

M E M O R A N D U M

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0025-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 30, 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
(4103 Halifax Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
David & Cheryl Grabner	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0025-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 subject property, David & Cheryl Grabner (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to approve an accessory structure (garage) in the front yard on the left side of the property in lieu of the required rear yard. 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 February 12, 2020, indicating that Ground Water Management will need to review any proposed building permit for a garage, since the property is served by well and septic. In addition, a ZAC comment was received from the Department of Planning (“DOP”), dated February 13, 2020, indicating they have no objection to Petitioner’s zoning request and offered conditions relating to BCZR Section 1A07.8.C.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 9, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-28-2020

By EW

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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 28th day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an accessory structure (garage) in the front yard on the left side of the property in lieu of the required rear yard, 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.

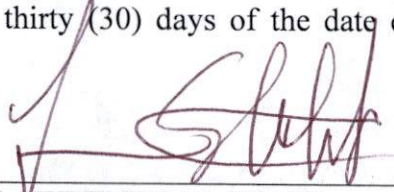
ORDER RECEIVED FOR FILING

Date 2-28-2020

By [Signature]

- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.
- Petitioners shall comply with the ZAC comments submitted by DEPS, dated February 12, 2020, and DOP, dated February 13, 2020; copies of which are attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 2-28-2020

By kw



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 4103 HALIFAX CT Currently zoned RC6
Deed Reference 15943 100736 10 Digit Tax Account # 1110047180
Owner(s) Printed Name(s) DAVID / CHERYL GRABNER

(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)

BZCR 400.1 To approve an accessory structure (garage) in the front yard on the left side of the property in lieu of the required rear yard

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):

DAVID GRABNER, CHERYL GRABNER
Name #1 – Type or Print Name #2 – Type or Print
David Grabner Cheryl Grabner
Signature #1 Signature #2
4301 HALIFAX CT / GLENARM / MD
Mailing Address City State
21057 410-375-4104 DAVID@GRABNERFINANCIAL.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:

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 28 day of February, 2020 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 2020-0025-A Filing Date 1/28/2020 Estimated Posting Date 2/9/2020 Reviewer CS

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: 4103 HALIFAX CT GLEN ARUN MD 21057
Print or Type Address of property City State Zip Code

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

see next page

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

Cheryl A. F. Grabner
Signature of Owner (Affiant)

CHEYL A. F. GRABNER
Name- Print or Type

David Grabner
Signature of Owner (Affiant)

DAVID GRABNER
Name- Print or Type

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

Howard
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 23rd day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cheryl Grabner & David Grabner

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
My Commission Expires _____
Patricia A. McDougall
Notary Public
Maryland
Howard County
My Commission Expires 4/29/21

We have a hardship: After 18 year of our barn being in place. BG&E tells us we have to tear down a portion of our barn. Thus: no room to store equipment and tools, tractors and carts.

we are asking for a Variance based on several issues.

1. The need for additional covered space to protect the equipment.
2. The need to build the barn in front of the house to have access to the driveway.
3. In addition, the slope of the property, and for drainage, and such would work best at this location.
4. This is a unique farmet lot size of all three lots is 8.5 aces. We are at the end of the court and have a a unique property.
5. The barn will measure 25 by 35. With a small covered entrance.
6. It will be nicely appointed and blend in well to the surrounding homes and garages.
7. We are a long way off the main road (1/4 mile) and the space will give ample room for storm drainage, and slop to merge with our driveway.

Zoning petition property description:

Zoning Property Description for 4103 Halifax Ct. Glenarm Md. 21057

*Beginning at a point on the south side of Halifax ct. which is 50 feet wide at a distance of 1320 feet north of the centerline of the nearest improved intersection street Manor Rd which is 18 feet wide./

Option2 subdivision lot – lot is part of record plat parcel number lot 9 #11-10-047180 and lot #11-10-047181

Being lot 9 and 10 in the subdivision of Halifax Heights as recorded in Baltimore County Plat Book #23 Folio #116 Containing 4.79 acr. Located in the 11 election District and the 3rd council district.

2020-0025-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/9/2020

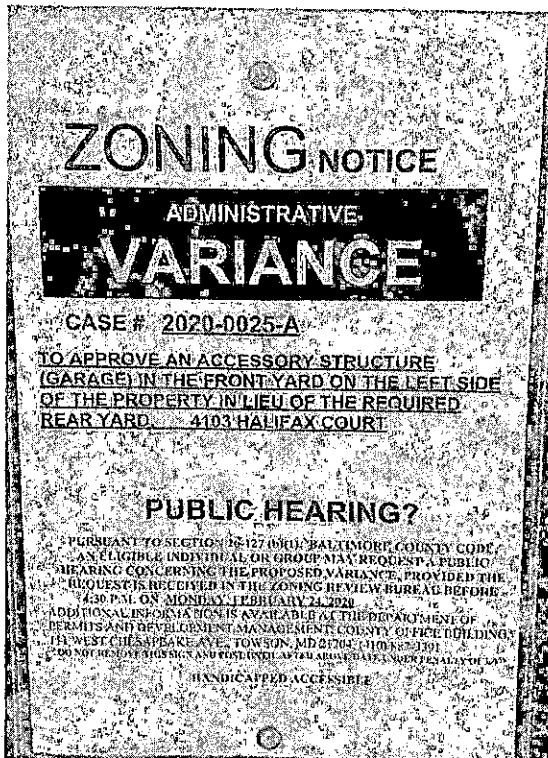
Case Number: 2020-0025-A

Petitioner / Developer: CHERYL GRABNER

Date of Closing: FEBRUARY 24, 2020

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:
4103 HALIFAX COURT

The sign(s) were posted on: **FEBRUARY 9, 2020**



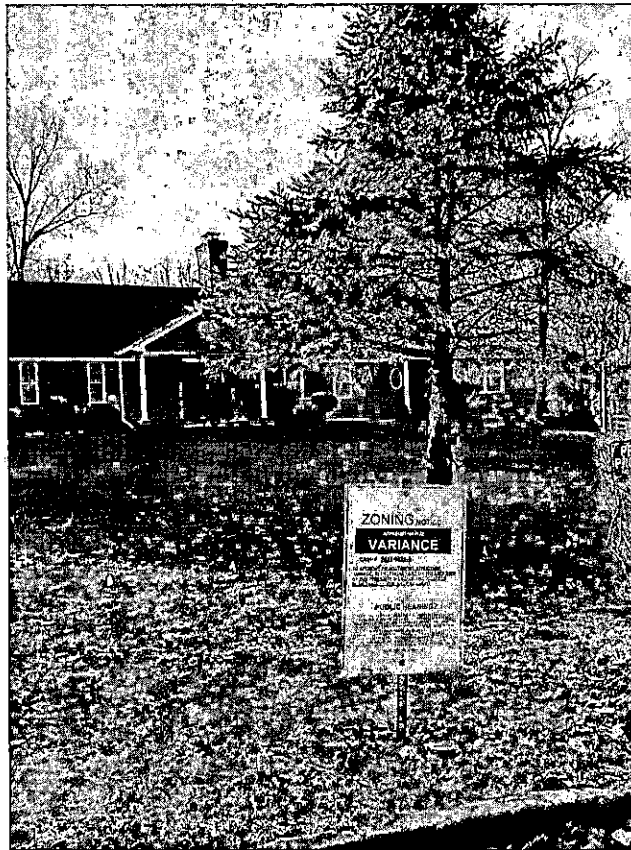
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo of 1st Sign @ 4103 Halifax Court ~ 2/9/2020



Background Photo of 2nd Sign @ 4103 Halifax Court ~ 2/9/2020
CASE # 2020-0025

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0025 -A Address 4103 Halifax CT
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1-28-2020 Posting Date: 2-09-2020 Closing Date: 2-24-2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
- DEADLINE:** The closing date is the deadline for an 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.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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 zoning or deputy zoning commissioner), 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 2020- 0025 -A Address: 4103 Halifax CT
Petitioner's Name: David and Cheryl Grabner Telephone: 410-375-4104
Posting Date: 2-9-2020 Closing Date: 2-24-2020

Wording for Sign:

To Approve an accessory structure (Garage) in Front yard
on Left side of Property in Lieu of The Required Rear yard



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 25, 2020

David & Cheryl Gr
4103 Halifax Court
Glen Arm MD 21057

RE: Case Number: 2020-0025-A, 4103 Halifax 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 January 28, 2020. 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/3/20

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. 2020-0025-A

*Administrative Variance
David & Cheryl Grabner
4103 Halifax Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@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

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0025-A
Address 4103 Haklifax Road
(Grabner Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

1. Ground Water Management will need to review any proposed building permit for a garage, since the property is served by well and septic.

Reviewer: Dan Esser

2-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Dan Esser

2/24

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 2/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-025



INFORMATION:

Property Address: 4103 Halifax Court
Petitioner: David Grabner, Cheryl Grabner
Zoning: RC 6
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for an administrative variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to approve an accessory structure (garage) in the front yard on the left side of the property in lieu of the required rear yard.

The property is located at the end of a cul-de-sac in Glen Arm. The area is predominately rural residential and agricultural. This property abuts a power transmission line and then Loch Raven Reservoir property.

The Department of Planning finds the requested administrative variance to be consistent with the spirit and intent of the BCZR and has no objection to granting the petitioned zoning relief provided:

1. The accessory structure should not be used as a commercial or residential structure, and
2. Certain performance standards, as established in BCZR § 1A07.8.C and discussed below are followed:
 - Pursuant to BCZR § 1A07.8.C.2.c buildings must reflect the traditional rural character of the area.
 - Building(s) shall have similar treatment of materials to all exterior walls with respect to color and architectural details.

For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/
c: Megan Benjamin
David Grabner
Office of the Administrative Hearings
People's Counsel for Baltimore County

2/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 2/13/2020

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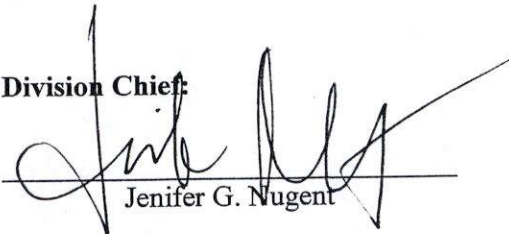
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Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin

David Grabner

Office of the Administrative Hearings

People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 2-28-2020

By [Signature]

2-24

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0025-A
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Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 2-28-2020

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2020
Item No. 2020-0025- A

DATE: 03/05/2020

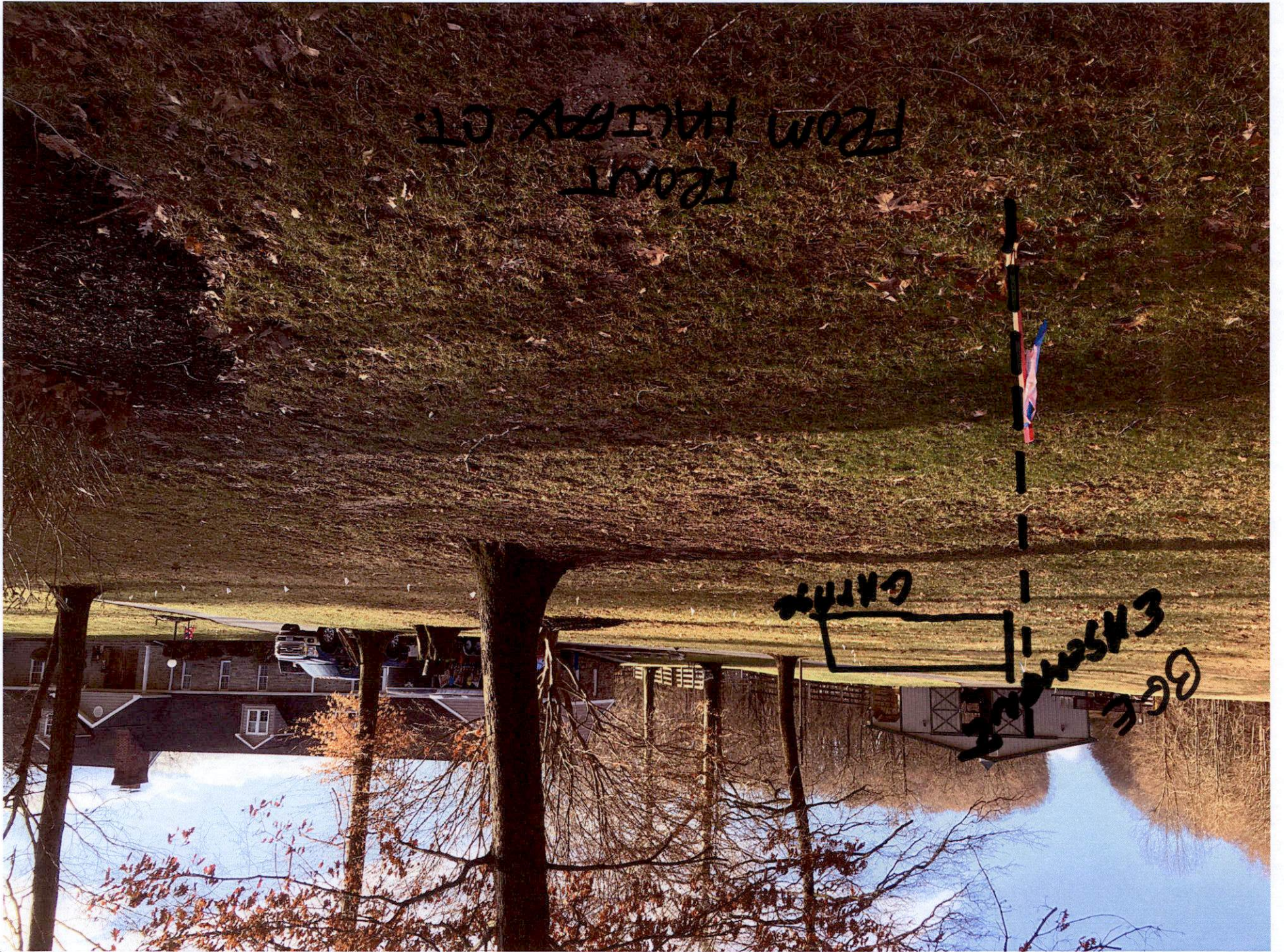
We noticed that the record plat (23/116, 22/42 & 2580/22) shows Baltimore County right-of-way and Consolidated Gas, Electric & Power Co. easement on the property. The easement is not properly shown on the plan submitted with the application. The fence must be moved out of the easement boundary.

* * * * *

VKD: cen
cc: file

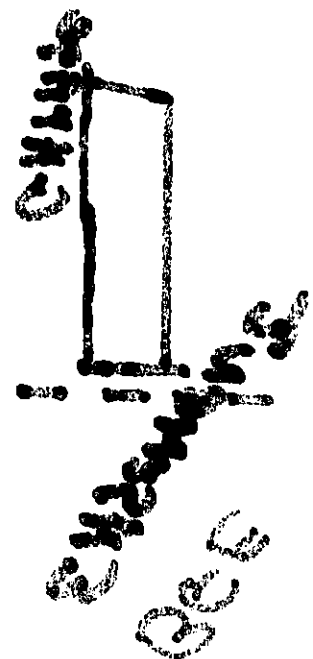
2020-09-25 - A

FRONT
FROM HALLWAY CT.



Hydroxyl
-OH

OH





2020-0025-A

How Confidently
of Deserve
Reference

~~Chung~~
Chung



GARAGE

FURTHER UP
DRIVEWAY

2020-0025-A

POSTNETZ
RECHEN

CHINA



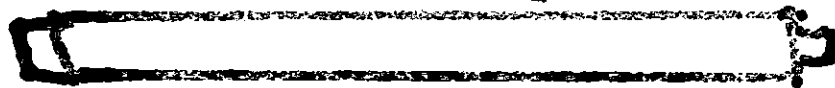
GARAGE

N/NE FACING
FLORIN DRIVEWAY

2020-0025-A

How different
the world

CHINA

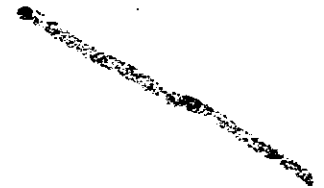
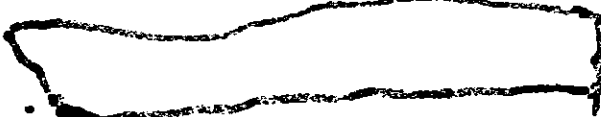




2020-0025-A

BYEN
MICH LOW

CHWLS



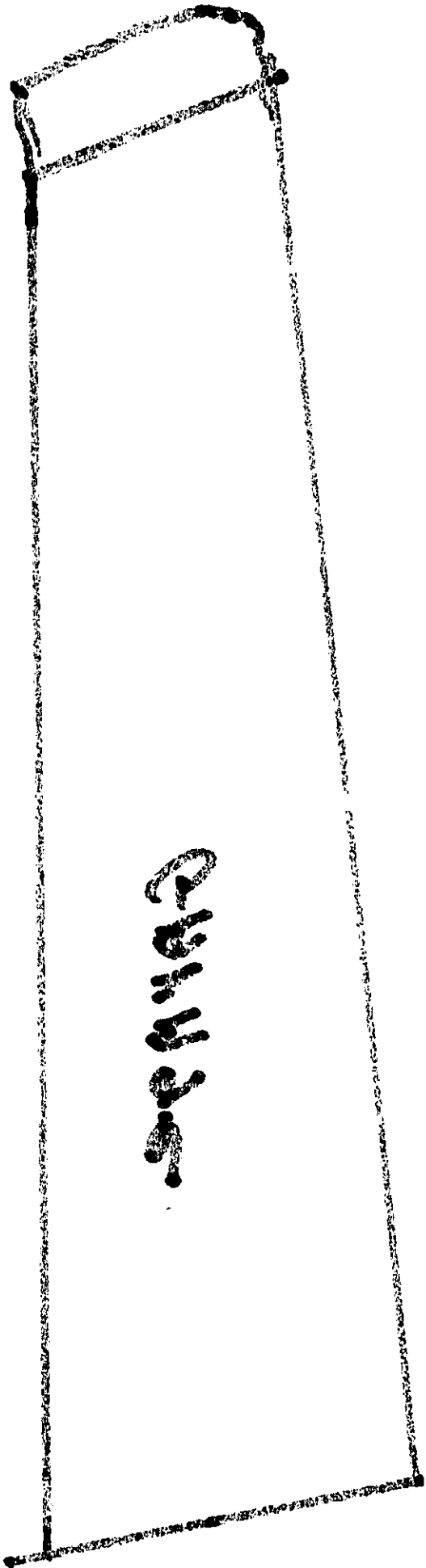
2020-0025-A



DELIVER ME
FROM

WYOMING
CITY

CHURCH



NEED TO BARN
CUT OFF BARN
AFTER 18 YRS.
B&E CUT
OFF BASEMENT

2020-0025-A

OT 0994
WYAB 330 J63
.247 81 ASJTA

TND 338
WYAB 330

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>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>2-19</u>	PLANNING (if not received, date e-mail sent _____)	<u>No object. w/ Recommend.</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>2-9-20</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: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1110047180		
Owner Information		
Owner Name:	GRABNER DAVID GRABNER CHERYL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4103 HALIFAX CT GLEN ARM MD 21057-9117	Deed Reference: /15943/ 00736
Location & Structure Information		
Premises Address:	4103 HALIFAX CT 0-0000	Legal Description: LT 9-10 4103 HALIFAX CT HALIFAX HEIGHTS
Map: 0053	Grid: 0020	Parcel: 0335
Neighborhood: 11070057.04	Subdivision: 0000	Block: 9
Lot: 9	Assessment Year: 2018	Plat No: 0023/ 0116
Town: None		
Primary Structure Built 1957	Above Grade Living Area 3,813 SF	Finished Basement Area 4.7900 AC
Property Land Area 4.7900 AC	County Use 04	
Stories 1 1/2	Basement YES	Type STANDARD UNIT
Exterior STONE/	Quality 4	Full/Half Bath 4 full/ 1 half
Garage 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
		As of 07/01/2019
		As of 07/01/2020
Land:	206,800	206,800
Improvements	282,500	308,500
Total:	489,300	515,300
Preferential Land:	0	0
Transfer Information		
Seller: VAPORIS MARY C, TRUSTEE	Date: 01/08/2002	Price: \$369,500
Type: ARMS LENGTH MULTIPLE	Deed1: /15943/ 00736	Deed2:
Seller: VAPORIS MARY C	Date: 06/22/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15324/ 00701	Deed2:
Seller: AMERICAN FEDERAL SAVINGS BANK	Date: 10/31/1997	Price: \$287,501
Type: ARMS LENGTH MULTIPLE	Deed1: /12469/ 00729	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 08/28/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0025-A **Reviewer:** Christina Frink

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: David & Cheryl Grabner

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 4103 HAKLIFAX RD

Location: South side of Halifax Court 1,320 feet North of Manor Road.

Existing Zoning: RC 6

Area: 4.79 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BZCR 400.1 To approve an accessory structure (garage) in the front yard on the left side of the property in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:

Case Number: 2020-0026-A **Reviewer:** Jun Fernando

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Peter & Elaine Haynes

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 3

Property Address: 4708 OSBORN RD

Location: North side of Osborn Road at a distance of 1,350 East of the center line Old Hanover Road.

Existing Zoning: RC 2

Area: 4.473 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 and 400.3 BCZR To permit an accessory structure (garage/ carport) to be located in the side yard in lieu of the required rear yard and with a height of 25' in lieu of the required 15'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 11 Account Number - 1110047180
Owner Information		
Owner Name:	GRABNER DAVID GRABNER CHERYL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4103 HALIFAX CT GLEN ARM MD 21057-9117	Deed Reference: /15943/ 00736
Location & Structure Information		
Premises Address:	4103 HALIFAX CT 0-0000	Legal Description: LT 9-10 4103 HALIFAX CT HALIFAX HEIGHTS
Map:	Grid:	Parcel:
0053	0020	0335
Neighborhood:	Subdivision:	Section:
11070057.04	0000	
Block:	Lot:	Assessment Year:
	9	2018
Plat No:		Plat Ref:
		0023/ 0116
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	3,813 SF	
Property Land Area	County Use	
4.7900 AC	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
STONE/	4	4 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
Land:	206,800	206,800
Improvements	282,500	308,500
Total:	489,300	515,300
Preferential Land:	0	0
Transfer Information		
Seller: VAPORIS MARY C, TRUSTEE	Date: 01/08/2002	Price: \$369,500
Type: ARMS LENGTH MULTIPLE	Deed1: /15943/ 00736	Deed2:
Seller: VAPORIS MARY C	Date: 06/22/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15324/ 00701	Deed2:
Seller: AMERICAN FEDERAL SAVINGS BANK	Date: 10/31/1997	Price: \$287,501
Type: ARMS LENGTH MULTIPLE	Deed1: /12469/ 00729	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		
Homestead Application Information		
Homestead Application Status: Approved 08/28/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0025-1

2070-0800-1

RC7

053A3

Pt. Bk. 0000022, Folio 0042 1113001470

Lot # 7

2015-0014-A 1102003270 Lot # 6

4104

Lot # 5
1113024040
4106

4102

PAI # 110078

Pt. Bk./Folio # 023116B

HALIFAX CT

PAI # 110078 Lot # 7

Pt. Bk./Folio # 022042

Lot # 11 1123087360

4107

RC6

Lot # 9

Pt. Bk. 0000023, Folio 0116
Lot # 9 1110047180

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

NE 14-D
3 CD

11 ED

SITE

062A1

1110047181

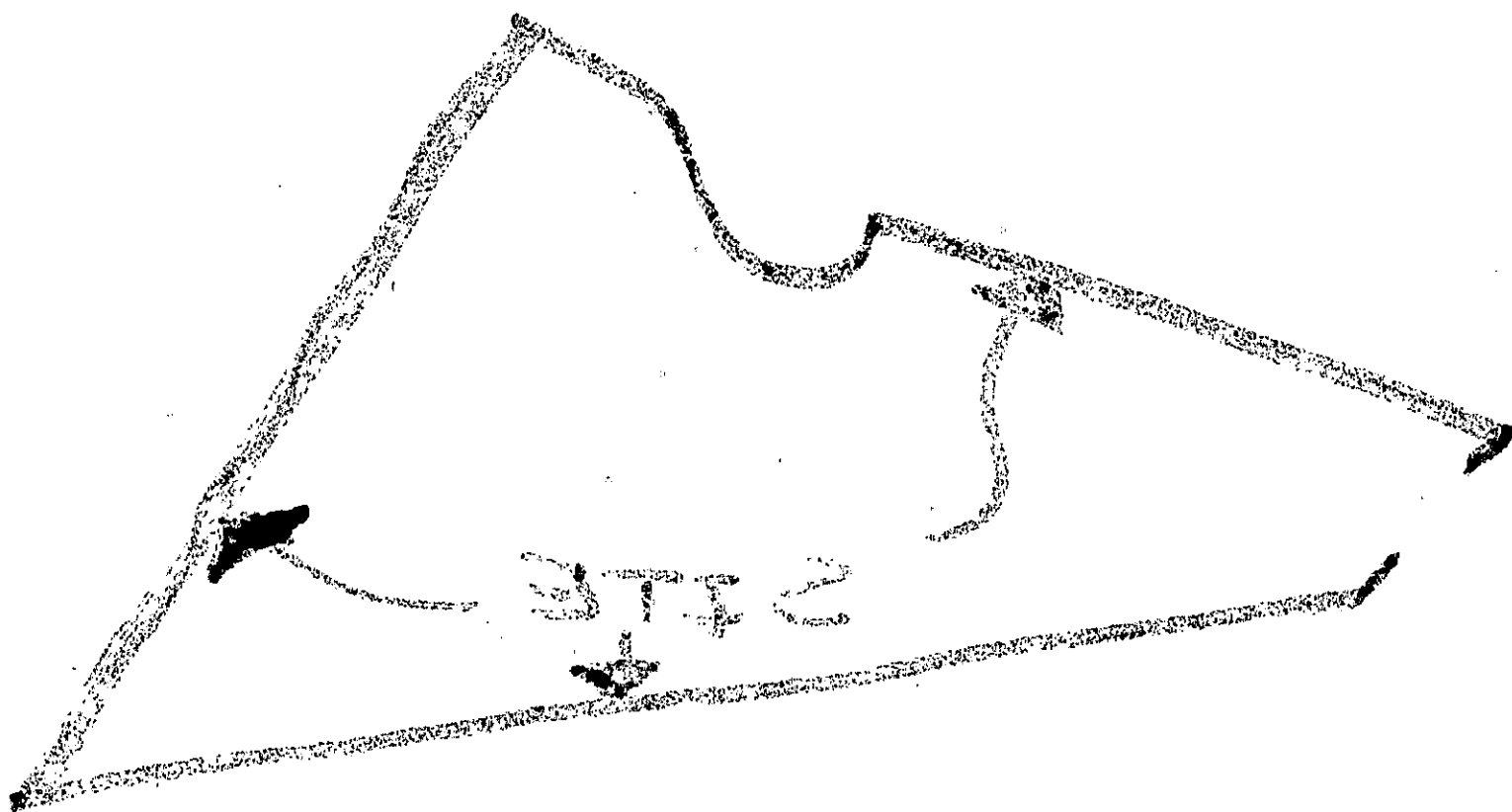
1950-1776-X

RC7

2020-0025-A

PAI # 110160
Pt. Bk. 0000030, Folio 0006
PAI # 110160

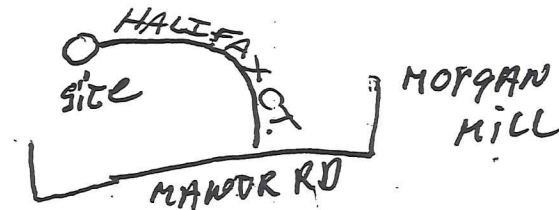
Lot # 7
1105000159
Pt. Bk./Folio # 030006



2040-0590-0400

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4103 HALIFAX CT. OWNER(S) NAME(S) DAVID + CHERYL GRABNER
 SUBDIVISION NAME HALIFAX HEIGHTS LOT # 9+10 BLOCK # _____ SECTION # _____
 PLAT BOOK # 23 FOLIO # 116 10 DIGIT TAX # 111 00 47 180 DEED REF. # 15943/00736

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE

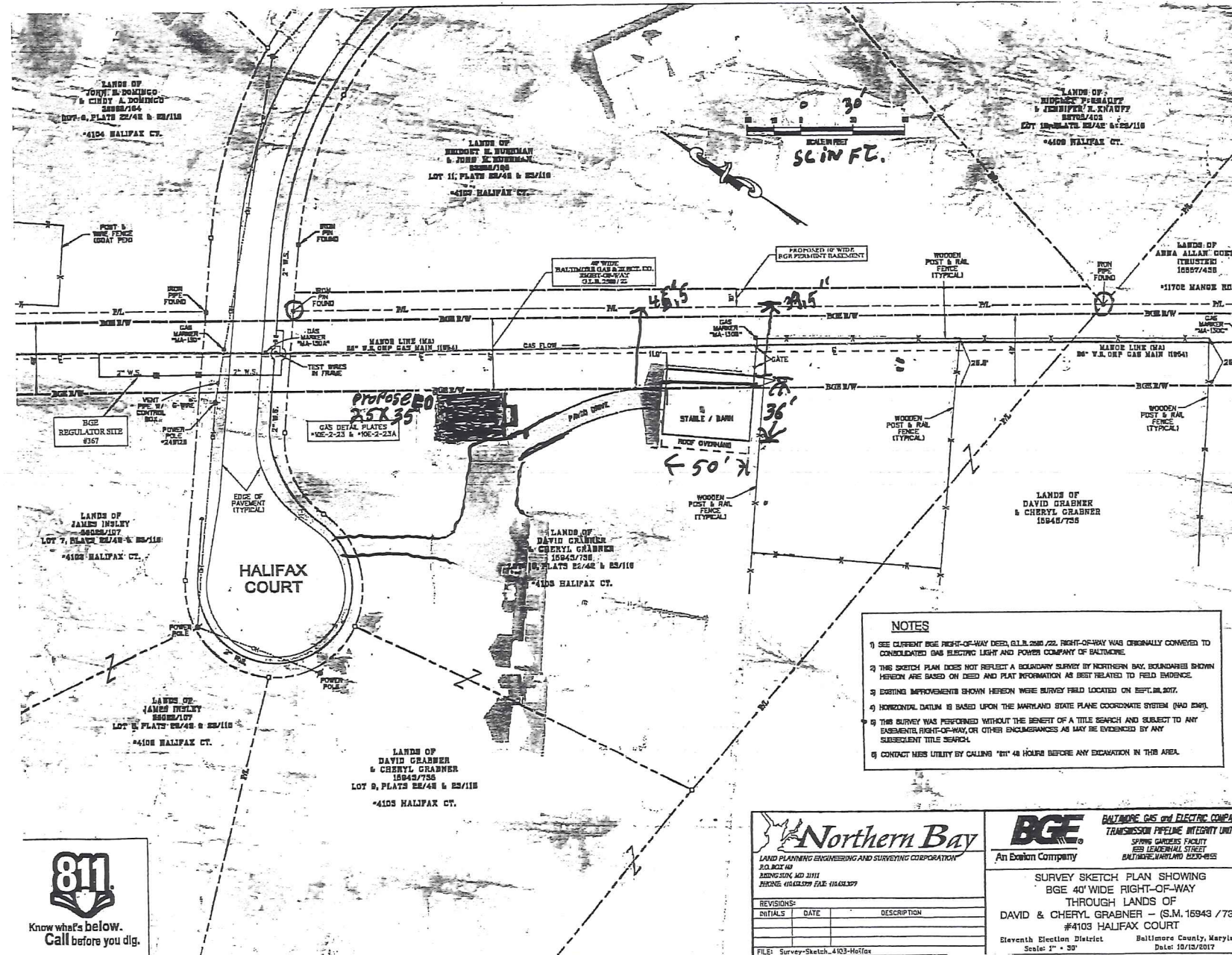
ZONING MAP# 062A1
 SITE ZONED RC6
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 4.79
 OR SQUARE FEET X
 HISTORIC? NA
 IN CBCA? na
 IN FLOOD PLAIN? NA
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NA
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

NA

VIOLATION CASE INFO:

NA

DRAWING
 IS TO SCALE (BGE)
 BUT NOT SURE
 WHAT SCALE
 call



Northern Bay
 LAND PLANNING ENGINEERING AND SURVEYING CORPORATION
 801 E. JONES RD.
 ANNAPOLIS, MD 21403
 PHONE: (410) 291-1100 FAX: (410) 291-1101

BGE
 An Exelon Company
 BALTIMORE GAS AND ELECTRIC COMPANY
 TRANSMISSION PIPELINE INTEGRITY UNIT
 SPRING GARDENS FACILITY
 100 LEMMONS STREET
 BALTIMORE, MARYLAND 21201-4555

REVISIONS:

INITIALS	DATE	DESCRIPTION

FILE: Survey-Sketch_4103-Halifax

SURVEY SKETCH PLAN SHOWING
 BGE 40' WIDE RIGHT-OF-WAY
 THROUGH LANDS OF
 DAVID & CHERYL GRABNER - (S.M. 15943 / 736)
 #4103 HALIFAX COURT
 Eleventh Election District Baltimore County, Maryland
 Scale: 1" = 30' Date: 10/10/2017

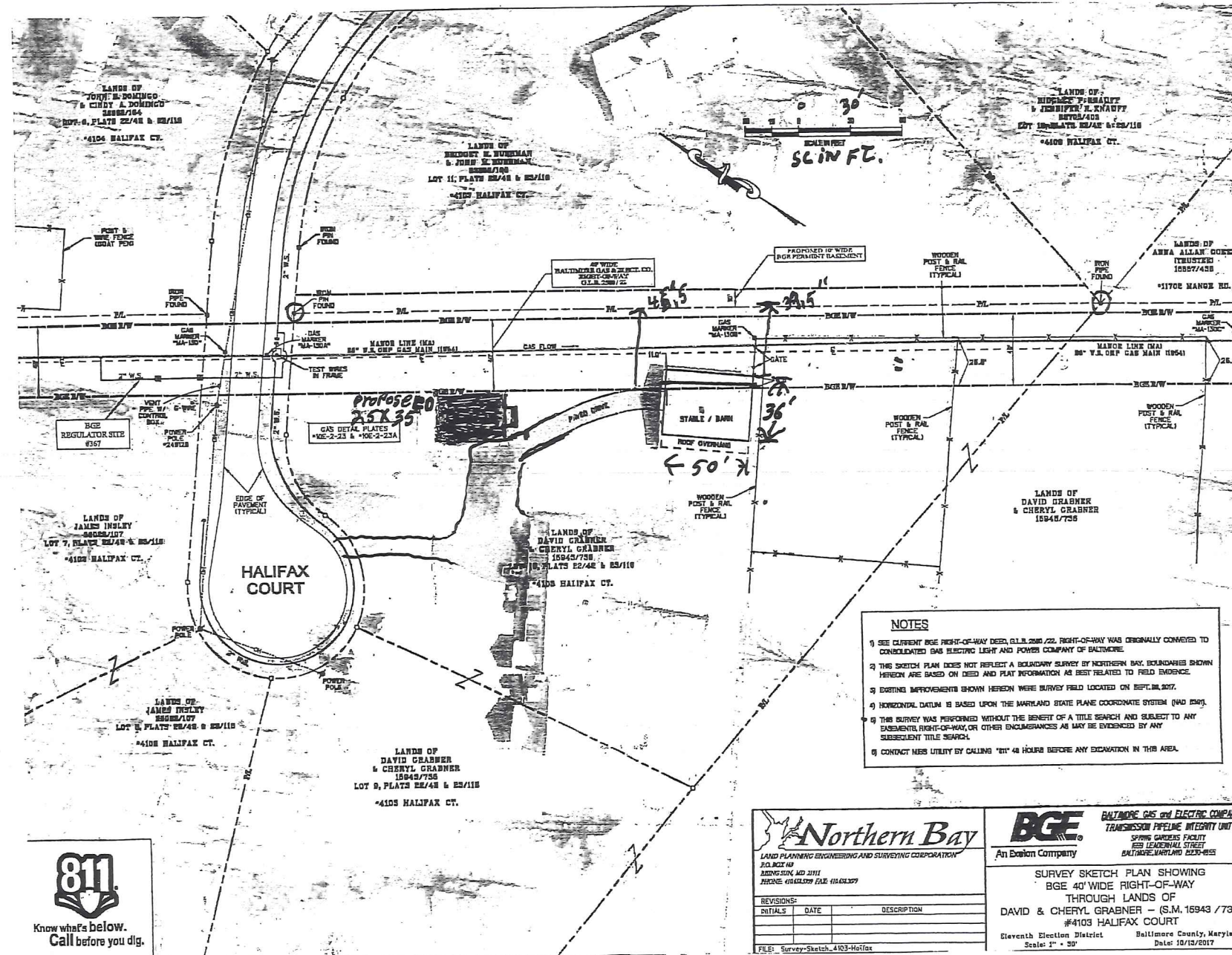
2020-0025-A Ret. Exp.
1

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

ADDRESS 4103 HALIFAX CT. OWNER(S) NAME(S) DAVID + CHERYL GRABNER

SUBDIVISION NAME HALIFAX HEIGHTS LOT # 9+10 BLOCK # _____ SECTION # _____

PLAT BOOK # 23 FOLIO # 116 10 DIGIT TAX # 111 00 47 180 DEED REF. # 15943/00236



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 062A1

SITE ZONED RC6

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.79

OR SQUARE FEET X

HISTORIC? NA

IN CBCA? na

IN FLOOD PLAIN? NA

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NA

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NA

VIOLATION CASE INFO:

NA

2020-0025-A