



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

May 30, 2024

Stan and Erin Wagner – swag125@yahoo.com
933 Monkton Road
Monkton, MD 21111

RE: Petition for Administrative Variance
Case No. 2024-0114-A
Property: 933 Monkton Road

Dear Mr. and Mrs. Wagner:

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 "A. M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Rick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(933 Monkton Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District	*	HEARINGS FOR
Stan & Erin Wagner	*	BALTIMORE COUNTY
	*	
Petitioners	*	CASE NO. 2024-0114-A
* * * * *		* * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Stan and Erin Wagner (“Petitioners”) for the property located at 933 Monkton Road, Monkton (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 400.1 and 400.3, to approve an accessory building (garage) in the right front and side yard in lieu of the required rear yard placement at a height of 18 ft. in lieu of the required 15 ft.

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. Exs. 2A-2B. There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 12, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of **May, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Sections 400.1 and 400.3, to approve an accessory building (garage) in the right front and side yard in lieu of the required rear yard placement at a height of 18 ft. in lieu of the required 15 ft., be and it is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.

4. The detached garage shall not be used for commercial or industrial purposes.

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

A handwritten signature in dark ink, appearing to read 'Andrew M. Belt', is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw



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 Law of Baltimore County for the property located at:

Address 933 Monkton Road which is presently zoned RC-4

Deed Reference 45823/50 10 Digit Tax Account # 2100004828

Property Owner(s) Printed Name(s) Erin and Stan Wagner

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

BCZR 400.1 and 400.3 To approve an accessory building (garage) in the right front and side yard in lieu of the required rear yard placement at a height of 18 ft in lieu of the required 15 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 Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Stan Wagner. / Erin Wagner

Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature # 2

933 Monkton Road Monkton MD

Mailing Address City State

21111 / 443-690-5103 / swag125@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this ____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2024-0114-A Filing Date 5/2/2024 Estimated Posting Date 5/12/2024 Reviewer CF

Rev 10/12/11

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 933 Monkton Road Monkton MD 21111
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The proposed garage is going to be constructed with 12' eave height so that larger vehicles can be stored inside. The roof line needs to have sufficient slope to accommodate the pitched roof based on the building size, and thus adds an additional 5'-6" to the overall height so it will exceed the permitted 15'. So the practical difficulty is that in order to accommodate the proposed use of a garage to store taller vehicles it is impractical to have roof that will allow the structure to meet the allowed height. A flat roof would not be in character with the neighborhood, so the hardship is constructing a garage that will fit in and still be functional.

The shape of the property is like a triangle with the point at the rear. The septic system is in the rear and we cannot build in that area. The west side is a floodplain reservation and we cannot build there. The land slopes off to the rear somewhat steeply so the only place to build will be where our sheds are located and they will be removed. This is in the side yard of the house, so it presents a practical difficulty to build it anywhere other than that location.

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

[Signature]
Signature of Affiant

Stan Wagner.
Name- Print or Type

[Signature]
Signature of Affiant

Erin Wagner
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 16th day of February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Stan Wagner and Erin Wagner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires

JOANNA CLEMENTS
Notary Public-Maryland
Baltimore County
My Commission Expires
September 28, 2024



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
933 MONKTON ROAD
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a distance of 453' +/- northeasterly of the intersection of Monkton Road and McMillan Drive. Running away from the south side of Monkton Road (1) South 9 degrees 37 minutes 19 seconds East 225.49 feet, (2) South 6 degrees 41 minutes 5 seconds East 284.09 feet (3) South 80 degrees 2 minutes 20 seconds West 301.78 feet, (4) South 49 degrees 20 minutes 3 seconds East 406.03 feet, (5) South 49 degrees 20 minutes 40 seconds East 241.01 feet (6) South 43 degrees 25 minutes 19 seconds East 106.45 feet (7) North 8 degrees 43 minutes 2 seconds West 410.65 feet (8) North 8 degrees 49 minutes 47 seconds West 250.06 feet (9) South 54 degrees 43 minutes 2 seconds West 167.43 feet (10) North 6 degrees 40 minutes 41 seconds West 283.42 feet (11) North 13 degrees 24 minutes 52 seconds West 226.82 feet (12) South 79 degrees 6 minutes 12 seconds West 14.91 feet to the place of beginning.

Containing a net area of 157,270 square feet or 3.61 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0114-A

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 16

Bill No. 62-23

Mr. Pat Young, Councilman

By the County Council, September 5, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Signs – Roof Signs on a Lean-To Roof

FOR the purpose of defining a lean-to roof; excluding from the definition of a roof sign a sign erected upon a lean-to roof; and generally relating to signs.

BY adding

Section 450.3, the definition of “lean-to roof” listed alphabetically
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Section 450.5.B.7
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

4 ARTICLE 4 – SPECIAL REGULATIONS

5 Section 450 – Signs

7 § 450.3. General sign definitions.

8 Unless otherwise provided, the following words, as used in Section 450, are defined as
9 follows:

10 LEAN-TO ROOF – A PITCHED ROOF THAT HAS A SLOPE ON ONLY ONE
11 SIDE WHERE THE UPPER EDGE IS ATTACHED TO AN EXISTING STRUCTURE OR
12 WALL.

14 § 450.5. Structural types of signs.

15 B. Structural type definitions and restrictions.

16 7. Roof sign: A sign erected upon the roof of a building. “Roof sign” includes a
17 sign having its structural framework or supporting elements attached, in whole or in part, to a
18 roof, but does not include a sign erected upon a mansard OR A LEAN-TO ROOF, as [that term
19 is] THOSE TERMS ARE defined in Section 450.3. Roof signs are prohibited, except as
20 provided in Sections 450.4.5(p) and 450.4.5(q).

22 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
23 the affirmative vote of five members of the County Council, shall take effect 14 days from the
24 date of enactment.



LEGISLATION DETAIL

LEGISLATION

BILL 62-23

DISPOSITION

PASSED

ENACTED

10/13/23

EFFECTIVE

10/27/23

AMENDMENTS

NO

ROLL CALL - LEGISLATION

MOTION

SECOND

AYE

NAY

☒☐

Councilman Young

☒☐

Councilman Patoka

☒☐

Councilman Kach

☒☐

Councilman Jones

☒☐

Councilman Marks

☒☐

Councilman Ertel

☒☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

Comment	Date Created	Created By
roof sign is not allowed. a variance is required	Nov 8 2023 12:02PM	cfrink@baltimorecountymd.gov
upload approval from the Hearing Officer and notify me when completed at 410-887-3391 or email	Nov 8 2023 12:02PM	cfrink@baltimorecountymd.gov

Showing 1 to 2 of 2 entries

Previous 1 Next

CLOSE

Search:

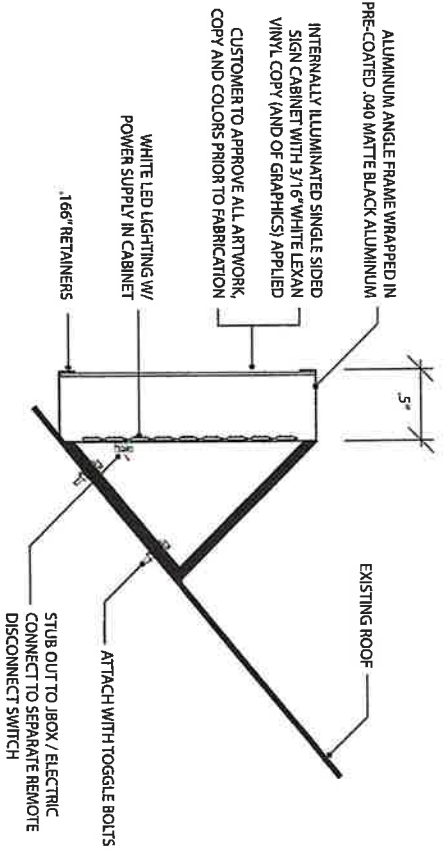
Actions	Item Number	Project Name	Type	Sub-Type	Status	Location	Date Issued
	CS23-00449		C-SIGN		CANCEL	LT SS FREDERICK RD	
	CS23-00457	Showroom sign	C-SIGN		PENDING	701 FREDERICK RD	

Showing 1 to 2 of 2 entries

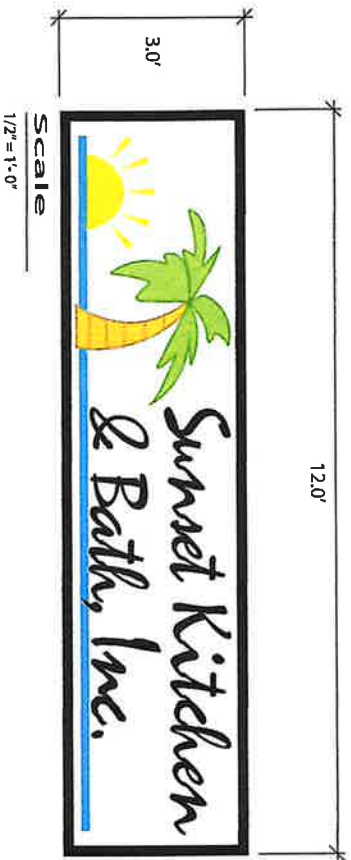
1

C:523-66457-

DETAIL: NTS



Scale
1/8" = 1'-0"



SUNSET KITCHEN & BATH
701 FREDERICK ROAD
CATONSVILLE, MD.

Client	Location	Date	Drawing No.	Revised
Sunset Kitchen & Bath	M\Powell\Sunset_Kitchen.PDF	October 25, 2023	1 of 1	
Salesman	Job No.	Scale	Designer	
Jim Powell	N/A	NOTED	John Welch	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and any applicable local codes. This includes proper grounding and bonding of the sign.

700 N. Hammonds Ferry Rd.
Linthicum MD 21090
Phone 410.789.1640
FAX 410.789.2790
REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT
PERMISSION OF H&M SIGNS, INC.

CERTIFICATE OF POSTING

2024-0114-A

RE: Case No.: _____

Petitioner/Developer: _____

Stan/Erin Wagner

May 27, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

933 Monkton Road

SIGN 1

May 12, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 12, 2024

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0114-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 comment LOS & No Greenways affected.

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 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0114-A
Address: 933 MONKTON RD
Legal Owner: Stan & Erin Wagner

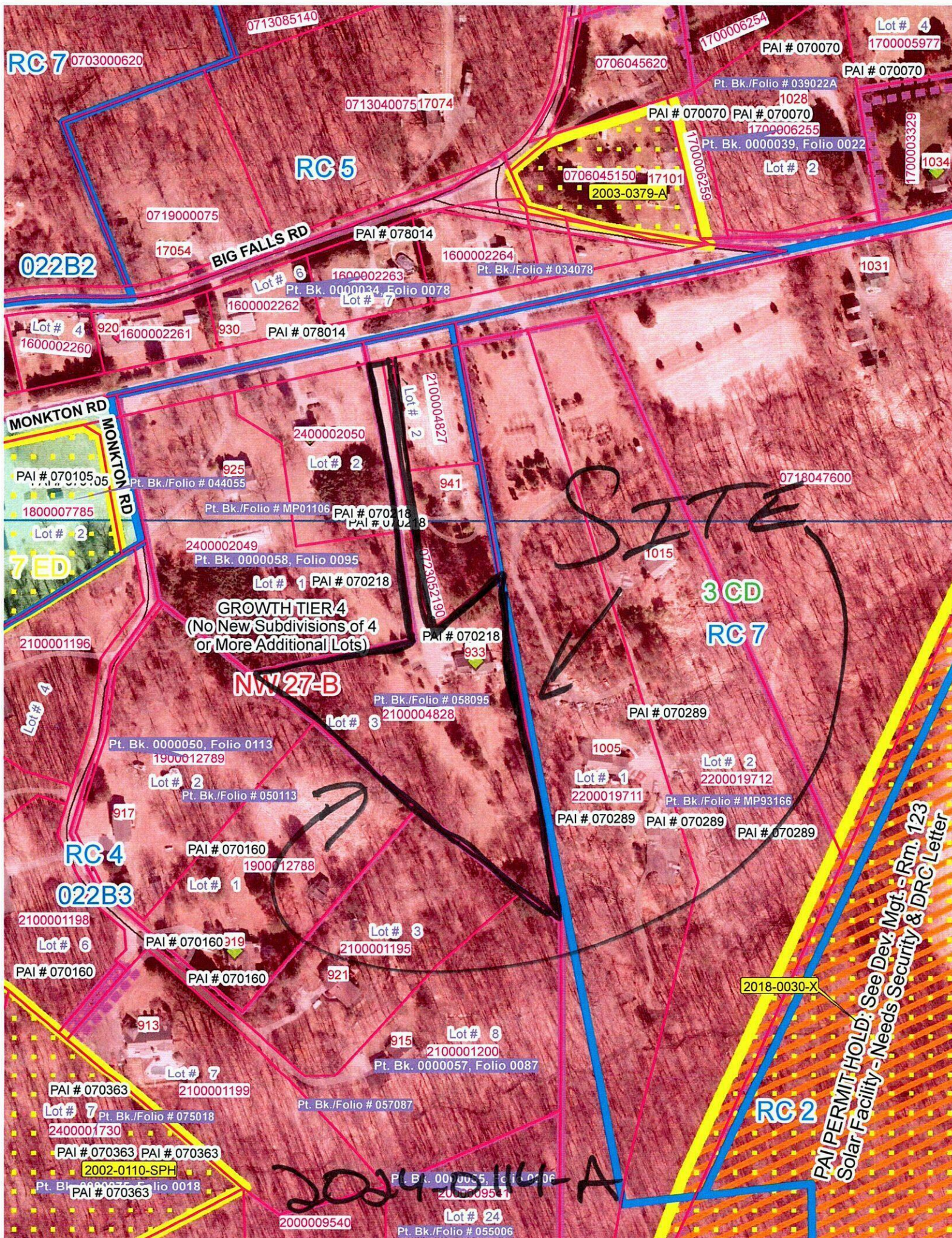
Zoning Advisory Committee Meeting of May 21, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements. The building foundation of the garage must meet the min 20' setback to the edge of the existing drainfields and/or the approved septic reserve area.
 - b. An OSDS inspection report locating all septic system components may be required.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0114 -A Address 933 MONKTON RD

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

Filing Date: 5.2.2024 Posting Date: 5-12-2024 Closing Date: 5-27-2024

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 - 0114 -A Address 933 MONKTON RD

Petitioner's Name: Stan | Erin Wagner Telephone (Cell) 443-690-5103

Posting Date: 5.12.2024 Closing Date: 5.27.2024

Wording for Sign: To Permit an accessory building (garage) in the right front and side yard in lieu of the required rear yard placement at a height of 18 ft in lieu of the required 15 ft



View north toward Monkton Road along driveway



View West from garage location

2024-0114-A



View south from garage



View toward existing house from garage location, looking east

2024-0114-A

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

No. 229595

Date: 5-23-2024

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

Total: 75.00

Rec
From:

933 Manhattan Rd

For:

2024-0114-A

RC4

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CF 24-0152

ERIN WAGNER 08/00
STAN WAGNER
300 CHURCH RD.
REISTERSTOWN, MD 21136
PH. 443-690-4711

1112
65-330/550

12 Feb 2024
Date

Pay to the
Order of

Baltimore County, MD

Seventy Five

\$ 75.00

00/100 Dollars

Photo
Safe
Deposit
Create on back



BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com

For

AT Wagner

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 2100004828

Owner Information

Owner Name: WAGNER-ERIN
WAGNER STAN
Mailing Address: 933 MONKTON RD
MONKTON MD 21111-1110
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /45823/ 00050

Location & Structure Information

Premises Address: 933 MONKTON RD
MONKTON 21111-1110
Legal Description: 3.62 AC
933 MONKTON RD
JESSIE LONG FOSTER

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0022 0016 0238 7040023.04 0000 3 2023 Plat Ref: 0058/ 0095

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1990 1,666 SF 900 SF 3.6200 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 1/2 YES STANDARD UNITSIDING/4 2 full/ 2 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	147,600	124,900		
Improvements	278,800	410,600		
Total:	426,400	535,500	462,767	499,133
Preferential Land:	0	0		

Transfer Information

Seller: BARKER CHARLES R	Date: 11/17/2021	Price: \$575,000
Type: ARMS LENGTH IMPROVED	Deed1: /45823/ 00050	Deed2:
Seller: KURTZ JOSEPH VOGT	Date: 08/01/2016	Price: \$422,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37818/ 00425	Deed2:
Seller: THOMPSON HARRY C	Date: 09/08/1997	Price: \$244,000
Type: NON-ARMS LENGTH OTHER	Deed1: /12369/ 00557	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

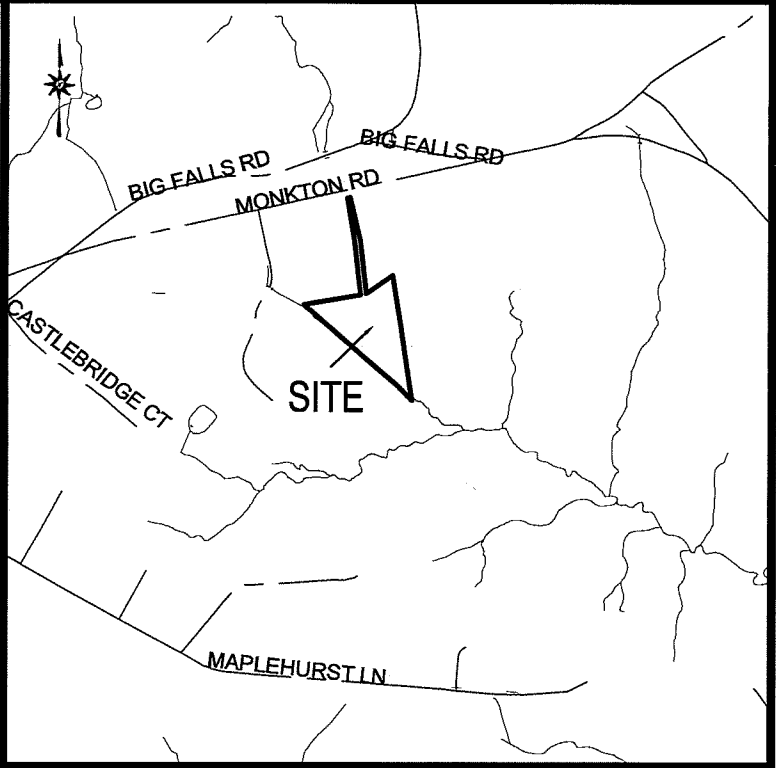
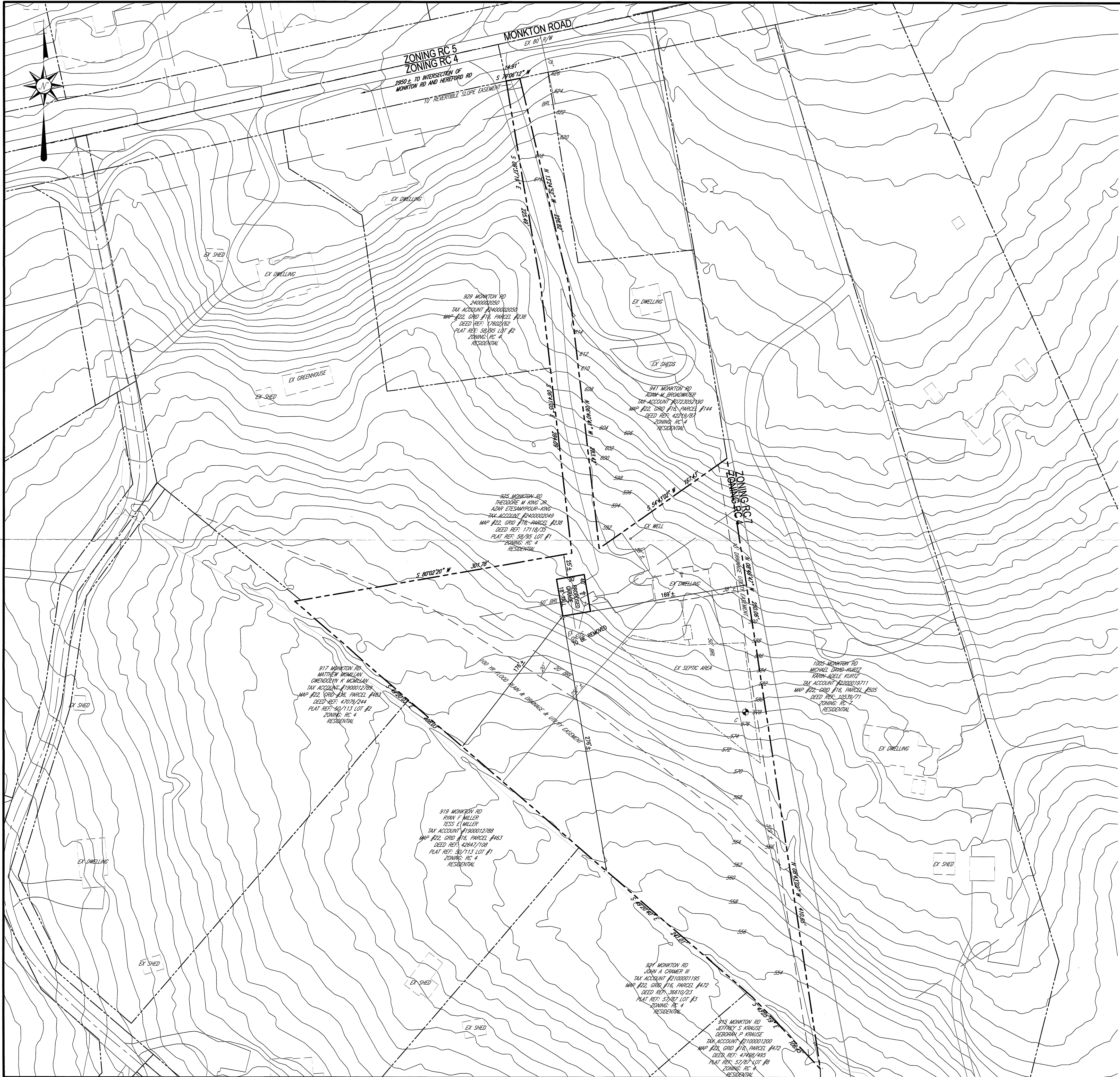
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0114-A



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: ERIN WAGNER, STAN WAGNER, 933 MONKTON RD, MONKTON MD 21111-1110
- SITE AREA: NET 157,270 SF or 3.61 Ac.±, GROSS 157,717 SF or 3.62 Ac.±
- USES: EXISTING: 1 DWELLING, PROPOSED: 1 DWELLING PLUS GARAGE
- UTILITIES: PRIVATE WATER & SEWER
- DEED REFERENCE: 45823/50
- TAX ACCOUNT #210004828
- COUNCILMANIC DISTRICT: 3RD
- ELECTION DISTRICT: 7TH
- CENSUS TRACT: 407001
- ZONING: RC 4 (PER 200 SCALE GIS FILE #02283)
- TAX MAP #22, GRID #16, PARCEL #238
- WATERSHED: LOCH RAVEN RESERVOIR
- PRIOR PERMITS ON FILE: B960749 REMOVE EXISTING DECK AND CONSTRUCT NEW OPEN WOOD FRAMED WRAP AROUND DECK ON REAR/SIDE OF SFD WITH 2 SETS OF STEPS TO GRADE. 46'X22.5'-595SF IRREGULAR SHAPE. ISSUED JUNE 17, 2018.
- PRIOR ZONING CASES ON FILE: NONE
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP #2400100110G NOVEMBER 2, 2023.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS (2022)
- TYPE DEFICIENT (Y/N) NOTE
- SEWER N
- WATER N
- TRANSPORTATION N
- SETBACKS FOR RC 4
- TYPE REQUIRED PROVIDED
- FRONT 75' FROM CL OF RD 58'±
- SIDE 50' 38'±
- REAR 50' 519'±



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Timonium, Maryland 21093
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PLAN TO ACCOMPANY ZONING PETITION
FOR
WAGNER RESIDENCE

933 MONKTON ROAD

BALTIMORE COUNTY MARYLAND
7TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 50'
	DATE:	JOB NO.:	SHEET NO.:
	01-22-24	23226	1 OF 1