



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

July 23, 2024

Yisroel Rubin – ydrubin@gmail.com
Esther Weissman
6801 Hunt Court
Baltimore, MD 21209

RE: Petition for Administrative Variance
Case No. 2024-0107-A
Property: 6801 Hunt Court

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

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm

Enclosure

c: Donny Ankri – da@donnyankri.com
Charlotte Forman – charform@verizon.net
Moshe Meystel – moshe@sklinepropertiesmd.com

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
VARIANCE		
(6801 Hunt Court)	*	OFFICE OF ADMINISTRATIVE
3 rd Election District		
2 nd Council District	*	HEARINGS FOR
Yitzchak Khoshkeraman & Aviva Askarinam		
	*	BALTIMORE COUNTY
Petitioners		
	*	CASE NO. 2024-0107-A

* * * * *

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 6801 Hunt Court, Baltimore (the “Property”). The Petitioners are requesting from the Baltimore County Zoning Regulations (“BCZR”), § 1B02.3.C.1 to approve a dwelling addition in the front yard with a 7 ft. setback in lieu of the required 25 ft., and an addition on the left side with a setback of 5 ft., in lieu of the required 10 ft. (Petitioner originally requested a with a setback of 3 ft., in lieu of the required 10 ft which was amended during the hearing.) The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Ex. 2). Department of Planning provided a ZAC comment suggesting that the requested front-yard setback be reduced to 10 ft. in lieu of the required 25 ft.

A formal Hearing was requested by the Administrative Law Judge (“ALJ”) Andrew Belt.

A virtual Webex hearing was scheduled on July 22, 2024. The Petitioners attended the hearing long with Donny Ankri who assisted the Petitioners. Interested citizen and adjacent neighbor, Charlotte Forman also appeared at the hearing.

The subject property is approximately 8,268 sf. and is zoned DR 5.5. It is improved with a one-story, single-family dwelling, and an attached deck.

The Petitioner, Mr. Rubin proffered that they would like to add a front yard, and side yard addition due to the fact that their family has expanded to six children. (Pet. Ex. 1) They have lived at the subject property since 2019.

Adjacent neighbor, Charlotte Forman, who resides at 6803 Hunt Court testified regarding her concerns with the proposed relief. She explained that she had spoken to Mr. Rubin regarding the proposed addition that faces her property and Mr. Rubin had agreed to limit the corresponding variance relief to a setback of 5 ft. in lieu of the required 10 ft. (While Mr. Ankri stated during the hearing that the required side-yard setback was 7 ft., a review of BCZR § 1B02.3.C.1 reveals a required side-yard setback of 10 ft. in the DR. 5.5 zone.) The ultimate goal of this reduction was the prevent this addition from being any closer to her property line than the existing deck which was the subject of prior Case No. 2011-0036-A.

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).

As a result of the testimony of Mr. Rubin and Mr. Ankri, I find that the subject property is unique. This testimony noted that the subject property is a corner lot, with steep slopes on the southside of the property. Additionally, the property's uniqueness was established in prior Case No. 2011-0036-A. It is clear, considering the growth of the Petitioners' family that they would

experience a practical difficulty if variance relief were to be denied. While uniqueness and practical difficulty have been established, in keeping with the DOP ZAC comment regarding the extent of the requested front-yard setback, I find that a variance of 9 ft. in lieu of the required 25 ft. is appropriate. Pursuant to the Opinion in prior Case No. 2011-0036-A, the permitted deck setback from Ms. Forman's proper in that matter was 6 ft. Mr. Ankri testified that he believes that the current deck is 5 ft. from Ms. Foreman's property. While a variance will be granted for a setback of 5 ft., the intent of this Order is that the proposed addition is extend no further from the subject property than the existing deck. (Petitioners' Ex. 1 has been amended to reflect this condition.)

With the amendments and conditions stated above, I 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 **23rd** day of **July 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR§ 1B02.3.C.1 to approve a dwelling addition in the front yard with a 9 ft. setback in lieu of the required 25 ft., and an addition on the left side with a setback of 5ft., in lieu of the required 10 ft., (extending no further towards the Forman property than the existing deck) be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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



ANDREW M. BELT
Administrative Law Judge for
Baltimore County

AMB:dlm

6801 HUNT COURT BALTIMORE MD 21209

OWNER'S NAME: YISROEL RUBIN & ESTHER WEISSMAN

SUBDIVISION NAME: SUMMIT PARK

LOT#: 13

BLOCK#: B

SECTION#: 3

PLAT BOOK#: 0022

FOLIO#: 0019

10 DIGIT TAX#: 0311003750

DEED REF#: 45975 / 00048

ZONING MAP# 078C1

SITE ZONED DR 5.5

PLAT APPROVED: 7/5/1955

ELECTION DISTRICT: 3

COUNCIL DISTRICT: 2

LOT AREA: 8,268 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING?

YES (CASE # 2011-0036-A)

ZONING SETBACKS:

6801 HUNT COURT
BALTIMORE MD 21209

ZONE = DR 5.5
FRONT = 25 FT
REAR = 15 FT
INTERIOR SIDE = 7 FT
STREET SIDE = 25 FT

NEIGHBOR
LOT 14
(1-STORY)
6803 HUNT CT

1-STORY
ADDITION

LOT 14

EXISTING TREE

*Just not
excavated
25' under
58' below*

DASHED LINES
= SETBACKS

5 ft

LOT 11

LOT 12

S 4°56'55" E 81.00' (P)

NORTH

S 85°03'05" W 84.85' (P)

HUNT DRIVE (50 FT R/W)

LIGHTFOOT DR
HUNT DR
HUNT CT
SITE

VIEW 1

HUNT COURT
(50' R/W)

VIEW 2

R=25.00'
A=39.27' (P)

25' - 0"

15' - 0"

85°03'05" E 109.85' (P)

15' - 0"

15' - 0"

15' - 0"

7' - 0"

8' - 0"

50.4'

EXISTING
1 STORY
BRICK & FRAME
#6801
HUNT CT
LOT 13

1-STORY
ADDITION

27' - 6"

27.5'

24.0'

1.7'

6.1'

11.5'

27.6'

12.7'

5.8'

7.2'

2.7'

V.F. (TYP.)

15' - 0"

10' x 10'
SHED
0.6'

12' - 0"

18' - 6"

27.3'

27.3'



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 6801 HUNT CT BALTIMORE MD 21209 Currently zoned DR 5.5
Deed Reference 45975 / 00048 10 Digit Tax Account # 0311003750
Owner(s) Printed Name(s) YISROEL RUBIN & ESTHER WEISSMAN

(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)

BCZR 1B02.3.C.1 To approve a dwelling addition in the front yard with a 7 ft setback in lieu of the required 25 ft and an addition on the left side with setback of and 3 ft in lieu of the required 10 ft

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

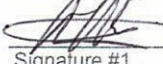
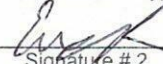
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the 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.

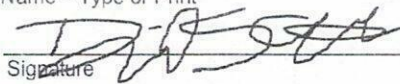
Owner(s)/Petitioner(s):

YISROEL RUBIN	ESTHER WEISSMAN
Name #1 – Type or Print	Name #2 – Type or Print
	
Signature #1	Signature #2
6801 HUNT CT BALTIMORE MD 21209	
Mailing Address	City State
443-257-4689	YDRUBIN@GMAIL.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 2024-0107-A Filing Date 4/19/2024 Estimated Posting Date 4/28/2024 Reviewer CF

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: 6801 HUNT CT BALTIMORE MD 21209

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 SIZE OF THE EXISTING HOUSE AND LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND ADDITIONAL LIVING SPACE

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)

YISROEL RUBIN

Name- Print or Type



Signature of Owner (Affiant)

ESTHER WEISSMAN

Name- Print or Type

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

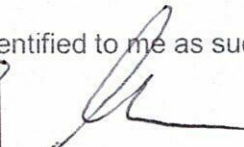
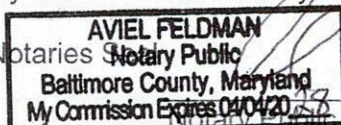
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of March, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Yisroel Rubin and Esther Weissman

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

AS WITNESS my hand and Notaries



My Commission Expires 4/4/2028

2024-0107-A

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6801 HUNT CT BALTIMORE MD 21209

Beginning at a point on the EAST side of HUNT CT which is 50 feet wide at the distance of 103 feet NORTH of the centerline of the nearest improved intersecting street HUNT DR which is 50 feet wide.

Part B

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

Being Lot # 13, Block # B in the subdivision of SUMMIT PARK as recorded in Baltimore County Plat Book # 22, Folio # 19 containing 8,268 square feet, located in the 3rd Election District and the 2nd Council District.

ADDRESS: 6801 HUNT COURT BALTIMORE MD 21209

OWNER'S NAME: YISROEL RUBIN & ESTHER WEISSMAN

SUBDIVISION NAME: SUMMIT PARK

LOT#: 13

BLOCK#: B

SECTION#: 3

PLAT BOOK#: 0022

FOLIO#: 0019

10 DIGIT TAX#: 0311003750

DEED REF#: 45975 / 00048

ZONING MAP# 078C1

SITE ZONED DR 5.5

PLAT APPROVED: 7/5/1955

ELECTION DISTRICT: 3

COUNCIL DISTRICT: 2

LOT AREA: 8,268 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARNG?

YES (CASE # 2011-0036-A)

ZONING SETBACKS:

6801 HUNT COURT
BALTIMORE MD 21209

ZONE = DR 5.5

FRONT = 25 FT

REAR = 15 FT

INTERIOR SIDE = 7 FT

STREET SIDE = 25 FT

LIGHTFOOT DR

HUNT DR

SITE

HUNT CT

LOT 11

LOT 12

NORTH

S 4°56'55" E 81.00' (P)

10'x10'
SHED
O.G.

WOOD
DECK

EXISTING
1 STORY
BRICK & FRAME

#6801
HUNT CT
LOT 13

1-STORY
ADDITION

N 85°03'05" E 109.85' (P)

N 4°56'55" W 56.00' (P)

HUNT COURT
(50' R/W)

S 85°03'05" W 84.85' (P)
HUNT DRIVE (50 FT R/W)

VIEW 2

R=25.00'
A=39.27' (P)

VIEW 1

A1 SITE PLAN
1" = 20'-0"

NOTE: SITE PLAN CREATED BASED OFF CLIENT-PROVIDED SURVEY

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: May 7, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0107-A
Address: 6801 HUNT CT
Legal Owner: Yisroel Rubin, Esther Weissman

Zoning Advisory Committee Meeting of May 7, 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: May 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0107-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: 6/25/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0107-SPHA

INFORMATION:

Property Address: 6801 Hunt Court
Petitioner: Yisroel Rubin & Esther Weissman
Zoning: DR 5.5
Requested Action: Administrative Variance

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

Administrative Variance -

1. From Section 1B02.3.C.1 of the BCZR to approve a dwelling addition in the front yard with a 7ft setback in lieu of the required 25 ft and an addition on the left side with a setback of 3ft in lieu of the required 10ft.

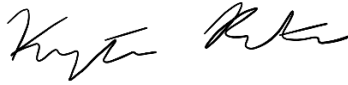
The subject site is an approximately 8,268 square foot parcel in the Pikesville area. It is located along Hunt Court, which is a cul-de-sac and is a corner lot. Uses surrounding the subject site are primarily residential and include single family detached residential dwellings.

The site has been the subject of one past Zoning Case – Case 2011-0036-A, which granted relief for an open projection deck setback in the rear yard. There were two Code Enforcement complaints filed on the property in 2018, one of which has been closed (CC99CO0042226) and one is marked as no violation (CC1817614).

After reviewing the petition and site plan, as well as the County's GIS system, it appears that the proposed front yard addition would be extremely close to the public sidewalk, which would be out of character for the neighborhood compared to the other homes along Hunt Court and Hunt Drive. The Department of Planning would suggest scaling this portion of the addition back by at least 3 feet, leaving 10 feet between the addition and the property line. The Department of Planning has no comment on the side yard addition.

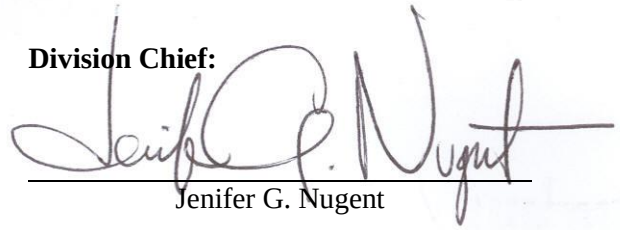
For further information concerning the matters stated herein, please contact Jenifer Nugent at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Donny Ankri, Representative
Sydnie Cooper, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATION OF POSTING

RE: Case No. 2024-0107-A

Petitioner: Yisrod Rubin / Ester Weismann

Hearing Date: 5/27/2024

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 _____

6801 Hunt Court – Front of property (1 of 3)

6801 Hunt Court – Hunt Dr. side of property (2 of 3)

6801 Hunt Court – Close up of sign wording (3 of 3)

on 5/12/24

Sincerely,

Richard E. Hoffman (signed) 5/12/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

CERTIFICATION OF POSTING

RE: Case No. 2024-0107- A

Petitioner: Yisrod Rubin / EsterWeismann

Hearing Date: 7/22/24

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 _____

6801 Hunt Court – front of property – looking south (1 of 5)

6801 Hunt Court – front of property – looking north (2 of 5)

6801 Hunt Court – Hunt Drive side – looking east (3 of 5)

6801 Hynt Court – Hunt Drive side – looking west (4 of 5)

6801 Hunt Court – close up of sign wording (5 of 5)

on 6/30/24

Sincerely,

Richard E. Hoffman (signed) 7/1/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0107 -A Address 6801 Hunt Ct

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-19-2024 Posting Date: 4-28-2024 Closing Date: 5-13-2024

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

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0107 -A Address 6801 Hunt Ct

Petitioner's Name: Yisroel Rubin / ESTEE WEISMAN Telephone (Cell) 443-257-4689

Posting Date: 4-28-2024 Closing Date: 5-13-2024

Wording for Sign: To Permit a dwelling addition in the front yard with a 7 ft setback in lieu of the required 25 ft and
an addition on the left side with setback of and 3 ft in lieu of the required 10 ft



VIEW 1



VIEW 2

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

No. **229869**

Date: **4-19-2024**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	2000		6150				75.00

Total: **75.00**

Rec

From: **6801 Hunt Ct**

For: **2024-0107-A**

DR 5.5

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CF 24-0354

DONNY ANKRI ARCHITECTS

6803 CHEROKEE DRIVE
BALTIMORE, MD 21209

1164

E2Shield™ Check Fraud
Protection for Business

65-270/550

Date **4/5/2024**

Pay to the order of **Baltimore County** \$ **75.00**
— seventy five only — ⁰⁰/₁₀₀ Dollars

SUNTRUST
ACH RT 061000104

For **variance 6801 Hunt Ct (Rubin)**

[Signature]

⑈00001164⑈ ⑆055002707⑆ ⑈000178487913⑈

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 - 0311003750

Owner Information

Owner Name: RUBIN YISROEL D
WEISSMAN ESTHER H ET AL
Mailing Address: 6801 HUNT CT
BALTIMORE MD 21209-1529

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /45975/ 00048

Location & Structure Information

Premises Address: 6801 HUNT CT
BALTIMORE 21209-1529

Legal Description: 6801 HUNT CT
SUMMIT PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0078 0006 0540 3060085.04 0000 3 B 13 2023 Plat Ref: 0022/ 0019

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1956 1,764 SF 600 SF 8,268 SF 04

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

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	92,000	92,000		
Improvements	306,600	443,400		
Total:	398,600	535,400	444,200	489,800
Preferential Land:	0	0		

Transfer Information

Seller: RUBIN YISROEL D Type: NON-ARMS LENGTH OTHER	Date: 12/07/2021 Deed1: /45975/ 00048	Price: \$0 Deed2:
Seller: CHEREMOSHNYUK YEFIM Type: ARMS LENGTH IMPROVED	Date: 06/28/2019 Deed1: /41588/ 00121	Price: \$417,000 Deed2:
Seller: KATZ JEROME G Type: ARMS LENGTH IMPROVED	Date: 10/03/2001 Deed1: /15624/ 00504	Price: \$145,000 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 10/03/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024 - 0107 - A