

M E M O R A N D U M

DATE: October 6, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0180-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 5, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(9301 Tulsemere Road) * OFFICE OF ADMINISTRATIVE
2nd Election District * HEARINGS FOR
4th Council District * BALTIMORE COUNTY
Nettie R. Hines *
Petitioner *
CASE NO. 2020-0180-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Nettie R. Hines (“Petitioner”). The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a front yard setback of 25 ft. in lieu of the required 30 ft. and a side yard of 7 ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 16, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of

ORDER RECEIVED FOR FILING

Date 9-3-2020
By bw

the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

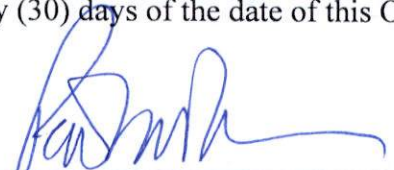
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition with a front yard setback of 25 ft. in lieu of the required 30 ft. and a side yard of 7 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 9-3-2020

By SW



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 9301 Tulsemere Rd Currently zoned DR35
Deed Reference 82931 633 10 Digit Tax Account # 1200 013192
Owner(s) Printed Name(s) NETTIE R HINES

(SELECT THE HEARING(S) BY MARKING ☒ 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) 1802.3.C.1 BC22; To permit a proposed addition with a front yard set back of 25 feet in lieu of the required 30 feet and a side yard set back of 7 feet in lieu of the required 10 feet 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):

NETTIE R HINES /
Name #1 – Type or Print Name #2 – Type or Print
Nettie R Hines /
Signature #1 Signature #2
9301 Tulsemere Rd Randallstown MD
Mailing Address City State
21133 / 410-521-7238 / nhines1947@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:

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 9-3-2020 day of September, 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 2020-0186A Filing Date 7/23/20 Estimated Posting Date 8/2/20 Reviewer gh

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:

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)

I am asking for 11ft to be 14ft to allow for stairs up + down + asking for 25ft to be 28 1/2 ft so a door can be put in for entrance to new structure. 25 feet would stop where a sump pump is + the extra 3 1/2 feet would allow for me to place door for entrance to new structure.

2nd Request is to add on patio on 2nd level, size W-12ft + L-13ft

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Danella M. Scruggs

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Danella M. Scruggs
11/16/20
MS

Danella M Scruggs
Notary Public
Baltimore County, Maryland

July 21,2020

Zoning property description for 9301 Tulsemere Road Randallstown Md. 21133 .

North side Tulsemere Road/ 60' R/W, south side Winands Road. Lot 49 Map 67
Grid 19 parcel 169, L 8393 F 633

Designated as Lot40, Block H as shown on Plat entitled, "Plat A, Section 4
Pikeswood" recorded among Land Records of Baltimore County in Plat Book 41,
Folio 2. Name Pikeswood. Total square feet 10584 ,Located in the 2nd election
District and 2nd council district .

2020-0180-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/16/2020

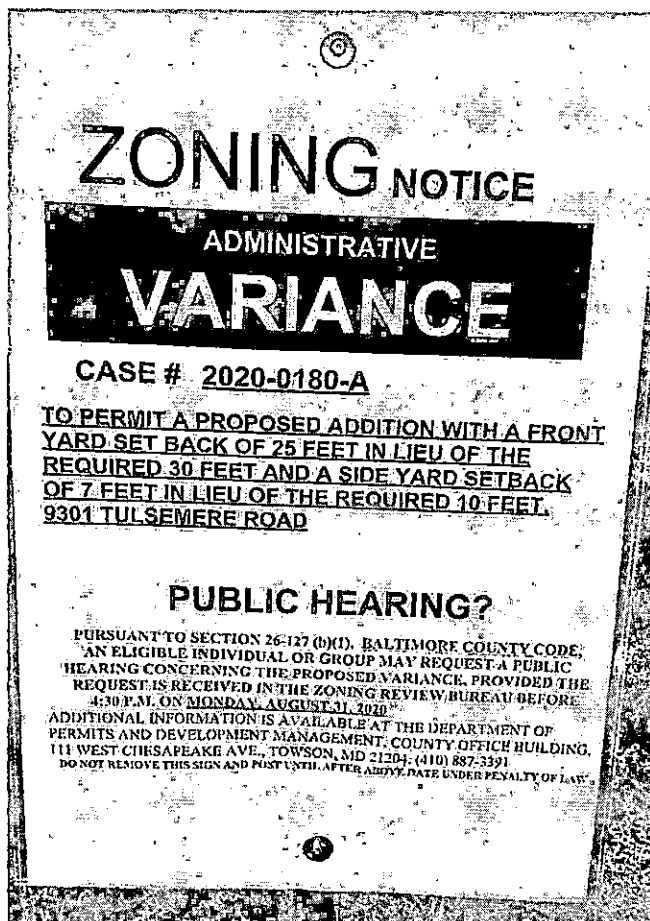
Case Number: 2020-0180-A

Petitioner / Developer: NETTIE R. HINES

Date of Closing: AUGUST 31, 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:
9301 TULSEMERE ROAD

The sign(s) were posted on: AUGUST 16, 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, MD 21030
(City, State, Zip of Sign Poster)

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/16/2020

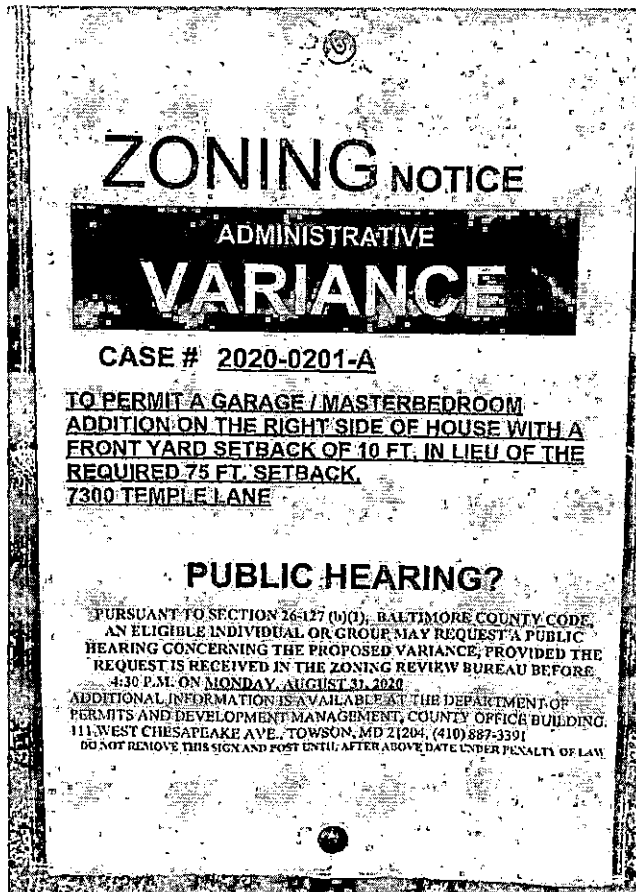
Case Number: 2020-0201-A

Petitioner / Developer: JOHNATHAN BUSHA ~ KOLLEEN BUSHA

Date of Closing: AUGUST 31, 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:
7300 TEMPLE LANE

The sign(s) were posted on: AUGUST 16, 2020



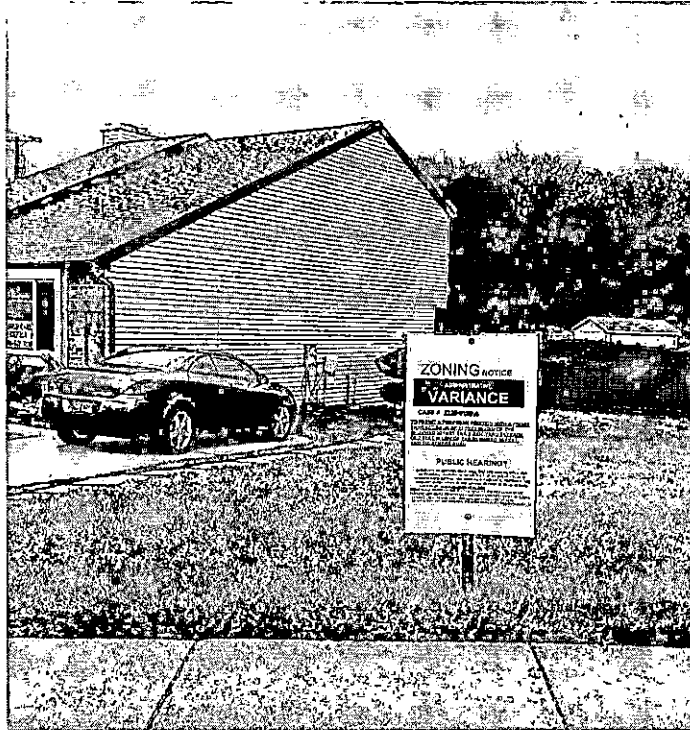
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 9301 Tulsemere Road ~ 8/16/2020



Background Photo 2nd Sign @ 9301 Tulsemere Road ~ 8/16/2020

CASE # 2020-0180-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0180 -A Address 9301 Tulsemere Road

Contact Person: GARY HUGIL Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/23/2020 Posting Date: 8/2/2020 Closing Date: 8/17/2020

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 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 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.
- 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.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0180 -A Address 9301 Tulsemere Road

Petitioner's Name Nellie Hines Telephone _____

Posting Date: 8/2/2020 Closing Date: 8/17/2020

Wording for Sign: To Permit a propose addition with a front setback
of 25 feet in lieu of the required 30 feet and a side
setback of 7 feet in lieu of required 10 feet.

Revised 2/20/2020

**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: 2020-0180-A
Property Address: 9301 Tulsemere Road
Property Description: Single Family Home
Legal Owners (Petitioners): Nettie R. HINES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nettie R HINES
Company/Firm (if applicable): _____
Address: 9301 Tulsemere Rd
Randallstown Md 21133
Telephone Number: 410-521-7238

Nettie Hines
Anni M Harris
9301 Tulsemere Rd
Randallstown, MD 21133-2828

1323
 65-320/550 7403

7-2-2020

Pay to the Order of Baltimore County \$ 75.00
Seventy Five 00/100

Wells Fargo Bank, N.A.
 Maryland
 wells Fargo.com

For Variance Nettie Hines

⑆055003201⑆1010199539183⑈01323

Photo Safe Deposit
 Details on back

MESSENGERS OF THE HEART

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

No. 198986

Date: 7/23/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0.50					75

Total: 75

Rec From: Nettie Hines

For: 9301 Tulsemere Rd

Case # 2020-0180-A

CASHIER'S
VALIDATION

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 10, 2020

Nettier Hines,
9301 Tulsemere Road
Randallstown MD 21133

RE: Case Number: 2020-0180-A, 9301 Tuslemere Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 23, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0180-A
Address 9301 Tulsemere Road
(Hines Property)

Zoning Advisory Committee Meeting of **August 3, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0180-A
Address 9301 Tulsemere Road
(Hines Property)

Zoning Advisory Committee Meeting of **August 3, 2020**.

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

Reviewer: Steve Ford

Debra Wiley

2020-0180-AY

From: Jenae Johnson
Sent: Tuesday, August 18, 2020 3:50 PM
To: Debra Wiley
Cc: Donna Mignon
Subject: RE: File

was 847
changed to
8-31

Not a problem yall have a great evening.

From: Debra Wiley
Sent: Tuesday, August 18, 2020 3:49 PM
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

Thank you so much.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Sent: Tuesday, August 18, 2020 3:48 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

Yes it has already been updated, now it show the 30th.

From: Debra Wiley
Sent: Tuesday, August 18, 2020 3:47 PM
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

Jenae,

Will you please update the data base so that on the 30th, this will be included.

Thanks in advance.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

410-887-3868

From: Jenae Johnson <jinjohnson@baltimorecountymd.gov>
Sent: Tuesday, August 18, 2020 3:44 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: File

It's the 30th sure because I don't think anyone is going to call about it.

From: Debra Wiley
Sent: Tuesday, August 18, 2020 3:43 PM
To: Jenae Johnson <jinjohnson@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

Jenae,

When is the closing date for 180?

Do you want it returned or shall we hold onto it ?

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Jenae Johnson <jinjohnson@baltimorecountymd.gov>
Sent: Tuesday, August 18, 2020 3:20 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: File

Files are completed also I gave you case number 2020-0180-A too early. I had the wrong closing date in the system.

From: Donna Mignon
Sent: Tuesday, August 18, 2020 2:37 PM
To: Jenae Johnson <jinjohnson@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: File

Okay. Thank you so much Jenae.
Have a wonderful day. ☺

From: Jenae Johnson <jinjohnson@baltimorecountymd.gov>
Sent: Tuesday, August 18, 2020 2:35 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

Hello there,

Hope you're having a great day I' am finishing up the files now case number 2020-0055 is being postponed. I will email when completed.

From: Donna Mignon
Sent: Tuesday, August 18, 2020 9:22 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: RE: File

Hi Jenae,
I just picked up the files. Thank you, but you pulled the wrong file. I need 2018-0096-XA -10620 Reisterstown Road
You pulled 2018-0096-A.

Just let me know when it's in the bin.

From: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Sent: Tuesday, August 18, 2020 9:12 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

They are all in the bin.

Have a great day,

From: Donna Mignon
Sent: Tuesday, August 18, 2020 8:46 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: RE: File

No problem. Just let me know and I will stop over to pick them all up.
Thank you. ☺

From: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Sent: Tuesday, August 18, 2020 8:45 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: File

Good morning,

Sure don't come over yet I have to find it.

From: Donna Mignon
Sent: Tuesday, August 18, 2020 8:42 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: File

Good Morning,
I will be coming over to get the files. Can you pull this file for me as well: 2018-0096-XA – 10620 Reisterstown Road

Thank you as always. ☺

|

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 02 Account Number - 1700013192		
Owner Information		
Owner Name:	HINES NETTIE R	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9301 TULSEMERE RD RANDALLSTOWN MD 21133	Deed Reference: /08393/ 00633
Location & Structure Information		
Premises Address:	9301 TULSEMERE RD RANDALLSTOWN 21133-	Legal Description: SE COR WINANDS RD PIKESWOOD
Map:	Grid:	Parcel:
0067	0019	0169
Neighborhood:	Subdivision:	Section:
2040058.04	0000	4
Block:	Lot:	Assessment Year:
H	40	2019
Plat No:	A	
Plat Ref:	0041/ 0002	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	1,814 SF	
Property Land Area	County Use	
10,584 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full/ 1 half
Garage		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	70,100	70,100
Improvements	131,800	147,300
Total:	201,900	217,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		207,067
		212,233
Transfer Information		
Seller: HINES HOWARD	Date: 02/01/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08393/ 00633	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 04/04/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0180-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 - 02 Account Number - 1700013192		
Owner Information		
Owner Name:	HINES NETTIE R	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9301 TULSEMERE RD RANDALLSTOWN MD 21133	Deed Reference: /08393/ 00633
Location & Structure Information		
Premises Address:	9301 TULSEMERE RD RANDALLSTOWN 21133-	Legal Description: SE COR WINANDS RD PIKESWOOD
Map:	Grid:	Parcel:
0067	0019	0169
Neighborhood:	Subdivision:	Section:
2040058.04	0000	4
Block:	Lot:	Assessment Year:
H	40	2019
Plat No:	A	
Plat Ref:	0041/ 0002	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	1,814 SF	Property Land Area
		10,584 SF
County Use	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full/ 1 half
Garage		
Last Notice of Major Improvements		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2019	07/01/2020
Land:	70,100	70,100
Improvements	131,800	147,300
Total:	201,900	217,400
Preferential Land:	0	0
Transfer Information		
Seller: HINES HOWARD	Date: 02/01/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08393/ 00633	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
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 04/04/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0180-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Nettie R Hines
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 9301 TULSEMERE RD
Location: South East Corner of Tulsemere Road and Winands Road.

Existing Zoning: DR 3.5 **Area:** 10,584 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

From Section 1B02.3.C.1 BCZR; To permit a proposed addition with a front yard setback of 25 feet in lieu of the required 30 feet and a side yard of 7 feet in lieu of the required 10 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/17/2020

Miscellaneous Notes:

Case Number: 2020-0181-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Thomas P. Nieto, Amanda C. Nieto
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 1400 WILSON POINT RD
Location: West side of Wilson Point Road (45'), 15' South of the center line of the intersection with Fir Drive.

Existing Zoning: DR 5.5 **Area:** 5,776 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 To permit a front yard addition (enclosure of existing porch) with a side street setback of 8.25 feet in lieu of the required 25 feet and to allow an existing rear yard setback of 8.5 feet in lieu of the required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

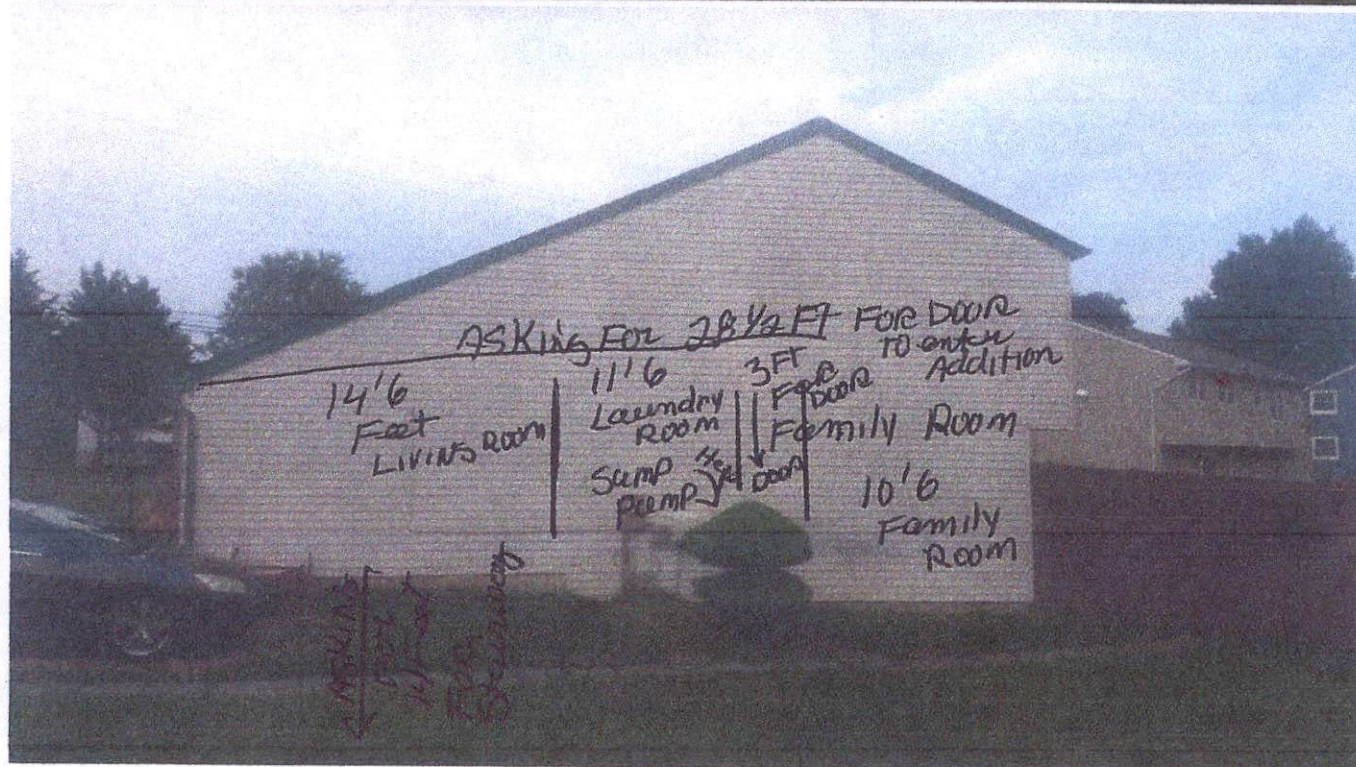
Concurrent Cases: None

Violation Cases: None

Closing Date: 08/17/2020

Miscellaneous Notes:

To: rlh51089@outlook.com <rlh51089@outlook.com>



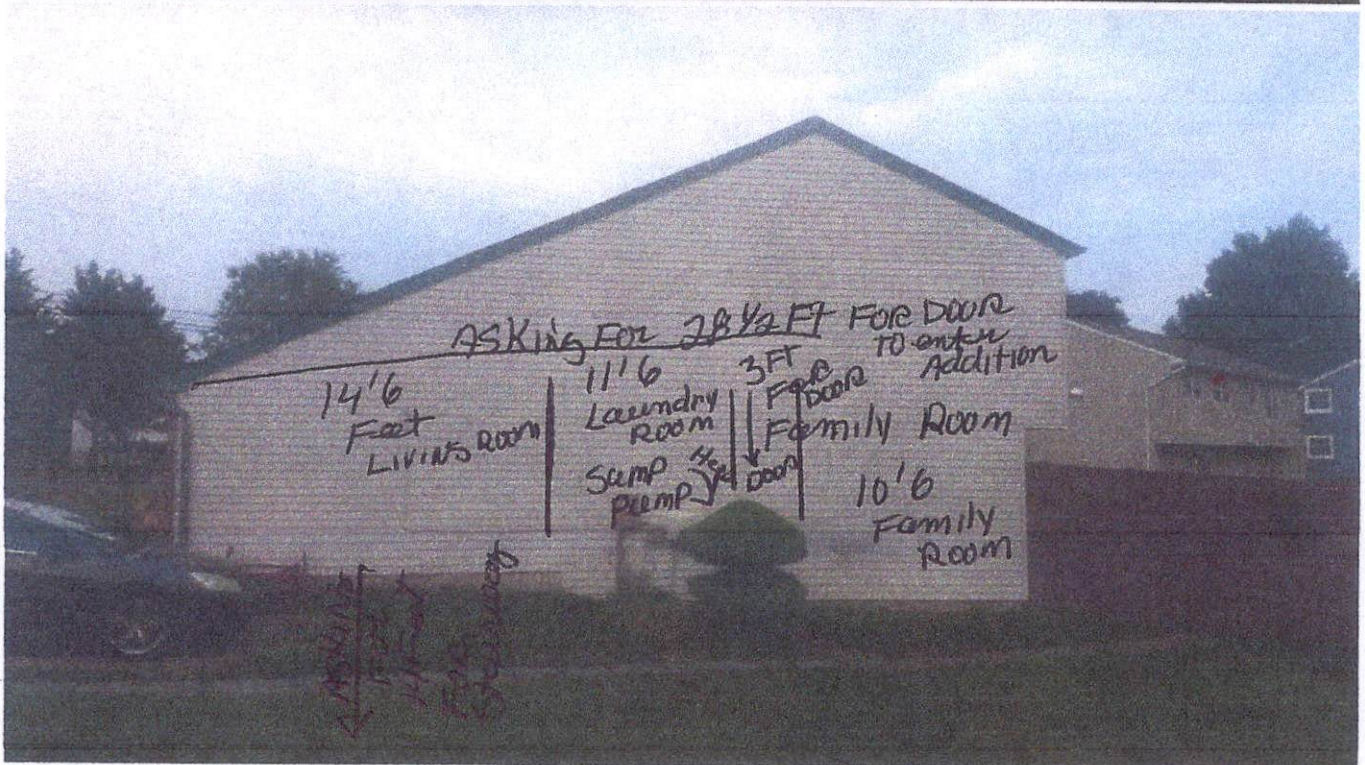
2020-0180-A

(No subject)

Rashad Harris <rlh51089@hotmail.com>

Tue 7/21/2020 4:43 PM

To: rlh51089@outlook.com <rlh51089@outlook.com>

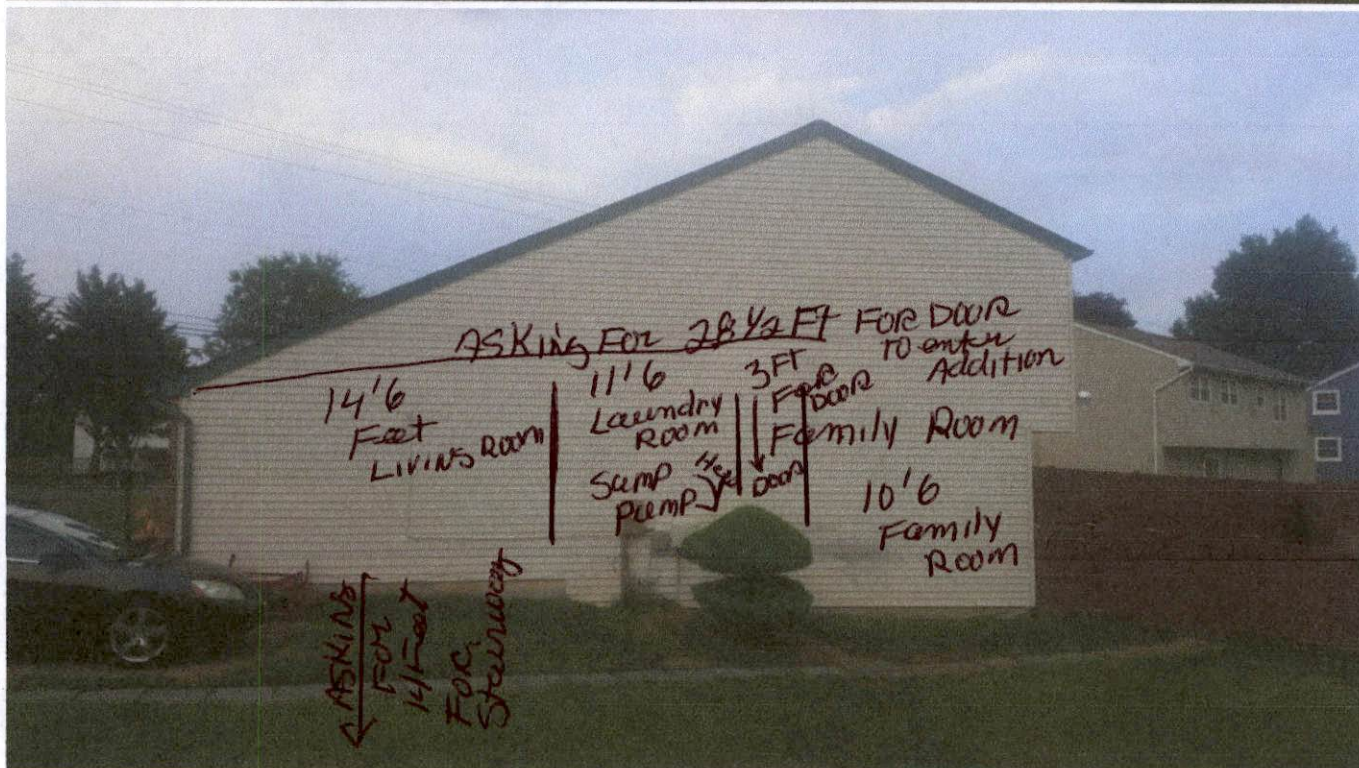


(No subject)

Rashad Harris <rlh51089@hotmail.com>

Tue 7/21/2020 4:43 PM

To: rlh51089@outlook.com <rlh51089@outlook.com>



(No subject)

Rashad Harris <rlh51089@hotmail.com>

Tue 7/21/2020 4:43 PM

To: rlh51089@outlook.com <rlh51089@outlook.com>

Extra
copy
if you
need
for marking



(No subject)

Rashad Harris <rlh51089@hotmail.com>

Tue 7/21/2020 4:43 PM

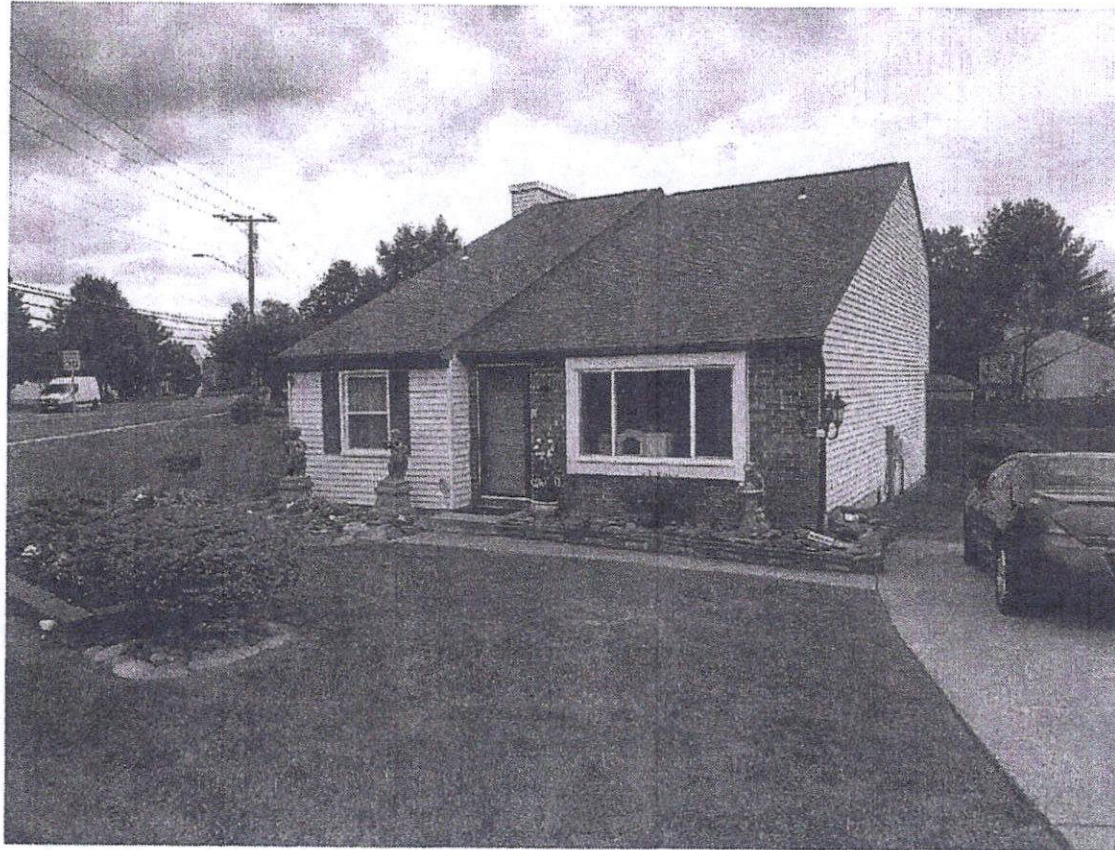
To: rlh51089@outlook.com <rlh51089@outlook.com>

*Different
View
of Back yard
& other side
of House*



Subject Photo Page

Borrower	Nettie Hines				
Property Address	9301 Tulsemere Rd				
City	Randallstown	County	Baltimore	State	MD Zip Code 21133
Lender/Client	Wells Fargo Mortgage				



Subject Front

9301 Tulsemere Rd

Sales Price

Gross Living Area 1,812

Total Rooms 7

Total Bedrooms 3

Total Bathrooms 2.1

Location A;BsyRd;Res

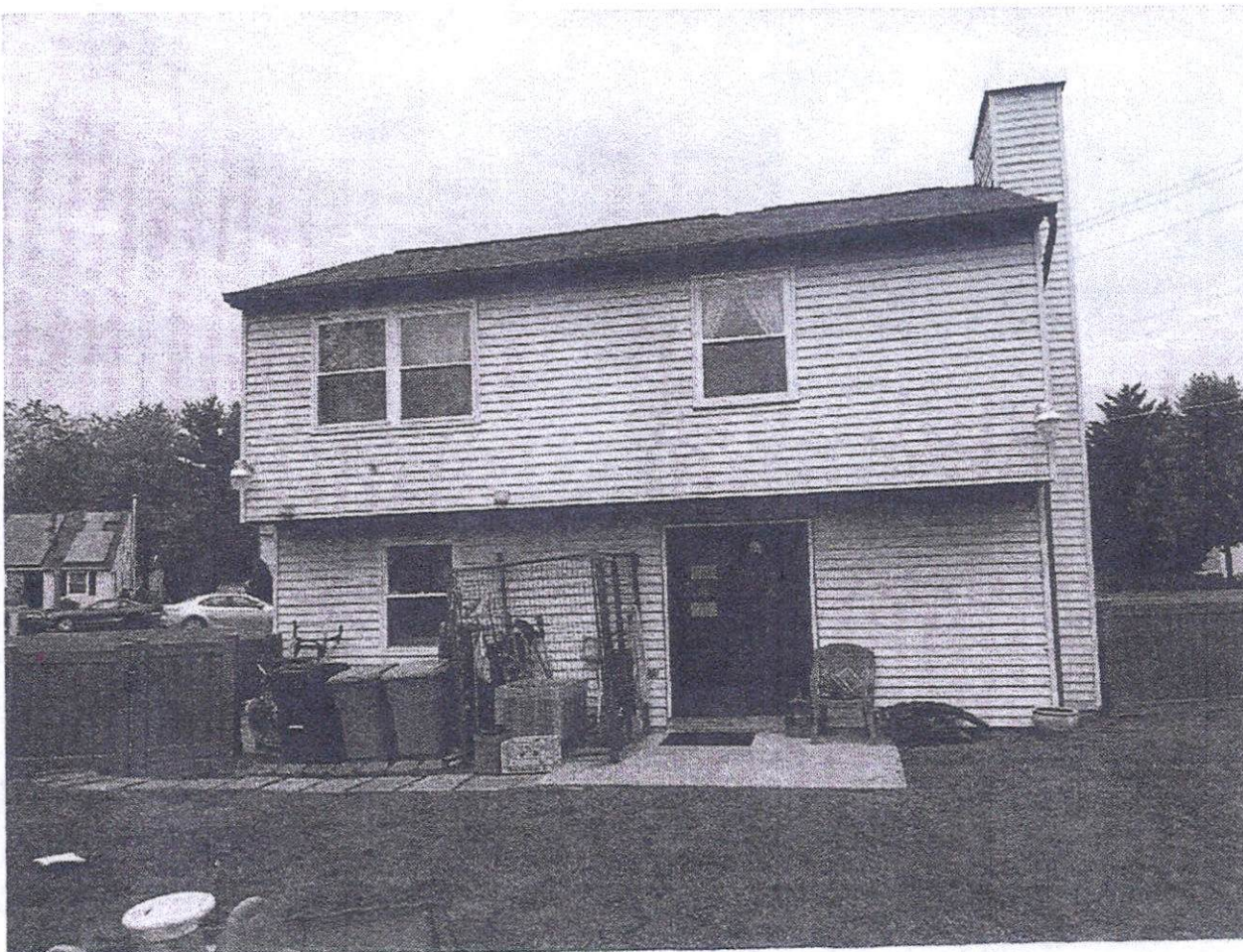
View N;Res;Res

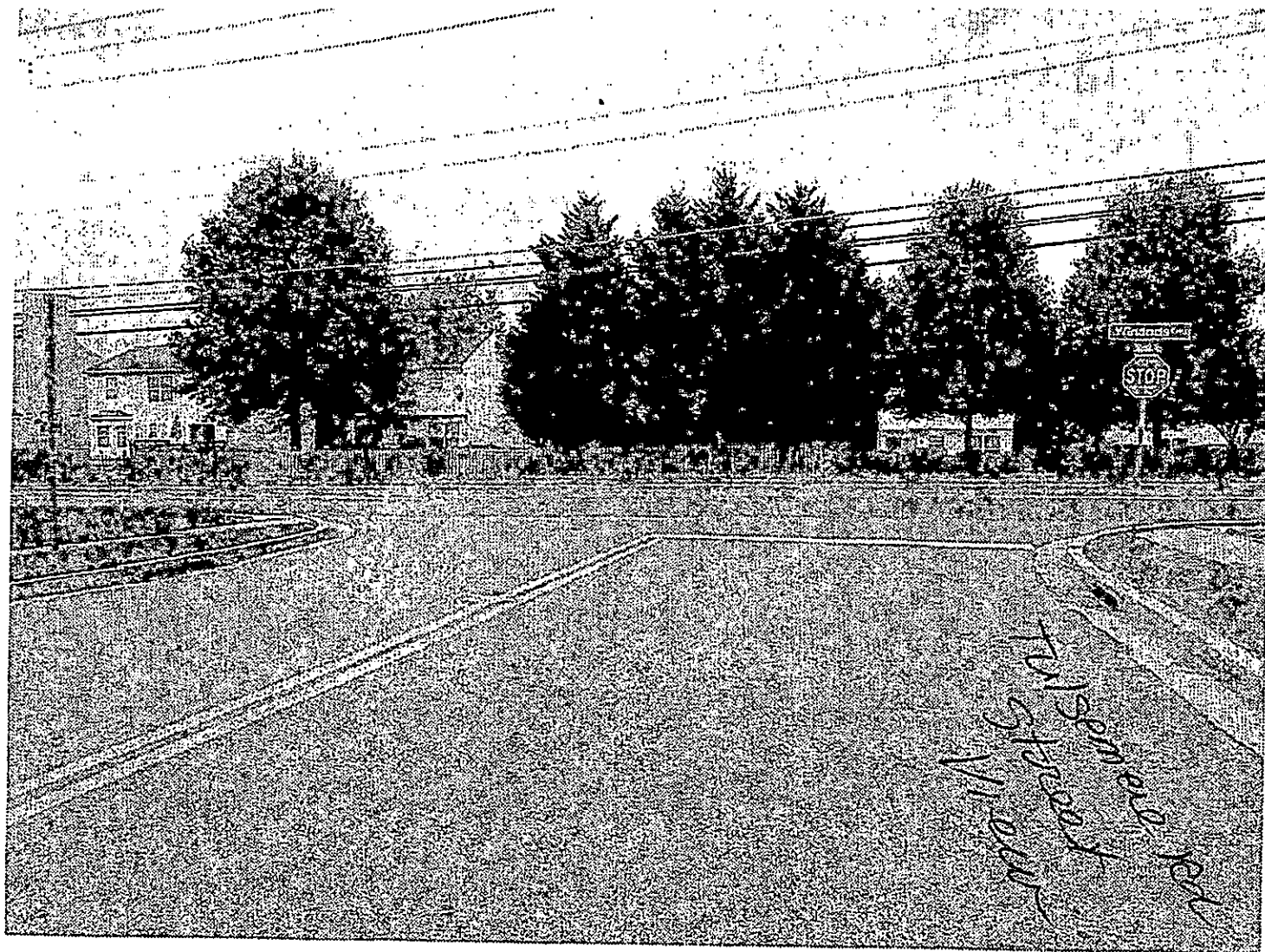
Site 10584 sf

Quality Q4

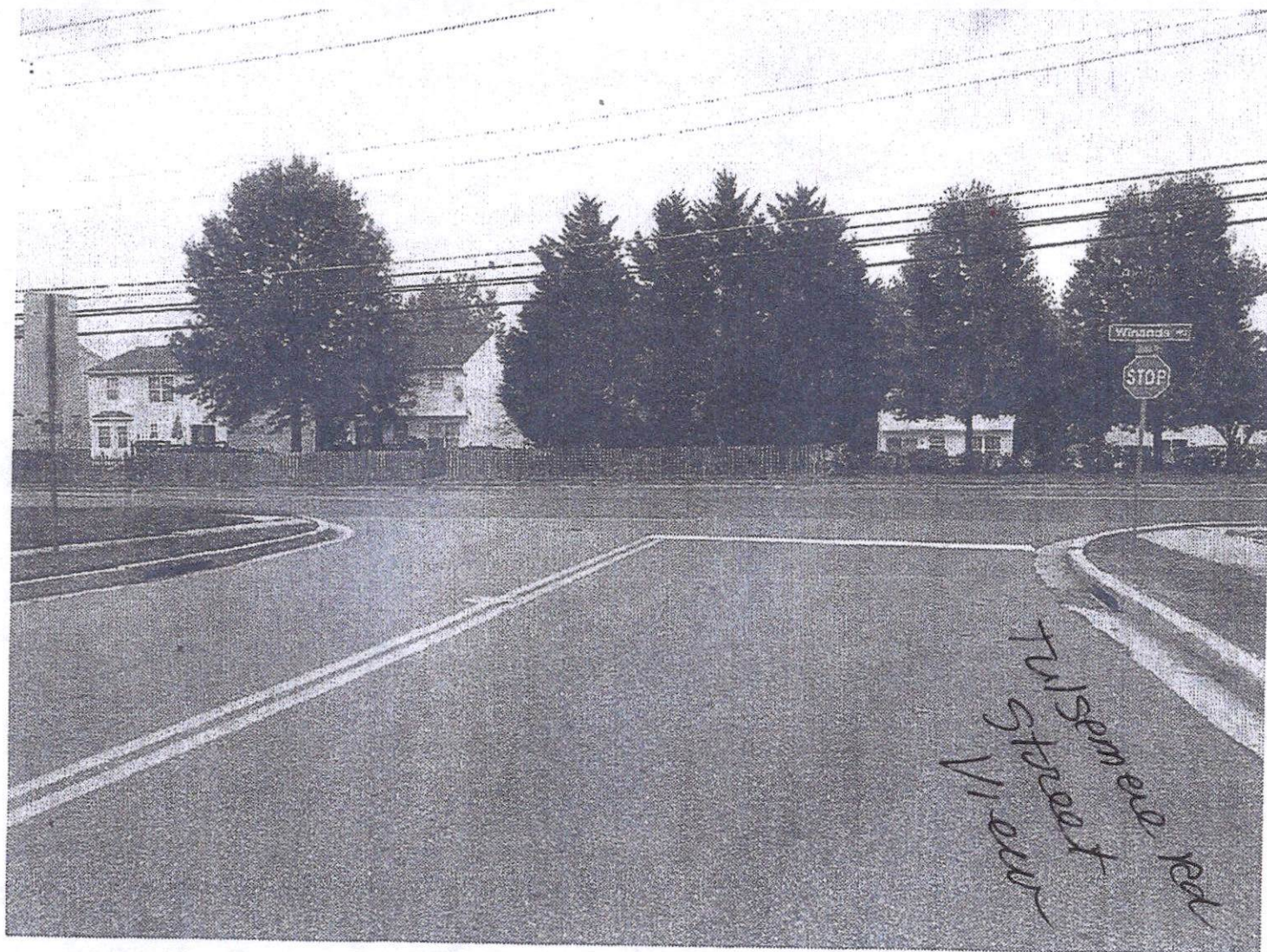
Age 40

Subject Rear





Form PIC3X5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Form PIC3X5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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

ADDRESS 9301 Tulsemere Rd 21133 OWNER(S) NAME(S) NETTIE R HINES

SUBDIVISION NAME Pikeswood LOT# 40 BLOCK H SECTION # 4

PLAT BOOK # 41 FOLIO # 002 10 DIGIT TAX # 1700013192 DEED REF. # 08393100633

SITE VICINITY MAP

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

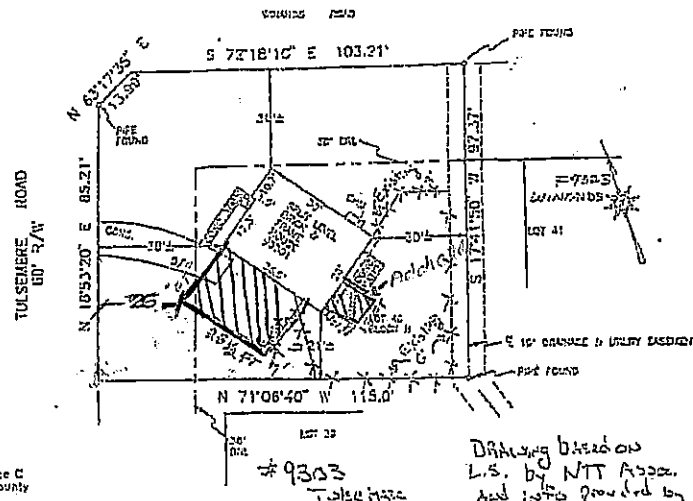
PROPERTY ADDRESS: 9301 Tulsemere Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Pikeswood

Plat book: 41, folios 2, lots 40, sections 4

OWNER: Nettie R. Hines



Subject property is shown in Zone C on the 1984 Map of Baltimore County Maryland as Community Panel 210510 0220B, Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as LOT 40, BLOCK H, SECTION 4, PLAT 'A' SECTION 4 2ND SUPD and recorded among the land records of Baltimore County, Maryland in Plat 41, folio 2 for the purpose of locating the improvements thereon.

Scale of Drawing 1" = 30'

LOCATION DRAWING
9301 TULSEMERE ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELECTION DISTRICT

LOCATION INFORMATION

Election District: 2ND

Councilmanic District: 2ND

1"=200' scale map: NW 81

Zoning: DR 3.5
Lot area: 2.22 acreage 9960 square feet

SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None known

Zoning Office USE ONLY!

reviewed by: CAH ITEM #: 318 CASE#:

MAP IS NOT TO SCALE
ZONING MAP# 067A3

SITE ZONED DR 3.5

ELECTION DISTRICT 2ND

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE _____

OR SQUARE FEET 10554

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1998-0318-A

VIOLATION CASE INFO:

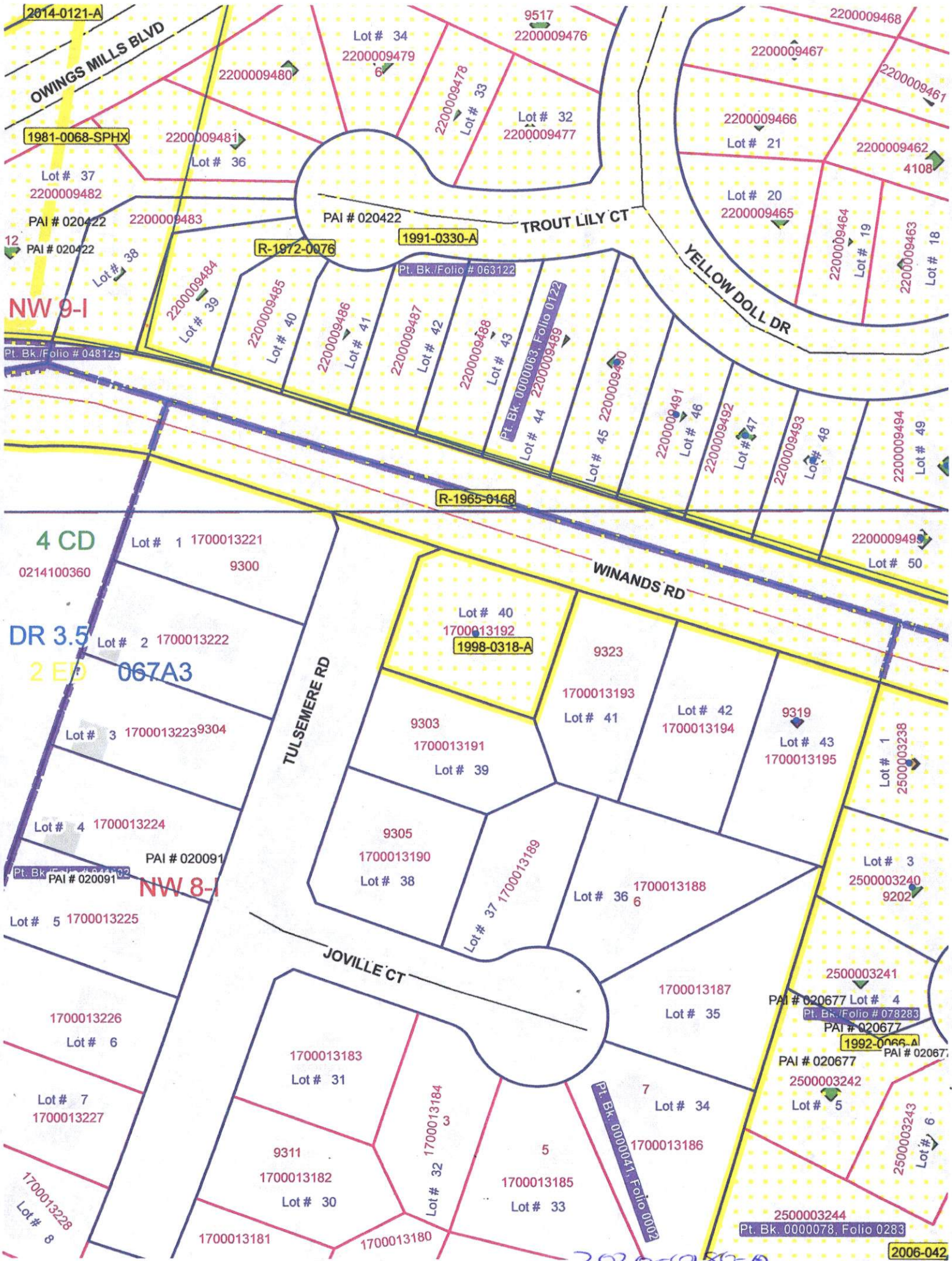
PLAN DRAWN BY _____

DATE _____

SCALE: 1 INCH = 60 FEET

2020-0180-A

Pet. Exh 1



2014-0121-A

1981-0068-SPHX

R-1972-0076

1991-0330-A

R-1965-0168

1998-0318-A

1992-0066-A

2006-042

NW 9-I

NW 8-I

4 CD

DR 3.5

2 E

067A3

1700013228
Lot # 8

Lot # 5 1700013225

Lot # 4 1700013224

Lot # 3 1700013223 9304

Lot # 2 1700013222

Lot # 1 1700013221

0214100360

9300

WINANDS RD

TULSEMERE RD

JOVILLE CT

TROUT LILY CT

YELLOW DOLL DR

Lot # 37
2200009482

PAI # 020422

PAI # 020422

Lot # 38

Lot # 36
2200009481

2200009483

Lot # 39
2200009484

Lot # 40
2200009485

Lot # 41
2200009486

Lot # 42
2200009487

Lot # 43
2200009488

Pt. Bk. 0000063, Folio 0122
Lot # 44 2200009489

Lot # 45 2200009490

Lot # 46
2200009491

Lot # 47
2200009492

Lot # 48
2200009493

Lot # 19
2200009464

Lot # 18
2200009463

Lot # 21
2200009466

Lot # 20
2200009465

4108

Lot # 34
2200009479

Lot # 33
2200009478

Lot # 32
2200009477

9517
2200009476

2200009467

2200009468

2200009461

2200009462

2200009464

2200009463

2200009495

Lot # 50

Lot # 40
1700013192

1998-0318-A

9323

Lot # 41
1700013193

Lot # 42
1700013194

Lot # 43
1700013195

Lot # 1
2500003238

Lot # 39
1700013191

Lot # 38
1700013190

Lot # 36
1700013188

Lot # 37 1700013189

Lot # 35
1700013187

Lot # 34

1700013186

Lot # 33
1700013185

Lot # 30
1700013182

Lot # 31
1700013183

Lot # 32 1700013184

1700013181

1700013180

Lot # 4
2500003241

Pt. Bk. Folio # 078283

PAI # 020677

PAI # 020677

2500003242

Lot # 5

Pt. Bk. 0000078, Folio 0283

2500003244

Lot # 6
2500003243

V-0810-0202

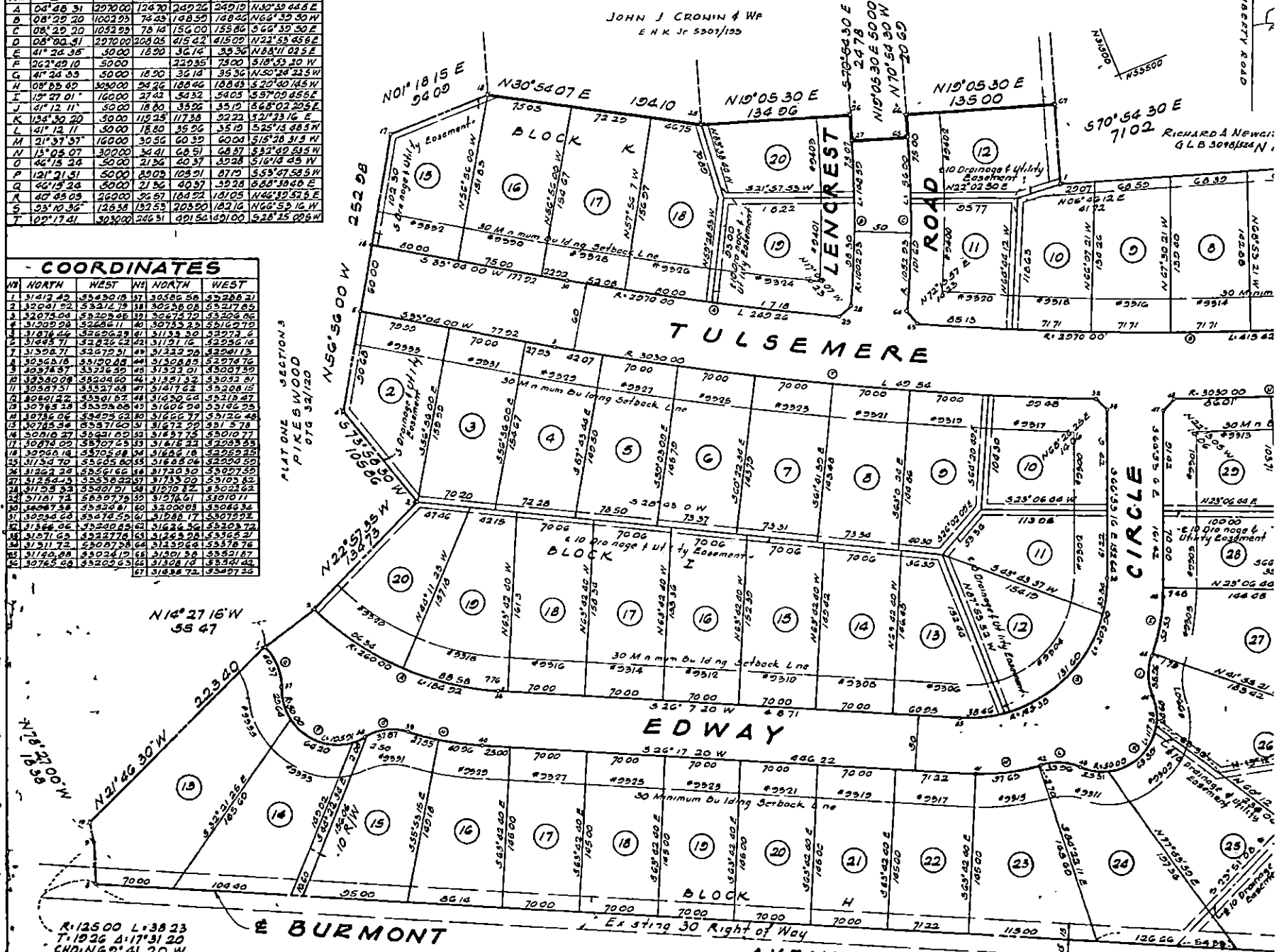
CURVE DATA

NR	Δ	RAD	TAN	ARC	CHD	BEARING
A	04°46'31"	2970.00	124.70	242.26	249.19	N30°39'44"E
B	08°29'20"	1003.99	74.43	148.55	148.45	N66°39'30"W
C	08°29'20"	1003.99	74.43	148.55	148.45	S66°39'30"E
D	08°29'20"	1003.99	74.43	148.55	148.45	N22°53'45"E
E	41°24'35"	3000	18.90	36.74	39.36	N88°11'03"E
F	262°29'10"	5000	22.95	79.00	518°53'30"W	
G	41°24'35"	3000	18.90	36.74	39.36	S18°53'30"W
H	08°29'20"	1003.99	74.43	148.55	148.45	N22°53'45"E
I	10°27'01"	1600	27.43	54.32	54.05	S37°00'45"E
J	41°12'11"	3000	18.80	35.62	35.10	S68°03'28"E
K	124°30'20"	3000	119.25	117.58	22.22	S27°23'16"E
L	41°12'11"	3000	18.80	35.62	35.10	S25°13'48"E
M	41°37'37"	10000	30.56	60.32	60.04	S15°28'31"E
N	11°25'07"	3000	34.41	68.81	68.57	S37°49'55"W
O	46°15'24"	3000	21.26	40.57	39.28	S16°18'45"W
P	107°21'51"	5000	49.09	103.91	67.10	S55°47'54"W
Q	46°15'24"	3000	21.26	40.57	39.28	S68°10'40"E
R	40°45'09"	2200	26.97	104.52	101.05	N44°19'53"E
S	23°10'36"	135.58	123.53	203.90	182.16	N66°59'16"W
T	107°17'41"	30000	246.51	491.52	691.00	S28°25'02"E

COORDINATES

NO	NORTH	WEST	NO	NORTH	WEST
1	51412.42	55450.15	17	50586.58	45228.21
2	52001.52	53212.75	18	50586.08	45217.85
3	52075.04	53208.75	19	50674.70	45206.66
4	51709.98	52666.71	20	50735.25	45167.72
5	51814.44	52666.71	21	51134.82	45172.16
6	51844.71	52636.25	22	51131.16	45206.16
7	51506.71	52636.25	23	51131.16	45206.16
8	51364.18	53100.48	24	51068.85	45277.67
9	50974.57	53226.50	25	51323.01	45007.39
10	50974.57	53226.50	26	51151.82	45052.81
11	50974.57	53226.50	27	51151.82	45052.81
12	50974.57	53226.50	28	51151.82	45052.81
13	50974.57	53226.50	29	51151.82	45052.81
14	50974.57	53226.50	30	51151.82	45052.81
15	50974.57	53226.50	31	51151.82	45052.81
16	50974.57	53226.50	32	51151.82	45052.81
17	50974.57	53226.50	33	51151.82	45052.81
18	50974.57	53226.50	34	51151.82	45052.81
19	50974.57	53226.50	35	51151.82	45052.81
20	50974.57	53226.50	36	51151.82	45052.81
21	50974.57	53226.50	37	51151.82	45052.81
22	50974.57	53226.50	38	51151.82	45052.81
23	50974.57	53226.50	39	51151.82	45052.81
24	50974.57	53226.50	40	51151.82	45052.81
25	50974.57	53226.50	41	51151.82	45052.81
26	50974.57	53226.50	42	51151.82	45052.81
27	50974.57	53226.50	43	51151.82	45052.81
28	50974.57	53226.50	44	51151.82	45052.81
29	50974.57	53226.50	45	51151.82	45052.81
30	50974.57	53226.50	46	51151.82	45052.81
31	50974.57	53226.50	47	51151.82	45052.81
32	50974.57	53226.50	48	51151.82	45052.81
33	50974.57	53226.50	49	51151.82	45052.81
34	50974.57	53226.50	50	51151.82	45052.81
35	50974.57	53226.50	51	51151.82	45052.81
36	50974.57	53226.50	52	51151.82	45052.81
37	50974.57	53226.50	53	51151.82	45052.81
38	50974.57	53226.50	54	51151.82	45052.81
39	50974.57	53226.50	55	51151.82	45052.81
40	50974.57	53226.50	56	51151.82	45052.81
41	50974.57	53226.50	57	51151.82	45052.81
42	50974.57	53226.50	58	51151.82	45052.81
43	50974.57	53226.50	59	51151.82	45052.81
44	50974.57	53226.50	60	51151.82	45052.81
45	50974.57	53226.50	61	51151.82	45052.81
46	50974.57	53226.50	62	51151.82	45052.81
47	50974.57	53226.50	63	51151.82	45052.81
48	50974.57	53226.50	64	51151.82	45052.81
49	50974.57	53226.50	65	51151.82	45052.81
50	50974.57	53226.50	66	51151.82	45052.81
51	50974.57	53226.50	67	51151.82	45052.81
52	50974.57	53226.50	68	51151.82	45052.81
53	50974.57	53226.50	69	51151.82	45052.81
54	50974.57	53226.50	70	51151.82	45052.81
55	50974.57	53226.50	71	51151.82	45052.81
56	50974.57	53226.50	72	51151.82	45052.81
57	50974.57	53226.50	73	51151.82	45052.81
58	50974.57	53226.50	74	51151.82	45052.81
59	50974.57	53226.50	75	51151.82	45052.81
60	50974.57	53226.50	76	51151.82	45052.81
61	50974.57	53226.50	77	51151.82	45052.81
62	50974.57	53226.50	78	51151.82	45052.81
63	50974.57	53226.50	79	51151.82	45052.81
64	50974.57	53226.50	80	51151.82	45052.81
65	50974.57	53226.50	81	51151.82	45052.81
66	50974.57	53226.50	82	51151.82	45052.81
67	50974.57	53226.50	83	51151.82	45052.81
68	50974.57	53226.50	84	51151.82	45052.81
69	50974.57	53226.50	85	51151.82	45052.81
70	50974.57	53226.50	86	51151.82	45052.81
71	50974.57	53226.50	87	51151.82	45052.81
72	50974.57	53226.50	88	51151.82	45052.81
73	50974.57	53226.50	89	51151.82	45052.81
74	50974.57	53226.50	90	51151.82	45052.81
75	50974.57	53226.50	91	51151.82	45052.81
76	50974.57	53226.50	92	51151.82	45052.81
77	50974.57	53226.50	93	51151.82	45052.81
78	50974.57	53226.50	94	51151.82	45052.81
79	50974.57	53226.50	95	51151.82	45052.81
80	50974.57	53226.50	96	51151.82	45052.81
81	50974.57	53226.50	97	51151.82	45052.81
82	50974.57	53226.50	98	51151.82	45052.81
83	50974.57	53226.50	99	51151.82	45052.81
84	50974.57	53226.50	100	51151.82	45052.81

PLATONE SECTIONS
PIKESWOOD
OTG 32/20



~ DENSITY CALCULATIONS ~
PREVIOUS ZONING DP 10

AVENUE
326°17'22"11

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

ADDRESS 9301 Tulsemere Rd 21133 OWNER(S) NAME(S) NETTIE R HINES

SUBDIVISION NAME Pikeswood LOT # 40 BLOCK # H SECTION # 4

PLAT BOOK # 41 FOLIO # 002 10 DIGIT TAX # 1700013192 DEED REF. # 68393/00633

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

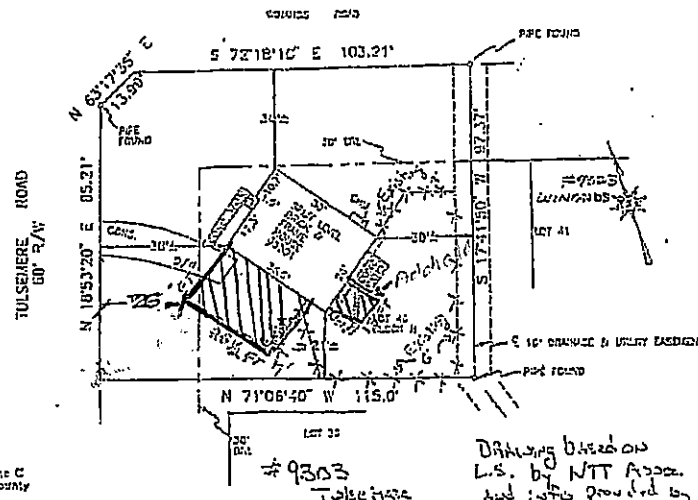
PROPERTY ADDRESS: 9301 Tulsemere Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Pikeswood

Plat book # 41, folios 2, lot # 40, sections 4

OWNER: Nettie R. Hines

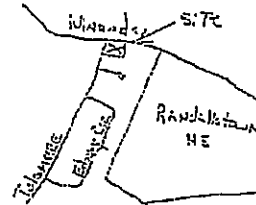


Subject property is shown in Zone C on the fifth map of Baltimore County Maryland on Community Plans 240910 02200 Effective March 2, 1991

This is to certify that I have surveyed the property shown hereon, being known as LOT 40, BLOCK 2, 4th SECTION 4, PLAT 'A' SECTION 4 PIKEWOOD and recorded among the land records of Baltimore County, Maryland in File #1, folio 2 for the purpose of locating the improvement, and thereon.

1" = 30' Scale of Drawing

LOCATION DRAWING
9301 TULSEMERE ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELECTION DISTRICT



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 2ND

Councilmanic District: 2ND

1"=200' scale map: NW 8T

Zoning: DR 3.5
Lot size: 2.22 acreage 9960 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE

Chesapeake Bay Critical Area

Prior Zoning Hearings:

None Known

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

CAK 318

SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 067A3

SITE ZONED DR 3.5

ELECTION DISTRICT 2ND

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE _____

OR SQUARE FEET 10554

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1998-0318-A

VIOLATION CASE INFO

PLAN DRAWN BY _____

DATE _____

SCALE: 1 INCH = 60 FEET

2020-0180-A