



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 21, 2023

Abigail and Todd Sody – todd@sodyconcrete.com
7838 Ellenham Road
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2023-0153-A
Property: 7838 Ellenham Road

Dear Mr. and Mrs. Sody:

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 blue ink, reading "Paul M. Mayhew", is written over the typed name.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Curtis L. Fidler – cfidler@lothorian.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7838 Ellenham Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Abigail & Todd Sody	*	HEARINGS FOR
	*	
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0153-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Abigail and Todd Sody (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.1 to permit a proposed in-ground pool and pool house to be located in the side yard in lieu of the required rear yard placement, and from BCZR § 400.3 to permit the proposed pool house to have a height of 20 ft. in lieu of the maximum permitted height of 15 ft. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated July 31, 2023, indicating if the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following: Location of pool must be a minimum of 10 ft. away from the geothermal wells and access to wells must be maintained. In addition, a ZAC comment was received from the Bureau of Development Plans Review (“DPR”), dated July 31, 2023, indicating Owner/Developer shall provide the

remaining 50 ft. ultimate right-of-way along the property frontage from the driveway of said property to the eastern property line.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 29, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

THEREFORE, IT IS ORDERED, this 21st day of **August, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.1 to permit a proposed in-ground pool and pool house to be located in the side yard in lieu of the required rear yard placement, and from BCZR § 400.3 to permit the proposed pool house to have a height of 20 ft. in lieu of the maximum permitted height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- Petitioners must comply with the DEPS and DOP ZAC comments, dated July 31, 2023; copies of which are 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw



**ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING**

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

DRI/AR3.5

Address 7838 Ellenham Road Currently Zoned Residential
Deed Reference 47670 / 00431 10 Digit Tax Account # 0908010890
Owner(s) Printed Name(s) Abigail & Todd Sody

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

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

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

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

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Abigail Sody

Todd Sody

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

7838 Ellenham Road

Towson

Maryland

Mailing Address

City

State

21204 /

todd@sodyconcrete.com

Zip Code

Telephone #'s (Cell and Home)

Email Address

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

N/A

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Curtis L. Fidler

Name - Type or Print

Signature

13536 Jarrettsville Pike

Phoenix

MD

Mailing Address

City

State

21131 /

443-281-8449 /

cfidler@lothorian.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2023-0153-A Filing Date 7, 18, 23

Estimated Posting Date 7, 30, 23 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 7838 Ellenham Road Towson Maryland 21204
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

Construct a, 18' x 44' inground pool & 22'x27' pool house in side yard of 7838 Ellenham Road per attached site plan. Pool house to have a ridge height of 20'+/- above highest grade. Height of ridge is above the 15' high allowable limit. Variance requested to construct inground pool & pool house as shown on attached site plan. Rear yard property line does not allow for adequate space to construct inground pool and pool house due to limited space. Applicable permits to be obtained upon approval of administrative variance.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name - Print or Type

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of July, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Abigail Sody and Todd Sody

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 12-01-2024

7838 Ellenham Road

2023-0153-A

Requested Relief:

BCZR: 400.1 → To permit a proposed in-ground pool and pool house to be located in the side yard in lieu of the required rear yard placement.

BCZR: 400.3 → To permit the proposed pool house to have a height of 20 feet in lieu of the maximum permitted 15 feet.



Lothorian
OUR PASSION IS POOLS

July 11, 2023

Abigail & Todd Sody
7838 Ellenham Road
Towson, Maryland 21204

Zoning Property Description for 7838 Ellenham Road, Towson, Maryland 21204.

Beginning at point on the west of side Ellenham Road which is 16' wide north of the centerline of Ruxwood Road which is 15' wide.

Thence the following courses and distances back to the point of beginning as recorded in Deed Liber 47670 and Deed Folio 00431, containing 2.96 acres. Located in the 09 Election District and 02 Council District.

- 1st POC- N37°45'E @ 49.35'
- 2nd POC- N22°E @ 50'
- 3rd POC- N14°E @ 50'
- 4th POC- N12°30'E @ 35'
- 5th POC- S81°11'E @ 299'
- 6th POC- S20°30'W @ 326.59'
- 7th POC- N87°41'W @ 103.76
- 8TH POC- S47°35'W @ 103.05'
- 9th POC- N84°47'W @ 155.74'
- 10TH POC- N03°22'W @ 255.64'

2023-0153-A



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

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Address 7838 Ellenham Road Currently Zoned Residential
Deed Reference 47670 / 00431 10 Digit Tax Account # 0908010890
Owner(s) Printed Name(s) Abigail & Todd Sody

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

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

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

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of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

<u>Abigail Sody</u> Name #1 – Type or Print	<u>Todd Sody</u> Name #2 – Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>7838 Ellenham Road</u> Mailing Address	<u>Towson</u> City
	<u>Maryland</u> State
<u>21204</u> Zip Code	<u>todd@sodyconcrete.com</u> Email Address

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

N/A
Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Curtis L. Fidler
Name - Type or Print

[Signature]
Signature

13536 Jarrettsville Pike
Mailing Address

Phoenix
City

MD
State

21131
Zip Code

443-281-8449
Telephone #

cfidler@lothorian.com
Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

CASE NUMBER 2023-0153-A Filing Date 7, 18, 23 Administrative Law Judge for Baltimore County
Estimated Posting Date 7, 30, 23 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: <u>7838 Ellenham Road</u>	<u>Towson</u>	<u>Maryland</u>	<u>21204</u>
Print or Type Address of Property	City	State	Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. **(Clearly state practical difficulty or hardship here)**

Construct a, 18' x 44' inground pool & 22'x27' pool house in side yard of 7838 Ellenham Road per attached site plan. Pool house to have a ridge height of 20'+/- above highest grade. Height of ridge is above the 15' high allowable limit. Variance requested to construct inground pool & pool house as shown on attached site plan. Rear yard property line does not allow for adequate space to construct inground pool and pool house due to limited space. Applicable permits to be obtained upon approval of administrative variance.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name - Print or Type

Name - Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of July, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Abigail Sody and Todd Sody

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

12-01-2024

7838 Ellenham Road

2023-0153-A

Requested Relief:

BCZR: 400.1 → To permit a proposed in-ground pool and pool house to be located in the side yard in lieu of the required rear yard placement.

BCZR: 400.3 → To permit the proposed pool house to have a height of 20 feet in lieu of the maximum permitted 15 feet.



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July 11, 2023

Abigail & Todd Sody
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Towson, Maryland 21204

Zoning Property Description for 7838 Ellenham Road, Towson, Maryland 21204.

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Thence the following courses and distances back to the point of beginning as recorded in Deed Liber 47670 and Deed Folio 00431, containing 2.96 acres. Located in the 09 Election District and 02 Council District.

1st POC- N37°45'E @ 49.35'
2nd POC- N22°E @ 50'
3rd POC- N14°E @ 50'
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8th POC- S47°35'W @ 103.05'
9th POC- N84°47'W @ 155.74'
10th POC- N03°22'W @ 255.64'

2023-0153-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0153 -A Address 7838 ELLENHAM ROAD

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

Filing Date: 7/18/23 Posting Date: 7/30/23 Closing Date: 8/14/23

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0153 -A Address 7838 ELLENHAM ROAD

Petitioner's Name: ABIGAIL + TODD SODY Telephone (Cell): 443-281-8449

Posting Date: 7/30/23 Closing Date: 8/14/23 REP: CURTIS FIDLER

Wording for Sign: To Permit _____

_____ To permit a proposed in-ground pool and pool house to be located in the side yard in lieu of the _____
required rear yard placement. _____

_____ To permit the proposed pool house to have a height of 20 feet in lieu of the maximum _____
permitted 15 feet. _____

Revised 1/2022

**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: 2023-0153-A
Property Address: 7838 ELLENHAM ROAD
Legal Owners (Petitioners): ABIGAIL + TODD SOBY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): CURTIS FIDLER / LOTHORIAN POOLS
Address: 13536 JARRETSVILLE PIKE
PHOENIX, MA 01131

Telephone Number: 443-281-8449

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

CERTIFICATION OF POSTING

RE: Case No. 2023-0153– A

Petitioner: Abigail & Todd Sody

Closing Date: 8/14/23

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

7838 Ellenham Road – Front of property (1 of 3)

7838 Ellenham Road – Ruxwood Road side of property (2 of 3)

7838 Ellenham Road – Close up of sign wording (3 of 3)

on 7/29/23

Sincerely,

Richard E. Hoffman (signed) 7/30/23

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2023-0153A



7838 Ellenham Road– front of property (1of 3)

Richard E. Hoffman (signed) 7/30/23

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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: July 31, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0153-A
Address: 7838 ELLENHAM RD
Legal Owner: Abigail & Todd Sody

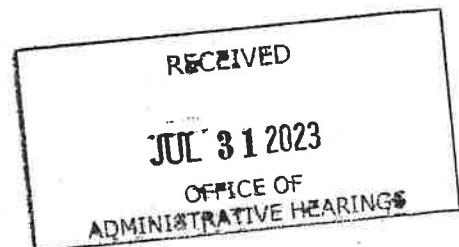
Zoning Advisory Committee Meeting of July 31, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Location of pool must be a min of 10' away from the geothermal wells and access to wells must be maintained.

Additional Comments:

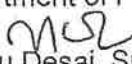
Reviewer: Mia Lowery, L.E.H.S.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2023
Item No. 2023-0153-A

DATE: July 31, 2023

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

Development Plans Review: Owner/Developer shall provide the remaining 50' ultimate R/W along the property frontage from the drive way of said property to, the eastern property line.

VKD: JK
cc: file

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: July 31, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0153-A
Address: 7838 ELLENHAM RD
Legal Owner: Abigail & Todd Sody

Zoning Advisory Committee Meeting of July 31, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Location of pool must be a min of 10' away from the geothermal wells and access to wells must be maintained.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

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

No. 221239

Date: 7/18/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$ 75.00
Total:									\$ 75.00

Rec From: LOTHORIAN, LLC

For: 2023-0153-A

7838 EUGENIA ROAD

JS

CASHIER'S
VALIDATION

DISTRIBUTION

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

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Lothorian LLC

13536 Jarrettsville Pike
Phoenix, MD 21131
410-667-7665

First National Bank of Pennsylvania

4140 E State St
Hermitage, PA 16148
60-1809/433

29470

7/13/2023

PAY TO THE ORDER OF Baltimore County, MD

\$ **75.00

Seventy-Five and 00/100***** DOLLARS

Baltimore County, MD

10 PROTECTED AGAINST FRAUD



MEMO

Sody's Variance Filing Fee

Details on Back

1

tu® CheckLock™ Secures Check

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0908010890

Owner Information

Owner Name:	SODY TODD S SODY ABIGAIL G	Use:	RESIDENTIAL
Mailing Address:	7838 ELLENHAM ROAD BALTIMORE MD 21204	Principal Residence:	YES
		Deed Reference:	/47670/ 00431

Location & Structure Information

Premises Address:	7838 ELLENHAM RD BALTIMORE 21204	Legal Description:	2.96 AC WS ELLENHAM NW COR RUXWOOD RD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0003	0767	9010005.04	0000				2023	
Town: None									Plat Ref:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1903	7,578 SF		2.9600 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	STUCCO/	7	6 full/ 1 half	1 Attached	2014

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	454,400	454,400		
Improvements	861,400	1,265,900		
Total:	1,315,800	1,720,300	1,315,800	1,450,633
Preferential Land:	0	0		

Transfer Information

Seller: MALLON JOSEPH T,JR	Date: 01/05/2023	Price: \$3,687,500
Type: ARMS LENGTH IMPROVED	Deed1: /47670/ 00431	Deed2:
Seller:	Date: 02/04/2013	Price: \$1,050,000
Type: ARMS LENGTH IMPROVED	Deed1: /33132/ 00194	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12097/ 00247	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: Application received

Homeowners' Tax Credit Application Information

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



2073-0153-A





2073-0153-A



2023-0153-A



2023-0153-A



2023-0153-A

PAI # 090210

