



KATHERINE A. KLAUSMEIER  
*County Executive*

MAUREEN E. MURPHY  
*Chief Administrative Law Judge*  
ANDREW M. BELT  
*Administrative Law Judge*  
DEREK J. BAUMGARDNER  
*Administrative Law Judge*

January 30, 2025

Zainab & Babatunde Ogunbajo – [labimail25@yahoo.com](mailto:labimail25@yahoo.com)  
11817 Greenspring Avenue  
Owings Mills, MD 21117

RE: Petition for Administrative Variance  
Case No. 2024-0273-A  
Property: 11817 Greenspring Avenue

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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(11817 Greenspring Avenue)</b>          |   |                             |
| 5 <sup>th</sup> Election District          | * | OFFICE OF ADMINISTRATIVE    |
| 2 <sup>nd</sup> Council District           |   |                             |
| Zainab & Babatunde Ogunbajo                | * | HEARINGS FOR                |
|                                            | * | BALTIMORE COUNTY            |
| <b>Petitioners</b>                         | * | <b>CASE NO. 2024-0273-A</b> |
| * * * * *                                  |   |                             |

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners, Zainab Ogunbajo and Babatunde Ogunbajo (“Petitioners”) for the property located at 11817 Greenspring Avenue, Owings Mills (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1A04.3.B.2.b, to allow a garage addition on the left side of the house with a setback of 20.81 ft in lieu of the required 50 ft. The Property is more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Street view photographs of the Property were submitted showing the location of the proposed garage addition. (Pet. Exs. 2A-2E).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated January 23, 2025 and received on January 27, 2025, indicating the following:

1. DEPS-Ground Water Management (“GWM”) does not oppose the zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM:
  - a. GWM approval must be obtained prior to the approval of the building permit.
  - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report locating all septic system components.

Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.

- c. Additions must comply with GWM policy regarding additions, interior alterations and change of occupancy permits found on page 12 of the GWM policy manual dated 7-21-23.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on January 10, 2025 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Site Plan indicates that Petitioners desire to construct a 143 sf addition on the western side of the existing 1966 dwelling. The existing dwelling does not meet the 50 ft side yard setback without the proposed addition. While Petitioners are also proposing to construct a 103 sf rear yard addition as well as a second story, from the Site Plan, the rear yard addition and second story do not appear to need any zoning relief.

The Petitioners have filed the supporting Affidavit as required by Baltimore County Code (“BCC”), §32-3-303. 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, particularly in light of the lack of opposition. In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 will be granted.

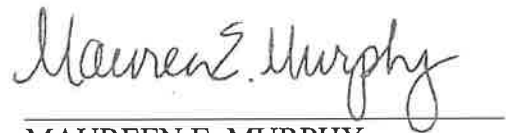
THEREFORE, IT IS ORDERED, this **30th** day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1A04.3.B.2.b, to allow a garage addition on the left side of the

House with a setback of 20.81 ft in lieu of the required 50 ft, be, and is 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, Petitioner is 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 must comply with the DEPS ZAC comment, dated January 23, 2025 and received on January 27, 2025, a copy of which is attached hereto and made a part hereof.
3. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

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

  
MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw

Av

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: January 23, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0273-A  
Address: 11817 GREENSPRING AVENUE  
Legal Owner: Zainab & Babatunde Ogunbajo

Zoning Advisory Committee Meeting of January 21, 2025.

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

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
  - a. Ground Water Management (GWM) approval must be obtained prior to approval of the building permit.
  - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report locating all septic system components. Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
  - c. Additions must comply with GWM policy regarding additions, interior alterations and change of occupancy permits found on page 12 of the GWM policy manual dated 7-21-23.

Additional Comments:

Reviewer: Mia Lowery, January 23, 2025

Zoning Hearing ☐ Plan for Variance \_\_\_\_\_ for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
Address 11817 GREENSPRING AVE Owners(s) Name(s) ZAINAB & BABATUNDE OGUNBAJO  
Subdivision Name N/A Lot # N/A Block # N/A Section # N/A  
Plat Book # N/A Folio # N/A 10 Digit Tax # 0 8 2 6 0 4 0 5 1 1 Deed Reference# 3 9 4 9 2 / 0 0 0 8 6

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 050B3

Zoning RC-5

Election District 8<sup>TH</sup>

Council District 2<sup>ND</sup>

Lot Area Acreage 1.44

Lot Square Footage 62726.4

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:

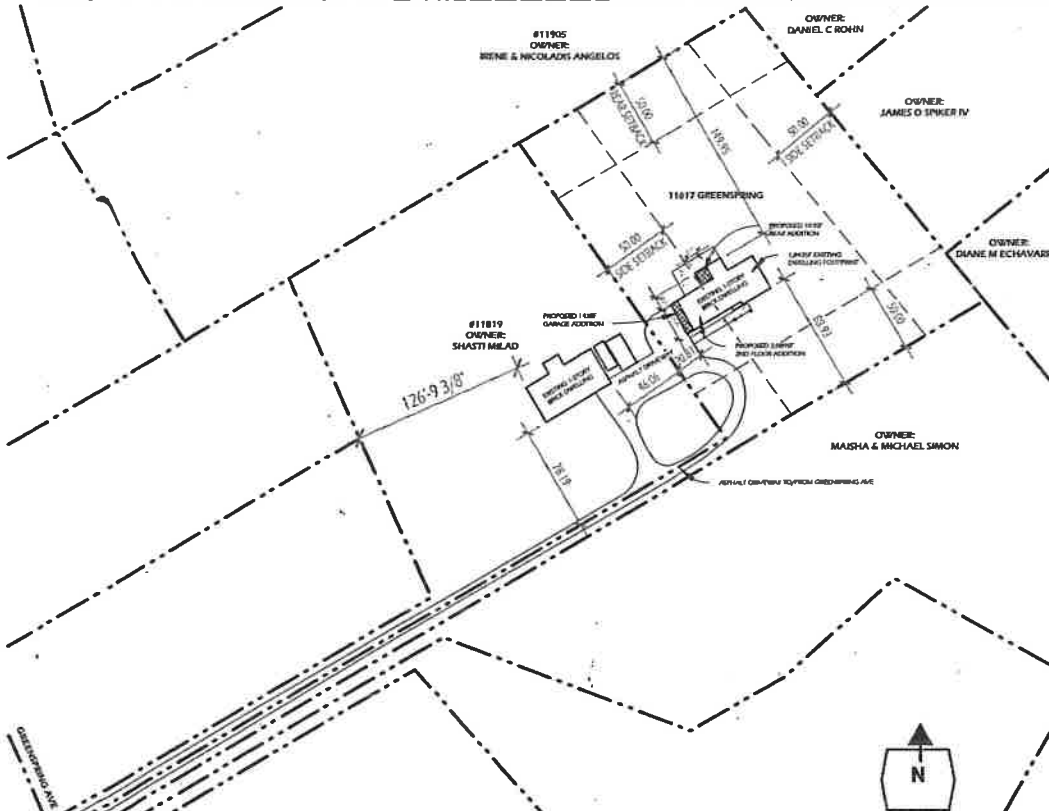
Public \_\_\_\_\_ Private X

Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s)  
and order result(s) below:

2012-0050-SPH (REF)

Violation Case Number(s)



Plat Drawn By RICHARD MATTHEWS III, AIA (MD)

Date 06/20/2024 Scale: 1 inch = 100 Feet

2024-0277-A

Plot. Ech. 1



**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 11817 GREENSPRING AVE OWINGS MILLS MD 21117 Currently Zoned RC-5  
Deed Reference 39492 / 1 00086 10 Digit Tax Account # 0 8 2 6 0 4 0 5 1 1  
Owner(s) Printed Name(s) ZAINAB OGUNBAJO & BABATUNDE OGUNBAJO

(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)

505

1A04.3.B.2.b. to allow a garage addition on the left side of the house with a setback of 20.81 feet in lieu of the required 50 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):**

\* ZAINAB OGUNBAJO / BABATUNDE OGUNBAJO  
Name #1 - Type or Print Name #2 - Type or Print

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

11817 GREENSPRING AVE OWINGS MILLS MD 21117  
Mailing Address City State

21117 / 410-493-8646 / LABIMAIL25@Yahoo.com  
Zip Code Telephone #'s (Cell and Home) 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:**

BABATUNDE OGUNBAJO  
Name - Type or Print

[Signature]  
Signature

11817 GREENSPRING AVE OWINGS MILLS MD  
Mailing Address City State

21117 / 410-493-8646 / LABIMAIL25@Yahoo.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 12 day of December, 2024 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 2024-0273-A Filing Date 12 / 23 / 24 Estimated Posting Date 1 / 12 / 25 Reviewer TJ

CLOSING 1/27/25

Revised 8/2022

**Affidavit in Support of Administrative Variance**  
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

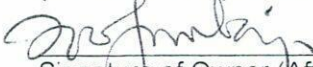
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

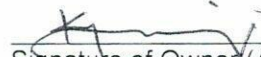
Address: 11817 GREENSPRING AVE ODDINGS MILLS MD 21117  
Print or Type Address of Property City State Zip Code

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)

See attached documents with four pages from  
Richard Mathews III  
RM3 Architecture & Design

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

  
Signature of Owner (Affiant)  
ZAINAB OGUNBAJO  
Name - Print or Type

  
Signature of Owner (Affiant)  
BABATUNDE OGUNBAJO  
Name - Print or Type

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

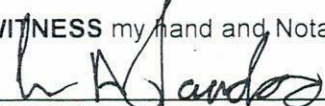
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13<sup>th</sup> day of September, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

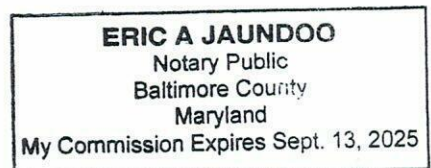
Print name(s) here: Zainab Ogunbajo & Babatunde Ogunbajo

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

AS WITNESS my hand and Notaries Seal

  
Notary Public

09.13.2025  
My Commission Expires



2024-0273-A

Richard Matthews III, AIA, NOMA, NCARB  
RM3 Architecture + Design  
8808 Doris Drive  
Ft. Washington, MD 20744  
215.802.7366

27 May 2024

ATTN Zoning Review Office  
Baltimore County Government, County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204  
410.887.3048

**Re: Request for Administrative Variance for Building Setback (Non-conforming)**

To Whom It May Concern,

I am writing to formally request an administrative variance for the building located at 11817 Greenspring Avenue. This request pertains to the existing setback that does not comply with the current zoning ordinance requirement and is necessary to facilitate the construction of a garage addition and a second-level addition to the property.

**Background**

The property in question is a brick one-story 1,834 sf residential dwelling. The current building side setback is 26.99' which deviates from the 50' required in the current Baltimore County Zoning Regulations. We propose to design and construct a second-level addition that will maintain the existing footprint of the building, thus requiring a variance for the existing setback.

**Justification for Variance**

1. Existing Non-Conformance: The building was constructed in 1966, prior to the enactment of the current setback requirements. This non-conformance is thus a result of changes in zoning regulations rather than any action taken by the current owner.
2. No Adverse Impact: The current setback does not adversely affect the surrounding properties or the community. It has been in place for [number] years without any complaints or issues raised by neighbors or the community.
3. Consistency with Surrounding Area: The setback of the building is consistent with other properties in the immediate vicinity, many of which also do not meet the current setback requirements. Granting this variance would maintain the character and uniformity of the neighborhood.
4. Use and Enjoyment: The current setback does not impede the use and enjoyment of the property, nor does it negatively impact the use and enjoyment of neighboring properties.

I believe that granting this variance aligns with the intent of the zoning regulations and will not detract from the community's welfare or character. I am committed to working collaboratively with the zoning department to address any concerns and provide additional information as needed.

Thank you for considering my request. I look forward to your response. Please feel free to contact me at to discuss this matter further or to schedule a meeting.

Sincerely,

Richard Matthews III, AIA, NOMA, NCARB

2024-0273-A

RM3 Architecture + Design  
5621 Hartfield Ave. Suitland, MD 20746  
rm3arch.com

**Zoning Property Description for 11817 Greenspring Ave, Owings Mills, MD 21117**

Beginning at a point on the east side of Greenspring Avenue which is 60' wide at the distance of 647.8' northwest of the centerline of the nearest improved intersecting street, Caves Rd. which is 60' wide.

Being Parcel # 0296 in neighborhood #8090180.04 in subdivision #0000, containing 1.44 Acres located in the 8<sup>th</sup> election district and 2<sup>nd</sup> council district.

2024-02~~9~~73-H

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2024 -0273 -A Address 11817 Greenspring AVE

Contact Person: TYLER COX Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 12/23/24 Posting Date: 1/12/25 Closing Date: 1/27/25

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 -0273 -A Address 11817 Greenspring AVE

Petitioner's Name: \_\_\_\_\_ Telephone (Cell) \_\_\_\_\_

Posting Date: 1/25/25 Closing Date: 1/27/25

Wording for Sign: To Permit \_\_\_\_\_

1A04.3.B.2.b. to allow a garage addition on the left side of the house with a setback of 20.81 feet in lieu of the required 50 feet.

# CERTIFICATE OF POSTING

CASE NO. 2024-0273-A

PETITIONER/DEVELOPER

Owo Labi

DATE OF HEARING/CLOSING

January 27, 2025

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT  
11817 Greenspring Avenue



THE SIGN(S) POSTED ON January 10, 2025  
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', written over a horizontal line.

## 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: January 23, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0273-A  
Address: 11817 GREENSPRING AVENUE  
Legal Owner: Zainab & Babatunde Ogunbajo

Zoning Advisory Committee Meeting of January 21, 2025.

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

1. EPS-GWM does not oppose the Zoning relief requested, but be advised that the following conditions will be required prior to building permit approval from GWM.
  - a. Ground Water Management (GWM) approval must be obtained prior to approval of the building permit.
  - b. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report locating all septic system components. Submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
  - c. Additions must comply with GWM policy regarding additions, interior alterations and change of occupancy permits found on page 12 of the GWM policy manual dated 7-21-23.

#### Additional Comments:

Reviewer: Mia Lowery, January 23, 2025

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

|                          |                                            |                                              |
|--------------------------|--------------------------------------------|----------------------------------------------|
| <a href="#">View Map</a> | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a> |
|--------------------------|--------------------------------------------|----------------------------------------------|

**Special Tax Recapture: None**

**Account Identifier:** District - 08 Account Number - 0826040511

**Owner Information**

|                         |                                                     |                             |               |
|-------------------------|-----------------------------------------------------|-----------------------------|---------------|
| <b>Owner Name:</b>      | OGUNBAJO ZAINAB<br>OGUNBAJO BABATUNDE               | <b>Use:</b>                 | RESIDENTIAL   |
| <b>Mailing Address:</b> | 11817 GREENSPRING AVE<br>OWINGS MILLS MD 21117-1657 | <b>Principal Residence:</b> | YES           |
|                         |                                                     | <b>Deed Reference:</b>      | /39492/ 00086 |

**Location & Structure Information**

|                          |                                                  |                           |                                                |
|--------------------------|--------------------------------------------------|---------------------------|------------------------------------------------|
| <b>Premises Address:</b> | 11817 GREENSPRING AVE<br>OWINGS MILLS 21117-1657 | <b>Legal Description:</b> | *<br>11817 GREENSPRING AVE<br>650FT N CAVES RD |
|--------------------------|--------------------------------------------------|---------------------------|------------------------------------------------|

|             |              |                |                      |                     |                 |               |             |                         |                  |
|-------------|--------------|----------------|----------------------|---------------------|-----------------|---------------|-------------|-------------------------|------------------|
| <b>Map:</b> | <b>Grid:</b> | <b>Parcel:</b> | <b>Neighborhood:</b> | <b>Subdivision:</b> | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b>  |
| 0050        | 0021         | 0296           | 8090180.04           | 0000                |                 |               |             | 2023                    |                  |
|             |              |                |                      |                     |                 |               |             |                         | <b>Plat Ref:</b> |

**Town:** None

|                                |                                |                               |                           |                   |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1966                           | 1,054 SF                       | 600 SF                        | 1.4400 AC                 | 04                |

|                |                     |                        |                       |               |                                          |
|----------------|---------------------|------------------------|-----------------------|---------------|------------------------------------------|
| <b>Stories</b> | <b>BasementType</b> | <b>ExteriorQuality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
| 1              | YES                 | STANDARD UNITBRICK/ 3  | 1 full/ 1 half        | 1 Attached    |                                          |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As of      | As of                | As of      |
|                           |            | 01/01/2023 | 07/01/2024           | 07/01/2025 |
| <b>Land:</b>              | 175,300    | 175,300    |                      |            |
| <b>Improvements</b>       | 126,500    | 201,500    |                      |            |
| <b>Total:</b>             | 301,800    | 376,800    | 351,800              | 376,800    |
| <b>Preferential Land:</b> | 0          | 0          |                      |            |

**Transfer Information**

|                                    |                             |                         |
|------------------------------------|-----------------------------|-------------------------|
| <b>Seller:</b> ALVAREZ BARBARA T   | <b>Date:</b> 10/10/2017     | <b>Price:</b> \$305,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED  | <b>Deed1:</b> /39492/ 00086 | <b>Deed2:</b>           |
| <b>Seller:</b> ALVAREZ BARBARA T   | <b>Date:</b> 06/17/2002     | <b>Price:</b> \$0       |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /30066/ 00138 | <b>Deed2:</b>           |
| <b>Seller:</b> ZISSIMOS BARBARA T  | <b>Date:</b> 01/03/1995     | <b>Price:</b> \$0       |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /10891/ 00230 | <b>Deed2:</b>           |

**Exemption Information**

|                                    |              |                   |                   |
|------------------------------------|--------------|-------------------|-------------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | <b>07/01/2024</b> | <b>07/01/2025</b> |
| <b>County:</b>                     | 000          | 0.00              |                   |
| <b>State:</b>                      | 000          | 0.00              |                   |
| <b>Municipal:</b>                  | 000          | 0.00 0.00         | 0.00 0.00         |

**Special Tax Recapture: None**

**Homestead Application Information**

**Homestead Application Status:** Approved 09/17/2018

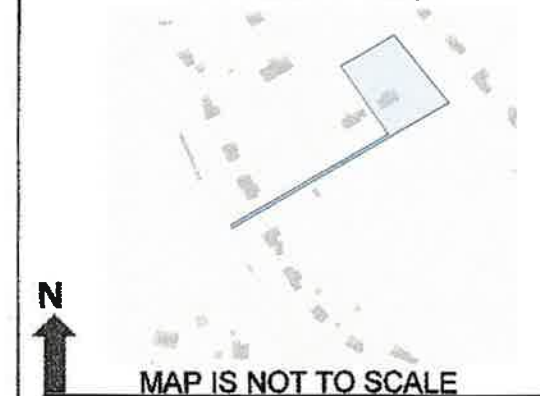
**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

2024-0273-A

Zoning Hearing Plan for Variance \_\_\_\_\_ for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
Address 11817 GREENSPRING AVE Owners(s) Name(s) ZAINAB & BABATUNDE OGUNBAJO  
Subdivision Name N/A Lot # N/A Block # N/A Section # N/A  
Plat Book # N/A Folio # N/A 10 Digit Tax # 0 8 2 6 0 4 0 5 1 1 Deed Reference# 3 9 4 9 2 / 0 0 0 8 6

Site Vicinity Map



Zoning Map # 0050

Zoning RC-5

Election District 8<sup>TH</sup>

Council District 2<sup>ND</sup>

Lot Area Acreage 1.44

Lot Square Footage 62726.4

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:

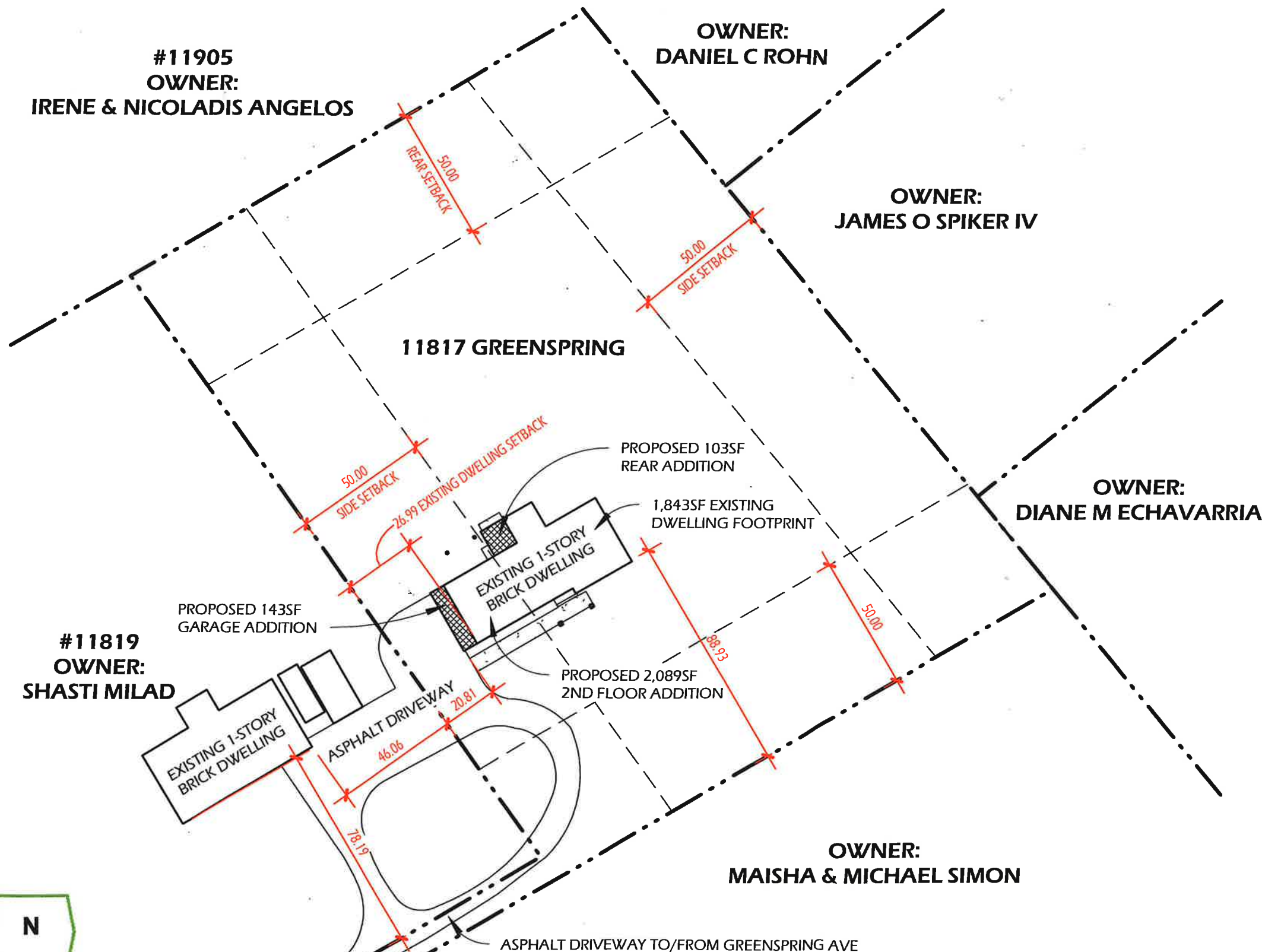
Public \_\_\_\_\_ Private X

Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s)  
and order result(s) below:

2012-0050-SPH (REF)

Violation Case Number(s)



Plan Drawn By RICHARD MATTHEWS III, AIA (MD)

Date 05/27/2024

Scale: 1 inch = 60 Feet

