

PLEASE NOTE: When Montgomery County Schools are closed due to the weather, Board of Appeals hearings will not be held. When Montgomery County Schools announce a delayed opening, Board of Appeals hearings will also be delayed by the same amount of time.

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**100 Maryland Avenue, Suite 217
Rockville, MD 20850
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

CASE NO. A-6952

PETITION OF HERNAN BARON

NOTICE OF HEARING

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, **on Wednesday, the 25th day of February, 2026, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59.7.3.2.A of the Zoning Ordinance. As a property owner applying for the variance, you must attend the public hearing or have counsel appear on your behalf. If you have an architect, contractor, or engineer, they are welcome to appear and testify at the hearing, but can only do so if you or your attorney are present.

The existing and proposed construction require the following variances:

The existing pool house requires a 5.30 foot variance as it is within 1.70 feet of the rear lot line. The required setback is 7.0 feet, in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance.

The existing pavilion building requires a 2.6 foot variance as it is within 9.4 feet of the side lot line. The required setback is 12.0 feet, in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance. In addition, the existing pavilion building requires a variance to be located forward of the rear building line. In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building, in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance.

EXHIBIT NO. 8(6)

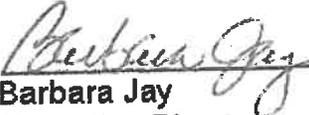
The proposed construction for a shed requires a 2.6 foot variance as it is within 9.4 feet of the side lot line. The required setback is 12.0 feet, in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance. The shed also requires a variance to be located forward of the rear building line. As noted above, in addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance.

The subject property is Lot 9, Block A, Robins Crest Subdivision, located at 19203 Liberty Mill Road, Germantown, Maryland 20874 in the R-200 Zone. (Tax Number Account No. 09-03464646)

Notices forwarded this 23rd day of January 2026, to:

Hernan Baron
Corey Talcott, Associate County Attorney
Elana Robison, Associate County Attorney
Washington Suburban Sanitary Commission
State Highway Administration County Board of Education
Contiguous and confronting property owners
Local Citizens Associations

County Board of Appeals


Barbara Jay
Executive Director

All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.

Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

Docket No. A- 6952
Date Filed 12-21-25
Hearing Date 2-25-26
Time 9:30

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Hernan Baron

Address of Petitioner(s): 19203 Liberty Mill Road City Germantown Zip 20874

Description of property involved: Lot 9 Block A Parcel _____ Subdivision Robins Crest (Plat#618-63)

Street and No. _____ City _____ Zip _____ Zone Classification R-200

Appellant's present legal interest in above property (check one): Tax Account No. 03464646

Owner (including joint ownership) _____ Other (describe) _____

If not owner, name and address of owner:

What variance is requested, and what is the pertinent section of the Zoning Ordinance? Variance request for rear and side lot line Section 59-4.4.7.B2

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:

narrowness _____ shallowness shape _____ topography _____ other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: The constraints imposed by the lot's shape, grading, and existing improvements create a unique condition compared to other properties in the R-200 Zone. See justification statement for more information.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? It will create excessive burden of cost for homeowner and generate lot of waste by removing all existing structures. See justification statement for more information.

Date of recording of plat of present subdivision: Sept 05, 2002 or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: _____

Has any previous variance application involving this property been made to the Board of Appeals? If so, give Case Number(s): No

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Name of Attorney/Agent (Print Name next to Signature) _____ Signature of Petitioner(s) (Print Name next to Signature) Hernan Baron
19203 Liberty Mill Road

Address of Attorney _____ Address of Petitioner 240-793-6534 hernanbaron.hb@gmail.com

Phone Number _____ Email Address _____ Home Phone _____ Work Phone _____ Email Address _____

EXHIBIT NO. 1

Date: 12/21/2025

Montgomery County Board of Appeals

Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, MD 20902

**Subject: Statement of Justification for Variance Request – 19203 Liberty Mill Road,
Germantown, MD 20874**

Dear Members of the Board:

I respectfully submit this Statement of Justification in support of my request for several variances identified in the Building Permit Denial issued by the Department of Permitting Services (DPS) on November 25, 2025. These variances pertain to existing accessory structures—a pool house and a pavilion—as well as a proposed shed—located on my property at 19203 Liberty Mill Road in Germantown, Maryland.

Background and Site Conditions

My property is located in the R-200 Zone and contains several accessory structures that predate my ownership. These existing structures were built by a prior owner, and I became aware of their setback deficiencies only upon filing a permit application for a small shed. The property has physical characteristics—including an irregular lot configuration, limited buildable space behind the rear building line, and mature landscaping—that restrict the placement of accessory structures in full compliance with current zoning requirements.

Variations Requested

According to the DPS determination, the following variances are required for compliance with Section 59-4.4.7.B.2 of the Montgomery County Zoning Ordinance:

1. Existing Pool House

- Required rear setback: 7.0 ft
- Actual setback: 1.70 ft
- *Variance requested: 5.30 ft*

2. Existing Pavilion Structure

EXHIBIT NO. 3

- Required side setback: 12.0 ft
- Actual setback: 9.4 ft
- *Variance requested: 2.6 ft*
- Additionally, the structure is forward of the rear building line.

3. Proposed Shed

- Required side setback: 12.0 ft
- Proposed setback: 9.4 ft
- *Variance requested: 2.6 ft*
- Also located forward of the rear building line.

Practical Difficulties and Property Uniqueness

The need for these variances arises from practical difficulties caused by the physical characteristics of the lot, not by any action taken by me as the current homeowner. Relocating or demolishing the existing structures would require significant expense, disruption, and waste, particularly given that the remaining space behind the principal dwelling does not reasonably allow for compliant relocation. The constraints imposed by the lot's shape, grading, and existing improvements create a unique condition compared to other properties in the R-200 Zone.

Necessary Findings

Granting the requested variances will not adversely affect neighboring properties. The accessory structures have existed for many years without causing issues or complaints. They are residential in scale, screened by vegetation and fencing, and do not impact light, air, or sight lines for adjacent homeowners. The proposed shed will align with existing structures and will not alter the view or character of the surrounding neighborhood.

Consistence With Public Interest

Approval of these variances will bring long-standing structures into conformance with county requirements, prevent unnecessary demolition of safe and stable buildings, and allow for continue responsible use and improvement of the property. Granting the variances supports the intent of the zoning ordinance without impairing the character or welfare of the community.

Conclusion

For the reasons outlined above, I respectfully request that the Montgomery County Board of Appeals grant the variances required for the existing pool house, existing pavilion, and proposed shed. The variances are justified due to the unique physical constraints of the property, the practical difficulties in achieving full compliance, and the absence of any negative impact on neighboring properties or the general public.

Thank you for your time and consideration. I am available to provide any additional information the Board may require.

Sincerely,

Hernan Baron

Hernan Baron

Property Owner

19203 Liberty Mill Road

Germantown, MD 20874



Melissa Goetz
Denial Letter #419833
Zone: R-200 11/25/2025

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS FOR THE PROPOSED PROJECT HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CITY, COUNTY AND STATE REQUIREMENTS.
DATE: 09/15/2023
SIGNATURE: _____

REVISIONS

NO.	DATE	DESCRIPTION

ENGINEER
VENUS CONSULTANTS, LLC
ENGINEERING & ARCHITECTURAL CONSULTING
4800 BRINE DRIVE, CHARLOTTE, NC 28209
TEL: 704.366.8800
WWW.VENUSCONSULTANTS.COM

HERMAN RESIDENCE
OWNER: HERMAN BARON
GERMANTOWN, MONTGOMERY COUNTY, MD
10899 BUCKLE DRIVE
TEL: 301.281.1234
EMAIL: hbaron@hermanres.com

SITE GRADING / STORMWATER MANAGEMENT / SEDIMENT CONTROL PLAN

SHEET: SC5F0001 OF 4
DRAWN BY: JS
DATE: 09/15/2023
SCALE: AS SHOWN

OWNER/APPLICANT INFO	TECHNICAL REVIEW OF SEDIMENT CONTROL	TECHNICAL REVIEW OF STORMWATER MANAGEMENT	ADMINISTRATIVE REVIEW	SMALL LOT DRAINAGE APPROVAL
HERMAN BARON 19233 LIBERTY MILL ROAD SALVAGESPRING, MD 20874 PHONE: 240-793-6534				

PROJECT NARRATIVES

THE PROPOSED PROJECT, HERMAN RESIDENCE, WILL BE LOCATED ON THE SOUTH SIDE OF THE PROPERTY AS SHOWN ON THE VECINITY MAP AND THE TOTAL SITE AREA OF THE PROPERTY IS 3,042 SQUARE FEET. THE CURRENT PROPERTY IS ZONED AS R-200 (RESIDENTIAL) AND THE PROPOSED PROJECT IS PERMITTED ACCORDING TO THE MONTGOMERY COUNTY ZONING CODE.

THERE ARE SOME EXISTING FEATURES ON THE PROPERTY WHICH WILL BE REMOVED AND REPLACED WITH THE PROPOSED PROJECT. THESE FEATURES INCLUDE: A 12'x12' BRICK PATIO, A 12'x12' CONCRETE PATIO AND A DRIVEWAY.

DRAINAGE STATEMENT

I HEREBY CERTIFY THAT THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING CODE AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES REGULATIONS. THE PROPOSED PROJECT WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND WILL NOT CAUSE ANY ADVERSE EFFECTS TO THE ADJACENT PROPERTIES OR THE ENVIRONMENT.

OWNER'S / DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR INSTALLATION OF THE PROPOSED PROJECT WILL BE IN ACCORDANCE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES REGULATIONS AND THE MONTGOMERY COUNTY ZONING CODE. I/WE WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND WILL NOT CAUSE ANY ADVERSE EFFECTS TO THE ADJACENT PROPERTIES OR THE ENVIRONMENT.

DATE: _____
SIGNATURE: _____
PRINT NAME AND TITLE: HERMAN BARON - PROPERTY OWNER

DESIGN CERTIFICATION

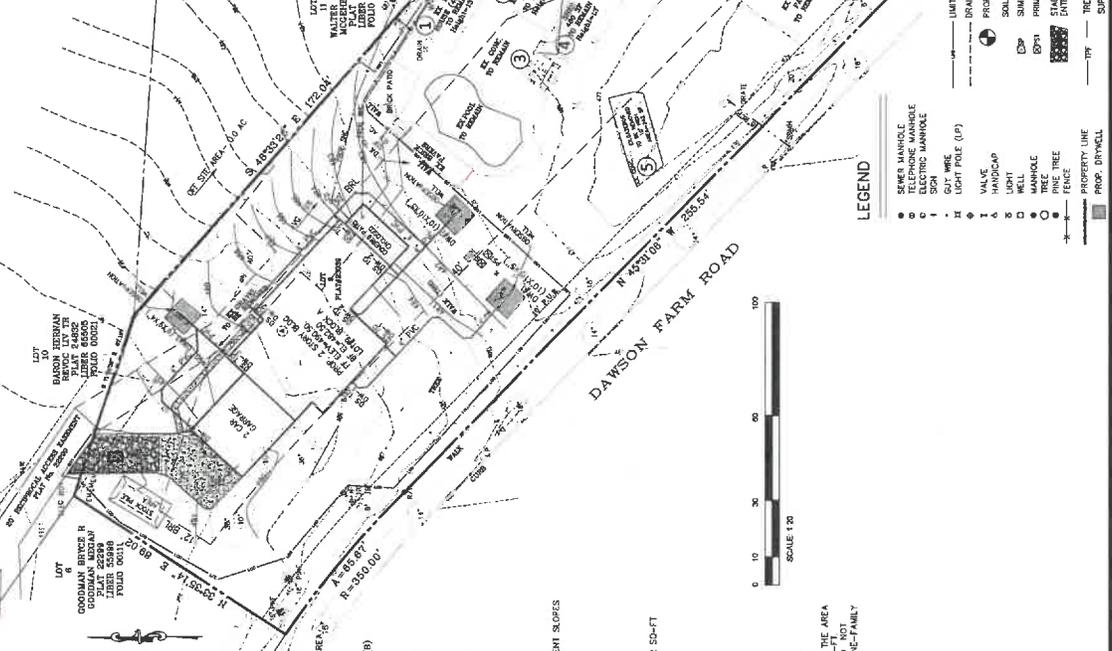
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES REGULATIONS AND THE MONTGOMERY COUNTY ZONING CODE. I/WE WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND WILL NOT CAUSE ANY ADVERSE EFFECTS TO THE ADJACENT PROPERTIES OR THE ENVIRONMENT.

DATE: _____
SIGNATURE: _____
PRINT NAME AND TITLE: JASON SCHWAB - ENGINEER

CERTIFICATE OF QUANTITIES

I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED ON THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 10,000 SQUARE FEET.

DATE: _____
SIGNATURE: _____
PRINT NAME AND TITLE: JASON SCHWAB - ENGINEER



GENERAL NOTES

1. TOPOGRAPHY BASED ON THE FIELD RUN TOP PERFORMED IN MAY 2022 BY KRS CONSULTANTS, LLC.

2. TO THE REPORT FORWARDED FOR THIS PLAN.

3. SITE ANALYSIS:

- ADDRESS: 19233 LIBERTY MILL ROAD,
- LOT AREA: 3,042 SQ. FT. (0.75 AC.)
- ELECTION DISTRICT: 09
- BLOCK: A, 19233 LIBERTY MILL ROAD
- PROPERTY ZONING: R-200 (RESIDENTIAL)
- PROPOSED USE: RESIDENTIAL
- SUBMITTED: COLEMAN RUN

4. STRAIGHTS: FRONT: 46', ONE SIDE 12', REAR: 20'

5. MAX. BUILDING HEIGHT: 50'

6. PROJECT TO DISTURB 16,000 SQ. FT. MUST BE TOP SOILED PER MD TOP SOIL REQUIREMENT.

7. SLOTTED MANHOLE

8. TO MEET THE MONTGOMERY COUNTY CODE, SECTION 18-21(6) - THREE DRAINWELLS HAVE BEEN PROPOSED ON SITE.

9. NEW UTILITY HAS BEEN PROPOSED.

10. EXISTING CONSTRUCTION ENTRANCES SHALL BE PLACED AS NEEDED DURING CONSTRUCTION BY THE AUTHORIZED AND WITHIN THE LOT.

11. SOILS: -RCS WED SOIL SURVEY MAP: ENTIRE LOT IS COVERED WITH BRINKLOP-BUCKTOWN CHANNELY SILT LOAMS, 3 TO 8 PERCENT SLOPES

LOT COVERAGE CALCULATION

- LOT AREA=3,042 SQ-FT
- AREA OF PROPOSED BUILDING AND COVERED PORCH=3,042 SQ-FT
- AREA OF EXISTING ACCESSORY STRUCTURES=1,505 SQ-FT
- EX. POOL HOUSE=400 SQ'
- EX. PAVILION=473SF
- SHED UNDER CONSTRUCTION=485SF
- EX. POOL PUMP HOUSE=785F
- TOTAL AREA OF PROPOSED BUILDINGS & ACCESSORY STRUCTURES=3,042+1,505+400+473+785=7,205 SQ-FT
- LOT COVERAGE= (7,205/3,042) = 23.7% < 20% ALLOWED FOR R-200 ZONE

9. THE AREA OF PROPOSED BUILDING AND COVERED PORCH IS 3,042 SQ-FT. THEREFORE THE AREA OF ALL ACCESSORY STRUCTURES DO NOT EXCEED THE FOOTPRINT OF THE MAIN BUILDING (OR FAMILY DETACHED DWELLING).

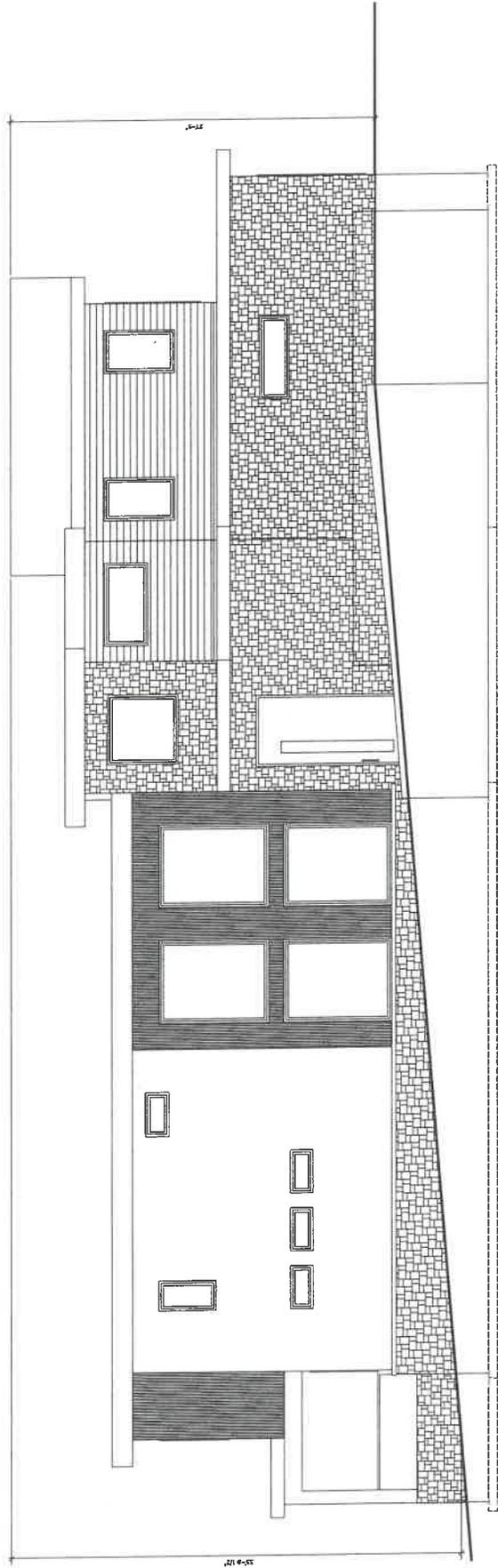
EXHIBIT NO. 4

RESIDENCE FOR:
SCORPION
GROUP, LLC
GERMANTOWN, MD 20874

BUILDING SITE:
13203 LIBERTY RD
GERMANTOWN, MD 20874

SUNSET DESIGN
591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-935-5555

DATE: 12/17/25
REVISIONS



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

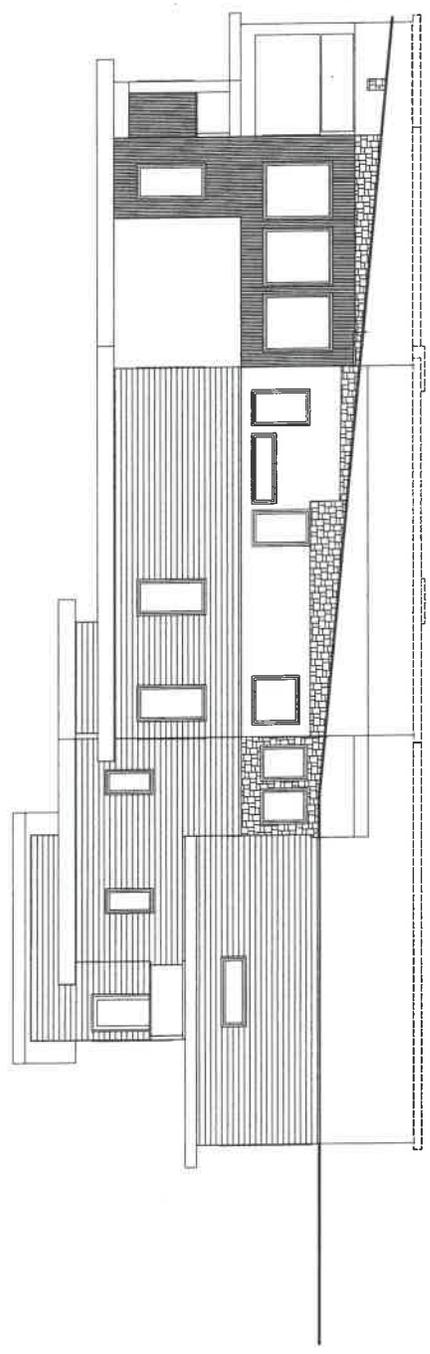
DATE: 12/1/25
REVISIONS

SUNSET DESIGN
591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-935-5585
DRAWN BY: MICHAEL STEVENSON

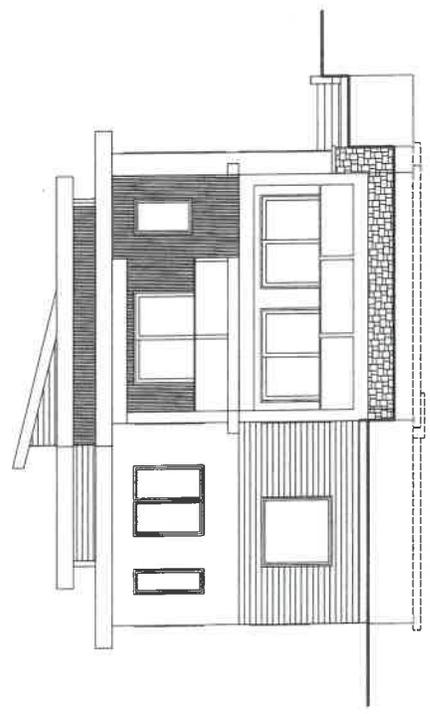
BUILDING SITE:
13203 LIBERTY RD
GERMANTOWN, MD 20874

RESIDENCE FOR:
SCORPION
GROUP, LLC

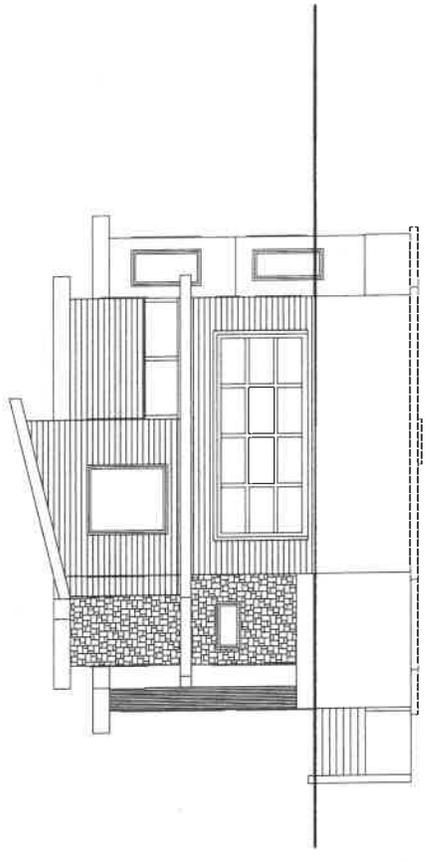
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REAR SIDE ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXHIBIT NO. 5(6)

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXHIBIT NO. 56

RESIDENCE FOR:
SCORPION
GROUP, LLC

BUILDING SITE:
1929 LIBERTY RD
GERMANTOWN, MD 20874

SUNSET DESIGN
591 MORGAN COURT
ANNAPOLIS, MD 21401
PHONE 443-995-5585
DRAIN BY: MICHAEL STEVENSON

DATE: 12/1/25
REVISIONS

NOTES:

PROVIDE 30 CFT BRACKET FOR ALL BATHS VENTED TO EXTERIOR.

1. NOTES LOAD BEARING POOR WITH NUMBER OF STUDS

HEADERS:

ALL HEADERS SHALL BE 2" X 12" SPT OAK UNLESS OTHERWISE NOTED.

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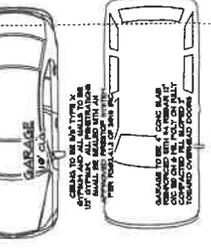
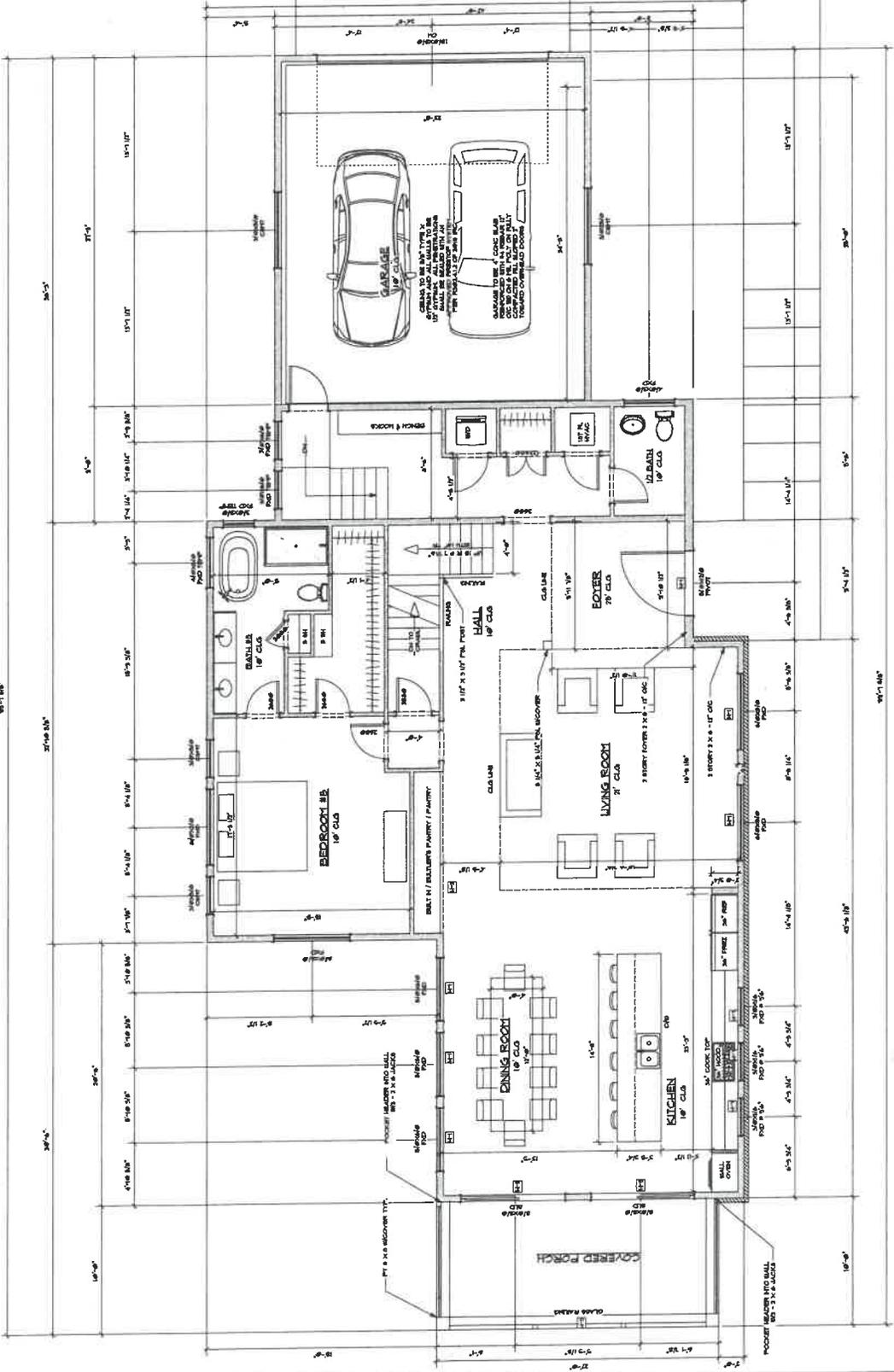
96. 2" X 12" SPT OAK UNLESS OTHERWISE NOTED

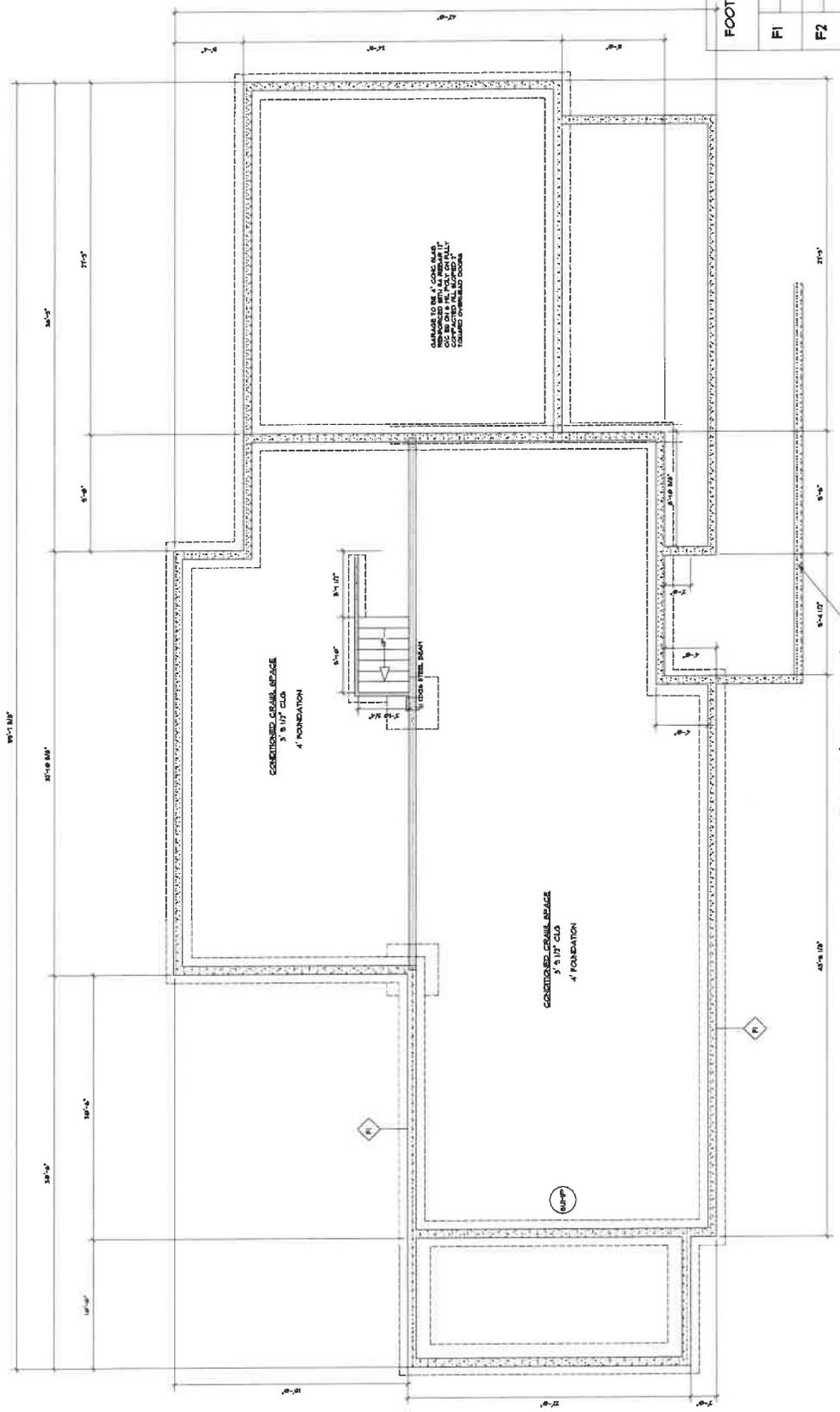
97. 2" X 12" SPT OAK UNLESS OTHERWISE NOTED

98. 2" X 12" SPT OAK UNLESS OTHERWISE NOTED

99. 2" X 12" SPT OAK UNLESS OTHERWISE NOTED

100. 2" X 12" SPT OAK UNLESS OTHERWISE NOTED





FOOTING/FOUNDATION TYPE	
F1	6" x 24" CONT. SEE 8012 D-1 & D-1A
F2	6" x 24" CONT.
F3	SEE 8012 D-2 6" x 24" CONT.
F4	SEE 8012 D-3 47" x 42" x 12" W/ 5 #5 REBAR EW BOTTOM MAT SEE 8014 D-1
F5	47" x 42" x 30" SEE 8014 D-5
F6	48" x 48" x 48" +/- PEAR ON HOBE FOOTING
F7	48" x 48" x 12" W/ 4 #5 REBAR EW BOTTOM MAT

FOUNDATION PLAN SCALE: 1/4" = 1'-0"

EXHIBIT NO. 5(e)



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: Hernan Baron

ADDRESS: 19203 LIBERTY MILL RD
GERMANTOWN, MD 20874

LOT - BLOCK: 9 - A

ZONE: R-200

THE VARIANCE REQUEST IS FOR

- N EXISTING STRUCTURE Y PROPOSED STRUCTURE
N NON-CONFORMING Y NON-COMPLYING
N NEW SINGLE-FAMILY DWELLING

TYPE OF CONSTRUCTION:

- N ROOM ADDITION N SWIMMING POOL
N PORCH N DECK
Y SHED N FENCE/RETAINING WALL
Y ACCESSORY STRUCTURE N GARAGE/CARPORT
N OTHER

The existing pool house requires a 5.30 ft. variance as it is within 1.70 ft. of the rear lot line.
The required setback is 7.0 ft. in accordance with Section 59-4.4.7.B.2.

The existing pavilion building requires a 2.6 ft. variance as it is within 9.4 ft. of the side lot line.
The required setback is 12.0 ft. in accordance with Section 59-4.4.7.B.2.

The proposed construction for shed requires a 2.6 ft. variance as it is within 9.4 ft. of the side lot line.
The required setback is 12.0 ft. in accordance with Section 59-4.4.7.B.2.

The existing pavilion requires a variance because the building is forward of the rear building line. In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building in accordance with Section 59-4.4.7.B.2.

The proposed shed requires a variance because the building is forward of the rear building line. In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building in accordance with Section 59-4.4.7.B.2.

Melissa Goutos

11/25/2025

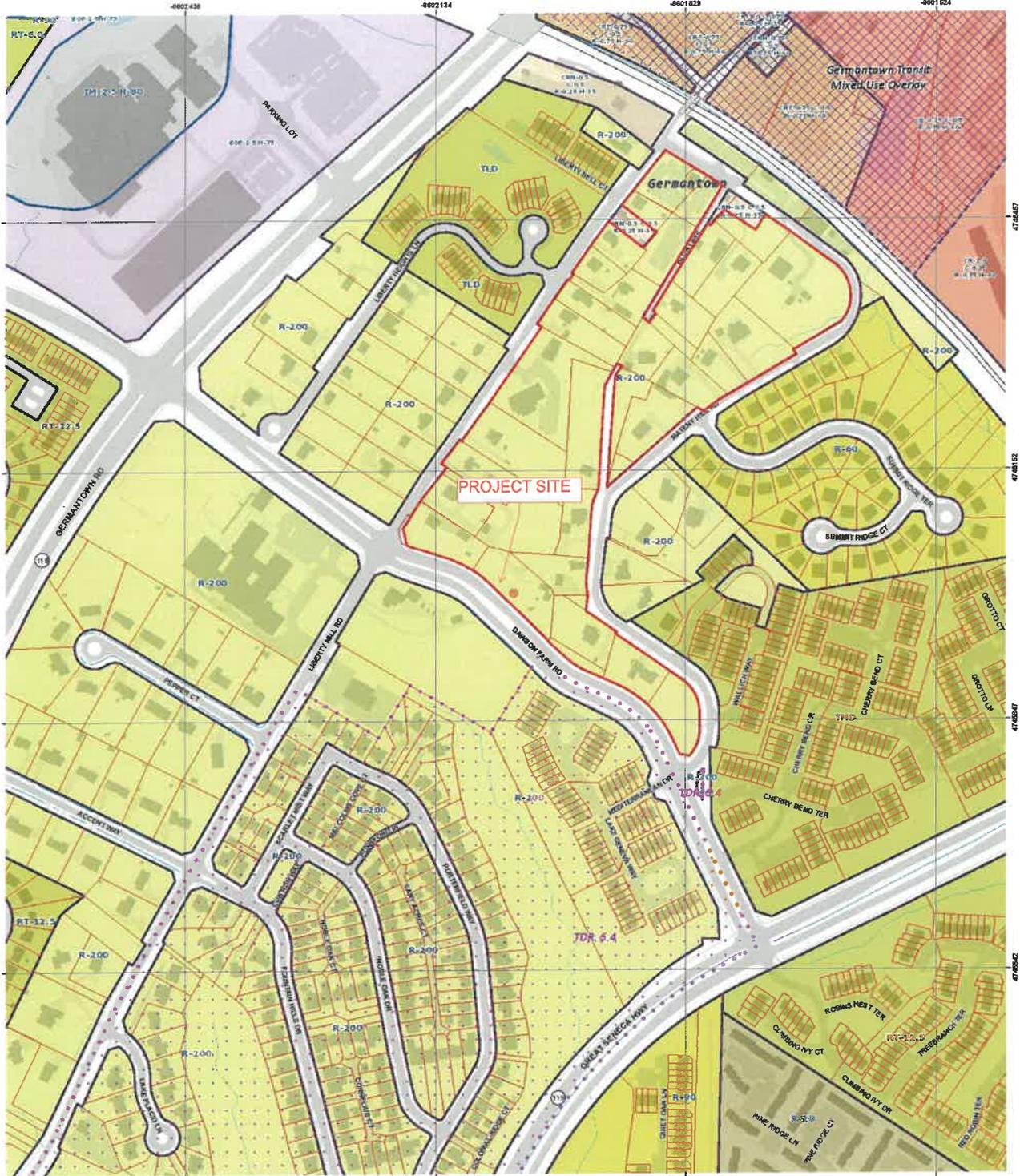
Signature

Date

EXHIBIT NO.

6

NOTES CONCERNING ZONING IN RIGHTS-OF-WAY
 1. Zone boundaries must not be depicted in public rights-of-way but must run to the centerline of each right-of-way.
 2. Zone boundaries within rights-of-way previously dedicated by plat or other method of subdivision can be included in map amendments for clarity purposes; right-of-way included in a map amendment boundary means the new zoning depicted in the map amendment.



MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department



Printed: 12/1/2025

1 inch = 250 feet

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 For more information, contact mapinfo.com or call 1-800-555-7777.

Account #	03484948
Address	19203 LIBERTY MILL RD GERMANTOWN, 20874
Landuse	Vacant
Legal Description	ROBINS CREST
Zone	R-200
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, 9, A

Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Blaupied Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 2: Sewer planned
Municipality	N/A
Master Plan	MARC RAIL COMMUNITIES PLAN
Historic Site/District	N/A

WSBC Grid	228NW13
Map Amendments	G-452 G-956 H-133
Water/Sewer Categories	W-3 / S-3

I certify that this document is a copy of the official Montgomery County Zoning Map as downloaded on 12/1/2025 from mcatlas.org/zoning.

Russell Corbin **EXHIBIT NO. 7**



CASE NO. A-6952

PETITION OF HERNAN BARON
EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Front Elevation
(b) Rear, Left, Right Elevations
(c) First Floor Plan
(d) Second Floor Plan
(e) Foundation Plan
6. DPS Building Permit Denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for February 25, 2026
9. _____
10. _____
11. _____
12. _____

Real Property Data Search ()
 Search Result for MONTGOMERY COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 03464646

Owner Information

Owner Name: BARON HERNAN REVOC LIV TR **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 19205 LIBERTY MILL RD **Deed Reference:** /65505/ 00034
 GERMANTOWN MD 20874-

Location & Structure Information

Premises Address: 19203 LIBERTY MILL RD **Legal Description:** ROBINS CREST
 GERMANTOWN 20874-0000

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 23039
 EU41 0000 0000 9080001.16 0001 A 9 2024 **Plat Ref: /** 23039

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 33,042 SF 910

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-in Assessments As of	
		07/01/2025	As of 07/01/2026	
Land:	233,900	233,900		
Improvements	0	0		
Total:	233,900	233,900	233,900	233,900
Preferential Land:	0	0		

Transfer Information

Seller: BARON HERNAN	Date: 03/30/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /65505/ 00034	Deed2:
Seller: O'DELL BERT J REVOCABLE TRUST	Date: 03/11/2021	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /62161/ 00288	Deed2:
Seller: O'DELL, BERT J & CAROLYN	Date: 10/07/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36063/ 00085	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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