



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

June 4, 2024

Karen Herzog- herzogkaren@gmail.com
109 Gorsuch Road
Timonium, MD 21093

RE: Petition for Variance
Case No. 2024-0100-A
Property: 109 Gorsuch Road

Dear Ms. Herzog:

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 read "Maureen E. Murphy", is written over the typed name.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: Bruce Doak – bdoak@bruceedoak@consulting.com

IN RE: PETITION FOR VARIANCE
(109 Gorsuch Road)
8th Election District
3rd Council District
Karen Herzog
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2024-0100-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Karen Herzog (“Petitioner”) for property located at 109 Gorsuch Road, Lutherville, (the “Property”). Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §1B02.3.B (March 30, 1955, Vested R-10) to permit an addition to a dwelling to have a side setback of 6 ft. in lieu of the required 10 ft., and the sum of the side setbacks of 16 ft. in lieu of the required 25 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner attended the hearing in support of the requested relief. Bruce E. Doak, certified property line surveyor of Bruce E. Doak Consulting, LLC, assisted the Petitioner and prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or other interested persons in attendance.

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

The Property was created as Lot 5 on Plat No. 4 "Addition to Yorkshire" filed in the Land Records of Baltimore County on April 10, 1956 (Liber 22, folio 148). (Pet. Ex. 3). It measures 10,875 sf +/- (145 ft. x 75 ft.) and is improved with a 1-story, 1,378 sf single family home constructed in 1957. My Neighborhood Map and an aerial photograph shows the Property is located within a residential neighborhood. (Pet. Exs. 4, 5). Street view photographs depict that the Property has a steep slope from the rear Property line toward the rear foundation line of the home, as well as a steep hill in the front yard with steps leading from Gorsuch Rd. up to the front door. (Pet. Exs. 6A-6P). It is zoned Density Residential (DR 3.5). (Pet. Ex. 4).

Petitioner requests to enclose the carport located on the western side of the home and to build an addition extending into the rear yard. The addition will measure 522 sf. As constructed, each of the 3 bedrooms are located on the rear of the home. Petitioner testified that the addition cannot be constructed in the rear yard without losing one (1) bedroom; without eliminating the outside stairway into the basement; and without relocating existing, underground drainage which is needed to remove storm water runoff from the steep slope in the rear yard. The home, and the proposed addition, will meet both the front yard and rear yard setbacks. With the new addition, the existing patio will be relocated to the eastern side of the rear yard addition for easy access to the outside.

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 applicable setbacks for this subdivision are those as prescribed by the BCZR

applicable to such use at the time the plan was approved by the Planning Board. (BCZR, §1B02.3.B). Pursuant to BCZR, §1B02.3.A.1, the Record Plat here was approved by the Planning Board on April 6, 1956. Accordingly, in the 1955 BCZR, the Property was zoned R-10 which provided for 10 ft. side yard setbacks, and 25 ft. for the sum of the side yard setbacks.

As explained above, the Property is irregular due to its steep topography in the rear yard which causes a convex shape where, but-for the underground drainage system, water would collect in that low area. With the basement stairwell on the rear of the home, and steep hill in front yard, the Property presents a unique challenge for expansion of this mid-century modern home. Importantly, as constructed, the carport is already set-off from the western Property line by 7.5 ft., and enclosing it is an efficient use of existing space. The addition, which will extend into the rear yard, will have a slight bump-out such that the side yard setback will be 6 ft. at its shortest distance. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed side yard setback of 6 ft., and sum of the side yard setbacks of 16 ft., were not granted because Petitioner would not be able to construct the addition onto her home. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 4th day of **June, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §1B02.3.B (March 30, 1955, Vested R-10) to permit an addition to a dwelling to have a side setback of 6 ft., in lieu of the required 10 ft., and the sum of the side setbacks of 16 ft. in lieu of the required 25 ft. be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEMdlm



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 109 GORSUCH ROAD which is presently zoned DR3.5
Deed References: 37271 / 390 10 Digit Tax Account # 0805034250
Property Owner(s) Printed Name(s) KAREN HERZOG

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

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):

KAREN HERZOG /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
☒ [Signature] /
Signature #1 _____ Signature #2 _____
109 GORSUCH ROAD TIMONUM MO
Mailing Address _____ City _____ State _____
21093 / ☒ 410917-0690 / ☒ HERZOG KAREN @
Zip Code _____ Telephone # _____ Email Address GMAIL.COM

Representative to be contacted:

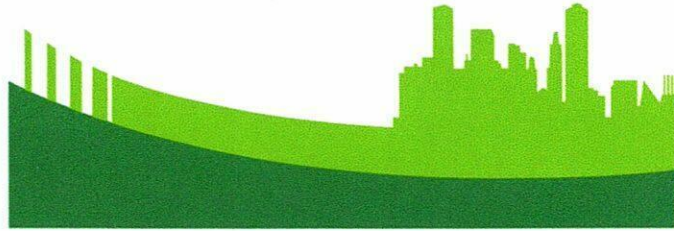
BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print _____
[Signature]
Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
Mailing Address _____ City _____ State _____
21053 / 410-419-4906 /
Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEE.DOAKCONSULTING.COM

CASE NUMBER 2024-D160-A Filing Date 4/17/2024 Do Not Schedule Dates: _____ Reviewer CF

Zoning Hearing Petitions Being Requested

Variance to permit an addition to a dwelling to have a side setback of 6 feet in lieu the required 15 feet and the sum of the side setbacks of 16 feet in lieu of the required 25 feet per Section 1B02.3.C.1 (chart) -March 30, 1955 DR 3.5 BCZR

2024-0100-A



Zoning Description

109 Gorsuch Road
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the south side of Gorsuch Road, 50 feet wide, 25 feet from the center line and 270 feet, more or less, easterly of the centerline of Tree Lane,

Being Lot #5 as shown on the plat entitled "Plat No. 4 Addition to Yorkshire" dated January 12, 1956 and recorded in the land records of Baltimore County in Plat Book 22, page 148.

Containing 10,875 square feet of land, more or less.

This description is part of a zoning hearing 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

2024-0100-A

1. Ownership: Karen Herzog
109 Gorsuch Road Lutherville, MD 21093
2. Address: 109 Gorsuch Road
3. Deed references: 37271/390 Lot 5 "Yorkshire" PB 22/148
4. Area: 10,875 square feet (per SDAT)
5. Tax Map / Parcel / Tax account #: 61 / 266 / 08-05-034250
6. Election District: 8 Councilmanic District: 3
ADC Map: GIS tile: 061A2 Position sheet: 51NW1
Census tract: 408601 Census block: 240054086013008
Schools: Timonium ES Ridgely MS Dulaney HS

- OFFICE OF ZONING

DR 3.5 Setbacks for Dwellings (per March 30, 1955 DR BCZR)

Front: 30 feet from the property line or street right of way (35 feet PB 22/148)
Side: 10 feet from the property line / sum 25 feet
Rear: 30 feet from the property line

Watershed: Lower Raven Reservoir URDL land type: 1

1. The subject property is served by public water and sewer
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.

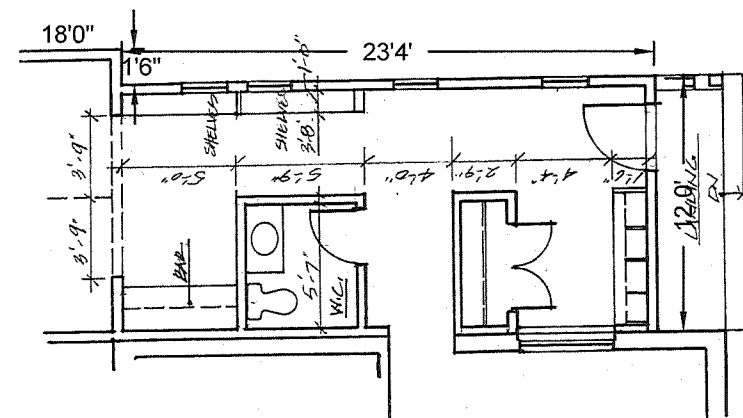
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

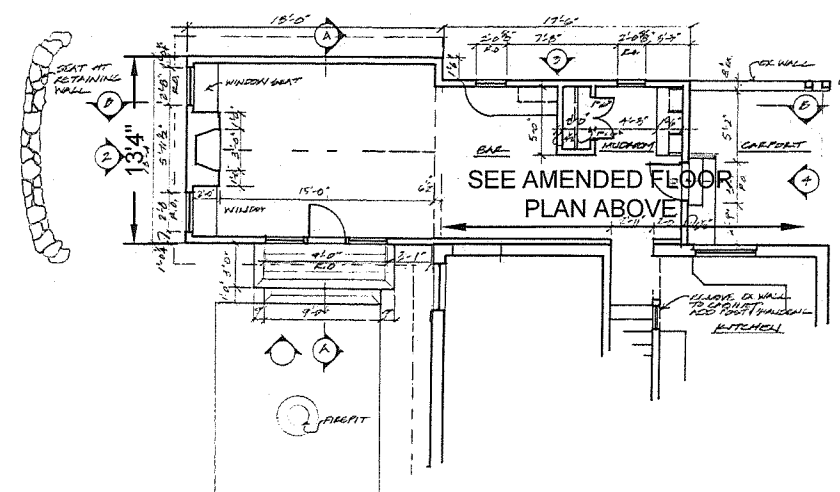
1. The subject property is not in a National Register Historic District

PROPOSED DEVELOPMENT

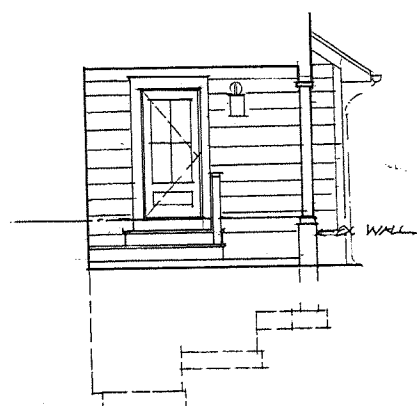
To construct a one story addition to the existing dwelling



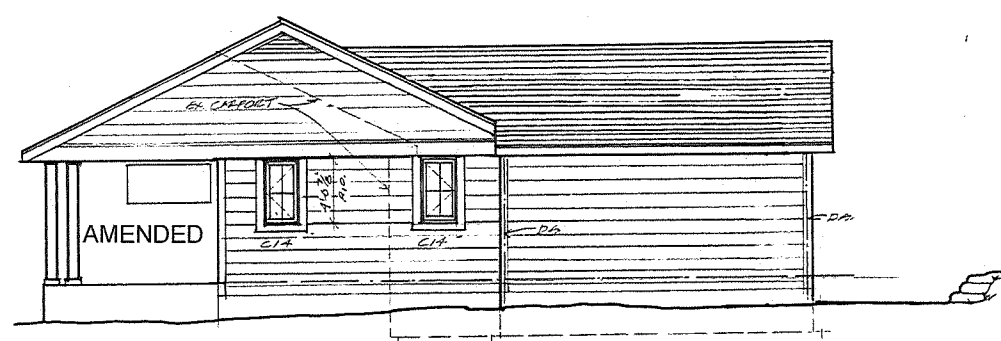
AMENDED FLOOR PLAN



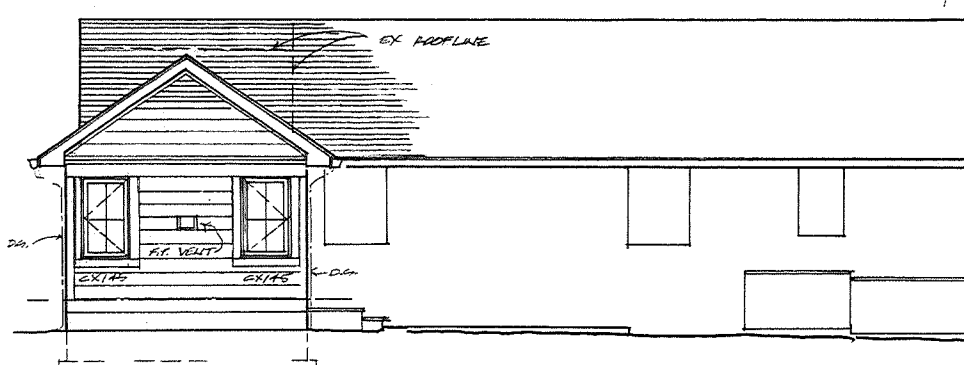
FIRST FLOOR PLAN



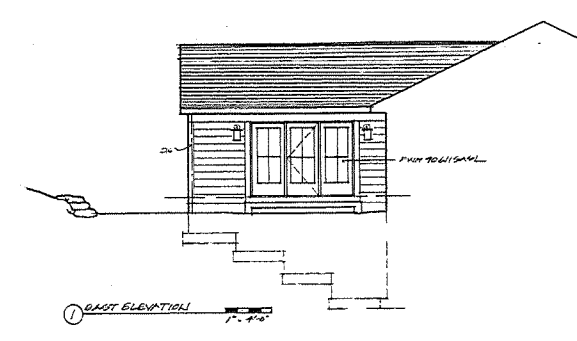
NORTH ELEVATION



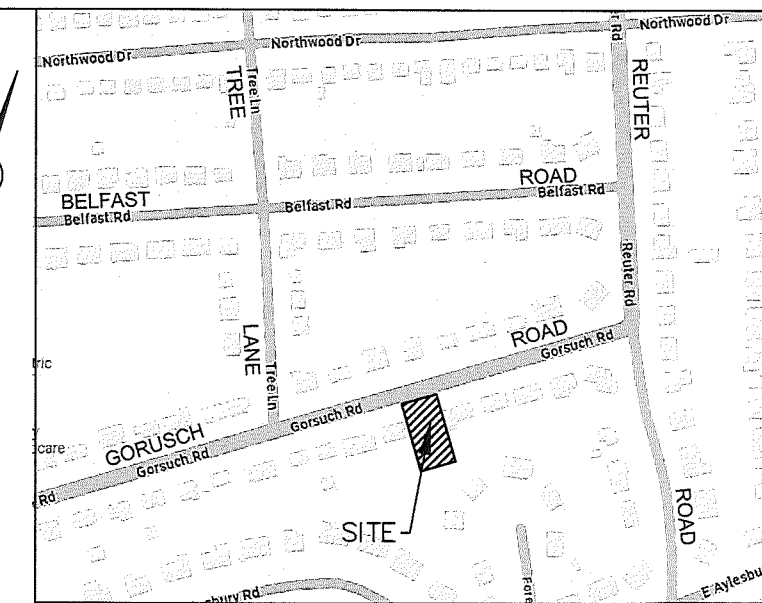
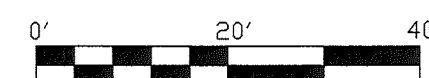
WEST ELEVATION



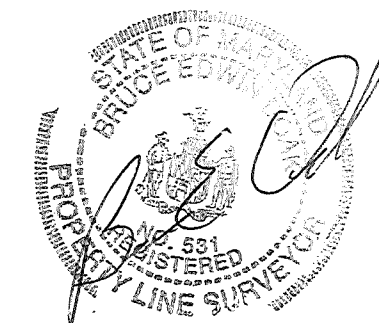
SOUTH ELEVATION



EAST ELEVATION



Vicinity Map - Scale: 1" = 400'



Bruce E. Doak Consulting, LLC

Land Use Expert and Surveyor

3801 Baker Schoolhouse Road

Freeland, MD 21053
 ☎ 410.299.5525 • 410.410.4020

bdoak@bruceedoakconsulting.com

breaks@educationnews.org

PLAN TO ACCOMPANY A ZONING PETITION

FOR

#109 GORSUCH ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 3/28/24

Scale: 1" = 20'

2024-0100-A

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: April 24, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0100-A
Address: 109 GORSUCH RD
Legal Owner: Karen Herzog

Zoning Advisory Committee Meeting of April 26, 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: April 22, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0100-A

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

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/26/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0100-A

INFORMATION:

Property Address: 109 Gorsuch Road

Petitioner: Karen Herzog

Zoning: DR 3.5

Requested Action: Variance

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

Variance -

1. To permit an addition to a dwelling to have a side setback of 6' in lieu of the required 15', and the sum of the side setbacks of 16' in lieu of the required 25' per Section 1B02.3.C.1 (chart) – March 30, 1955 DR3.5 – of the Baltimore County Zoning Regulations (BCZR).

The subject site is an approximately 10,875 square foot parcel in the Timonium area. The site is improved with a one-story single family detached dwelling with a carport, concrete driveway, and six-foot tall wooden privacy fence. The site is located off of York Road; uses along York Road are primarily commercial, however uses off of York Road are primarily residential. Many of the residential dwellings surrounding the subject site are similarly sized and are on similarly sized lots as the subject site.

Per the site plan, the Petitioner wishes to convert the existing carport into an addition and then expand the addition at the rear. The Department of Planning contacted the representative for the Petition via email on April 22nd, 2024. In a same day reply, the representative confirmed that the carport was proposed to be enclosed, with the exception of a small area at the front which would remain open, and provided the Department with the site plan shown in Figure 1 at the end of this memo. The representative also provided a floor plan – which shows the enclosed addition will be used as a mudroom, bar, and living area – and a sketch of what the proposed west elevation will look like once completed.

Within the neighborhood, there have been three other Variances granted for side yard setbacks, including the following:

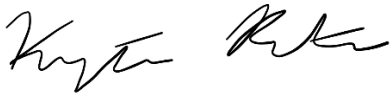
- Case 2021-0172-A to permit an addition with a 7' side yard setback in lieu of the required 10' for 1908 Eastridge Avenue;
- Case 2001-0521-A to permit a side yard setback of 17' in lieu of the required 18.75' for 119 Gorsuch Road; and
- Case 1955-0184-A to permit a side yard setback of 3' in lieu of the required 11.25' and to permit a sum side yard setback of 13' in lieu of the required 25' for a carport for 105 Gorsuch Road.

The site is within the boundary of the Hunt Valley/Timonium Master Plan, adopted October 19th, 1998. The plan primarily focuses on commercial properties along York Road and in the Hunt Valley area, and maps the subject site as being part of the “Impact Area” rather than part of the “Focus Area” (Map 1, page 2).

The Department of Planning has no objections to the requested relief. The addition utilizes the existing carport to create additional living space, but still provides an open area in the front of the dwelling. Further, the portion of the addition expanded beyond the carport/into the rear yard of the property will be screened from the neighboring property at 107 Gorsuch Road with the existing wooden privacy fence.

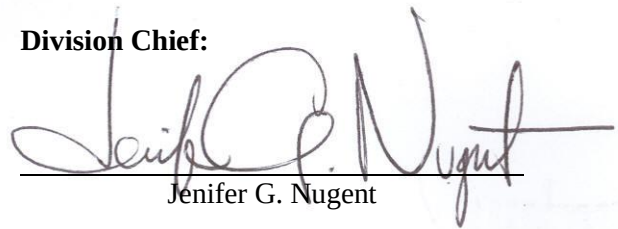
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:

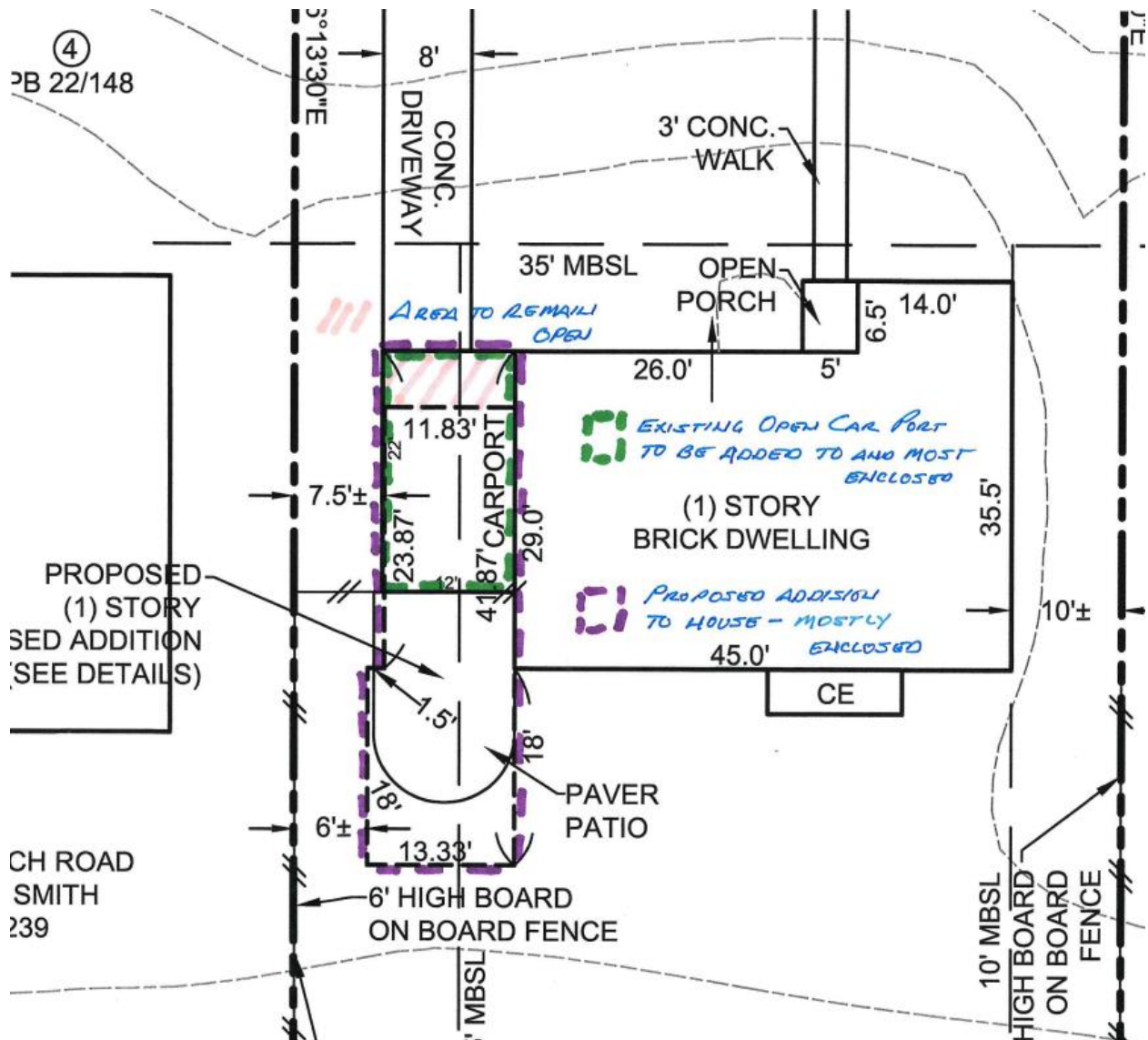


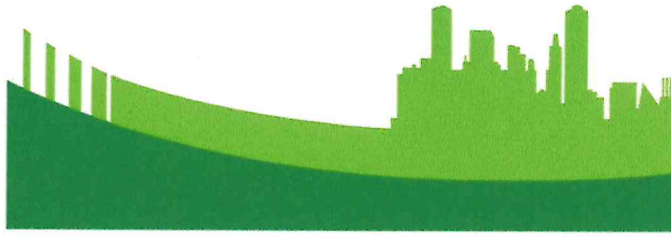
Jenifer G. Nugent

SL/JGN/KP

c: Bruce E. Doak
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People’s Counsel for Baltimore County

Figure 1 – The additional site plan provided to the Department of Planning on April 22nd, 2024:





CERTIFICATE OF POSTING

May 14, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0100-A

Legal Owner: Karen Herzog

Hearing date: June 4, 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 **109 Gorsuch Road**.

The signs were initially posted on **May 14, 2024**.

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 HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

Case #: 2024-0100-A

109 Gorsuch Road Lutherville, MD 21093

(Southside of Gorsuch Road, 270 ft. east of Tree Lane)

Council District 3, Election District 8

Legal Owner: Karen Herzog

VARIANCE: To permit an addition to a dwelling to have a side setback of 6 feet in lieu of the required 10 feet and a sum of the side setbacks of 16 feet in lieu of the required 25 feet per Baltimore County Zoning Regulations (BCZR), Section 1B02.3.B (March 30, 1955, Vested R-10, BCZR, Section 208.3.).

Hearing Date: Tuesday, June 04, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext. 8

Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

ZONING HEARING

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VARIANCE: To permit an addition to a dwelling to have a side setback of 6 feet in lieu of the required 10 feet and a sum of the side setbacks of 16 feet in lieu of the required 25 feet per Baltimore County Zoning Regulations (BCZR), Section 1B02.3.B (March 30, 1955, Vested R-10, BCZR, Section 208.3.).

Hearing Date: Tuesday, June 04, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location of the Jefferson Building, 1015 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204, please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing location and the specific address shown below.

Office of Administrative Hearings
Jefferson Building, Room 205, 1015 W. Chesapeake Ave., Towson, Maryland 21204, Phone: 410.203.7000, ext. 207

Email: administrativehearings@balto.org

HANDICAPPED ACCESSIBLE

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Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext 6
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

ZONING HEARING

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109 Gorsuch Road Lutherville, MD 21093

(Southside of Gorsuch Road, 270 ft. east of Tree Lane)
Council District 3, Election District 8

Legal Owner: Karen Herzog

VARIANCE: To permit an addition to a dwelling to have a side setback of 6 feet in lieu of the required 10 feet and a sum of the side setbacks of 16 feet in lieu of the required 25 feet per Baltimore County Zoning Regulations (BCZR), Section 1B02.3.B (March 30, 1955, Vested R-10, BCZR, Section 208.3.).

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Office of Administrative Hearings
103 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-387-3000 x330
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

DR 5.5

061A1

Pt. Bk. 0000022, Folio 0148

0823004440

Lot # 14

104

Lot # 15

0818037560

106

0803004190

Lot # 16

108

0808068160

Lot # 17

110

112

0801075010

Lot # 18

GORSUCH RD

GORSUCH RD

Lot # 8

0811036360

115

113

0803052910

Lot # 7

NE 13-A

109

0805034250

Lot # 5

PAI # 080004

0811035850

Lot # 6

111

DR 3.5

107

Lot # 4

0823078300

105

PAI # 080004

022148

Lot # 3

0810025680

1995-0184-A

061A2

Lot # 2

0802003950

Lot # 31

0809010030

1906

1907

0813023290

Lot # 32

PAI # 080024

PAI # 080024

Pt. Bk./Folio # 020101

Lot # 24

0825015230

Lot # 25

0803077660

Pt. Bk. 0000020, Folio 0101

Lot # 30

0804036320

1904

118

0812001120

Lot # 28

0812084280

Lot # 29

FOREST CT

2024-0100-A

**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/neighborhood 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: 2024-0100-A
Property Address: 109 GORSUCH ROAD TIMONIUM MD 21093
Property Description: LOT #5 ADDITION TO YORKSHIRE PB 22/198

Legal Owners (Petitioners): KAREN HERZOG
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

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

Telephone Number: 410-419-4906

Revised 5/20/2014

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

No. 229868

Date: 4-17-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	826	0000		6152					75.00

Total: 75.00

Rec From: 109 Gorsuch Rd

For: 2024-0100-A

DB 3.5

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

24-0349

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

3131

15-3/540
429

4/05/24

Date

Pay to the
Order of BALTIMORE COUNTY MD

\$ 75.00

SEVENTY FIVE AND 00/1000

Dollars



Photo
Safe
Deposit
Details on back



PNC Bank, N.A. 040

For 42209 Zoning Fee

BEQ

MP

054000030 5336741067 3131

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 0805034250

Owner Information

Owner Name: HERZOG KAREN Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 109 GORSUCH RD Deed Reference: /37271/ 00390
LUTHERVILLE TIMONIUM MD 21093-4319

Location & Structure Information

Premises Address: 109 GORSUCH RD Legal Description: 109 GORSUCH RD
LUTHERVILLE TIMONIUM 21093-4319 YORKSHIRE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 4
0061 0007 0266 8020031.04 0000 C 5 2023 Plat Ref: 0022/ 0148

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1957	1,378 SF	650 SF	10,875 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT BRICK/	4	2 full	1 Carport

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	121,400	121,400		
Improvements	248,000	326,300		
Total:	369,400	447,700	395,500	421,600
Preferential Land:	0	0		

Transfer Information

Seller: ANSELM GREGORY P	Date: 03/10/2016	Price: \$350,000
Type: ARMS LENGTH IMPROVED	Deed1: /37271/ 00390	Deed2:
Seller: PRICHETT NICHOLAS PETER	Date: 09/13/2006	Price: \$344,500
Type: ARMS LENGTH IMPROVED	Deed1: /24459/ 00532	Deed2:
Seller: KIRWIN MARGARET T	Date: 10/07/1998	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /13199/ 00630	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 07/06/2016

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0100-A