



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

January 17, 2024

Latisha Charles – latishacharles@gmail.com
8517 Lucerne Road
Randallstown, MD 21133

RE: Petition for Special Hearing
Case No. 2023-0246-SPH
Property: 8517 Lucerne Road

Dear Ms. Charles:

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, appearing to be "DJB", is written over a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

C: Jeremy Paris - jeremy.paris@superiorfenceandrail.com
Casey Charles - cccasycharles@gmail.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(8517 Lucerne Road)		
2 nd Election District	*	OFFICE OF
4 th Council District		
Latisha Charles	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2023-0246-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of the legal owner, Latisha Charles (“Petitioner”), for the property located at 8517 Lucerne Road, Randallstown, Baltimore County, Maryland (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulation (“BCZR”) §500.7, per Baltimore County Building Code Parts 123, 124, and 125, and Baltimore County Code (“BCC”) Sections 32-4-414, 32-4-107(a)(2)m, and 32-8-301, to permit a proposed inground pool and fence replacement for a property located in the riverine floodplain.

A public hearing was conducted virtually on January 5, 2024 using the WebEx platform in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner, Latisha Charles, and her husband, Casey Charles, appeared *pro se* in support of the Petition. Jeremy Paris, owner of Superior Fence and Rail, Inc., also appeared in support of the Petition. There were no Protestants or interested citizens in attendance at the hearing.

The following exhibits were received and admitted into the record: (1) Zoning Advisory Committee (“ZAC”) comment; (2) Department of Environmental Protection and Sustainability (“DEPS”) comment; (3) Development Plans Review (“DPR”)/Department of Public Works (“DPW-T”) comments; (4) Affidavit of Publication; (5) Certificate of Posting; (6) Site Plan/Survey

with marked location of proposed fence replacement and pool; (7) My Neighborhood GIS map; (8) GIS aerial map; (9) GIS floodplain map; (10) Petitioner's Cover Sheet with summary for fence replacement; (11) Superior Fence & Rail, Inc. Fencing Installation Proposal; (12) Anthon Sylvan Pools proposal (p. 1) with survey plan (p. 2) and specifications (pp.3-5); and (13) all other contents of the file.

Findings of Fact

The Property is 7,872 sq. ft. in lot area and is improved with a two-story single-family dwelling with a footprint of approximately 1,040 sq. ft. The Property is located within a riverine floodplain as indicated by Baltimore County GIS records. Exhibit 9. Mr. and Mrs. Charles took title to the property in 2018 and the existing perimeter fence was in its current location at that time. The proposed fence is a replacement fence and will be a 6 ft. opaque white vinyl Hamilton privacy fence with concrete footers placed approximately 3 feet below ground level. With the exception of footers, the bottom portion of the fence will remain 1-3 inches above grade.

DPR comments recommend disapproval of the proposed replacement fence with recommended conditions pertaining to the proposed pool and pool equipment including locating pool equipment outside of the floodplain area. In response, Petitioner responded that locating the pool equipment outside of the floodplain would be impossible as the entire property is located within the floodplain. Planning does not object to the relief requested but does recommend conditioning approval on DEPS review of the proposed pool and compliance with County landscape buffering requirements. The DEPS comment states that the property received a variance (#02-23-3948) for the proposed pool and related improvements subject to any conditions outlined in that variance.

Conclusions of Law

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).

Pursuant to BCC §32-4-107 (1), the Hearing Officer may grant a waiver of any or all requirements of Subtitles 3, 4, and 5 of this title if the Hearing Officer finds that: (i) (1) The size, scope, and nature of a proposed development does not justify strict compliance with this title; (2) A waiver would be within the scope, purpose, and intent of this title; and (3) All other county laws and regulations have been complied with; or (ii) Compliance with this title would cause unnecessary hardship. A waiver shall be granted only in accordance with Title 8 of this article. BCC §32-4-107 (2). Pursuant to Baltimore County Code ("BCC") § 32-8-301, as provided in BCC § 32-4-107, waivers of the provisions of § 32-4-414 or Subtitle 2 and any regulations or codes

adopted in accordance with § 32-4-414 or Subtitle 2 may be granted as specified in this subtitle. Pursuant to Baltimore County Code (“BCC”) § 32-8-301 (b), the Hearing Officer shall hear and decide requests for waivers under this subtitle. Waiver actions shall be consistent with sound floodplain management and the number of waiver actions shall be kept to a minimum. BCC § 32-8-301(c). For any waiver issued in a riverine floodplain or tidal floodplain, all applicable conditions of § 32-8-207 of this title and the Building Code shall be met. BCC § 32-8-301 (d).

Based on the evidence admitted into this record, I find that the size, scope, and nature of the proposed fence improvements does not justify strict compliance with Baltimore County Code regulations with respect to improvements in the floodplain, a waiver would be within the scope, purpose, and intent of Baltimore County floodplain regulations as the proposed fence improvements do not risk endangering persons or property located within the floodplain, and approval of the proposed fence is required under Baltimore County Code such that seeking a permit for the fence is necessary for Petitioner to comply with all other county laws and regulations for the proposed pool which is otherwise permitted by right. I further find that denial of the requested relief would cause unnecessary hardship to the property owner as the fence is required under Baltimore County Code for the by-right improvement of the pool.

THEREFORE, IT IS ORDERED this 17th day of **January, 2024** by this Administrative Law Judge, that the Petition for Special Hearing per BCZR §500.7, Building Code Parts 123, 124, 125, and Baltimore County Code (“BCC”) Sections 32-4-414, 32-4-107(a)(2)m, and 32-8-301, to permit a proposed inground pool and fence replacement (replace existing chain link fence with a 6 ft. privacy fence) for a property located in the riverine floodplain zone, be and are 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. The proposed pool shall be installed under proper permit, must be built to grade and must be designed and anchored to prevent floatation and to protect materials from breakup;
3. Petitioner must obtain all other local, state, and federal permits or authorizations necessary for the installation of the pool;
4. Petitioner's Site Plan, marked as Exhibit 6, is hereby incorporated into this Order.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm

20-1066 MJK



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 8517 Lucerne Rd. Randallstown, MD 21133 Currently Zoned DR5.5
Deed Reference 40571 / 00001 10 Digit Tax Account # 0202203890
Owner(s) Printed Name(s) Latisha Charles

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

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

1. **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 install an inground pool and replace existing chain link fence with a 6 foot privacy fence, for a property located in a flood zone. (see attached for complete wording)

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

3. a Variance from Section(s)

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)

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

Latisha Charles /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Latisha Charles Signature #2 _____
8517 Lucerne Rd Randallstown, MD
Mailing Address _____ City _____ State _____
21133 / 410-949-6556 / latishacharles@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

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

Case Number 2023-0248-SPH Filing Date 11/29/23 Do Not Schedule Dates _____ Reviewer MJK

Revised 8/2022

**SPECIAL HEARING RELIEF
8517 LUCERNE ROAD**

Special Hearing for a waiver pursuant to BCZR Section 500.7; Building Code Parts 123, 124, 125; and BCC Sections 32-4-414, 32-4-107(a)(2), 32-8-301 to permit a proposed in-ground swimming pool and fence replacement in a riverine floodplain.

ZONING DESCRIPTION
8517 LUCERNE ROAD

Beginning on the South Side of Lucerne Road, 60-foot wide right-of-way, located approximately 323 feet west of the centerline of Lausanne Way. Being Lot Number 34, Block L, and Plat No. 2 of Stoney Brook North, as recorded in Plat Book 32 Folio 81. Also know as 8517 Lucerne Road, containing .1807 acres in the 2nd Election District and 4th Councilmanic District.

**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: 2023-0246-SPH
Property Address: 8517 Lucerne Road
Legal Owners (Petitioners): Latisha Charles
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Latisha Charles
Address: 8517 Lucerne Road
Randallstown, MD 21133
Telephone Number: 410-949-6556

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

Revised 3/2022

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

No. 229000

Date: 11/29/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0006		6150					\$ 75.00

Total: \$ 75.00

Rec

From: Casey & Latisha Charles

For:

Residential Special Hearing
Zoning Case 2023-0246-SP4
8517 Lucerne Road

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER

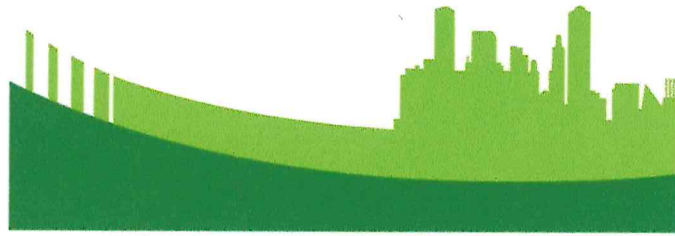
PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

MRK



CERTIFICATE OF POSTING

December 13, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0246-SPH

Legal Owner: Latisha Charles

Hearing date: January 05, 2024

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 **8517 Lucerne Road**.

The signs were initially posted on **December 13, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak", with a stylized flourish at the end.

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. 2023-0246-SPH

8517 Lucerne 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: FRIDAY JANUARY 05, 2024 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 FROM THE BALTIMORE COUNTY ZONING
REGULATIONS (BCZR), SECTION 500.7; BUILDING CODE
PARTS 123, 124, 125 AND BALTIMORE COUNTY CODE (BCCC),
SECTIONS 32-4-414, 32-4-107(a)(2)m, and 32-8-301, TO
PERMIT A PROPOSED IN GROUND POOL AND FENCE
REPLACEMENT (REPLACE EXISTING CHAIN LINK FENCE
WITH A 6 FOOT PRIVACY FENCE) FOR A PROPERTY LOCATED
IN THE RIVERINE FLOODPLAIN ZONE.**

ZONING NOTICE

CASE NO. 2023-0246-SPH

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REPLACEMENT (REPLACE EXISTING CHAIN LINK FENCE
WITH A 6 FOOT PRIVACY FENCE) FOR A PROPERTY LOCATED
IN THE RIVERINE FLOODPLAIN ZONE.**

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 December 12, 2023
Item No. 2023-0246-SPH

DATE: December 12, 2023

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

DPW-T:

- There is an existing fence shown on the plan submitted that is in the non-tidal special flood hazard area (flood plain) per FEMA FIRM 2400100360G dated 11/2/23. The property does not show any zoning cases that allowed the fence to be placed in the special flood hazard area. This fence must be removed from the special flood hazard area since there is no development allowed in this area by code 32-4-414.
- The plan submitted with the application must be revised to show the special flood hazard area as shown on FEMA FIRM 2400100360G dated 11/2/23.
- The proposed pool is located in the special flood hazard area. The pool, decking, etc. in the special flood hazard area must be built to grade and must be designed and anchored to prevent floatation or from breakup.
- The pool electrical equipment must be placed outside of the special flood hazard area.
- DPWT does not support the placement of a fence in the special flood hazard area per code 32-4-414. The applicant must use another type of protection device then a fence.
- Additional Permits from FEMA and/or MDE are required and are the responsibility of the homeowner.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0246-SPH

INFORMATION:

Property Address: 8517 Lucerne Road

Petitioner: Latisha Charles

Zoning: DR 5.5

Requested Action: Special Hearing

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

Special Hearing - For a waiver pursuant to BCZR Section 500.7; Building Code Parts 123, 124, 125; and BCC Sections 32-4-414, 32-4-107(a)(2), & 32-8-301 to permit a proposed in-ground swimming pool and fence replacement in a riverine floodplain.

The proposed site is a .1807 acre property that is surrounded by predominantly residential uses. The site has no previous Zoning case history, and is not located in a historic district.

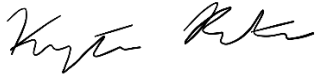
The existing land use is currently a residential property. The requested zoning relief, as said in above request, will not impact the adjacent properties or public right of way. The development proposes replacement fencing which should not pose an issue and will be an improvement to the existing fencing. The new pool will be located in the rear yard to comply with County regulations and will be fenced in to provide buffering and mitigate any visual impacts. The proposal does not appear to counter the current fabric and character of the existing neighborhood and achieves a desired design with the assistance of minimal relief.

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

- 1) The applicant confirms with the Environmental Impact Review section of the Department of Environmental Protection and Sustainability that the new in ground pool will not adversely impact the surroundings and will continue to promote the health, safety and wellness of adjacent properties.
- 2) Provide any landscape buffering or screening that is required by the Baltimore County Landscape Architect.
- 3) The plan meets all additional conditions as required by the Administrative Law Judge.

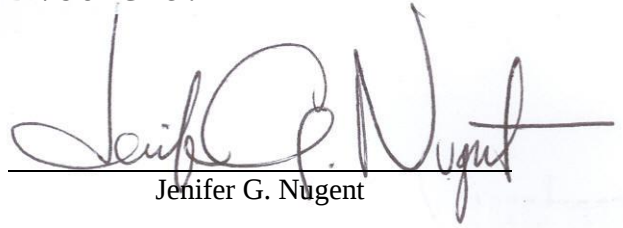
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Latisha Charles
Daphne Daly, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, 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: December 7, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0246-SPH
Address: 8517 LUCERNE RD.
Legal Owner: Latisha Charles

Zoning Advisory Committee Meeting of December 12, 2023.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance to the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (tracking # 02-23-3948) was granted by Baltimore County Environmental Protection and Sustainability to impact 1,225 sf of Forest Buffer for the construction of a 1,650-sf pool, enclosure and patio as well as the continued use of 2,303-sf of existing lawn, and to forego recordation of a Forest Buffer Easement in land records. Any impacts must adhere to the conditions outlined in the variance.

Reviewer: Jannifer Anderson

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 0202203890

Owner Information

Owner Name: CHARLES LATISHA S Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8517 LUCERNE RD Deed Reference: /40571/ 00001
RANDALLSTOWN MD 21133-

Location & Structure Information

Premises Address: 8517 LUCERNE RD Legal Description: 8517 LUCERNE RD
RANDALLSTOWN 21133- STONEYBROOK NORTH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0077 0010 1066 2030034.04 0000 L 34 2022 Plat Ref: 0032/ 0081

Town: None

Primary Structure Built Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1968	1,880 SF	900 SF	7,872 SF 04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/3	2 full/	1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	73,800	73,800		
Improvements	200,400	308,800		
Total:	274,200	382,600	346,467	382,600
Preferential Land:	0	0		

Transfer Information

Seller: GLD CONSTRUCTION LLC	Date: 08/14/2018	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /40571/ 00001	Deed2:
Seller: HSBC BANK USA NATIONAL	Date: 08/11/2017	Price: \$179,000
Type: NON-ARMS LENGTH OTHER	Deed1: /39276/ 00001	Deed2:
Seller: KARGMAN EDWARD	Date: 10/04/2016	Price: \$168,750
Type: NON-ARMS LENGTH OTHER	Deed1: /38094/ 00076	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	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 10/02/2018

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0246-SPH



2023-0246-SP4

Line	Path	Polygon	Circle	3D path	3D polygon
Measure the distance between two points on the ground					
Map Length:		425.79 Feet			
Ground Length:		425.80			
Heading:		294.88 degrees			
☒ Mouse Navigation		Save		Clear	



Lausanne Rd

Lausanne Rd

8517 Lucerne Rd

Lucerne Rd

Lucerne Rd

Pais Golden Girls

Zurich Rd

Zurich Rd

2023-0246-SPH

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 425.79 Feet

Ground Length: 425.80

Heading: 294.88 degrees

Mouse Navigation

Save

Clear



2023-0246-SAH

Line	Path	Polygon	Circle	3D path	3D polygon
Measure the distance between two points on the ground					
Map Length:		425.79 Feet			
Ground Length:		425.80			
Heading:		294.88 degrees			
☒ Mouse Navigation		Save		Clear	

52532 - G - 0001 Cover Sheet

Application Number: [R23-06203](#)

Owner: Charles, Latisha

Property Address: 8517 Lucerne Rd, Randallstown, MD 21133

Permits: Residential Fence

Proposed work and the setback distances to the proposed work.

Length: 234 LF 6' H Vinyl White Hamilton 8' Spacing Fencing

Front Setback: 50

Left Setback: 0

Rear Setback: 0

Right Setback: 0

Replace existing fence with new 6'H White Vinyl Privacy Fence

Front setback: 50' Left, Right, and Back setback: 0'



2023-0246-SP4



Proposal for Fencing Installation

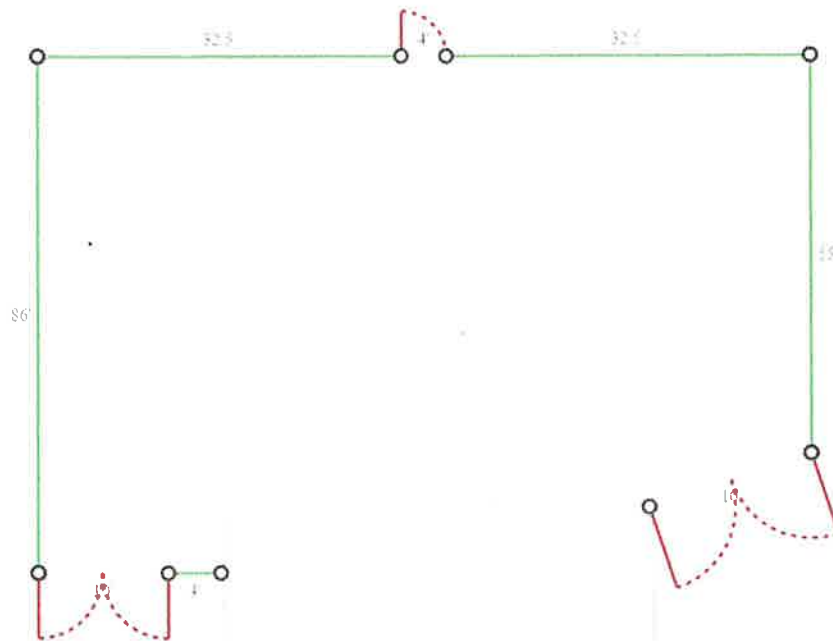


AFA MEMBER
American Fence
Association, Inc.

Charles, latisha		Date 6/27/2023
Customer's Last Name, First Name		
8517 Lucerne Rd.		
Service Address		
Randallstown MD, 21133		
City, State, Zip		
(410) 949-6556	latishacharles@gmail.com	
Preferred Phone No.	Customer's E-mail Address	Municipality
☒ Yes Permit required? ☐ No	☐ Homeowner to obtain permit (Superior Fence & Rail requires copy of permit before installation) ☒ Superior Fence & Rail to obtain permit	☐ Yes Plot plan or survey available? ☒ No

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE. BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)



Superior Fence & Rail Contact Information:

PARIS COMPANY, LLC
5931 Bartholow Road
Eldersburg, MD 21784
(443) 569-3737

FENCE TO FOLLOW GRADE OF PROPERTY: PLEASE INITIAL

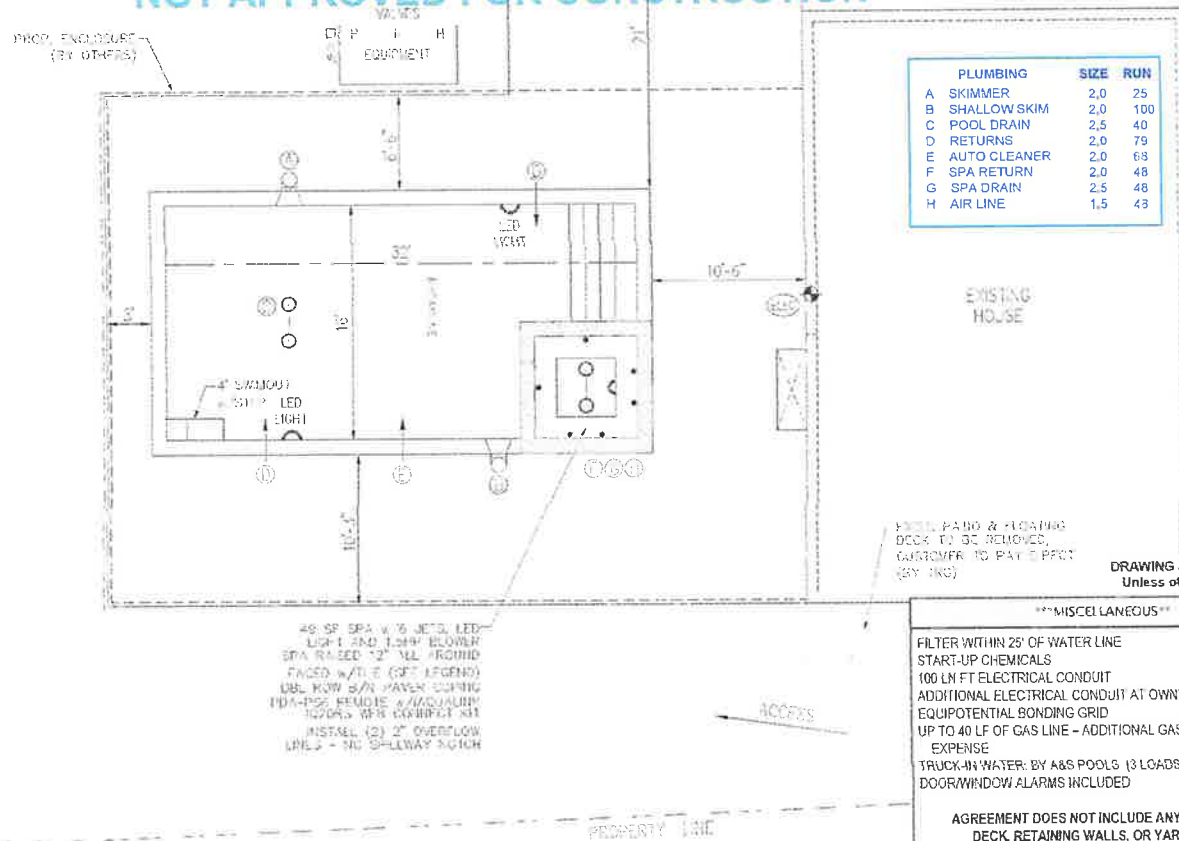
LC



2023-0246-SPH

PROP BRUSHED CONCRETE DECK
TO BE FINALIZED BY BUYER
AND DECK CONTRACTOR
DECK AS SHOWN IS 1,280 SQ FT

DRAFT COPY
NOT APPROVED FOR CONSTRUCTION



PLUMBING	SIZE	RUN
A SKIMMER	2.0	25
B SHALLOW SKIM	2.0	100
C POOL DRAIN	2.5	40
D RETURNS	2.0	79
E AUTO CLEANER	2.0	68
F SPA RETURN	2.0	48
G SPA DRAIN	2.5	48
H AIR LINE	1.5	43

MISCELLANEOUS
FILTER WITHIN 25' OF WATER LINE
START-UP CHEMICALS
100 LN FT ELECTRICAL CONDUIT
ADDITIONAL ELECTRICAL CONDUIT AT OWNERS EXPENSE
EQUENTIAL BONDING GRID
UP TO 40 LF OF GAS LINE - ADDITIONAL GAS LINE AT OWNER
EXPENSE
TRUCK-IN WATER BY A&S POOLS (3 LOADS)
DOOR/WINDOW ALARMS INCLUDED

AGREEMENT DOES NOT INCLUDE ANY ADDITIONAL
DECK, RETAINING WALLS, OR YARD DRAINS

BUYER: TO WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR SEVEN DAYS.

75 YEARS
**ANTHONY
SYLVAN
POOLS**

© 2023 ANTHONY & SYLVAN POOLS CORP.

NOTE	APPROVAL STAMP	NOTE	To be numbered and referred to on Plans via Symbol	Date	REVISIONS
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.	Approved TBD	T.O.C. -- -32.5		05.04.23	CONSTRUCTION DRAWING BY JOE
		EQUIPMENT ELEVATION = -32.5		05.04.23	REVISED PER P.C. - NOSS CHANGES

Charles		JOB NO: 0	
CUSTOMER INFORMATION			
CUSTOMER	CHARLES CHARLES	CUSTOMER	LATINA CHARLES
ADDRESS	10000 S. 10000 E.	CITY	INDIANAPOLIS
STATE	IN	COUNTY	INDIAN
ZIP	46204	PHONE	317.555.1234
EMAIL	charles@charles.com	PHONE	317.555.1234
POOL INFORMATION			
POOL TYPE	POOL	POOL TYPE	POOL
POOL SIZE	10' 5" x 10' 5"	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
ENCLOSURE			
ENCLOSURE	ENCLOSURE	ENCLOSURE	ENCLOSURE
ENCLOSURE	ENCLOSURE	ENCLOSURE	ENCLOSURE
POOL SPECIFICATIONS			
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
POOL EQUIPMENT			
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
POOL TYPE	POOL	POOL TYPE	POOL
WATER FEATURES			
WATER TYPE	WATER	WATER TYPE	WATER
WATER TYPE	WATER	WATER TYPE	WATER
WATER TYPE	WATER	WATER TYPE	WATER
WATER TYPE	WATER	WATER TYPE	WATER
SPA SPECIFICATIONS			
SPA TYPE	SPA	SPA TYPE	SPA
SPA TYPE	SPA	SPA TYPE	SPA
SPA TYPE	SPA	SPA TYPE	SPA
SPA TYPE	SPA	SPA TYPE	SPA
DECK/ELECTRIC/GAS SPECIFICATIONS			
DECK TYPE	DECK	DECK TYPE	DECK
DECK TYPE	DECK	DECK TYPE	DECK
DECK TYPE	DECK	DECK TYPE	DECK
DECK TYPE	DECK	DECK TYPE	DECK

2023-0246-SPH

COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA

ORDERED BY:

stewart title

Real partners. Real possibilities.™



PROPERTY ADDRESS: 8517 LUCERNE ROAD

RANDALLSTOWN, MARYLAND 21133

SURVEY NUMBER: MD1835.5019

FIELD WORK DATE: 6/5/2018

REVISION HISTORY: REV: 6/5/2018

18055019

LOCATION DRAWING

LOT 34, BLOCK L

STONEBROOK NORTH ADDITION

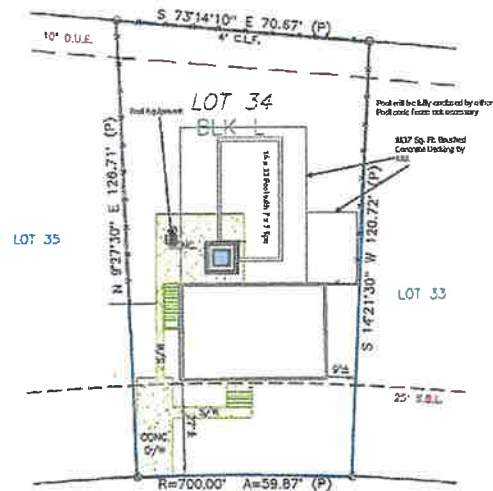
BALTIMORE COUNTY, MARYLAND

05-05-2018 SCALE 1"=30'



PLEASE NOTE

This House Location Drawing is for informational purposes only. It is not to be used as a legal document. It is not to be used as a legal document. It is not to be used as a legal document.



LUCERNE ROAD
(60' R/W)



GRAPHIC SCALE (In Feet)
1 inch = 30' ft

ACCURACY=3±

Survey Plan

Not to Scale

75 YEARS
ANTHONY & SYLVAN
POOLS

© 2023 ANTHONY & SYLVAN POOLS CORP.

DRAFT COPY
NOT APPROVED FOR CONSTRUCTION

Charles		JOB NO: 0	
CUSTOMER INFORMATION			
CASEY CHARLES		CUSTOMER:	LATISHA CHARLES
1517 LUCERNE RD		SUBDIVISION:	
RANDALLSTOWN		STATE:	MD
21133		COUNTY:	BALTIMORE
443-454-9746		MS CELL:	
CCCasey@charlesreal.com		MS EMAIL:	latisha@charlesreal.com

Map



Directions

DIRECTIONS:

BALTIMORE COUNTY
MAP PG NA GRID NA

CROSS STREET: NA

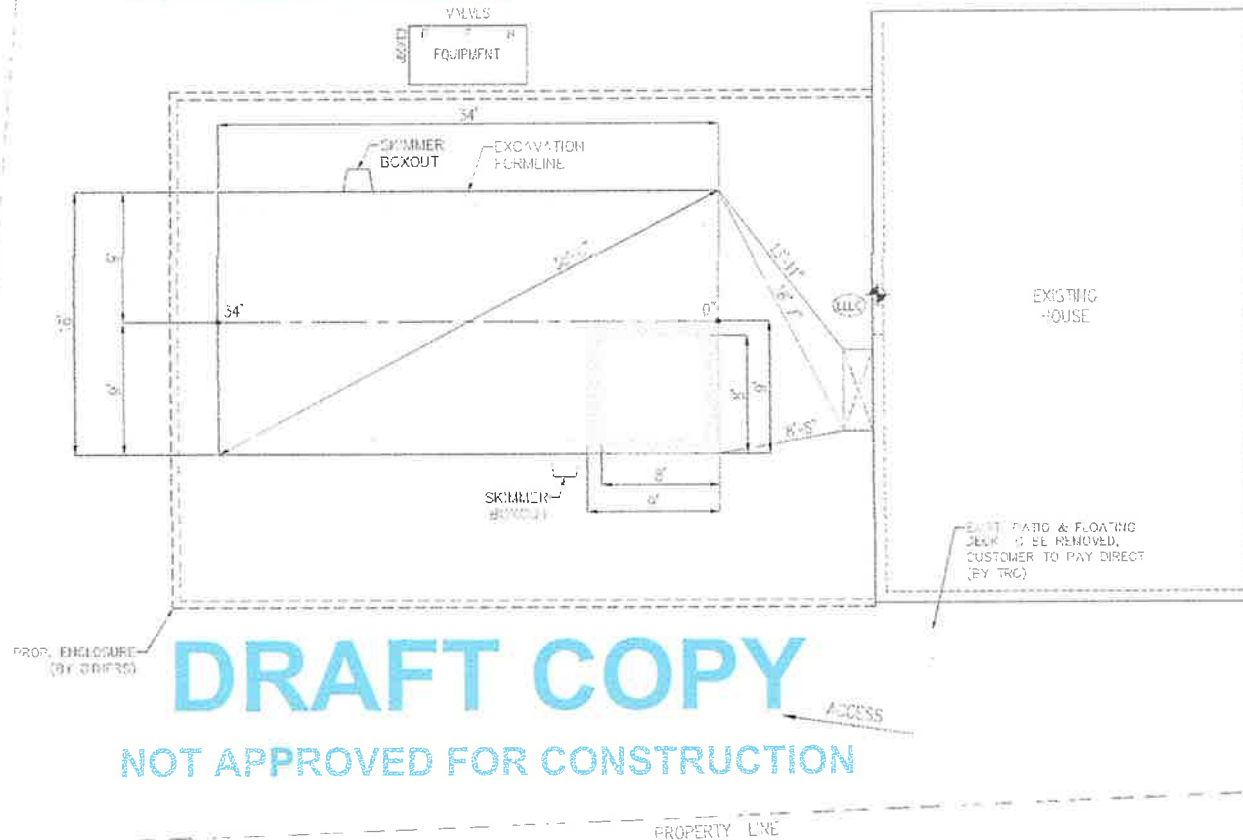
SITE CONDITIONS			
DATA SOURCE:	GPS/WHITE	DATE:	DEPTIC VERBIA
BACKYARD FEATURES			
TRACTS:	ONE	SCOT:	NONE
WALL CUP:	ONE	WALL CUP:	ONE
WALL OPTIONS:	ONE	WALL CUP:	ONE
FENCE GATE:	ONE	FENCE GATE:	ONE
POOL DETAILS			
WALL:	FL	WALL:	FL
WALL:	FL	WALL:	FL
WALL:	FL	WALL:	FL
ANTHONY & SYLVAN CO			
DESIGNER:	ANTHONY & SYLVAN	CELL PHONE NO:	443-454-9746
ASS. OFFICE:	MARYLAND	OFFICE PHONE NO:	410-771-1111
ADDRESS:	400 PRESTON CT, SUITE 100	TOWNSHIP:	
GENERAL MANAGER:	PRATHER BUTCHER	OFFICE PHONE NO:	410-771-1111
PROJECT MANAGER:		CELL PHONE NO:	

2023-0246-SPH

POOL TRIANGULATIONS ARE FIELD
MEASUREMENTS & MAY NOT
SCALE ON THIS DRAWING

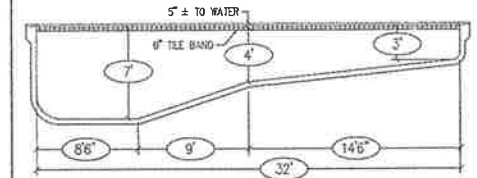
EXCAVATOR TO CONFIRM POOL
CENTERLINE IS PERPENDICULAR
TO THE HOUSE

TRG TO EXCAVATE POOL



Charles		JOB NO:	0
CUSTOMER INFORMATION			
CUSTOMER:	CASEY CHARLES	CUSTOMER:	LATONIA CHARLES
ADDRESS:	1557 WATKINS RD	SUBDIVISION:	
CITY:	SANDHURSTOWN	STATE:	MD
ZIP:	21153	COUNTY:	BALTIMORE
SALE CELL:	445-454-9396	MS. CELL:	
SALE OFFER:	KT Group Professional Inc	MS. FAX:	ktgroupcharters@gmail.com

Pool Depth Cross Section



SITE NOTES

SITE NOTES:

- 1) TRG TO EXCAVATE
- 2) PROPOSED FINAL GRADING; RAKING; SEEDING OR SOD; TOP SOIL; DRAINAGE SWALES, LINES, BOXES; AND LANDSCAPING IS "BY OTHERS" AND NOT INCLUDED.
- 3) EXISTING CONCRETE PATIO AND FLOATING WOOD DECK TO BE REMOVED (BY TRG) - CUSTOMER TO PAY DIRECT.

SITE CONDITIONS		TOILET		SOPHIC SYSTEM	
WATER SOURCE	WATER	TOILET	TOILET	TOILET	TOILET
BACKYARD FEATURES					
PAVING	CONC	0	0	0	0
PAVING	CONC	0	0	0	0
PAVING	CONC	0	0	0	0
PAVING	CONC	0	0	0	0
POOL FEATURES					
PAVING	CONC	0	0	0	0
PAVING	CONC	0	0	0	0
PAVING	CONC	0	0	0	0
PAVING	CONC	0	0	0	0
ANTHONY & SYLVAN CO.					
DESIGNER	MATT STEELE	SELL PHONE NO.	443-886-1358		
SALES OFFICE	MARYLAND	OFFICE PHONE NO.	1-877-SUN-2550		
ADDRESS:	ANDREWS RD, JESSUP MD 20794	COMPANY			
GENERAL MANAGER	THATTOUR BUTCHER	OFFICE PHONE NO.	1-877-SUN-2550		
PROJECT MANAGER		CELL PHONE NO.			

75 YEARS
ANTHONY
SYLVAN
POOLS

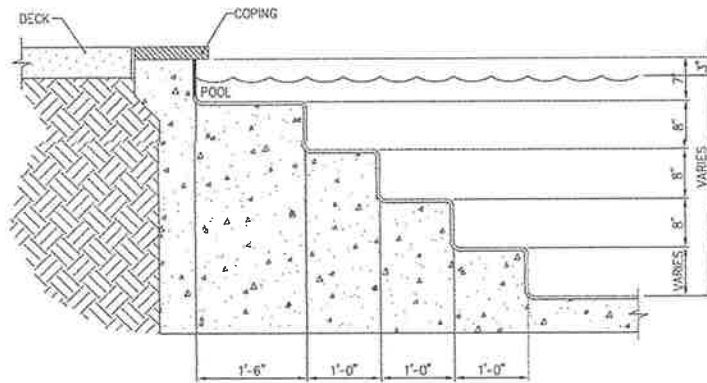
© 2023 ANTHONY & SYLVAN POOLS CORP.

BUYER: TO WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR SEVEN DAYS.

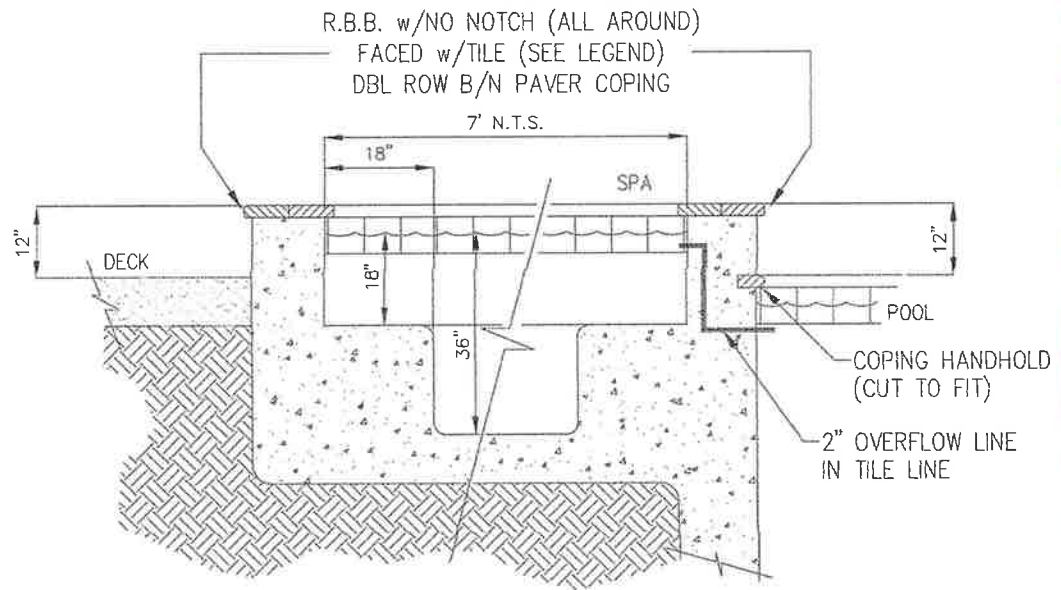
DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

NOTE		NOTE		REVISIONS	
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.		NOTE	To be numbered and referred to as Plan via Symbol	Date	Description
		1	T.O.C. = -32.5	05.04.23	CONSTRUCTION DRAWING BY JOE
		2	EQUIPMENT ELEVATION = -32.5	05.13.23	(REV1) PER D/C - MISC CHANGES

2023-0246-SPH



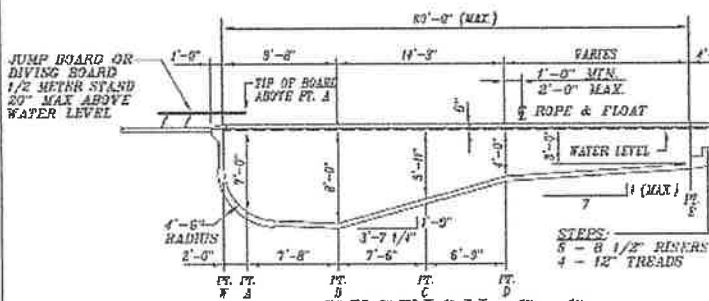
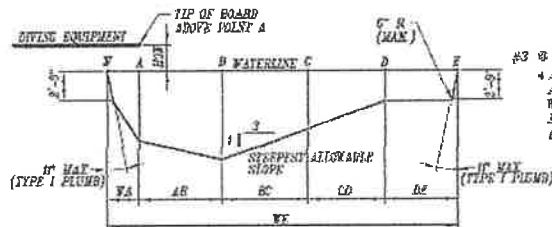
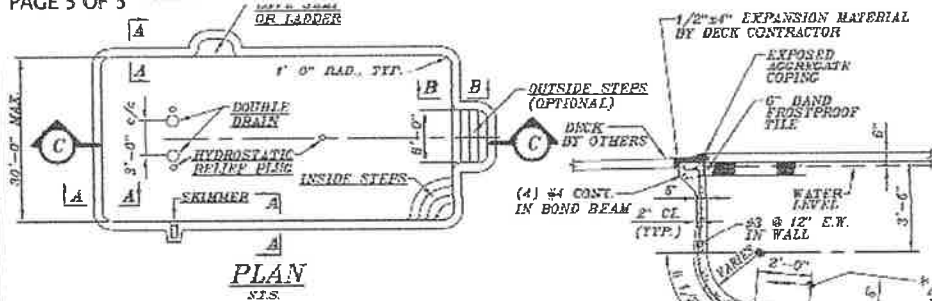
Step Detail
NOT TO SCALE



Spa Detail
NOT TO SCALE

Charles		JOB NO: 0	
CUSTOMER INFORMATION			
CUSTOMER:	CASEY CHARLES	CUSTOMER:	LITIANA CHARLES
ADDRESS:	1017 LEXINGTON RD	SUBDIVISION:	
CITY:	ANNAPOLIS MD	STATE:	MD
ZIP:	21401	COUNTY:	BALTIMORE
URL CELL:	410-454-9746	MS. CELL:	
URL EMAIL:	caseycharles@gmail.com	MS. EMAIL:	litiana.charles@gmail.com

DRAFT COPY
NOT APPROVED FOR CONSTRUCTION



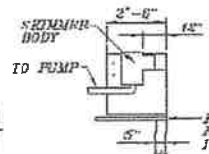
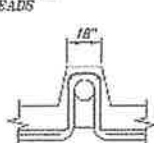
DIVING BOARD MANUFACTURER SHALL CONFIRM DIVING ENVELOPE FOR BOARD SPECIFIED.

MD - IRC 2018

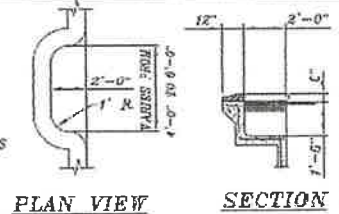
ISPS 2018

POOL TYPE	MINIMUM DEPTHS AT POINT				MINIMUM WIDTHS AT POINT			MINIMUM LENGTHS BETWEEN POINTS						
	A	B	C	D	A	B	C	WA	AB	BC	CD	DE	WE	FE
II	6'-0"	7'-6"	5'-0"	2'-9"	12'-0"	15'-0"	12'-0"	8'-0"	1'-6"	7'-0"	7'-6"	VARIES	6'-0"	28'-0"

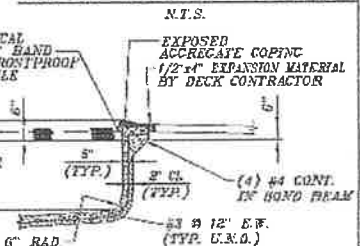
SKIMMER DETAIL



- NOTES:**
1. POOL FLOOR TO BE PLACED ON UNDISTURBED NATURAL SOIL.
 2. POOL STRUCTURE DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (A.C.I.) STANDARD FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - 318".
 3. POOL CONCRETE SHALL COMPLY WITH DRY-MIX SHOTCRETE PER ACI 506R GUIDE TO SHOTCRETE. MIX SHALL BE PROPORTIONED WITH PORTLAND CEMENT, FINE SAND AGGREGATES & FIBERS.
 4. ALL STEEL REINFORCING SHALL BE DEFORMED BARS COMPLYING WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.) SPECIFICATIONS 615-40. LAP BARS A MINIMUM OF 12 INCHES.
 5. OWNER SHALL INSTALL ADEQUATE FENCE AND ELECTRIC APPROVED BY LOCAL BUILDING DEPARTMENT.
 6. THESE CONSTRUCTION SPECIFICATIONS ARE STANDARD AND APPLY TO ALL SHAPES.
 7. INSTALL ROPES & FLOATS ACCORDING TO RECOMMENDATIONS. SEE SECTION C-C BELOW.
 8. POOL AND SPA SUCTION OUTLETS SHALL HAVE A COVER CONFORMING TO ANSI / ASME A12.19.8M.
 9. DUAL OUTLETS SHALL BE SEPARATED BY A MINIMUM OF 3 FEET MEASURED FROM CENTER TO CENTER OF THE SUCTION PIPES. DIFFERENT PLANES, I.E., ONE ON THE BOTTOM AND ONE ON THE WALL, OR ONE EACH ON TWO SEPARATE VERTICAL WALLS.

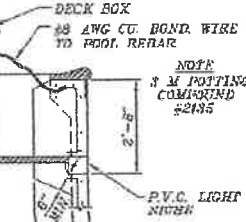
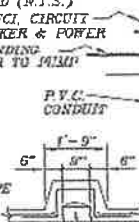


LOVE SEAT DETAIL



SECTION A-A

DEEP END (N.T.S.)
TO GFCI, CIRCUIT BREAKER & POWER
NO AVG. BONDING CONDUCTOR TO JUMP



LIGHT NICHE DETAIL

N.T.S.

RAISED BOND BEAM

SCALE: 3/4"=1'-0"



Robert B. Clark
Professional Engineer

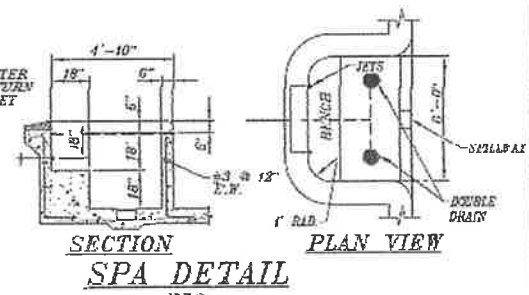
3/21/22

PANY ENGINEERING COMPANY
600 Hamilton Street • Allentown, PA 18101
ROBERT B. CLARK, P.E.
MD LICENSE # 46209

STANDARD CONSTRUCTION DETAILS
-TYPE II POOL-

ANTHONY & SYLVAN POOLS

Route 611, Daylinton, PA 18031 (800) 499-0553

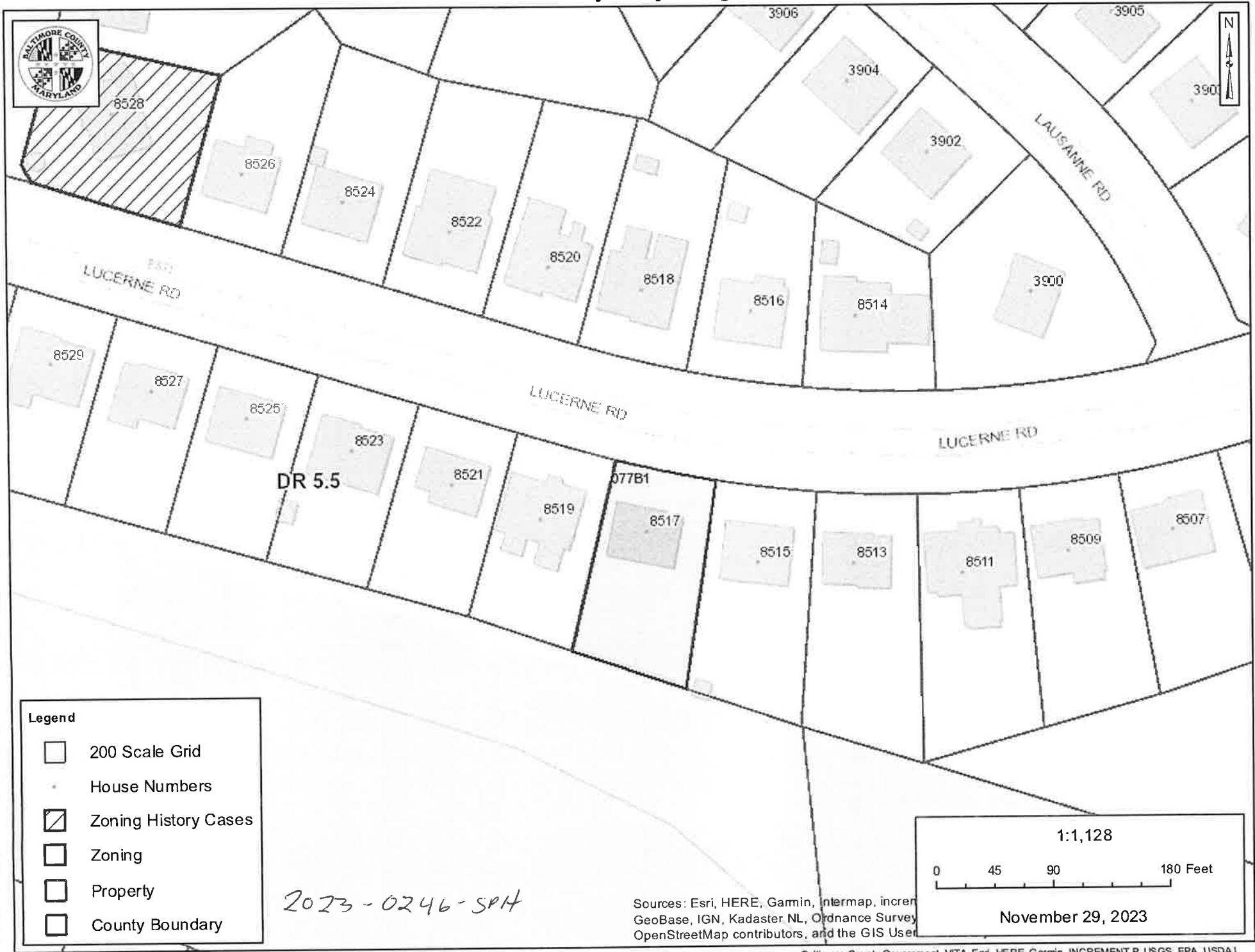


SPA DETAIL

N.T.S.

2023-0246-SPH

Baltimore County - My Neighborhood



C

8517

Lucerne Road
Baltimore County



PROPERTY ADDRESS: 8517 LUCERNE ROAD

RANDALLSTOWN, MARYLAND 21133

SURVEY NUMBER: MD1805.5019

FIELD WORK DATE: 6/5/2018

REVISION HISTORY: (REV. 6/5/2018)

Owner: Liticha Charles

18055019

LOCATION DRAWING

LOT 34, BLOCK L

STONEBROOK NORTH ADDITION (32/81)

BALTIMORE COUNTY, MARYLAND

06-05-2018 SCALE 1"=30'

Zoning: DR 5.5 (077B1)

Acres: .1807 (7,872 sq ft)



Not within Critical Area

Not within Historic District

* Within Floodplain

Public Utilities serve the Site

LOT 35

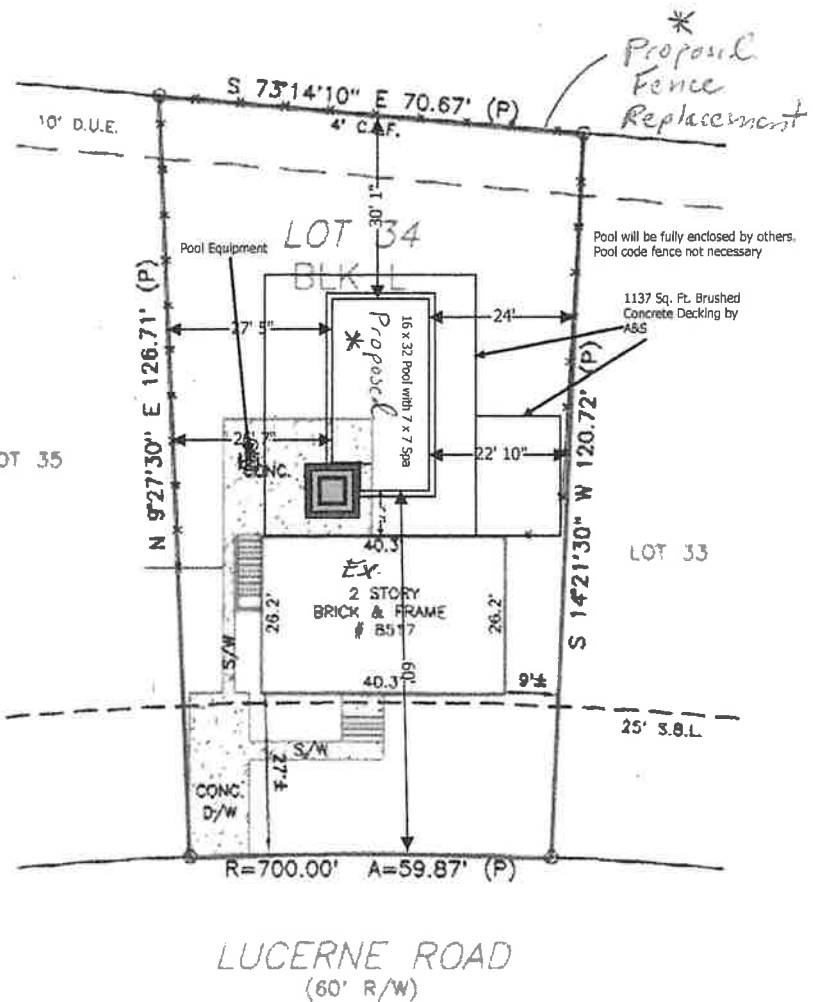
LOT 33

PLEASE NOTE

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William D. Kelly
EXPIRES 1-14-2019



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=3±

* Plan To Accompany
Special Hearing

Election District 2
Council District 4

Scale: 1/30" = 1 ft

C

8517

Lucerne Road
Bullo County



PROPERTY ADDRESS: 8517 LUCERNE ROAD RANDALLSTOWN, MARYLAND 21133 SURVEY NUMBER: MD1805.5019

FIELD WORK DATE: 6/5/2018 REVISION HISTORY: (REV: 6/5/2018) Owner: Litich Charles

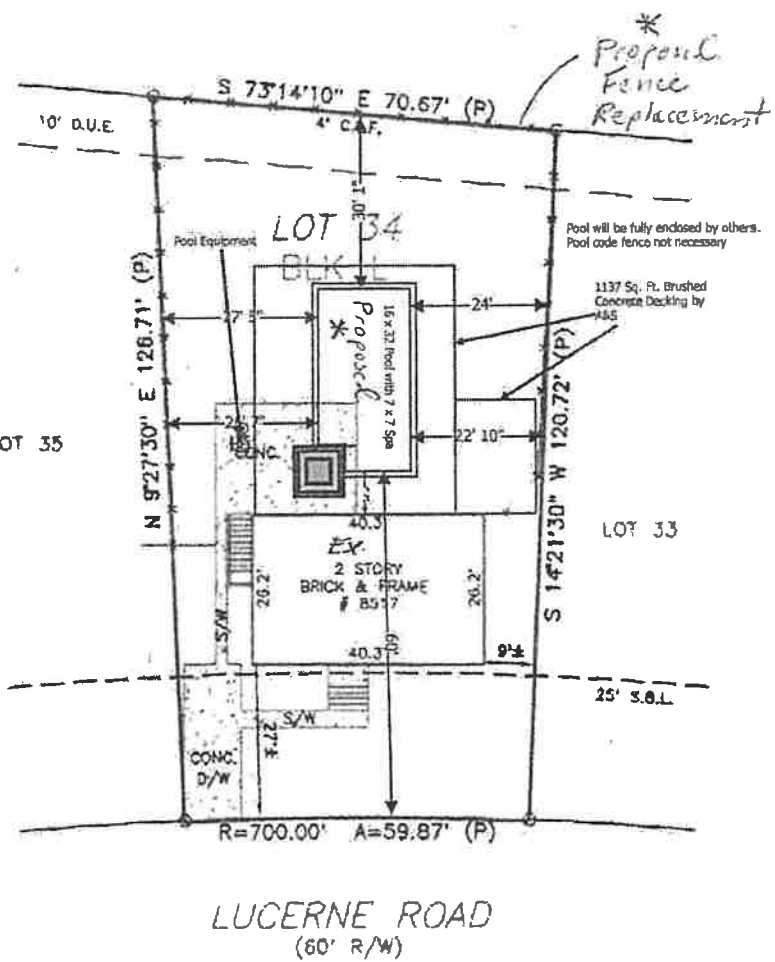
18055019
LOCATION DRAWING
LOT 34, BLOCK L
STONEBROOK NORTH ADDITION (32/81)
BALTIMORE COUNTY, MARYLAND
06-05-2018 SCALE 1"=30'
Zoning: DR 5.5 (077131)
Acres: .1807 (7,872 sq ft)



Not within Critical Area
Not within Historic District
* Within Floodplain
Public Utilities serve the site

PLEASE NOTE
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WILLIAM J. H. S.
EXPIRES 1-1-2019



30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.
ACCURACY=3±

* Plan To Accompany
Special Hearing
Election District 2
Council District 4

Scale: 1/30" = 1 ft