

M E M O R A N D U M

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0293-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 5, 2021. 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
(1052 Marleigh Circle) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Leah Bracey * BALTIMORE COUNTY
Petitioner *
* CASE NO. 2020-0293-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 owner of the subject property, Leah Bracey (“Petitioner”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 1B02.3B (1958 Zoning Regulations 211.3) to permit a side yard dwelling addition (garage) with a side setback of 4 ft. in lieu of the required 8 ft. and a sum of sides setback of 14 ft. in lieu of the required 20 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.

A letter of support was received by Sean and Jodi Rehak who resides at 1054 Marleigh Circle indicating that they had no opposition to the Petitioner’s zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 20, 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

1/16/21

By

D Mignone

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 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 6th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3B (1958 Zoning Regulations 211.3) to permit a side yard dwelling addition (garage) with a side setback of 4 ft. in lieu of the required 8 ft. and a sum of sides setback of 14 ft. in lieu of the required 20 ft. be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date

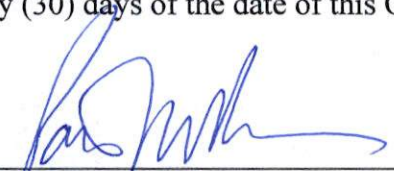
1/14/21

By

D. Mignola

- Petitioner 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.

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

By

11/16/21
D. M. Wagoner



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 1052 MARLEIGH CIRCLE

Currently zoned DR. 5.5 (NESTED) R6

Deed Reference 43457 / 43

10 Digit Tax Account # 0920302300

Owner(s) Printed Name(s) LEAH BRACEY

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

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

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

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

BCZR: 1B02.3.B; (1958 Regulations: 211.3) → To permit a side yard addition (garage) with a side setback of 4' in lieu of the required 8' and a sum of sides setback of 14' in lieu of the required 20'.

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.

X Owner(s)/Petitioner(s):

Leah Bracey /
Name #1 – Type or Print Name #2 – Type or Print

Leah Bracey /
Signature #1 Signature #2

1052 Marleigh Circle Towson MD
Mailing Address City State

21204 / 4438447369 / leanbracey23@gmail.com
Zip Code Telephone # Email Address

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

11/02/21
Name – Type or Print D. HUGHES

Signature [Signature]

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

WALTER DANIELS, ARCHITECT

Name – Type or Print Walter Daniels

Signature [Signature]

1113 Ivy Hill Road Cockeysville MD
Mailing Address City State

21036 / 4105603588 / danielsarchitects@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 20 day of August, 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 2020-0293-A Filing Date 12/8/20 Estimated Posting Date 12/20/20 Reviewer JS

Affidavit in Support of Administrative Variance

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

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

Address: 1052 Marleigh Circle Towson Maryland 21204
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 have carpal tunnel, neck and knee problems. It would be easier for
me to not have to travel around the house from the driveway
to get in. It would help to go from the garage to the house.
I also live alone and would feel safer entering my home
through the garage.

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

Leah Bracey
Signature of Owner (Affiant)

Leah Bracey
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 11th day of NOVEMBER, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Leah Bracey

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

AS WITNESS my hand and Notaries Seal

Robert M. Roberts
Notary Public

ROBERT M. ROBERTS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 15, 2024

My Commission Expires

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/20/2020

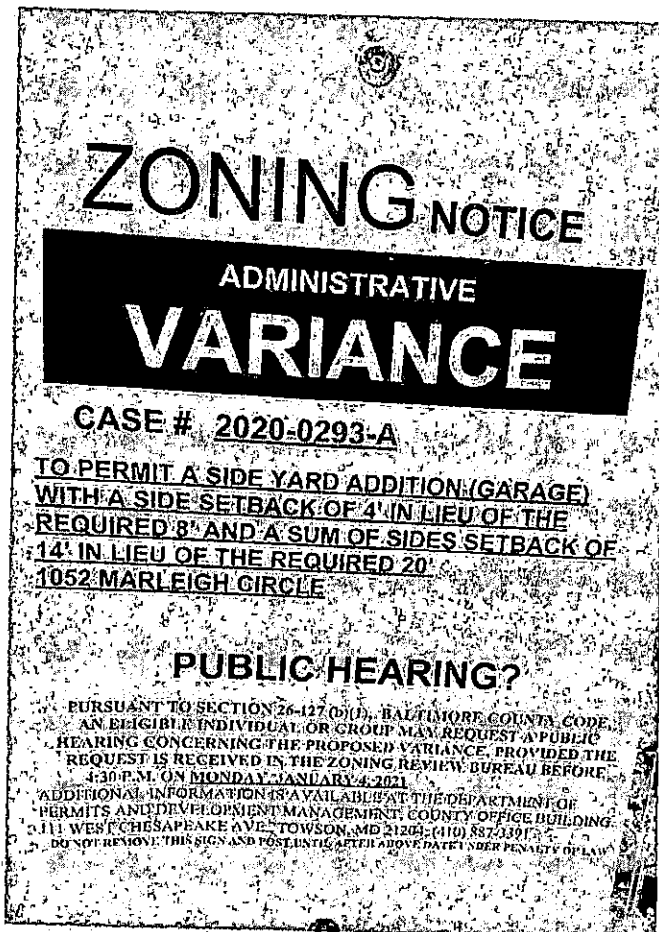
Case Number: 2020-0293-A

Petitioner / Developer: LEAH BRACEY

Date of Closing: JANUARY 4, 2021

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:
1052 MARLEIGH CIRCLE

The sign(s) were posted on: DECEMBER 20, 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 @ 1052 Marleigh Circle ~ 12/20/2020



Background Photo 2nd Sign @ 1052 Marleigh Circle ~ 12/20/2020
CASE # 2020-0293-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0293 -A Address 1052 MARLEIGH CIRCLE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/8/20 Posting Date: 12/20/20 Closing Date: 1/4/21

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- 0293 -A Address 1052 MARLEIGH CIRCLE

Petitioner's Name BRACEY Telephone 443-844-7369

Posting Date: 12/20/20 Closing Date: 1/4/21

Wording for Sign: _____

_____ To permit a side yard addition (garage) with a side setback of 4' in lieu of the required 8' and a sum of _____ sides setback of 14' in lieu of the required 20'.

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/neighbor 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: 2020-0293-A

Property Address: 1052 MARLEIGH CIRCLE

Property Description: 1

Legal Owners (Petitioners): LEAH BRACEY

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEAH BRACEY

Company/Firm (if applicable): _____

Address: 1052 MARLEIGH CIRCLE

TOWSON, MD 21204

Telephone Number: 443-844-7369



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 4, 2021

Walter Danias,
1113 Lvy Hill Road
Cockeysville MD 21030

RE: Case Number: 2020-0293-A, 1052 Marleigh Circle

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 08, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the words "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: December 16, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0293-A
Address 1052 Marleigh Circle
(Bracey Property)

Zoning Advisory Committee Meeting of **December 21, 2020**.

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
12/16	DEPS (if not received, date e-mail sent _____)	N/C
_____	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 (1 st)	Date: 12/20/20 by Linda O'Keefe	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any:

* letter from neighbor approving

November 18, 2020

To the Department of Permit Approvals and Inspections:

I am the owner of a residential property located directly next to 1052 Marleigh Circle, owned by Leah Bracey. Leah Bracey has provided me a copy of the site plan for the variances she seeks. I have reviewed the site plan, and consent, agree, and approve the requested variances.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jodi Rehak", with a stylized flourish underneath.

Sean & Jodi Rehak
1054 Marleigh Circle
Towson, Maryland, 21204

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0920302300		
Owner Information		
Owner Name:	BRACEY LEAH ELIZABETH	Use: RESIDENTIAL
Mailing Address:	1052 MARLEIGH CIR TOWSON MD 21204-2205	Principal Residence: YES Deed Reference: /43457/ 00043
Location & Structure Information		
Premises Address:	1052 MARLEIGH CIR TOWSON 21204-2205	Legal Description: 634 NE KENILWORTH DR ORCHARD HILLS
Map: 0069	Grid: 0006	Parcel: 0832
Neighborhood: 9030044.04	Subdivision: 0000	Section: 3
Block: A	Lot: 4	Assessment Year: 2020
Plat No: 1		Plat Ref: 0025/ 0022
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1958	1,560 SF	250 SF
Property Land Area	County Use	
8,509 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	86,100	86,100
Improvements	132,800	217,200
Total:	218,900	303,300
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		247,033
		275,167
Transfer Information		
Seller: ABDULLAH YASMINAH	Date: 10/13/2020	Price: \$355,000
Type: ARMS LENGTH IMPROVED	Deed1: /43457/ 00043	Deed2:
Seller: 1436 DARTMOUTH AVENUE LLC	Date: 12/07/2017	Price: \$330,000
Type: ARMS LENGTH IMPROVED	Deed1: /39724/ 00118	Deed2:
Seller: REISLER CLARENCE I	Date: 09/01/2016	Price: \$225,500
Type: ARMS LENGTH IMPROVED	Deed1: /37953/ 00171	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: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



State of Maryland, Baltimore County, to-wit

I, Julie L. Ensor, Clerk of the Circuit Court for Baltimore County, Maryland, a court
of record, do hereby certify that ROBERT M ROBERTS was
commissioned/appointed and qualified a Notary Public commencing on 01/27/2020.
In Testimony Whereof, I have hereunto set my hand and affixed the seal of the Court
on this 12th day of November, 2020.


Clerk of the Circuit Court for Baltimore County, Maryland

ZAC AGENDA

Case Number: 2020-0292-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: White Guy B, White Clare
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2 THORNDYKE GARTH
Location: North of Collingwood Road on West side of Thordyke Garth.

Existing Zoning: RC 6 (VESTED R 40) **Area:** .96 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.A.1 (Section 202.4 of the 1958 Zoning Regulation). To permit an addition to a detached residence that is on a lot which is vested in the 1958 Regulations as R-40 Zoning with a proposed rear yard setback of 42 feet in lieu of the required 50 feet min rear yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/04/2021

Miscellaneous Notes:

Case Number: 2020-0293-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Leah Bracey
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 1052 MARLEIGH CTR
Location: North East side of Marleigh Circle (50'), 583' North East of the center line of Kenilworth Drive (80').

Existing Zoning: DR 5.5 (VESTED R 6) **Area:** 8,509 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3B (1958 Zoning Regulations 211.3) To permit a side yard dwelling addition (garage) with a side setback of 4' in lieu of the required 8' and a sum of sides setback of 14' in lieu of the required 20'.

Attorney: Not Available

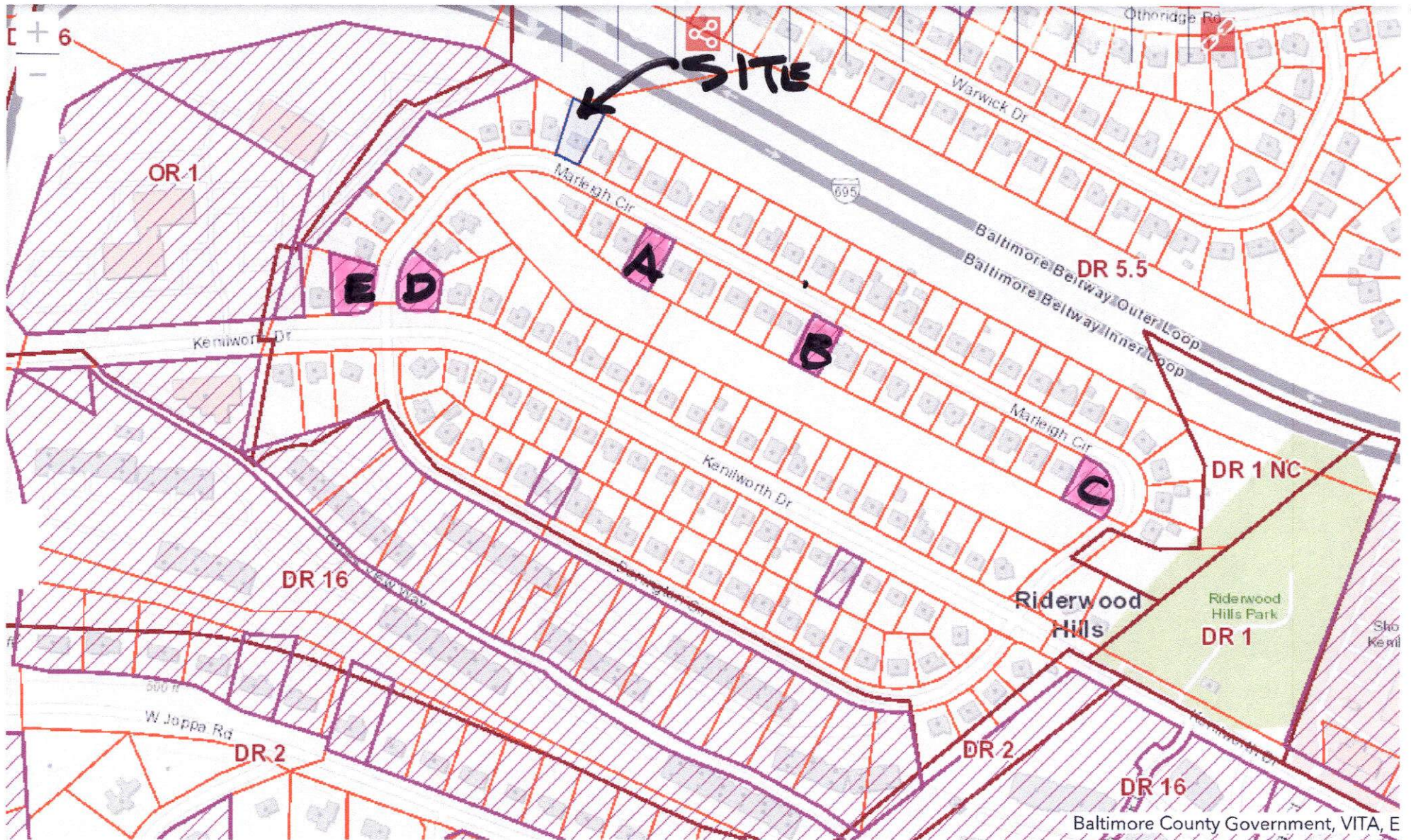
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

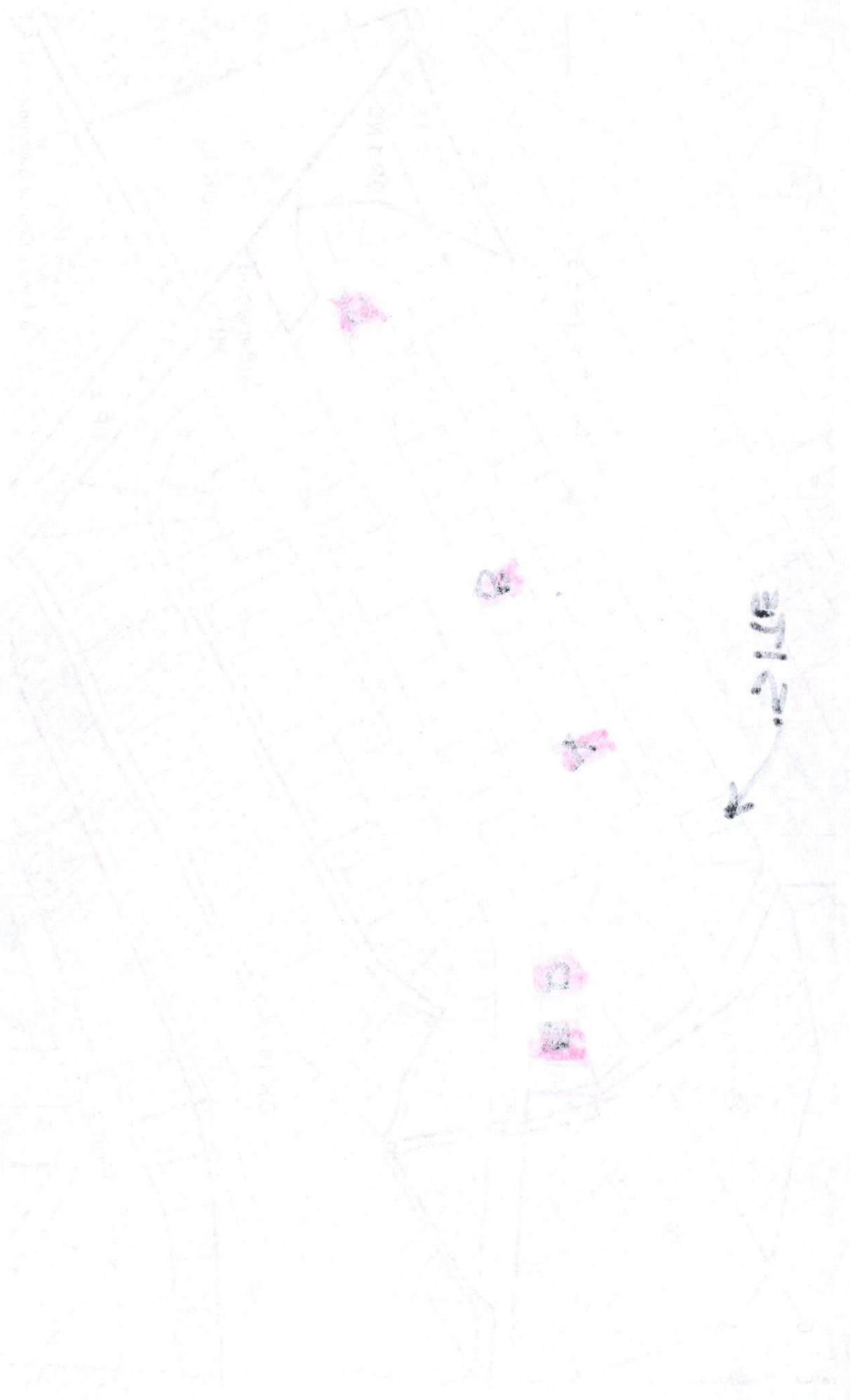
Closing Date: 01/04/2021

Miscellaneous Notes:



Baltimore County Government, VITA, E

OTHER ZONING CASES IN THE AREA.





My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

1043 Marleigh circle

Search

Property Report - 1043 MARLEIGH CIR

1043 MARLEIGH CIR

Tax Account Number 0901500860
Owner Name WEEKES RASHEEN D
Premise Address 1043 MARLEIGH CIR
Tax Map 0069
Parcel 0832
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Lutherville ES](#)
Middle School District [Dumbarton MS](#)
High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Towson](#)

(1 of 3)

Board of Appeals Decision

Petition Type 1 VARIANCE

Petition Request 1 Side Yard

Petition Type 2 ALLOWED 6' SIDES ET BACK IN LIEU
OF REQ'D 8' FEET,

Petition Request 2

Petition Type 3

Petition Request 3

Petition Type 4

Petition Request 4

Existing Use ACCESSORY STRUCTURE / BUILDING

Proposed Use

Existing Zoning DR 5.5 (R-6)

Requested Zoning

Administrative Law Judge

Administrative Law Judge Order Date 6/3/1976

Administrative Law Judge Decision GRANTED

Administrative Law Judge Order Restrictions

CASEIMAGE <https://bcgis.baltimorecountymd.gov/myneighborhoodfiles/19760239.pdf>

CASEIMAGEPATH <https://bcgis.baltimorecountymd.gov/myneighborhoodfiles/19760239.pdf>

[Zoom to](#)

Baltimore County Government

40ft

-76.625 39.414 Degrees

"A"



Baltimore County - My Neighborhood

my neighborhood

from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

1031 Marleigh circle

Search

Property Report - 1031 MARLEIGH CIR

1031 MARLEIGH CIR

Tax Account Number 0908008520
Owner Name CAIN DENNIS R CAIN
THERESA A
Premise Address 1031 MARLEIGH CIR
Tax Map 0069
Parcel 0832
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Lutherville ES](#)

Middle School District [Dumbarton MS](#)

High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Towson](#)

(1 of 3)

Violation Cases

Related Cases

Concurrent Cases

Miscellaneous Notes

Contract Purchaser

1031 Marleigh Circle

Attorney

Petition Filing Date

Board of Appeals Case
Number

Board of Appeals

N

Appellant

Board of Appeals
Description

Administrative Law Judge
Hearing Date

Board of Appeals Filing
Date

Board of Appeals Hearing
Date

Board of Appeals Decision
Date

Board of Appeals Decision

Petition Type 1

ADMINISTRATIVE VARIANCE

Petition Request 1

to permit an existing single family dwelling with open projection to have a front yard depth of 17 feet in lieu of the required 22.5 feet.

[Zoom to](#)

Baltimore County Gove

40ft

-76.624 39.414 Degrees

"B"



Baltimore County - My Neighborhood

Election District [2](#)
Voting Precinct [09-006](#)

ECONOMIC

Commercial Revitalization District No Feature Found
Enterprise Zone No Feature Found
Economic Park Center Name No Feature Found
Economic Park Center Type No Feature Found

ENVIRONMENTAL

Watershed Name [Jones Falls](#)
River Basin Name Patapsco River
Subshed Name Roland Run
Soil Name Glenville-Urban land complex, 0 to 8 percent slopes

HISTORIC

National Register Historic District No Feature Found
Baltimore County Historic District No Feature Found
Landmark Name No Feature Found
MIHP Number No Feature Found

LAND MANAGEMENT

URDL Land Type Urban
Growth Tier Description Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number [1986-0217-A](#)

1017

(1 of 3)

Zoning History Cases: 1986-0217-A

Case Number 1986-0217-A

Petitioner

Property Description

Area

Violation Cases

Related Cases

Concurrent Cases

Miscellaneous Notes

Contract Purchaser

Attorney

Petition Filing Date

Board of Appeals Case Number

Board of Appeals N

Appellant

Board of Appeals Description

Administrative Law Judge Hearing Date

Board of Appeals Filing Date

Board of Appeals Hearing

[Zoom to](#)

Allowed Front yard of 19' FEET IN
LIEU ON 25'

Baltimore County Gove

40ft

-76.621 39.413 Degrees

"0"



My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

1044 Kenilworth Dr

Search

Property Report - 1044 KENILWORTH DR

1044 KENILWORTH DR

Tax Account Number 0902855880

Owner Name BUSCHMAN FRANCIS
GORDON BUSCHMAN
JERLENE A

Premise Address 1044 KENILWORTH DR

Tax Map 0069

Parcel 0833

Real Property Report [More info](#)

StreetView [Click for StreetView](#)

PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Lutherville ES](#)

Middle School District [Dumbarton MS](#)

High School District [Towson HS](#)

CIMC GOVERNMENT

(1 of 3)

Board of Appeals Decision

Petition Type 1 VARIANCE

Petition Request 1 Rear Yard, Assessory Structure (Front/Side)

Petition Type 2 *Rear yard Setback of 25' in lieu*

Petition Request 2 *of rear'd 30'*

Petition Type 3

Petition Request 3

Petition Type 4

Petition Request 4

Existing Use DWLG- SINGLE FAMILY

Proposed Use

Existing Zoning DR 5.5 (R-6)

Requested Zoning

Administrative Law Judge

Administrative Law Judge Order Date 2/2/1977

Administrative Law Judge Decision GRANTED

Administrative Law Judge Order Restrictions

CASEIMAGE <https://bcgis.baltimorecountymd.gov/myneighborhoodfiles/19770133.pdf>

CASEIMAGEPATH <https://bcgis.baltimorecountymd.gov/myneighborhoodfiles/19770133.pdf>

[Zoom to](#)

1100

Baltimore County Gove

40ft

-76.627 39.414 Degrees

"D"



Baltimore County - My Neighborhood

enter ADDRESS or 10-DIGIT TAX ACCOUNT

1100 Kenilworth Dr

Search

Property Report - 1100 KENILWORTH DR

1100 KENILWORTH DR

Tax Account Number 0902004720
Owner Name BAKER ROBERT S SR
Premise Address 1100 KENILWORTH DR
Tax Map 0069
Parcel 0833
Real Property Report [More info](#)
StreetView [Click for StreetView](#)
PermitReview [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Lutherville ES](#)
Middle School District [Dumbarton MS](#)
High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Towson](#)
Councilmanic District [5](#)
Congressional District [2](#)

(1 of 3)

Zoning History Cases: 1965-0321-A

Case Number	1965-0321-A
Petitioner	BLEDSON, ET UX, RICHARD
Property Description	NE COR KENILWORTH DRIVE, MARLEIGH CIRCLE
Area	0.32 Acres
Violation Cases	permitted a rear yard of 9' FEET IN LIEU OF REQ'D 30' FEET.
Related Cases	
Concurrent Cases	
Miscellaneous Notes	SEC. 211.4.
Contract Purchaser	
Attorney	
Petition Filing Date	4/18/1965
Board of Appeals Case Number	
Board of Appeals Appellant	
Board of Appeals Description	
Administrative Law Judge Hearing Date	5/16/1965
Board of Appeals Filing Date	
Board of Appeals Hearing	

[Zoom to](#)

1104

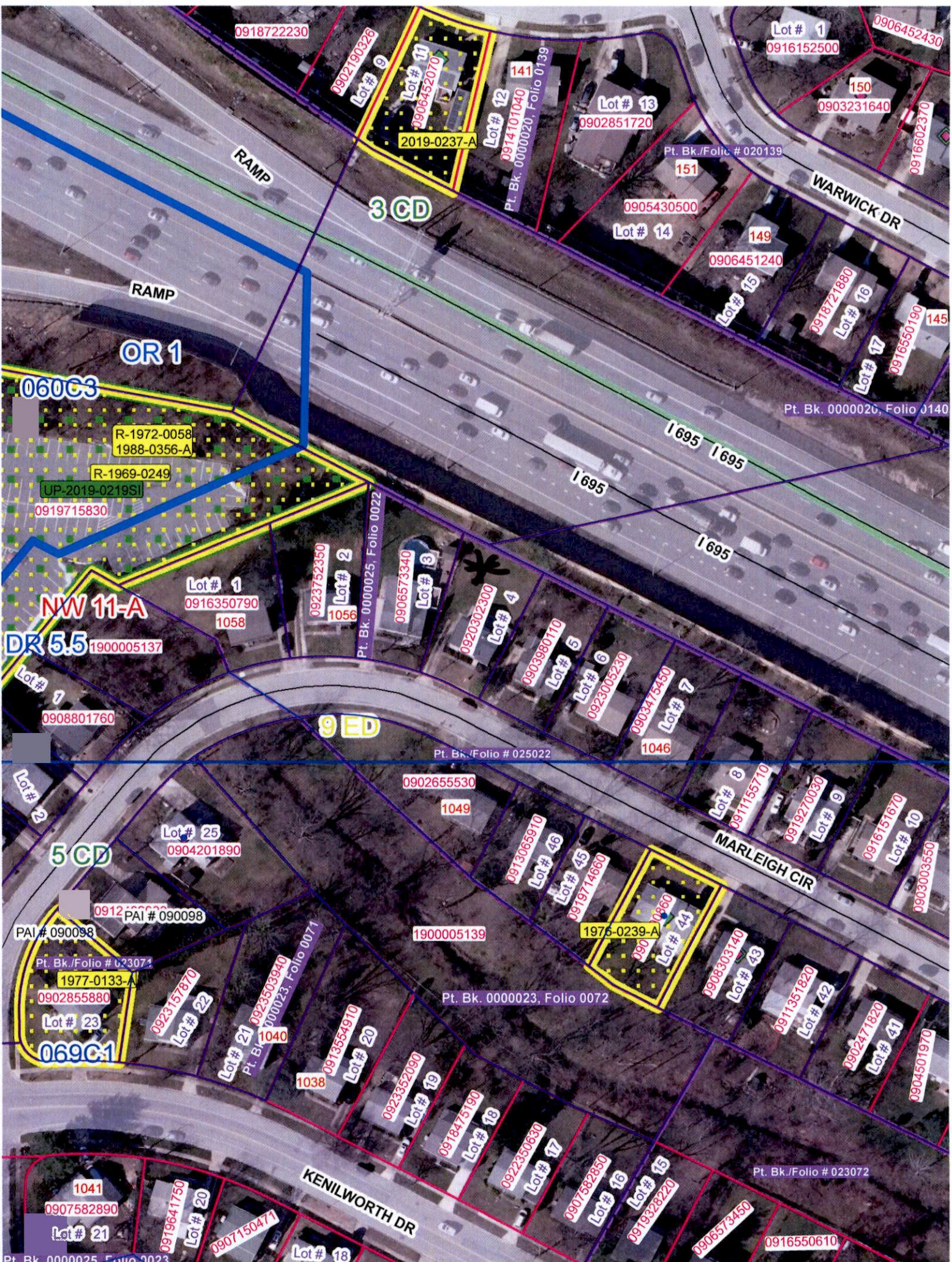
KENILWORTH DR

Baltimore County Gove

40ft

-76.627 39.414 Degrees

"
TH"



0918722230

0902190328
Lot # 9

2019-0237-A

0906452070
Lot # 11

141
0914101040
Lot # 12
Pt. Bk. 0000020, Folio 0139

Lot # 13
0902851720

Lot # 1
0916152500

150
0903231640

0916602370

Pt. Bk./Folio # 020139

151

0905430500
Lot # 14

149
0906451240
Lot # 15

0918721880
Lot # 16

0916550190
Lot # 17

145

Pt. Bk. 0000020, Folio 0140

1695 1695

1695

1695

RAMP

OR 1

060C3

R-1972-0058
1988-0356-A

R-1969-0249

UP-2019-0219S

0919715830

NW 11-A

DR 5.5 1900005137

Lot # 1
0916350790
1058

0923752350
Lot # 2
1056

0906573340
Lot # 3

0920302300
Lot # 4

0903980110
Lot # 5

0923005230
Lot # 6

0903475450
Lot # 7
1046

Pt. Bk./Folio # 025022

0902655530
1049

Lot # 25
0904201890

5 CD

0912 PAI # 090098

PAI # 090098

Pt. Bk./Folio # 023071

1977-0133-A

0902855880

Lot # 23

069C1

0923157870
Lot # 22

09233503940
Lot # 21
Pt. Bk. 0000023, Folio 0071

1040

1038

0913554910
Lot # 20

0923352090
Lot # 19

0918475190
Lot # 18

0922350630
Lot # 17

0907582850
Lot # 16

0919328220
Lot # 15

Pt. Bk./Folio # 023072

0906573450

0916550610

0911351820
Lot # 142

0902471820
Lot # 141

0904501970

0911557110
Lot # 8

0919270030
Lot # 9

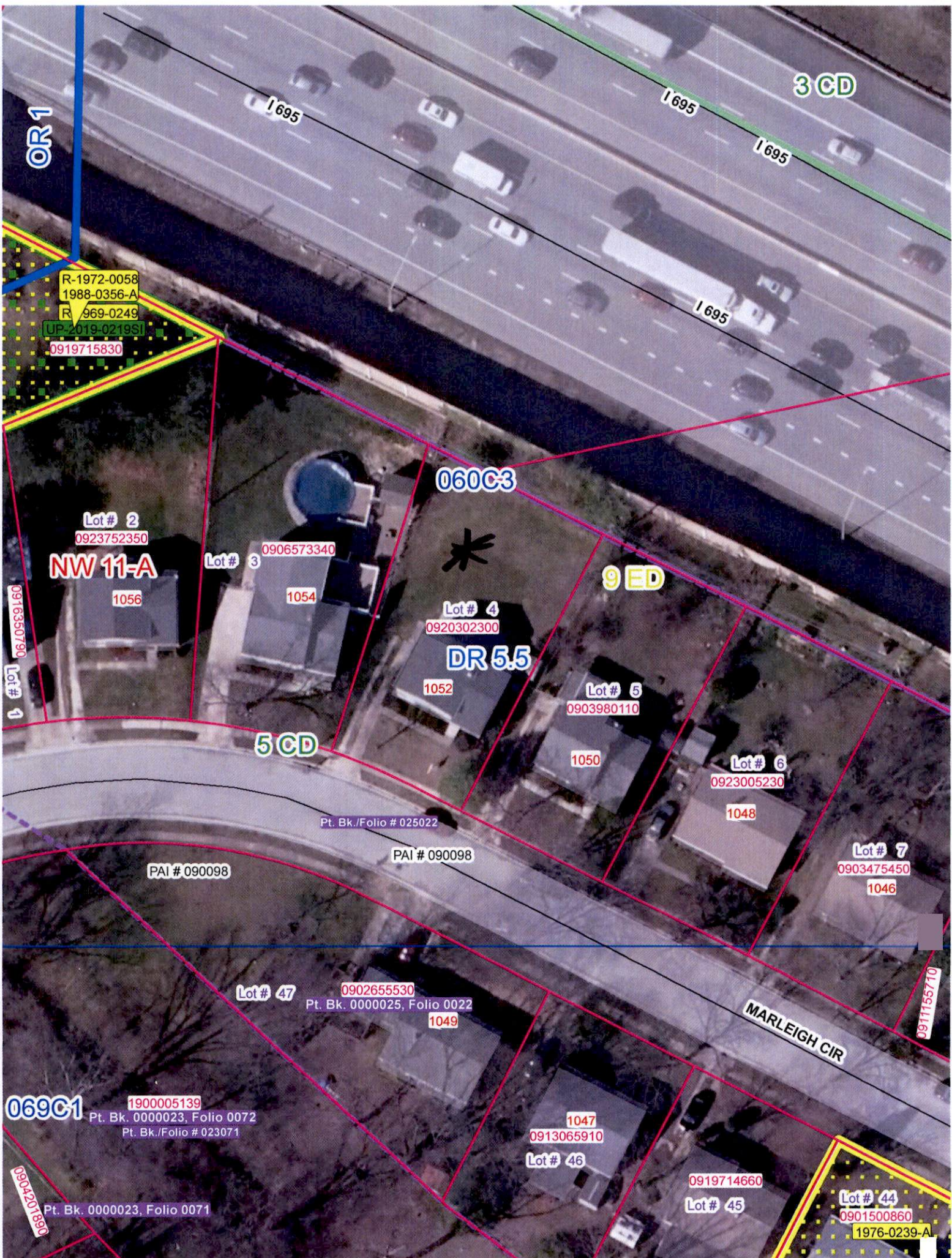
0916151670
Lot # 10

0903003550

MARLEIGH CIR

KENILWORTH DR

Pt. Bk. 0000025, Folio 0023



OR1

3 CD

I 695

I 695

I 695

I 695

R-1972-0058
1988-0356-A
R 969-0249
UP-2019-0219SI
0919715830

060C3

Lot # 2
0923752350
NW 11-A
1056

Lot # 3
0906573340
1054

Lot # 4
0920302300
DR 5.5
1052

9 ED

Lot # 5
0903980110
1050

Lot # 6
0923005230
1048

Lot # 7
0903475450
1046

Pt. Bk./Folio # 025022

PAI # 090098

PAI # 090098

Lot # 47
0902655530
Pt. Bk. 0000025, Folio 0022
1049

069C1
1900005139
Pt. Bk. 0000023, Folio 0072
Pt. Bk./Folio # 023071

1047
0913065910
Lot # 46

0919714660
Lot # 45

Lot # 44
0901500860
1976-0239-A

MARLEIGH CIR

0911155710

0902201890



PHOTO # 1

1052 MARLEIGH CIR



PHOTO #2

1062 MAXLEIGH CIR

VESTIBULE

KITCHEN DOOR

DEEP DOOR
GARAGE



PHOTO #3

1052 MARLEIGH CIR.

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

☐ SPECIAL HEARING

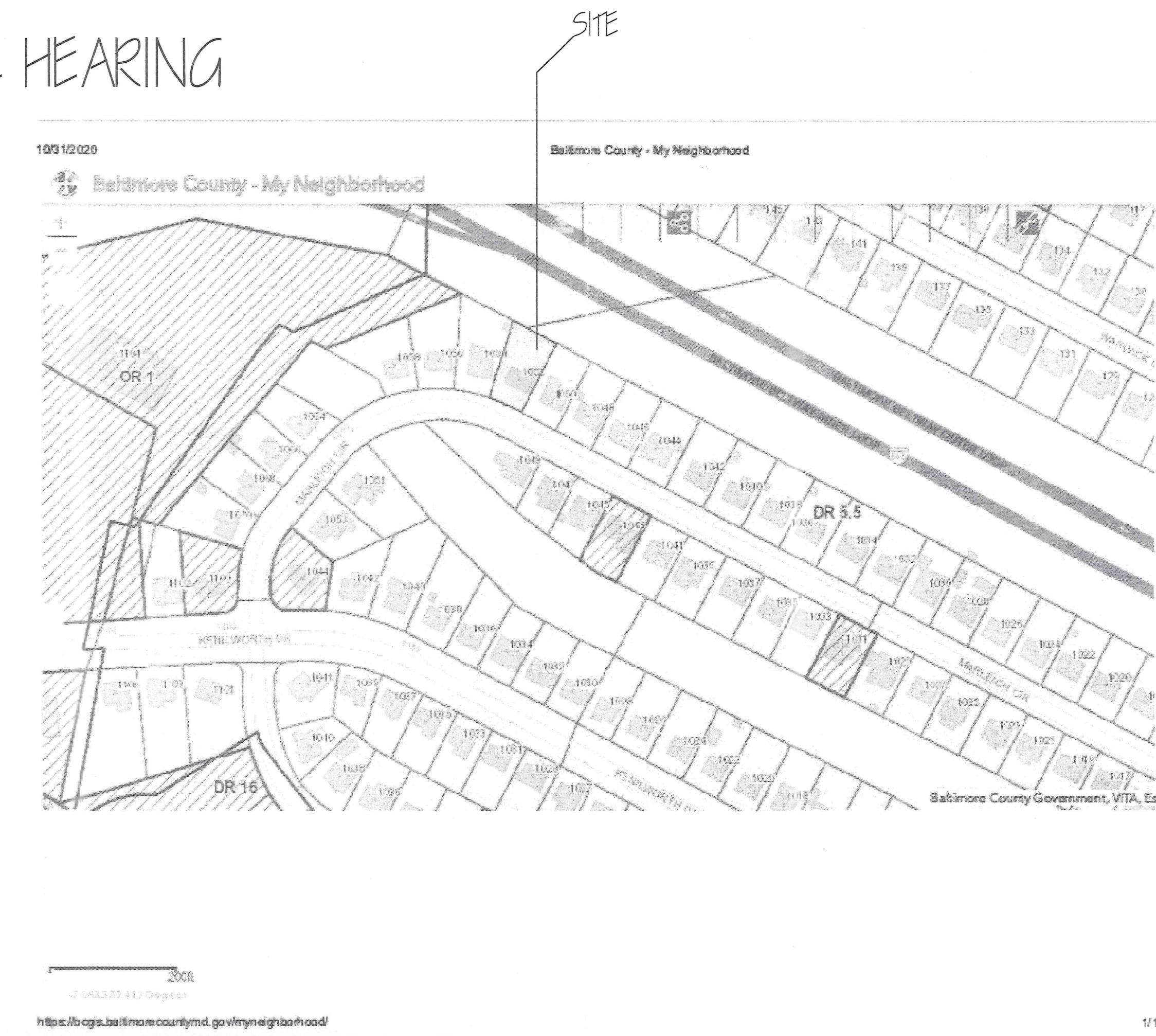
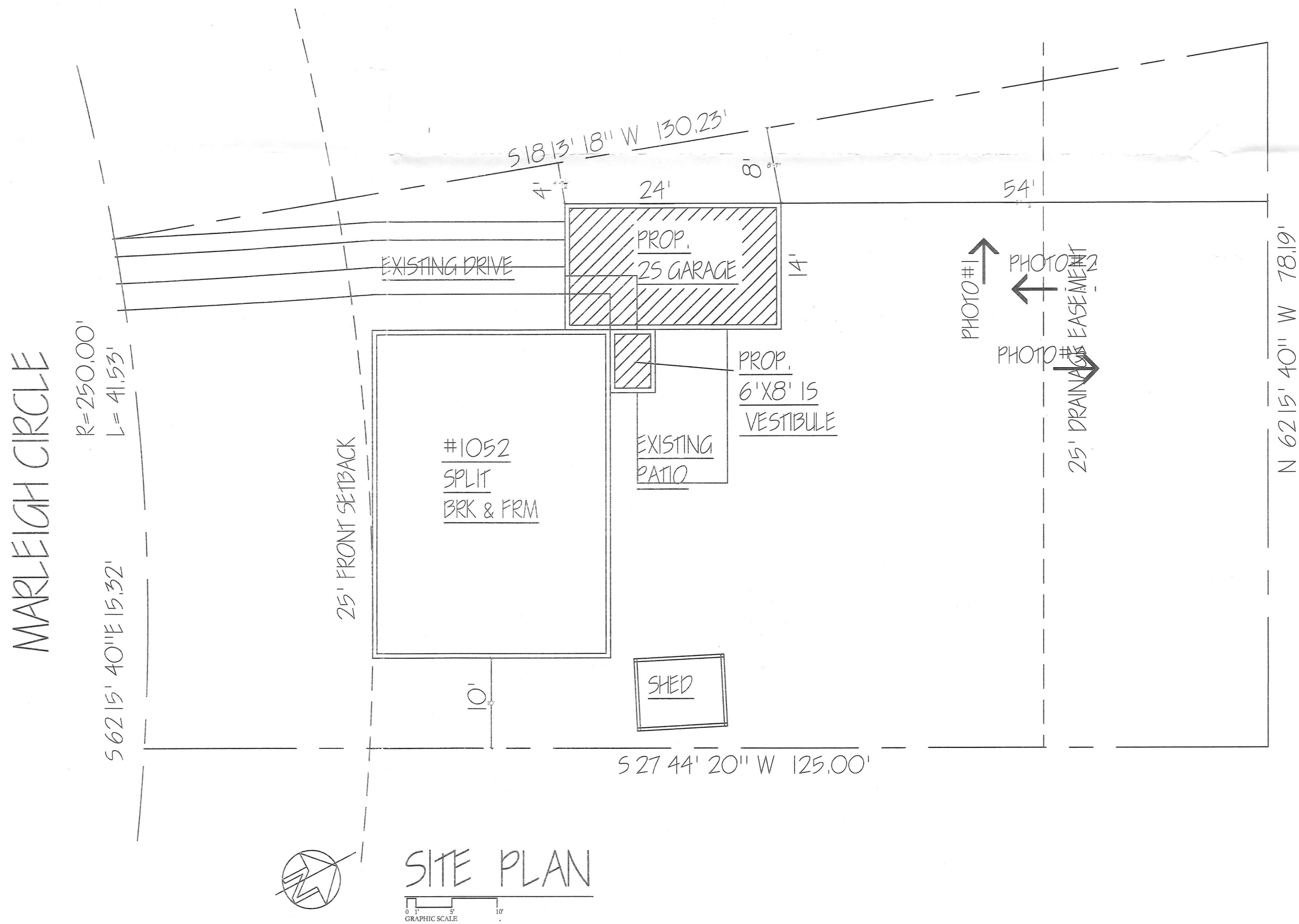
PROPERTY ADDRESS- 1052 MARLEIGH CIRCLE, TOWSON MD 21204

SUBDIVISION NAME: LOT 4 BLOCK "A" A RESUBDIVISION OF PARTS OF PLATS ONE AND TWO SECTION THREE ORCHARD HILLS

PLAT BOOK: 25 FOLIO 22

DEED REFERENCE : / 43457/ 00043

OWNER: BRACEY, LEAH ELIZABETH



SITE VICINITY MAP

Councilmanic District : 5
Councilmanic District : 5
Election District: 9
Election District: 9
1" = 200' scale map: 0 60C3
1" = 200' scale map: 0 60C3
Zoning: DR 5.5
Zoning: DR 5.5
Lot Size: 8,509 SF
Lot Size: 8,509 SF
Sewer : PUBLIC
Sewer : PUBLIC
Water: PUBLIC
Water: PUBLIC
Chesapeake Bay Critical Area: No
Chesapeake Bay Critical Area: No
100 Year Flood Plain : NONE
100 Year Flood Plain : NONE
FEMA MAP:

Historic Property: No
Historic Property: No
Prior Zoning Hearings: None
Prior Zoning Hearings: None

2020-0213-A

Zoning Office Use Only

reviewed by:	item #:	case #:
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Drawing Title

SITE PLAN

Drawing Number

SITE