



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 15, 2023

Marlin Masemore
18221 Foreston Road
Parkton, MD 21120

RE: Petition for Variance
Case No. 2023-0018-A
Property: 18221 Foreston Road

Dear Mr. Masemore:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Bernadette Moskunus – siteriteinc@aol.com
David Bowersox, Esq. - dbowersox@hcolaw.com
David Tracey - rick@ridgeeng.com
Deborah Bowers- farmlandpres@gmail.com
John Lemmerman - john.rtf@gmail.com
Megan Benjamin - mbenjamin@baltimorecountymd.gov

IN RE: PETITION FOR VARIANCE
(18221 Foreston Road)
5th Election District
3rd Council District
Marlin Masemore
& Shirley Masmore (deceased)
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2023-0018-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Marlin Masemore, legal owner (“Petitioner”) for property located at 18221 Foreston Road, Parkton (the “Property”). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 1A09.7.B.5.b(1)(c): To permit a proposed dwelling (contingent upon minor subdivision approval) with a rear setback of 200 ft. to cultivated land in lieu of the required 300 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared at the hearing. Bernadette Moskunas from Site Rite, Inc., appeared and assisted the Petitioner. The site plan she prepared was admitted as Petitioner’s Exhibit 1. David Bowersox, Esquire appeared on behalf of David Tracey, the adjoining property owner, who opposes the requested variance. On March 1, 2023 Mr. Bowersox filed a preliminary Motion to Dismiss the petition on the grounds that it was barred by *res judicata* since a similar variance was denied for this property in Case No. 2018-0256-A. The undersigned denied the motion, without prejudice, in order to allow the Petitioner to present their case.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and from Development Plans Review (“DPR”). Neither agency

Opposed the requested relief.

Ms. Moskunas proffered the case. The property is approximately 11.14 acres and is zoned RC 8. She noted the unique shape and topography of the site and explained the various reasons why Petitioner prefers to locate the proposed dwelling on the “primary” proposed building envelope as depicted on the site plan, rather than on the “secondary” proposed building envelope.

Mr. Bowersox then again moved to dismiss the case based on *res judicata*. He represented Mr. Tracey in the 2018 case and he explained that in that case the Petitioner had sought a similar variance – a 150 ft. setback rather than the 200 ft. setback he now seeks. He urged that, in addition to *res judicata*, the variance should be denied on the merits for the same reasons that it was previously denied: namely, that the site plan depicts a “secondary” location on the site where a dwelling could potentially be constructed without the need for a variance.

These points are well taken. First, I find that the variance relief sought in this Petition is barred by the judgment in the 2018 case.

The doctrine of *res judicata* bars the relitigation of a claim if there is a final judgment in a previous litigation where the parties, the subject matter and causes of action are identical or substantially identical as to issues actually litigated and as to those which could have or should have been raised in the previous litigation. *Res judicata* protects the courts, as well as the parties, from the attendant burdens of relitigation. This doctrine “avoids the expense and vexation attending multiple lawsuits, conserves the judicial resources, and fosters reliance on judicial action by minimizing the possibilities of inconsistent decisions.”

Murray Int'l Freight Corp. v. Graham, 315 Md. 543, 547, 555 A.2d 502, 503–04 (1989) (quoting *Montana v. United States*, 440 U.S. 147, 153–54, 99 S.Ct. 970, 973–74, 59 L.Ed.2d 210 (1979)).

Anne Arundel Cnty. Bd. of Educ. v. Norville, 390 Md. 93, 106–07, 887 A.2d 1029, 1037 (2005)

Second, even if the same (or substantially the same) issue had not already been decided in 2018, the variance would still be denied because the relief is not needed. As Petitioner concedes, and as the site plan shows, there is an alternative site to construct a dwelling without the need for variance relief. Therefore, the variance must be denied. *See, e.g., Montgomery County v. Rotwein*, 169 Md. App. 716 (2006).

THEREFORE, IT IS ORDERED, this 15th day of **March, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variances from BCZR § 1A09.7.B.5.b(1)(c): To permit a proposed dwelling (contingent upon minor subdivision approval) with a rear setback of 200 ft. to cultivated land in lieu of the required 300 ft., is hereby **DENIED**.

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



PETITION FOR ZONING HEARING(S)

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 18221 Foreston Road Currently Zoned RC8
Deed Reference 5425 / 274 10 Digit Tax Account # 0508000451
Owner(s) Printed Name(s) Marlin Masemore and Shirley Masemore (deceased)

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

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. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 1A09.7.B.5.b(1)(c) to permit a proposed dwelling (contingent upon minor subdivision approval) with a rear setback of 200 feet to cultivated land in lieu of the required 300 feet and for any further relief as may be deemed necessary by the Administrative Law Judge.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)** To be presented at hearing

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.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Marlin Masemore / Shirley Masemore (deceased)
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Marlin Masemore Signature #2 _____
18221 Foreston Road Parkton, MD
Mailing Address _____ City _____ State _____
21120 / 410-852-8039 / n/a
Zip Code _____ Telephone #s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Site Rite Surveying, Inc c/o Bernadette Moskunus
Name - Type or Print Bernadette Moskunus
Signature _____
200 E. Joppa Road, Room 105 Towson, MD
Mailing Address _____ City _____ State _____
21286 / 410-339-5413 / siteriteinc@aol.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0018-A Filing Date 1/27/2023 Do Not Schedule Dates _____ Reviewer CP

ZONING PROPERTY DESCRIPTION FOR #18221 FORESTON ROAD

Beginning at a point on the east side of Foreston Road which is 60 feet wide at a distance of 45 feet north of the centerline of Patricks Court which is 50 feet wide.

Thence the following courses and distances (per Deed 5425/274):

- North 6 degrees 40 minutes West, 319 feet
- North 26 degrees 54 minutes West, 280.5 feet
- North 10 degrees 25 minutes West, 183.5 feet
- North 4 degrees 33 minutes West, 295.3 feet
- North 26 degrees 55 minutes West, 137 feet
- South 88 degrees 55 minutes East, 773 feet
- South 14 degrees 20 minutes West, 345 feet
- South 25 degrees 35 minutes West, 888 feet
- South 42 degrees 35 minutes West, 36.3 feet

Back to the point of beginning as recorded in Deed Liber 5425, Folio 274, containing 11.002 acres, more or less. Located in the 5th Election District, 3rd Council District.

The legal description below is being provided for consistency with the plan used for this petition and based on a boundary survey (MCS). Said plan is a formal Minor Subdivision Project No. 22027M which is currently under review for approval.

Thence the following courses and distances:

- North 15 degrees 33 minutes 11 seconds West, 309.54 feet binding along Foreston Road
- North 35 degrees 47 minutes 11 seconds West, 280.50 feet
- North 19 degrees 18 minutes 11 seconds West, 183.50 feet
- North 13 degrees 26 minutes 11 seconds West, 326.78 feet
- North 35 degrees 48 minutes 11 seconds West, 125.98 feet thence leaving said Foreston Road
- North 82 degrees 12 minutes 02 seconds East, 773.00 feet
- South 05 degrees 26 minutes 49 seconds West, 345.01 feet
- South 16 degrees 41 minutes 49 seconds West, 887.98 feet
- South 34 degrees 41 minutes 49 seconds West, 36.30 feet

Back to the point of beginning as shown on the above-mentioned Minor Subdivision Plan, containing 11.141 acres, more or less, as now surveyed.

This description is for zoning purposes only.

Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 105
Towson, MD 21286

2023-0018-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0018-A

INFORMATION:

Property Address: 18221 Foreston Road

Petitioner: Marlin Masemore

Zoning: RC 8

Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed dwelling (contingent upon minor subdivision approval) with a rear setback of 200 feet to cultivated land in lieu of the required 300 feet per Section 1A09.7.B.5.b(1)(c) and for any further relief as may be deemed necessary by the Administrative Law Judge.

The 11-acre triangular parcel is situated along Foreston Road. It is in an RC-8 zone and is surrounded by rural residential and agricultural uses. There is an existing single family detached dwelling and a cultivated field on the parcel.

The Department of Planning does not support this request. The petitioner failed to include in the submittal the need for the relief requested. The proposed dwelling can meet the 300 foot setback, but the current location creates a self-imposed hardship. The proposed dwelling site is located on the highest point of the property, which does not comply with Section 1A09.7.C.2.a. Moving the dwelling closer to the road will decrease its visibility, as it will be concealed by the existing hedgerow depicted on the plan and will be constructed at a lower elevation. Additionally, after Georges Creek Road, Foreston Road becomes a dead end road, limiting traffic. Enhanced landscaping, in accordance with Section 1A09.7.C.2.f of the BCZR, will also help to soften views of the proposed residence.

The submitted plan fails to depict or label the building envelope required in Section 1A09.7.B.3. There is an unlabeled box surrounding the proposed residence, but the dimensions of the box (125' x 165', 20,625) exceed the building envelope's limit of 20,000 square feet.

It is important to note that a request for zoning relief must include an explanation of the practical hardship and difficulty that prompted the request, as this is the criterion by which agencies evaluate petitions.

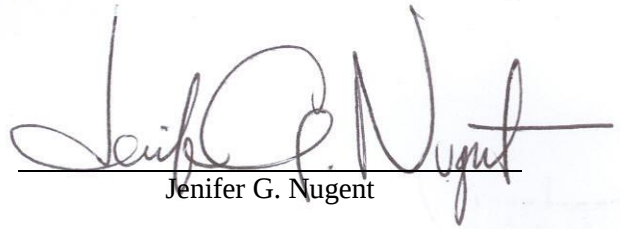
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Henry Ayakwah

Division Chief:



Jenifer G. Nugent

SL/JGN

c: Site Right Surveying Inc. c/o Bernadette Moskunas
Joseph Wiley
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: February 13, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0018-A
Address: 18221 Foreston Rd
Legal owner: Marlin Masemore and Shirley Masemore (deceased)

Zoning Advisory Committee Meeting of February 13, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 07, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2023
Item No. 2023-0019-XA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

DPWT Comments-

All existing easements must be shown on the site plan submitted with the zoning hearing application. It appears that the landscaping will be placed in the easements. If so, no trees should be placed in the existing easements. Signs 1 and 2 also appear to be located in existing easements and must be moved out of the easement area.

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*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director **DATE:** February 07, 2023
Department of Permits, Approvals
ERC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For, February 06 2023
Item No. 2023-0018-A

The Bureau of Development Plans Review has reviewed the subject zoning item and we have no comment.

* * * * *

VKD: cen
cc: file

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
18221 Foreston Road; E/S of Foreston Road,	*	OF ADMINSTRATIVE
45' N of Patricks Court	*	HEARINGS FOR
5 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Marlin Masemore &	*	2023-018-A
Shirley Masemore (deceased)		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio/rmw
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Suite 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Site Rite Surveying Inc, 200 East Joppa Road, Room 105, Towson, Maryland 21204, siteriteinc@aol.com , Representative for Petitioner(s).

Peter Max Zimmerman/rmw
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING February 6, 2023
FORMAL OR INFORMAL RESPONSE DUE AT February 13, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0018-A **Reviewer:** Christina Frink

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: Marlin Masemore and Shirley Masemore (deceased)

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 18221 FORESTON RD

Location: Property located on the East side of Foreston Rd.; 45 feet North of Patricks Ct.

Existing Zoning: RC 8

Area: 11.14 ACRES

Proposed Zoning:

VARIANCE:

BCZR 1A09.7.B.5.b(1)(c): To permit a proposed dwelling (contingent upon minor subdivision approval) with a rear setback of 200 feet to cultivated land in lieu of the required 300 feet and for any further relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Not Available

Prior Zoning Cases: 2018-0256-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0019-XA **Reviewer:** Mitchell Kellman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL EXCEPTION, VARIANCE

Legal Owner: Rock Creek- Philadelphia, LLC.

Contract Purchaser: Two Farms, Inc.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 2 PHILADELPHIA CT

Location: Property located on the Northwest side of Philadelphia Rd, 350 feet Southwest of the centerline of Fontana Lane.

Existing Zoning: MLR-IM

Area: 1.676 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

BCZR 405.2.B.1: To allow a fuel service station in the MLR-IM Zone.

VARIANCE:

1.) BCZR 450.4.A.2.b: To allow a landscape transition area with a minimum width of 0 feet in lieu of the required 6 feet in the rear yard, which is located along the perimeter of the fuel service station special exception area that abuts non-residentially zoned land.

2.) BCZR 450.4.Attachment 1.5.a: To allow two wall-mounted enterprise signs and two canopy enterprise signs on a single tenant commercial building in lieu of the permitted three enterprise signs with no more than two signs on a single facade of the building.

Attorney: David Karceski

Prior Zoning Cases: 2020-0008-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

**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: 2023-0018-A
Property Address: 18221 Foreston Road
Legal Owners (Petitioners): Marlin and Shirley (deceased) Masemore
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Marlin Masemore
Address: 18221 Foreston Road
Parkton, MD 21120

Telephone Number: 410-852-8039

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier:	District - 05	Account Number - 0508000451
Owner Information		
Owner Name:	MASEMORE MARLIN L MASEMORE SHIRLEY L	Use: AGRICULTURAL Principal Residence: YES
Mailing Address:	18221 FORESTON RD PARKTON MD 21120-9666	Deed Reference: /05425/ 00274
Location & Structure Information		
Premises Address:	18221 FORESTON RD PARKTON 21120-9666	Legal Description: 11.002 AC ES FORESTON-BECKLYSVILE RD 5300 NW TRACEYS STORE RD
Map:	Grid:	Parcel:
0015	0016	0022
Neighborhood:	Subdivision:	Section:
5030003.04	0000	
Block:	Lot:	Assessment Year:
		2023
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1974	2,626 SF	
Property Land Area	County Use	
11.0000 AC	33	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/4	2 full	1 Attached
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2023	07/01/2022
Land:	97,900	102,400
Improvements	269,000	362,800
Total:	366,900	465,200
Preferential Land:	3,400	3,400
		366,900
		399,667
Transfer Information		
Seller: HARE LEROY M AG USE 83-84	Date: 02/07/1974	Price: \$2,500
Type: ARMS LENGTH IMPROVED	Deed1: /05425/ 00274	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Homestead Application Information		
Homestead Application Status: Approved 08/23/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No ApplicationDate:		

2023-0018-A

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

No. 219937

Date: 1-27-2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0150					75.00

Total: 75.00

Rec From: 18221 FOREST RD

For: 2023-0018-A

LC8

**CASHIER'S
VALIDATION**

CP 23-0058

DISTRIBUTION

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

SITE RITE SURVEYING INC

200 E JOPPA RD STE 101 105
TOWSON, MD 21286-3106

05-00

8213

15-3/540
403

DATE 24 Jan. 2023

CHECK ARMOR
TRADE PROTECTION

PAY
TO THE
ORDER OF

Baltimore County, MD

\$ 75.00

Seventy five dollars and no cents

DOLLARS

**Photo
Safe
Deposit**
Details on back

PNC BANK

PNC Bank, N.A. 040

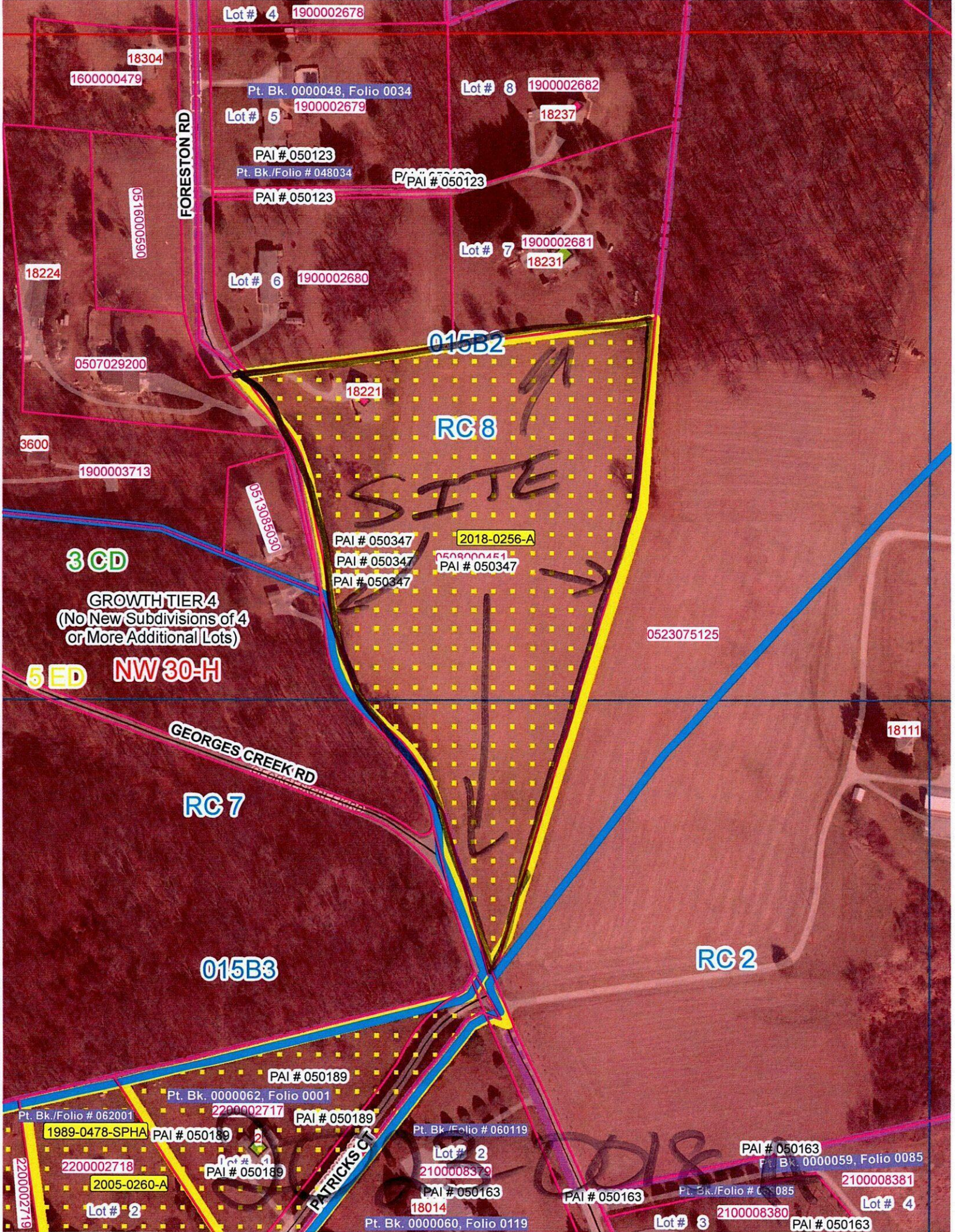
FOR Masmore Varrana Pettan

Bernadette Moshuman

MP

18221 Foreston Road





Lot # 4 1900002678

18304

1600000479

Pt. Bk. 0000048, Folio 0034

Lot # 8 1900002682

18237

Lot # 5 1900002679

PAI # 050123

Pt. Bk./Folio # 048034

PAI # 050123

PAI # 050123

Lot # 7 1900002681

18231

Lot # 6 1900002680

18221

015B2

RC 8

PAI # 050347

2018-0256-A

PAI # 050347

PAI # 050347

PAI # 050347

0523075125

3 CD

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

5 ED NW 30-H

GEORGES CREEK RD

RC 7

015B3

RC 2

18111

PAI # 050189

Pt. Bk. 0000062, Folio 0001

2200002717

PAI # 050189

Pt. Bk./Folio # 060119

Pt. Bk./Folio # 062001

1989-0478-SPHA

PAI # 050189

PAI # 050189

Lot # 2

2100008379

PAI # 050163

18014

Pt. Bk. 0000060, Folio 0119

PAI # 050163

Pt. Bk. 0000059, Folio 0085

2100008381

Lot # 4

2200002718

2005-0260-A

Lot # 2

PAI # 050163

Pt. Bk./Folio # 060085

2100008380

Lot # 3

PAI # 050163

2200002719

