

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Shady Creek Way, 175 feet S		
of the c/l of Orbitan Road	*	DEPUTY ZONING
11 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(9334 Shady Creek Way)		
	*	FOR BALTIMORE COUNTY
Eugene Einolf		
<i>Petitioner</i>	*	Case No. 2009-0306-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Eugene Einolf for property located at 9334 Shady Creek Way. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing detached accessory structure (shed) to be located on the side of a dwelling in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner's shed measures 12 feet x 24 feet in size. The structure is located 28½ inches from the dwelling and 2 feet behind the front of the dwelling. Said structure matches the architectural style of the existing dwelling. The most impacted adjacent property owner, Tim Hemelt, residing at 9336 Shadycreek Way, states the garage was erected in 2000 and from that time to the present, he has never had any objection to the structure.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 31, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

COPIES DESTROYED FOR FILE
6-22-09
m

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner. It would be an extreme hardship to require the Petitioner to remove a structure measuring 12 feet x 24 feet in size and which has been located on the property since 2000.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of June, 2009 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing detached accessory structure (shed) to be located on the side of a dwelling in lieu of the required rear is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

COPIES FORWARDED FOR FILING

6.22.09

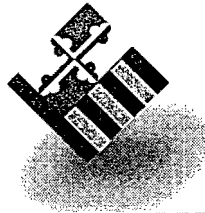
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILING

6-22-09



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 22, 2009

EUGENE EINOLF
9334 SHADY CREEK WAY
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2009-0306-A
Property: 9334 Shady Creek Way

Dear Mr. Einolf:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9334 SHADYCREEK WAY
which is presently zoned DR 5.5

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 Variance from Section(s) Section 400.1 - to permit an

existing detached accessory structure (shed) to be located on the side of a dwelling in lieu of the required rear

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

9334 SHADYCREEK WAY 410-258-8023

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

Address

Telephone No.

City

State

Zip Code

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6 day of June 2009 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0306-A

Reviewed By KID Date 5/22/09

REV 10/25/01

Estimated Posting Date 5/31/09

6-22-09

DM

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3222 TEXAS AVE
Address
Baltimore City MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

List Reason(s) the zoning regulations cannot be met on your property:

1. The 12' X 24' garage was placed 28.5" away from the dwelling at 9334 Shadycreek Way and two feet behind the front of the dwelling. This was done after asking the next door neighbor and neighbors across the street if they objected prior to placing the garage there.
2. This was done 9 years ago when purchased from a company that stated "Baltimore County does not require a permit because this garage is considered a shed and a shed is not a permanent fixture. No permit was needed."
3. Would be very difficult to move the garage at this point in time (after nine years of being in place).

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

EUGENE H. EINHOLF

Signature

Name - Type or Print

N/A

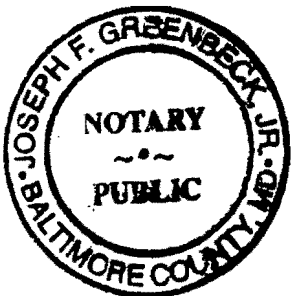
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EUGENE H. EINHOLF

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires July 21, 2011

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 3002 TEXAS AVE
City Baltimore State MD Zip Code 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

List Reason(s) the zoning regulations cannot be met on your property:

1. The 12' X 24' garage was placed 28.5" away from the dwelling at 9334 Shadycreek Way and two feet behind the front of the dwelling. This was done after asking the next door neighbor and neighbors across the street if they objected prior to placing the garage there.
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3. Would be very difficult to move the garage at this point in time (after nine years of being in place).

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

EUGENE H. ERNOLF

Name - Type or Print

Signature

N/A

Name - Type or Print

N/A

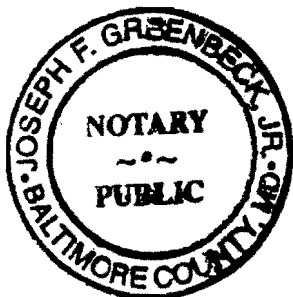
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EUGENE H. ERNOLF

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Notary Public

My Commission Expires July 21, 2011



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9334 SHADYCREEK WAY
which is presently zoned DR S.5

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 Variance from Section(s)

Section 400.1 - to permit an existing detached accessory structure (shed) to be located on the side of a dwelling in lieu of the required rear

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

9334 SHADYCREEK WAY 410-258-8023

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Company

City

Address

Telephone No.

State

City

State

Zip Code

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009-0306-A

Reviewed By RDD Date 5/22/09

REV 10/25/01

Estimated Posting Date 5/31/09

62209

m

ZONING DESCRIPTION FOR 9334 Shadycreek Way Baltimore, MD 21236

Beginning at a point on the West side of
Shadycreek Way which is 50 feet
wide at the distance of 175 feet south of the
centerline of the nearest improved intersecting street Oribitan Road
which is 50 feet wide. *Being Lot # 22
Section # 1 in the subdivision of Upton Village North
as recorded in Baltimore County Plat Book # 45 , Folio # 31
containing 5999 sf Also known as 9334 Shadycreek Way
and located in the 11th Election District, 6th Councilmanic District.

Item #0306

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

No. **39813**

Date: **5/22/09**

PAID RECEIPT

ADDRESS: 4000 TIME: 10:00
 5/22/2009 5/22/2009 15:10:00
 NO. 39813 MAIL: NEW REC
 RECEIPT # 39813 5/22/2009 OPEN
 Vpt 5 528 2009 VERIFICATION
 NO. 39813
 Recd Tot \$45.00
 \$45.00 CA \$45.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						665

Total: **665**

Rec
From:

For: **Ending handling - case # 2009-0306-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2009-0306-A

Petitioner/Developer: _____

Eugene H. Eino;f

Date of Hearing/closing June 15, 2009

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn; Kristin Matthews, _____

Ladies and Gentlemen:

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

9334 Shadycreek Way

The sign(s) were posted on _____ May 31, 2009
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

June 2 2009
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #2009-0306-A

TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE
(SHED) TO BE LOCATED ON THE SIDE OF A DWELLING IN
LIEU OF THE REQUIRED REAR.

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 6-15-09

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0306 -A

Address 9334 Shadycreek Way

Contact Person: David Duvall

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/22/09

Posting Date: 5/31/09

Closing Date: 6/15/09

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0306 -A

Address 9334 Shadycreek Way

Petitioner's Name E + J Einolf

Telephone 410 258 8023

Posting Date: 5/31/09

Closing Date: 6/15/09

Wording for Sign: To Permit an existing detached accessory structure (shed)
to be located on the side of a dwelling in lieu of the
required rear

WCR - Revised 7/7/08

**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/neighbor 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: 2009-0306-A

Petitioner: EUGENE H. EINOLF

Address or Location: 9334 SHADYCREEK WAY BALT, MD 21234

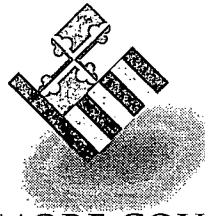
PLEASE FORWARD ADVERTISING BILL TO:

Name: EUGENE H. EINOLF

Address: 3222 TEXAS AVE.
BALTIMORE, MD 21234

Telephone Number: 410-258-8023

Revised 7/11/05 - SCJ



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

June 15, 2009

Eugene H. Einolf
9334 Shadycreek Way
Baltimore, MD 21234

Dear: Eugene H. Einolf

RE: Case Number 2009-0306-A, 9334 Shadycreek Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 2009. 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

RECEIVED

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

JUN 09 2009

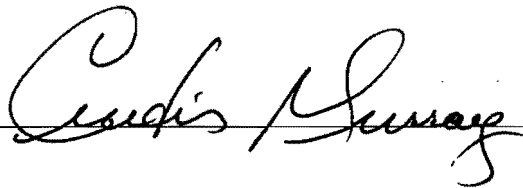
ZONING COMMISSIONER

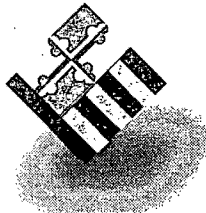
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-306- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





BALTIMORE COUNTY
MARYLAND

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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 1, 2009

Item Numbers 0302, 0303, 0304, 0305, 0306, 0308, 0309, 0310

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2009

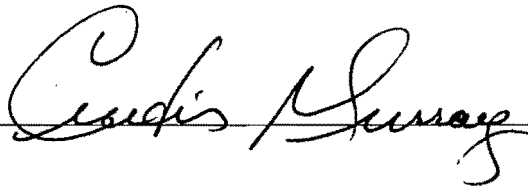
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-306- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Laurie Hay", is written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2009
Item Nos. 2009-302, 303, 304, 305,
306, 308, 309 and 310

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-06082009 -NO COMMENTS



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

State Highway
Administration

Beverley K. Swain-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 8, 2009

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

RE: Baltimore County
Item No. 2009-0306-A
9334 SHADY CREEK WAY
EINOLF PROPERTY
ADMIN. VARIANCE -

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. 2009-0306-A.

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

To Whom It May Concern:

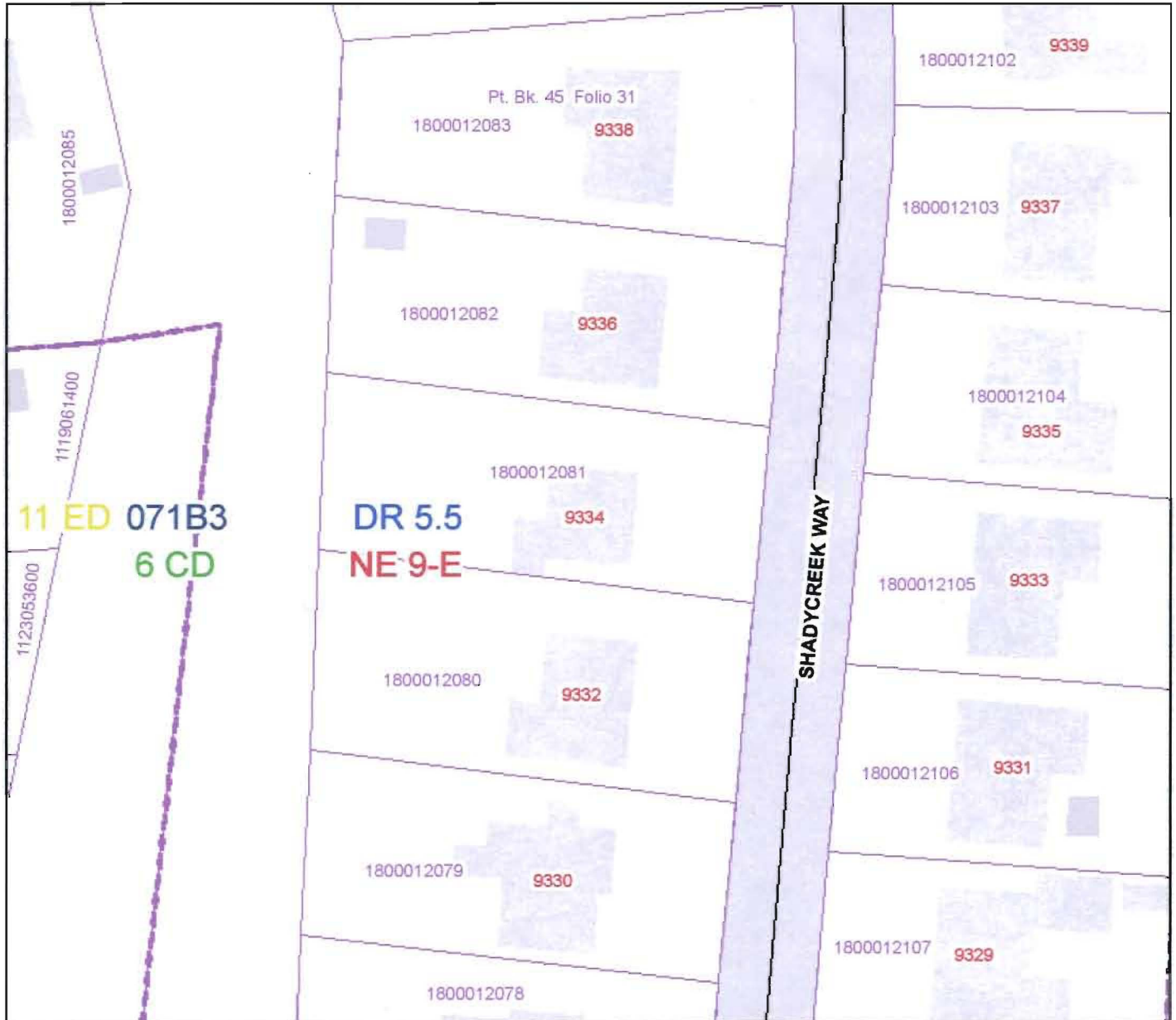
My name is Tim Hemelt and I reside at
9336 Shadycreek Way.

The garage located at 9334 Shadycreek Way was
erected in the year 2000. From that time and to the
present day I have never had any objection to its
presence or location. Also, I do not see any reason
for my opinion to change in the future.

Tim Hemelt, June 5, 2009

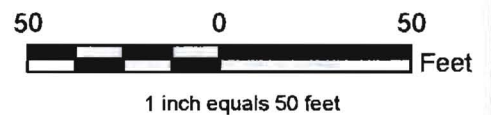
2009-0306-A
6/8/09

9334 Shady Creek Way



Publication Date: May 22, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



Item #0306

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9334 SHADYCREEK WAY

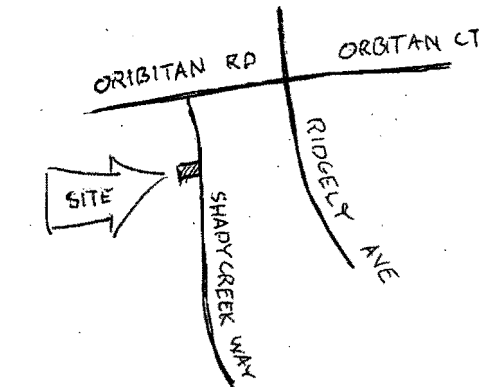
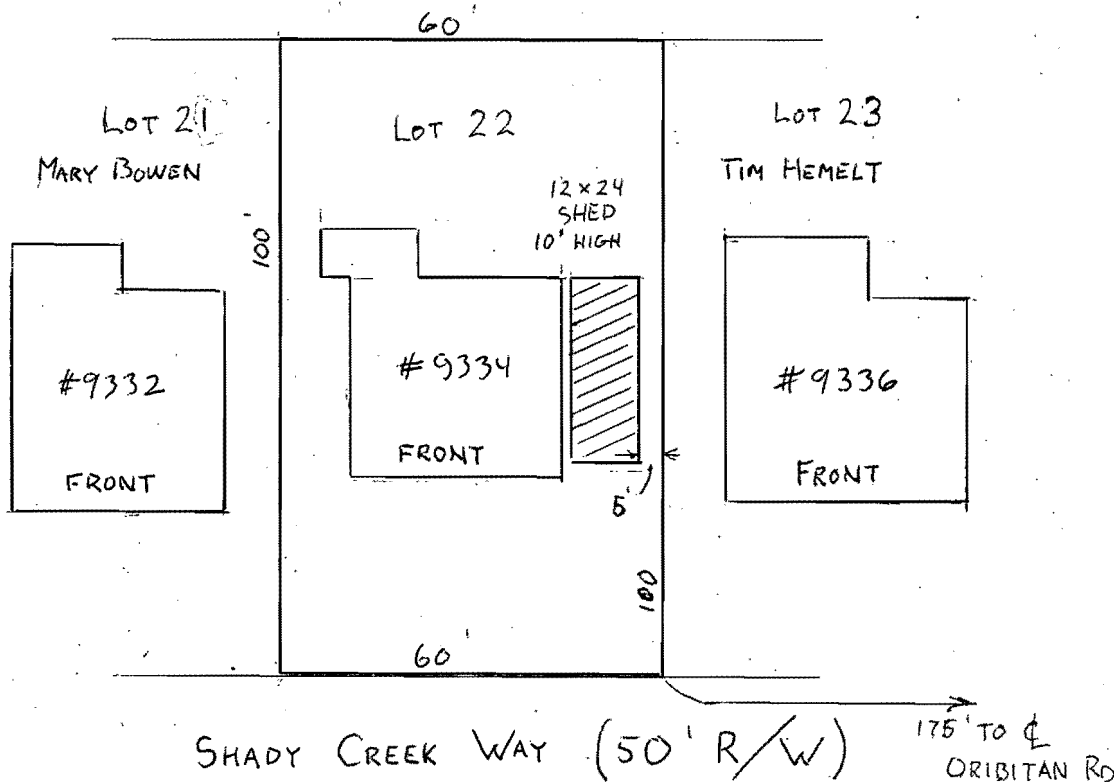
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME UPTON VILLAGE NORTH

TAX # 18 00 012 081

PLAT BOOK # 45 FOLIO # 31 LOT # 22 SECTION # 1

OWNER EUGENE + JANE EINOLF



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT 6TH

1" = 200' SCALE MAP # 07133

ZONING DR 5.5

LOT SIZE 5999
ACREAGE 0.137 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING ☐ YES ☒ NO

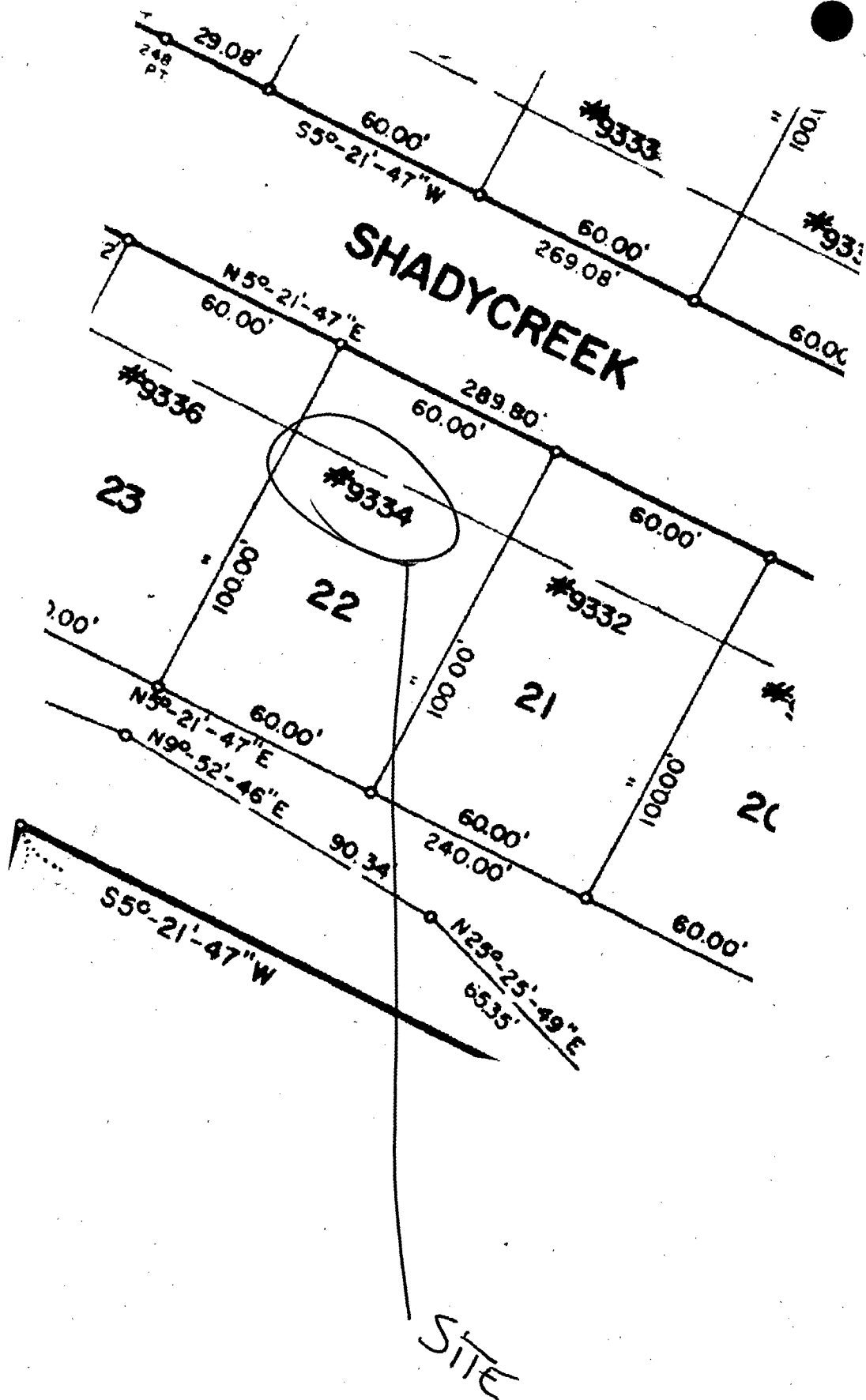


NORTH

PREPARED BY _____

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 2009 - 0306-A CASE # 2009 - 0306-A



Item #0306

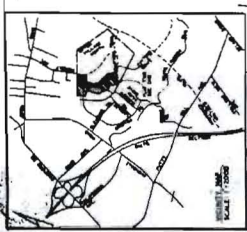
PLAT TWO SECTION ONE "UPTON VILLAGE NORTH" BALTO. CO. MD. APRIL 23, 1979

1/4TH ELEC DIST
SCALE 1"=50'

OWNED AND DEVELOPED BY
BALTO. CO. MD.
1500 E. BALTO. RD.
BALTO. MD. 21206

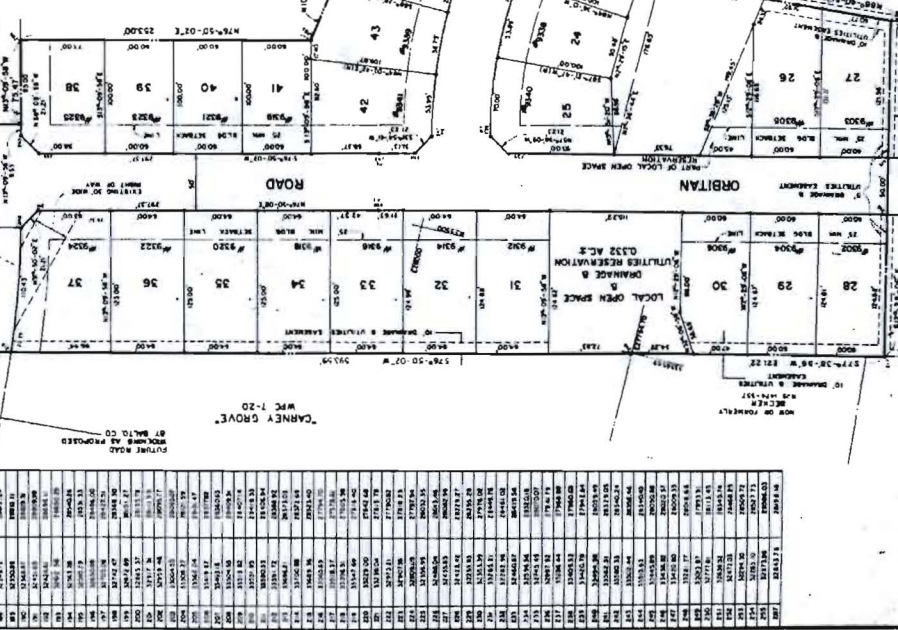
ENCL. JR. 45 FOLD 31
PLAT FOR RECORD
DATE OCT 9 1979
TIA

- NOTES**
1. THE COMMISSIONER HAS REVIEWED THE PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE PLAT ACT AND THE PLAT ACT REGULATIONS.
 2. THE PLAT IS SUBJECT TO THE PLAT ACT AND THE PLAT ACT REGULATIONS.
 3. THE PLAT IS SUBJECT TO THE PLAT ACT AND THE PLAT ACT REGULATIONS.
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 10. THE PLAT IS SUBJECT TO THE PLAT ACT AND THE PLAT ACT REGULATIONS.



COORDINATES

POINT	NORTHING	EASTING
1	5700.00	1000.00
2	5700.00	1000.00
3	5700.00	1000.00
4	5700.00	1000.00
5	5700.00	1000.00
6	5700.00	1000.00
7	5700.00	1000.00
8	5700.00	1000.00
9	5700.00	1000.00
10	5700.00	1000.00



CURVE DATA FOR ROAD ALIGNMENT

FROM TO	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
100	100.00	1.5708	100.00	90.00
101	100.00	1.5708	100.00	90.00
102	100.00	1.5708	100.00	90.00
103	100.00	1.5708	100.00	90.00
104	100.00	1.5708	100.00	90.00
105	100.00	1.5708	100.00	90.00
106	100.00	1.5708	100.00	90.00
107	100.00	1.5708	100.00	90.00
108	100.00	1.5708	100.00	90.00
109	100.00	1.5708	100.00	90.00
110	100.00	1.5708	100.00	90.00

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD
DATE 9-24-79
APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
DATE 9-24-79
APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE 9-24-79

LEO W. BAKER
REGISTERED LAND SURVEYOR
BALTIMORE, MD.

Item #030C

2009-0306-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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Account Identifier: District - 11 **Account Number -** 1800012081

Owner Information

Owner Name: EINOLF EUGENE H
 EINOLF JANE L
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3222 TEXAS AVE
 BALTIMORE MD 21234-4742
Deed Reference: 1) / 6759/ 593
 2)

Location & Structure Information

Premises Address 9334 SHADYCREEK WAY
 BALTIMORE 21234-3434
Legal Description 5999 SQ FT .1377 AC
 UPTON VILLAGE NORTH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
71	22	300			1		22	3	2	
									Plat Ref:	45/ 31

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	1,612 SF	5,999.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior FRAME

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	75,990	75,990		
Improvements:	155,990	146,550		
Total:	231,980	222,540	231,980	222,540
Preferential Land:	0	0	0	0

Transfer Information

Seller: S & S HOMES INC	Date: 08/02/1984	Price: \$83,775
Type: IMPROVED ARMS-LENGTH	Deed1: / 6759/ 593	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

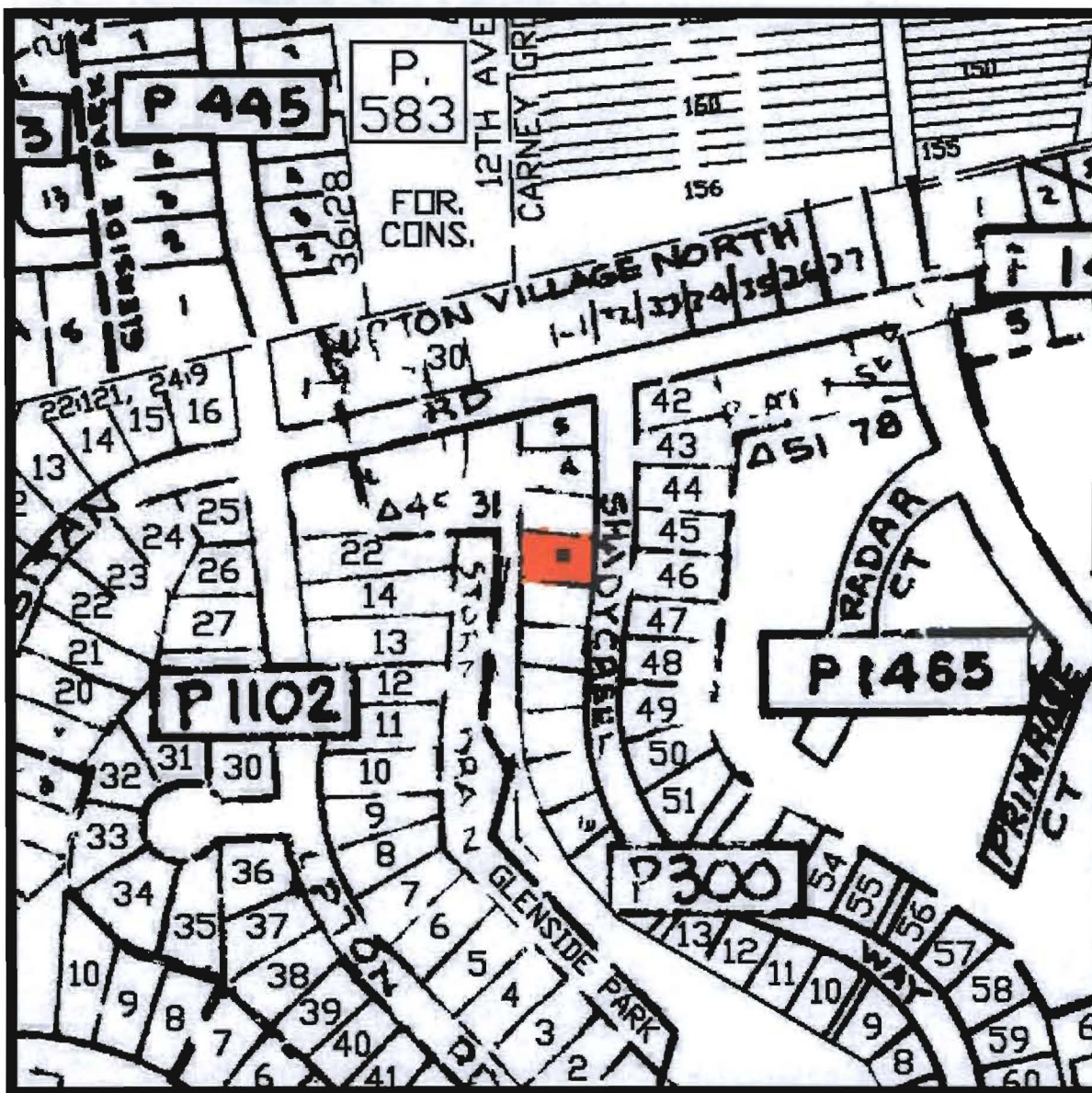
Special Tax Recapture:
 * NONE *



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BALTIMORE COUNTY
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District - 11 Account Number - 1800012081



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 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html

9334 SHADYCREEK WAY



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9334 SHADYCREEK WAY



9334 SHADYCREEK WAY



9334 SHADYCREAK WAY