

MEMORANDUM

DATE: December 8, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0249-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on December 7, 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
(3517 Overbrook Road) *
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Barry J. & Judith E. Nabozny * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2020-0249-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, Barry J. and Judith E. Nabozny (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.3. to permit a proposed garage (accessory structure) with height of 22 ft. in lieu of the required maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

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

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

ORDER RECEIVED FOR FILING

Date 11-5-2020

By bw

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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be 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 5th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.3. to permit a proposed garage (accessory structure) with height of 22 ft. in lieu of the required maximum height of 15 ft., 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 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.

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Date 11-5-2020

By DW

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:dlw

ORDER RECEIVED FOR FILING

Date 11-5-2020

By DLW



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 3517 Overbrook Rd. Currently zoned DR2
Deed Reference 11771 / 00162 10 Digit Tax Account # 0317010075
Owner(s) Printed Name(s) Barry Nabozny / Judith Nabozny

(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)

SEE Attached Zoning Regulations Article 4 Section 400.3 - Height
To allow a garage with a height of ~~22~~ 22' in lieu of the permitted 15'
detached (In 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):

Barry Nabozny / Judith Nabozny
Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
Signature #1 Signature #2
3517 Overbrook Rd. Pikesville MD
Mailing Address City State
21208 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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

By Timothy M Kotroco
Name- Type or Print
[Signature]
Signature
305 Washington Ave STE 502. Towson, MD
Mailing Address City State
21204 / 410-299-2943 TKOTROCO@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0249-A Filing Date 10/6/20 Estimated Posting Date 10/18/20 Reviewer [Signature]

Rev 5/5/2016

ORDER RECEIVED FOR FILING
11-5-2020
192

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: 3517 Overbrook Rd Pikesville MD 21208
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)

Due to a recent death in our family, our mother has had to come live with us in our house. We now find ourselves with a shortage of storage space considering the items that she brought with her when she moved in. Therefore we need to build a garage to accommodate her car and more storage above the garage to store her household goods. We need to build higher than 15' to provide the storage space. The height of our garage will be in keeping with the height of our existing house

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

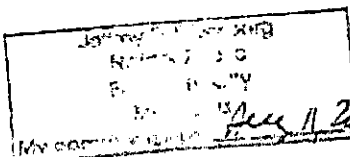
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Barry Nabozny & Judith Nabozny
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 Aug 11, 2023

2020-0249-A

Administrative Variance from section: 400.3.BCZR, To permit a proposed garage (accessory structure) with height of 22 feet in lieu of the required maximum height of 15 feet.

2020-0249-A

Administrative Variance from section: 400.3.BCZR, To permit a proposed garage (accessory structure) with height of 22 feet in lieu of the required maximum height of 15 feet.

CERTIFICATE OF POSTING

Date: OCTOBER 16, 2020

RE: Project Name: 3517 OVERBROOK ROAD # 1
Case Number /PAI Number: 2020-0249-A
Petitioner/Developer: NABOZAY
Date of Hearing/Closing: NOVEMBER 2, 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 3517 OVERBROOK ROAD

The sign(s) were posted on OCTOBER 16, 2020
(Month, Day, Year)

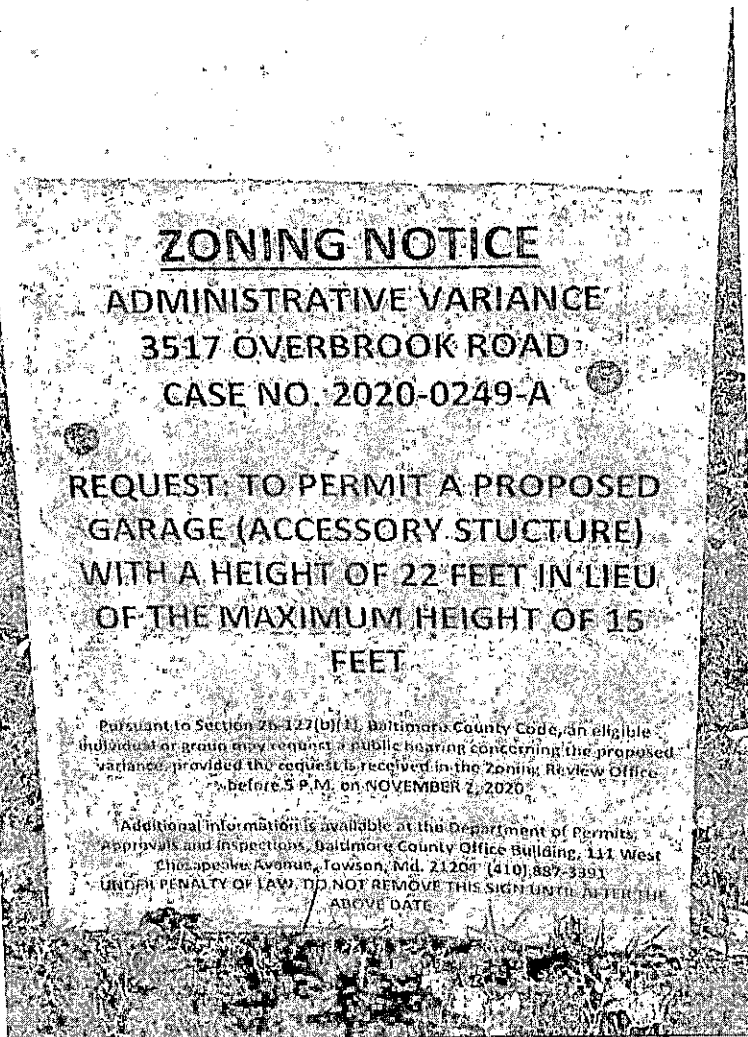
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



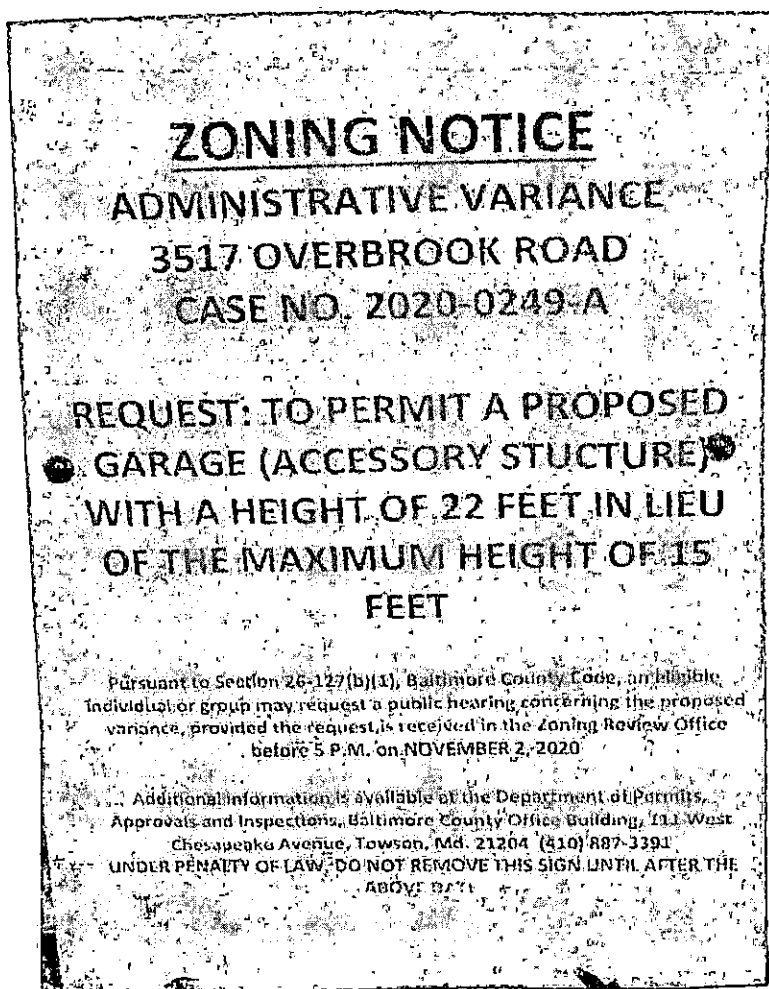
CERTIFICATE OF POSTING

Date: OCTOBER 16, 2020

RE: Project Name: 3517 OVERBROOK ROAD # 2
Case Number /PAI Number: 2020-0249-A
Petitioner/Developer: NABOZAY
Date of Hearing/Closing: NOVEMBER 2, 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 3517 OVERBROOK ROAD

The sign(s) were posted on OCTOBER 16, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0249 -A Address 3517 Overbrook Road 21208

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/6/20 Posting Date: 10/18/20 Closing Date: 11/2/20

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0249 -A Address 3517 Overbrook Road 21208

Petitioner's Name Barry & Judith Nkbozay Telephone 410-299-2943

Posting Date: 10/18/2020 Closing Date: 11/2/2020

Wording for Sign: To Permit a propose garage (accessory)
structure with height of 22 feet in lieu
of the maximum height of 15 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: 2020-0249-A

Property Address: _____

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015

TIMOTHY M. KOTROCO 07-89
ATTORNEY AT LAW
 PH. 410-299-2943
 305 WASHINGTON AVE
 SUITE 502
 TOWSON, MD 21204

7-7575/2520 **1842**

DATE 10/6/20 

PAY TO THE ORDER OF Baltimore County MD \$ 75.00

Seventy five and 00/100 DOLLARS 

Your Finances. Our Promise.
Baltimore County Employees
Federal Credit Union
 Towson, MD 21204

MEMO Timothy Kotroco MP

⑆ 252075757⑆ 0101113298 ⑆ 1842

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

No. **201257**

Date: 10/7/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75

Total: 75

Rec From: Timothy Kotroco

For: 2020-0249-A

3517 Overbrook Road

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 5, 2020 9:15 AM
To: 'tkotroco@gmail.com'
Subject: AV Case No. 2020-0249-A - Nabozny - 3517 Overbrook Rd.
Attachments: 20201105091654342.pdf

Good Morning Tim,

Hope all is well with you and your family.

Please find attached a copy of ALJ Mayhew's decision regarding the above; hard copies were placed in the mail today.

Have a great and safe day !

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, November 5, 2020 9:17 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 11.05.2020 09:16:54 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 2, 2020

Timothy M. Krotroco,
305 Washington Ave Ste 502
Towson MD 21204

RE: Case Number: 2020-0249-A, 3517 Overbrook 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 October 06, 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 the words "Very truly yours,".

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
Secretary
Tim Smith, P.E.
Administrator

October 22, 2020

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

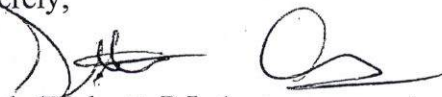
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Administrative Variance 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. 2020-0249-A

Barry & Judith Nabozny
3517 Overbrook

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)Date: 10-16-20by BillingleySIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0249-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Barry Nabozny & Judith Nabozny
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3517 OVERBOOK RD

Location: South side of Overbook Road West 189 feet to center line of Park Heights Ave.

Existing Zoning: DR 2 **Area:** 33,858 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.3.BCZR To permit a proposed garage (accessory structure) with height of 22 feet in lieu of the required maximum height of 15 feet.

Attorney: Timothy M. Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/02/2020

Miscellaneous Notes:



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0317010075

Owner Information

Owner Name: NABOZNY BARRY J
NABOZNY JUDITH E Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3517 OVERBROOK RD
BALTIMORE MD 21208-4318 Deed Reference: /11771/ 00162

Location & Structure Information

Premises Address: 3517 OVERBROOK RD
0-0000 Legal Description: PT LT 1
3517 OVERBROOK RD
DUMBARTON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0078 0004 0510 3050062.04 0000 7 7 1 2020 Plat Ref: 0007/ 0151

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1951 4,586 SF 33,858 SF 04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	1/2 BRICK SIDING/ BRICK	6	4 full	1 Attached	2001

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020 As of 07/01/2021	
Land:	221,900	221,900		
Improvements	404,600	411,100		
Total:	626,500	633,000	628,667	630,833
Preferential Land:	0			0

Transfer Information

Seller: PIVEN CHARLES J	Date: 08/29/1996	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /11771/ 00162	Deed2:
Seller: FISHER ROBERT S	Date: 07/12/1983	Price: \$146,000
Type: ARMS LENGTH IMPROVED	Deed1: /06555/ 00615	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
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 08/03/2009

Homeowners' Tax Credit Application Information

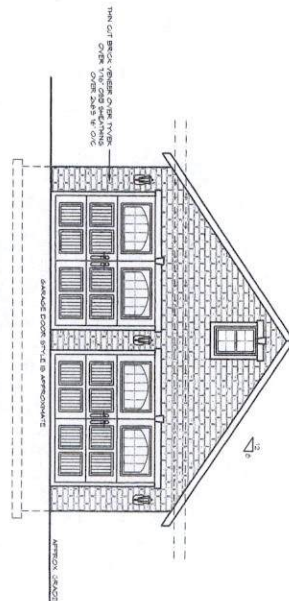
Homeowners' Tax Credit Application Status: No Application Date:



7070-0249-A

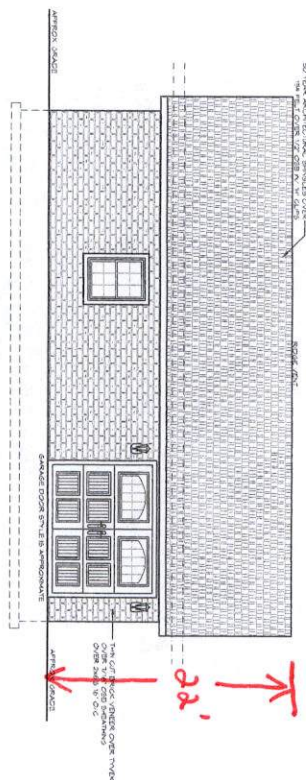
2020-0249-A





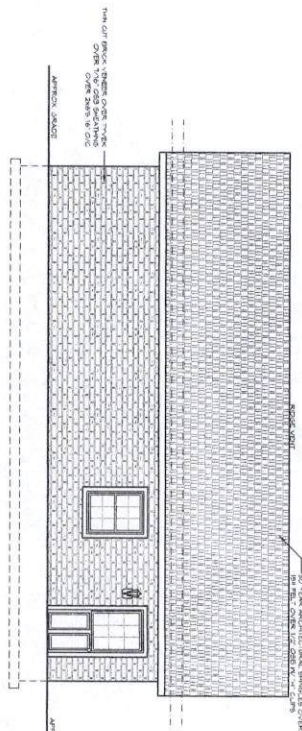
FRONT ELEVATION

SCALE 1/4" = 1'-0"



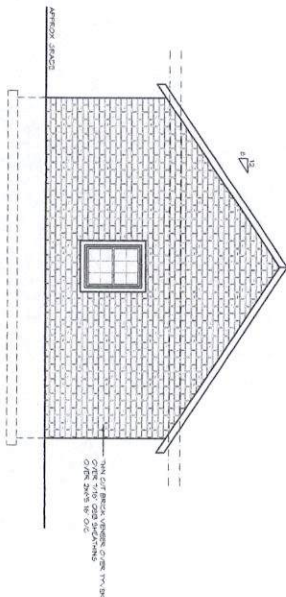
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

DETACHED GARAGE THE NABOZNY RESIDENCE

FILE NABOZNY GARAGE

SCALE: 1/4" = 1'-0"

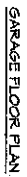
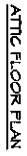
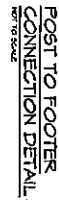
DATE: 7/2020

SHEET NO.: 1 OF 2

GBL CUSTOM HOME
DESIGN INC.
PO BOX 227 FARMERSBURG, MD 21048
PHONE 410-833-8320

PROJECT ADDRESS:
NABOZNY RESIDENCE
Baltimore, MD 21208
DATE: 7/2020

2020-0249-A

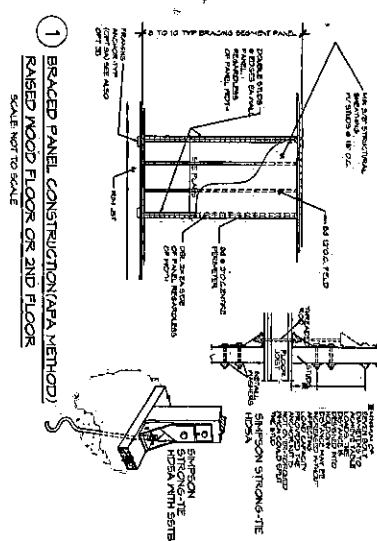
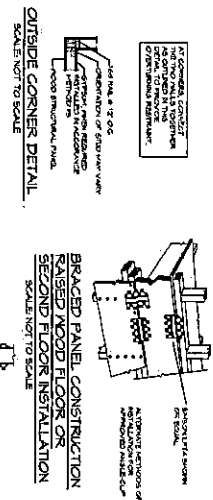
[illegible]

SCALE: 1/4" = 1'-0"
DATE: 7/2020
SHEET NO.: 2 OF 4

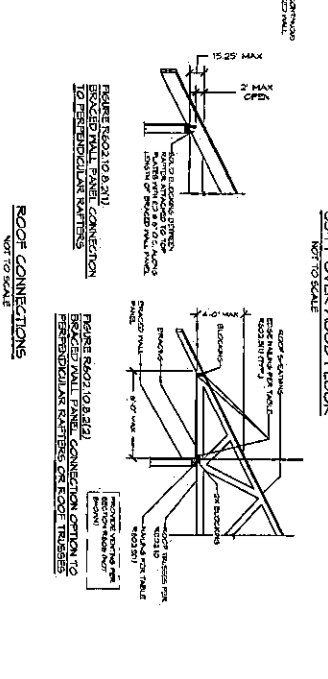
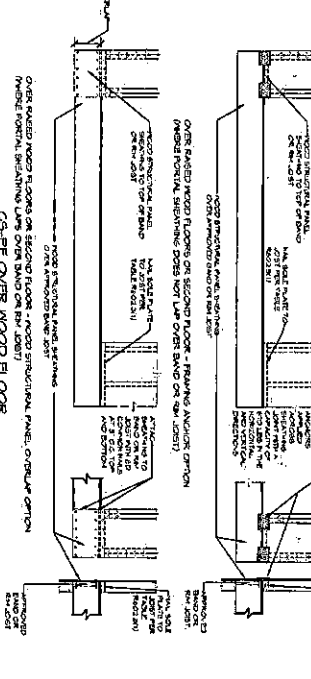
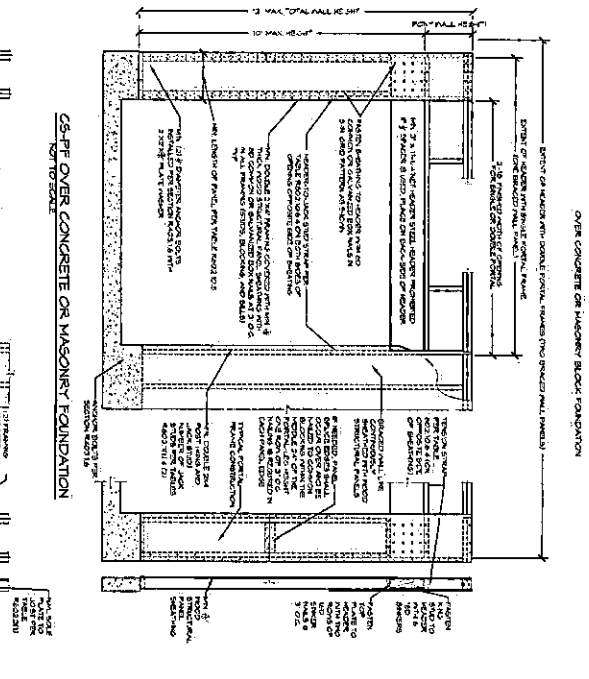
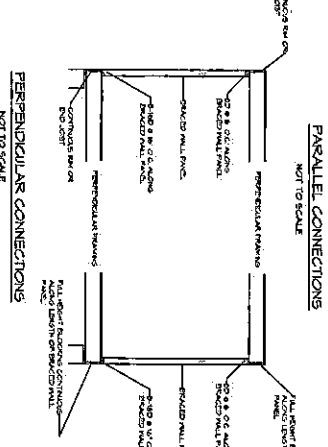
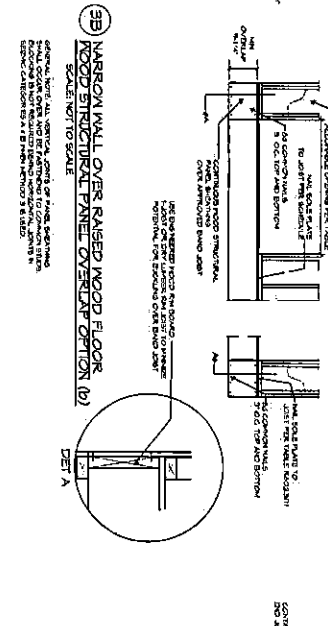
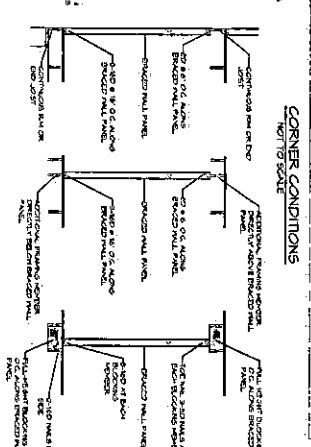
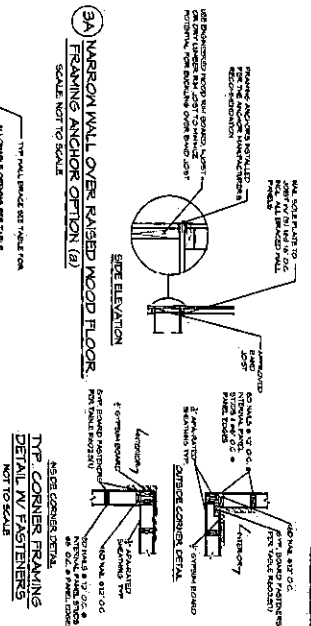
PROJECT ADDRESS:
5 CHURCH LANE
BALTIMORE, MD 21201

DETACHED GARAGE
THE NABOZNY RESIDENCE

2020-0249-A



CORNER CONDITIONS NOT TO SCALE			
END CONDITION 1	END CONDITION 2	END CONDITION 3	END CONDITION 4
REQUIREMENTS: - 2x8 STUDS @ 16" O.C. - 2x10 JOIST @ 16" O.C. - 2x12 GIRDER @ 16" O.C. - 2x14 GIRDER @ 16" O.C. - 2x16 GIRDER @ 16" O.C. - 2x18 GIRDER @ 16" O.C. - 2x20 GIRDER @ 16" O.C. - 2x22 GIRDER @ 16" O.C. - 2x24 GIRDER @ 16" O.C. - 2x26 GIRDER @ 16" O.C. - 2x28 GIRDER @ 16" O.C. - 2x30 GIRDER @ 16" O.C. - 2x32 GIRDER @ 16" O.C. - 2x34 GIRDER @ 16" O.C. - 2x36 GIRDER @ 16" O.C. - 2x38 GIRDER @ 16" O.C. - 2x40 GIRDER @ 16" O.C. - 2x42 GIRDER @ 16" O.C. - 2x44 GIRDER @ 16" O.C. - 2x46 GIRDER @ 16" O.C. - 2x48 GIRDER @ 16" O.C. - 2x50 GIRDER @ 16" O.C. - 2x52 GIRDER @ 16" O.C. - 2x54 GIRDER @ 16" O.C. - 2x56 GIRDER @ 16" O.C. - 2x58 GIRDER @ 16" O.C. - 2x60 GIRDER @ 16" O.C. - 2x62 GIRDER @ 16" O.C. - 2x64 GIRDER @ 16" O.C. - 2x66 GIRDER @ 16" O.C. - 2x68 GIRDER @ 16" O.C. - 2x70 GIRDER @ 16" O.C. - 2x72 GIRDER @ 16" O.C. - 2x74 GIRDER @ 16" O.C. - 2x76 GIRDER @ 16" O.C. - 2x78 GIRDER @ 16" O.C. - 2x80 GIRDER @ 16" O.C. - 2x82 GIRDER @ 16" O.C. - 2x84 GIRDER @ 16" O.C. - 2x86 GIRDER @ 16" O.C. - 2x88 GIRDER @ 16" O.C. - 2x90 GIRDER @ 16" O.C. - 2x92 GIRDER @ 16" O.C. - 2x94 GIRDER @ 16" O.C. - 2x96 GIRDER @ 16" O.C. - 2x98 GIRDER @ 16" O.C. - 2x100 GIRDER @ 16" O.C.			

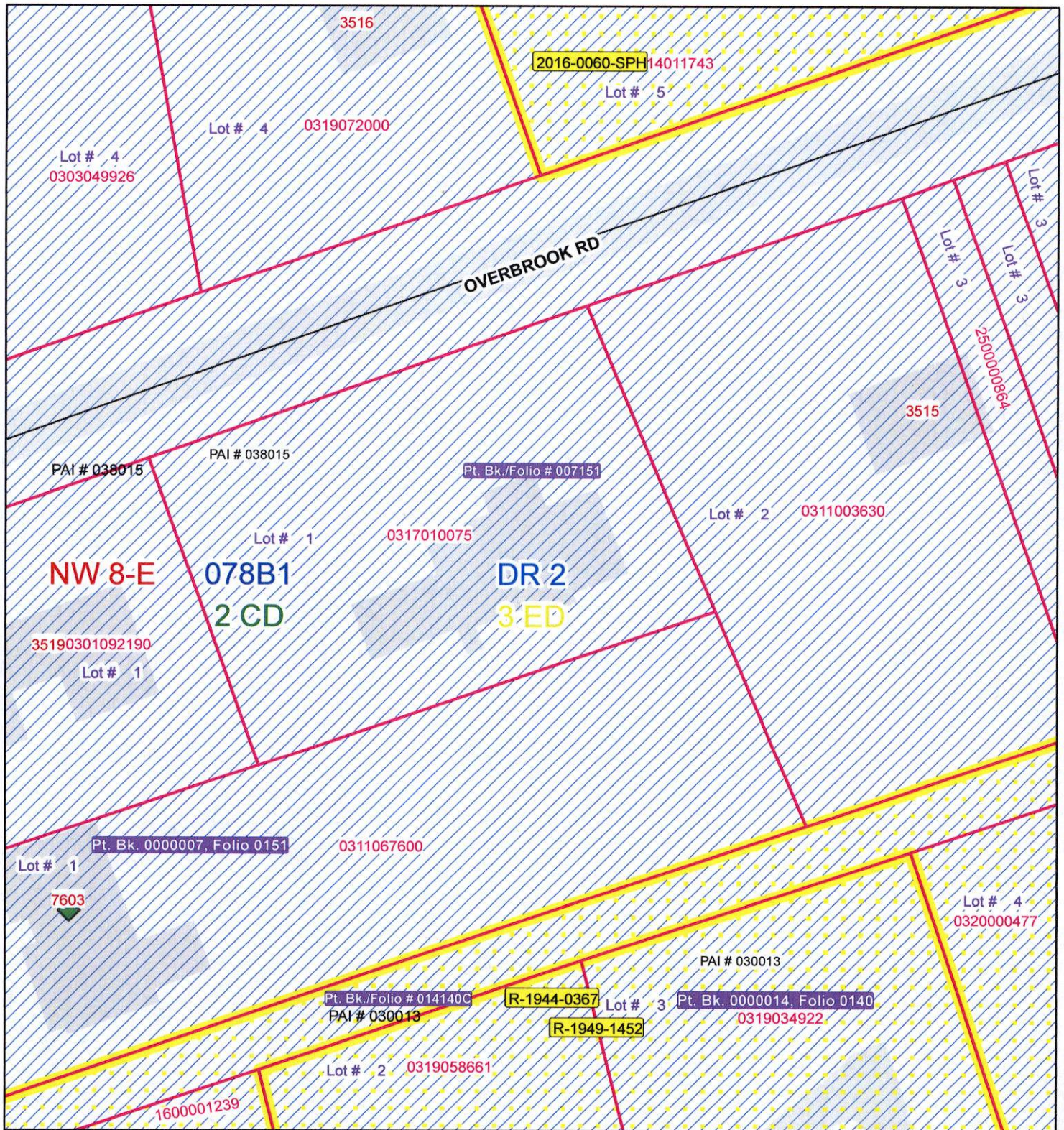


DETACHED GARAGE THE NABOZNY RESIDENCE

FILE: MASONRY GARAGE
SCALE: 1/4" = 1'-0"
DATE: 7/2020
SHEET NO.: 2 OF 2
GBL CUSTOM HOME DESIGN, INC.
PO BOX 227 FARMERSBURG, MD 21048
PHONE: 410-833-8320

2020-0249-A

2020-0249-A



Publication Date: 10/6/2020



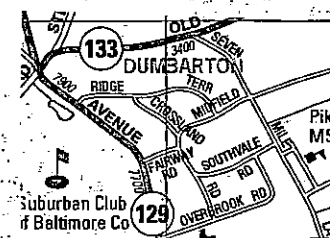
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



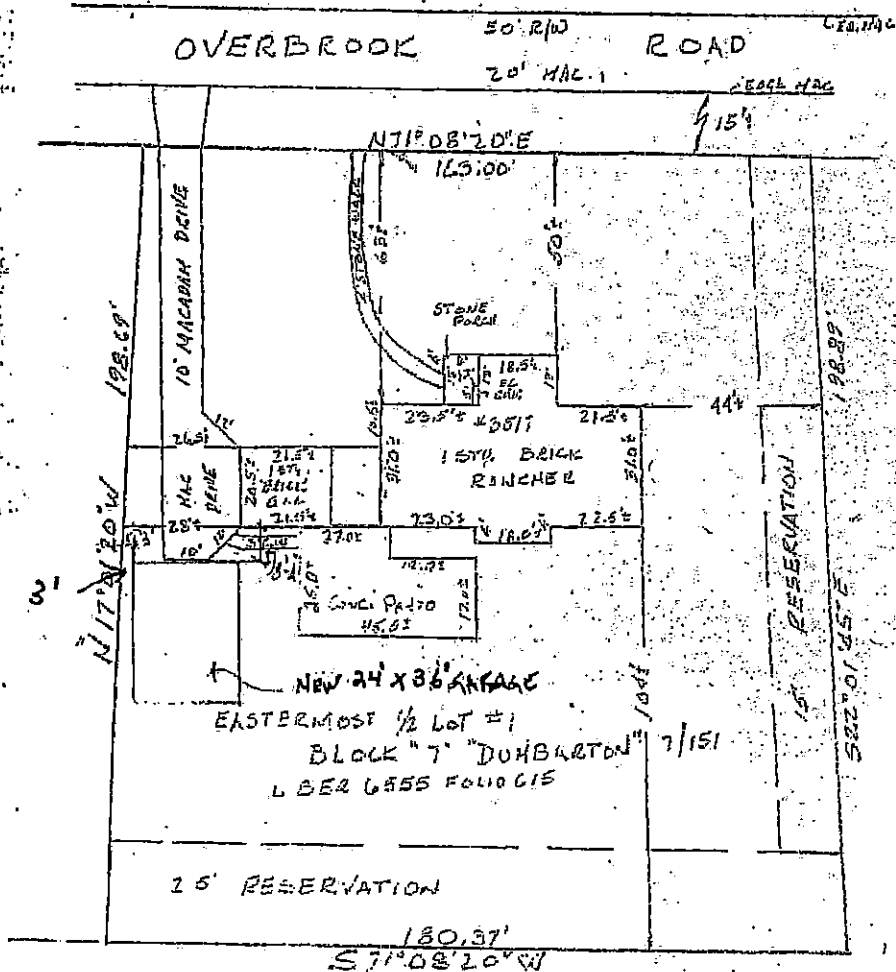
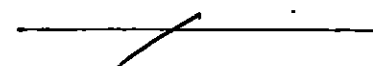
0 12.525 50 75 100
Feet

1 inch = 50 feet

PLAT BOOK # WPC FOLIO # 151 10 DIGIT TAX # 0317010075 DEED REF. # 1177 / 016
No. 7



AND ORDER RESULT BELOW



Robert E. Spelling

PLAN DRAWN BY *Owner* .. DATE *9/5/20* SCALE: 1 INCH = *50* FEET

2020-0249-A

CASE # 2020-0249-A

Property Description for: 3517 Overbrook Road.

BEGINNING for the same at the northernmost corner of Lot No. 1, Block No. 7 of Dumbarton Subdivision, Baltimore County, Maryland, said corner being also on south side of Overbrook Road and running thence and binding on the division line of Lot No. 1 and Lot No. 2, Block 7, as shown on aforesaid Plat, south 22 degrees, 01 minutes 45 seconds East 198.89 feet to the southeasternmost corner of Lot No. 1, thence running and binding on the southernmost outline of Lot No. 1 and on the southernmost outline of the whole tract south 71 degrees 08 minutes 20 seconds West 180.37 feet to a point distant 180.37 feet reversely from the southwesternmost corner of Lot No. 1, thence for a division thereof north 17 degrees 01 minute 20 seconds West 198.69 feet to a point on the south side of Overbrook Road at the distance of 163.00 feet from the northwesternmost corner of Lot No. 1, thence running and binding on the northernmost outline of Lot No. 1 and on the south side of Overbrook Road, North 71 degrees 08 minutes 20 seconds East 163.00 feet to the place of beginning. The Improvements thereon being known as No. 3517 Overbrook Road.

BEING and intended to be the easternmost one-half of aforesaid Lot No. 1, Block No. 7, as shown on a Plat of Dumbarton dated May 5, 1924 and recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 151.

2020-0249-A

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 03 Account Number - 0317010075
Owner Information		
Owner Name:	NABOZNY BARRY J NABOZNY JUDITH E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3517 OVERBROOK RD BALTIMORE MD 21208-4318	Deed Reference: /11771/ 00162
Location & Structure Information		
Premises Address:	3517 OVERBROOK RD 0-0000	Legal Description: PT LT 1 3517 OVERBROOK RD DUMBARTON
Map:	Grid:	Parcel:
0078	0004	0510
Neighborhood:	Subdivision:	Section:
3050062.04	0000	7
Block:	Lot:	Assessment Year:
7	1	2020
Plat No:	Plat Ref:	County Use
	0007/ 0151	04
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1951	4,586 SF	33,858 SF
Stories	Basement	Type
2	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
1/2 BRICK SIDING/ BRICK	6	4 full
Garage	Last Notice of Major Improvements	County Use
1 Attached	2001	04
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	221,900	221,900
Improvements	404,600	411,100
Total:	626,500	633,000
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2020	As of 07/01/2021
	628,667	630,833
Transfer Information		
Seller: PIVEN CHARLES J	Date: 08/29/1996	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /11771/ 00162	Deed2:
Seller: FISHER ROBERT S	Date: 07/12/1983	Price: \$146,000
Type: ARMS LENGTH IMPROVED	Deed1: /06555/ 00615	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 08/03/2009		
Homeowners' Tax Credit Application Information		

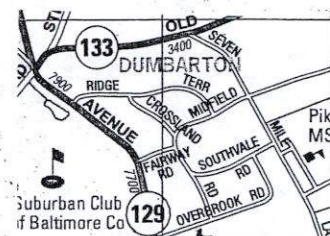
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3517 Overbrook Rd OWNER(S) NAME(S) Barry + Judith Nabozny

SUBDIVISION NAME Dumbarton LOT # 1 BLOCK # 7 SECTION # _____

PLAT BOOK # WPC FOLIO # 151 10 DIGIT TAX # 0317010075 DEED REF. # 11771/0162
No. 7

SITE VICINITY MAP



Suburban Club of Baltimore Co

MAP IS NOT TO SCALE

ZONING MAP# 078B1

SITE ZONED DR 2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 33,858

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

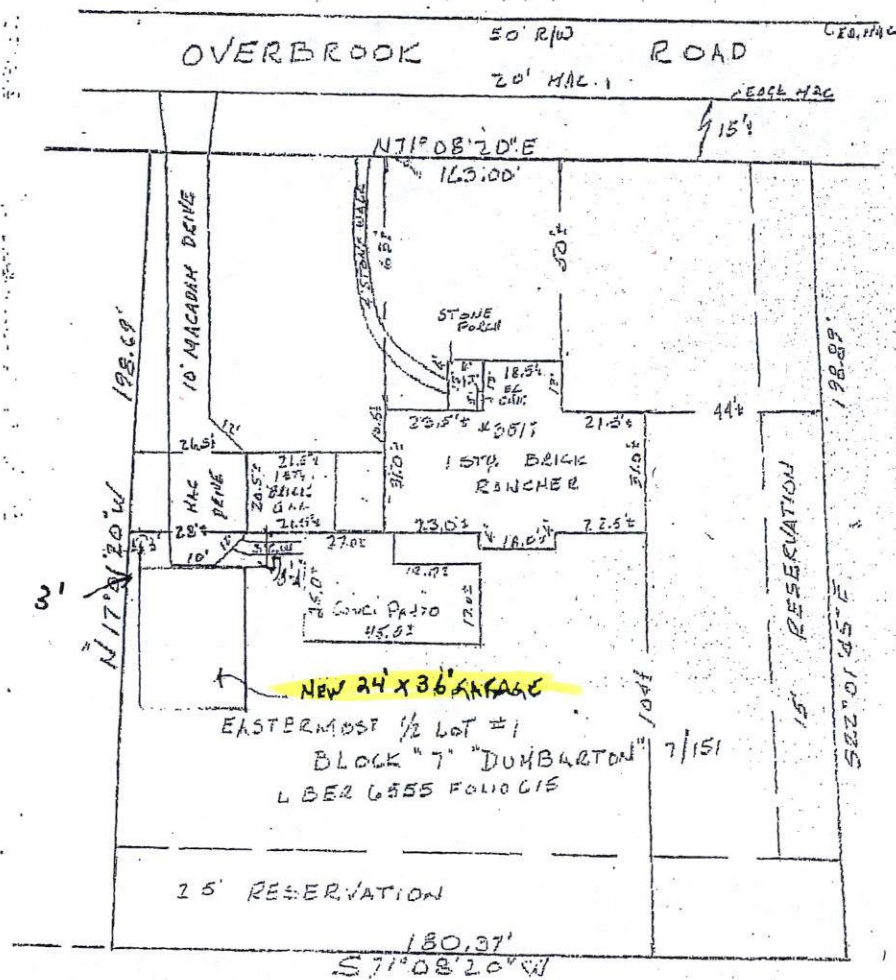
SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



Robert E. Speck

PLAN DRAWN BY Owner DATE 9/5/20 SCALE: 1 INCH = 50 FEET

Pet. No. 1
2020-0249-A