



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

April 24, 2024

Yitzchak Khoshkeraman – adam@kandscapital.com
Aviva Askarinam
3402 Slade Avenue
Baltimore, MD 21208

RE: Petition for Administrative Variance & Building Code Waiver
Case No. 2024-0041-ABCW
Property: 3402 Slade Avenue

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".

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

c: Donny Ankri – da@donnyankri.com
Benjamin Jessurun – benjessurun@gmail.com
Aliza Glatter – Aliza.glatter@gmail.com
Jessica Wise – jessicawise40@yahoo.com

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
VARIANCE & BUILDING CODE WAIVER		
(3402 Slade Avenue)	*	OFFICE OF ADMINISTRATIVE
3 rd Election District		
2 nd Council District	*	HEARINGS FOR
Yitzchak Khoshkeraman & Aviva Askarinam	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0041-ABCW

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owners, Yitzchak Khoshkeraman and Aviva Askarinam (“Petitioners”) for the property located at 3402 Slade Avenue, Pikesville (the “Property”). The Petitioners are requesting from the Baltimore County Zoning Regulations (“BCZR”), § 427.1.b, to permit an 8 ft. fence height in the side yard that adjoins a portion of another front yard in lieu of the maximum 42-inch height and a Building Code Waiver (“BCW”) from Parts 122.1 and §122.4 of the Baltimore County Building Code (“BCBC”), to permit an 8 ft. high fence in the front yard in lieu of the maximum 42-inch height and to permit an 8 ft. high fence in the side and rear yards with a 0 ft. setback in lieu of the required 4 ft. setback.

A Formal Demand was filed on February 29, 2024 by the neighbors, Benjamin Jessurun and Aliza Glatter, owners of 3404 Slade Avenue, Baltimore, Maryland 21208.

An In-Person Hearing was held on April 8, 2024 at 10:00 a.m., at the Jefferson Building, 105 Chesapeake Avenue, Room 205, Towson, Maryland 21204. Present at the hearing was the Petitioner, Yitzchak Khoshkeraman along with Donny Ankri, who assisted the Petitioner. The Protestants, Benjamin Jessurun and Aliza Glatter were also in attendance at the hearing.

The Property was properly advertised and posted. Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Environmental Protection and Sustainability (“DEPS”), Department of Public Works and Transportation (“DPWT”), and they did not oppose the request.

With regard to the request for a Building Code Waiver under §§ 122.1 and 121.4, a waiver of the BCBC can be requested under Part 122.4 from the “Building Official or Designee.” The BCBC, Part 105 defines “Building Official” as the “Building Engineer or his designee”:

Part 105 building official. The term "Building Official" shall mean the Building Engineer of Baltimore County or his designee. The Building Engineer's duties are described in section 3-2-1104 of the Baltimore County Code, 2003, as amended. The Building Engineer shall have those powers as the Building Official deems necessary in the interest of public health, safety and the general welfare to interpret and implement the provisions of this code so as to secure compliance, including any additional requirements because of local climatic or other conditions. Such interpretations and requirements shall not waive working stresses, fire resistant requirements set forth in this code, or accepted standards of engineering practice involving public safety.

The BCC provides for a Building Engineer as follows:

§ 3-2-1104. - BUILDING ENGINEER.

(a) *Established.* There is a Building Engineer in the Department of Permits, Approvals and Inspections who shall be under the direction and supervision of the Director.

(b) *Qualifications.*

* * * *

(c) The Building Engineer shall:

(1) Supervise the erection, construction, repair, alteration, remodeling, removal, and demolition of all buildings and structures, or parts of buildings and structures in the county;

(2) Deliver to the Supervisor of Assessments of the County or another assessing official designated by the county a copy of each application for a building permit;

(3) Cooperate fully with the zoning authorities of the county; and

(4) Supervise, execute, and enforce compliance with all rules and regulations of the county adopted under the authority of Article 35, Title 2, Subtitle 2 of the Code.

(d) *Inspectors.*

* * * *

(e) *Statutory construction.* When used in the Code, laws, rules, regulations, or policies either adopted by the County Council or in the Code of Baltimore County Regulations, the term "building engineer" means the building engineer or a designee as determined by the Director.

Conversely, the OAH is an independent agency under BCC, § 3-2-1203 and only has the authority to hear cases delegated to OAH under Subtitle 12 and in Article 32 of the Code. Accordingly, OAH does not have jurisdiction to decide a waiver of the BCBC and that request will be denied for lack of jurisdiction.

Variance

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

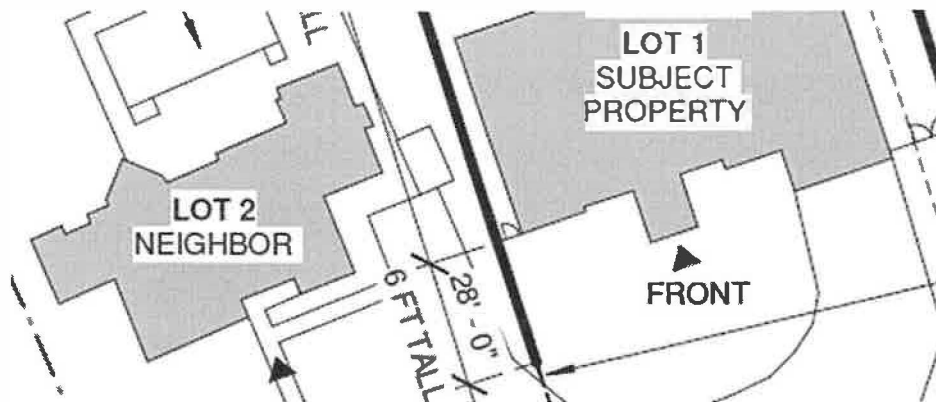
- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

Mr. Ankri explained that a variance is being requested pursuant to BCZR, § 427.1.B, to permit an 8 ft. fence height in the side yard that adjoins a portion of another front yard in lieu of the maximum 42-inch height.¹ The portion of the Petitioners' requested fence applicable to this Code Section involves the fence western side of the Petitioners' property that extends into the

¹ Petitioners' Variance Petition notes a request for an 8 ft. fence, while the Site plan appears to request a 6 ft. fence.

front of the property by 28 ft. (Pet. Ex 3).



Petitioner, Mr. Khoshkeraman testified that the additional height for a front yard fence is needed due to the Petitioners' religious beliefs. While both the Petitioners and the neighboring Protestants practice Orthodox Judaism, Petitioner contends that he has witnessed guests of the Protestants arriving to use the Protestants' swimming pool whose attire, in the Petitioner's opinion, is not in keeping with the rules of the faith. The Petitioner explained that he needs the additional height in the front yard fence to prevent his family from seeing such individuals when they exit their vehicles.

Protestant, Aliza Glatter testified that she and her husband are opposed to the 8 ft. fence along their property line and are opposed to any fencing on the property line in the front of the Petitioners' property. Ms. Glatter noted that the Petitioners already received zoning relief to build their home closer to the property line and that an 8 ft. fence would be unattractive and intrusive. Ms. Glatter explained that all of her visitors who use her swimming pool are of the Orthodox faith and are properly attired in keeping with the faith's requirements. She disputed that any of her guests were ever inappropriately attired in that regard. Ms. Glatter explained that she has lived at 3402 Slade Avenue since 2019, prior to the Petitioners' construction of their home next door. She also noted that her pool was there when she moved in.

In prior zoning case 2019-0148-A, it was determined by the ALJ that the subject property was “unique” due to its fairly narrow shape and long panhandle drive. The tenets of collateral estoppel cause the “uniqueness” factor found in the *Cromwell* analysis to be satisfied in this matter.

In regards to the issue of practical difficulty, it is undisputed that the Petitioners chose to build a home next to a dwelling with a backyard pool. Additionally, Petitioners received variance relief to build their home even closer to the backyard pool in question. They now request zoning relief to erect fencing in a height that would shield their view of the same pool. The law is clear that self-inflicted hardship cannot form the basis for a claim of practical difficulty. Speaking for the Court in *Cromwell*, *supra*, Judge Cathell noted:

Were we to hold that self-inflicted hardships in and of themselves justified variances, we would, effectively, not only generate a plethora of such hardships but we would also emasculate zoning ordinances. Zoning would become meaningless. We hold that practical difficulty or unnecessary hardship for zoning variance purposes cannot generally be self-inflicted.

Cromwell, at 722.

While the issue regarding the fence height for the side-yard facing the pool at issue remains to be determined by the appropriate fence waiver procedures, the Petitioners contend that being able to see Protestant’s visitors as they exit vehicles presents a practical difficulty. I find that such a scenario does not meet the criteria of practical difficulty or hardship as envisioned in *Cromwell*. Also, if it were determined that the Petitioners’ reasoning for an 8 ft. fence along the property line facing the pool met the criteria for a practical difficulty, I find that such reasoning does not extend to the front of the property for which variance relief is being requested.

THEREFORE, IT IS ORDERED, this 24th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petitioners are requesting from the Baltimore County Zoning Regulations (“BCZR”), § 427.1.b, to permit an 8 ft. fence height (or in the alternative, 6 ft. fence

height) in the side yard that adjoins a portion of another front yard in lieu of the maximum 42-inch height, be and is hereby **DENIED**.

IT IS FURTHER ORDERED that the Building Code Waiver from the BCBC from Parts 122.1 pursuant to § 122.4 of the BCC, to permit an 8-foot-high fence in the front yard in lieu of the maximum 42-inch height and to permit an 8-foot-high fence in the side and rear yards with a 0-foot setback in lieu of the required 4-foot setback, be and is hereby, **DISMISSED FOR LACK OF JURISDICTION**.

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

A handwritten signature in black ink, appearing to read "Andrew M. Belt", written in a cursive style.

ANDREW M. BELT
Administrative Law Judge for
Baltimore County

AMB:dlm



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:

Address 3402 SLADE AVE BALTIMORE MD 21208 Currently zoned DR 2
Deed Reference 40696 / 00421 10 Digit Tax Account # 1700010412
Owner(s) Printed Name(s) YITZCHAK KHOSHKERAMAN & AVIVA ASKARINAM

(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) 427.1.B, to permit an 8-foot fence height in the side yard that adjoins a portion of another front yard in lieu of the maximum 42-inch height, and an Administrative Building Code waiver from Parts 122.1 pursuant to Section 122.4 of the Baltimore County Building Code to permit an 8-foot fence height in the front yard in lieu of the maximum 42-inch height and to permit an 8-foot high fence in the side and rear yards with a 0-foot setback in lieu of the zoning regulations of Baltimore County, to the zoning law of Baltimore County of the required 4-foot setback.

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 Baltimore County Code, to the development 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):

YITZCHAK KHOSHKERAMAN / AVIVA ASKARINAM
Name #1 – Type or Print / Name #2 – Type or Print
Signature #1 / Signature #2
3402 SLADE AVE BALTIMORE MD 21208
Mailing Address / City / State
443-462-9848 / ADAM@KANDSCAPITAL.COM
Zip Code / Telephone # / Email Address

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

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

Representative to be contacted:

DONNY ANKRI
Name – Type or Print
Signature
6803 CHEROKEE DRIVE BALTIMORE MD 21209
Mailing Address / City / State
443-929-2377 / DA@DONNYANKRI.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 2024-0041-ABCW Filing Date 2/6/24 Estimated Posting Date 2/18/24 Reviewer MTK

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: 3402 SLADE AVE BALTIMORE MD 21208

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)**

A VARIANCE IS BEING REQUESTED BECAUSE THE EXISTING NEIGHBOR HOMES ARE CLOSE TO THE SUBJECT PROPERTY AND THE HOMEOWNER WOULD LIKE TO CREATE A PRIVACY FENCE BETWEEN HIS PROPERTY AND HIS NEIGHBORS.

THANK YOU FOR YOUR CONSIDERATION.

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

Signature of Owner (Affiant)

YITZCHAK KHOSHKERAMAN

Name- Print or Type

Signature of Owner (Affiant)

AVIVA ASKARINAM

Name- Print or Type

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

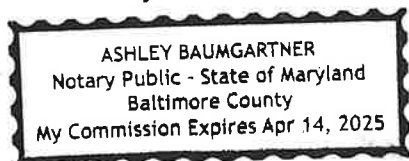
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of January 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Vitzchak Khoshkerama & Aviva Askarinam

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

4/14/25

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 3402 SLADE AVE BALTIMORE MD 21208

Beginning at a point on the NORTH side of SLADE AVE which is 60 feet wide at the distance of 238 feet WEST of the centerline of the nearest improved intersecting street SEVEN MILE LANE which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot # 1, Block # N/A in the subdivision of DUMBARTON WOODS as recorded in Baltimore County Plat Book # 40, Folio # 134 containing 20,200 square feet, located in the 3rd Election District and the 2nd Council District.



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

No. 229522

Date: 2/6/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec
From:

Donny Ankri Architects

For:

Administrative Zoning Variance
and Building Code Waiver
2024-0041-A
3402 Slade Avenue

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

mta

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0041 ^{BCW} Address: 3462 Slade Avenue
Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/16/2024 Posting Date: 2/18/24 Closing Date: 3/4/24

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

- 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.
- 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.
- 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.
- 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: 2024-0041 ^{BCW} Address: 3462 Slade Avenue
Petitioner's Name: Yitzhak Khoshkeraman Telephone (Cell): 443-462-9848
Posting Date: 2/18/24 Closing Date: 3/4/24

wording for Sign: To Permit an 8-foot fence height in the side yard
that adjoins a portion of another front yard in lieu of the maximum
42-inch height ~~width~~, an 8-foot fence height in the front
yard in lieu of the maximum 42-inch height and to ~~also~~ permit an
8-foot high fence in the side and rear yard with a 0-foot setback in lieu of
the required 4 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: 2024-0041-ABCW

Property Address: 3402 SLADE AVE BALTIMORE MD 21208

Property Description: North Side of Slade Avenue, 240 feet
West of the centerline of Seven Mile Lane

Legal Owners (Petitioners): YITZCHAK KHOSHKERAMAN & AVIVA ASKARINAM

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: YITZCHAK KHOSHKERAMAN & AVIVA ASKARINAM

Company/Firm (if applicable): _____

Address: 3402 SLADE AVE BALTIMORE MD 21208

Telephone Number: 443-462-9848

Revised 7/9/2015

Baltimore County - My Neighborhood



Sources: Esri, HERE, Garmin, Intermap, increment P., GeoBase, IGN, Kadaster NL, Ordnance Survey, the GIS User community, and the GIS User community.

Certification of Posting

Case Number: 2024-0041--ABCW

Sign Posting Date: 3/18/24

Re-photograph Date: 4/6/24



3402 Slade Ave.-ES property- Looking East (1 of 4)

Richard E. Hoffman (signed) 4/6/24

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case Number: 2023-0041--ABCW

Sign Posting Date: 3/18/24



3402 Slade Ave.-ES property- Looking East (1 of 5)

Richard E. Hoffman (signed) 3/18/24

Richard E. Hoffman

904 Dellwood Drive

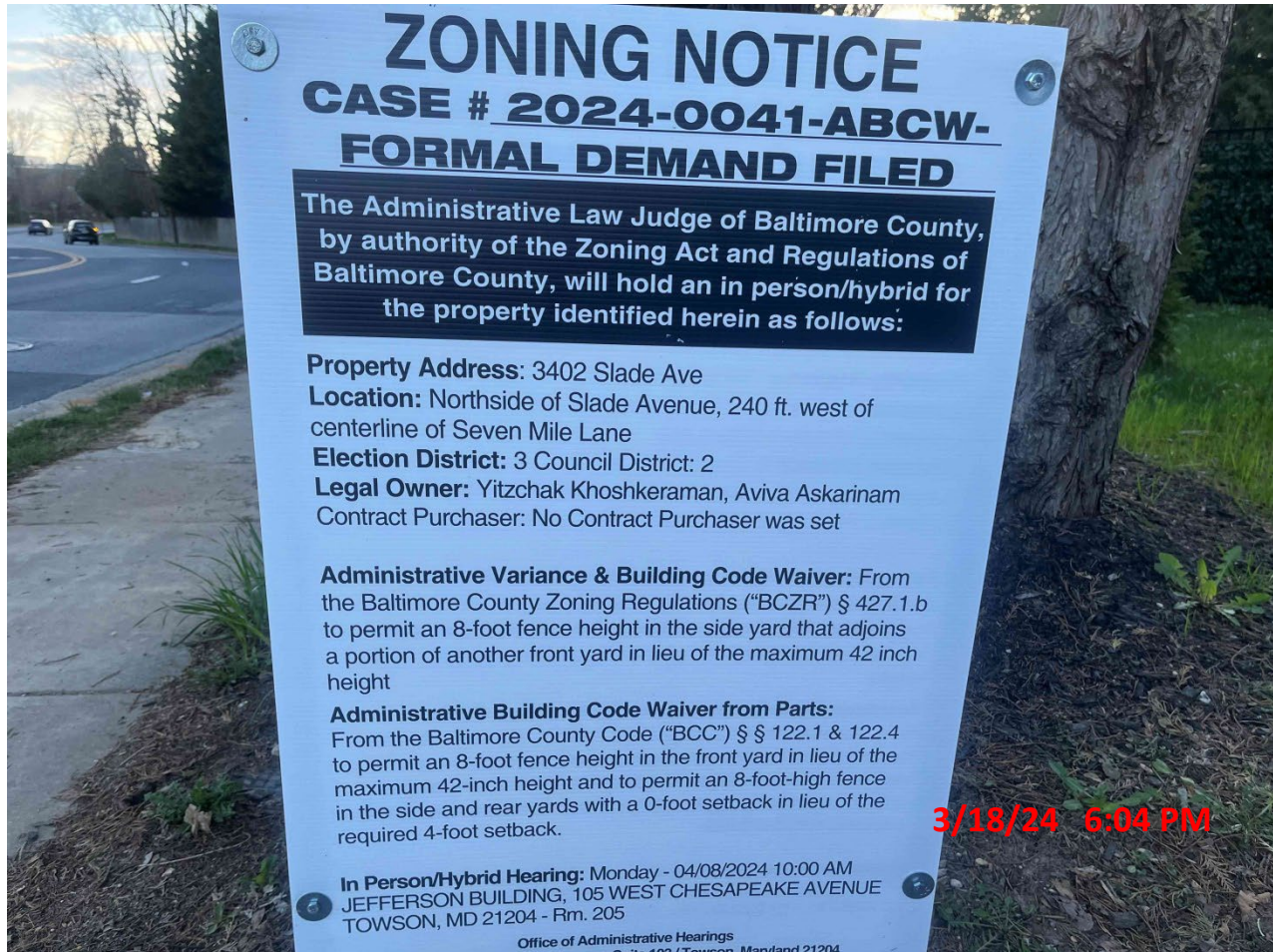
Fallston, Md. 21047

443-243-7360

Certification of Posting

Case Number: 2023-0041--ABCW

Sign Posting Date: 3/18/24



3402 Slade Ave.-Close-up wording (5 of 5)

Richard E. Hoffman (signed) 3/18/24

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATION OF POSTING

RE: Case No. 2024-0041- ABCW

Petitioner: Yitzchak Khosheraman, Aviva Askarinam

Hearing Date: 4/8/24

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 _____

3402 Slade Ave.-ES property-looking East (1 of 2)

3402 Slade Ave.-WS of property-looking East (2 of 2)

3402 Slade Ave.-ES of property-looking West (3 of 5)

3402 Slade Ave.-WS of property-looking West (4 of 5)

3402 Slade Ave.-Close-up of sign wording (5 of 5)

on 3/18/24

Sincerely,

Richard E. Hoffman (signed) 3/18/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 23, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0041-ABCW
Address: 3402 SLADE AVE
Legal Owner: Yitzchak Khoshkeraman, Aviva Askarinam

Zoning Advisory Committee Meeting of February 23, 2024.

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

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0041-ABCW

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

DPR: No comment.

DPW-T: State Document Record Plat 40/134 shows an existing Drainage and Utility easements on the property. The plan provided with the application shows the proposed fence within the easement. The fence must be moved outside of the easements or the case must be denied.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 1700010412

Owner Information

Owner Name: KHOSHKHERAMAN YITZCHAK Use: RESIDENTIAL
ASKARINAM AVIVA Principal Residence: NO
Mailing Address: 3402 SLADE AVE Deed Reference: /40696/ 00421
PIKESVILLE MD 21208-4305

Location & Structure Information

Premises Address: 3402 SLADE AVE Legal Description: .609 AC
PIKESVILLE 21208-4305 3402 SLADE AVE
DUMBARTON WOODS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0078 0004 0251 3050064.04 0000 1 2023 Plat Ref: 0040/ 0134

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2023 5,488 SF 1300 SF 20,200 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITFRAME/6 8 full/ 2 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024
Land:	86,700	99,300		
Improvements	1,049,000	1,306,300		
Total:	1,135,700	1,405,600	1,225,667	1,315,633
Preferential Land:	0	0		

Transfer Information

Seller: WARSCHAWSKI DAVID	Date: 09/21/2018	Price: \$575,000
Type: ARMS LENGTH IMPROVED	Deed1: /40696/ 00421	Deed2:
Seller: JANOFF DANIEL L TRUSTEE	Date: 06/18/2014	Price: \$386,400
Type: ARMS LENGTH IMPROVED	Deed1: /35081/ 00492	Deed2:
Seller: JANOFF DANIEL L	Date: 04/30/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12823/ 00040	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Denied 06/01/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0041-ABCW

VARIANCE FOR NEW FENCE:
3402 SLADE AVE BALTIMORE MD 21208
BALTIMORE COUNTY

ADDRESS: 3402 SLADE AVE, BALTIMORE, MD 21208

OWNER'S NAME: YITZCHAK KHOSHKERAMAN &
AVIVA ASKARINAM

SUBDIVISION NAME: DUMBARTON WOODS

LOT#: 1

BLOCK#: N/A

SECTION#: N/A

PLAT BOOK#: 0040

FOLIO#: 0134

10 DIGIT TAX#: 1700010412

DEED REF#: 40696 / 00421

ZONING MAP# 078B1

SITE ZONED DR 2

PLAT APPROVED: 12/17/1976

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA 20,200 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

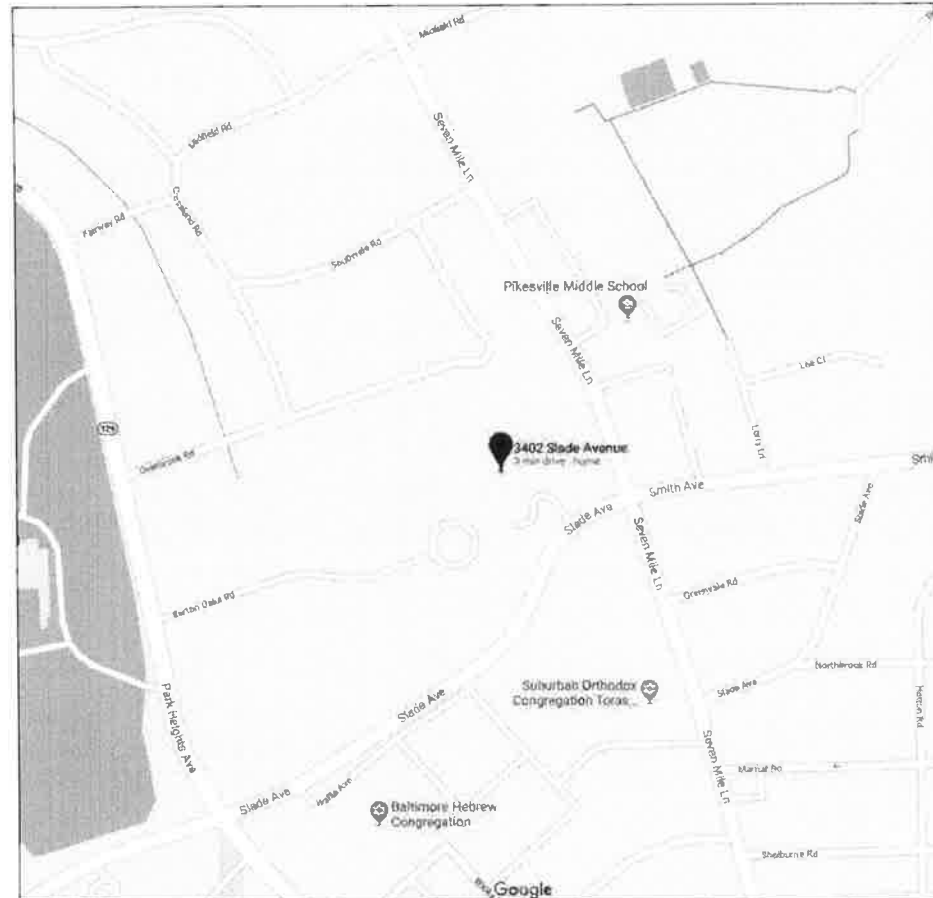
WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC X PRIVATE ____

PRIOR HEARNG? YES (CASE # 2019-0148-A)



VICINITY PLAN (NOT TO SCALE)

TAKEN FROM GOOGLE MAPS

DRAWN BY: DONNY ANKRI ARCHITECTS

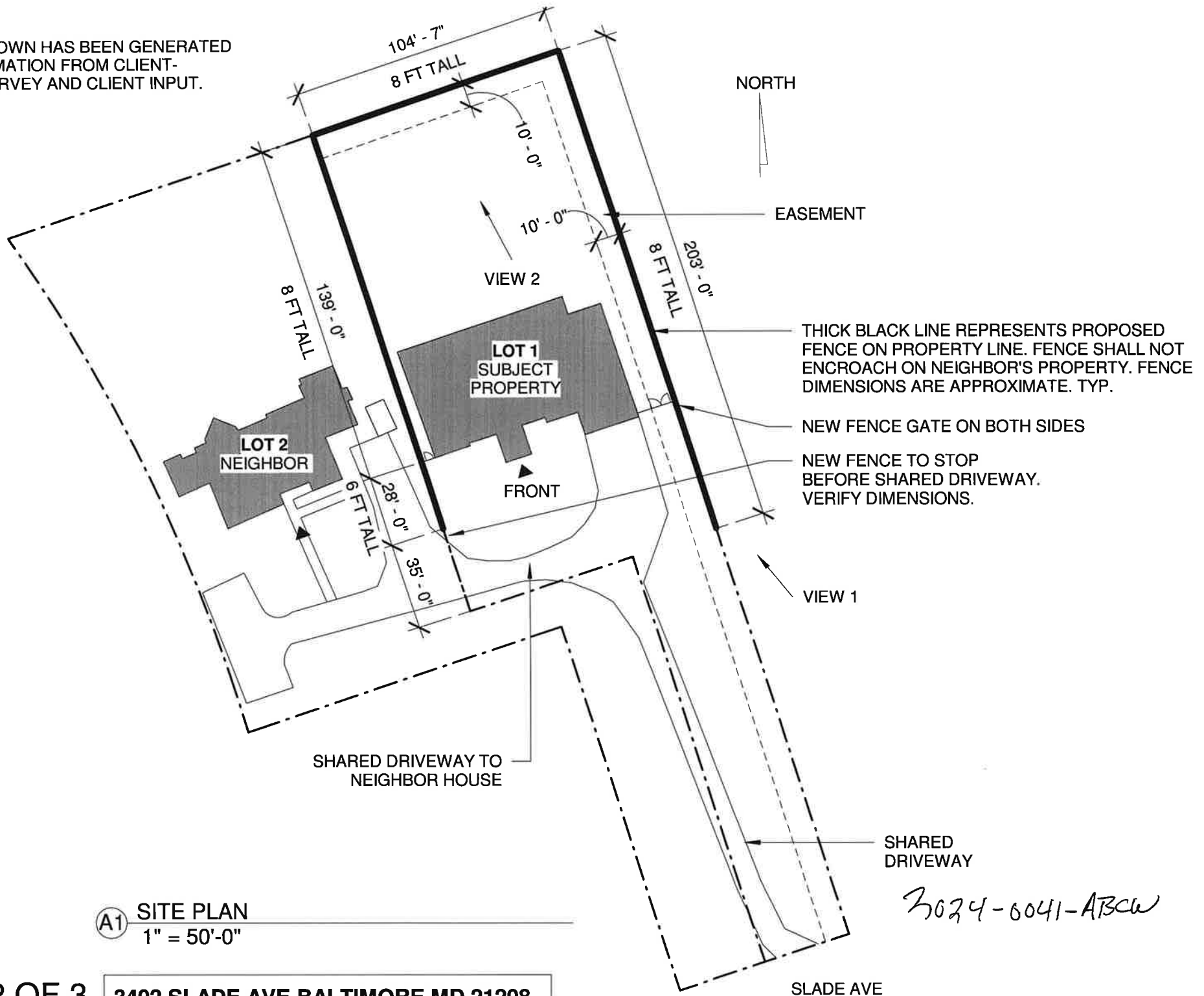
PHONE: 443-929-2377

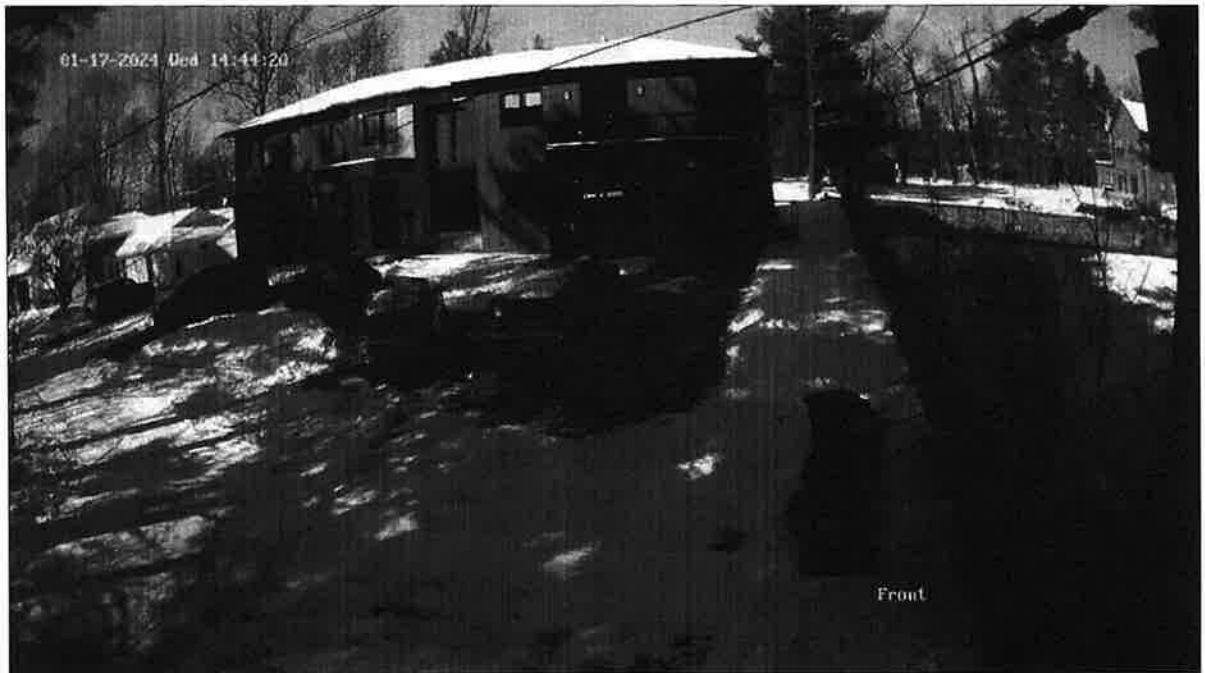
EMAIL: DA@DONNYANKRI.COM

DATE: 01/26/2024

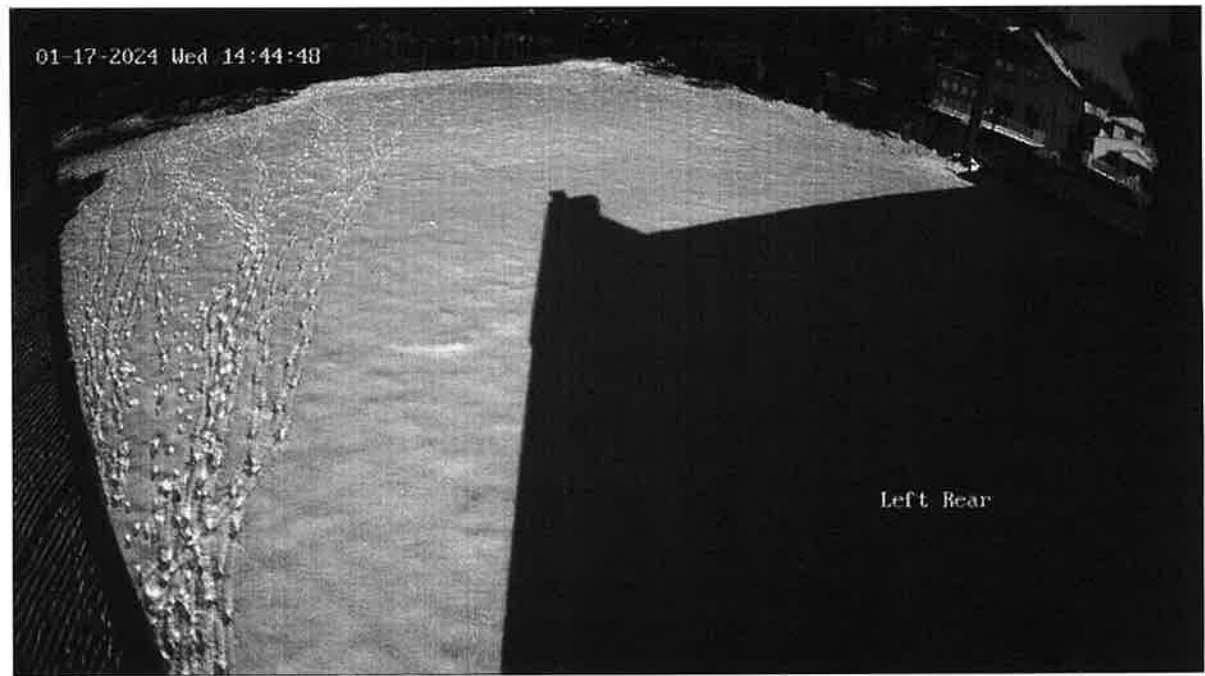
2024-0041-ABCW

**SITE PLAN SHOWN HAS BEEN GENERATED
USING INFORMATION FROM CLIENT-
PROVIDED SURVEY AND CLIENT INPUT.**





VIEW 1: FRONT YARD



VIEW 2: REAR YARD

2024-0041-ABCW