

IN RE: **PETITION FOR SPECIAL HEARING** *

N/S New Cut Road, 1,000' W of

Belair Road (US Rte. 1) *

(7408 New Cut Road)

11th Election District *

3rd Council District *

David L. Piel, Sr., et ux

Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-384-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Suzette L. Piel and her husband David L. Piel, Sr. The Petitioners request a special hearing to permit an addition with a 30-foot side yard setback (east side) and an open projection wood patio/porch with a 23-foot side yard setback (west side) in lieu of the required 50 feet and 37'5" feet, respectively. Reference is made to Sections 1A04.3B.1.b(1) and 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing were David L. Piel, property owner, and Brian Dietz, a land planner and surveyor with Dietz Surveying, Co., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the property under consideration is a rectangularly shaped parcel, approximately 109 feet wide and 405 feet deep, located on the north side of New Cut Road, just west of Wesley Woods Court in Kingsville. The property is also known as Parcel 156 on Tax Map 55 and contains a gross area of 1.007 acres, more or less, zoned, R.C.5. This is an existing lot of record since 1921 created prior to 2003, and is improved with a modest 1-story single-family dwelling built in 1947 with a garage in the rear yard. The Petitioners have owned and resided in the two-bedroom home since June 2000 with their child

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Date 4-28-08
By [Signature]

and nephew. Mrs. Piel's father is in declining health and they desire to have him move in. Mr. Piel, an electrician, is desirous of making substantial improvements to the existing home and constructing a new "L" shaped two-story addition on the rear of the home that will be compatible with the neighborhood (*See* Petitioners' Exhibits 1 and 3). The proposed improvements have been discussed with adjacent neighbors, David and Susan Gallagher (7404 New Cut Road) and Thomas and Barbara Smith (7420 New Cut Road) who have no objections. The well and septic reserve areas as shown on the site plan will not be affected. As noted and illustrated on the site plan, the property is 109 feet wide at the front and rear property lines. Thus, the property is clearly undersized by today's standards given its R.C.5 zoning classification requiring minimum setbacks of 50 feet from any side property line. Therefore, it is clear that compliance with current regulations is neither practical nor possible, and that relief pursuant to Section 1A04.3B of the B.C.Z.R. is appropriate given the unique configuration and narrow width of the lot. Mr. Piel testified that the proposed improvements would update the property's appearance and be more consistent with many of the other houses in the neighborhood and pointed to examples of other similar sized lots with single-family dwellings on the 200-scale zoning map. Jessie Bialek from the Baltimore County Office of Planning who has been working with the Petitioners with regard to the Performance Standards for the new construction, appeared and testified that she had reviewed photographs of the existing home and other significant features of the site. She corroborates Petitioners' testimony that the proposed development would be in keeping with the architectural character of the area. She indicated that while she has no objection to the proposal, she would like to receive the final building elevation drawings of the proposed dwelling submitted to her agency for review and approval well in advance of the application for building permits.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. Based on my review of the site plan, the computer-generated elevations and photographs, I find that relief is warranted given the unique configuration of the property, the site constraints associated therewith and the fact that this is a lot of record created

ORDER RECEIVED FOR FILING
Date 4-28-08
By [Signature]

prior to 1972. It is clear that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship upon the Petitioners and prohibit use of the property for a permitted purpose. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and no one voiced opposition to the proposed home additions being built by the Petitioners whose family will be benefited with an additional bedroom, family room and needed bathrooms. I further find that the relief requested meets the spirit and intent of the R.C.5 zoning regulation and complies with the Performance Standards set forth in Section 1A04.4 of the B.C.Z.R. For all of these reasons, I am persuaded that a grant of the relief will not result in any detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of April 2008 that the Petition for Special Hearing seeking approval to permit an addition (east side) with a 30-foot side yard setback and an open projection (west side) with a 23-foot side yard setback in lieu of the required 50 feet and 37'5" feet, respectively, as referenced in Sections 1A04.3B.1.b(1) and 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioners' Exhibit 1, be and the same are hereby GRANTED, subject to the following restrictions:

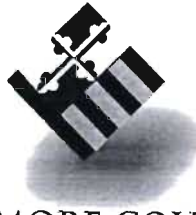
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Final building elevation drawings of the proposed dwelling addition shall be submitted to the Office of Planning for review and approval prior to the issuance of any permits.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

COPIES RECEIVED FOR FILING
Date 4-28-08
By [signature]


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

4



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 28, 2008

David L. Piel, Sr.
Suzette L. Piel
7408 New Cut Road
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING

N/S New Cut Road, 1,000' W of Belair Road (US Rte. 1)
(7408 New Cut Road)
11th Election District - 3rd Council District
David L. Piel, Sr., et ux – Petitioners
Case No. 08-384-SPH

Dear Mr. and Mrs. Piel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Brian Dietz, Dietz Surveying Co., 8119 Oakleigh Road, Baltimore, MD 21234
People's Counsel; Office of Planning; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7408 NEW CUT Rd
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 1A04.3B.1.b.(1), 1A04.3B.2.b. (b)(2)

TO PERMIT AN ADDITION WITH A 30-FOOT SIDE YARD SETBACK AND AN OPEN PROJECTION WITH A 23-FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50-FOOT AND 37.5-FOOT, RESPECTIVELY.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DAVID L. PIEL SR.

Name - Type or Print

Signature

SUZETTE L. PIEL

Name - Type or Print

Signature

W-443-324-0099

7408 NEW CUT Rd

410-592-7317

Address

Telephone No.

KINGSVILLE

MD.

21087

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 08-384-SPH

Reviewed By DT./T.F. Date 2/21/08

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 4-28-08

By [Signature]

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
7408 New Cut Road
Baltimore County, Maryland
January 29, 2008

Beginning for the same at the centerline of New Cut Road at the distance of 1,260 feet west of the western right-of-way line of Wesley Woods Court (50 feet wide). Running thence leaving the centerline of New Cut Road;

1. North 16 degrees 40 minutes 21 seconds East 407.50 feet,
2. North 66 degrees 50 minutes 39 seconds West 109.00 feet,
3. South 16 degrees 37 minutes 21 seconds West 404.22 feet, to the centerline of New Cut Road, thence running with the center of New Cut Road,
4. South 65 degrees 06 minutes 39 seconds East 109.07 feet, to the place of beginning.

Containing 1.007 acres of land or 43,865 sq.ft. of land more or less.

Also known as 7408 New Cut Road and located in the 11th Election District, 3rd Councilmanic District of Baltimore County, MD.



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-384-SPH

7408 New Cut Road

N/side of New Cut Road, 1000 feet west of Belair Road

11th Election District - 3rd Councilmanic District

Legal Owner(s): David & Suzette Piel, Sr.

Special Hearing: to permit an addition with a 30-foot side yard setback and an open projection with a 23-foot side yard setback in lieu of the required 50 feet and 37.5 feet, respectively.

Hearing: Wednesday, April 23, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/688 April 8

169530

CERTIFICATE OF PUBLICATION

4/10/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 11144

Date: 2-21-08

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/22/2008 2/21/2008 12:11:33
 905 WALKIN RICH K001
 RECEIPT N 415282 2/21/2008 DEW
 Dept S 520 ZONING VERIFICATION
 511144
 Recpt Tot \$65.00
 1.00 OC \$65.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
701	000			650				65.00

Total: 65.00

Rec

From:

DAVID PIEL

For:

7408 NEW CUT RD.

PETITION FOR SPECIAL HEARING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-384-SPH

Petitioner/Developer _____

David & Suzette Piel

Date of Hearing/Closing 4/23/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

7408 New Cut Rd.

The sign(s) were posted on 4/8/08
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 08-384-SPH

Petitioner/Developer: _____

David & Suzette Piel

Date of Hearing/Closing: 4/23/08



7408 New Cut Rd.

Posting Date: 4/8/08

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

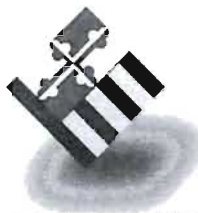
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-384-SPH
Petitioner: DAVID PIEL
Address or Location: 7408 NEW COT RD. KINGSVILLE, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID PIEL
Address: 7408 NEW COT Rd
KINGSVILLE, MD 21087
Telephone Number: 410-592-7317



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 10, 2008
TIMOTHY KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-384-SPH

7408 New Cut Road

N/side of New Cut Road, 1000 feet west of Belair Road

11th Election District – 3rd Councilmanic District

Legal Owners: David & Suzette Piel, Sr.

Special Hearing to permit an addition with a 30-foot side yard setback and an open projection with a 23-foot side yard setback in lieu of the required 50 feet and 37.5 feet, respectively.

Hearing: Wednesday, April 23, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David & Suzette Piel, 7408 New Cut Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 8, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 8, 2008 Issue - Jeffersonian

Please forward billing to:
David Piel
7408 New Cut Road
Kingsville, MD 21087

410-592-7317

NOTICE OF ZONING HEARING

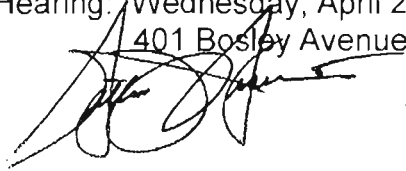
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-384-SPH

7408 New Cut Road
N/side of New Cut Road, 1000 feet west of Belair Road
11th Election District – 3rd Councilmanic District
Legal Owners: David & Suzette Piel, Sr.

Special Hearing to permit an addition with a 30-foot side yard setback and an open projection with a 23-foot side yard setback in lieu of the required 50 feet and 37.5 feet, respectively.

Hearing: Wednesday, April 23, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 16, 2008

David L. Piel, Sr.
Suzette L. Piel
7408 New Cut Road
Kingsville, MD 21087

Dear Mr. and Mrs. Piel:

RE: Case Number: 08-384-SPH, 7408 New Cut Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BW 4/23
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 18, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED
MAR 25 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-384- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has **no comments** to offer.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

Lynn Fisher

CM/LL

BW 4/23
9 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 25 2008
BY: _____

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JNL*
DATE: March 25, 2008
SUBJECT: Zoning Item # 08-384-SPH
Address 7408 New Cut Road

Zoning Advisory Committee Meeting of March 3, 2008

 X The Department of Environmental Protection and Resource Management has **no**
comments on the above-referenced zoning item.

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

 Development of the property must comply with the Regulations for the
Protection of Water Quality, Streams, Wetlands and Floodplains (Sections
33-3-101 through 33-3-120 of the Baltimore County Code).

 Development of this property must comply with the Forest
Conservation Regulations (Sections 33-6-101 through 33-6-122 of the
Baltimore County Code).

 Development of this property must comply with the Chesapeake Bay
Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and
other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Regina Esslinger

Date: March 17, 2008



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 4, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. B-384-SPH
7408 NEW CUT ROAD
PIEL PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. B-384-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For[^] Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: March 5, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2008
Item Nos. 08-377, 384, 387, 388,
389, 390, 391, 392, 393, 394, 395, 396,
397, and 398

The Bureau of Development Plans Review has reviewed the subject zoning items
and we have **no comments.**

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-03052008.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 3, 2008

Item Number: 377, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 395, 396, 397, 398, 399

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
7408 New Cut Road; N/S New Cut Road, * ZONING COMMISSIONER
1,000' W of Belair Road *
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Suzette & David Piel * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-384-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 11 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to David & Suzette Piel, 7408 New Cut Road, Kingsville, MD 21087, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 08-384-SM
DATE 4-23-08

[illegible]





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 **Account Number -** 1102065200

Owner Information

Owner Name:	PIEL DAVID L,SR PIEL SUZETTE L	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	7408 NEW CUT RD KINGSVILLE MD 21087-1131	Deed Reference:	1) /14525/ 550 2)

Location & Structure Information

Premises Address
 7408 NEW CUT RD

Legal Description

7408 NEW CUT RD NS
 1550FT NW OF BELAIR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
55	7	156						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	1,156 SF	1.00 AC	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	60,000	100,000		
Improvements:	82,380	123,930		
Total:	142,380	223,930	196,746	223,930
Preferential Land:	0	0	0	0

Transfer Information

Seller: DIEM DENNIS JAMES,SR	Date: 06/14/2000	Price: \$157,500
Type: NOT ARMS-LENGTH	Deed1: /14525/ 550	Deed2:
Seller: BRUFFEY CHARLES IVOR	Date: 11/20/1998	Price: \$110,000
Type: NOT ARMS-LENGTH	Deed1: /13312/ 471	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

A black and white map of a residential area. The map shows a grid of lots, some labeled with numbers (1, 2, 3, 6, 8, 9, 10, 3A, 1, 2, 1, 2) and others with letters (A, B, C). A prominent street is labeled 'HILL MANOR' and another 'CUT'. Several lots are labeled with 'P.' followed by a number: P. 92, P. 331, P. 256, P. 201, P. 156, P. 210, P. 368, and P. 97. A dashed line runs through the center of the map, and a solid line runs along the bottom. A small area is labeled 'A'.

Order the **TAX MAP** [click here...](#)

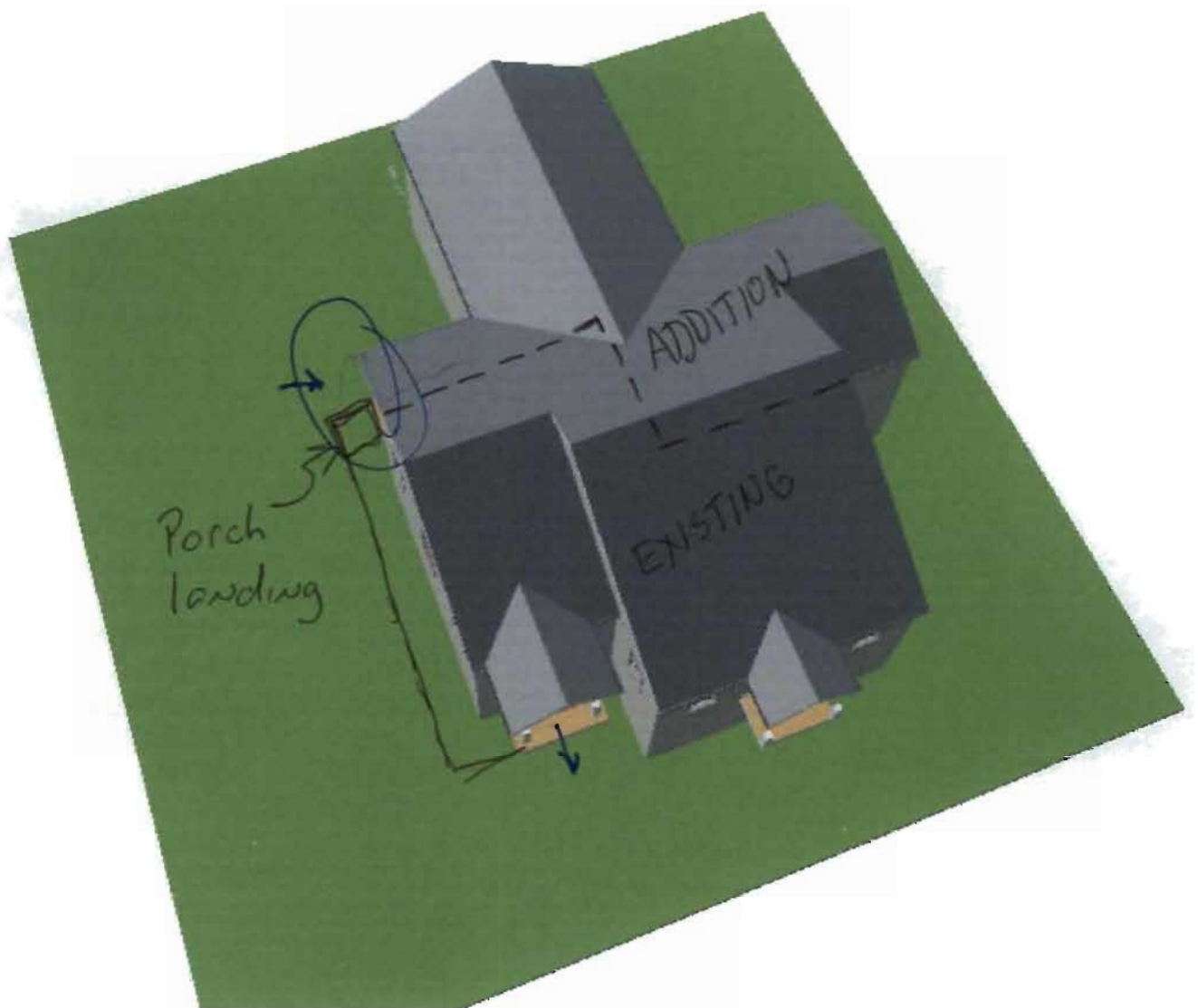
Case No.: 08-384-SPH 7408 New Cut Road

Exhibit Sheet

Petitioner/Developer

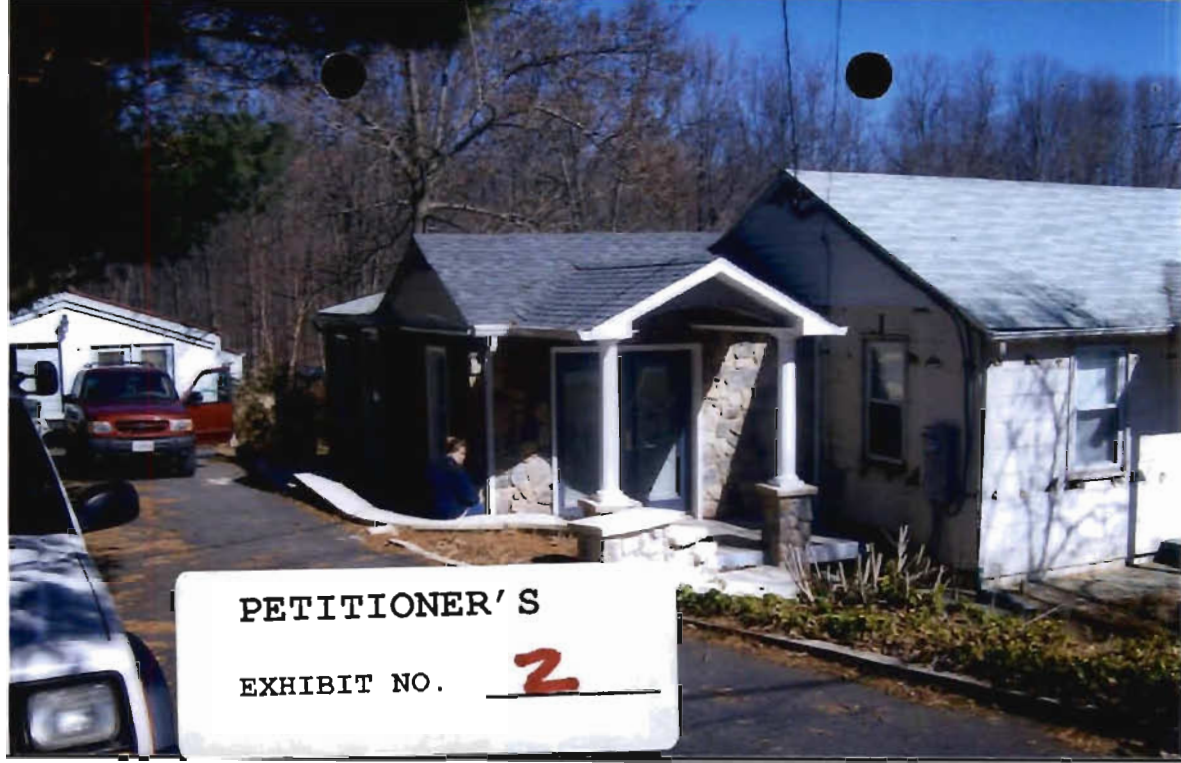
Protestant

No. 1	Site Plan	
No. 2	Photo's	
No. 3	TOP View OF (TOP SIDE) PROPOSED IMPROVEMENTS	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 3



PETITIONER'S

EXHIBIT NO. 2

FRONT + SIDE







PETITIONER' S

EXHIBIT NO. 2



FRONT



SIDE

PREPARED
ADDITION



BACK OF HOUSE

BACK



PROPOSED APT.



SIDE + BACK



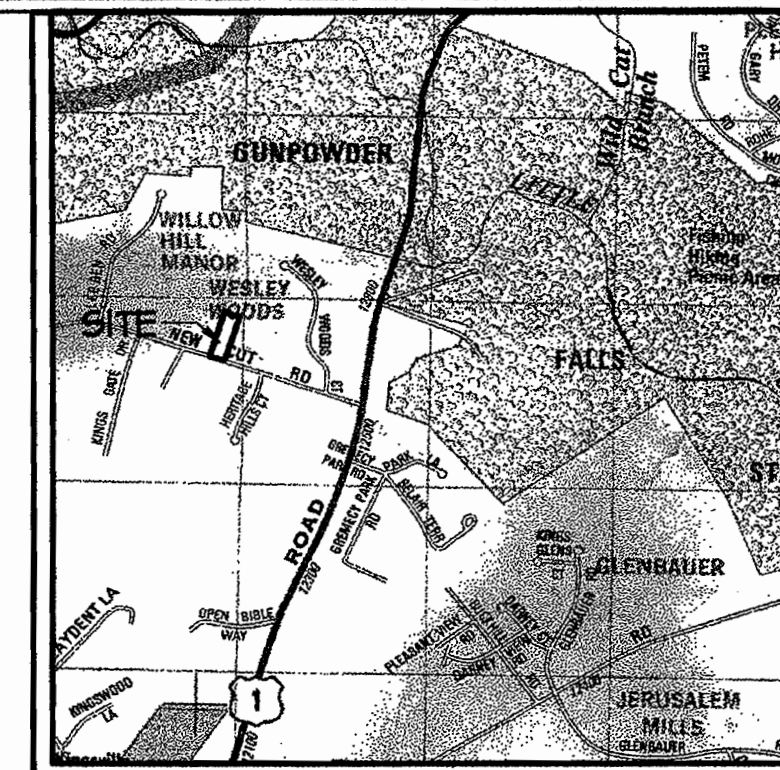
NEIGHBOR 7404



NEIGHBOR 7420



GARAGE

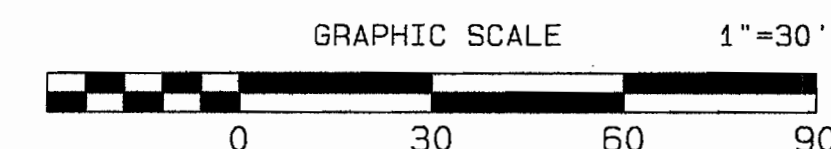


Vicinity Map

Scale: 1" = 2000'

Notes

1. Owner: David Piel
Suzette Piel
7408 Kingsville, MD. 21087
2. Zoned: RC 5
3. This site is not in the Chesapeake Bay Critical Area or the 100 year Flood plain.
4. There are no underground fuel tanks.
5. This is not a historic property/building.
6. This site is serviced by well and septic.
7. No prior Zoning Hearings.
8. Building height: 17' (existing and addition). (35' max, section 238C)



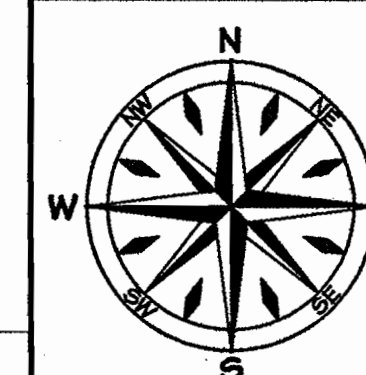
Plat to Accompany
a Petition for a
Zoning Variance

SPECIAL
HEARING

David L. Sr & Suzette L. Piel
Property

7408 New Cut Road
Baltimore County, Maryland

11th Election District 3rd Councilmanic District
Scale: 1"=30' Date: January 16, 2008



Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Plot Date: 1/29/2008

Job No. 07466

PETITIONER'S

EXHIBIT NO. 1

08-384-SPH

