



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 12, 2024

Robert and Patricia Boccia – glenoakplumbing@gmail.com
12611 Harewood Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0145-A
Property: 12611 Harewood Road

Dear Mr. and Mrs. Boccia:

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,



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Lee Giroux – giroux.lee@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12611 Harewood Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Robert & Patricia Boccia	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0145-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by Robert and Patricia Boccia (“Petitioners”) for the property located at 12611 Harewood Road, Middle River (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an existing accessory building (pole barn) to be raised from 14 ft. to 19 ft. in height, in lieu of the maximum permitted height of 15 ft. The Property is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs showing the area of the proposed pole barn were provided. (Pet. Exhibits 2B-2D). There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on June 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 affidavits 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 Site Plan, proposed elevations, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. 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 existing accessory building (detached pole barn) height or location, I will impose conditions that the detached pole barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, 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 12th day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to permit an existing accessory building (pole barn) to be raised from 14 ft. to 19 ft. in height, in lieu of the maximum permitted height of 15 ft., be, and they are each hereby **GRANTED**.

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/or subsequent owners shall not convert the detached pole barn into a dwelling unit or apartment. The detached pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

3. The detached pole barn shall not have a separate utility/electric meter; it shall connect to the utility and electric in the house.
4. The detached shall not be used for commercial or industrial purposes. The pole barn shall not be used to sell products on a wholesale or retail basis. The pole barn shall not be used as a service garage to repair or service vehicles or equipment.

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: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 Hearings for Baltimore County for the property located at:

Address 12611 Harwood Rd Middle River, MD 21220 Currently Zoned DR5.5
Deed Reference 48870 / 0368 10 Digit Tax Account # 1513550940
Owner(s) Printed Name(s) Robert & Patricia Boccia (AND OTHERS)

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit an existing accessory building (pole barn) to be raised from 14 feet to 19 feet in height, in lieu of the maximum permitted height of 15 feet.

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 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/ 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):

Name #1 Robert Boccia Name #2 Patricia Boccia
Type or Print

Signature #1 [Signature] Signature #2 [Signature]

Mailing Address 12611 Harwood Rd Middle River MD

Zip Code 21220 Telephone #'s (Cell and Home) 443 271 7276 Email Address Glenoxplumbing@gmail.com

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Lee Giroux
Name - Type or Print

Signature

563 Westwood Ave Long Branch NJ
Mailing Address City State

07740 / 609 334 6800 / giroux.lee@gmail.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 2024-0145-A Filing Date 6 / 10 / 24 Estimated Posting Date 6 / 23 / 24 Reviewer JS

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: 12611 Harwood Rd Middle River MD 21220
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)**

The pole barn height to be changed from 14' to 19', the uniqueness of the lot shape is justification for building this barn. The height of new vehicles & security of everyday items to be stored.

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

Signature of Owner (Affiant)

Robert Boccia
Name - Print or Type

Signature of Owner (Affiant)

Patricia Boccia
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 29 day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert Boccia & Patricia Boccia

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

03/10/2026
My Commission Expires



Property Description

Address: 12611 Harewood Road

BEGINNING FOR THE first thereof on the County Road leading from the Ebenezer Road (sometimes called Mabel Avenue) at the end of the two following courses and distances North 40 degrees 10 minutes East 61-07/100 feet and North 47 degrees 17 minutes East 52-53/100 feet from the beginning of the north 27 degrees 45 minutes East 113-30/100 feet line of that parcel of land which by Deed dated June 23, 1936 and recorded among the Land Records of Baltimore County in liber C.W.B. Jr, no 986, folio 108 was conveyed by J. Allan Erdman and wife to the County Commissioners of Baltimore County, running thence binding on said road North 53 degrees 56 minutes East 54-97/100 feet, running thence for lines of division the three following courses and distances: South 60 degrees 38 minutes East 143-17/100 feet, South 29 degrees 12 minutes West 50 feet and North 60 degrees 38 minutes West 166-17/100 feet to the place of beginning. The improvements thereon being known as No. 12611 Harewood Road.

BEGINNING FOR THE SECOND thereof on the County road leading from the Ebenezer Road (Sometimes called Mabel Avenue) at the distance of 61-07/100 feet, North 40 degrees 10 minutes East from the beginning of the North 27 degrees 45 minutes East 113-30/100 feet line of that parcel of land which by Deed dated June 23, 1936, and recorded among the Land Records of Baltimore County in liber C.W.B. Jr No, 986 folio 108 was conveyed by J. Allan Erdman and wife to The County Commissioners of Baltimore County, running thence on said Road North 47 degrees 17 minutes East 52-53/100 feet, running thence for lines of division the three following courses and distances: South 60 degrees 38 minutes East 166-77/100 feet, South 29 degrees 12 minutes West 50 feet and North 60 degrees 38 minutes West 182-47/100 feet to the place of beginning.

BEGINNING FOR THE THIRD thereof on the County Road leading from the Ebenezer Road leading from the Ebenezer Road (sometimes called Mabel Avenue) to Harewood Park at the end of the three following courses and distances viz: North 40 degrees 10 minutes East 61-07/100 feet, North 47 degrees, 17 minutes East 52-53 /100 feet and North 53 degrees 56 minutes East 54-97/100 feet from the beginning of the North 27 degrees 45 minutes East 113-30/100 feet line of that parcel of land which by Deed dated June 23, 1936 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr No 986 folio 108, was conveyed by J. Allan Erdman and wife to County Commissioners of Baltimore County, running thence binding on said road by a line curving in an Easterly direction having a radius of 456-81/100 feet the distance of

2024-0145-A



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 12611 Harewood Rd Middle River, MD 21220 Currently Zoned DR5.5
Deed Reference 48870 / 0368 10 Digit Tax Account # 1 5 1 3 5 5 0 9 4 0
Owner(s) Printed Name(s) Robert & Patricia Boccia (AND OTHERS)

(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.

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1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit an existing accessory building (pole barn) to be raised from 14 feet to 19 feet in height, in lieu of the maximum permitted height of 15 feet.

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

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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/ 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):

Name #1 - Type or Print Robert Boccia Name #2 - Type or Print Patricia Boccia

Signature #1 [Signature] Signature #2 [Signature]

Mailing Address 12611 Harewood Rd Middle River MD

Zip Code 21220 Telephone #'s (Cell and Home) 443 271 7276 Email Address Glenox Plumbing@gmail.com

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

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print Lee Giroux

Signature _____

Mailing Address 563 Westwood Ave Long Branch NJ

Zip Code 07740 Telephone # 609 334 6800 Email Address giroux.lee@gmail.com

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 2024-0145-A Filing Date 6 / 10 / 24 Estimated Posting Date 6 / 23 / 24 Reviewer JS

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(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.

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

Signature of Owner (Affiant)

Robert Boccia
Name - Print or Type

Signature of Owner (Affiant)

Patricia Boccia
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:

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Print name(s) here: Robert Boccia & Patricia Boccia

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
03/10/2026
My Commission Expires



Property Description

Address: 12611 Harewood Road

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2024-0145-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0145 -A Address 12611 HAREWOOD ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/10/24 Posting Date: 6/23/24 Closing Date: 7/8/24

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: 2024-0145 -A Address 12611 HAREWOOD ROAD

Petitioner's Name: BOCCIA Telephone (Cell) LEE GIROUX
609-334-6800

Posting Date: 6/23/24 Closing Date: 7/8/24

Wording for Sign: To Permit _____

To permit an existing accessory building (pole barn) to be raised from 14 feet to 19 feet in height, in lieu of the maximum permitted height of 15 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: 2024-0145-A

Property Address: 12611 HAREWOOD ROAD

Legal Owners (Petitioners): ROBERT + PATRICIA BOCCIA

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): LEE GIROUX

Address: 563 ~~W~~ WESTWOOD AVE
LONG BRANCH, NJ 07740

Telephone Number: 609-334-6800

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 10, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0145-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
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 230479

Date: 6/10/24

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: LEE GIROUX

For: VARIANCE 2024-0145-A

12611 HAREWOOD ROAD

JSS 24-0535

DISTRIBUTION

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

CASHIER'S
VALIDATION

LEE A. GIROUX 563 WESTWOOD AVE LONG BRANCH NJ 07740-5277		1192 68-950/560
DATE <u>May 29, 2024</u>		CHECK ARMOR ELECTRONIC DEPOSIT
PAY TO THE ORDER OF <u>BALTIMORE COUNTY</u>	\$ <u>75.00</u>	
<u>Seventy five dollars and 00/100</u>		DOLLARS
FVCbank Success has a bank.		Photo Safe Deposit Details on back
FOR <u>Boccia Fee-Filing</u>	<u>Lee Giroux</u>	MP

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 15 Account Number - 1513550940	
Owner Information		
Owner Name:	BOCCIA ROBERT JR BOCCIA PATRICIA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	12611 HAREWOOD RD MIDDLE RIVER MD 21220-1242	Deed Reference: /48870/ 00368
Location & Structure Information		
Premises Address:	12611 HAREWOOD RD MIDDLE RIVER 21220-1242	Legal Description: 12611 HAREWOOD RD JOHN A ERDMAN
Map:	Grid:	Parcel:
0083	0012	0552
Neighborhood:	Subdivision:	Section:
15020010.04	0000	
Block:	Lot:	Assessment Year:
		2024
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1934	1,568 SF	16,686 SF
Property Land Area	County Use	
	04	
Stories	Basement Type	Exterior Quality
1	YES	STANDARD UNITS
Full/Half Bath	Garage	Last Notice of Major Improvements
2 full	1 Detached	
Value Information		
	Base Value	Value
		As of
		01/01/2024
		As of
		07/01/2023
		As of
		07/01/2024
Land:	88,100	93,300
Improvements	139,600	251,500
Total:	227,700	344,800
Preferential Land:	0	0
		227,700
		266,733
Transfer Information		
Seller: BOCCIA ROBERT JR	Date: 03/18/2024	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48870/ 00368	Deed2:
Seller: GALLAGHER RONALD R SR	Date: 09/14/2017	Price: \$175,000
Type: ARMS LENGTH MULTIPLE	Deed1: /39394/ 00053	Deed2:
Seller: PIERCY DARLENE E	Date: 10/11/2002	Price: \$174,000
Type: ARMS LENGTH MULTIPLE	Deed1: /16936/ 00426	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

RC 20

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2016-0230-A

1503000710

HAREWOOD RD

PAI # 150485

PAI # 150485

Pt. Bk./Folio # C019005

Pt. Bk. 0000019, Folio 0005

2200024404

PAI # 150485

R-1976-0040

PAI # 150485

DR 1

1900001296

1900001295

1900001921

2023-0161-A

ML

1503000821

1513553340

EBENEZER RD

NE 7-L

083C2

5 CD

Pt. Bk. 0000062, Folio 0008

2200000870

Lot # 8

2200000869

R-1976-0040

Pt. Bk./Folio # 062008

1999-0344-A

2200000868

6868

2200000867

Lot # 5

HAREWOOD RD

1800003547

Lot # 2

Lot # 1

1800003546

1503671030

12609

Lot # 4

1516001960

PAI # 150226

1800003548

Pt. Bk./Folio # 042145A

Pt. Bk. 00012605, Folio 0145

1800003549

Lot # 4

1900001297

1900001528

1900004609

DR 5.5

2020-0116-A

6906

6904

6908

1502852260

6910

1503002431

1502572060

NE 6-L

1503002430

Lot # 2

2200015935

1993-0103-A

PAI # 150604, PAI # 150604, PAI # 150604

Pt. Bk./Folio # MP92311

1700007230

6920

ISSUE # 5-129

1700013633, PAI # 150219

Pt. Bk. 0000041, Folio 0072

PAI # 150219

Pt. Bk./Folio # 041072

2017-0314-SPHA

1516601990

6907

1700013634

PAI # 150935

PAI # 150935

PAI # 150499

Pt. Bk./Folio # MP080

PAI # 150935

Pt. Bk./Folio # 063089A

6909

1700004838

RC-50

RC-2

RC 20

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

HAREWOOD RD

PAI # 150485

PAI # 150485

Pt. Bk./Folio # C019005

Pt. Bk. 0000019, Folio 0005

2200024404

PAI # 150485

R-1976-0040

PAI # 150485

DR 1

1900001296

1900001295

1900001921
2023-0161-A

ML

1503000821

1513553340

EBENEZER RD

NE 7-L

083C2

EBENEZER RD

5 CD

Pt. Bk. 0000062, Folio 0008

2200000870

Lot # 8

2200000869

R-1976-0040

Pt. Bk./Folio # 062008

1999-0344-A

2200000868

6868
2200000867

Lot # 5

HAREWOOD RD

Lot # 1

1800003546

1800003547

Lot # 2

1503671030

Pt. Bk. 00012605 Folio 0145

1800003549

Lot # 4

DR 5.5

2020-0116-A

1502651320

6906

6904

6908

1502852260

6910

NE 6-L

Lot # 2

2200015935

1993-0103-A

PAI # 150604 PAI # 150604 PAI # 150604

Pt. Bk./Folio # MP92311

ISSUE # 5-129

1700013633 PAI # 150219

Pt. Bk. 0000041, Folio 0072

PAI # 150219 Pt. Bk./Folio # 041072

2017-0314-SPHA

1516601990

6907

PAI # 150935

Pt. Bk./Folio # MP08000

PAI # 150935

PAI # 150935

Pt. Bk./Folio # 253089A

1700013634

1700007230

6920

RC 50

6873

6875

1502850894

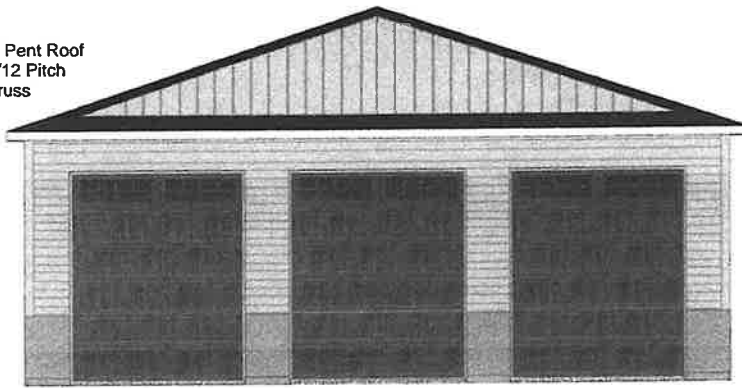
1508800600

RC 2

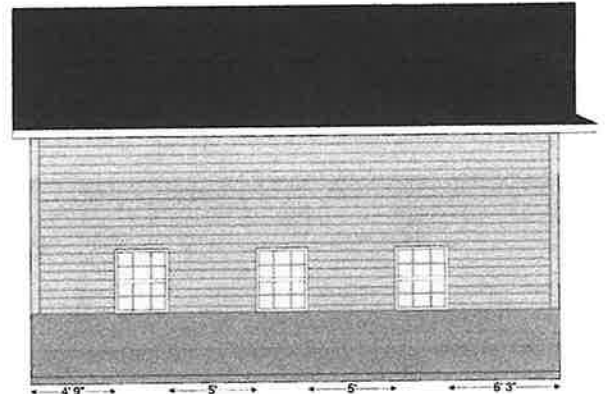
12611-HARWOOD Rd.

Pole BARN 30'x40'.

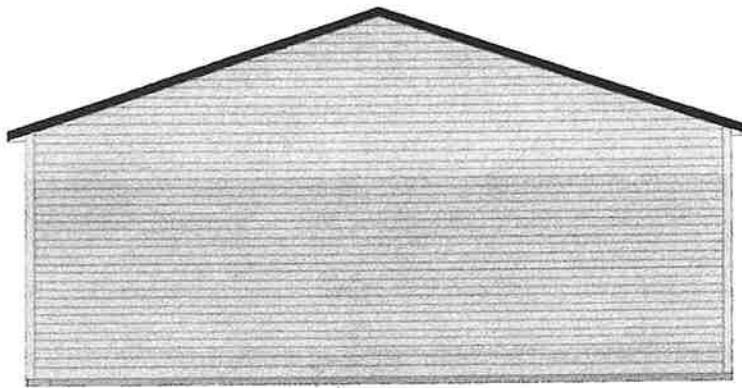
2' Pent Roof
4/12 Pitch
Truss



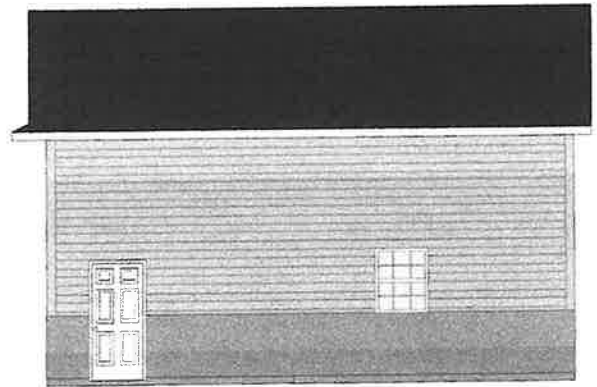
Gable 1



Eave 1



Gable 2

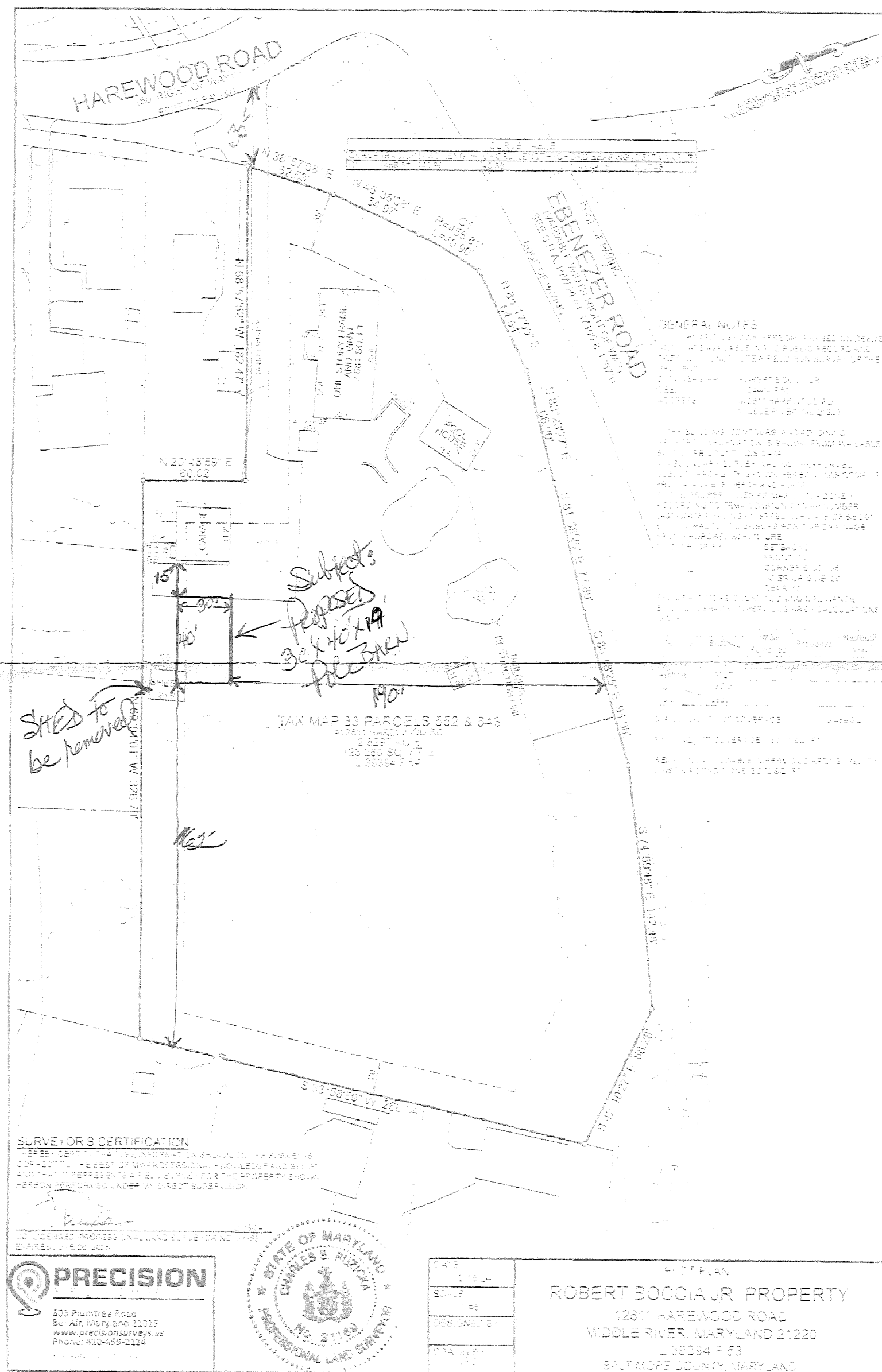


Eave 2

2024-0145-A

PLAT BOOK # _____ FOLIO # 53 10-DIGIT TAX # 1513550940 DEED REF. # 48870/00368

2024-0145-A

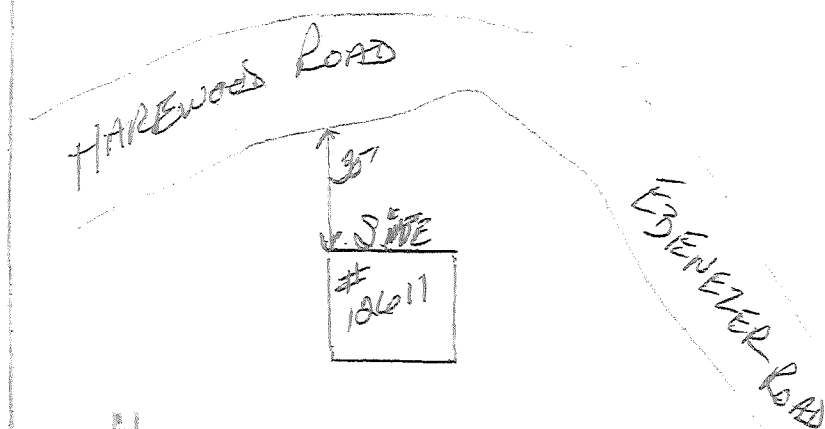


(PALE BARN)

PLAN DRAWN BY

DATE March 8, 2024 SCALE: 1 INCH = 50' FEET

GENERAL CONCEPT MAP



100

MAP IS NOT TO SCALE

ZONING MAP# 0083

SITE ZONED DR 5.5

ELECTRONIC DISTRICT 15

COUNCIL DISTRICT 5

LOT AREA ACREAGE 15.217

OR SQUARE FEET

HISTORIC P *No*

NBCA? wes

IN FLOOD PLAN? NO

UNCLASSIFIED
DATE 01-24-2013 BY 60322 UCBAW/STP

WATER

PUBLIC X PRIVATE

SENER, R.

PUBLIC ☐ PRIVATE ☒

PRIOR HEARING? *Yes see below*

7
F SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

9003-0393 SP#A

R1952-2233

VIOLATION CASE INFO:

N/A

12611 HAREWOOD Rd Side of home



2074-0145-A

EXISTING GARAGE

2024-0145-A



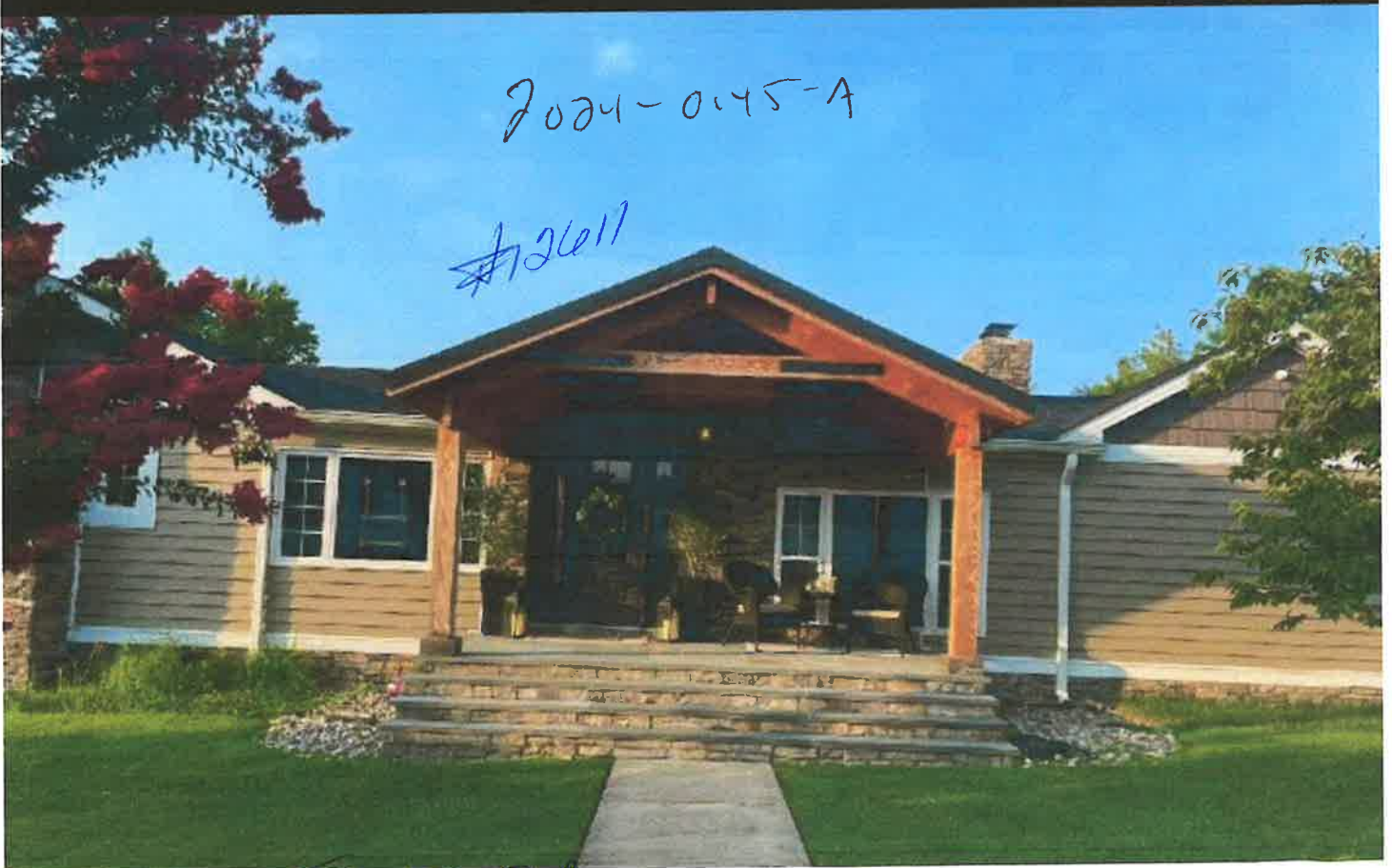
3:18 M

🕒 📶 📶 🔋 81%



Robert Boccia Pl...

Aug 21, 6:29PM



2024-0145-A

#12611

Front of home