



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 2, 2023

Jason Vettori, Esquire - jvettori@sgs-law.com
David Gildea, Esquire - dgildea@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0052-A
Property: The Courts of Hidden Waters

Dear Counsel:

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". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

C: Ed Levendusky - elevendusky@carusohomes.com
Tom Sheckells - tsheckells@mragta.com
Erica Yoakum - eyoakum@carusohomes.com

IN RE: PETITION FOR VARIANCE
(The Courts of Hidden Waters)
3rd Election District
2nd Council District

Caruso Builder Hidden Waters, LLC

Legal Owner/Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **Case No: 2023-0052-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Caruso Builder Hidden Waters, LLC, legal owner (“Petitioner”) for the property located on Old Court Rd. and known as The Courts of Hidden Waters (the “Property”):

- 1) From the Baltimore County Zoning Regulations (“BCZR”) § 1B01.2.C.1.b: To permit 20-foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
 - a. Lots 12 & 13
 - b. Lots 18 & 19
- 2) From the BCZR §1B01.2.C.1.b: To permit 25-foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:
 - a. Lots 9 & 10
 - b. Lots 11 & 12
 - c. Lots 14 & 15
 - d. Lots 17 & 18
 - e. Lots 20 & 21
 - f. Lots 22 & 23

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Ed Levendusky, Authorized Representative for Caruso Builder Hidden Waters, LLC appeared on behalf of the Petitioner in support of the requested relief along with Thomas H. Sheckells, Civil Engineering and Land Planning Project

Manger with Morris & Ritchie Associates, Inc., the engineering firm who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). Jason Vettori, Esq. of Smith, Gildea & Schmidt, LLC represented the Petitioner. There were no Protestants or interested citizens who attended the hearing.

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

The case proceeded by way of modified proffer by Mr. Vettori. The Property is 24.41 acres +/- located on Old Court Rd. In 2018, it received development approval for 24 single family homes in Case No. PAI# 3-0517. (Pet. Ex. 4). The approved Final Development Plan was recorded in Land Records of Baltimore County (Plat Book 79, page 966, 967). (Pet. Ex. 6, 7).

The Petitioner is now developing the Property and has received feedback from potential buyers that the original 2-story home design is not desirable. As a result, Petitioner seeks to build alternative unit types on 8 of the lots (Lots 9, 12, 13, 14, 18, 19, 20, 22) to change the approved 2-story to 1-story, alternative unity type homes. (Pet. Ex. 8). These alternative unit types are wider and further reduce the setbacks between building faces. An example of the alternative unit type called 'Baywood' was provided. (Pet. Ex. 9B). With the original 2-story, more narrow homes, the view created a walled effect which is also not desirable given that Old Court Rd. is a Baltimore County Designated Scenic Route.

Each of the 8 lots is uniquely sized and shaped. Additionally, the entire Property is irregularly shaped due to its proximity to I-695 and required 500 ft. Major Highway setback line, as well as the extensive environmental features which limit the developable area and otherwise shape the individual lots. The developable area is further reduced by the 100-year storm water

management facilities. Petitioner contends that without the requested reduced side yard building to building setbacks, the homes will not be marketable.

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 Lots 9, 12, 13, 14, 18, 19, 20, and 22 are uniquely shaped and sized. I further find that such unique features create a practical difficulty in design and constructing wider 1-story homes on the limited lot sizes. The potential buyers of the proposed homes seek 1-story living in anticipation of their needs in later years. 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.

THEREFORE, IT IS ORDERED, this 2nd day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §1B01.2.C.1.b to permit 20 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:

- a. Lots 12 & 13
- b. Lots 18 & 19

be, and they are each hereby, **GRANTED**; and it is,

FURTHER ORDERED, that the Petition for Variance from the BCZR §1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10
- b. Lots 11 & 12
- c. Lots 14 & 15
- d. Lots 17 & 18
- e. Lots 20 & 21
- f. Lots 22 & 23

be, and they are each hereby, **GRANTED**.

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 must comply with the DOP ZAC comments, a copy of which is attached hereto and made a part hereof.
3. The Site Plan (Pet. Ex. 1) is attached hereto and made a part hereof.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised
Case Number: 2023-0052-A

DATE: 4/3/2023

INFORMATION:

Property Address: The Courts of Hidden Waters
Petitioner: Ed Levendusky, Caruso Builders
Zoning: DR 1
Requested Action: Variance

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

Variance(s) -

1. From BCZR section 1B01.2.C.1.b to permit 20 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
 - a. Lots 12 & 13
 - b. Lots 18 & 19; and
2. BCZR section 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
 - a. Lots 9 & 10
 - b. Lots 11 & 12
 - c. Lots 14 & 15
 - d. Lots 17 & 18
 - e. Lots 20 & 21
 - f. Lots 22 & 23; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 24.41 acre property zoned DR 1. It is surrounded by mostly residential properties and is currently an unimproved agricultural site. The project has a previous development plan that was approved in 2018 known as The Courts of Hidden Waters, PAI# 3-0517, which proposes 24 single-family dwellings.

The existing land use is currently agricultural with a proposed land use of residential development. It is understood that Old Court Road is a Baltimore County Designated Scenic Route. The requested relief for setbacks between side building faces for said lots above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Old Court Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

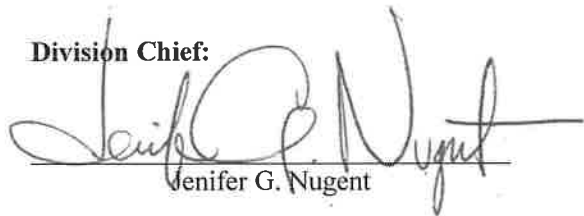
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN

c: Jason T. Vettori
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



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 The Courts of Hidden Waters (Lots 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22 & 23) Currently Zoned DR 1
Deed Reference 46089 / 223 10 Digit Tax Account # See attached.
Owner(s) Printed Name(s) Caruso Builder Hidden Waters, LLC

(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)

Please see attached.

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:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print Jason T. Vettori
Signature [Signature]
600 Washington Avenue, Suite 200, Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 821-0070 jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Ed Levendusky, Authorized Representative of Caruso Builder Hidden Waters, LLC

Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
2120 Baldwin Avenue, Suite 200 Crofton MD
Mailing Address _____ City _____ State _____
21114 (667) 307-4222 elevendusky@carusohomes.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print Jason T. Vettori
Signature [Signature]
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 821-0070 jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0052-A Filing Date 3/10/23 Do Not Schedule Dates _____ Reviewer SC

**ATTACHMENT TO PETITION FOR ZONING HEARING
LOTS ON RECORD PLATS FOR DEED REFERENCE 46089/223**

The Courts of Hidden Waters

3rd Election District

2nd Councilmanic District

Plat Reference 79-967:

1. Lot 9 (22 Hidden Water Way; Tax ID # 2500017368)
2. Lot 10 (24 Hidden Water Way; Tax ID # 2500017369)
3. Lot 11 (26 Hidden Water Way; Tax ID # 2500017370)
4. Lot 12 (28 Hidden Water Way; Tax ID # 2500017371)
5. Lot 13 (27 Hidden Water Way; Tax ID # 2500017372)

Plat Reference 79-966:

1. Lot 14 (25 Hidden Water Way; Tax ID # 2500017346)
2. Lot 15 (23 Hidden Water Way; Tax ID # 2500017347)
3. Lot 17 (2 Poplar Spring Road; Tax ID # 2500017349)
4. Lot 18 (4 Poplar Spring Road; Tax ID # 2500017350)
5. Lot 19 (6 Poplar Spring Road; Tax ID # 2500017351)
6. Lot 20 (8 Poplar Spring Road; Tax ID # 2500017352)
7. Lot 21 (7 Poplar Spring Road; Tax ID # 2500017353)
8. Lot 22 (5 Poplar Spring Road; Tax ID # 2500017354)
9. Lot 23 (3 Poplar Spring Road; Tax ID # 2500017355)

ATTACHMENT TO PETITION FOR ZONING HEARING

RELIEF REQUESTED

The Courts of Hidden Waters

3rd Election District

2nd Councilmanic District

Variance from Section(s):

1. BCZR § 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
 - a. Lots 9 & 10;
 - b. Lots 11 & 12;
 - c. Lots 12 & 13;
 - d. Lots 14 & 15;
 - e. Lots 17 & 18;
 - f. Lots 18 & 19;
 - g. Lots 20 & 21;
 - h. Lots 22 & 23; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



March 2, 2023

ZONING AREA DESCRIPTION FOR 22 HIDDEN WATERS WAY

Beginning at a point on the westerly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 850.42 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 9, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 11,656 square feet or 0.2676 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 23 HIDDEN WATERS WAY

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,261.71 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 15, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,468 square feet or 0.2862 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 24 HIDDEN WATERS WAY

Beginning at a point on the westerly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 981.78 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 10, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 10,785 square feet or 0.2475 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 25 HIDDEN WATERS WAY

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,261.71 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 14, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,408 square feet or 0.2849 acres of land. Located in the Third Election District and Second Councilmanic District.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

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2023-0052-A

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING AREA DESCRIPTION FOR 26 HIDDEN WATERS WAY

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 981.78 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 11, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 11,685 square feet or 0.2682 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 27 HIDDEN WATERS WAY

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,090.31 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 13, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 13,221 square feet or 0.3035 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 28 HIDDEN WATERS WAY

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,090.31 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 12, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 14,746 square feet or 0.3385 acres of land. Located in the Third Election District and Second Councilmanic District.

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2023.0052.A

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING AREA DESCRIPTION FOR 2 POPLAR SPRING ROAD

Beginning at a point on the westerly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 594.35 feet north of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 17, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,797 square feet or 0.2938 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 3 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 235.00 feet east of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 23, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,000 square feet or 0.2755 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 4 POPLAR SPRING ROAD

Beginning at a point on the westerly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 494.35 feet north of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 18, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 11,504 square feet or 0.2641 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 5 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 235.00 feet east of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 22, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,456 square feet or 0.2860 acres of land. Located in the Third Election District and Second Councilmanic District.

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MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
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ZONING AREA DESCRIPTION FOR 6 POPLAR SPRING ROAD

Beginning at a point on the westerly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 494.35 feet north of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 19, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 11,344 square feet or 0.2604 acres of land. Located in the Third Election District and Second Councilmanic District.

ZONING AREA DESCRIPTION FOR 7 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 344.32 feet northeast of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 21, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 27,005 square feet or 0.6199 acres of land. Located in the Third Election District and Second Councilmanic District.

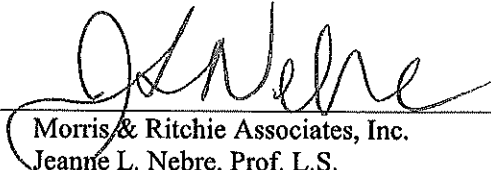
ZONING AREA DESCRIPTION FOR 8 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 344.32 feet northeast of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

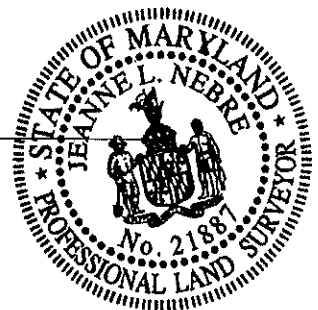
Being Lot 20, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 13,483 square feet or 0.3095 acres of land. Located in the Third Election District and Second Councilmanic District.

I certify that this description was either personally prepared by me or that I was in responsible charge over the preparation thereof in accordance with requirements set forth in the Code of Maryland Regulations (COMAR) 09.13.06.12.

This zoning description was prepared per the zoning requirements of Baltimore County, Maryland and shall not be used for land conveyance.


Morris & Ritchie Associates, Inc.
Jeannette L. Nebre, Prof. L.S.
Professional Land Surveyor
Maryland License No. 21887 Exp. 09/14/2023

03/01/2023
Date



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2023-0052-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/3/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised
Case Number: 2023-0052-A

INFORMATION:

Property Address: The Courts of Hidden Waters
Petitioner: Ed Levendusky, Caruso Builders
Zoning: DR 1
Requested Action: Variance

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Variance(s) -

1. From BCZR section 1B01.2.C.1.b to permit 20 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
 - a. Lots 12 & 13
 - b. Lots 18 & 19; and
2. BCZR section 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
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3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 24.41 acre property zoned DR 1. It is surrounded by mostly residential properties and is currently an unimproved agricultural site. The project has a previous development plan that was approved in 2018 known as The Courts of Hidden Waters, PAI# 3-0517, which proposes 24 single-family dwellings.

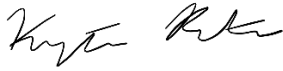
The existing land use is currently agricultural with a proposed land use of residential development. It is understood that Old Court Road is a Baltimore County Designated Scenic Route. The requested relief for setbacks between side building faces for said lots above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Old Court Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

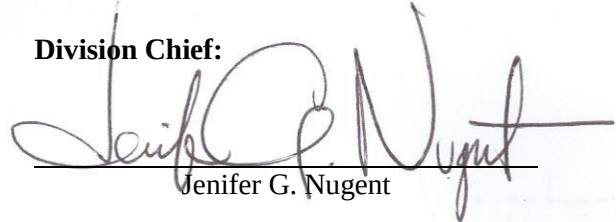
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN

c: Jason T. Vettori
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/21/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0052-A

INFORMATION:

Property Address: The Courts of Hidden Waters
Petitioner: Ed Levendusky, Caruso Builders
Zoning: DR 1
Requested Action: Variance

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

Variance(s) -

1. From BCZR section 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
 - a. Lots 9 & 10
 - b. Lots 11 & 12
 - c. Lots 12 & 13
 - d. Lots 14 & 15
 - e. Lots 17 & 18
 - f. Lots 18 & 19
 - g. Lots 20 & 21
 - h. Lots 22 & 23; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 24.41 acre property zoned DR 1. It is surrounded by mostly residential properties and is currently an unimproved agricultural site. The project has a previous development plan that was approved in 2018 known as The Courts of Hidden Waters, PAI# 3-0517, which proposes 24 single-family dwellings.

The existing land use is currently agricultural with a proposed land use of residential development. It is understood that Old Court Road is a Baltimore County Designated Scenic Route. The requested relief for setbacks between side building faces for said lots above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Old Court Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property.
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

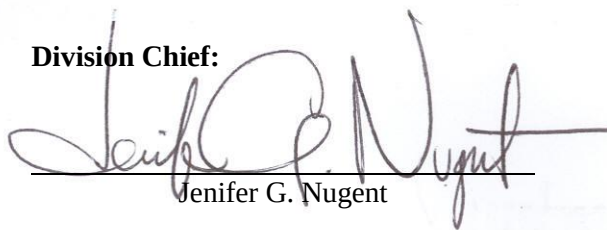
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN

c: Jason T. Vettori
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
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: March 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0052-A
Address: 2-8 Popular Spring Road and
22-28 Hidden Waters Way
Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC

Zoning Advisory Committee Meeting of March 20, 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 SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
934 Thompson Blvd; SW/S of Thompson Blvd*		OF ADMINISTRATIVE
794' SE of Sandalwood Road		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Stanley & Wanda Wolinski		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-050-SPHA

* * * * *

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 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to J.S. Dallas, J.S. Dallas, Inc., P.O. Box 26, Baldwin, Maryland 21013, jsdinc@aol.com, Representative for Petitioner(s).

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
379 Hillen Road; Corner of NE/S of Hillen	*	OF ADMINSTRATIVE
Road, NW/S of Hendrickson Lane	*	HEARINGS FOR
9 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Preston R. Tooks, III	*	2023-051-A
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 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, amrosenblatt@venable.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
Courts of Hidden Waters (Lots 9-15 & 17-23);		
(2-8 Popular Spring Rd, 22-28 Hidden Waters	*	OF ADMINISTRATIVE
Way); Property located beginning at point on the		
W/S of Hidden Waters Way, 850' N of Old Ct	*	HEARINGS FOR
3 rd Election & 2 nd Councilmanic Districts		
Legal Owner(s): Caruso Builder Hidden	*	BALTIMORE COUNTY
Waters, LLC by Ed Levendusky, Rep.		
Petitioner(s)	*	2023-052-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 13th day of March, 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

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 20, 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: 2023-0047-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David Serrano and Lidia Miranda
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 304 WICKERSHAM WAY

Location: Property located on the corner of the North side of Wickersham Way, West side of Amesbury Court.

Existing Zoning: DR 5.5 **Area:** 7,844 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 foot rear yard setback in lieu of 30 feet for an addition and deck (closed on two sides) and, if necessary, a 9 foot rear yard setback in lieu of 22.5 feet for an open patio.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0048-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: David Trebing
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 6912 BELLONA AVE

Location: Property located on the Southwest side of Bellona Ave. 73.91 feet Southeast of Stevenson Lane.

Existing Zoning: DR 3.5 **Area:** 25,547 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To approve an existing house with a 24 foot 6 inch side street setback and a proposed sunroom addition with a side street setback of 25 feet in lieu of the required 30 foot setback, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0049-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shane Harris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1924 SHANKLIN AVE

Location: Property located Northeast side of Shanklin Ave. (40 feet) 426 feet Northwest of Sahr Hill Rd. (45 feet)

Existing Zoning: DR 2

Area: 1.67 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/03/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0050-SPHA **Reviewer:** Christina Frink

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Stanley and Wanda Wolinski

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 934 THOMPSON BLVD

Location: Property located Southwest side of Thompson Blvd; 794 feet Southeast of Sandalwood Rd.

Existing Zoning: DR 5.5

Area: 30,857 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and Section 101 (defintions) : To allow an accessory building with a footprint larger than the primary structure.

VARIANCE:

BCZR 400.1: To permit an accessory building in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0051-A **Reviewer:** Mitchell Kellman

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

Type: VARIANCE

Legal Owner: Preston R. Took, III

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 379 HILLEN RD

Location: Property located on the corner of Northeast side of Hillen Rd., Northwest side of Hendrickson Lane.

Existing Zoning: DR 10.5/ DR 16

Area: 5,315 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a minimum side yard setbacks of 5 feet in lieu of the required 10 and 25 feet.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0052-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 3 **Council Dist:** 2

Property Address: THE COURTS OF HIDDEN WATERS

Location: Lots 9-15, 17-23 The Courts of Hidden Waters; (2-8 Popular Spring Road; 22-28 Hidden Waters Way)

Property located beginning at a point on the West side of Hidden Waters Way at a distance 850 feet North of Old Court.

Existing Zoning: DR 1

Area: VARIES

Proposed Zoning:

VARIANCE:

1.) BCZR 1B01.2.C.1.b: To permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10;
- b. Lots 11 & 12;
- c. Lots 12 & 13;
- d. Lots 14 & 15;
- e. Lots 17 & 18;
- f. Lots 18 & 19;
- g. Lots 20 & 21;
- h. Lots 22 & 23; and

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:

**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 fifteen (15) 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: 2023-0052-A

Property Address: The Courts of Hidden Waters (Lots 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22 & 23)

Property Description: _____

Legal Owners (Petitioners): Caruso Builder Hidden Waters, LLC

Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ed Levendusky

Company/Firm (if applicable): Caruso Builder Hidden Waters, LLC

Address: 2120 Baldwin Avenue, Suite 200, Crofton, MD 21114

Telephone Number: (667) 307-4222

Revised 5/20/2014

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 03 Account Number - 2500017368	
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	22 HIDDEN WATERS WAY BALTIMORE 21208-	Legal Description: .268 ACS 22 HIDDEN WATERS WAY NS THE COURTS OF HIDDEN WATERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0068 0017 0071 3030026.04 9967 9 2023 Plat Ref: 79/ 0967	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	11,674 SF	County Use 04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
		Phase-in Assessments
		As of 07/01/2022
		As of 07/01/2023
Land:	181,600	181,600
Improvements	0	0
Total:	181,600	181,600
Preferential Land:	0	0
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Special Tax Recapture: None									
Account Identifier:		District - 03 Account Number - 2500017369							
Owner Information									
Owner Name:		CARUSO BUILDER HIDDEN WATERS LLC		Use: RESIDENTIAL					
				Principal Residence:NO					
Mailing Address:		STE 200 2120 BALDWIN AVE CROFTON MD 21114-		Deed Reference: /46089/ 00223					
Location & Structure Information									
Premises Address:		24 HIDDEN WATERS WAY BALTIMORE 21208-		Legal Description: .248 ACS 24 HIDDEN WATERS WAY NS THE COURTS OF HIDDEN WATERS					
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0017	0071	3030026.04	9967			10	2023	Plat Ref: 0079/ 0967
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						0.2480 AC		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
/									

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	180,800	180,800		
Improvements	0	0		
Total:	180,800	180,800	180,800	180,800
Preferential Land:	0	0		

Transfer Information

Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500017370		
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	26 HIDDEN WATERS WAY BALTIMORE 21208-	Legal Description: .268 ACS 26 HIDDEN WATERS WAY NS THE COURTS OF HIDDEN WATERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0068 0017 0071 3030026.04 9967 11 2023 Plat Ref: 79/ 0967	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	11,674 SF	County Use 04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
		Phase-in Assessments
		As of 07/01/2022
		As of 07/01/2023
Land:	181,600	181,600
Improvements	0	0
Total:	181,600	181,600
Preferential Land:	0	0
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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
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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500017371		
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	28 HIDDEN WATERS WAY BALTIMORE 21208-	Legal Description: .339 ACS 28 HIDDEN WATERS WAY NS THE COURTS OF HIDDEN WATERS
Map: 0068	Grid: 0017	Parcel: 0071
Neighborhood: 3030026.04	Subdivision: 9967	Section: 12
		Block: 2023
		Lot: 12
		Assessment Year: 2023
		Plat No: 79/ 0967
Plat Ref: 79/ 0967		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		14,766 SF
		County Use
		04
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2023
		Phase-in Assessments
		As of
		07/01/2022
		As of
		07/01/2023
Land:	182,600	182,600
Improvements	0	0
Total:	182,600	182,600
Preferential Land:	0	0
		182,600
		182,600
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration							
Special Tax Recapture: None									
Account Identifier:	District - 03 Account Number - 2500017372								
Owner Information									
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL							
		Principal Residence:NO							
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223							
Location & Structure Information									
Premises Address:	27 HIDDEN WATERS WAY BALTIMORE 21208-	Legal Description: .304 ACS 27 HIDDEN WATERS WAY ES THE COURTS OF HIDDEN WATERS							
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0017	0071	3030026.04	9967			13	2023	Plat Ref: 79/ 0967
Town: None									
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
					13,242 SF		04		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	182,300	182,300		
Improvements	0	0		
Total:	182,300	182,300	182,300	182,300
Preferential Land:	0	0		

Transfer Information

Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier: District - 03 Account Number - 2500017346			
Owner Information			
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL	
		Principal Residence: NO	
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223	
Location & Structure Information			
Premises Address:	25 HIDDEN WATERS WAY BALTIMORE 21208-	Legal Description: .285 ACS 25 HIDDEN WATERS WAY SS THE COURTS OF HIDDEN WATERS	
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0068 0017 0071 3030026.04 9967 14 2023 Plat Ref: 79/ 0966		
Town: None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	
	12,414 SF	County Use 04	
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements	
Value Information			
	Base Value	Value	Phase-in Assessments
		As of 01/01/2023	As of 07/01/2022 As of 07/01/2023
Land:	182,100	182,100	
Improvements	0	0	
Total:	182,100	182,100	182,100 182,100
Preferential Land:	0	0	
Transfer Information			
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000	
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:	
Seller:	Date:	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:			

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500017347		
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	23 HIDDEN WATERS WAY BALTIMORE 21208-	Legal Description: .286 ACS 23 HIDDEN WATERS WAY SS THE COURTS OF HIDDEN WATERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0068 0017 0071 3030026.04 9967 15 2023 Plat Ref: 0079/ 0966	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	0.2860 AC	County Use 04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
Land:	182,100	182,100
Improvements	0	0
Total:	182,100	182,100
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2022 As of 07/01/2023
		182,100 182,100
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Special Tax Recapture: None									
Account Identifier:		District - 03 Account Number - 2500017349							
Owner Information									
Owner Name:		CARUSO BUILDER HIDDEN WATERS LLC		Use:	RESIDENTIAL				
		Principal Residence:NO							
Mailing Address:		STE 200 2120 BALDWIN AVE CROFTON MD 21114-		Deed Reference:	/46089/ 00223				
Location & Structure Information									
Premises Address:		2 POPLAR SPRING RD 0-0000		Legal Description:	.294 ACS 2 POPLAR SPRING RD NS THE COURTS OF HIDDEN WATERS				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0017	0071	3030026.04	9967			17	2023	Plat Ref: 79/ 0966
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						12,806 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	182,200	182,200		
Improvements	0	0		
Total:	182,200	182,200	182,200	182,200
Preferential Land:	0	0		

Transfer Information

Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 03 Account Number - 2500017350	
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	
	Deed Reference:	/46089/ 00223
Location & Structure Information		
Premises Address:	4 POPLAR SPRING RD BALTIMORE 21208-	Legal Description: .264 ACS 4 POPLAR SPRING RD NS THE COURTS OF HIDDEN WATERS
Map: Grid: Parcel:	Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:	Plat No:
0068 0017 0071	3030026.04 9967 18 2023	Plat Ref: 79/ 0966
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	11,499 SF	County Use 04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
		Phase-in Assessments As of 07/01/2022
		As of 07/01/2023
Land:	181,400	181,400
Improvements	0	0
Total:	181,400	181,400
Preferential Land:	0	0
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500017351		
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	6 POPLAR SPRING RD BALTIMORE 21208-	Legal Description: .260 ACS 6 POPLAR SPRING RD NS THE COURTS OF HIDDEN WATERS
Map: 0068	Grid: 0017	Parcel: 0071
Neighborhood: 3030026.04	Subdivision: 9967	Section: 19
Block: 2023	Lot: 19	Assessment Year: 2023
Plat No:	Plat Ref:	79/ 0966
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	12,414 SF	County Use 04
Stories	Basement	Type Exterior
		Quality Full/Half Bath
		Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
		Phase-In Assessments
		As of 07/01/2022
		As of 07/01/2023
Land:	182,100	182,100
Improvements	0	0
Total:	182,100	182,100
Preferential Land:	0	0
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500017352		
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	8 POPLAR SPRING RD BALTIMORE 21208-	Legal Description: .310 ACS 8 POPLAR SPRING RD ES THE COURTS OF HIDDEN WATERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0068 0017 0071 3030026.04 9967 20 2023 Plat Ref: 79/ 0966	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	13,503 SF	County Use 04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
Land:	182,300	182,300
Improvements	0	0
Total:	182,300	182,300
Preferential Land:	0	0
		Phase-In Assessments
		As of 07/01/2022
		As of 07/01/2023
		182,300
		182,300
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:		

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration					
Special Tax Recapture: None									
Account Identifier:		District - 03 Account Number - 2500017353							
Owner Information									
Owner Name:		CARUSO BUILDER HIDDEN WATERS LLC		Use:	RESIDENTIAL				
				Principal Residence:	NO				
Mailing Address:		STE 200 2120 BALDWIN AVE CROFTON MD 21114-		Deed Reference:	/46089/ 00223				
Location & Structure Information									
Premises Address:		7 POPLAR SPRING RD BALTIMORE 21208-		Legal Description:	.620 ACS 7 POPLAR SPRING RD ES THE COURTS OF HIDDEN WATERS				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0017	0071	3030026.04	9967			21	2023	Plat Ref: 79/ 0966
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						27,007 SF		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
						/			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	185,700	185,700		
Improvements	0	0		
Total:	185,700	185,700	185,700	185,700
Preferential Land:	0	0		

Transfer Information

Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 03 Account Number - 2500017354			
Owner Information					
Owner Name:		CARUSO BUILDER HIDDEN WATERS LLC		Use:	RESIDENTIAL
		Principal Residence:NO			
Mailing Address:		STE 200 2120 BALDWIN AVE CROFTON MD 21114-		Deed Reference:	/46089/ 00223
Location & Structure Information					
Premises Address:		5 POPLAR SPRING RD BALTIMORE 21208-		Legal Description:	.286 ACS 5 POPLAR SPRING RD SS THE COURTS OF HIDDEN WATERS
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0068	0017	0071	3030026.04	9967	22
					2023
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				12,458 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full//Half Bath
					Garage
Last Notice of Major Improvements					

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	182,100	182,100		
Improvements	0	0		
Total:	182,100	182,100	182,100	182,100
Preferential Land:	0	0		

Transfer Information

Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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

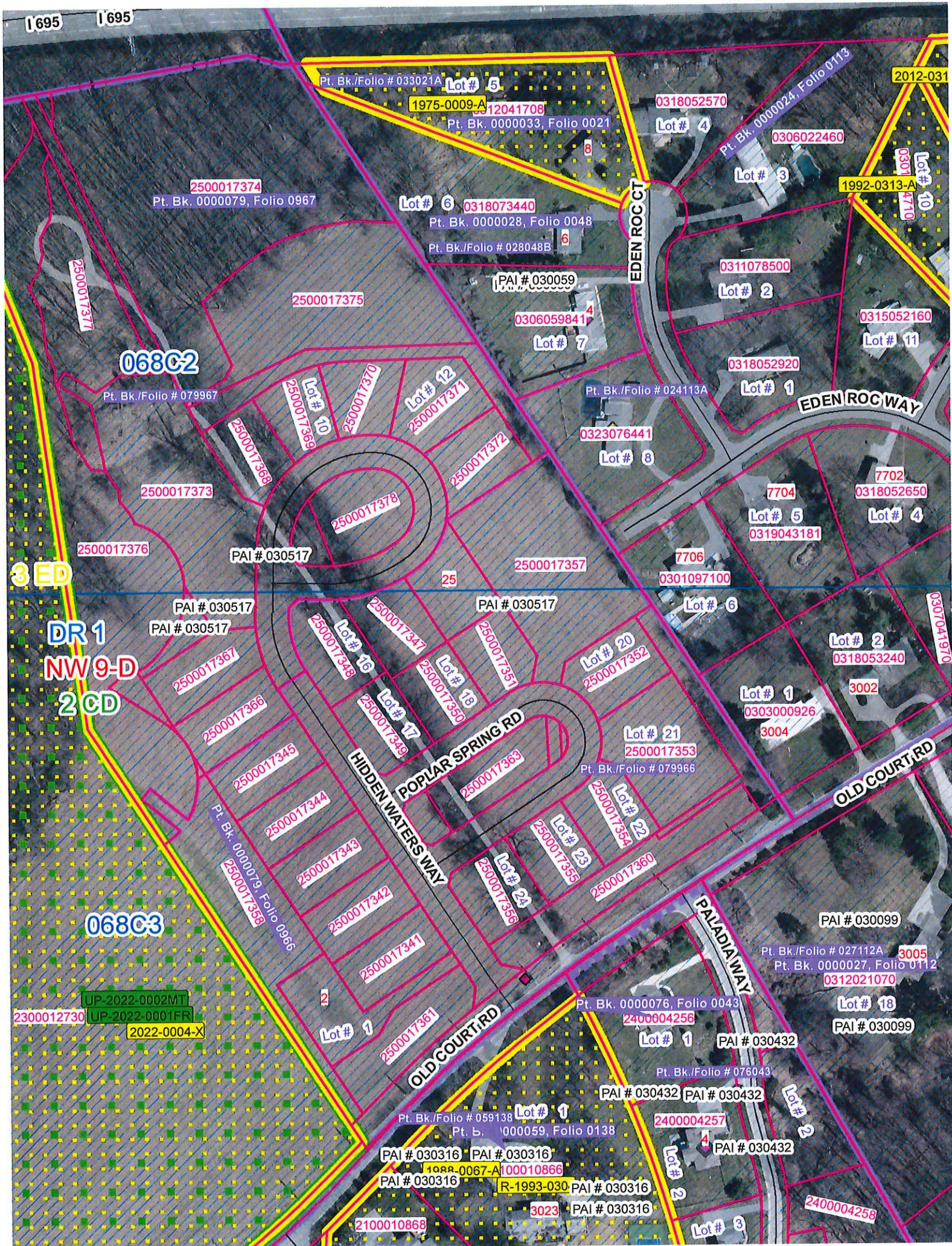
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500017355		
Owner Information		
Owner Name:	CARUSO BUILDER HIDDEN WATERS LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-	Deed Reference: /46089/ 00223
Location & Structure Information		
Premises Address:	3 POPLAR SPRING RD BALTIMORE 21208-	Legal Description: .276 ACS 3 POPLAR SPRING RD SS THE COURTS OF HIDDEN WATERS
Map: 0068	Grid: 0017	Parcel: 0071
Neighborhood: 3030026.04	Subdivision: 9967	Section: 23
Block: 2023	Lot: 2023	Assessment Year: 79/ 0966
Plat No: 79/ 0966		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	12,022 SF	County Use 04
Stories	Basement	Type Exterior
		Quality Full/Half Bath
		Garage Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2023
Land:	182,000	182,000
Improvements	0	0
Total:	182,000	182,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2022
		As of 07/01/2023
		182,000
		182,000
Transfer Information		
Seller: HIDDEN WATERS LLC	Date: 12/23/2021	Price: \$2,600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46089/ 00223	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: //	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:		



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

No. 216096

Date: 3/10/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$500

Total: 9500

Rec From: Caruso Builder Hidden Waters, LLC

For: Variance 2023-0052-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

SL

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

Caruso Builder Hidden Waters, LLC
2120 Baldwin Avenue
Suite 200
Crofton MD 21114
(301) 261-0277

United Bank

68-690/514/

10163

DATE 03/01/2023

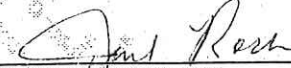
Pay: *****Five hundred dollars and no cents

\$ *****500.00

TO
THE
ORDER
OF

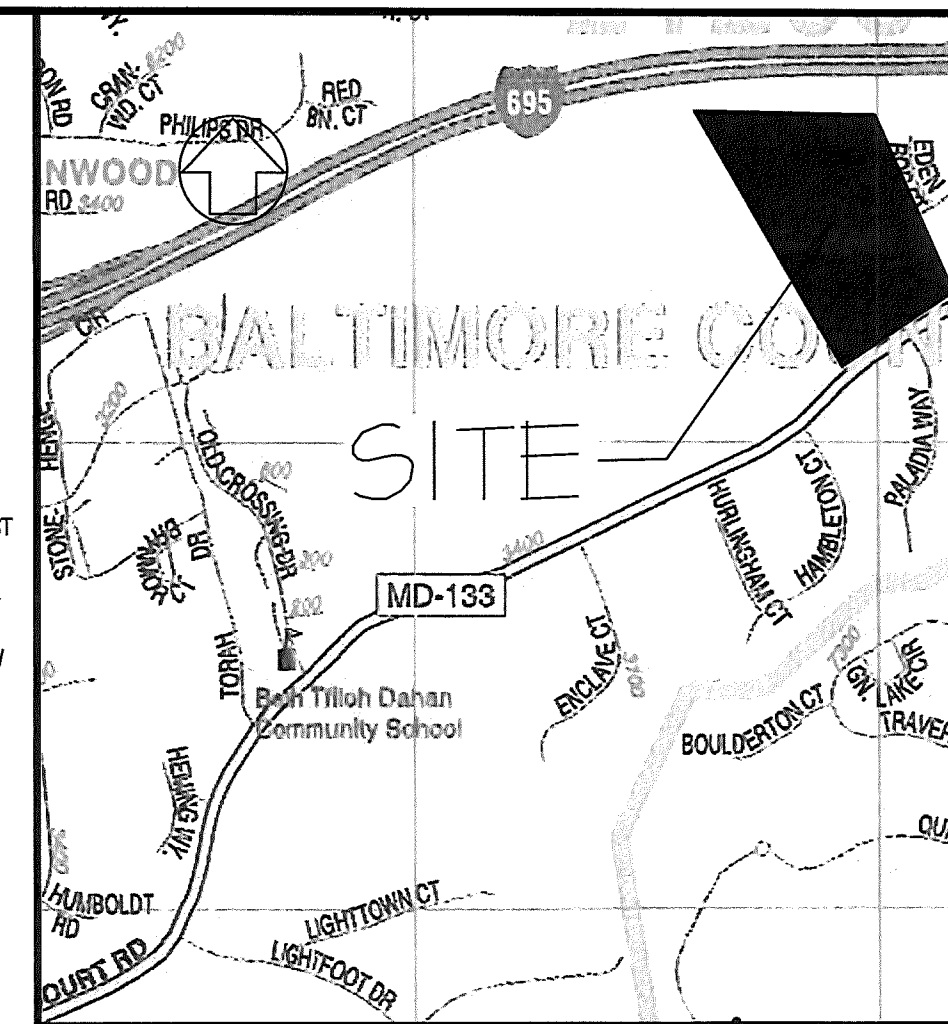
BALTIMORE COUNTY

VOID AFTER NINETY DAYS


AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈000010163⑈ ⑆056004445⑆ 87821373⑈



DATE	REVISIONS	JOB NO.:
		SCALE:
		DATE:
		DRAWN BY:
		DESIGN BY:
		REVIEW BY:
		SHEET: