

M E M O R A N D U M

DATE: December 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0264-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on December 28, 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 *
(17825 Marshall Mill Road)
5th Election District *
2nd Council District *
Brian M. & Susan L. Harris *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0264-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, Brian M. and Susan L. Harris (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory use (detached garage/pole barn) in the rear yard with a proposed height of 23 ft. in lieu of the required 15 ft. maximum height. 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. The property is subject to Critical Area requirements as noted in the ZAC comment dated November 5, 2020 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 7, 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 11-25-20

By [Signature]

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 accessory structure (detached garage/pole barn) height and usage, I will impose conditions that the detached garage/pole barn 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 25th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory use (detached garage/pole barn) in the rear yard with a proposed height of 23 ft. in lieu of the required 15 ft. maximum height, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

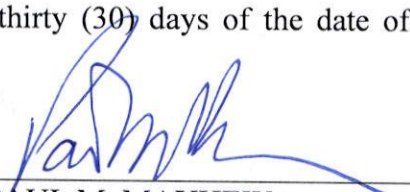
Date 11-25-20

By [Signature]

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 detached garage/pole barn into a dwelling unit or apartment. The proposed detached garage/pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed detached garage/pole barn shall not be used for commercial purposes.
- Petitioners shall comply with the DEPS ZAC comment, dated November 5, 2020; a copy of which is 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.



PAUL M. MAYHEW
Administrative Law Judge for
Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 11-25-20

By aw



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 17825 MARSHALL MILL RD HAMPSTEAD, MD 21074 Currently zoned RC2
Deed Reference 28848 / 00001 10 Digit Tax Account # 1700007338
Owner(s) Printed Name(s) BRIAN M. HARRIS and SUSAN L. HARRIS

(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) 400.3 Accessory structure Height
(SEE ATTACHED)

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):

BRIAN M. HARRIS / SUSAN L. HARRIS
Name #1 – Type or Print Name #2 – Type or Print

Brian M Harris / Susan L Harris
Signature #1 Signature #2

17825 MARSHALL MILL RD HAMPSTEAD, MD
Mailing Address City State

21074 / 410-374-5541 / brian-harris@verizon.net
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:

Self
Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11 day of NOV, 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 2020-0264-A Filing Date 10/26/2020 Estimated Posting Date 11/18/2020 Reviewer RJ



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First main paragraph of handwritten text, starting with "The purpose of this..." and continuing with several lines of illegible script.

Second main paragraph of handwritten text, starting with "It is further..." and continuing with several lines of illegible script.

Third main paragraph of handwritten text, starting with "The following..." and continuing with several lines of illegible script.

Fourth main paragraph of handwritten text, starting with "In addition..." and continuing with several lines of illegible script.

Fifth main paragraph of handwritten text, starting with "The results..." and continuing with several lines of illegible script.

Sixth main paragraph of handwritten text, starting with "The conclusion..." and continuing with several lines of illegible script.

Seventh main paragraph of handwritten text, starting with "The author..." and continuing with several lines of illegible script.

Final lines of handwritten text at the bottom of the page, possibly a signature or footer.

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: 17825 MARSHALL MILL RD HAMPSTEAD MD 21074
Print or Type Address of property City State Zip Code

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

We, the owners, desire to construct a pole barn on the property, not attached to the house, and with a height of 23 feet maximum instead of the 15 feet allowed. This pole barn will be used to store a recreational vehicle, which will not fit in an accessory structure with a 15 ft. height. Therefore, this practical difficulty has led us to petition for a variance to the maximum height requirement.

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

Brian M. Harris
Signature of Owner (Affiant)
BRIAN M. HARRIS
Name- Print or Type

Susan L. Harris
Signature of Owner (Affiant)
SUSAN L. HARRIS
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:

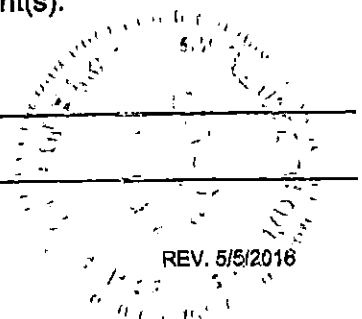
I HEREBY CERTIFY, this 18th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian M. Harris + Susan L. Harris

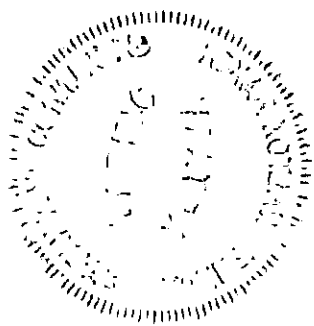
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Car Peter Baker
Notary Public
11/13/22
My Commission Expires



2020-0264-A



Administrative Variance Petition – 17825 Marshall Mill Road

Case no. 2020-0264-A

Variance from Section 400.3 of the BCZR to permit an accessory use detached garage in the rear yard with a proposed height of 23 ft. in lieu of the required 15 ft. maximum height.

2020-0264-A

**DESCRIPTION TO ACCOMPANY
ZONING PETITION
17825 MARSHALL MILL RD.**

Beginning at a point on the east side of Marshall Mill Rd (future 60 feet wide) said point being distant northeasterly 935 feet from the center of Mt. Carmel Road (future 60 feet wide), thence: 1) N 89° 28' 3" E 310 feet, thence 2) S 56° 39' 19" E 381.86 feet, thence 3) N 01° 29' 18" W 187 feet, thence 4) N 70° 35' 29" W 380 feet, thence 5) S 0° 31' 29" W 255 feet, thence 6) S N 89° 28' 3" W 272.56 feet, thence 7) N 0° 31' 29" W 15 feet to beginning. Containing 89,062.78 square feet or 2.0446 acres of land, more or less.

Being Lot #5, Block 1041 in the Subdivision of Buena Vista Estates Plat 1 as recorded in Baltimore County Plat Book #0039 / 0050 containing 89,062.78 square feet or 2.0446 acres of land, more or less.

Located in the 5th Election District, 3rd Council District of Baltimore County.

2020-0264-A

CERTIFICATE OF POSTING

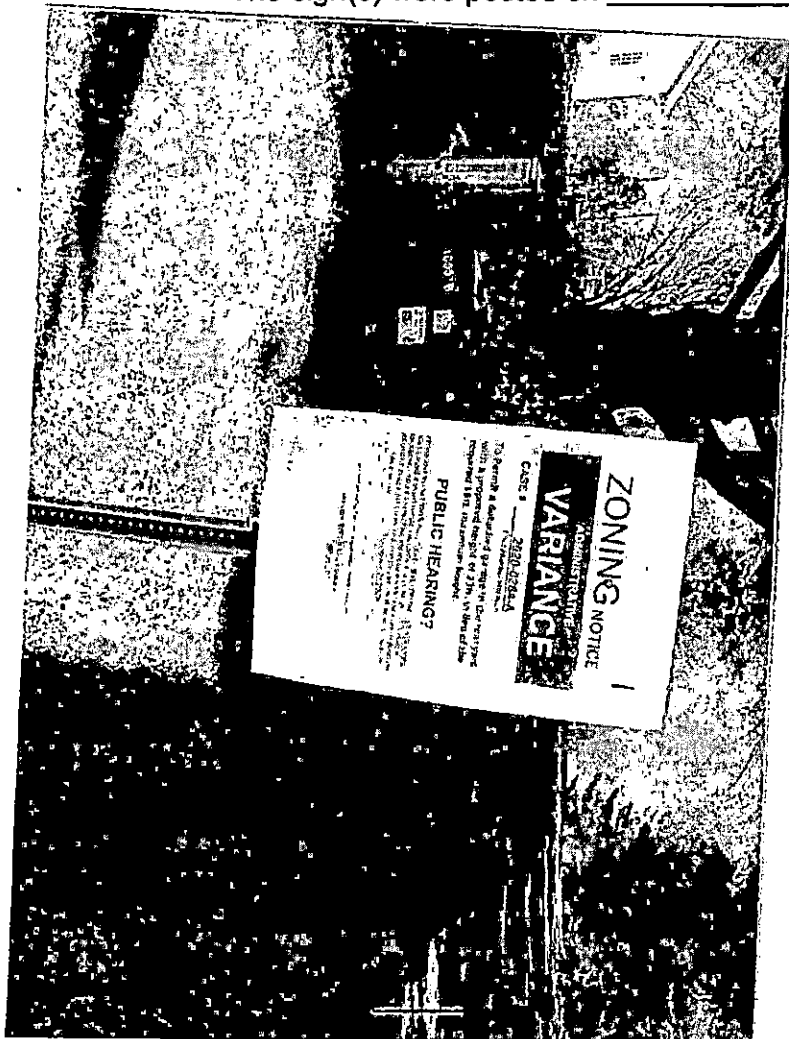
Date: 11/18/2020

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2020-0264-A
Petitioner/Developer: Brian & Susan Harris
Date of Hearing/Closing: 11/23/2020

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 17825 Marshall Mill Road

The sign(s) were posted on 11/07/2020 & recheck on 11/18/2020

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Road
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 11/18/2020

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Case Number /PAI Number: 2020-0264-A
Petitioner/Developer: Brian & Susan Harris
Date of Hearing/Closing: 11/23/2020

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(Month, Day, Year)

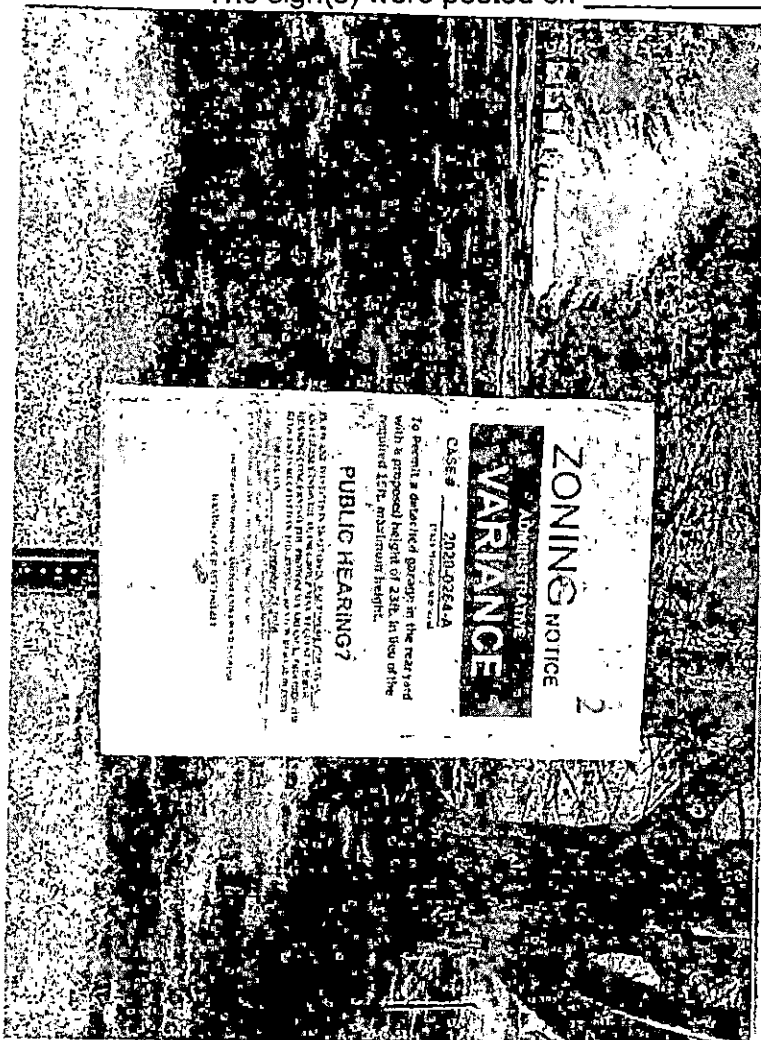

(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Road
(Street Address of Sign Poster)

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410-382-6580

(Telephone Number of Sign Poster)



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0264 -A Address 17825 Marshall Mill Rd.

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/26/2020 Posting Date: 11/8/2020 Closing Date: 11/23/2020

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

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- 0264 -A Address 17825 Marshall Mill Rd.

Petitioner's Name BRIAN AND SUSAN HARRIS Telephone 410/374-5541

Posting Date: 11/8/2020 Closing Date: 11/23/2020

Wording for Sign: TO PERMIT A DETACHED GARAGE IN THE REAR YARD
WITH A PROPOSED HEIGHT OF 23 FT. IN LIEU OF THE REQUIRED
15 FT. MAXIMUM HEIGHT

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: 2020-0264-A
Property Address: 17825 MARSHALL MILL RD HAMPSTEAD, MD 21074
Property Description: 2.04 Acres located 935 Ft SW of
mt. Carmel Road
Legal Owners (Petitioners): BRIAN M. HARRIS + SUSAN L. HARRIS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brian Harris
Company/Firm (if applicable): _____
Address: 17825 Marshall Mill Rd
Hampstead, MD 21074

Telephone Number: 410-374-5541

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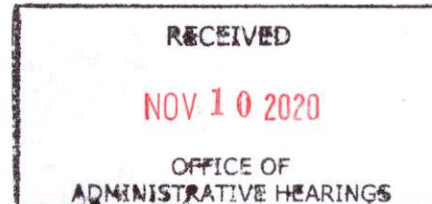
... ..

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

November 10, 2020

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



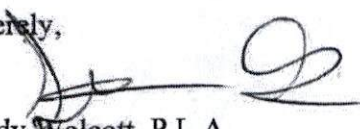
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the 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. 2020-0264-A.

Brian M. Harris & Susan L. Harris
17825 Marshall Mill Rd.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-23352 or toll free (in Maryland only) 1-800-735-2258 extension (x2335), or by email at (sautry@mdot.maryland.gov).

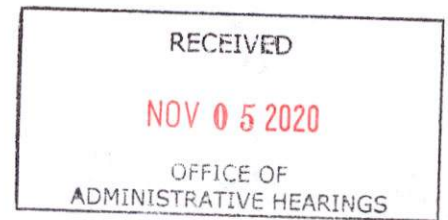
Sincerely,


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

WW/RAZ

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: November 5, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0264-A
Address 17825 Marshall Mill Road
(Harris Property)

Zoning Advisory Committee Meeting of **November 9, 2020**.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A Forest Buffer Easement protecting the stream onsite must be recorded prior to permit approval.

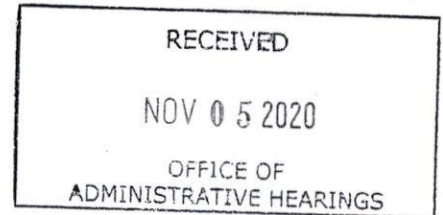
Also, the proposed building may be in the septic reserve area (SRA), so adjustments may be necessary when the permit is filed, prior to approval from Ground Water Management.

Dan Esser 11/4/20

Reviewer: Glenn Shaffer

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

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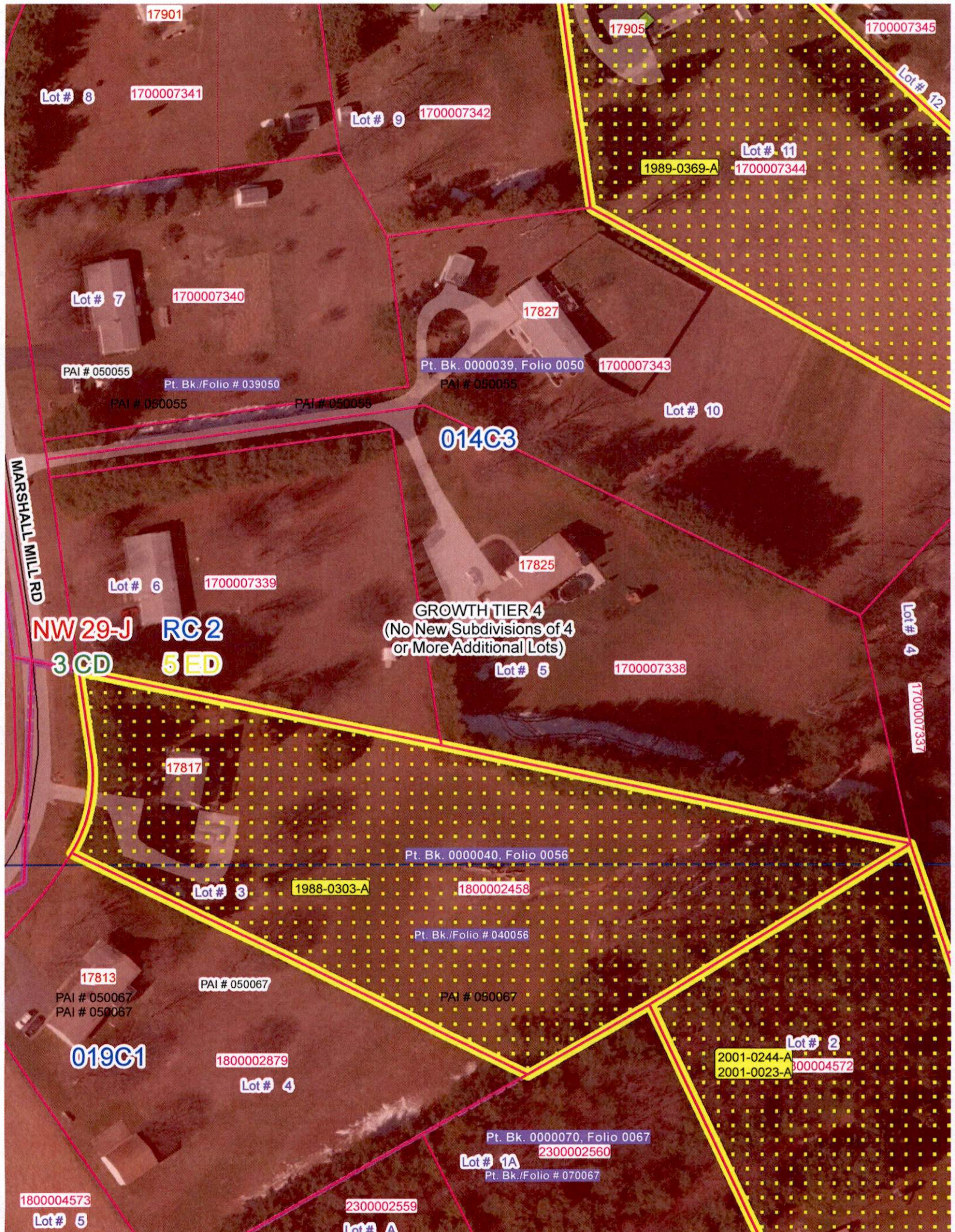
Dan Esser 11/4/20

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 11-25-20

By [Signature]



17901

Lot # 8

1700007341

Lot # 9

1700007342

17905

1700007345

Lot # 12

Lot # 11

1989-0369-A

1700007344

Lot # 7

1700007340

PAI # 050055

Pt. Bk./Folio # 039050

PAI # 050055

PAI # 050055

Pt. Bk. 0000039, Folio 0050

PAI # 050055

1700007343

Lot # 10

014C3

Lot # 6

1700007339

NW 29-J

RC 2

3 CD

5 ED

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

Lot # 5

1700007338

Lot # 4

1700007337

17817

Pt. Bk. 0000040, Folio 0056

Lot # 3

1988-0303-A

1800002458

Pt. Bk./Folio # 040056

PAI # 050067

PAI # 050067

17813

PAI # 050067

PAI # 050067

019C1

1800002879

Lot # 4

Lot # 2

2001-0244-A
2001-0023-A

1800004572

Pt. Bk. 0000070, Folio 0067

2300002560

Lot # 1A

Pt. Bk./Folio # 070067

1800004573

Lot # 5

2300002559

Lot # A

C H E C K L I S T**Comment
Received****Department****Support/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: 11-7-20 by AltmeierSIGN POSTING (2nd)Date: 11-18-20 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 - 05 Account Number - 1700007338		
Owner Information		
Owner Name:	HARRIS BRIAN MICHAEL HARRIS SUSAN LOUISE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	17825 MARSHALL MILL RD HAMPSTEAD MD 21074-2937	Deed Reference: /28848/ 00001
Location & Structure Information		
Premises Address:	17825 MARSHALL MILL RD HAMPSTEAD 21074-2937	Legal Description: 2.0446 AC 17825 MARSHALL MILL RD BUENA VISTA ESTATES
Map: 0014	Grid: 0024	Parcel: 0011
Neighborhood: 5030003.04	Subdivision: 0000	Section: 5
Block: 5	Lot: 2020	Assessment Year: 1
Plat No: 0039/ 0050		Plat Ref: 0039/ 0050
Town: None		
Primary Structure Built: 1978	Above Grade Living Area: 1,302 SF	Finished Basement Area: 481 SF
Property Land Area: 2.0400 AC	County Use: 04	
Stories: Split Foyer	Basement: YES	Type: SPLIT FOYER
Exterior: SIDING/	Quality: 4	Full/Half Bath: 2 full
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	104,300	104,300
Improvements	170,000	199,900
Total:	274,300	304,200
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	104,300	104,300
Improvements	170,000	199,900
Total:	274,300	304,200
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	104,300	104,300
Improvements	170,000	199,900
Total:	274,300	304,200
Phase-in Assessments		
		As of 07/01/2020
		As of 07/01/2021
Land:	104,300	104,300
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		As of 07/01/202

ZAC AGENDA

Case Number: 2020-0264-A **Reviewer:** Rosalie Johnson

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Brian M. Harris & Susan L. Harris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 2

Property Address: 17825 MARSHALL MILL RD

Location: North of Mt Carmel Road on East side of Marshall Mill Road

Existing Zoning: RC 2

Area: 2.04 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.3 of the BCZR To permit an accessory use detached garage in the rear yard with a proposed height of 23 ft. in lieu of the required 15 ft maximum height.

Attorney: Not Available

Prior Zoning Cases: None

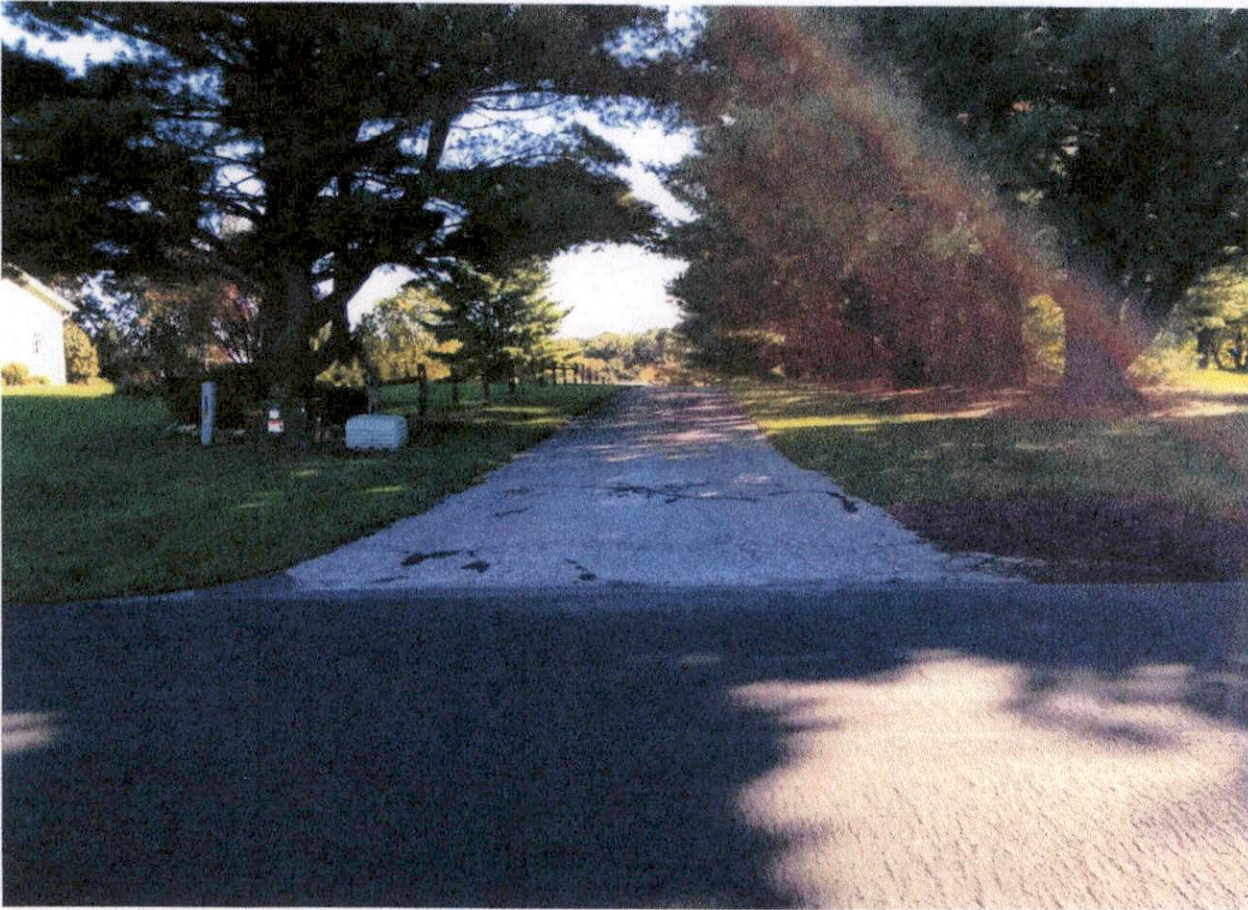
Concurrent Cases: None

Violation Cases: None

Closing Date: 11/23/2020

Miscellaneous Notes:

VIEW FROM MARSHALL MILL RD

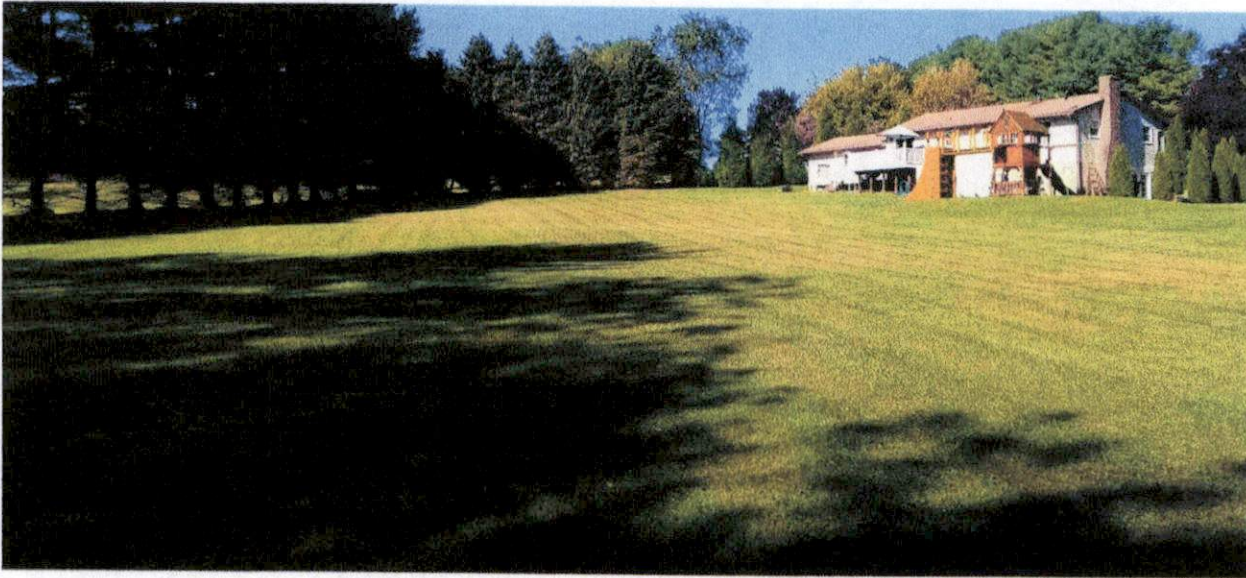


VIEW FROM TURN ON DRIVEWAY, FRONT OF HOUSE. PROPOSED BUILDING ALONG TREES IN BACK RIGHT CORNER

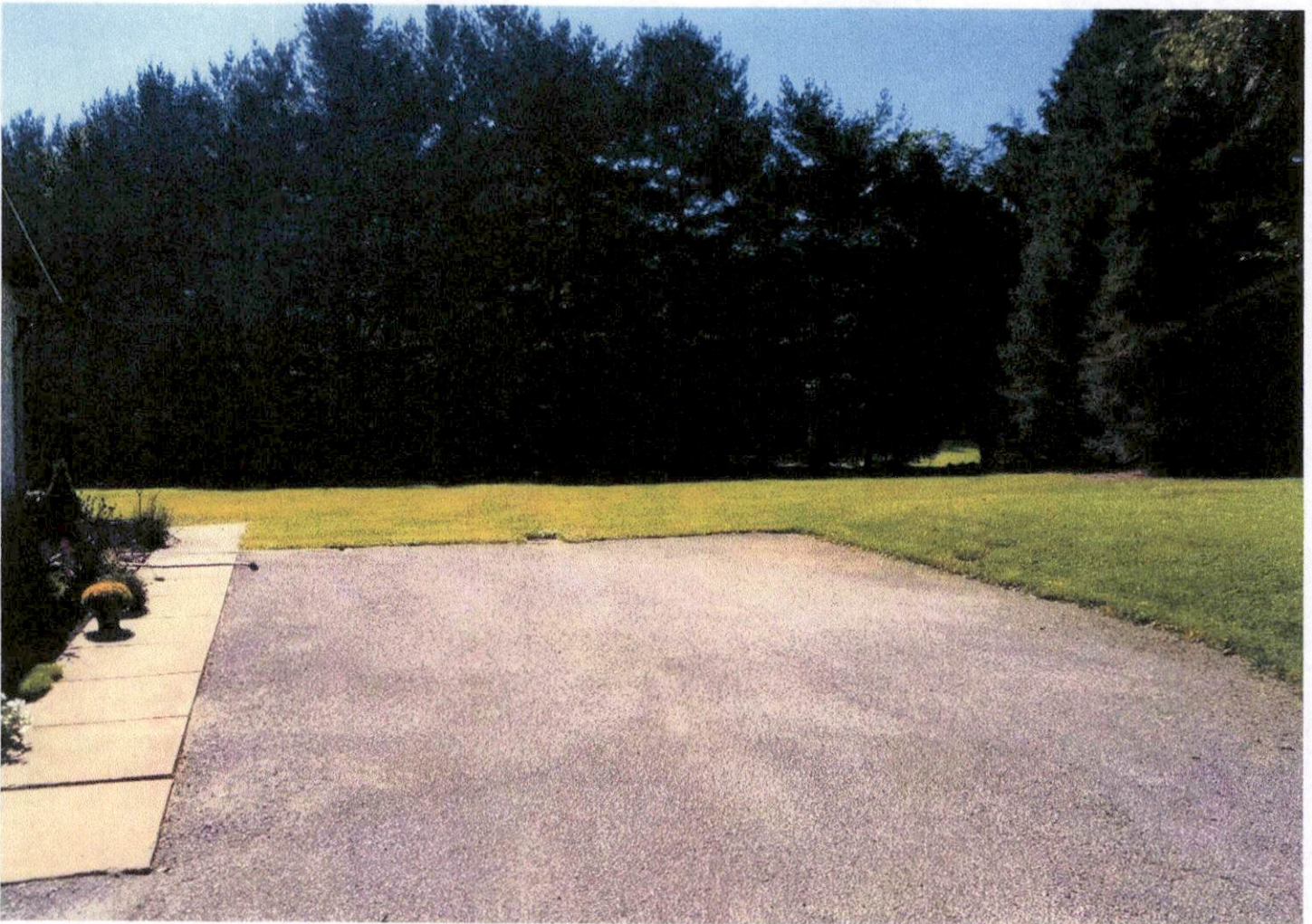


2020-0264-A

VIEW OF BACK SIDE OF HOUSE, PROPOSED BUILDING TO BE LOCATED IN UPPER CENTER OF PICTURE



VIEW FROM RIGHT SIDE OF ATTACHED GARAGE, PROPOSED BUILDING TO BE LOCATED ALONG TREES ON RIGHT SIDE



2020-0264-A

VIEW FROM FRONT OF GARAGE, LOOKS INTO BACKYARD OF 17829 MARSHALL MILL RD. DWELLING OF 17829 IS HIDDEN BY THE TREES UPPER LEFT SIDE.



VIEW FROM FRONT OF GARAGE, LOOKING SLIGHTLY TO THE RIGHT. DWELLING OF ADJACENT PARCEL 17827 MARSHALL MILL RD MOSTLY OBSCURED BY TREES.



2020-0264-A

VIEW FROM FRONT OF GARAGE, LOOKING TO THE LEFT. ADJACENT PARCEL 17823
MARSHALL MILL RD. DWELLING HIDDEN BY TREES IN MIDDLE OF PHOTO.



2020-0264-A

11/23
(AV)

Debra Wiley

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Wednesday, November 18, 2020 2:26 PM
To: Donna Mignon; Debra Wiley; brian_harris@verizon.net
Subject: Case# 2020-0264-A 17825 Marshall Mill Road recheck certificate of posting
Attachments: CCF_000010.pdf

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

Hello:

Attached are the rechecks for the above listed case. I hope all is well, with you and your families.

John M. Altmeyer
410-382-6580

VIEW FROM MARSHALL MILL RD

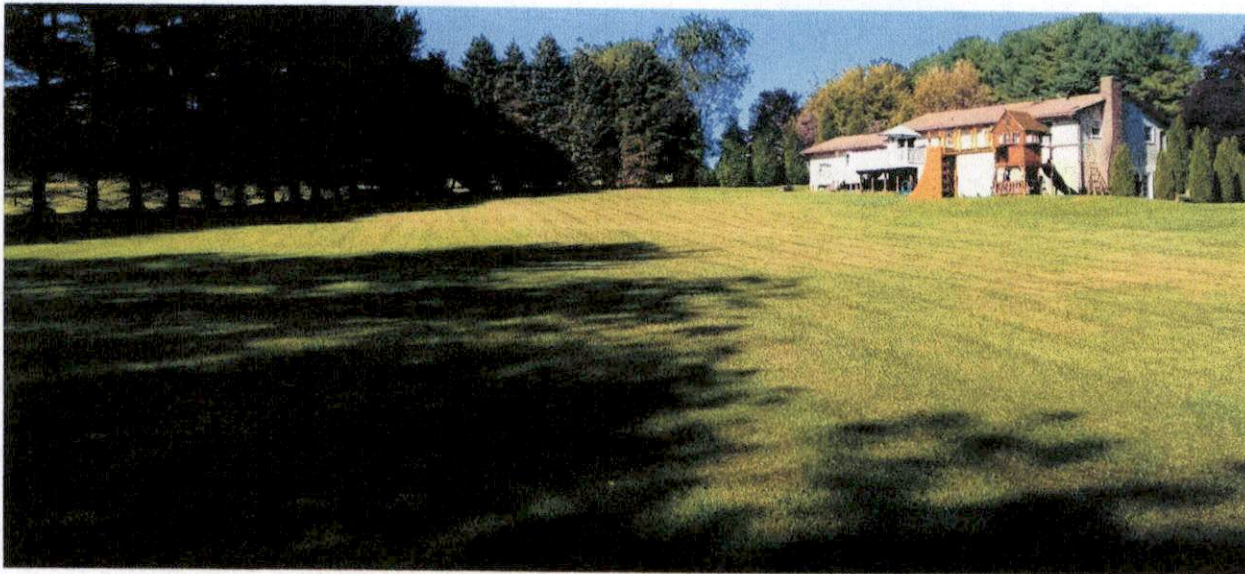


VIEW FROM TURN ON DRIVEWAY, FRONT OF HOUSE. PROPOSED BUILDING ALONG TREES IN BACK RIGHT CORNER



2020-0264-A

VIEW OF BACK SIDE OF HOUSE, PROPOSED BUILDING TO BE LOCATED IN UPPER CENTER OF PICTURE



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2020-0264-A

VIEW FROM FRONT OF GARAGE, LOOKING TO THE LEFT. ADJACENT PARCEL 17823
MARSHALL MILL RD. DWELLING HIDDEN BY TREES IN MIDDLE OF PHOTO.



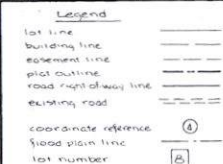
2020-0264-A

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 - 05 Account Number - 1700007338		
Owner Information		
Owner Name:	HARRIS BRIAN MICHAEL HARRIS SUSAN LOUISE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	17825 MARSHALL MILL RD HAMPSTEAD MD 21074-2937	Deed Reference: /28848/ 00001
Location & Structure Information		
Premises Address:	17825 MARSHALL MILL RD 0-0000	Legal Description: 2.0446 AC 17825 MARSHALL MILL RD BUENA VISTA ESTATES
Map:	Grid:	Parcel:
0014	0024	0011
Neighborhood:	Subdivision:	Section:
5030003.04	0000	
Block:	Lot:	Assessment Year:
	5	2020
Plat No:	1	
Plat Ref:	0039/ 0050	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1978	1,302 SF	481 SF
Property Land Area	County Use	
2.0400 AC	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	104,300	104,300
Improvements	170,000	199,900
Total:	274,300	304,200
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		284,267
		294,233
		0
Transfer Information		
Seller: HARRIS DAVID L	Date: 11/09/2009	Price: \$300,000
Type: NON-ARMS LENGTH OTHER	Deed1: /28848/ 00001	Deed2:
Seller: TRACEY ROBERT W	Date: 03/07/1985	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06881/ 00058	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 12/01/2009		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

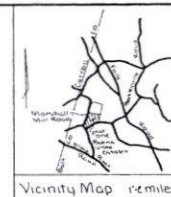


to drainage and
utilities easement and
right of way for parking
27. Wire

Note: Refuse collection and snow removal and road maintenance are provided to the junction of the panhandle and the road right of way only and not onto the panhandle lot driveway.

Note: Any land located between the title line and proposed 60 right-of-way line of Beckleyville Road is hereby dedicated to Baltimore County for public use.

Note: Streets and/or roads shown herein and we mention thereof in deeds are for purposes of description only and the same are not intended to be dedicated to public use, and see sample title of the deeds thereof is expressly reserved in the grants of the deed to which this plat is attached, under heirs and assigns.



CURVE			DATA			
No	Depth	Rad	Age	Length	Ten	Remarks
20.27	188.65	67.500	2.457	161.70	166.35	NAE 03.59.2
20.28	190.15	135.75	3.668	162.70	166.40	NAE 03.59.2
20.29	191.65	173.00	5.114	163.75	166.45	NAE 03.59.2
20.30	193.15	210.25	6.565	164.75	166.50	NAE 03.59.2

COORDINATES					
NO.	EQUATOR	NORTH	NO.	EQUATOR	NORTH
1	150° 00' 00" E	150° 00' 00" N	1	150° 00' 00" E	150° 00' 00" N
2	150° 00' 00" E	150° 00' 00" N	2	150° 00' 00" E	150° 00' 00" N
3	150° 00' 00" E	150° 00' 00" N	3	150° 00' 00" E	150° 00' 00" N
4	150° 00' 00" E	150° 00' 00" N	4	150° 00' 00" E	150° 00' 00" N
5	150° 00' 00" E	150° 00' 00" N	5	150° 00' 00" E	150° 00' 00" N
6	150° 00' 00" E	150° 00' 00" N	6	150° 00' 00" E	150° 00' 00" N
7	150° 00' 00" E	150° 00' 00" N	7	150° 00' 00" E	150° 00' 00" N
8	150° 00' 00" E	150° 00' 00" N	8	150° 00' 00" E	150° 00' 00" N
9	150° 00' 00" E	150° 00' 00" N	9	150° 00' 00" E	150° 00' 00" N
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17	150° 00' 00" E	150° 00' 00" N	17	150° 00' 00" E	150° 00' 00" N
18	150° 00' 00" E	150° 00' 00" N	18	150° 00' 00" E	150° 00' 00" N
19	150° 00' 00" E	150° 00' 00" N	19	150° 00' 00" E	150° 00' 00" N
20	150° 00' 00" E	150° 00' 00" N	20	150° 00' 00" E	150° 00' 00" N

Note: The coordinates as shown hereon are based on assumed datum. The bearings as shown hereon are based on true north by solar observation.

Filed for record
Date **MAR 12 1976**
Test:

[Signature]

Buena Vista Estates

on Marshall Mill Road near Armatost
5th election district Baltimore County, Md

Owner and Developer
Ludwig and Pitman

3000 White Road Westminister, Md 21157

P. W. & Sons Inc. June 24
Final P of Receipts
Pay to the order of W. H. [unclear]
Exchanging 1000 [unclear]
Exhibit Name 293 11-24
Exhibit No.

Thomas H. Curney 2/12/20
Roads Engineer of Baltimore County Da

Certification is hereby made that all the requirements of Section 5-100 Article 21 of the Annotated Code of Maryland 1981 and all supplements thereto have been complied with on this date

Enlisa Estroza 11-17-78

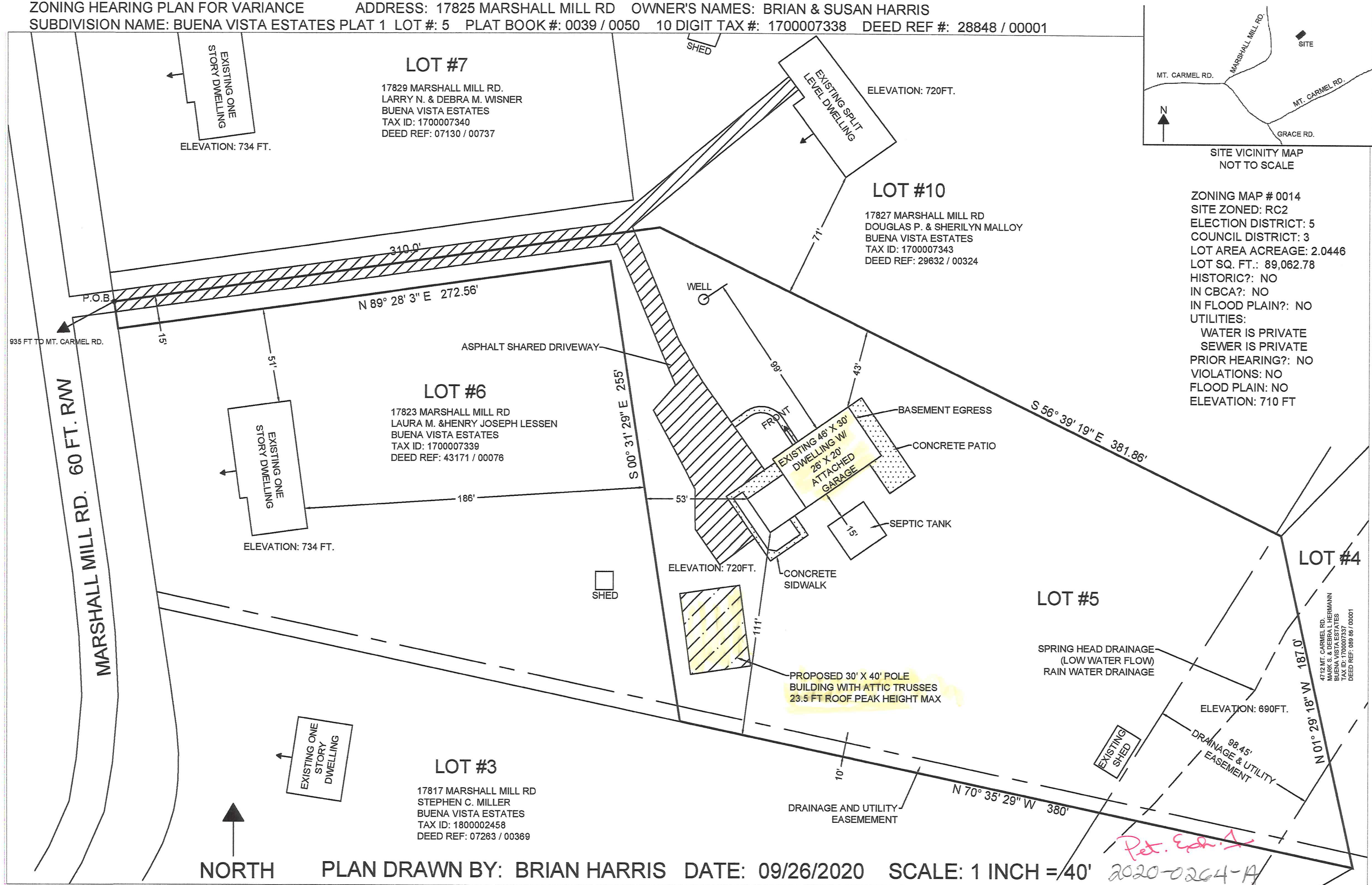
Certification is hereby made that
this packet was computed by LEON
PODOLSKY, a Notary Public and that it
meets the requirements of Section
3-106 Article 61 of the Annotated
Code of Maryland 1987 supplement
and all supplements thereto.

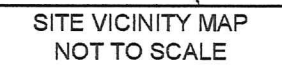
Leon A. Podolsky 8-9-87



ms A 5361236-8739-1

14239-50





ZONING MAP # 0014
SITE ZONED: RC2
ELECTION DISTRICT: 5
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 2.0446
LOT SQ. FT.: 89,062.78
HISTORIC?: NO
IN CBCA?: NO
IN FLOOD PLAIN?: NO
UTILITIES:
WATER IS PRIVATE
SEWER IS PRIVATE
PRIOR HEARING?: NO
VIOLATIONS: NO
FLOOD PLAIN: NO
ELEVATION: 710 FT

