



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 3, 2023

Edward Gilliss, Esquire – egilliss@rmmr.com
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0031-A
Property: 1415 Rosewick Avenue

Dear Mr. Gilliss:

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 "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Roxanne Jara – roxymarie87@gmail.com
Unknown – beckqqq@aol.com

IN RE: PETITION FOR VARIANCE

(1415 Rosewick Avenue)

14th Election District

6th Council District

Jara Custom Designs, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2023-0031-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Jara Custom Designs, LLC (“Petitioner”) for property located at 1415 Rosewick Avenue, Rosedale (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit an accessory building (detached garage) in the side yard in lieu of the rear yard, and if necessary, to be located outside of the third of the lot furthest removed from any street.

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 in support of the Petition. Edward Gillis, Esquire with Royston, Mueller, McLean & Reid, LLP represented the Petitioner. There were no Protestants or other interested persons, who testified in opposition or even participated in the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection Sustainability (“DEPS”) which these agencies did not oppose the requested relief.

The Property is 0.543 acre (23,643 sf) and is improved with a 1,044 sf, single family home and a partially built, detached garage. It is zoned Density Residential (DR 5.5). (Pet. Ex. 2). A site

plan was prepared by Exacta Land Surveyors, LLC (the "Site Plan") which reveals that the Property consists of *parts* of Lot 70, 71, 72 and 73 as created on the Plat of Rosedale Gardens as recorded in Land Records of Baltimore County (Book 9, page 8). (Pet. Ex. 3). The Lots which comprise the Property are oddly situated as they are perpendicular to the other Lots created on the same Plat and which all front on Rosewick Avenue. (Pet. Ex. 3). The Property is largely rectangular in shape but is larger than the abutting properties. It is 111.22 ft. +/- wide on the eastern/street side but is only 111 ft. +/- on the western boundary line. At its longest, the Property is 300 ft. in length on the northern side but only 211 ft. +/- on the southern side.

As shown on the Site Plan, a paper road named Redmore Rd., a 30 ft., unimproved right-of-way does not abut the Property. Rather, the remaining parts of Lots 70-73 along the southern boundary line are owned and used by the owner(s) of 1409 Rosewick Avenue. Ms. Jara testified that Redmore Rd. does not exist in the field and that it is covered in grass. She did not know whether a Petition for Road Closing had been filed. The Site Plan confirms that the Property is not a corner lot.

This Case is the result of a Code Violation case (Case No.: CC2206036) for building an addition onto the rear of the home and for constructing a detached garage in the side yard without permits. The Code Violation case was put on hold pending the outcome of this Case. A permit was issued to build the addition which is complete and awaiting County inspection. A permit (R22-07842) was issued for the garage but is also on hold pending this Case.

Petitioner is seeking Variance relief to locate the detached garage in the side. According to the Petitioner, a detached garage previously existed in the same location as the newly constructed one. At the time that the original garage was constructed, the detached garage would have been located in the rear yard. The construction of the addition on the home into the rear yard

has now placed the garage in the side yard. On My Neighborhood aerial, a structure does appear in the side/rear yard. (Pet. Ex. 2). The proposed garage is 418.11 sf and is 12.8 ft. tall. If the garage has been connected to the home by a breezeway, no Variance relief would be needed.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

I find that the Property is unique due to its larger size because it was created as parts of 4 lots, each of which appear to have been created on the Plat of Rosedale Gardens to face Redmore Rd. not Rosewick Avenue. Redmore Rd. was apparently never constructed as it does not exist in the field. However, the house on the Property was built in 1950 and face Rosewick Ave. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the detached garage could not be located in the side yard where the original garage was constructed. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

With regard to the request for a corner lot setback, I find the such relief is not needed because the Property is not a corner lot. As such, that relief will be dismissed as moot.

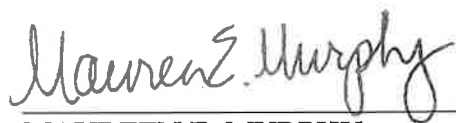
THEREFORE, IT IS ORDERED, this 3rd day of **April 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §400.1, to permit an accessory building (detached garage) in the side yard in lieu of the rear yard be, and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief to locate the garage outside of the third of the lot furthest removed from any street, be and it is hereby **DISMISSED AS MOOT**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/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 1415 Rosewick Avenue, Rosedale, MD 21237 Currently Zoned DR5.5
Deed Reference 45141 / 00388 10 Digit Tax Account # 1411057025
Owner(s) Printed Name(s) Jara Custom Designs, LLC

(SELECT THE HEARING(S) BY MARKING X 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. X a **Variance** from Section(s) 400.1 to permit an accessory building (detached garage) in the side yard in lieu of the rear yard, and if necessary, to be located outside of the third of the lot removed from any street.

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:

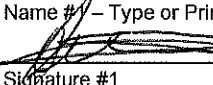
Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

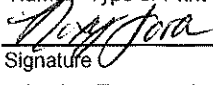
Edward J. Gilliss
Name - Type or Print _____
Signature 
102 W. Pennsylvania Ave., Ste. 600, Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410-823-1800 / egilliss@rmmr.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0031-A Filing Date 2/16/2023 Do Not Schedule Dates _____ Reviewer MJK

Legal Owners (Petitioners):

Jara Custom Designs, LLC
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1  Signature #2 _____
1415 Rosewick Avenue Rosedale MD
Mailing Address _____ City _____ State _____
21237 / 443-240-1415 / roxymarie87@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Roxanne Jara
Name - Type or Print _____
Signature  _____
1415 Rosewick Avenue Rosedale MD
Mailing Address _____ City _____ State _____
21237 / 443-240-1415 / roxymarie87@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

**Zoning Description
1415 Rosewick Avenue**

**Beginning on the southwest side of Rosewick Avenue,
30 feet wide, at the distance of approximately 820 feet
northwest the centerline of Redmore Road, 30 feet wide.
Being parts of Lots 68, 69, 70, 71, 72, and 73 containing
.543 acres as recorded in the Rosedale Gardens
Subdivision, Plat Book 9, Folio 8. Also known as 1415
Rosewick Avenue in the 14th Election District.**

2023-0031-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/15/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-031-A

INFORMATION:

Property Address: 1415 Rosewick Avenue
Petitioner: Jara Custom Designs, LLC c/o Roxanne Jara
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance - From Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (detached garage) in the side yard in lieu of the rear yard and, if necessary, to be located outside of the third of the lot removed from any street.

The subject site is a 23,643 square foot parcel in the Rosedale area. The site is improved with a one-story single family dwelling, and an addition is under construction at the rear of the home. A garage, which is the subject of this Variance request, is also under construction. There are multiple past Code Complaints for the property, one of which (Case CC2206036) involved the construction of the garage without a permit. The documents available on Citizen Access show that the complaint was filed May 31, 2022 and a Correction Notice was issued June 9, 2022 directing the property owner to obtain a permit for the new accessory structure. A Code Enforcement Hearing for the case was held on November 9, 2022. A permit (R22-07842) has been applied for, but is held by Zoning Review due to the need for a Variance.

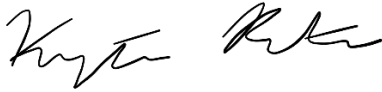
In a March 2nd, 2023 email, the property owner explained to the Department of Planning that a shed/garage once existed on the property, but had been razed. It was located where the detached garage is currently under construction. The previous structure was considered to be in the rear yard, however, with the construction of the two-story addition off the rear of the home, the location of the garage is now considered the side yard.

Satellite imagery available to the Department of Planning was unable to confirm the prior existence of a shed/garage, and there is no previous razing permit application for its demolition. However, the site plan submitted with permit R22-10381 for the construction of the rear, two-story addition showed the existing concrete foundation. Because a shed/garage previously existed in the location, the Department of Planning has no objections to the requested relief.

In the future, the applicant shall include the hardship or practical difficulty that necessitates the need for relief in the Zoning Petition, as this is one of the criteria in which the Department of Planning uses to assess the petition.

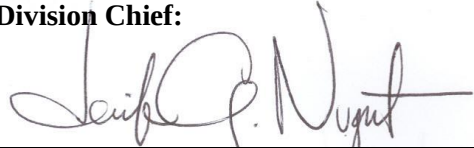
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

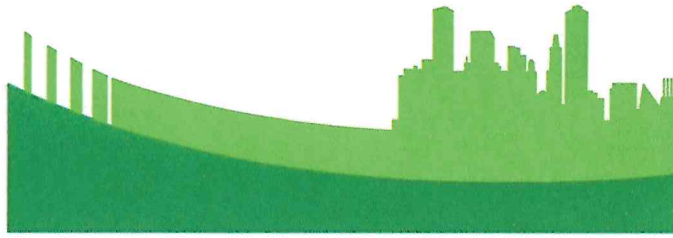
Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Roxanne Jara
Edward Gilliss, Attorney
David Birkenthal
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



CERTIFICATE OF POSTING

March 12, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0031-A

Legal Owner: Jara Custom Designs, LLC

Hearing date: March 30, 2023

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **1415 Rosewick Avenue**.

The signs were initially posted on **March 9, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2023-0031-A

1415 Rosewick Avenue

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY,
BY AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON
THE PROPERTY IDENTIFIED.**

DATE & TIME: THURSDAY MARCH 30, 2023 11:00AM

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE
HEARINGS**

**PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO
CALL 410-887-3868, EXT. 0.**

**VARIANCE TO PERMIT AN ACCESSORY BUILDING
(DETACHED GARAGE) IN THE SIDE YARD IN LIEU
OF THE REAR YARD, AND IF NECESSARY, TO BE
LOCATED OUTSIDE OF THE THIRD OF THE LOT
FURTHEST REMOVED FROM ANY STREET.**

ZONING NOTICE

CASE NO. 2023-0031-A

1415 Rosewick Avenue

**THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY,
BY AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
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DATE & TIME: THURSDAY MARCH 30, 2023 11:00AM

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**VARIANCE TO PERMIT AN ACCESSORY BUILDING
(DETACHED GARAGE) IN THE SIDE YARD IN LIEU
OF THE REAR YARD, AND IF NECESSARY, TO BE
LOCATED OUTSIDE OF THE THIRD OF THE LOT
FURTHEST REMOVED FROM ANY STREET.**

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: March 3, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0031-A
Address: 1415 Rosewick Ave.
Legal Owner: Jara Custom Designs, LLC.

Zoning Advisory Committee Meeting of March 6, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1415 Rosewick Avenue; SW/S of Rosewick *
Avenue, 820' NW c/line of Redmore Road * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Jara Custom Designs LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2023-031-A

* * * * *

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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Roxanne Jara, 1415 Rosewick Avenue, Rosedale, Maryland 21237, Roxymarie87@gmail.com and Edward Gilliss, Esquire, 102 West Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, gilliss@rmmr.com, Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7135 Martell Avenue; S/S of Martell Avenue, *
W/S of East Avenue * OF ADMINISTRATIVE
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Manuel & Carlos Tenezaca * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-033-A

* * * * *

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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Manuel Tenezaca, 7135 Martell Avenue, Dundalk, Maryland 21222, itonysfamily2011@hotmail.com, 'Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1 Overlook Lane; property at intersection of		
Overlook Place & Overlook Lane	*	OF ADMINISTRATIVE
9 th Election & 2 nd Councilmanic Districts		
Legal Owner(s): Amy Goldberg	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-034-A

ENTRY OF APPEARANCE

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

CERTIFICATE OF SERVICE

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
8485 Honeygo Boulevard; Corner of N/S	*	OF ADMINISTRATIVE
Of Mercantile Road, E/S of Honeygo Blvd		
11 th Election & 5 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): 8485 Honeygo LLC		
by Fazal Sirhandi	*	BALTIMORE COUNTY
Petitioner(s)	*	2023-035-SPHXA

* * * * *

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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, jvettori@sgs-law.com, Attorney for Petitioner(s).

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
10725 & 10733 York Road; E/S of York Road, *
403' S of c/line of Cockeysville Road * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): MGK Realty, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-036-A

* * * * *

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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to William Bafatis, P.E., 1249 Engleberth Road, Baltimore, Maryland 21221, bafitisassoc@comcast.net and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, tkotroco@gmail.com, Attorney for Petitioner(s).

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
13312 Brighton View Court; N/S of Brighton *
View Court, 460' W of Dance Mill Road * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Chad & Wendi Gauss * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2023-037-SPH

* * * * *

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 27th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Carballo, 1816 Aliceanna Street, Baltimore, Maryland 21231, info@carballoarch.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 27, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 6, 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; Jesse Krout, jkrout@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: 2023-0030-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Nicholas Mayfield and Brittany Pizzano
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 16951 BIG FALLS RD

Location: Property located on the South East side of the intersection of Big Falls Rd. & Monkton Rd.

Existing Zoning: RC 4 **Area:** 24,567 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a proposed accessory building with a height of 25 feet in lieu of the maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/13/2023

Miscellaneous Notes:

Case Number: 2023-0031-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Jara Custom Desgins, LLC.
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1415 ROSEWICK AVE

Location: Property located on the Southwest side of Rosewick Ave., 820 feet Northwest centerline of Redmore Rd.

Existing Zoning: DR 5.5 **Area:** .543 ACRES

Proposed Zoning:

VARIANCE:

BCZR 400.1: To permit an accessory building (detached garage) in the side yard in lieu of the rear yard, and if necessary, to be located outside of the third of the lot furthest removed from any street.

Attorney: Edward Gillis

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0032-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Matthew and Samantha Bell
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 11 MIDDLE WOODS CT

Location: Property located beginning at the East side of Middle Woods Ct. at a distance of 1,060 ft. South of Middle Town Rd.

Existing Zoning: RC 4 (VESTED RC 5)

Area: 2.32 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 103.3, 1A00.4, 1B01.3A.1 (1A04.3.B.3 vested BCZR 1994 Zoning regulations RC5): To approve a garage addition on the left side of the existing dwelling with a setback of 14 feet in lieu of the required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

Case Number: 2023-0033-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Manuel and Carlos Tenezaca
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7135 MARTELL AVE

Location: Property located on the corner of South side of Martell Ave., West side of East Ave.

Existing Zoning: DR 5.5

Area: 11,950 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 400.3: To permit an accessory building (detached garage) with a height of 24 feet in lieu of 15 feet, and if necessary, from section 101 to permit an accessory building larger than the existing principal building (dwelling).

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0034-A **Reviewer:** Christina Frink

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

Type: VARIANCE

Legal Owner: Amy Goldberg

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1 OVERLOOK LN

Location: Property located at the intersection of Overlook Place and Overlook Lane.

Existing Zoning: DR 2 AND DR 16

Area: 4.9816 ACRES

Proposed Zoning:

VARIANCE:

1.) BCZR 400.1: To permit a proposed accessory building (pool house) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.

2.) BCZR 400.1: To permit an existing accessory structure (pool) to be located partially in the side yard outside of the one third of the lot farthest removed from any street.

3.) BCZR 400.1: To permit a proposed accessory building(garage/gym) to be located in the side yard and partially in the front yard and outside of the one third of the lot farthest removed from any street.

4.) BCZR 1B02.3.C.1(chart): If necessary, to permit a front yard setback of 30 feet in lieu of the required 40 feet if the proposed accessory structure (garage/gym) is deemed to be attached.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0035-SPHXA **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Fazal Sirhandi, 8485 Honeygo, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 8485 HONEYGO BLVD

Location: Property located the corner of North side of Mercantile Rd., East side of Honeygo Blvd.

Existing Zoning: BR-AS **Area:** 1.69 ACRES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 405.4.A.3.c: To permit eight (8) stacking spaces in lieu of the required sixteen (16) stacking spaces at pump islands that contain multiproduct dispensers (MPD); and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL EXCEPTION:

- 1.) BCZR 236.2 and 405: For the expansion, reconstruction or addition of an existing fuel service station with combined convenience store and carry-out restaurant, with a gross floor area under 6,000 Square Feet, and roll over car wash; and
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

SPECIAL HEARING:

- 1.) BCZR 405: The amendment of the approved fuel service station with combined convenience store and carry-out restaurant, with a gross floor area of 6,000 square feet, and roll over car wash is permitted by right as an ancillary use and use in combination with fuel service stations;
- 2.) For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Jason Vettori

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0036-A **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: MGK Realty, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: YORK RD

Location: Property located on the East side of York Rd., 403 feet South of the centerline of Cockeysville Rd.

Existing Zoning: BL-AS/ BM **Area:** .664 ACRES

Proposed Zoning:

VARIANCE:

BCZR 409.6: To permit 37 parking spaces in lieu of the required 51.

BCZR 303.2: To permit a front average setback of 10 feet in lieu of the required 41 feet.

And for such other and further relief as the nature of this case may require.

Attorney: TIM KOTROCO

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0037-SPH **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Chad and Wendi Gauss
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 13312 BRIGHTON VIEW CT
Location: Property located on the North side of Brighton View Ct.; 460 feet west of Dance Mill Rd.

Existing Zoning: RC 4 **Area:** 1.52 ACRES
Proposed Zoning:
SPECIAL HEARING:
BCZR 500.7: To construct an accessory building (pool house) to be used for personal entertainment purposes only, with a full bath and full kitchen.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2023-0038-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sara and William Eckard
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 8105 MURRAY PT. RD
Location: Property located on the West side of Murray Pt. Rd. North 239 feet to centerline of Dundalk Ave.

Existing Zoning: DR 5.5 **Area:** 5,842 SQ FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.1: To permit a proposed accessory building (shed) located in the side yard in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: 2000-0371-A
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0039-A **Reviewer:** Shaun Crawford

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Christopher and Jacqueline Lom

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 1501 RIDGE RD

Location: Property located beginning at the South side of Ridge Rd. at a distance of 158 feet West of Oak Forest Park.

Existing Zoning: DR 2

Area: 10,000 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.C.3.C.1: To permit a proposed dwelling addition with a side yard setback of 2 feet and a sum of side yard setback of 21 feet in lieu of the required 15 feet and 40 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

View MapView GroundRent RedemptionView GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 1411057025

Owner Information

Owner Name: JARA CUSTOM DESIGNS LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1415 ROSEWICK AVE Deed Reference: /45141/ 00388
ROSEDALE MD 21237-1536

Location & Structure Information

Premises Address: 1415 ROSEWICK AVE Legal Description: PT LT 69-73
BALTIMORE 21237-1536 ROSEDALE GARDENS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0089 0022 0597 14010001.04 0000 B 69 2021 Plat Ref: 0009/ 0008

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1950 1,044 SF 23,643 SF 04

StoriesBasementType Exterior QualityFull/Half BathGarageLast Notice of Major Improvements
1 YES STANDARD UNITASBESTOS SHINGLE/3 1 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	74,700	74,700		
Improvements	67,000	84,100		
Total:	141,700	158,800	153,100	158,800
Preferential Land:	0	0		

Transfer Information

Seller: KNOTT MICHAEL C	Date: 07/21/2021	Price: \$121,000
Type: ARMS LENGTH IMPROVED	Deed1: /45141/ 00388	Deed2:
Seller: KNOTT SOPHIA N	Date: 02/15/1984	Price: \$49,500
Type: ARMS LENGTH IMPROVED	Deed1: /06668/ 00368	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0031-A

**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: 2023-0031-A

Property Address: 1415 Rosewick Avenue, Baltimore, MD 21237

Property Description: Southwest Side of Rosewick, 830 feet
northwest the centerline of Redman Road

Legal Owners (Petitioners): Jara Custom Designs

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward J. Gilliss, Esquire

Company/Firm (if applicable): Royston, Mueller, McLean & Reid, LLP

Address: 102 W. Pennsylvania Avenue, Suite 600
Towson, MD 21204

Telephone Number: 410-823-1800

Revised 7/9/2015

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

No. 221136

Date: 2/16/2023

[illegible]

Total:

75. $\frac{1}{2}$

Rec
From:

Rogston, Meller, Mellow, Reid, etc

For:

Residential Zoning Variance
1415 Rosswick Ave
Zoning Case No. 2023-0031-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

JARA CUSTOM DESIGNS, LLC: W20324216

 **Notice**



If you applied for a 2-month extension prior to April 15th, the NEW deadline to file Annual Report/Personal Property Tax Return Filings is June 15th. **Please go [HERE](#) to file your Annual Report.**

A 2-month **extension request** for filing the Annual Report and Personal Property Tax Return may be filed here.

Department ID Number:

W20324216

Business Name:

JARA CUSTOM DESIGNS, LLC

Principal Office:

7516 PHILADELPHIA RD
ROSEDALE MD 21237

Resident Agent:

ROBERTO JARA
7516 PHILADELPHIA RD
ROSEDALE MD 21237

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

02/24/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

2023-0031-A

Baltimore County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$605.00
TOTAL \$665.00
JLE SG
Jul 21, 2021 08:16 am

Xpress Title Services LLC
File No. 20-0779
Tax ID # 14-1411057025

PAID RECEIPT
DATE 07/20/2021 TIME 07:54:42
TAX ID: 1411057025
CO. TR TAX \$1,815.00
RECORDATION TAX \$605.00
CR Baltimore County, Maryland

This Deed, made this 15th day of January, 2021, by and between VINCENT G KNOTT,
PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL C KNOTT, GRANTOR,
and JARA CUSTOM DESIGNS, LLC, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of One Hundred Twenty-One Thousand Dollars (\$121,000.00), the said Grantor does grant and convey to the said JARA CUSTOM DESIGNS, LLC, its successors and/or assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the Southwest side of Rosewick Avenue at the distance of Eleven Hundred and Ten and Fifty-eight One-Hundredths. (1110.58) feet Northwesterly from the Northwest side of Philadelphia Road thence Northwesterly along the Southwest side of Rosewick Avenue One Hundred and Eleven and Twenty-two One-hundredths (111.22) feet to the Southeast side of Lot Number 74 as laid out on the Plat of Rosedale Gardens Section "B" hereinafter referred to thence Southwesterly along the Southeast side of Lot Number 74 and at right angles to Rosewick Avenue Two Hundred and Thirteen and Ninety-seven One-hundredths (213.97) feet to the Westernmost outline of the property heretofore conveyed to the said Cityco Realty Company of Baltimore City by Frank Gransee and wife and hereinafter referred to thence Southerly along said Westernmost outline One Hundred and Thirty-nine (139) feet more or less thence Northeasterly and at right angles to Rosewick Avenue Three Hundred (300) feet more or less to the place of beginning. Being parts of Lots Numbers 73, 72 71, 70, 69 and 68 as laid out on the plat of Rosedale Gardens Section "B" subdivided by the Cityco Realty Company of Baltimore City and recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 8.

** For informational purposes only ** The improvements thereon being known as 1415 Rosewick Avenue, Rosedale, MD 21237.

BEING the same lot of ground conveyed to MICHAEL C. KNOTT from JOHN C. KNOTT AND MICHAEL C. KNOTT, PERSONAL REPRESENTATIVES OF THE ESTATE OF SOPHIE MARIE KNOTT, LATE OF BALTIMORE COUNTY, DECEASED, AND JOHN C. KNOTT, CECILIA M. SMITH, RUDOLPH J. KNOTT, LAWRENCE J. KNOTT, CHARLES M. KNOTT, MADELINE A. MILLER, JOSEPH J. KNOTT, MICHAEL C. KNOTT, GEORGE P. KNOTT, FRANCES J. ROSENBERGER, VINCENT G. KNOTT, by Deed dated February 7, 1984, and recorded on February 15, 1984, among the aforesaid Land Records in Baltimore County, Maryland, in Liber 6668, Folio 368. The said Michael C. Knott having since departed this life on or about November 2, 2019.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said lot of ground unto and to the proper use and benefit of the said JARA CUSTOM DESIGNS, LLC, its successors and/or assigns, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

2023-6631-A

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Patricia L. Archinal

Vincent G Knott Personal Representative
of the Estate of

Michael C Knott (Seal)

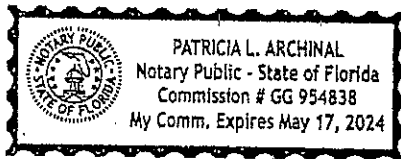
VINCENT G KNOTT, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
MICHAEL C KNOTT

Florida
STATE OF MARYLAND
Dick
COUNTY OF BALTIMORE

} ss

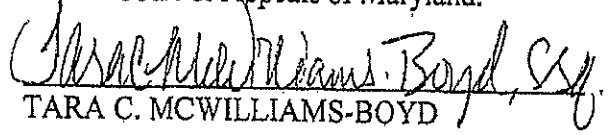
I hereby certify that on this 15th day of January, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared VINCENT G KNOTT, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL C KNOTT, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be the Estate's act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Patricia L. Archinal
Notary Public
My commission expires 5/17/2024

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


TARA C. MCWILLIAMS-BOYD

AFTER RECORDING, PLEASE RETURN TO:
Xpress Title Services LLC
8843 BELAIR ROAD, 2ND FLOOR
NOTTINGHAM, MD 21236

DATE OF RECORDING: 01/11/2011, TIME: 10:00 AM, COUNTY: BALTIMORE, DEED BOOK: 45141, DEED PAGE: 390, DEED TYPE: MORTGAGE, LENDER: PNC FINANCIAL SERVICES, INC., BORROWER: TARA C. MCWILLIAMS-BOYD

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

- 1. Transferor Information** VINCENT G KNOTT, PERSONAL REPRESENTATIVE OF THE
Name of Transferor ESTATE OF MICHAEL C KNOTT
- 2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).
1415 ROSEWICK AVENUE, BALTIMORE, MD 21237
- 3. Reasons for Exemption**
- Resident Status** ☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.
☒ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
- Principal Residence** ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

THE ESTATE OF MICHAEL C KNOTT

Name of Entity

By

VINCENT G KNOTT

Name

**Date

PERSONAL REPRESENTATIVE

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)			
		☒ Deed Deed of Trust	☐ Mortgage Lease	☐ Other	☐ Other
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms- Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration \$ 121,000.00		Transfer and Recordation Tax Consideration	
		Any New Mortgage \$		Transfer Tax Consideration	\$
		Balance of Existing Mortgage \$		X () % =	\$
		Other: \$		Less Exemption Amount -	\$
		Other: \$		Total Transfer Tax =	\$
		Full Cash Value: \$		Recordation Tax Consideration \$	
		X () per \$500 =	\$		
		TOTAL DUE	\$		

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: Tax BReal Property PAID C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$	
		Surcharge	\$ 40.00	\$	
		State Recordation Tax	\$ 605.00	\$	
		State Transfer Tax	\$ 605.00	\$	
		County Transfer Tax	\$ 1,815.00	\$	
		Other	\$	\$	
	Other	\$	\$		

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			14-1411057025	6668/368				☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
							6668/368	
		Location/Address of Property Being Conveyed (2)						
		1415 ROSEWICK AVENUE, Rosedale, MD 21237						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:	N/A	
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred: N/A				

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		VINCENT G KNOTT, PERSONAL REPRESENTATIVE OF THE	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		JARA CUSTOM DESIGNS, LLC	***CASH***
		New Owner's (Grantee) Mailing Address	
		1415 ROSEWICK AVENUE, Rosedale, MD 21237	

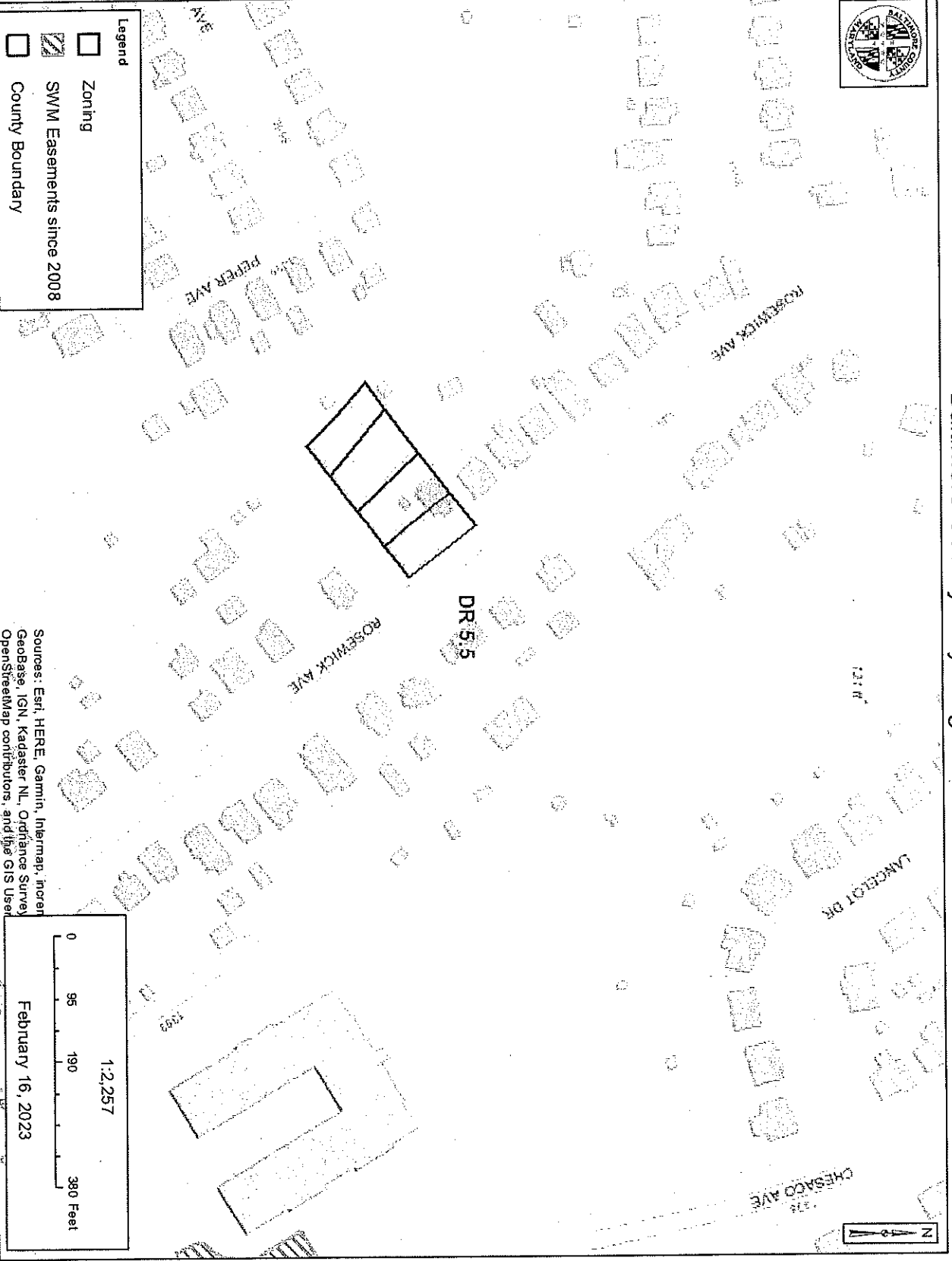
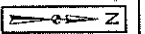
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person		☒ Return to Contact Person
		Name: nicole		☐ Hold for Pickup
		Firm Xpress Title Services LLC		☐ Return Address Provided
		Address: 8843 BELAIR ROAD, 2ND FLOOR NOTTINGHAM, MD 21236 Phone: ()		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		Yes ☐ No ☒	Will the property being conveyed be the grantee's principal residence?		
		Yes ☐ No ☒	Does transfer include personal property? If yes, identify:		
		Yes ☐ No ☒	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).		

Space Reserved for County Validation	Assessment Use Only - Do Not Write Below This Line									
	Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
	Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
	Year	20	20	Geo.	Map	Sub	Block			
	Land			Zoning	Grid	Plat	Lot			
	Buildings			Use	Parcel	Section	Occ. Cd.			
	Total			Town Cd.	Ex. St.	Ex. Cd.				
	REMARKS:									

Baltimore County - My Neighborhood



Legend

- ☐ Zoning
- ☒ SWM Easements since 2008
- ☐ County Boundary

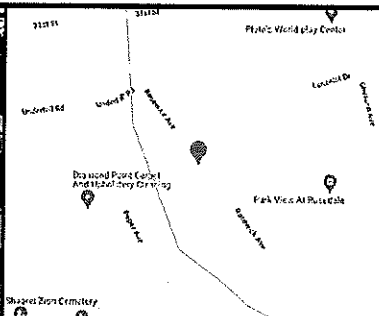
Sources: Esri, HERE, Garmin, Intermap, Incore
GeoBase, IGN, Kadaster NL, Ordnance Survey
OpenStreetMap contributors, and the GIS User

Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INTERMAP, LISGS, EPA, USDA

Vicinity Map



www.exactaland.com | office: 443.819.3994



PROPERTY ADDRESS:
1415 ROSEWICK AVENUE, BALTIMORE, MARYLAND 21237

SURVEY NUMBER: 2211.0028-01

DATE SIGNED: 01/24/23 **FIELD WORK DATE:** 1/18/2023

REVISION DATE(S):
(REV.1 1/25/2023)

POINTS OF INTEREST
NONE VISIBLE

2211.0028
VARIANCE EXHIBIT
1415 ROSEWICK AVENUE
BALTIMORE COUNTY, MARYLAND

ZONING MAP # 0089B3
ZONING DR 5.5
ELECTION DISTRICT 14
COUNCIL DISTRICT 6
LOT AREA ACREAGE 0.543
LOT SQUARE FOOTAGE 23,643
HISTORIC NO
CBCA NO
FLOOD PLAIN NO
UTILITIES:
WATER & SEWER ARE PUBLIC
PRIOR HEARING NO
VIOLATION CASE # CC2206036
10 DIGIT TAX ID 1411057025

ADDRESS: 1415 ROSEWICK AVENUE
OWNER: TARA CUSTOM DESIGNS, LLC
SUBDIVISION NAME: ROSEDALE GARDENS
LOT: PART LOTS 68 THROUGH 73
SECTION: "B"
PLAT BOOK 9, FOLIO 8
DEED REFERENCE: LIBER 45141, FOLIO 388

N/F
BRIAN G. HOLIHAN, ET AL
L. 32715, F. 479
TAX ID. 14-1404023621

ROSELAND HEIGHTS
P.B. L&M 10, P. 127

N/F
KEITH C. LENDZA
L. 32544, F. 9
TAX ID. 14-03-067601

N/F
DUANE MICHAEL GREEN, ET AL
L. 23739, F. 186
TAX ID. 14-1418001700



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1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

