. HEIGHT OF 40' IF ANY PART OF BUILDING IS WITHIN 100' OF BOUNDARY LINE OF BUSINESS OR RESIDENTIAL ZONE.)
 - BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N -
 - ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/(2011),
VERTICAL - NAVD 88.

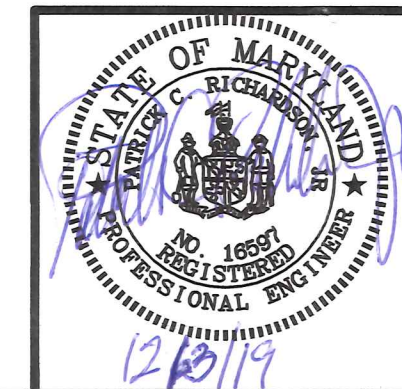
LOT AREA REQUIREMENTS (PER SECTION 405.4.D.2)	
MINIMUM LOT AREA (12 FUELING POSITIONS)	18,000 SF
CONVENIENCE STORE (4,700 SF X 4)	18,800 SF
TOTAL	36,800 SF
GROSS SITE AREA PROVIDED	170,896 SF

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	167.00	105.48	334.16	N 41°12'42" W	118°17'20"
C2	385.74	30.23	30.22	N 29°49'23" W	4°29'26"
C3	445.74	102.65	102.43	N 20°58'48" W	13°11'43"

SETBACKS		
SETBACKS FOR ML IM ZONE		
TYPE	REQUIRED	PROVIDED
FRONT ALONG PRIVATE ROAD	25'	165'±
FRONT/SIDE ALONG RTE 7	35'	74'±
SIDE	30'	88'±
REAR	30'	88'±
FUEL PUMP ISLAND	25'	88'±
FUEL PUMP CANOPY	15'	43'±

PLAN
SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2021



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21083
Phone: 410-560-1502 Fax: 443-901-1208

PLAT TO ACCOMPANY ZONING PETITION
FOR

RECEIVED
JUN 14 2020
DEPARTMENT OF PLANNING

5401 CAMPBELL BLVD

PETITIONER'S

EXHIBIT NO. 1

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		DNM	PCR	1" = 30'
DATE:		JOB NO.:		SHEET NO.:
10-23-19		14058		1 OF 1