MEMORANDUM

DATE: February 17, 2021

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0303-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 16, 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
(16901 A Gorsuch Mill Rd.)		
5th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Michael J. & P. Yvonne Rekus	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0303-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, Michael J. and P. Yvonne Rekus ("Petitioners"). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") § 400.3 to permit a proposed accessory use (detached garage and storage structure) with a height of 18 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. 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 December 27, 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

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/storage structure height and usage, I will impose conditions that the garage/storage structure 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 **14th** 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") § 400.3 to permit a proposed accessory use (detached garage and storage structure) with a height of 18 ft. in lieu of the required 15 ft. maximum height, 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/storage structure into a dwelling unit or apartment. The proposed garage/storage structure shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The proposed garage/storage structure 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:dlw

ORDER RECEIVED FOR FILING

Date 1-14-21

By

20-869 CF

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 16901A GORSUCH MILL RD, UPPERCO, MD 21155 **Currently zoned** RC 2

Deed Reference 42140 / 00331 10 Digit Tax Account # 1800014064

Owner(s) Printed Name(s) MICHAEL J. REKUS, P. YVONNE REKUS

(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 400.3 to permit a Proposed accessory use Detached garage and storage structure with a height of 18' in lieu of the required 15 ft Maximum height

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.

RECEIVED
DEC 08 2020
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Owner(s)/Petitioner(s):

MICHAEL J. REKUS / P. YVONNE REKUS
Name #1 – Type or Print / Name # 2 – Type or Print

Michael J Rekus / P. Yvonne Rekus
Signature #1 / Signature # 2

16901 GORSUCH MILL RD, UPPERCO, MD
Mailing Address / City / State

21155 / 443-425-5951 / YREKUS@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:

Eli Esh
Name – Type or Print

Signature

550 Beechdale Rd Bird-in-Hand PA
Mailing Address / City / State

17505 / 717-278-0274 / anebuilders@gmail.com
Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING
Date 1-14-21
By

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 2020-0303-A **Filing Date** 12/17/2020 **Estimated Posting Date** 12/27/2020 **Reviewer** CP

Rev 5/5/2016

Affidavit in Support o dministrative 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: 16901A GORSUCH MILL RD, UPPERCO MD 21155

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)**

Detached garage and storage structure with a height of 18' in lieu of the required 15 ft maximum height

Garage will not obstruct, detract or negatively impact and neighboring properties. Garage will only enhance the existing property.

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

Michael J Rekus
Signature of Owner (Affiant)

P. Yvonne Rekus
Signature of Owner (Affiant)

MICHAEL J. REKUS
Name- Print or Type

P. Yvonne Rekus
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 02rd day of December, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael. J. Rekus and, Patricia. Yvonne Rekus.

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

AS WITNESS my hand and Notaries Seal

Reema Bhatia
Notary Public

05.21.2024
My Commission Expires

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-21-2024

REV. 5/5/2016

2020-0303-A

Zoning Property Description For 16901A Gorsuch Mill Rd Upperco MD 21155

Beginning for the same at the end of the 8th or North 24 degrees 40 minutes East 130 1/8 perch line
Noth 38 degrees o1 minutes 51 seconds east 122.20 ft thence running for new lines of division the following four courses and distance: South 46 degrees 04 minites 37 seconds East 76.67 feet to a fence past thence 33 degrees 50 minutes 50 seconds East 137.74 feet to a fence post thence South 41 degrees 56 minutes 10 seconds west 193.67 ft thence North 55 degrees 11 minutes 46 seconds west 175. feet to intersect the 8th line on the South side of Gorsuch Mill Rd thence running with th 8th line North 29 degrees 41 minutes 44 seconds East 132.40 ft to the place of beginning containing 1.0306 acres of land

The Improvements is thereon being known as 16901A Gorsuch Mill Road (also known as 16901 Gorsuch Mill Road)

Being the same property which be deed dated February 28, 2019 and recorded among the lands records of Baltimore county , Maryland on March 11, 2019 in Liber 41203 in Folio 456 was Granted and conveyed by Donna Lorraine Lock unto Tracy Csontos and Chris Csontos.

Being also the same property which by deed dated May 29, 1980 and recorded among the land records of Baltimore County Maryland on June 3, 1980 in Liber 6170, in Folio 37 was granted and conveyed by Raymond K Harden Romaine unto Dfavid Worthington Lock SR and Donna Lorraine Lock.

Beginning at a point on the East side of Gorsuch Mill Rd which is 20 ft wide at a distance of 2,459 ft South East of the centerline of the nearest improved intersecting street, Mt Carmel Rd which is 22 ft wide.

2020-0303-A

CERTIFICATE OF POSTING

CASE NO. 2020-0303-A

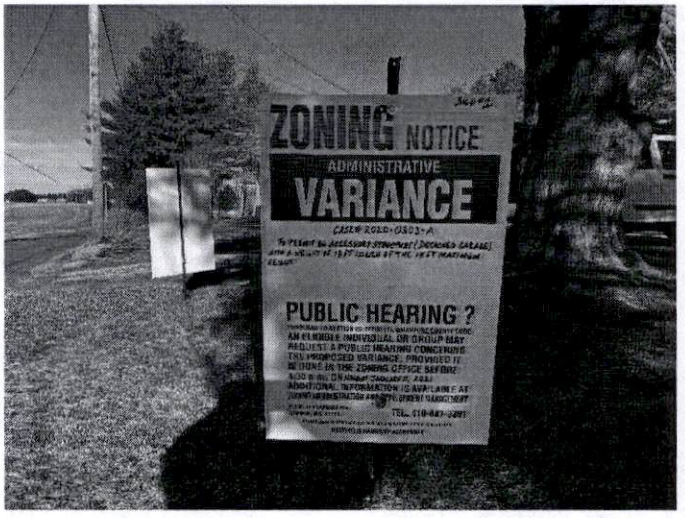
PETITIONER/DEVELOPER

ELI ESH

A&E BUILDERS

DATE OF HEARING/CLOSING

January 11, 2021



BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

16901A Gorsuch Rd. SIGN 1

THE SIGN(S) POSTED ON December 27, 2020 January 9, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0303-A

PETITIONER/DEVELOPER

ELI ESH

A&E BUILDERS

DATE OF HEARING/CLOSING

January 11, 2021

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

16901A Gorsuch Rd. SIGN 2

THE SIGN(S) POSTED ON December 27, 2020 January 9, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

CASE NO. 2020- 0303-A

CHECKLIST

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: 12-27-20 by Ogle

SIGN POSTING (2nd) Date: 1-9-21 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

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** - 1800014064

Owner Information

Owner Name:	REKUS MICHAEL J REKUS P YVONNE	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	16901A GORSUCH MILL RD UPPERCO MD 21155-9437	**Deed Reference:**	/42140/ 00331

Location & Structure Information

Premises Address:	16901A GORSUCH MILL RD UPPERCO 21155-9437	**Legal Description:**	1.0306 AC ES GORSUCH MILL RD 2490 S HEREFORD RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0020	0024	0247	5040004.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1944	1,792 SF	600 SF	1.0300 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	SIDING/	4	3 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	94,700	94,700		
Improvements	166,400	325,300		
Total:	261,100	420,000	314,067	367,033
Preferential Land:	0	0		

Transfer Information

Seller: CSONTOS TRACY	**Date:** 11/20/2019	**Price:** $455,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /42140/ 00331	**Deed2:**
Seller: LOCK DAVID W SR	**Date:** 03/11/2019	**Price:** $190,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /41203/ 00456	**Deed2:**
Seller: HARDEN RAYMOND K	**Date:** 06/03/1980	**Price:** $67,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /06170/ 00037	**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 02/10/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2020-0303-A

ZAC AGENDA

Case Number: 2020-0302-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: John E & Michele M. Clifton
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 14017 FOXLAND RD
Location: West of Manor Road at the intersection of Eland Road and Foxland Road.

Existing Zoning: RC 5 **Area:** .92 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.1 & 400.3 of BCZR (See 400.1.d Zoning Commissioner's Policy Manual) To permit an accessory use detached Garage in the side yard of residential corner lot in lieu of the required rear yard with a height of 23 feet in lieu of the required 15 feet max height.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/11/2021

Miscellaneous Notes:

Case Number: 2020-0303-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael J. Rekus & P. Yvonne
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 3

Property Address: 16901 A GORSUCH MILL RD
Location: E side of Gorsuch Mill Road 2,459 South East of Mt Carmel Road.

Existing Zoning: RC 2 **Area:** 1.03 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
Section BCZR 400.3 To permit a proposed accessory use detached garage and storage structure with a height of 18' in lieu of the required 15 feet maximum height.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/11/2021

Miscellaneous Notes:

Thunderbird

From: 7172780224@vzwpix.com
Date: 12/3/2020, 10:41 AM
To: anebuilders@gmail.com

916 KB

2020-0303. A

12/3/2020, 10:42 AM

(Av) 1-11-21

2020-0303-A

Donna Mignon

From:	mert1114@aol.com
Sent:	Sunday, January 10, 2021 6:45 PM
To:	Donna Mignon
Cc:	A & E Builders
Subject:	2nd set of certificates
Attachments:	Gorsuch 1 A.docx; Gorsuch 2 A.docx

Good morning , certificates for 16901A Gorsuch Rd.

Sent from Mail for Windows 10
Martin Ogle

JOHN A. OLSZEWSKI, JR.
County Executive

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

January 11, 2021

Eli Esh
550 Beechdale Road
Bird-in-Hand MD 17505

RE: Case Number: 2020-0303-A, 16901 Gorsuch Mill Road

Dear: Michael J. & Yvonne P Rekus

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on December 17, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

CERTIFICATE OF POSTING

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL J. MOLLINOFF, *Director*
Department of Permits, Development Management & Inspections

CASE NO. 2020-0303-A

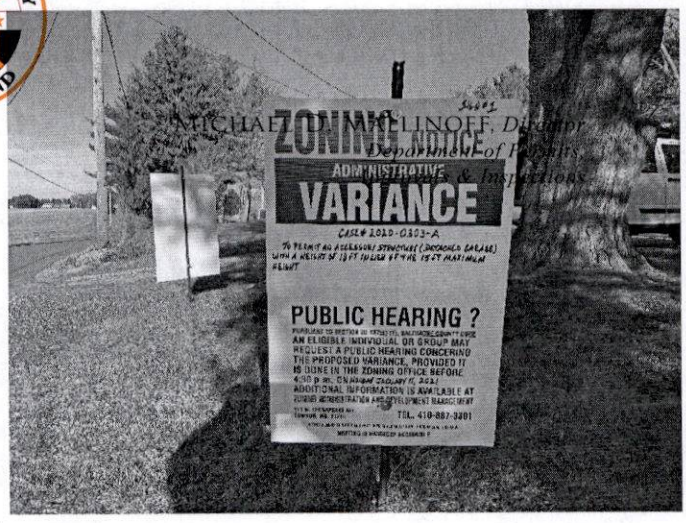
PETITIONER/DEVELOPER

ELI ESH

A&E BUILDERS

DATE OF HEARING/CLOSING

January 11, 2021



BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

16901A Gorsuch Rd. SIGN 1

THE SIGN(S) POSTED ON December 27, 2020 January 9, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

JOHN A. OLSZEWSKI, JR.
County Executive

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

CASE NO. 2020-0303-A

PETITIONER/DEVELOPER

ELI ESH

A&E BUILDERS

DATE OF HEARING/CLOSING

January 11, 2021

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

BALTIMORE COUNTY D[illegible]RTMENT OF PERMITS, APPROV[illegible] AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0303 -A Address 16901A Gorsuch Mill Rd

Contact Person: Christina Fink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12-17-2020 **Posting Date:** 12-27-2020 **Closing Date:** 1-11-2021

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- 0303 -A Address 16901A Gorsuch Mill Rd

Petitioner's Name Michael Rekus P. Yvonne Rekus Telephone 443-425-5951

Posting Date: 12-27-2020 **Closing Date:** 1-11-2021

Wording for Sign: *To Permit* an accessory structure (detached garage) with a Height of 18FT in Lieu of the 15FT maximum Height

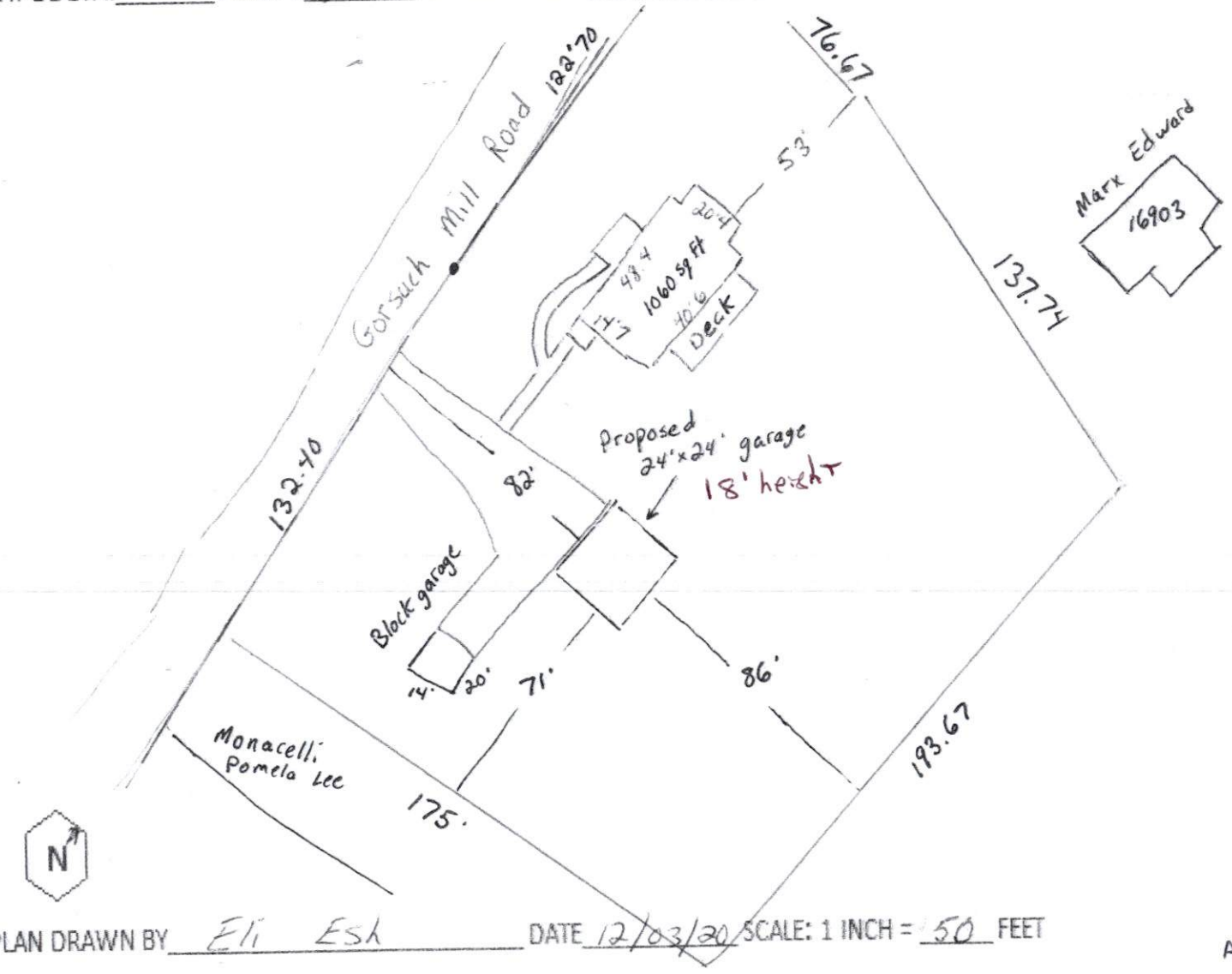
Revised 2/20/2020

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

ADDRESS 16901 A Gorsuch Mill Rd OWNER(S) NAME(S) Michael Retus

SUBDIVISION NAME ____ LOT # ____ BLOCK # ____ SECTION # ____

PLAT BOOK # ____ FOLIO # 456 10 DIGIT TAX # 1800014064 DEED REF. # 42140/00331



PLAN DRAWN BY Eli Esh DATE 12/03/20 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 020C3

SITE ZONED RC2

ELECTION DISTRICT 5th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.0306

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE ✓

SEWER IS:

PUBLIC ____ PRIVATE ✓

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND RESULT BELOW

RECEIVED

DEC 08 2020

DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

VIOLATION CASE INFO:

2020-0303-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 05 **Account Number -** 1800014064

Owner Information

Owner Name:	REKUS MICHAEL J REKUS P YVONNE	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	16901A GORSUCH MILL RD UPPERCO MD 21155-9437	**Deed Reference:**	/42140/ 00331

Location & Structure Information

Premises Address:	16901A GORSUCH MILL RD UPPERCO 21155-9437	**Legal Description:**	1.0306 AC ES GORSUCH MILL RD 2490 S HEREFORD RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0020	0024	0247	5040004.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1944	1,792 SF	600 SF	1.0300 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	SIDING/	4	3 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	94,700	94,700		
Improvements	166,400	325,300		
Total:	261,100	420,000	314,067	367,033
Preferential Land:	0	0		

Transfer Information

Seller: CSONTOS TRACY	**Date:** 11/20/2019	**Price:** $455,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /42140/ 00331	**Deed2:**
Seller: LOCK DAVID W SR	**Date:** 03/11/2019	**Price:** $190,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /41203/ 00456	**Deed2:**
Seller: HARDEN RAYMOND K	**Date:** 06/03/1980	**Price:** $67,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /06170/ 00037	**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 02/10/2020

Homeowners' Tax Credit Application Information

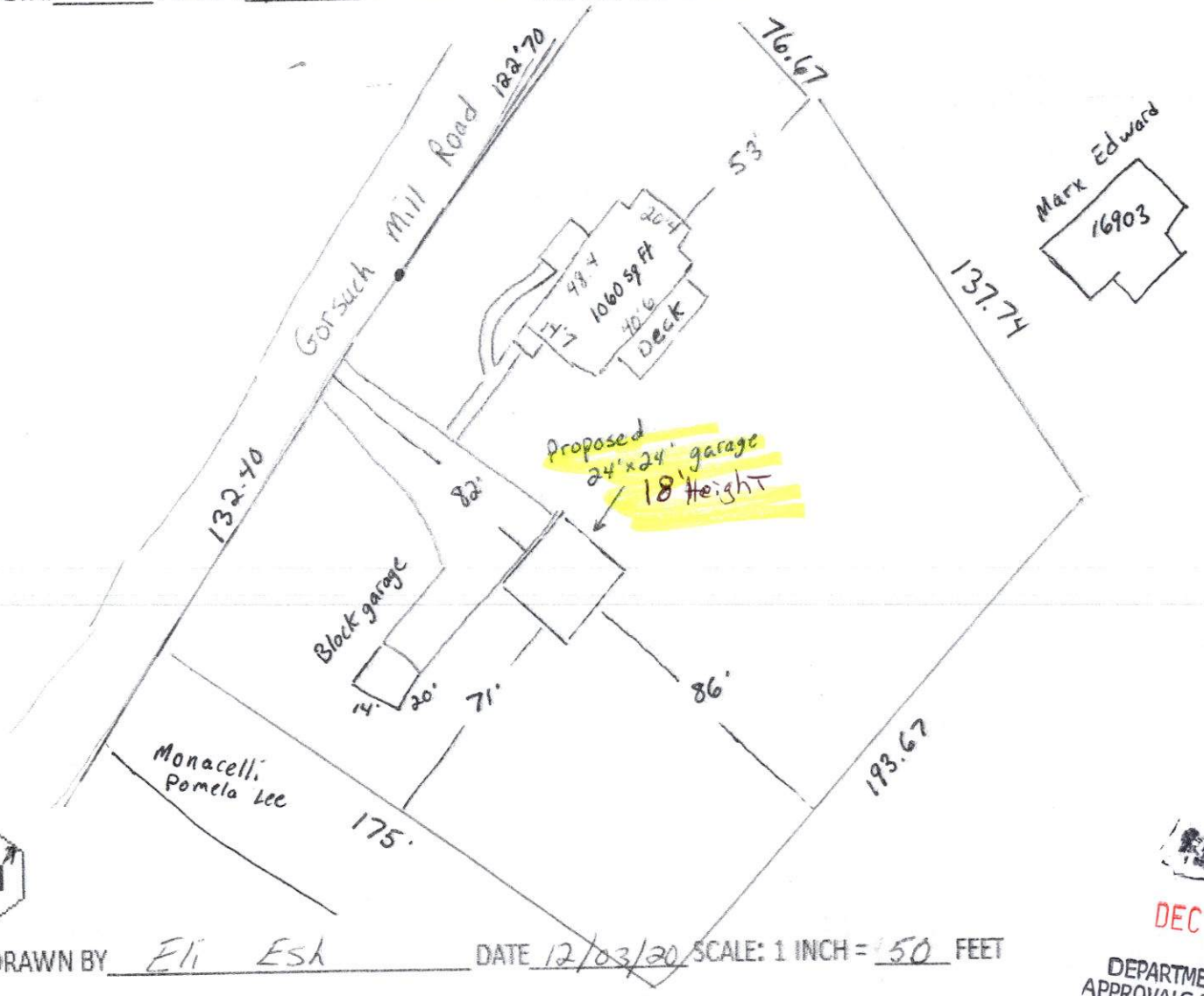
Homeowners' Tax Credit Application Status: No Application **Date:**

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

ADDRESS 16901 A Gorsuch Mill Rd OWNER(S) NAME(S) Michael Rekus

SUBDIVISION NAME ____ LOT # ____ BLOCK # ____ SECTION # ____

PLAT BOOK # ____ FOLIO # 456 10 DIGIT TAX # 1800014064 DEED REF. # 42140/00331



PLAN DRAWN BY Eli Esh DATE 12/03/20 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 020C3

SITE ZONED RC2

ELECTION DISTRICT 5th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.0306

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ____ PRIVATE ✓

SEWER IS:

PUBLIC ____ PRIVATE ✓

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

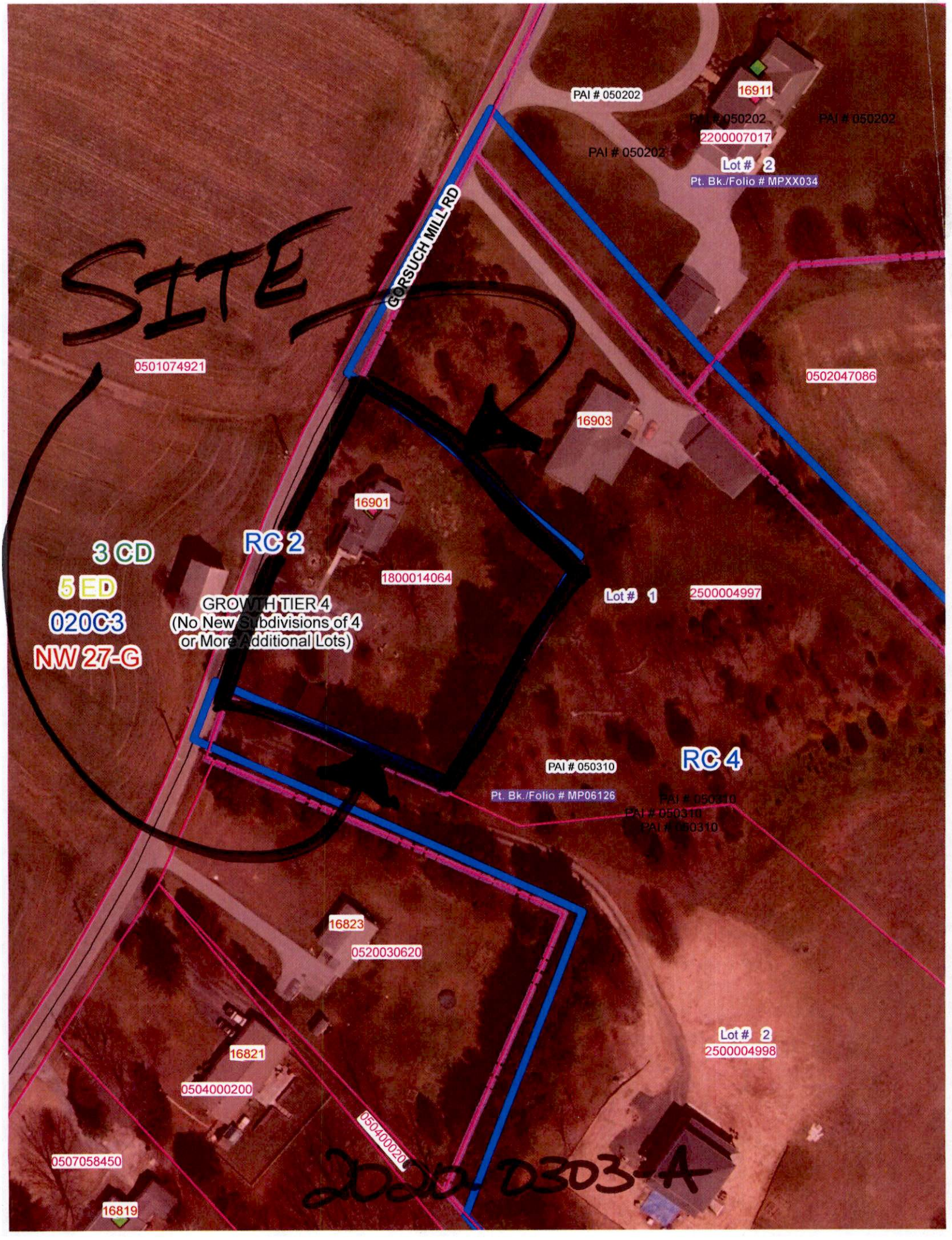
RECEIVED

DEC 08 2020

DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

VOLUNTARY CASE INFO:

2020-0303-A Pet. Exh 1


SITE
GORSUCH MILL RD
PAI # 050202
16911
PAI # 050202
PAI # 050202
2200007017
PAI # 050202
Lot # 2
Pt. Bk./Folio # MPXX034
0501074921
0502047086
16903
16901
RC 2
3 CD
5 ED
020C3
NW 27-G
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
1800014064
Lot # 1
2500004997
RC 4
PAI # 050310
Pt. Bk./Folio # MP06126
PAI # 050310
PAI # 050310
PAI # 050310
16823
0520030620
Lot # 2
2500004998
16821
0504000200
0504000200
0507058450
16819
2022-0303-A