



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 31, 2024

Kerrie Campbell-Garrett & Jaki Garrett – jjgarrett121@gmail.com
3707 Kimberly Ann Court
Randallstown, MD 21133

RE: Petition for Administrative Variance
Case No. 2024-0167-A
Property: 3707 Kimberly Ann 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:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3707 Kimberly Ann Court)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Kerri Campbell-Garrett & Jaki Garrett	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0167-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, Kerri Campbell-Garrett and Jaki Garrett (“Petitioners”), for the property located at 3707 Kimberly Ann Court, Randallstown (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1A04.3.B.2.b, to approve an addition to an existing dwelling with a proposed left side setback of 10 ft. and a rear setback of 35 ft. in lieu of the minimum required 50 ft. setback, respectively.

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-2H). A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and sustainability (“DEPS”), dated July 19, 2024, indicating the following:

“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, and an OSDS inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on July 14, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners propose to construct an addition to their existing dwelling to include a first-floor master bedroom due to a number of current and possible future health concerns for Ms. Kerrie Campbell-Garrett. This addition will allow Petitioners to stay in their forever home.

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 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. I find that 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.

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 31st day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1A04.3.B.2.b, to approve an addition to an existing dwelling with a proposed left side setback of 10 ft. and a rear setback of 35 ft. in lieu of the minimum required 50 ft. setback, respectively, be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners shall comply with the DPR ZAC comment, dated July 19, 2024; a copy of which is attached hereto and made a part hereof.

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



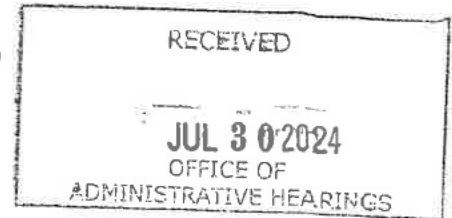
ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

(AV) 7-29

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: July 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0167-A
Address: 3707 KIMBERLY ANN CT
Legal Owner: Kerri Campbell-Garrett, Jaki Garrett

Zoning Advisory Committee Meeting of July 19, 2024.

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

- 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, and an OSDS inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Reviewer: Rochelle V. Underwood



**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 3707 Kimberly Ann Ct 21133 Currently Zoned RC-5
Deed Reference 42738 / 481 10 Digit Tax Account # 2500003195
Owner(s) Printed Name(s) Kerrie Campbell-Garrett & Jaki Garrett

(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 1A04.3.B.2.b To approve an addition to an existing dwelling with a proposed left side setback of 10 ft and a rear setback of 35 ft in lieu of the minimum required 50 ft setback, respectively

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):

Kerrie Campbell-Garrett Jaki Garrett
Name #1 – Type or Print Name #2 – Type or Print

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

3707 Kimberly Ann Ct Bondallshon MO
Mailing Address City State

21133 410-588-9092/443-813- jgarrett12/agmail.com
Zip Code Telephone #'s (Cell and Home) 5804 Email Address

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

Representative to be Contacted: N/A

Name - Type or Print

Name - Type or Print

Signature

Signature

Mailing Address City State

Mailing Address City State

Zip Code Telephone # Email Address

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 2024-0167-A Filing Date 2, 2, 2024 Estimated Posting Date 7, 14, 2024 Reviewer CP

Affidavit in Support of Administrative Variance

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: 3707 Kimberly Ann Ct Randallstown MD 21133
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)**

Kerrie has experienced multiple knee surgeries + achilles surgery from a complete + total rupture. Kerrie also has a history of health concerns including having a mild stroke. Kerrie was admitted to the hospital ^{as recent as} 2023 as a result of health complications that affected her ability to walk. That our home does not have a first floor master. That we are seeking to have a first floor master built as this is our forever home, so that ~~as~~ as we age + God forbid any ^{but then} health complications occur which makes the use of steps difficult or impossible, a first floor bedroom is necessary to ~~and~~ allow both of us to stay in our home. That in light of these issues, we want to be able to get this done before it is absolutely needed. That ~~during that last~~ ^{during that last} hospital stay the 1st thing the occupational therapist asked is whether we had steps in our home. B/c of that they actually kept Kerrie in the hospital longer. we never want

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

Signature of Owner (Affiant)

Kerrie Campbell-Carratt
Name - Print or Type

Signature of Owner (Affiant)

Jaki Carrett
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 22nd day of April, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: KAREN T. THOMAS POWELL

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

AS WITNESS my hand and Notaries Seal

Karen T. Thomas Powell
Notary Public

6/24/2027
My Commission Expires

2024-0167-A

PART A

ZONING PROPERTY DESCRIPTION FOR

3707 KIMBERLY ANN COURT, RANDALLSTOWN, MD 21133

*Beginning at a point on the eastside of Kimberly Ann Court which is 40 feet wide at the distance of 794 feet southeast of the centerline of the nearest improved intersecting street, Marriottsville Road, which is 15 feet wide.

BEING KNOWN AND DESIGNATED as Lot No. 8 as shown on the plats entitled "Final Subdivision Plat - Plats 1 and 2 - STRAUSS PROPERTY" which plats are recorded among the Land Records of Baltimore County, Maryland in Plat Book SM 78, pages 277 and 278.

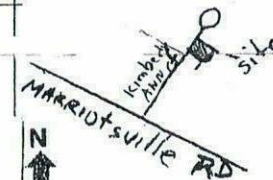
THE IMPROVEMENTS thereon being known as No. 3707 Kimberly Ann Court, Randallstown, MD 21133.

BEING one of the lots of ground which by Deed dated March 7, 2019 and recorded among the Land Records of Baltimore County, Maryland in Liber JLE No. 41266 folio 100, which was granted and conveyed by TSC/Marriottsville, LLC, a Maryland limited liability company unto Forte Equity MR, LLC a Maryland limited liability company.

2024-0167-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 3707 Kimberly Ann Ct. Owners(s) Name(s) Kerrie Campbell-Garrett Jaki Garrett
 Subdivision Name Marriottsville Run Lot # 8 Block # N/A Section # N/A
 Plat Book # 42738 Folio # 481 10 Digit Tax # 2500003195 Deed Reference # 42738100481

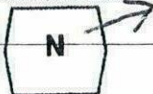
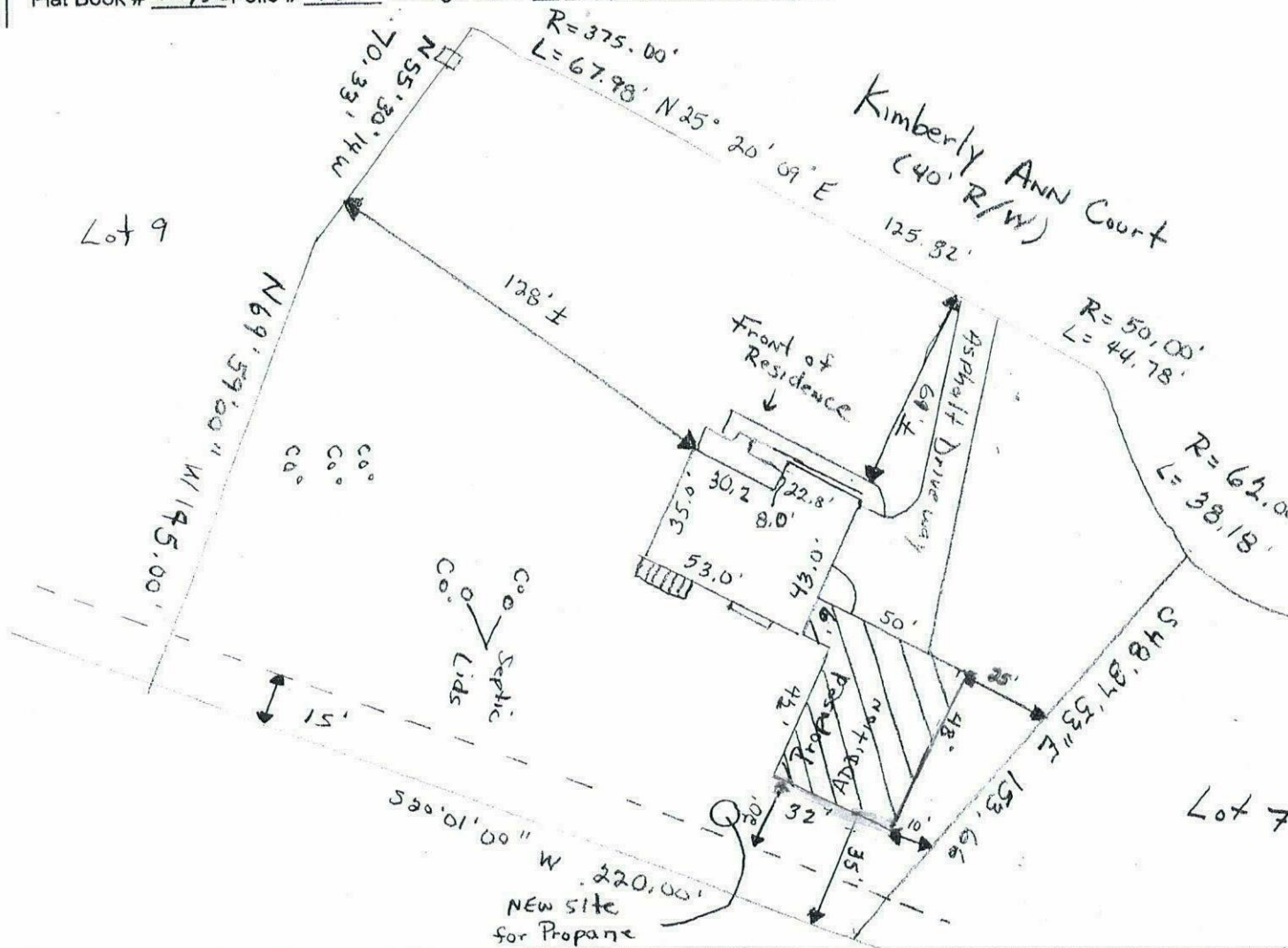
Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 076B1
 Zoning RC5
 Election District 2nd
 Council District 4th
 Lot Area Acreage 1.1100 Ac
 Lot Square Footage 87,100
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is:
 Public _____ Private X
 Sewer is:
 Public _____ Private X
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)



Plan Drawn By

Jaki Garrett

Date

6/27/24

Scale: 1 inch = 50 Feet

2024-0167-A

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

No. 231887

Date: 7-2-24

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

Total: 75.00

Rec From: 3707 Kimberly Ann Ct

For: 2024-0167 - A

RC5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 24.0579

KERRIE A CAMPBELL-GARRETT
3707 KIMBERLY ANN COURT
RANDALLSTOWN, MD 21133

1830

66-21/530 10156

6/14/24

Date

Pay to the Order of Baltimore County
Seventy-five + 00/100

\$ 75.00

Dollars



Photo
Safe
Deposit®
Details on back



Wells Fargo Bank, N.A.
North Carolina
wellsfargo.com

For Zoning Variance

[Signature]

MP

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0167 -A Address 3707 Kimberly Ann Ct

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

Filing Date: 7-2-2024 Posting Date: 7-14-2024 Closing Date: 7-29-2024

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 - 0167 -A Address 3707 Kimberly Ann Ct

Petitioner's Name: KERRI GARRETT JAK GARRETT Telephone (Cell) 410-588-9092

Posting Date: 7-14-2024 Closing Date: 7-29-2024

Wording for Sign: To Permit an addition to an existing dwelling with a proposed left side setback of 10 ft and a rear setback of 35 ft in lieu of the minimum required 50 ft setback, respectively

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0167-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.

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: July 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0167-A
Address: 3707 KIMBERLY ANN CT
Legal Owner: Kerri Campbell-Garrett, Jaki Garrett

Zoning Advisory Committee Meeting of July 19, 2024.

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

- 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, and an OSDS inspection report locating all septic system components, and may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

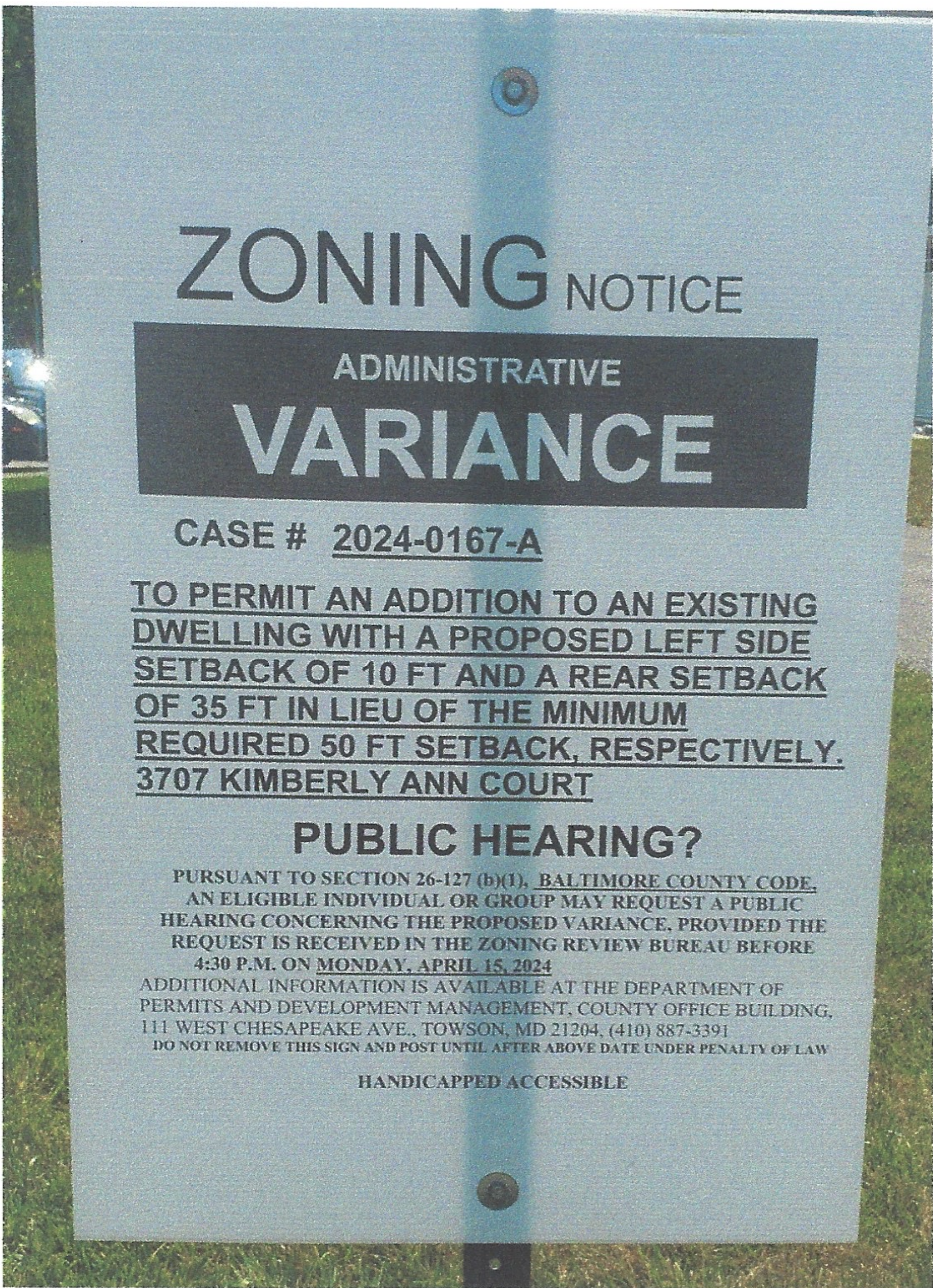
Reviewer: Rochelle V. Underwood

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 7/14/2024
Case Number: 2024-0167-A
Petitioner / Developer: KERRI GARRETT & JAKI GARRETT
Date of Closing: JULY 29, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3707 KIMBERLY ANN COURT

The sign(s) were posted on: JULY 14, 2024



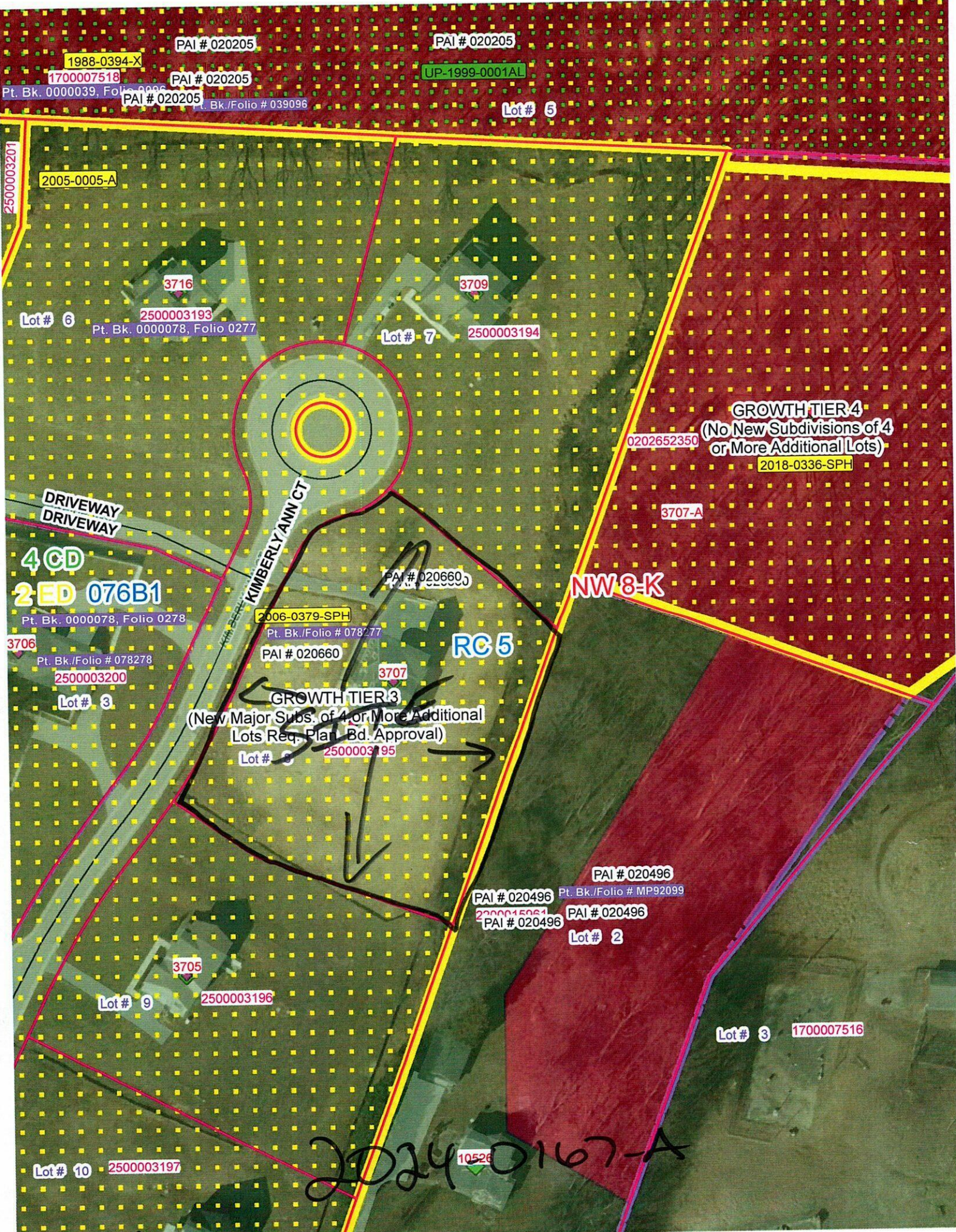
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



PAI # 020205

PAI # 020205

1988-0394-X

1700007518

PAI # 020205

UP-1999-0001AL

PAI # 020205

Bk./Folio # 039096

Lot # 5

2005-0005-A

3716

2500003193

Pt. Bk. 0000078, Folio 0277

3709

2500003194

Lot # 6

Lot # 7

DRIVEWAY
DRIVEWAY

4 CD

2 ED 076B1

Pt. Bk. 0000078, Folio 0278

2006-0379-SPH

Pt. Bk./Folio # 078277

PAI # 020660

PAI # 020660

RC 5

3707

3706

Pt. Bk./Folio # 078278

2500003200

Lot # 3

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan Bd. Approval)

Lot # 8

2500003195

NW 8-K

0202652350

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

2018-0336-SPH

3707-A

PAI # 020496

Pt. Bk./Folio # MP92099

PAI # 020496

2000015061

PAI # 020496

PAI # 020496

Lot # 2

3705

Lot # 9

2500003196

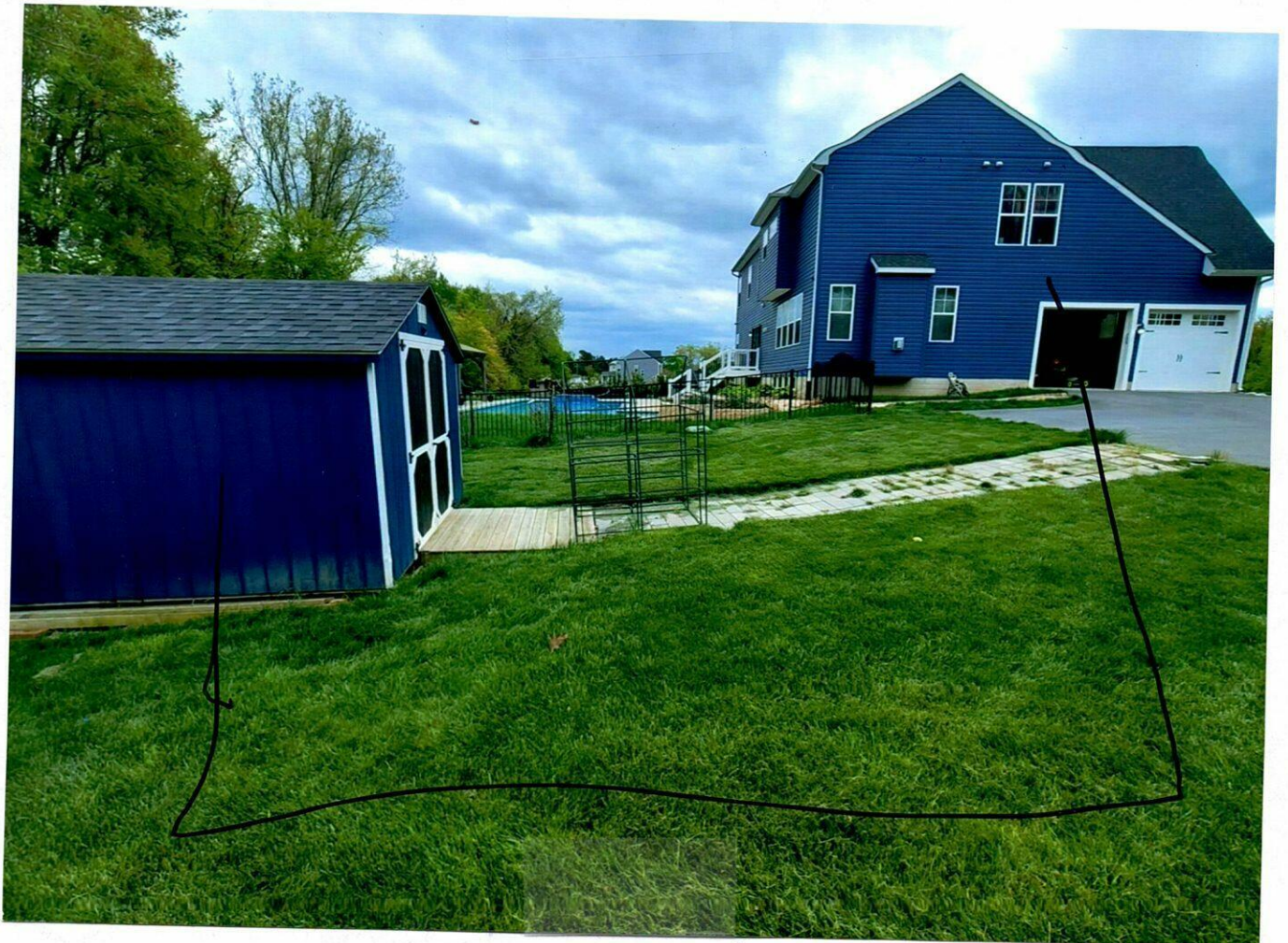
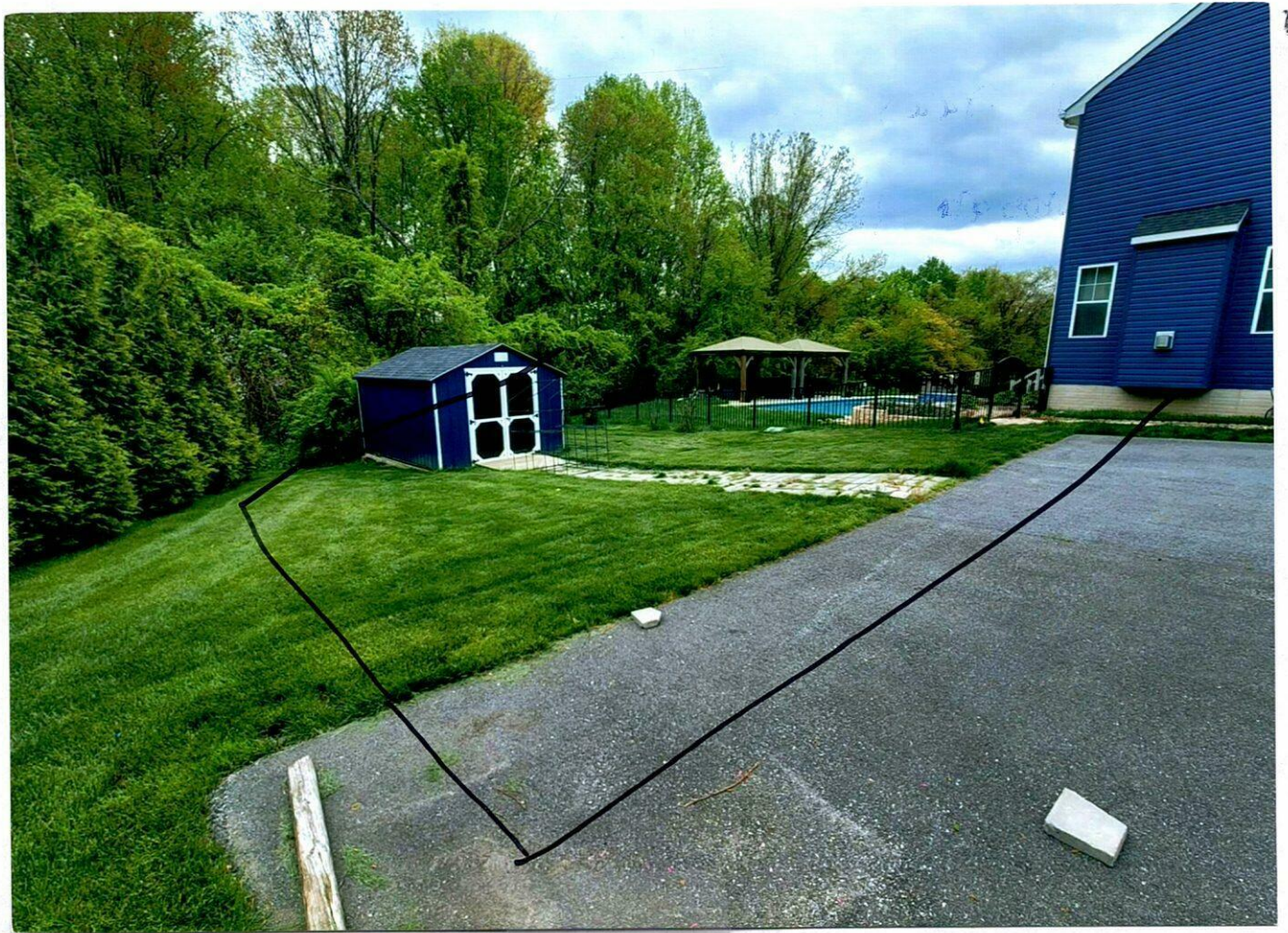
Lot # 3

1700007516

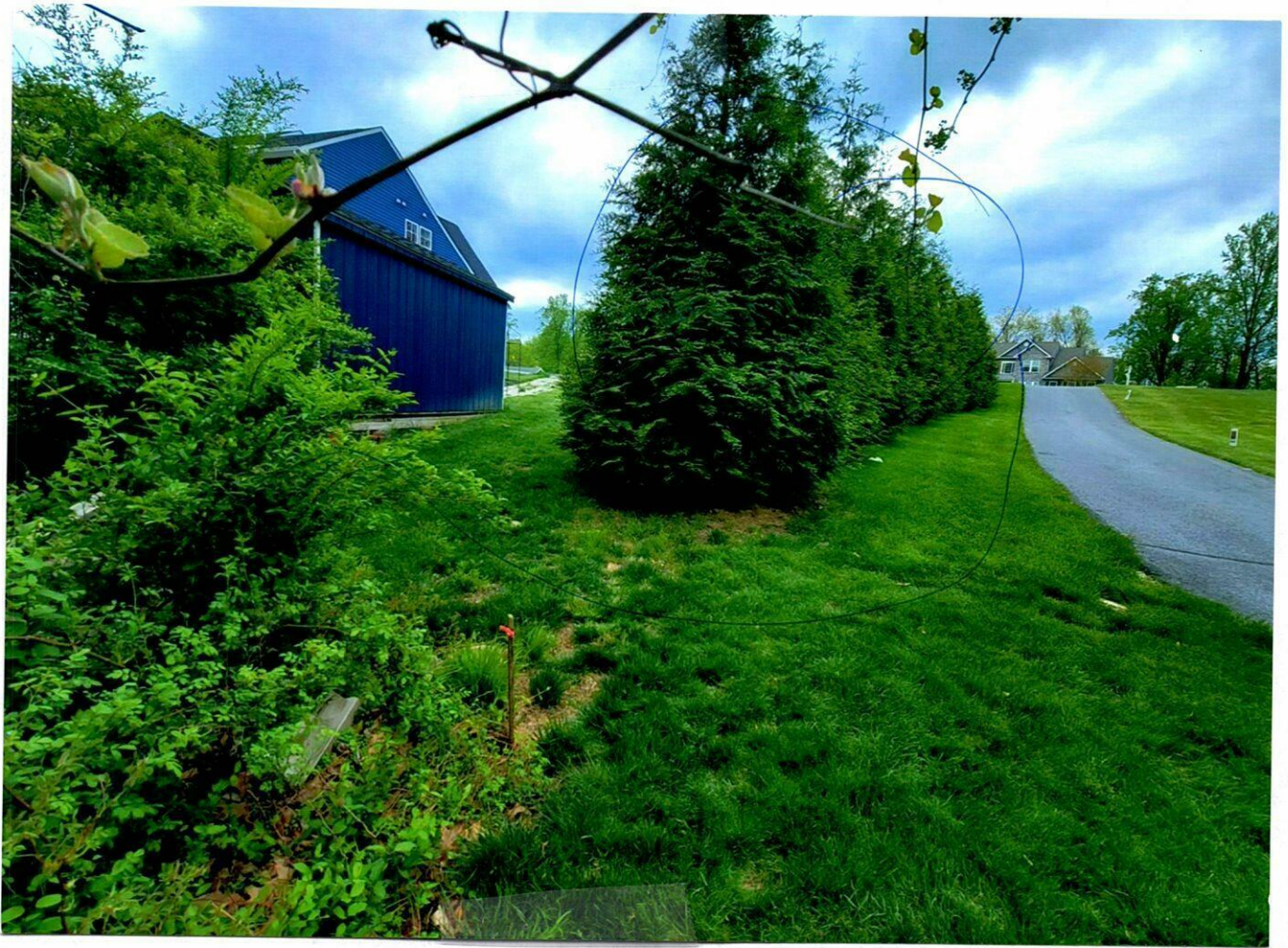
Lot # 10 2500003197

10526

2024 0167-A



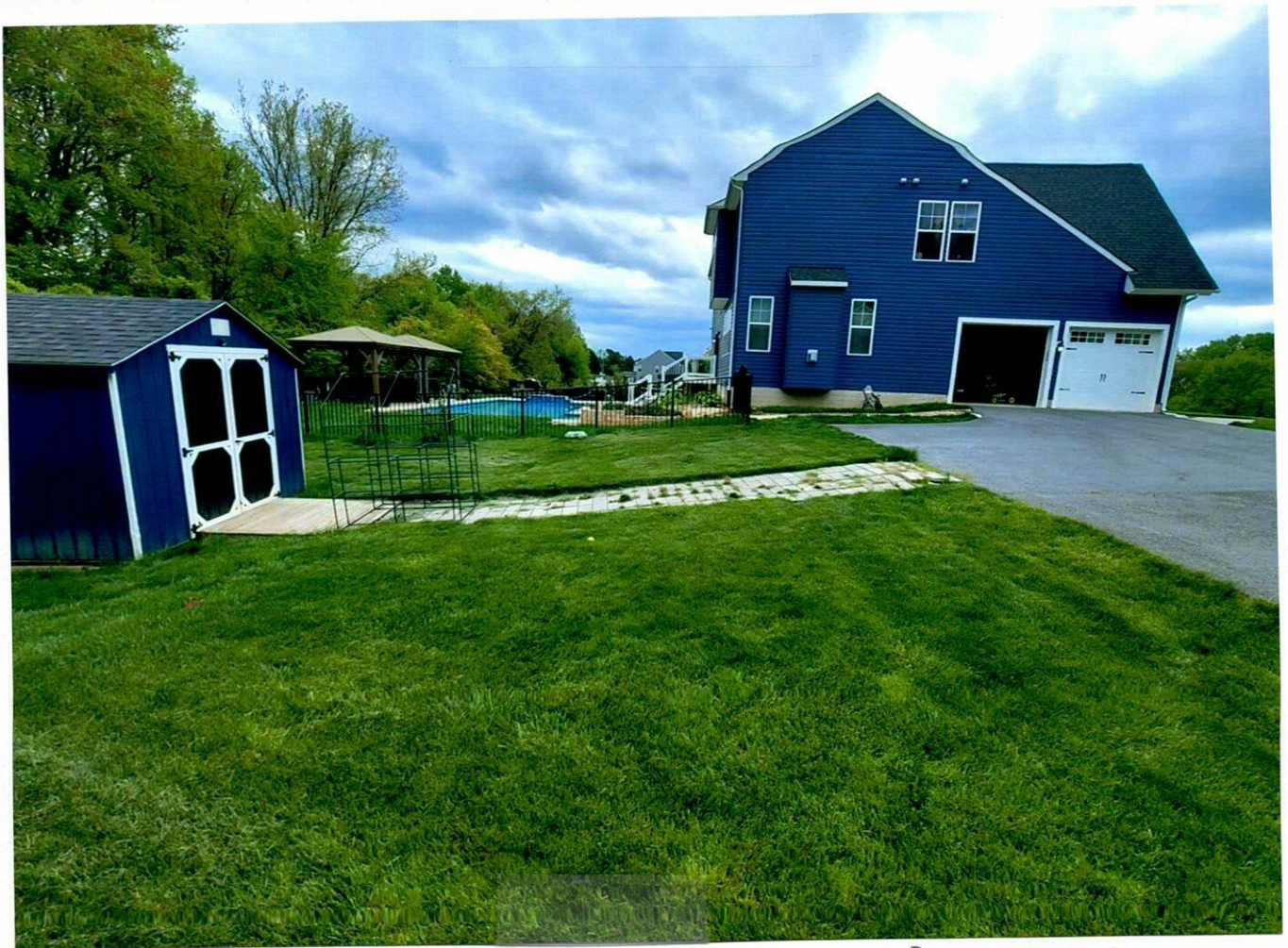
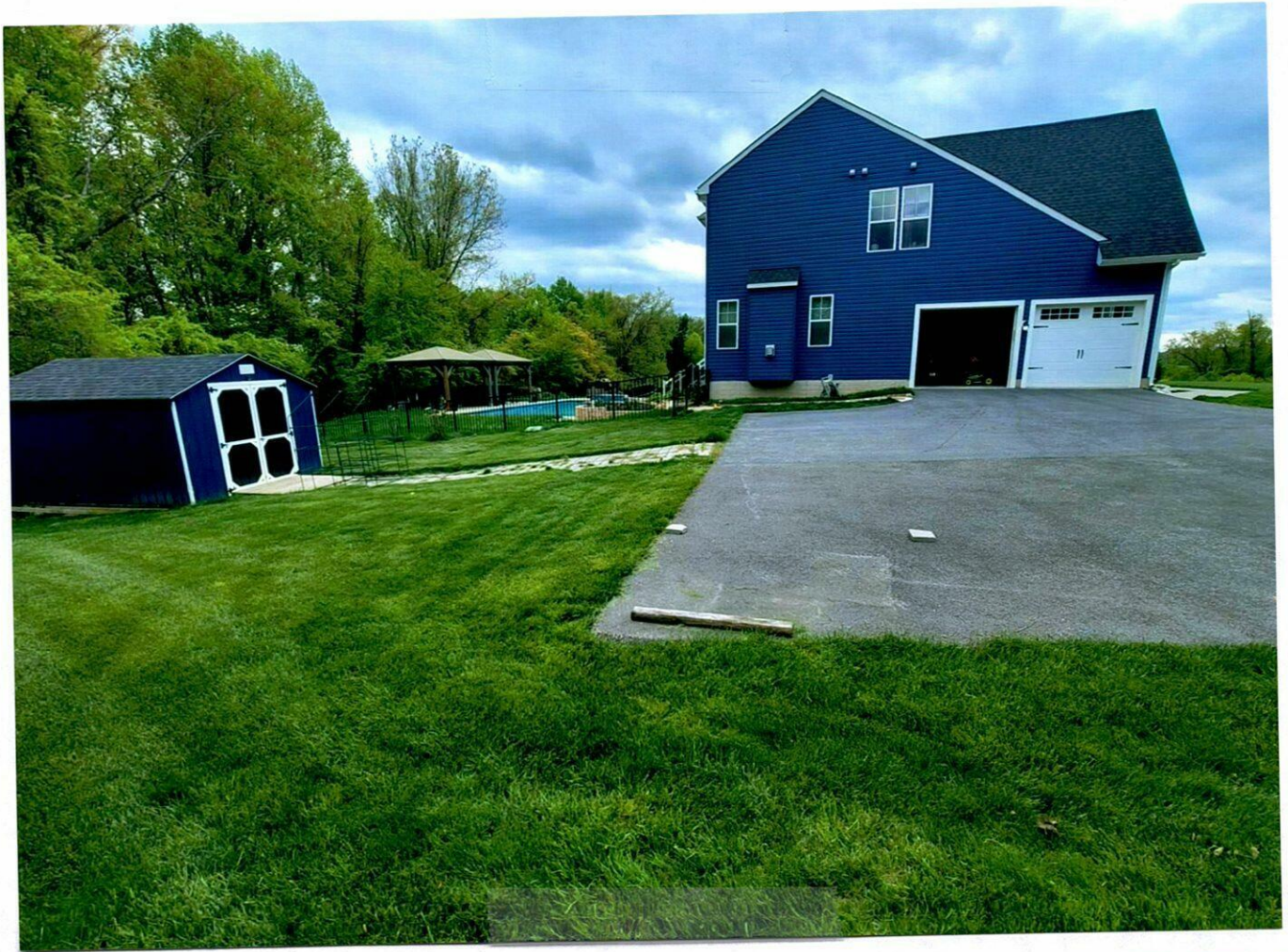
2024-0167-A



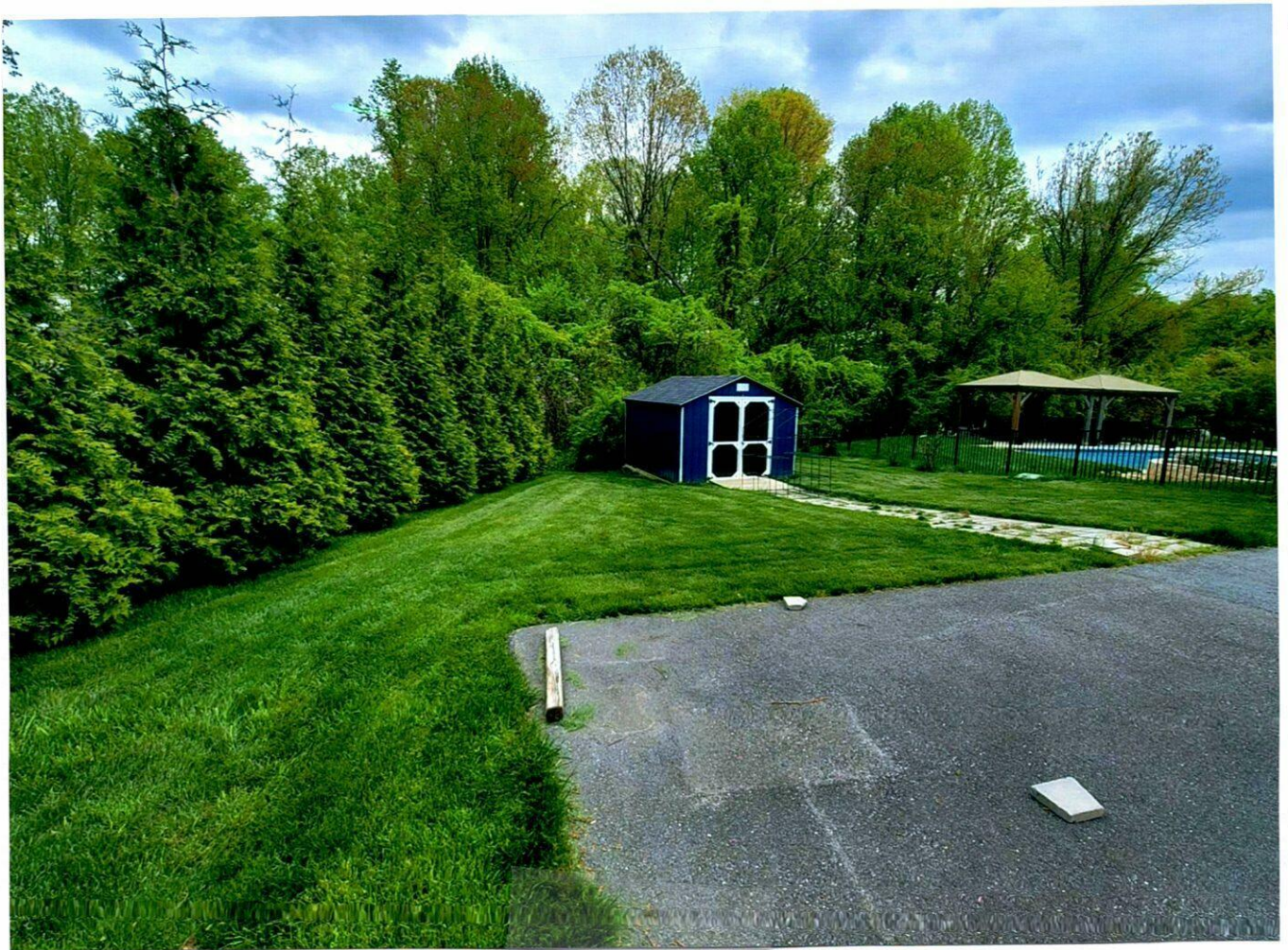
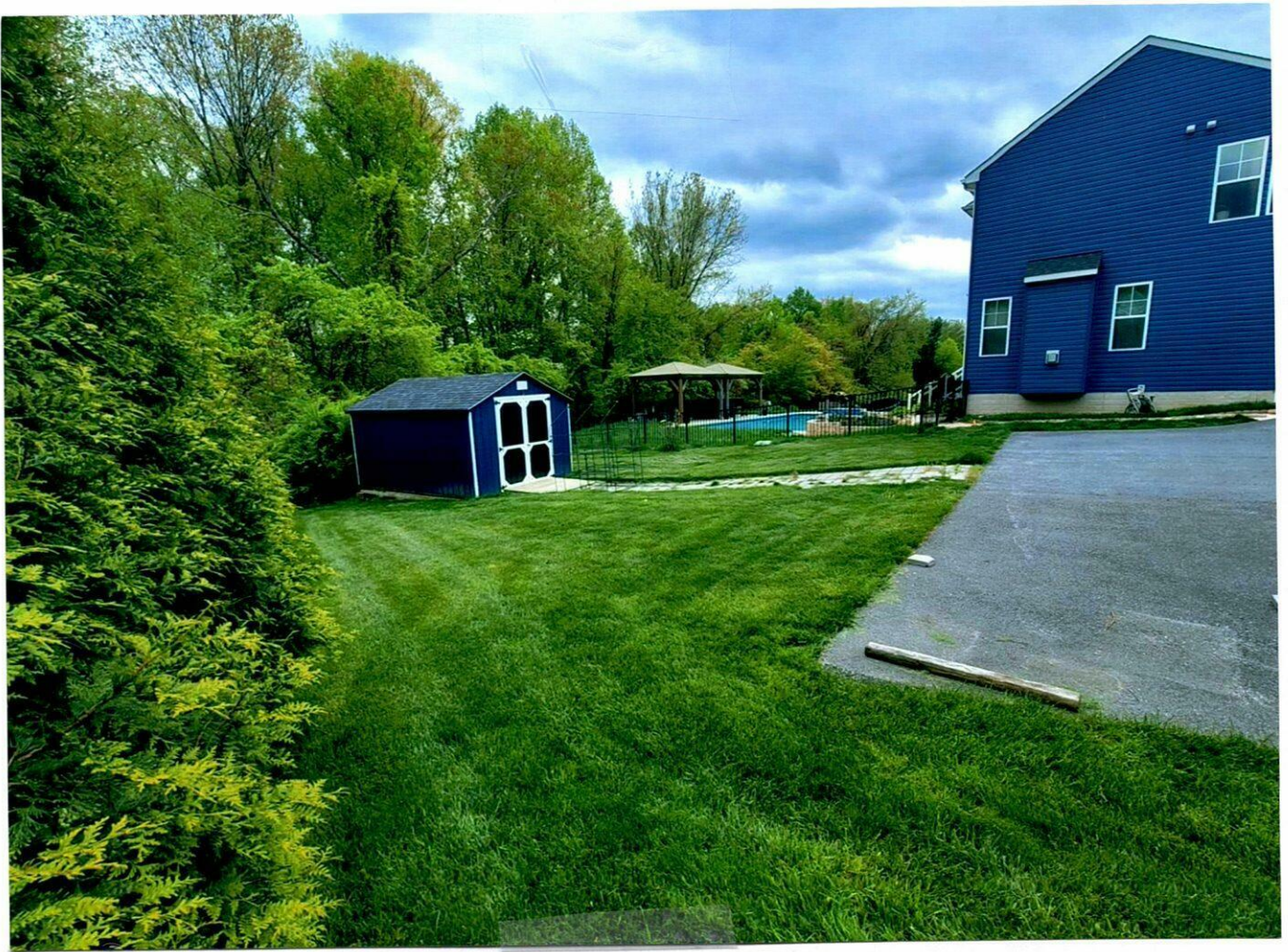
2024-0167-A



2024-0167-A



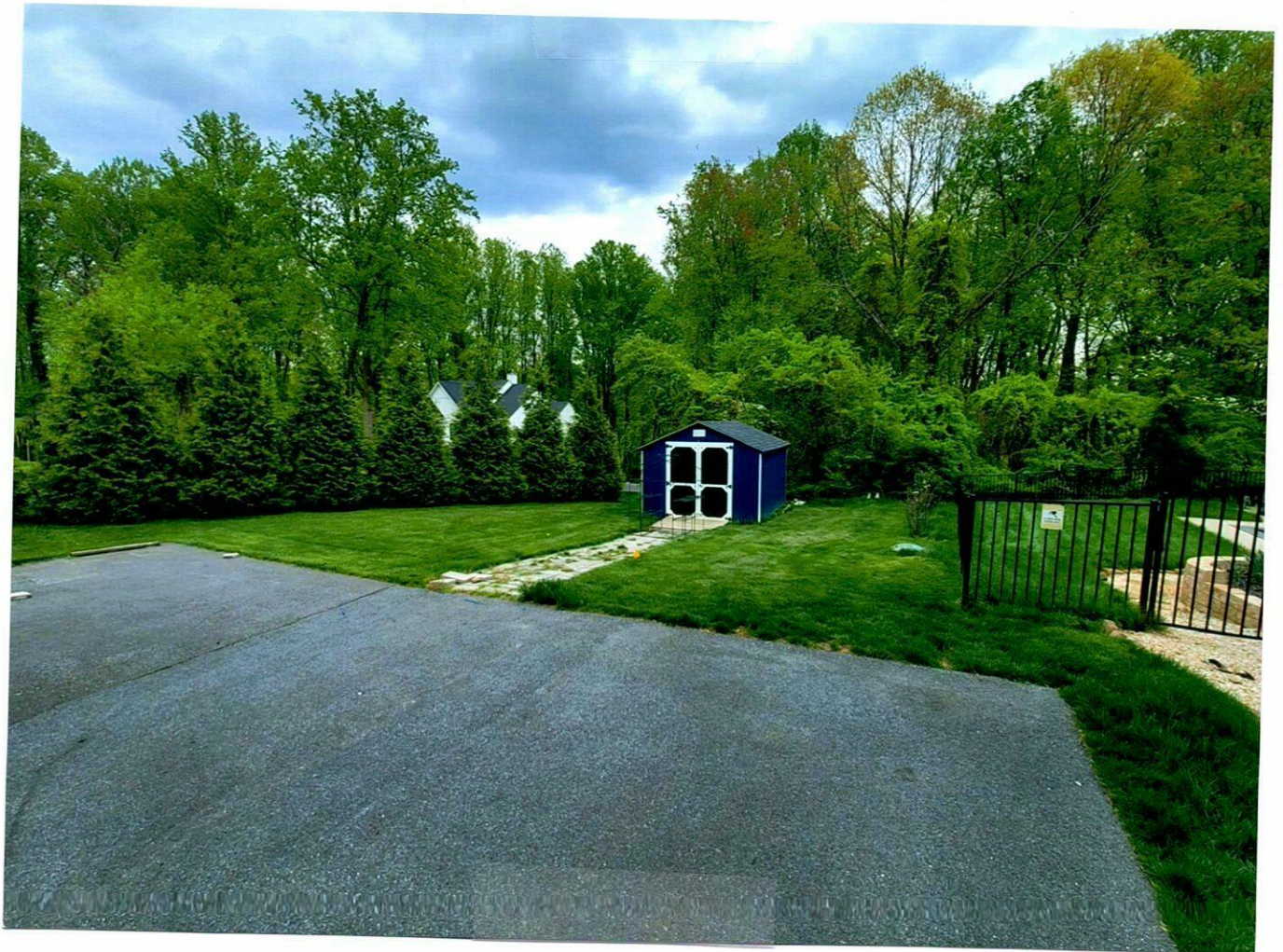
2024-0167-A



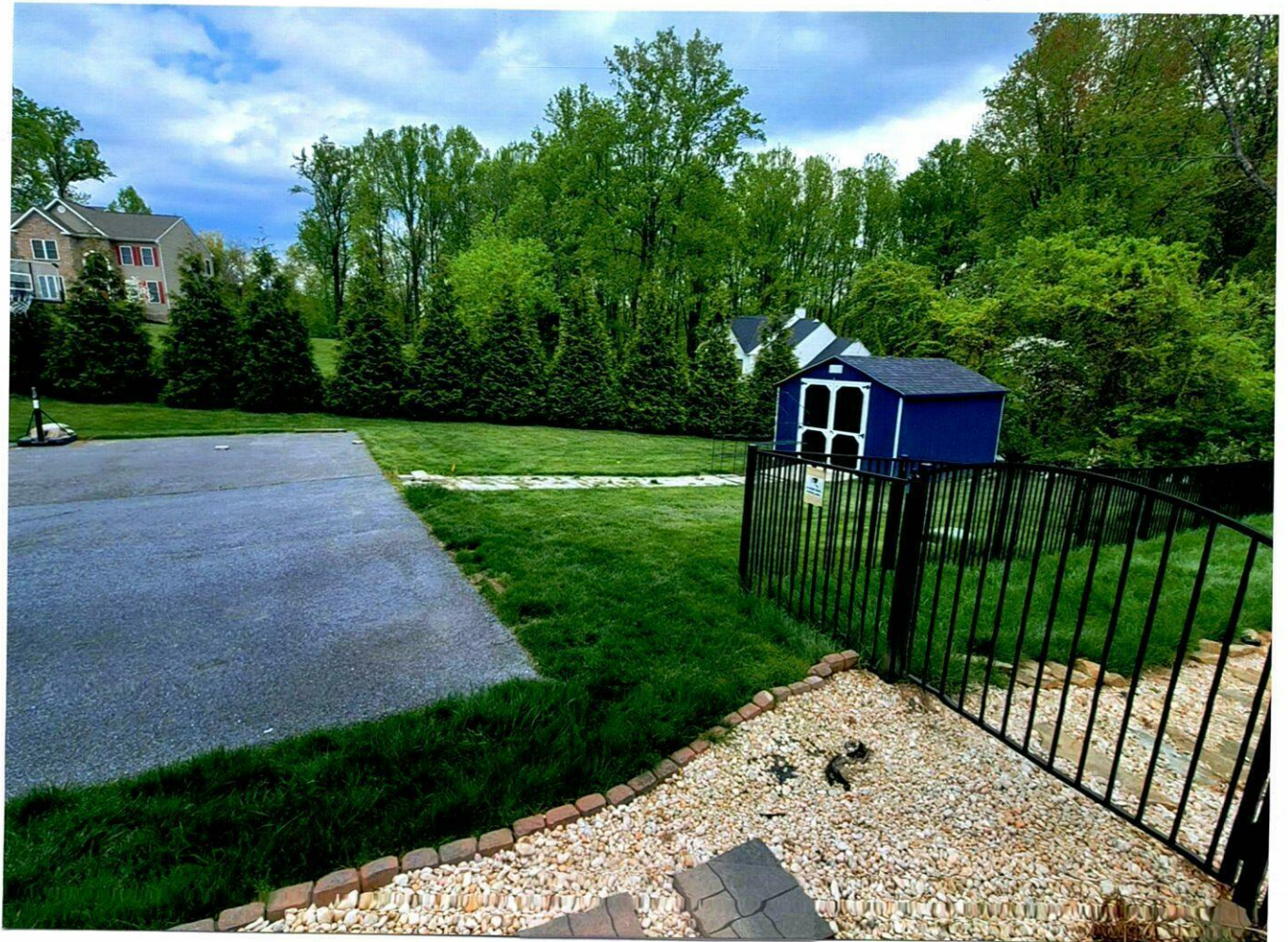
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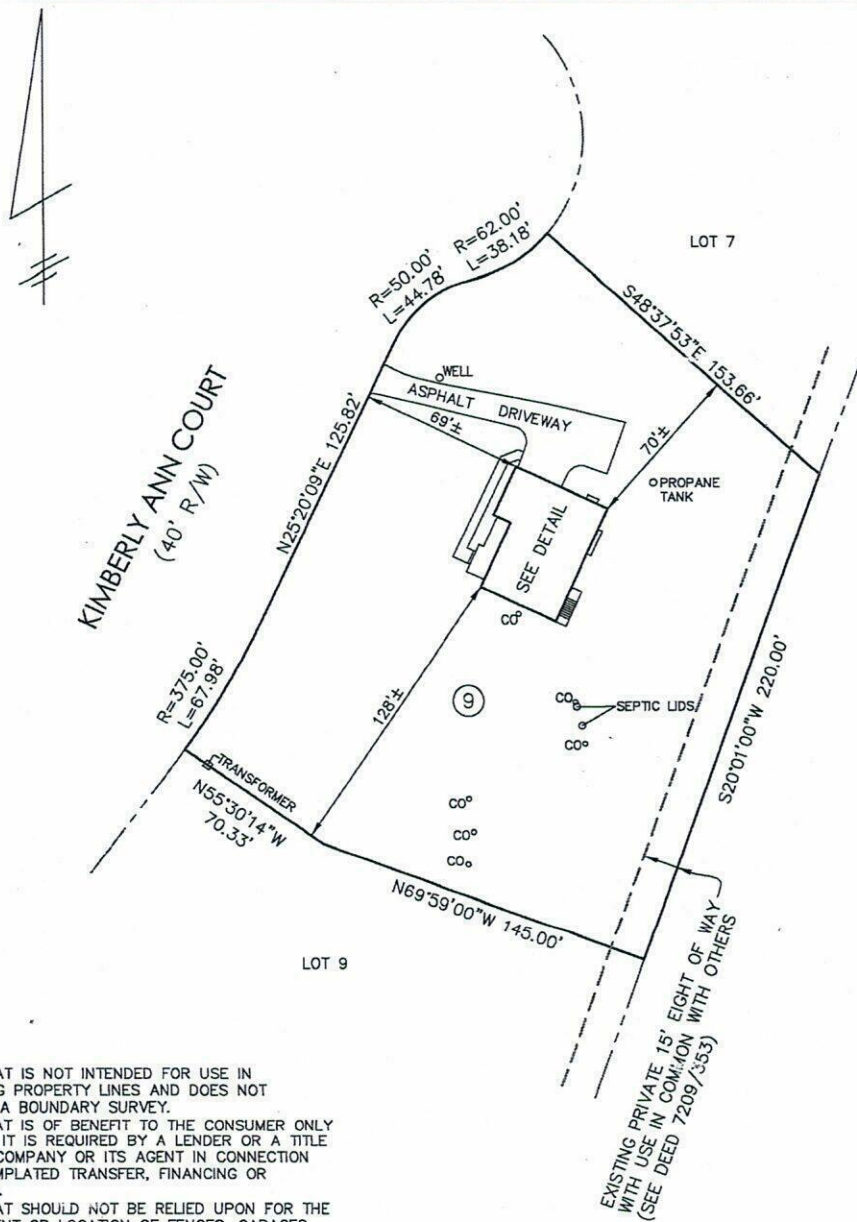
2024-0167-A



2024-0107-A



2024-0167-A



NOTES:

- (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- (B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- (D) THE ACCURACY OF APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 6 FOOT OF BEING GREATER THAN OR LESS THAN THE DIMENSION SHOWN.
- (E) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL INFORMATION REGARDING RECORD EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE PROPERTY WAS OBTAINED FROM THE CURRENT RECORD PLAT AND/OR DEED.
- (F) THIS PROPERTY LIES WITHIN AN AREA IDENTIFIED AS ZONE 'X-(NON-SHADED)', AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2400100215F.

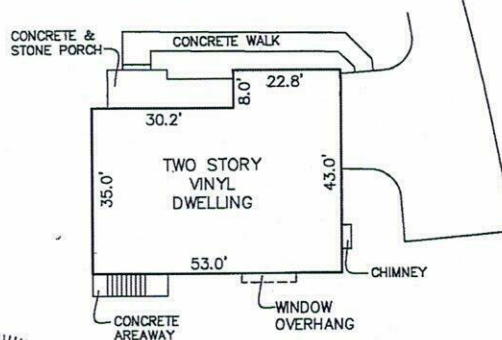
THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON WERE LOCATED ACCORDING TO THE STATE OF MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS EFFECTIVE DATE AUGUST 1, 2005.

REGISTERED NO. 21390
EXP. DATE 2-5-2020

LITTLE & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-LAND PLANNERS
1055 TAYLOR AVENUE SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636



DETAIL SCALE: 1" = 30'



LOCATION DRAWING OF
3707 KIMBERLY ANN COURT

LOT 8
"PLAT 1 OF 2
STRAUSS PROPERTY"
PLAT BOOK S.M. 78-277
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 60' NOVEMBER 20, 2019

2024-0167-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2500003195

Owner Information

Owner Name: CAMPBELL GARRETT KERRIE ALAN Use: RESIDENTIAL
GARRETT JAKI Principal Residence: YES
Mailing Address: 3707 KIMBERLY ANN CT Deed Reference: /42738/ 00481
RANDALLSTOWN MD 21133-1300

Location & Structure Information

Premises Address: 3707 KIMBERLY ANN CT Legal Description: 1.113 AC
RANDALLSTOWN 21133-1300 3707 KIMBERLY ANN CT ES
STRAUSS PROPERTY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0076 0003 0363 2050076.04 0000 8 2022 Plat Ref: 0078/ 0277

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2019	3,650 SF	1200 SF	1.1100 AC	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT FRAME/ 5	3 full	1 Attached	

Value Information

	Base Value	Value			Phase-in Assessments	
		As of 01/01/2022	As of 07/01/2023	As of 07/01/2024		
Land:	87,100	87,100				
Improvements	520,800	518,400				
Total:	607,900	605,500	605,500	605,500		
Preferential Land:	0	0				

Transfer Information

Seller: FORT EQUITY MR LLC	Date: 04/24/2020	Price: \$622,000
Type: ARMS LENGTH IMPROVED	Deed1: /42738/ 00481	Deed2:
Seller: TSC/MARRIOTTSVILLE LLC	Date: 03/28/2019	Price: \$500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /41266/ 00100	Deed2:
Seller: MARRIOTTSVILLE MANOR LLC	Date: 06/30/2011	Price: \$850,000
Type: ARMS LENGTH MULTIPLE	Deed1: /30977/ 00372	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 06/24/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0167-A