



KATHERINE A. KLAUSMEIER  
*County Executive*

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

March 10, 2025

Tamara Bensky – [tamara.bensky@comcast.net](mailto:tamara.bensky@comcast.net)  
11 Quarter Horse Court  
Owings Mills, MD 21117

RE: Petition for Administrative Variance  
Case No. 2025-0015-A  
Property: 11 Quarter Horse Court

Dear Ms. Bensky:

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,

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

c: Kimberly Arford – [karford@comcast.net](mailto:karford@comcast.net)

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(11 Quarter Horse Court)</b>		
4 <sup>th</sup> Election District	*	OFFICE OF ADMINISTRATIVE
2 <sup>nd</sup> Council District	*	HEARINGS FOR
Tamara Bensky	*	BALTIMORE COUNTY
	*	
<b>Petitioner</b>	*	<b>CASE NO. 2025-0015-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 owner of the property, Tamara Bensky (“Petitioner”), for the property located at 11 Quarter Horse Court, Owings Mills (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1 to allow a front yard accessory structure location in lieu of the required rear yard only location. The Property is more fully depicted on a redlined site plan (the “Redlined Site Plan”) (Pet. Ex 1). Street view photographs of the Property were submitted. (Pet. Exs. 2A-2L). Photographs of the rear yard show the steep slopes discussed in the Petitioner’s Affidavit.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated February 7, 2025 and received on February 12, 2025, indicating that DEPS/Ground Water Management (“GWM”) does not oppose the zoning relief requested, but advised that conditions will be required prior to building permit approval from GWM.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on January 31, 2025 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioner has filed the supporting

Affidavit as required by of Baltimore County Code (“BCC”), §32-3-303.

Based upon the information provided, the Redlined Site Plan confirms that the total square footage of the house, shed and proposed garage is 8,589 sf which is less than the maximum building coverage of 15% in an RC5 zone. (Pet. Ex. 1). The Property is irregularly shaped and as a result, the front yard next to the driveway is the only obvious place for the proposed garage to be located. The rear yard has a drastic downward slope and is also the area where the septic tank and drywells are located. To require the proposed garage to be located in the rear yard would also increase the impervious surface from the driveway. I further 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 neighborhood. 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 Petitioner, particularly in light of the lack of opposition.

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 10<sup>th</sup> day of **March, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1, to allow front yard garage location in lieu of the required rear yard only location, be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would

be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner must comply with the DEPS/GWM ZAC comment dated February 7, 2025 and received February 12, 2025, a copy of which is attached hereto and made a part hereof.

3. The Redlined 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.



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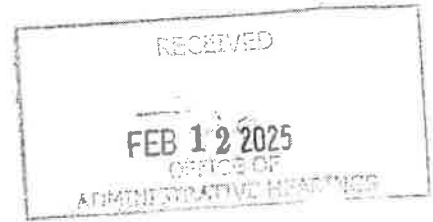
MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM/dlw

AV  
DC#  
2/17/25

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: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0015-A  
Address: 11 QUARTER HORSE COURT  
Legal Owner: Tamara Bensky

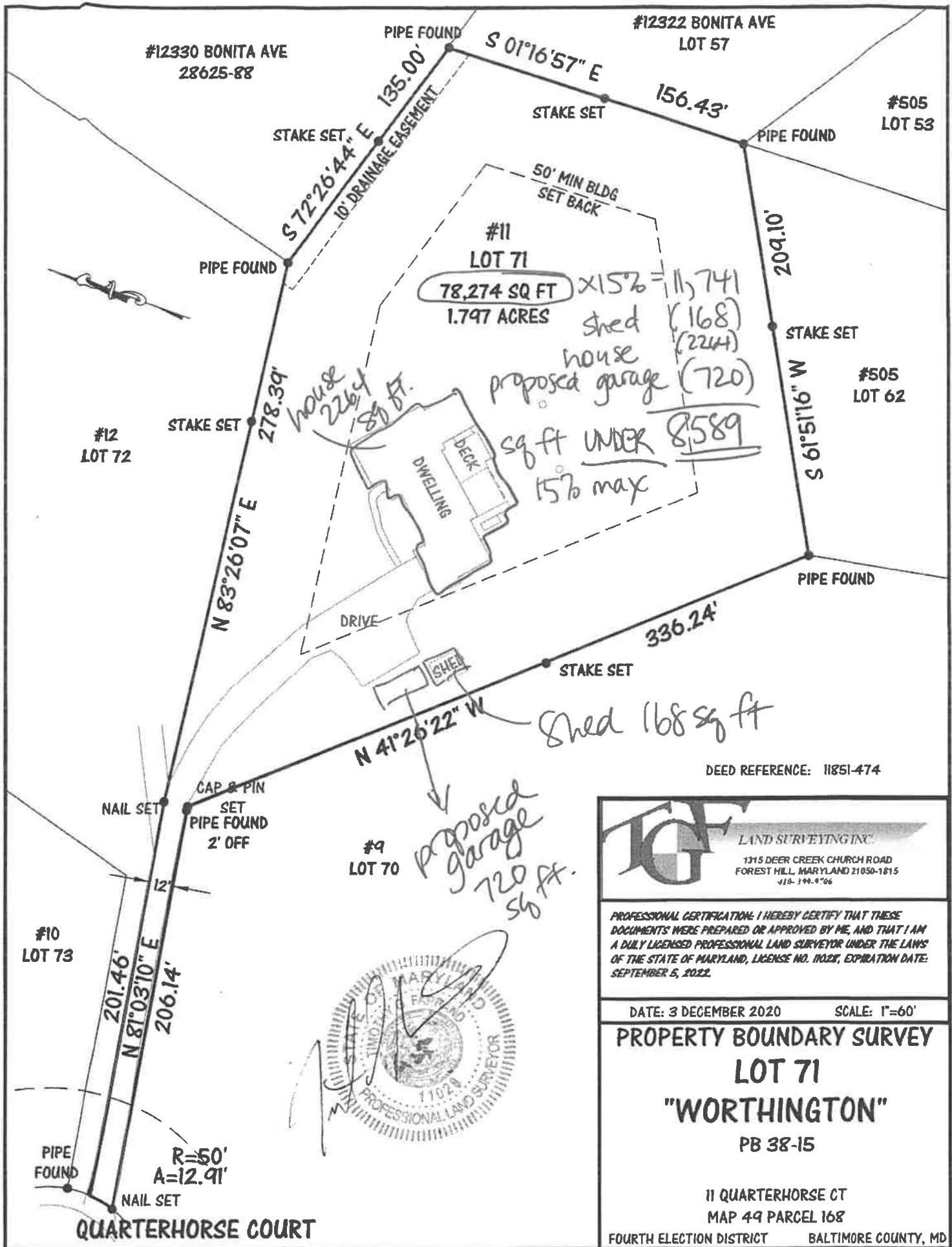
Zoning Advisory Committee Meeting of February 7, 2025.

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 approval must be obtained prior to approval of the building permit.
  - b. If any plumbing is proposed in the proposed accessory structure, an on-site disposal system (OSDS) inspection report locating all septic system components and verifying its functionality will be required. The septic inspection report must be dated within the last 12 months. Depending on the functionality, condition and capacity of the existing system, additional trenches and/or repairs to the septic system may be required.
  - c. If any plumbing is proposed in the proposed accessory structure, requirements for approval may include submission of percolation test application to conduct percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
  - d. The subject property is located in a public water/sewer service area. Prior to issuance of a building permit an Interim agreement signed by property owners, notarized and recorded in Land Records is required. Contact Mia Lowery at 410-887-2762 or mlowery@baltimorecountymd.gov with questions.

Additional Comments:

Reviewer: Mia Lowery, February 7, 2025



DEED REFERENCE: 11851-474

**TGF** LAND SURVEYING INC.  
 1315 DEER CREEK CHURCH ROAD  
 FOREST HILL, MARYLAND 21050-1815  
 410-399-9766

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11022, EXPIRATION DATE: SEPTEMBER 5, 2022.

DATE: 3 DECEMBER 2020 SCALE: 1"=60'

**PROPERTY BOUNDARY SURVEY**  
**LOT 71**  
**"WORTHINGTON"**  
 PB 38-15

11 QUARTERHORSE CT  
 MAP 49 PARCEL 168  
 FOURTH ELECTION DISTRICT BALTIMORE COUNTY, MD





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 11 Quarter Horse Ct. Owings Mills 21117 Currently Zoned R2S
Deed Reference 11851 / 00474 10 Digit Tax Account # 1700003249
Owner(s) Printed Name(s) TAMARA BENSKY

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. [X] ADMINISTRATIVE VARIANCE from Section(s)

See attachment

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):

Tamara Bensky / Name #1 - Type or Print
Signature #1
11 Quarter Horse Ct. Owings Mills MD 21117
Mailing Address City State
21117 / 410-733-4059 / tamara.bensky@comcast.net
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:

Kimberly Arford / Name - Type or Print
Signature
2511 Openshaw Rd. White Hall MD
Mailing Address City State
21161 / 410-409-9437 / karford@comcast.net
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 2025-0015-A Filing Date 1/23/25 Estimated Posting Date 2/2/25 Reviewer JK

Closing: 2/17/25

**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: 11 Quarter Horse Ct. Owings 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)

Downward-Steep Sloding back yard where  
Septic is Located

Both sides of Backyard are steep slopes  
so we can't Build in that Area Also Septic  
is Located in back yard

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

*Tamara*  
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Tamara Bensky  
Name - Print or Type

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:

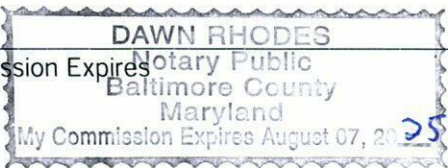
I HEREBY CERTIFY, this 15<sup>th</sup> day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Tamara Bensky

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

AS WITNESS my hand and Notaries Seal

*Dawn Rhodes*  
Notary Public

My Commission Expires 

## Attachment

To permit a variance from Section 400.1 of the BCZR to allow Front-side yard accessory structure location in lieu of the required rear yard location.

Zoning Property Description for 11 Quarterhorse Ct. Owings  
mills Md, 21117

Beginning at a point on the N/E side of Quarter Horse Ct.  
which is (22 feet of right-of-way width) wide at the distance  
of 618 ft from Thoroughbred Lane of The center (N.W)  
N.W

Line of the nearest improved intersecting street Thoroughbred  
Lane 31 wide

Being known as & designated as LOT #71, as shown on the  
Plat entitled "Worthington" which is plat is recorded  
among the Land Records of Baltimore County in PLAT  
BOOK EHK JR. NO. 38 Folio 15

The improvement thereon being known as NO. 11 Quarter  
Horse Court

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2025 - 0015 -A Address 11 Quarter Horse Ct

Contact Person: Jesse Krout Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/23/2025 Posting Date: 2/2/25 Closing Date: 2/17/25

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

- 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: 2025 - 0015 -A Address 11 Quarter Horse Ct

Petitioner's Name: Tamara Bensky Telephone (Cell) 410-733-4059

Posting Date: 2/2/25 Closing Date: 2/17/25

Wording for Sign: To Permit a variance from Section 400.1 of the BCZR to allow Front-side yard accessory structure

location in lieu of the required rear yard location.



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
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Deed Reference 11851 / 00474 10 Digit Tax Account # 1700003249
Owner(s) Printed Name(s) TAMARA BENSKY

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

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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):

Tamara Bensky / Name #1 - Type or Print
Signature #1
11 Quarter Horse Ct. Owings Mills MD 21117 Mailing Address
21117 / 410-733-4059 / tamara.bensky@comcast.net 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:

Kimberly Arford / Name - Type or Print
Signature
2511 Openshaw Rd. White Hall MD Mailing Address
21161 / 410-409-9437 / karford@comcast.net 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 2025-0015-A Filing Date 1/23/25 Estimated Posting Date 2/2/25 Reviewer JK

Closing: 2/17/25

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Both sides of Backyard are steep slopes  
so we can't Build in that Area Also Septic  
is Located in back yard

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

*Tamara*  
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Tamara Bensky  
Name - Print or Type

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:

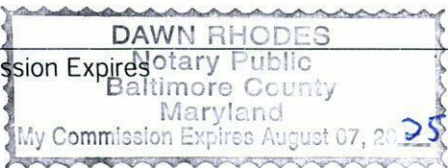
I HEREBY CERTIFY, this 15<sup>th</sup> day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Tamara Bensky

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

AS WITNESS my hand and Notaries Seal

*Dawn Rhodes*  
Notary Public

My Commission Expires 

## Attachment

To permit a variance from Section 400.1 of the BCZR to allow Front-side yard accessory structure location in lieu of the required rear yard location.

Zoning Property Description for 11 Quarterhorse Ct. Owings  
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Beginning at a point on the N/E side of Quarter Horse Ct.  
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of 618 ft from Thoroughbred Lane of the center (N.W)  
N.W

Line of the nearest improved intersecting street Thoroughbred  
Lane 31 wide

Being known and designated as Lot #71, as shown on the  
plat entitled "Worthington" which is plat is recorded  
among the Land Records of Baltimore County in PLAT  
BOOK EHK JR. NO. 38 Folio 15

The improvement thereon being known as NO. 11 Quarter  
Horse Court

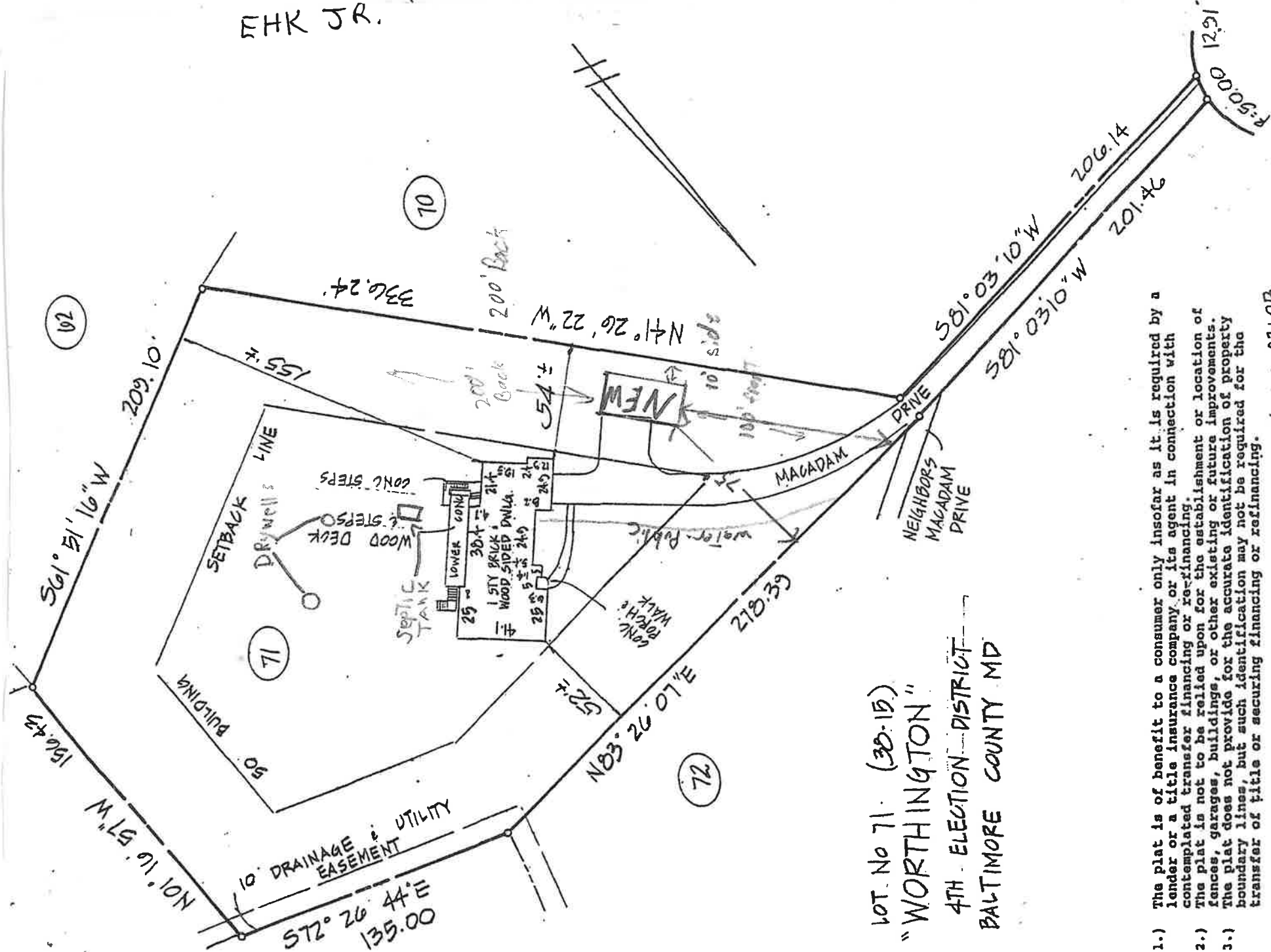
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 11 Quarter Horse Ct. OWNER(S) NAME(S) Tamara Bensky

SUBDIVISION NAME WORTHINGTON LOT# 71 BLOCK# \_\_\_\_\_ SECTION# \_\_\_\_\_

PLAT BOOK# 38 FOLIO# 15 10 DIGIT TAX# 1700003249 DEED REF.# 1185100474

EHK JR.



LOT No 71 (30-15)  
"WORTHINGTON"  
4TH ELECTION DISTRICT  
BALTIMORE COUNTY MD

- 1.) The plat is of benefit to a 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.
- 2.) The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3.) The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

- 4.) I have examined Flood Insurance Rate Map Panel Number 240010-0210B for the subject property and it appears to lie within zone C per said map.
- 5.) Dimensions shown to apparent lot line are ± 3.
- 6.) Date of field work: 7-3-96.

QUARTERHORSE COURT  
(50' WIDE)

LOCATION DRAWING

# 11 QUARTERHORSE COURT

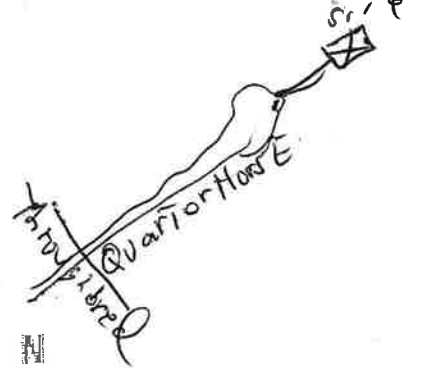
**J.S. DALLAS, INC.**

Surveying & Engineering  
13523 LONG GREEN PIKE  
BALDWIN, MD 21013  
(410) 817-4600



Date: 7-9-96  
Scale: 1" = 60'  
Job Number: HP-1140  
Drawn By: SS  
Checked By: USD

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0049B2

SITE ZONED RC5

ELECTION DISTRICT 4TH

COUNCIL DISTRICT \_\_\_\_\_

LOT AREA ACREAGE 1.7900

OR SQUARE FEET \_\_\_\_\_

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC  PRIVATE \_\_\_\_\_

SEWER IS:

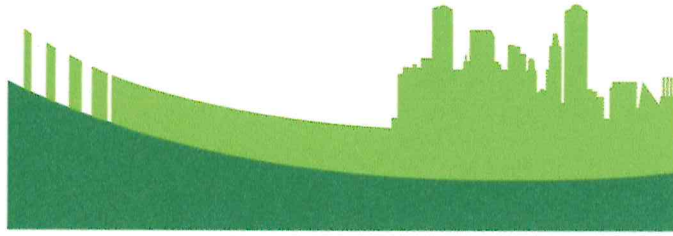
PUBLIC \_\_\_\_\_ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



## CERTIFICATE OF POSTING

February 3, 2025

\_\_\_\_\_ amended for second inspection

Re:

Zoning Case No. 2025-0015-A

Legal Owner: Tamara Bensky

Closing date: February 17, 2025

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **11 Quarter Horse Court**.

The signs were initially posted on **January 31, 2025**.

The subject property was also inspected on \_\_\_\_\_.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

**See the attached sheets for the photos of the posted signs**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

[bdoak@brucedoakconsulting.com](mailto:bdoak@brucedoakconsulting.com)

# **ZONING NOTICE**

**ADMINISTRATIVE VARIANCE**

**CASE NO. 2025-0015-A**

**11 Quarter Horse Court**

**REQUEST: TO PERMIT A VARIANCE FROM SECTION 400.1 OF THE BCZR TO ALLOW FRONT YARD ACCESSORY STRUCTURE LOCATION IN LIEU OF THE REQUIRED REAR YARD LOCATION.**

## **PUBLIC HEARING?**

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE FEBRUARY 17, 2025.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

# **ZONING NOTICE**

**ADMINISTRATIVE VARIANCE**

**CASE NO. 2025-0015-A**

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ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-587-3391

# 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: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0015-A  
Address: 11 QUARTER HORSE COURT  
Legal Owner: Tamara Bensky

Zoning Advisory Committee Meeting of February 7, 2025.

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  - b. **If any plumbing is proposed in the proposed accessory structure**, an on-site disposal system (OSDS) inspection report locating all septic system components and verifying its functionality will be required. The septic inspection report must be dated within the last 12 months. **Depending on the functionality, condition and capacity of the existing system, additional trenches and/or repairs to the septic system may be required.**
  - c. **If any plumbing is proposed in the proposed accessory structure**, requirements for approval may include submission of percolation test application to conduct percolation testing and potentially installing a new septic system or upgrading the existing septic system may also be required.
  - d. The subject property is located in a public water/sewer service area. Prior to issuance of a building permit an Interim agreement signed by property owners, notarized and recorded in Land Records is required. Contact Mia Lowery at 410-887-2762 or [mlowery@baltimorecountymd.gov](mailto:mlowery@baltimorecountymd.gov) with questions.

Additional Comments:

Reviewer: Mia Lowery, February 7, 2025

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** February 3, 2025

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2025-0015-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.

Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 1700003249

**Owner Information**

Owner Name: BENSKY LAWRENCE J Use: RESIDENTIAL  
 BENSKY TAMARA BASSO Principal Residence: YES  
 Mailing Address: 11 QUARTERHORSE CT Deed Reference: /11851/ 00474  
 OWINGS MILLS MD 21117-1212

**Location & Structure Information**

Premises Address: 11 QUARTERHORSE CT Legal Description: ES QUARTERHORSE CT  
 OWINGS MILLS 21117-1212 11 QUARTERHORSE CT  
 WORTHINGTON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0049 0015 0168 4040036.04 0000 71 2025 Plat Ref: 0038/ 0015

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1979	2,264 SF	1132 SF	1.7900 AC	04

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

**Value Information**

	Base Value	Value		
		As of 01/01/2025	As of 07/01/2024	As of 07/01/2025
Land:	121,300	161,800		
Improvements	300,600	422,800		
Total:	421,900	584,600	421,900	476,133
Preferential Land:	0	0		

**Transfer Information**

Seller: MARCANTONI RALPH E,3RD	Date: 10/16/1996	Price: \$180,000
Type: ARMS LENGTH IMPROVED	Deed1: /11851/ 00474	Deed2:
Seller: WORTHINGTON HEIG HTS ASSOCIATES	Date: 03/23/1979	Price: \$23,900
Type: ARMS LENGTH IMPROVED	Deed1: /06001/ 00643	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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 11/01/2008

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:











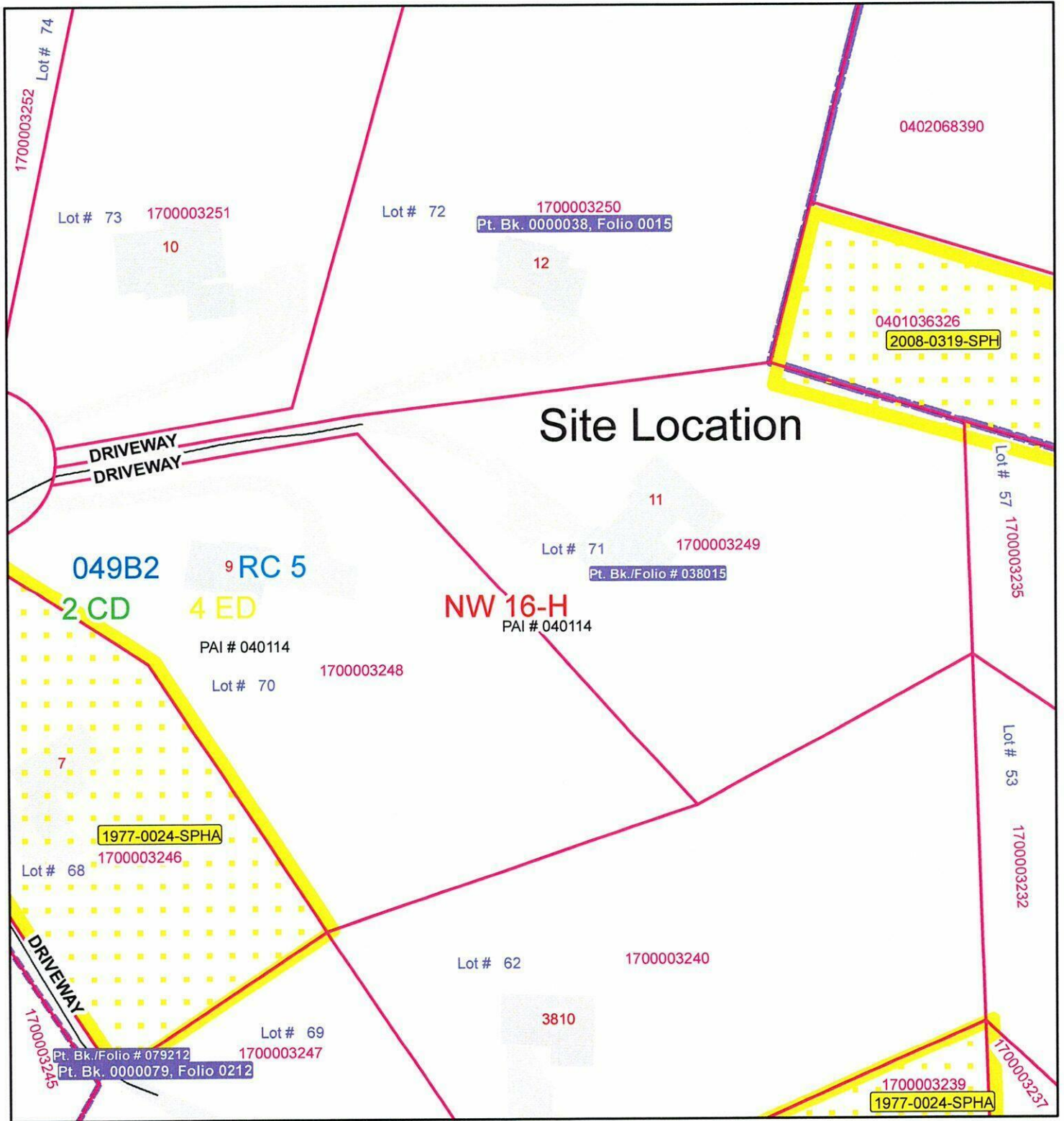








# 11 Quarter Horse Ct



Publication Date: 1/23/2025



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 91.766958 feet