



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 28, 2023

Kevin Taylor and Sara Sateri – sarasateri@gmail.com
3116 West Golfcourse Road
Owings Mills, MD 21117

RE: Petitions for Special Hearing & Variance
Case No. 2023-0185-SPHA
Property: 3116 W Goldcourse Road

Dear Petitioners:

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, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

C: Bruce E. Doak – bdoak@bruceedoakconsulting.com
Rebekah Hayes – rhayes4@students.towson.edu
Sara Sateri Taylor – sarasateri@gmail.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(3116 W Golf Course Road)	*	OFFICE OF
3rd Election District		
2nd Council District	*	ADMINISTRATIVE HEARINGS
Kevin Taylor and Sara Sateri Taylor		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
 Petitioners	 *	 Case No. 2023-0185-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Kevin Taylor and Sara Sateri Taylor (“Petitioners”) for the property located at 3116 W Golf Course Road, Owings Mills, (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to permit a full bathroom in the accessory structure (garage). In addition, a Petition for Variance relief was filed from BCZR § 400.1 to permit an accessory structure (garage) with a height of 32 ft., in lieu of the required maximum 15 ft. per BCZR § 400.3.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner Sara Sateri Taylor appeared on behalf of the Petition. Bruce E. Doak of Bruce E. Doak Consulting assisted the Petitioners and prepared the Site Plan. (Pet. Ex 1). There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”), and Department of Environmental Protection and Sustainability (“DEPS”) which agencies do not oppose the requested relief.

The Property is 4.08 acres +/- and is zoned RC5 and is improved with a two-story residential dwelling and pool in the rear. Petitioners seek to construct a large garage to house all

of their vehicles, including a golf cart, used to travel to the nearby golf course. The Petitioners also require a second floor to the garage with additional storage space to securely store equipment for gardens and pool. Petitioner Taylor explained that the house was built with only a partial basement, further exacerbating the need for additional storage space. The proposed variance for the additional height of the garage will allow for second floor storage, as well as a bathroom to be used in conjunction with the Petitioners outdoor activities and will also provide a changing room for the pool.

As explained by Mr. Doak, the uniqueness of the property's rear topography presents practical difficulty. As illustrated in photographs submitted by the Petitioners, the steep terrain of the rear yard precludes the construction of the proposed garage and the existing house design only allows direct access to the driveway in the side of the front yard. (Pet. Ex. 4A-4M). As referenced by the Department of Planning in their Zoning Advisory Comments on the proposed Variances and Request for Special Hearing, a prior Opinion and Order in Case 2011-0308-A, previously found the property "unique" in its topography in granting variance relief regarding the location of the property's swimming pool and granted variance relief for a pool house with a height of 22 ft. in lieu of 15 ft. in order to align that construction's architectural style and roof pitch harmoniously with existing dwelling. The Petitioners are seeking the same architectural harmony in requesting the height variance for the proposed garage. (Pet. Ex 5).

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall

include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

Based on the evidence, I find that the Special Hearing relief should be granted. The Petitioners request solely involves the inclusion of a bathroom and does not include any other living, and sleeping quarters in proposed garage. Ms. Taylor mention that the second floor may be used for recreational activities, but nothing that would constitute the second floor of the garage being used as a dwelling unit or an apartment. I find that the use of this bathroom in connection to the family's outdoor activities and pool use to be compatible with the community and generally consistent with the spirit and intent of the zoning regulations.

VARIANCE

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).

The Property is unique as illustrated in photographs submitted by the Petitioners, the steep terrain of the rear yard precludes the construction of the proposed garage and the existing house

design only allows direct access to the driveway in the side of the front yard. Deference is also given to the prior finding of uniqueness regarding this property in Opinion and Order in Case 2011-0308-A. It is clear that without the requested variance relief an accessory garage could not be constructed in the property.

Additionally, efforts have been made to maintain a consistent and harmonious architectural aesthetic between existing structures and allowing the garage to have a height of 35 ft. would continue this effort. Such a height variance was previously granted regarding this property in Case 2011-0308-A to achieve this end as well. The height variance would allow for second floor storage that is needed for maintaining the property and would provide additional storage to alleviate the architectural peculiarity involving the half basement in the existing structure.

THEREFORE, IT IS ORDERED this 28th day of **November, 2023** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §500.7 to approve an addition with a garage, and full bath, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, §§ 400.1 and 400.3 to permit the accessory structure (garage) to be located in the front and side yard with a height of 32 ft., in lieu of the required 15 ft., are, hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters or kitchen facilities.

3. The accessory structure shall not be used for commercial or industrial purposes.
4. The site is subject to the RC 5 performance standards as listed in Section 1A04.4 of the BCZR.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3116 West GOLF COURSE ROAD which is presently zoned _____
 Deed References: 90805/299 10 Digit Tax Account # 2400011691
 Property Owner(s) Printed Name(s) KEVIN G. TAYLOR : SARA SATERI

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

SEE ATTACHED PAGE

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

3. X a **Variance** from Section(s)

SEE ATTACHED PAGE

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 THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

KEVIN G. TAYLOR / SARA SATERI
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

3116 West GOLF COURSE ROAD OWINGS MILLS MD
 Mailing Address City State

21117 / 443-677-0652 / SARASATERI@GMAIL.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State

21053 / 410-919-4906 / BDOAK@BRUCEEDOAKCONSULTING.COM
 Zip Code Telephone # Email Address

CASE NUMBER 2023-0185-SP4A Filing Date 7/12/23 Do Not Schedule Dates: _____ Reviewer JSS

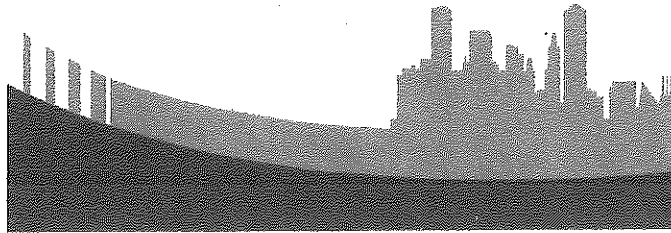
Zoning Hearing Petitions Being Requested

Special Hearing to permit a full bathroom in the accessory structure (garage)

Variance to permit an accessory structure (garage) to be located in the front and side yards per Section 400.1 BCZR

Variance to permit an accessory structure (garage) with a height of 32 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

2023-0185-SPHA



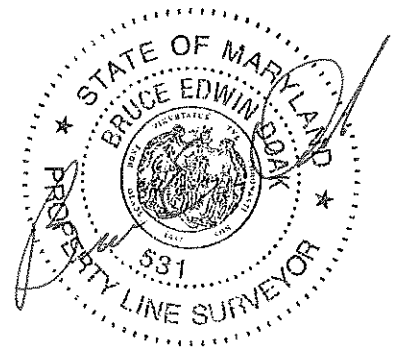
Zoning Description

3116 West Golf Course Road- 4.083 Acre Parcel
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of West Golf Course Road, approximately 1,449 feet northerly and easterly of the centerline of Chittenden Lane. Said point being the southeastern most corner of Lot 1 as shown on the plat entitled "Easement Plat for PDM#04-049-M Minor Subdivision of the Property of Wilbert H. Sirota, Trustee" which is recorded in the land records of Baltimore County in Plat Book SM 1, page 284.

Containing 4.083 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2023-0185-SP4A

**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: 2023-0185-SPWA
Property Address: 3116 WEST GOLF COURSE ROAD
Property Description: 4.083 AC LOT 1 PLAT BOOK SM 11/289

Legal Owners (Petitioners): KEVIN G. TAYLOR & SARA SATERI
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MO 21053

Telephone Number: 410-419-4906

Revised 5/20/2014

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

No. 226602

Date: 9/12/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6050					\$ 150.00

Total: \$150.00

Rec From: BRUCE DOAK / TAYLOR + SATERI

For: 2073-0185-5P4A

3116 WEST GOLF COURSE ROAD

JSS 23-0837

DISTRIBUTION

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

CASHIER'S
VALIDATION

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

3036

15-3/540
429

9/06/23 Date

Pay to the Order of BALTIMORE COUNTY MARYLAND \$ 150.00

ONE HUNDRED FIFTY AND 00/100 Dollars

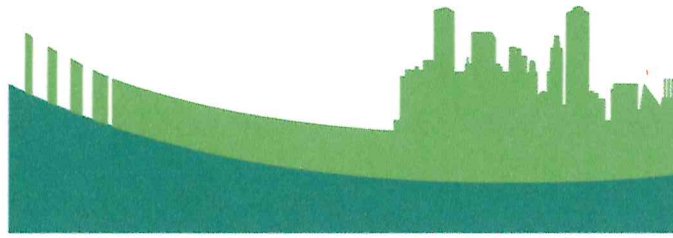
PNC BANK

PNC Bank, N.A. 040

For TAYLOR ZONING FEE

BE DOAK

⑆054000030⑆ 5336741067⑆ 3036



CERTIFICATE OF POSTING

October 31, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0185-SPHA

Legal Owner: Kevin Taylor & Sara Sateri

Hearing date: November 20, 2023

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3116 West Golf Course Road**.

The signs were initially posted on **October 31, 2023**.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

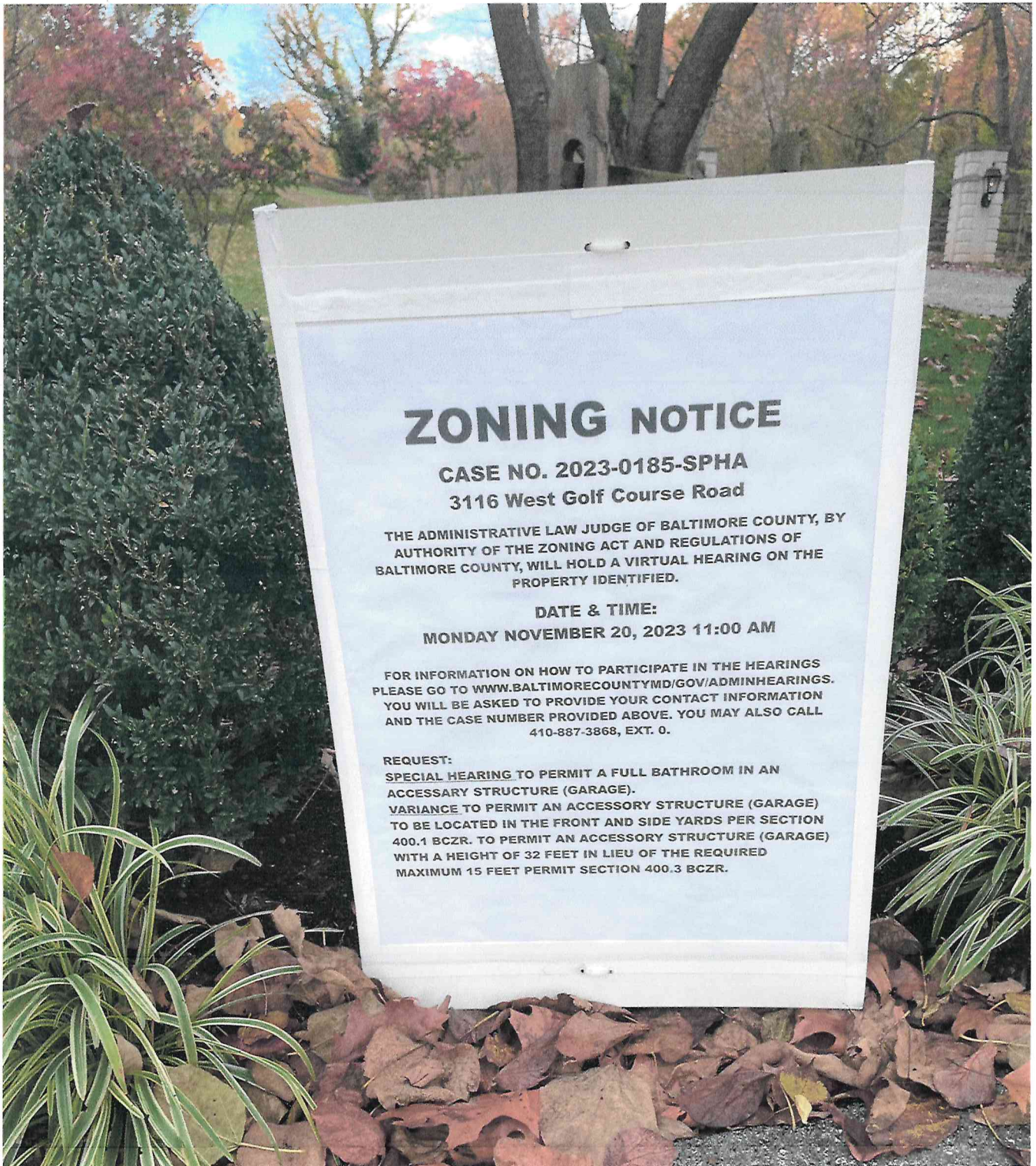
Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

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

bdoak@bruceedoakconsulting.com



ZONING NOTICE

CASE NO. 2023-0185-SPHA
3116 West Golf Course Road

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

DATE & TIME:
MONDAY NOVEMBER 20, 2023 11:00 AM

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

REQUEST:
**SPECIAL HEARING TO PERMIT A FULL BATHROOM IN AN
ACCESSORY STRUCTURE (GARAGE).**
**VARIANCE TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN THE FRONT AND SIDE YARDS PER SECTION
400.1 BCZR. TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 32 FEET IN LIEU OF THE REQUIRED
MAXIMUM 15 FEET PERMIT SECTION 400.3 BCZR.**

From: **Bruce Doak** doakmusic@icloud.com
Subject: Photos
Date: October 31, 2023 at 1:57 PM
To: BRC Parent doakfarm@gmail.com

BD

ZONING NOTICE

CASE NO. 2023-0185-SPHA
3116 West Golf Course Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
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WITH A HEIGHT OF 32 FEET IN LIEU OF THE REQUIRED
MAXIMUM 15 FEET PERMIT SECTION 400.3 BCZR.**

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: September 28, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0185-SPHA
Address: 3116 W. GOLFCOURSE RD.
Legal Owner: Kevin Taylor, Sara Sateri

Zoning Advisory Committee Meeting of October 2, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/26/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0185-SPHA

INFORMATION:

Property Address: 3116 West Golf Course Road
Petitioner: Kevin G. Taylor and Sara Sateri
Zoning: RC 5
Requested Action: Special Hearing; Variance

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

Special Hearing:

- To permit a full bathroom in the accessory structure (garage)

Variance(s):

- To permit an accessory structure (garage) to be located in the front and side yards per section 400.1 BCZR
- To permit an accessory structure (garage) with a height of 32 feet in lieu of the required maximum height of 15 feet per Section 400.3 BCZR

The property under consideration is located on the north side of Golf Course Road west of Greenspring Valley Road in the Owings Mills area of Baltimore County. Spanning approximately 4.08 acres +/-, the property is zoned as RC 5 and is improved with a two-story residential dwelling and pool in the rear. Residential dwellings and forest conservation areas characterize the surrounding neighborhood.

The establishment of the RC 5 zoning classification was prompted by concerns regarding haphazard and wasteful development in rural-residential areas, as well as insufficient lot sizes for on-lot sewer and water systems. These issues had the potential to impose financial burdens and adversely impact the well-being and safety of residents. By identifying specific areas suitable for rural-residential development, the goal is to guide future growth in a directed manner and prevent chaotic development patterns. The RC 5 zoning classification serves the purpose of designating suitable regions for rural-residential development, minimizing encroachments on natural resources, and mandating a minimum lot size to ensure proper functioning of on-lot sewer and water systems.

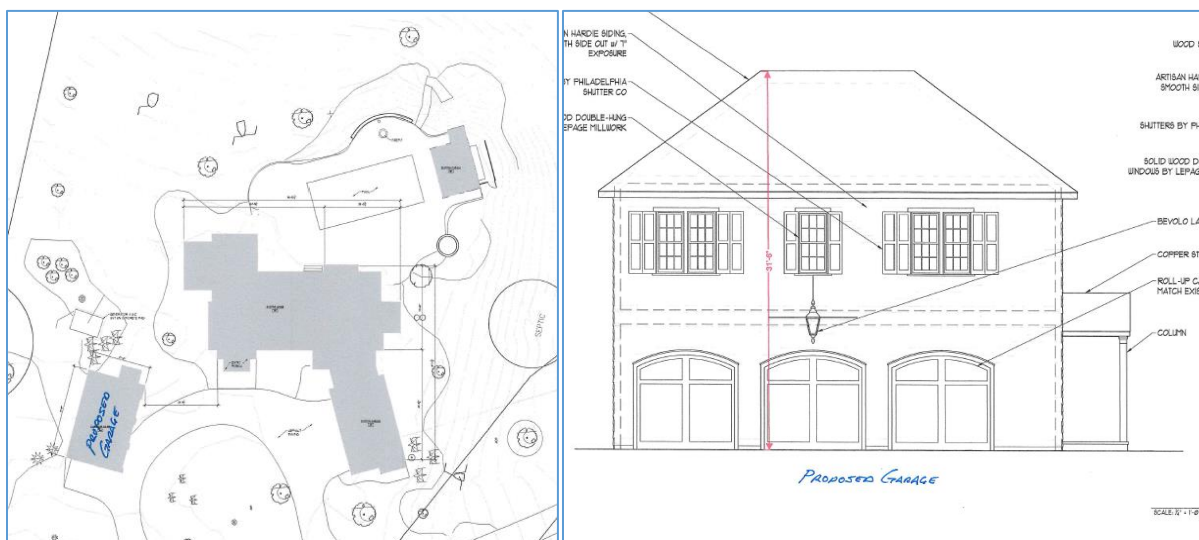
According to the representative, Bruce E. Doak of Bruce E. Doak Consulting LLC, the applicant is requesting the Variances primarily due to their desire to accommodate the specific needs and preferences of their large and active family. They desire to construct a large garage to house all of their vehicles, including a golf cart. The family also has a requirement for additional storage space to securely store

equipment for their gardens, pool, and proposed sport court. Furthermore, due to their active involvement with the Greenspring Valley Country Club and their residence's proximity to the course, the inclusion of a golf simulator in the upper level of the garage is a significant aspect of their request. In addition, they wish to incorporate a dedicated play area in the upper level of the garage for their children, ensuring a safe and convenient environment for them to enjoy. The proposed height of the garage is crucial for the applicants, as they intend for the height and roof design to harmonize with their existing house. A full bathroom is also requested in the proposed construction to support the family's outdoor activities, providing a convenient changing and bathroom area due to frequent use of the pool.

The uniqueness of the property's topography presents practical difficulties; the steep terrain of the rear yard precludes the construction of a garage, and the existing house design only allows direct access to the driveway in the side and front yards. Thus, the proposed placement of the garage is crucial to avoid obstructing light and views from the side windows due to topography and existing utilities. It was noted that the neighbors have been consulted regarding the construction proposal and have expressed their support for the construction of the garage.

In reference to the current application, there exists a precedent in a similar case, Opinion and Order for Case 2011-0308-A, which involved a Variance request pursuant to Sections 400.1 and 400.3 BCZR. In this prior case, the petitioners sought approval to position a swimming pool in the side yard and permission to construct a pool house with a height of 22 feet in lieu of the required 15 feet. This variance was necessitated by the petitioners' intent to align the new construction's architectural style and roof pitch harmoniously with their existing dwelling, echoing the current Variance application to maintain architectural coherence between the proposed garage and the existing two-story dwelling.

This precedent is relevant and might be instructive to the current Variance request, where the applicant is again seeking to construct a structure with a height that exceeds the standard limits to match the existing dwelling. The similarities lie in the objective to achieve architectural symmetry and coherence between new constructions and existing structures, underlining the significance of maintaining aesthetic consistency within residential properties.

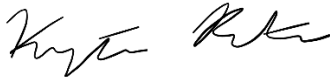


The Department recommends approval of the requests subject to the following conditions:

1. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
2. The accessory structure shall not be used for commercial or industrial purposes.
3. The site is subject to the RC 5 performance standards as listed in Section 1A04.4 BCZR.

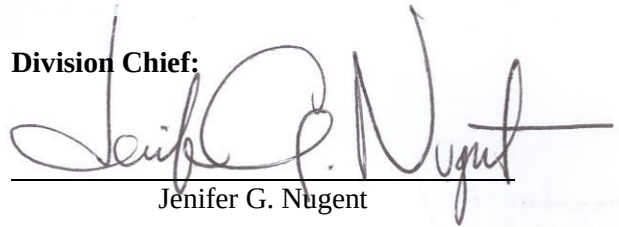
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak, Bruce E. Doak Consulting LLC
Joe Wiley and Abigail Rogers, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 2400011691

Owner Information

Owner Name:	TAYLOR KEVIN GREGORY SATERI SARA	Use:	RESIDENTIAL Principal Residence: YES
Mailing Address:	3116 W GOLF COURSE RD OWINGS MILLS MD 21117-4116	Deed Reference:	/40805/ 00299

Location & Structure Information

Premises Address:	3116 W GOLF COURSE RD OWINGS MILLS 21117-4116	Legal Description:	4.083AC 3116 WEST GOLF COURSE RD 1300FT W GOLF COURSE RD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0058	0024	0942	3020014.04	0000			1	2023		Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2006	7,034 SF	1000 SF	4.0800 AC	04

Stories Basement Type	Exterior Quality Full/Half Bath	Garage	Last Notice of Major Improvements
2 YES STANDARD UNIT	STONE/9 FRAME	6 full/ 2 half	1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	627,800	627,800		
Improvements	1,692,600	2,073,300		
Total:	2,320,400	2,701,100	2,447,300	2,574,200
Preferential Land:	0	0		

Transfer Information

Seller: MODELL OLWEN E TRUSTEE	Date: 10/24/2018	Price: \$2,300,000
Type: ARMS LENGTH IMPROVED	Deed1: /40805/ 00299	Deed2:

Seller: MODELL OLWEN E	Date: 05/31/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37577/ 00001	Deed2:

Seller: MODELL OLWEN E	Date: 07/12/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22185/ 00745	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

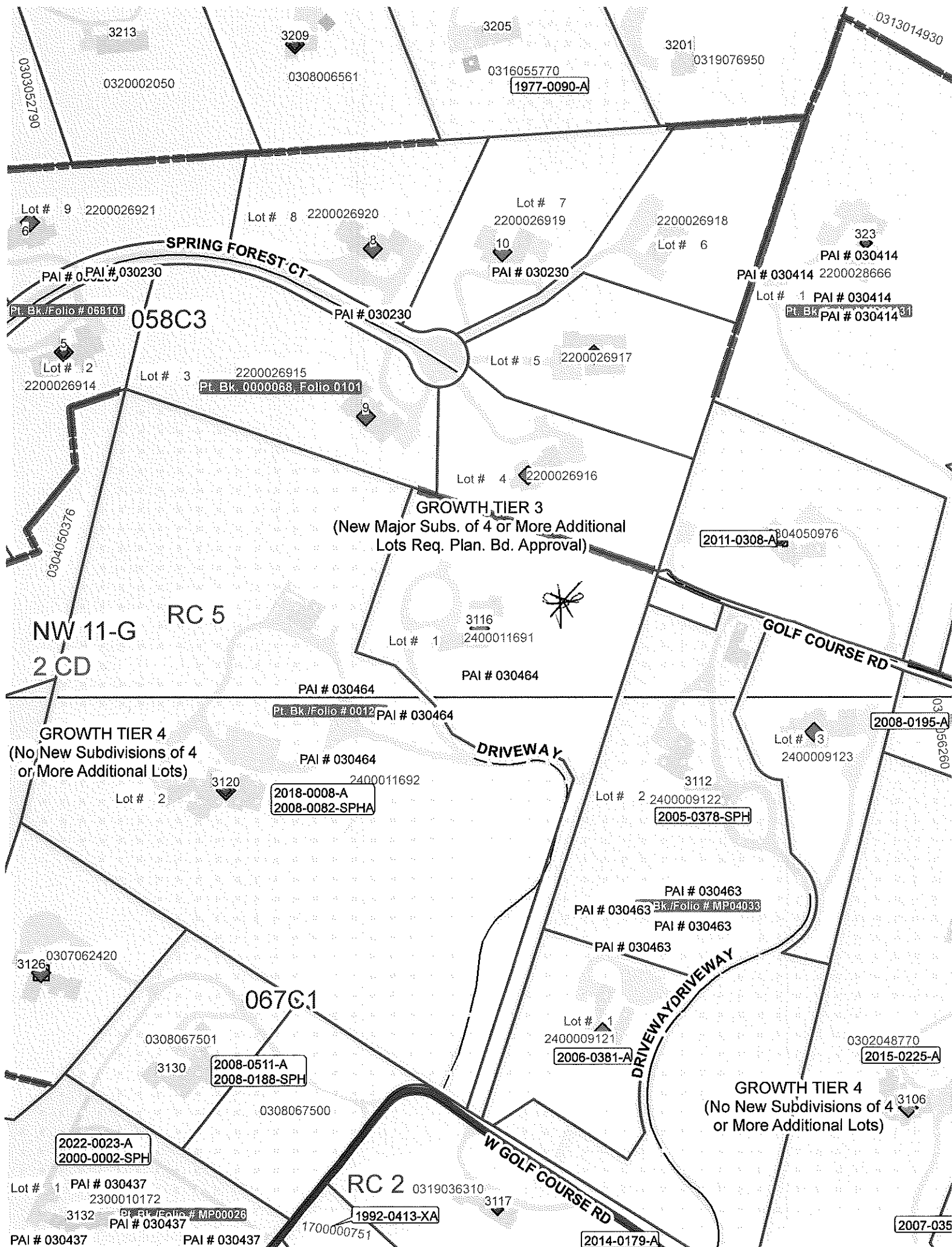
Special Tax Recapture: None

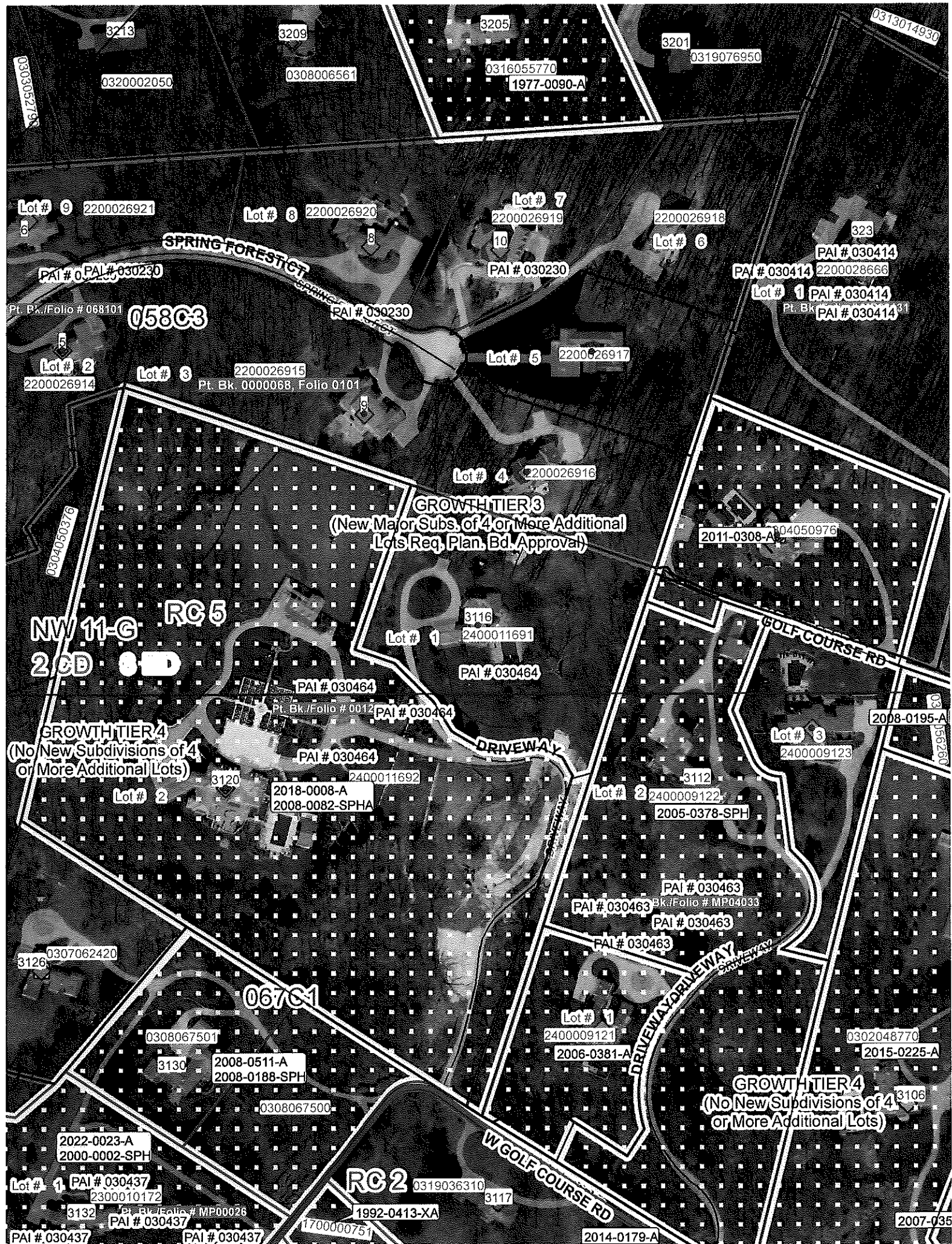
Homestead Application Information

Homestead Application Status: Approved 08/05/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:





GENERAL INFORMATION

- 1. Ownership: Kevin Gregory Taylor & Sara Sateri
3116 West Golf Course Road Owings Mills, MD 21117 443-677-0652
- 2. Address: 3116 West Golf Course Road
- 3. Deed references: JLE 40805/299
- 4. Area: 4.083 acres (per SDAT)
- 5. Tax Map / Parcel / Tax account #: 58 / 942 / 24-00-011691
- 6. Election District: 11 Councilmanic District: 5
ADC Map: GIS tile: 058C3 Position sheet: 43NW26
Census tract: 403701 Census block: 240054037014005
Schools: Woodholme ES Pikesville MS Owings Mills HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 058C3 and the information provided by Baltimore County on the internet.
- 7. Improvements: 2 story dwelling, pool & shed. All of the improvements will remain.

OFFICE OF ZONING

Zoning: RC 5 There are no previous zoning cases on the subject parcels.

RC 5 Setbacks for Dwellings

Front: 75 feet from centerline of street or road
Side / Rear: 50 feet from a property line

RC 5 Setbacks for Accessory Structures: 2.5 feet from a property line

ENVIRONMENTAL

Watershed: Jones Falls URDL land type: 1

- 1. The subject property is served by a private well & septic system
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is not in the Chesapeake Bay Critical Area.
- 4. The subject property is not located within a 100 year flood plain.

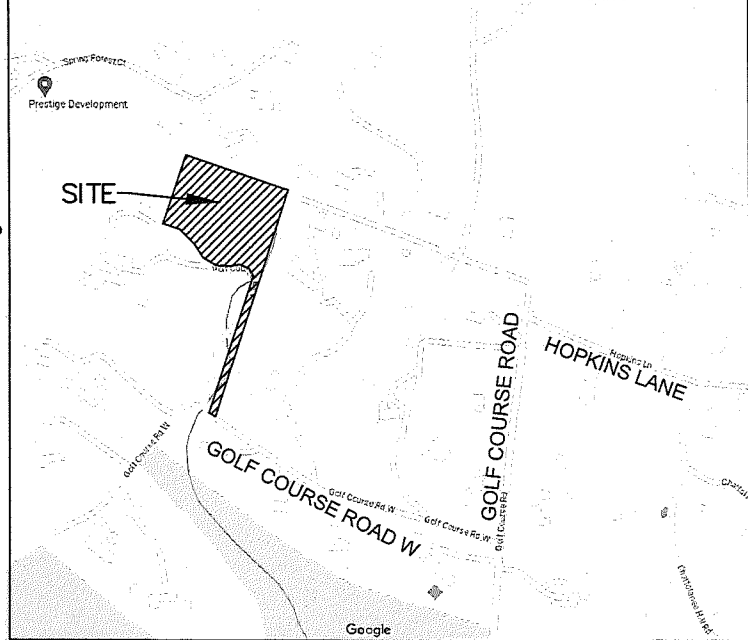
OFFICE OF PLANNING

Regional Planning District: Pikesville District Code: 313

1. The subject property is in the Greenspring Valley National Register Historic District

PROPOSED DEVELOPMENT

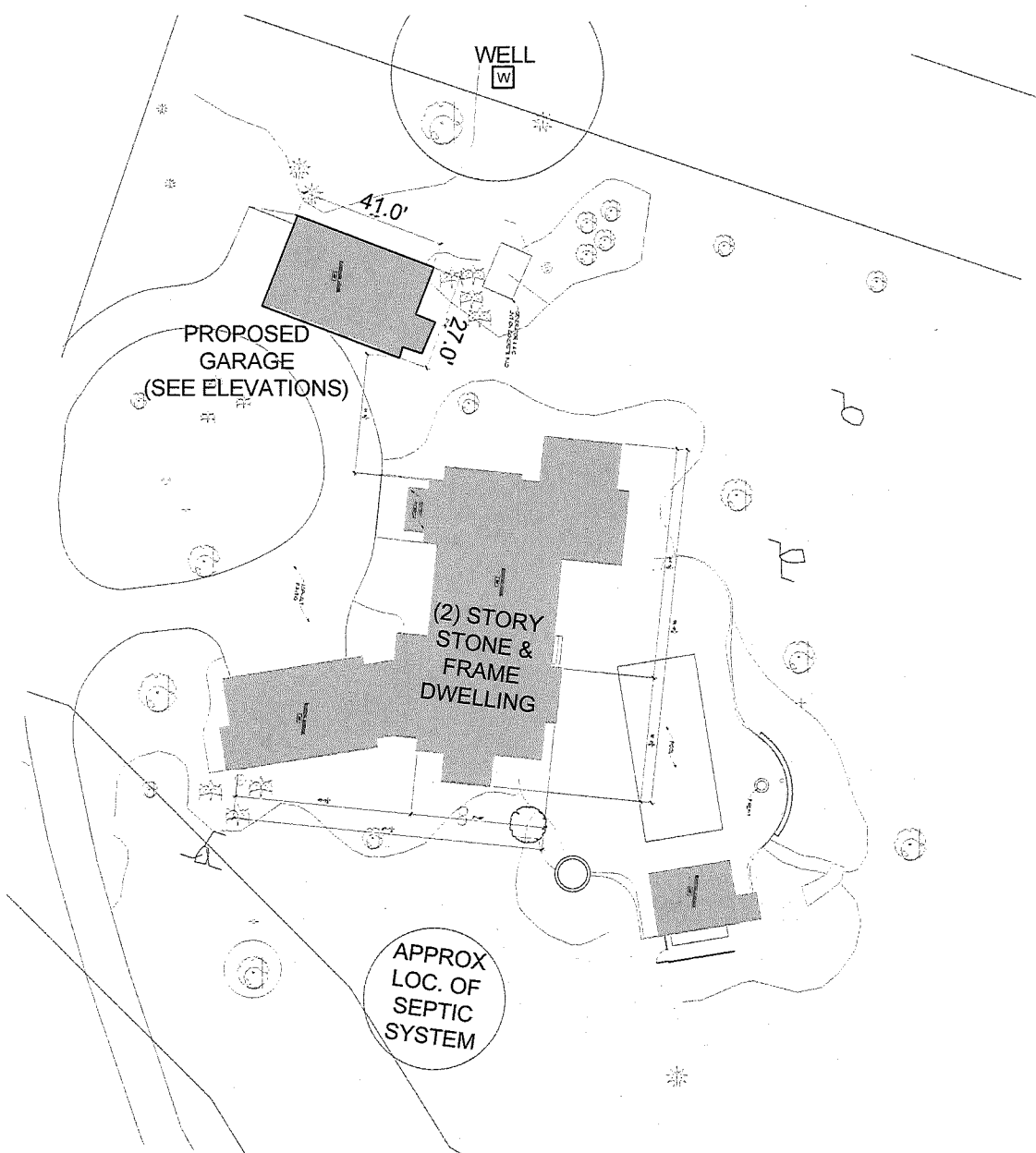
To construct a garage for residential use only.



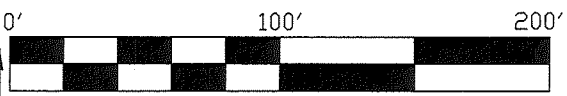
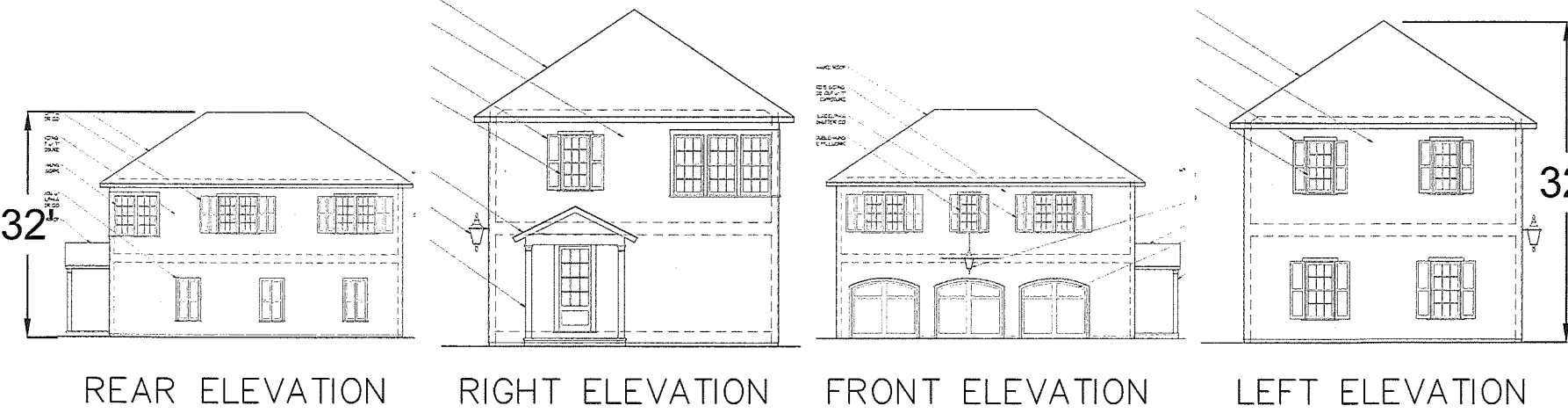
Vicinity Map - Scale: 1" = 800'

SUBJECT PROPERTY BEARINGS & DISTANCES

- 1. North 17 degrees 48 minutes 53 seconds East 990.68'
- 2. North 71 degrees 14 minutes 35 seconds West 450.00'
- 3. South 18 degrees 45 minutes 25 seconds West 300.00'
- 4. South 71 degrees 14 minutes 35 seconds East 72.00'
- 5. South 45 degrees 00 minutes 00 seconds East 95.00'
- 6. South 32 degrees 00 minutes 00 seconds East 60.00'
- 7. South 60 degrees 00 minutes 00 seconds East 65.00'
- 8. South 88 degrees 00 minutes 00 seconds East 60.00'
- 9. North 78 degrees 00 minutes 00 seconds East 35.00'
- 10. South 66 degrees 00 minutes 00 seconds East 45.00'
- 11. South 30 degrees 30 minutes 00 seconds East 35.04'
- 12. South 17 degrees 48 minutes 53 seconds West 598.76'
- 13. South 57 degrees 22 minutes 11 seconds East 31.03'



DETAIL 1" = 50'



REVISION



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bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#3116 GOLF COURSE ROAD

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 9/6/23
Scale: 1"=100'