

IN RE: PETITION FOR VARIANCE

W side of Right Elevator Drive, 260 feet
N and W of the c/l of Stabilizer Drive
15th Election District
7th Councilmanic District
(22 Right Elevator Drive)

Adam A. and Sharon L. Strine
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0349-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Adam and Sharon Strine. Petitioners are requesting Variance relief from Section 1B02.3.B (Section III.C.3 of the 1945 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (carport) with a side yard setback as close as 3 feet in lieu of the required 7 feet. The subject property and requested relief are more fully described on the site plan, which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner Adam Strine. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is rectangular in size, contains 5,280 square feet, and is zoned DR 5.5 and DR 10.5. The property is located on the west side of Right Elevator Drive and 260 feet north and west of the centerline of Stabilizer Drive in the Middle River area of Baltimore County. The property is improved with a 1-½ story single-family dwelling that is depicted in photographs that were received after the hearing and

ORDER RECEIVED FOR FILING

Date 10-26-10

By PJ

marked and accepted into evidence as Petitioners' Exhibits 4A through 4C.¹ The site contains several detached structures not shown on the site plan including two sheds, one of which is in the side yard, and an above ground swimming pool behind the side yard shed. According to tax records, the dwelling was constructed in 1942 and contains approximately 1,537 square feet. As indicated in the Affidavit that accompanied the Petition and in testimony at the hearing, Petitioners desire to have a carport to provide additional covered parking. The carport, which is already constructed, measures 12.7 feet wide x 23.2 feet deep and is supported by 4x4 wooden posts. The carport roof is slanted with a 4/12 or 4:12 pitch and asphalt shingles. The carport appears well built and is screened to some extent by a side yard wooden fence. It does still need some finishing work with fascia trim and gutters, but Petitioner indicated he was told to discontinue any work on the carport until the variance case was resolved.

In support of the requested variance relief, Mr. Strine indicated that his wife has an infirmity that makes it difficult for her to walk; she needs to park her vehicle close to the house and out of the elements. It also appears that, unlike some of the other homes in the neighborhood, Petitioner's home is placed such that it has a fairly close 9 foot setback on the north side, but a more substantial 16 foot setback on the south side, where the carport is currently located. As a result, there is more room on the south side and the carport fits in with the lot and the landscape. It is also a fairly benign structure that consists of only a slanted roof off the side of the home and five 4x4 wooden posts, with a completely open appearance. If permitted a

¹ During the hearing, Petitioner described the existing carport in detail and of course it was delineated on the site plan. Unfortunately, Petitioner did not bring photographs of the actual structure to the hearing, but offered to submit them via email following the hearing. The undersigned agreed to keep the record open for a day to give Petitioner that opportunity and indicated that photographs, if submitted, would be marked and accepted into evidence as Petitioners' Exhibit 4. There were three photographs that were submitted and marked as Petitioners' Exhibits 4A through 4C.

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Date 10-26-10 ²

By 

variance to keep the carport, Petitioner indicated he would finish the carport with trim and gutters and a downspout to direct water runoff toward Right Elevator Drive.

It should be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management.² A Code Inspections and Enforcement Correction Notice and Stop Work Order were issued to Petitioners on May 11, 2010 for failure to obtain building permits for a carport on the side of the house and for a 6 foot tall fence. Hence, Petitioner filed the instant variance request for setback relief.³

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 7, 2010 which indicates that the site contains several detached structures not shown on the site plan including 2 sheds, one of which is in the side yard, and an above ground swimming pool behind the side yard shed. The existing shed in the side yard may also require a variance. The existing carport for which this variance is requested is minimally visible, consisting of a roof and several supporting posts. The Planning Office recommends approval subject to a letter of acceptance from the neighbor at 24 Right Elevator Drive.

After considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The dwelling was constructed in 1942 long before the imposition of zoning on the property. The Victory Villa Section 2 subdivision plat, which was marked and accepted into evidence as Petitioners' Exhibit 3, shows that the lots

² Case No: CO-0077536

³ Petitioner also indicated that he will reduce the height of the fence to that which is permitted by the Regulations in order to comply with Code Enforcement, rather than requesting variance relief for a six foot height.

ORDER RECEIVED FOR FILING

Date 10-26-10

3

By RZ

are similar in size; however, some of the dwellings were constructed at unusual angles on the various properties.

I also find Petitioners would suffer practical difficulty and undue hardship if the variance was to be denied. Petitioners would be unable to park their vehicle in the carport and ensure safe entry and exit to the vehicle and the dwelling while avoiding inclement weather.

Further, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The most affected property owner at 24 Right Elevator Drive did not attend the hearing or express any concern about the carport; therefore, I will not require the Petitioners to obtain a letter of acceptance as suggested by the Office of Planning. Petitioner indicated he spoke with the neighboring property owner, who did express concern over potential water runoff from the carport roof onto his adjacent property. As such, I will condition the relief on Petitioner providing fascia board trim and gutters and downspouts in order to direct water runoff toward Right Elevator Drive.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 26th day of October, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance request from Section 1B02.3.B (Section III.C.3. of the 1945 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (carport) with a side yard setback as close as 3 feet in lieu of the required 7 feet, be is hereby GRANTED.

ORDER RECEIVED FOR FILING

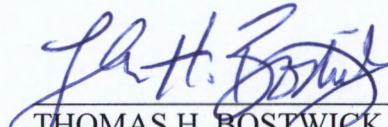
Date 10-26-10 4

By [Signature]

The relief granted and the findings made herein are subject to the following:

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners shall complete the carport in such a way that it is compatible with other similar structures in the neighborhood. This shall include "finishings" such as fascia board trim, gutters, and downspouts.
3. In order to ensure proper drainage, Petitioners shall fashion the downspouts and drainage tile so that water runoff from the carport roof is directed toward Right Elevator Drive, particularly not toward the adjacent owner's property at 24 Right Elevator Drive.

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

ORDER RECEIVED FOR FILING

Date 10-26-10

By  5



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 26, 2010

ADAM A. AND SHARON L. STRINE
22 RIGHT ELEVATOR DRIVE
BALTIMORE MD 21220

Re: Pétition for Variance
Case No. 2010-0349-A
Property: 22 Right Elevator Drive

Dear Mr. and Mrs. Strine:

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 "Tom H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Lewis Mayer, Baltimore County Code Enforcement Officer



TAX. ACCOUNT # 1511152050

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 22 RIGHT ELEVATOR DR
which is presently zoned DR 10.5 + DR 5.5
"A" Residential 1945

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)

1B02.3.B - BCZR (Section III.C.3 of the
1945 regs) - to permit an addition ^{carport} with a side yard setback as close as
3 feet in lieu of the required 7

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) DUE TO LIMITED STREET PARKING, ONE VEHICLE MUST BE PARKED
IN EXISTING DRIVEWAY. HOWEVER, THE IMMEDIATE NEIGHBOR TO THE SOUTH HAS
LANDSCAPING WHICH PROVIDES SHELTER FOR VARIOUS BIRDS. DUE TO THE FLIGHT PATH
OF THOSE BIRDS A PROTECTIVE COVERING IS REQUIRED TO PROTECT VEHICLES FROM
BIRD DROPPINGS. IT IS NOT PRACTICE TO COVER VEHICLE WITH TARPS.

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:

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

ORDER RECEIVED FOR FILING
10-26-10

Date

By

Case No. 2010-0349-A

REV 9/15/98

Legal Owner(s):

ADAM STRINE

Name - Type or Print

Signature

SHARON STRINE

Name - Type or Print

Signature

22 RIGHT ELEVATOR DR

Address

BALTIMORE

City

MD

State

410-961-0536

Telephone No.

21220

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

6/14/10

ZONING DESCRIPTION FOR 22 RIGHT ELEVATOR DRIVE

Beginning at a point on the west side of Right Elevator Drive which is 45 feet wide at the distance of 260 feet northwest of the centerline of the nearest improved intersecting street Stabilizer Drive which is 50 feet wide. Being Lot# 467 in the subdivision of Victory Villa as recorded in Baltimore County Plat Book # 22, Folio # 111 containing 5,280 square feet. Also known as 22 Right Elevator Drive and located in the 15th Election District, 7th Councilmanic District.

Item #0349

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: 2010-0349-A
Petitioner: ADAM STRINE
Address or Location: 22 RIGHT ELEVATOR DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADAM STRINE
Address: 22 RIGHT ELEVATOR DR.
BALTIMORE, MD 21220
Telephone Number: 410-961-7755

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

No. 55734

Date: 11/1/01

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
				Obj	Sub Obj			

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**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: # 2010-0349-A

22 Right Elevator Drive
W/side of Right Elevator Drive, 260 feet north and west of the centerline of Stabilizer Drive
15th Election District
7th Councilmanic District
Legal Owner(s): Adam & Sharon Strine

Variance: to permit an addition with a side yard setback as close as 3 feet in lieu of the required 7 feet.

Hearing: Wednesday, October 6, 2010 at 9:00 a.m.
In Room 104, Jefferson Building, 105 West Chesapeake 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 9/750 Sept. 21 255101

CERTIFICATE OF PUBLICATION

9/23, 2010

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 9/21, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

**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: #2010-0349-A

22 Right Elevator Drive;
W/side of Right Elevator
Drive, 260 feet north and
west of the centerline of
Stabilizer Drive
15th Election District
7th Councilmanic District
Legal Owner(s): Adam &
Sharon Strine

Variance: to permit an addition with a side yard setback as close as 3 feet in lieu of the required 7 feet.

Hearing: Monday, August 16, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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.

7/1224 July 29 248907

CERTIFICATE OF PUBLICATION

7/29/, 2010

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 7/29/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2010-0349-A

RE: Case No.: _____

Petitioner/Developer: _____
Adam & Sharon Strine

_____ October 6, 2010
Date of Hearing/Closing: _____

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: _____

22 Right Elevator Drive

_____ September 21 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black September 22 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2010-0349-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104, JEFFERSON BUILDING 21204
105 WEST CHESAPEAKE AVENUE, TOWSON

PLACE:

DATE AND TIME WEDNESDAY, OCTOBER 6, 2010 at 9:00 ^{A.M.}

REQUEST VARIANCE TO PERMIT AN ADDITION WITH A SIDE YARD
SETBACK AS CLOSE AS 3 FEET IN LIEU OF THE REQUIRED 7 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 1, 2010

NEW 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: 2010-0349-A

22 Right Elevator Drive

W/side of Right Elevator Drive, 260 feet north and west of the centerline of Stabilizer Drive

15th Election District – 7th Councilmanic District

Legal Owners: Adam & Sharon Strine

Variance to permit an addition with a side yard setback as close as 3 feet in lieu of the required 7 feet.

Hearing: Wednesday, October 6, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Strine, 22 Right Elevator Drive, Baltimore 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 21, 2010**
- (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, September 21, 2010 Issue - Jeffersonian

Please forward billing to:
Adam Strine
22 Right Elevator Drive
Baltimore, MD 21220

410-961-7755

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: 2010-0349-A

22 Right Elevator Drive

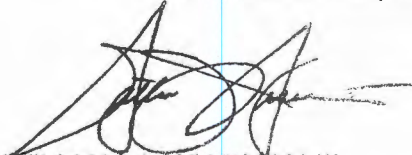
W/side of Right Elevator Drive, 260 feet north and west of the centerline of Stabilizer Drive

15th Election District – 7th Councilmanic District

Legal Owners: Adam & Sharon Strine

Variance to permit an addition with a side yard setback as close as 3 feet in lieu of the required 7 feet.

Hearing: Wednesday, October 6, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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.

MEMORANDUM

DATE: March 24, 2010
TO: To The File
FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
SUBJECT: Case No. 2010-0349-A
Legal Owner: Adam and Sharon Strine
Property Address: 22 Right Elevator Drive

The above-referenced case was scheduled for a hearing on Monday, August 16, 2010 at 11:00 AM. A review of the case file and a telephone conversation with the Petitioner, Mr. Strine, on Friday, August 13, 2010 confirmed that the required posting for the hearing was not done.

I did not open the hearing or take any testimony. The Petitioners are to contact Kristen Lewis to have the matter rescheduled in the normal course. This matter can be assigned to either Bill Wiseman or myself once the public hearing is rescheduled. The property shall be posted and re-advertised at the Petitioners' expense.

The case file is being returned to the Department of Permits and Development Management.

Attachment

c: Kristen Lewis, Baltimore County Zoning Review Office

From: Patricia Zook
To: Lewis, Kristen
Date: 8/16/2010 12:14 PM
Subject: Case No. 2010-0349-A not posted - hearing to be rescheduled
Attachments: 10-0349-A NOT POSTED; FILE RETURNED.doc

Kristen -

Please see Tom's memo regarding this case.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Thomas Bostwick - Case 2010-0349-A on Monday

From: Patricia Zook
To: Bostwick, Thomas
Date: 8/13/2010 3:48 PM
Subject: Case 2010-0349-A on Monday
CC: Wiley, Debra

Hello Tom -

Adam Strine, Petitioner, just called and confirmed that the required posting was not done. He got the posting/advertising dates mixed up. Since the case was advertised, I told him that you will go to the hearing room to see if anyone shows up. I told him that I'll prepare a memo to the file explaining what happened and that the ZRO office will contact me with a new hearing date and posting date.

him
CB

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 29, 2010 Issue - Jeffersonian

Please forward billing to:
Adam Strine
22 Right Elevator Drive
Baltimore, MD 21220

410-961-7755

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: 2010-0349-A

22 Right Elevator Drive

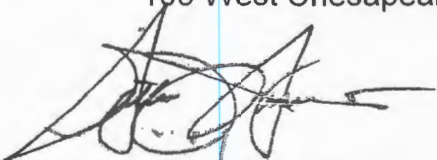
W/side of Right Elevator Drive, 260 feet north and west of the centerline of Stabilizer Drive

15th Election District – 7th Councilmanic District

Legal Owners: Adam & Sharon Strine

Variance to permit an addition with a side yard setback as close as 3 feet in lieu of the required 7 feet.

Hearing: Monday, August 16, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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

July 6, 2010

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: 2010-0349-A

22 Right Elevator Drive

W/side of Right Elevator Drive, 260 feet north and west of the centerline of Stabilizer Drive

15th Election District – 7th Councilmanic District

Legal Owners: Adam & Sharon Strine

Variance to permit an addition with a side yard setback as close as 3 feet in lieu of the required 7 feet.

Hearing: Monday, August 16, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Strine, 22 Right Elevator Drive, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 31, 2010.**
- (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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 13, 2010

Adam & Sharon Strine
22 Right Elevator Dr.
Baltimore, MD 21220

Dear: Adam & Sharon Strine

RE: Case Number 2010-0349-A, 22 Right Elevator Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 11, 2010. 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 21, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: June 21, 2010

Item No.: **Administrative Variance:** 2010-0331A, 2010-0345A - 0353A, 2010-0355A. ³⁴⁹

Special Hearing Variance: 2010-0354-SPHA

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BS 8/16 11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 7, 2010

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

SUBJECT: 22 Right Elevator Drive

RECEIVED

INFORMATION:

Item Number: 10-349

JUL 12 2010

Petitioner: Adam Strine

ZONING COMMISSIONER

Zoning: DR 10.5 and DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The site contains several detached structures not shown on the site plan including 2 sheds, one of which is in the side yard, and an above ground pool behind the side yard shed. The existing shed in the side yard may also require a variance.

The existing carport for which this variance is requested is minimally visible, consisting of a roof and several supporting posts. The Office of Planning recommends approval subject to a letter of acceptance from the neighbor at #24 Right Elevator Drive.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:

Curtis M. Smith

Division Chief:

AFK/LL: CM

John Alexander

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2010

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 5, 2010
Item Nos. 2010- 331, 345, 346, 347,
348, 349, 350, 351, 352, 353, 354,
and 355

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07052010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: July 13, 2010

SUBJECT: Zoning Item # 10-349-A
Address 22 Right Elevator Drive
(Strine Property)

Zoning Advisory Committee Meeting of June 21, 2010

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

Reviewer: JWL Date: 7/13/10



State Highway
Administration

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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-24-2010

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

RE: Baltimore County
Item No. 2010-0349-A
22 RIGHT ELEVATOR DRIVE
SHARON PROPERTY
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. 2010-0349-A.

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

Very truly yours,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE
22 Right Elevator Drive; W/S Right Elevator *
Drive, 260' N & W of Stabilizer Drive * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Adam & Sharon Strine * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-349-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

JUN 23 2010

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 23rd day of June, 2010, a copy of the foregoing Entry of Appearance was mailed to Adam & Sharon Strine, 22 Right Elevator Drive, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Patricia Zook
To: Mayer, Lewis
Date: 10/26/2010 3:27 PM
Subject: Case No. 2010-0349-A - located at 22 Right Elevator Drive
Attachments: 10-0349-A.doc

Good afternoon -

Please find attached our decision in the above-referenced matter. You will also receive a 'hard copy' of the Order and cover letter.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>6-23-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>7-13-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>6-21-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>7-7-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>1 condition</u>
<u>6-24-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>CO-0077536</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-29-10 & 9-21-10</u>	
SIGN POSTING	Date: <u>7 9-21-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: violation for carport & 6' fence under
construction without permits; variance request
for addition (carport) only

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2010-0349-16

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: July 6, 2010

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2010-0349A
Legal Owner/Petitioner: Strine, Adam & Sharon
Contract Purchaser: N/A
Property Address: 22 Right Elevator Dr.
Location Description: W/side Right Elevator Dr., 260' N. & W. of
Centerline of Stabilzer Dr.

VIOLATION INFORMATION: Case No. Co0077536
Defendants: Strine, Adam & Sharon

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Lew Mayer	Bldg. Inspections M.S. 1009

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/kh
C: Code Enforcement Officer



Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 7/1/2010 to 7/1/2010

PE Range: BI01 to BI06

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0077536		Lewis Mayer	05/29/2010		Glenn Berry	05/10/2010	Open - Normal		37E5

Complaint Description: INSTALLED 6FT FENCE & CARPORT. NO PERMITS

Facility:	Owner :	Complainant:
FA0166661 PDM 1511152050 22 RIGHT ELEVATOR DR MIDDLE RIVER, MD, 21220	STRINE ADAM L STRINE SHARON A 22 RIGHT ELEVATOR DR BALTIMORE MD 21220	LLOYD FALLER HOME: 4439926566

Daily Activity Details

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0063433	Karen Hopkins	06/01/2010	REINSPECTION	FACT FINDING	MONITOR

Inspector Notes: 05/28/10 OWNER HAS DATE OF VARIANCE APPLICATION OF 06/08/10. P/U 06/09/10. L.MAYER/KH.**Violation Details**

Violation Record ID:	Comply By:	Complied On:	Status:
IV0034690	06/09/2010		NOT IN COMPLIANCE
Program Category/Section Source:	Violation Description		
Building Inspection/IBC	IBC Violation		
Correction Text:			
Violation Text:			
Violation Comment:			

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0065275	Karen Hopkins	06/10/2010	REINSPECTION	NOT IN COMPLIANCE	MONITOR

Inspector Notes: 06/10/10 OWNERS APPLICATION DATE MOVED TO 06/11/10. P/U 06/16/10. L.MAYER/KH..**Violation Details**

Violation Record ID:	Comply By:	Complied On:	Status:
IV0035683	06/16/2010		NOT IN COMPLIANCE
Program Category/Section Source:	Violation Description		
Building Inspection/IBC	IBC Violation		
Correction Text:			
Violation Text:			
Violation Comment:			

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0066308	Karen Hopkins	06/17/2010	REINSPECTION	FACT FINDING	MONITOR

Inspector Notes: 06/17/10 VARIANCE APPL. ACCEPTED. P/U 07/01/10 FOR HEARING DATE. L.MAYER/KH.**Violation Details**

Violation Record ID:	Comply By:	Complied On:	Status:
IV0036184	07/01/2010		NOT IN COMPLIANCE
Program Category/Section Source:	Violation Description		
Building Inspection/IBC	IBC Violation		
Correction Text:			
Violation Text:			
Violation Comment:			

Comment Details



Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 7/1/2010 to 7/1/2010

PE Range: BI01 to BI06

Type	Date	Comments
BUILDING INSPECTIONS	05/12/2010	05/11/10 INSPECTION May 12, 2010 02:45 PM - KHOPKINS VISITED SITE. OBSERVED NEW 6' FENCE & NEW CARPORT UNDER CONSTR. NO PERMITS WERE ON FILE. ISSUED SWO TO OBTAIN PERMITS & INSP. FOR BOTH. SPOKE W/OWNER & DELIVERED SWO IN PERSON. P/U 05/29/10. L.MAYER/KH.

Lien Information - None

Mileage:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS: 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection:

410-887-3620

Electrical Inspection:

410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. C077536	Property No. 151152050	Zoning PA166661
------------------------------	---------------------------	--------------------

Name(s):

ADAM L. STEINE
SHARON A. STRINE

410-961-7755

Address:

22 RIGHT ELEVATOR DR. BALT, MD 21220

Violation
Location:

22 RIGHT ELEVATOR DR. 115 219

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCC 35-2-203. IRC 105.1-109.1

FAILURE TO OBTAIN BUILDING PERMITS
FOR CARPORT ON SIDE OF HOUSE AND
FOR 6 FT FENCE.

- OBTAIN BUILDING PERMITS FOR CARPORT
AND FOR ANY FENCE OVER 48" HIGH
- OBTAIN ALL REQUIRED INSPECTIONS

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 5/29/10	DATE ISSUED: 5/11/10
--------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name Lew Mayer

INSPECTOR: Lew Mayer

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

6/16 6/17 6/18 6/19 6/20 6/21 ON OR BEFORE: 5/29/10	DATE ISSUED: 5/11/10
INSPECTOR: Lewis Mayer / Lew Mayer	



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS: 7:30 am - 3:30 pm

Building Inspection: 10-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

15

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. C077536	Property No. 151152050	Zoning FA166661
------------------------------	---------------------------	--------------------

Name(s): ADAM L. STRINE
SHARON A. STRINE

Address: 22 RIGHT ELEVATOR DR BALT, MD 21220

Violation Location: 22 RIGHT ELEVATOR DR

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCC 35-2-203. IRC 105.1-109.1

FAILURE TO OBTAIN BUILDING PERMITS
FOR CARPORT ON SIDE OF HOUSE AND
FOR 6 FT FENCE.

- OBTAIN BUILDING PERMITS FOR CARPORT
AND FOR ANY FENCE OVER 4' HIGH
- OBTAIN ALL REQUIRED INSPECTIONS

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 5/29/10	DATE ISSUED: 5/11/10
-----------------------	----------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: LEW MAYER

INSPECTOR: Lew Mayer

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 5/29/10	DATE ISSUED: 5/11/10
-----------------------	----------------------

INSPECTOR: LEWIS MAYER / Lew Mayer

Item #0349

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1)
BALTIMORE COUNTY

2010-0349-A

Account Identifier:

District - 15 Account Number - 1511152050

Owner Information

Owner Name: STRINE ADAM L **Use:** RESIDENTIAL
STRINE SHARON A **Principal Residence:** YES
Mailing Address: 22 RIGHT ELEVATOR DR **Deed Reference:** 1)/18871/ 169
BALTIMORE MD 21220-4538 2)

Location & Structure Information

Premises Address
22 RIGHT ELEVATOR DR

Legal Description
22 RIGHT ELEVATOR DR
VICTORY VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
90	9	581			2		467	3

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Ct
1942	1,537 SF	5,280.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	37,280	53,280		
Improvements:	136,380	127,120		
Total:	173,660	180,400	178,152	180,400
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
IRELAND TIMOTHY EDWARD	09/29/2003	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/18871/ 169	
Seller:	Date:	Price:
WELLS FARGO BANK	07/17/2002	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/16622/ 60	
Seller:	Date:	Price:
KELLEY JANICE R	01/31/2002	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/16045/ 92	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S

EXHIBIT NO.

3

BE	DE	Δ	L	T
N	15°	30'	23.81	15'
S	15°	30'	23.81	15'

PLAT A



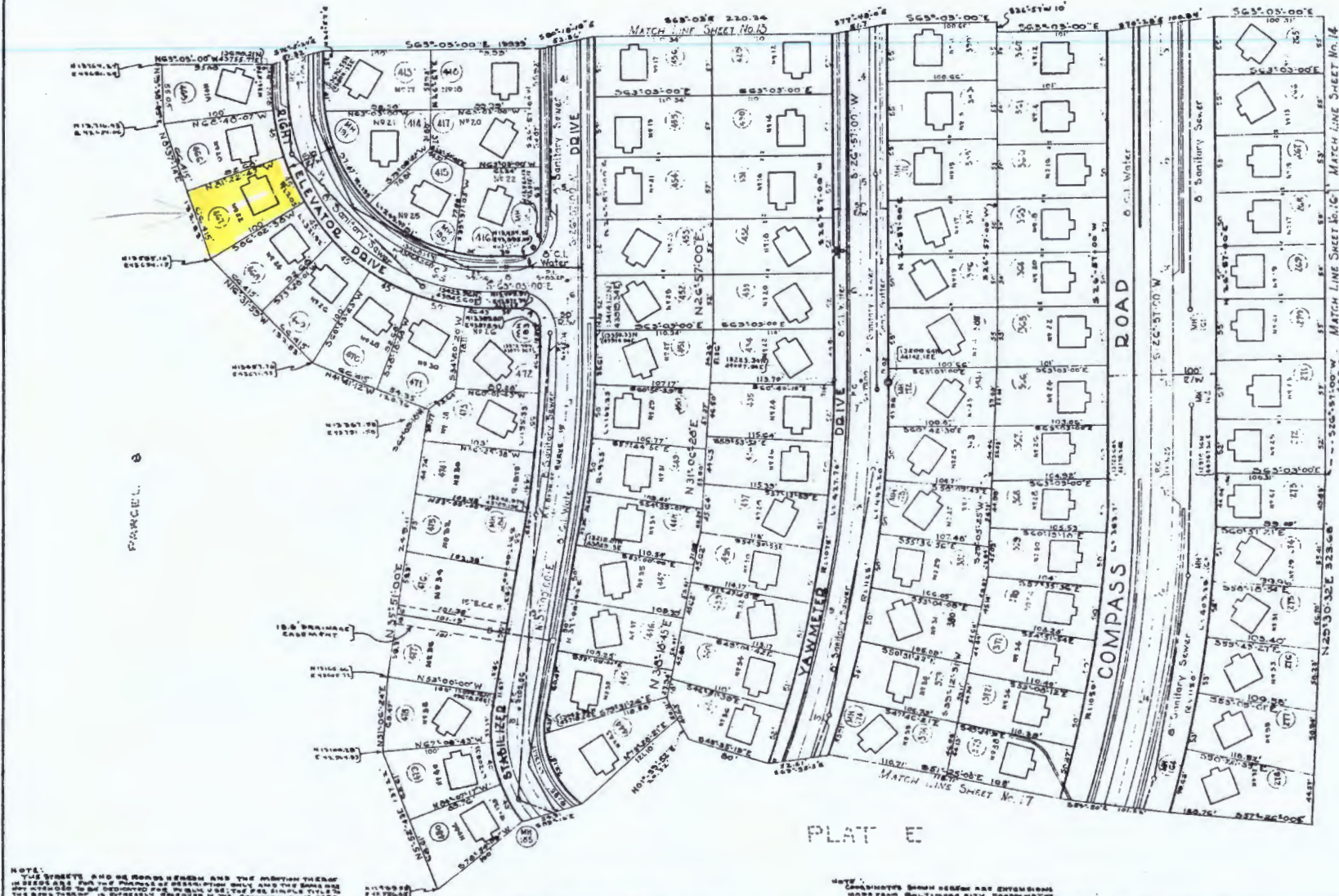
PLAT B

PLAT C

WT 22 FOTO 111

THIS PHOTO TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR GIFT.

PLAT E



NOTE: THE STREETS AND ROADS HEREON ARE EXTENSIONS OF EXISTING STREETS AND ROADS AND ARE NOT TO BE CONSIDERED AS NEW STREETS OR ROADS. THE STREETS AND ROADS HEREON ARE EXTENSIONS OF EXISTING STREETS AND ROADS AND ARE NOT TO BE CONSIDERED AS NEW STREETS OR ROADS. THE STREETS AND ROADS HEREON ARE EXTENSIONS OF EXISTING STREETS AND ROADS AND ARE NOT TO BE CONSIDERED AS NEW STREETS OR ROADS.

NOTE: THE STREETS AND ROADS HEREON ARE EXTENSIONS OF EXISTING STREETS AND ROADS AND ARE NOT TO BE CONSIDERED AS NEW STREETS OR ROADS. THE STREETS AND ROADS HEREON ARE EXTENSIONS OF EXISTING STREETS AND ROADS AND ARE NOT TO BE CONSIDERED AS NEW STREETS OR ROADS.

BALTIMORE COUNTY PLANNING BOARD APPROVED BY: <i>[Signature]</i>	BALTIMORE COUNTY HEALTH DEPARTMENT APPROVED BY: <i>[Signature]</i>	ALIGNMENT & LOCATION OF STREETS APPROVED BY: <i>[Signature]</i>	ENGINEER & SURVEYOR WILLIAM F. NEALE & ASSOCIATES CIVIL ENGINEERS BALTIMORE, MD.	DRAWING NO. 10 3 20 SCALE 1"=50' ALTERATIONS & ADDITIONS BY: <i>[Signature]</i> & JOHN D. DELANEY DEC. 1991
--	---	--	---	---

VICTORY VILLA - SECTION 2-PLAT C
LOT SUBDIVISION PLAT, ROADS & UTILITIES
BALTIMORE COUNTY, MARYLAND

WILLIAM F. NEALE & ASSOCIATES
CIVIL ENGINEERS
BALTIMORE, MD.

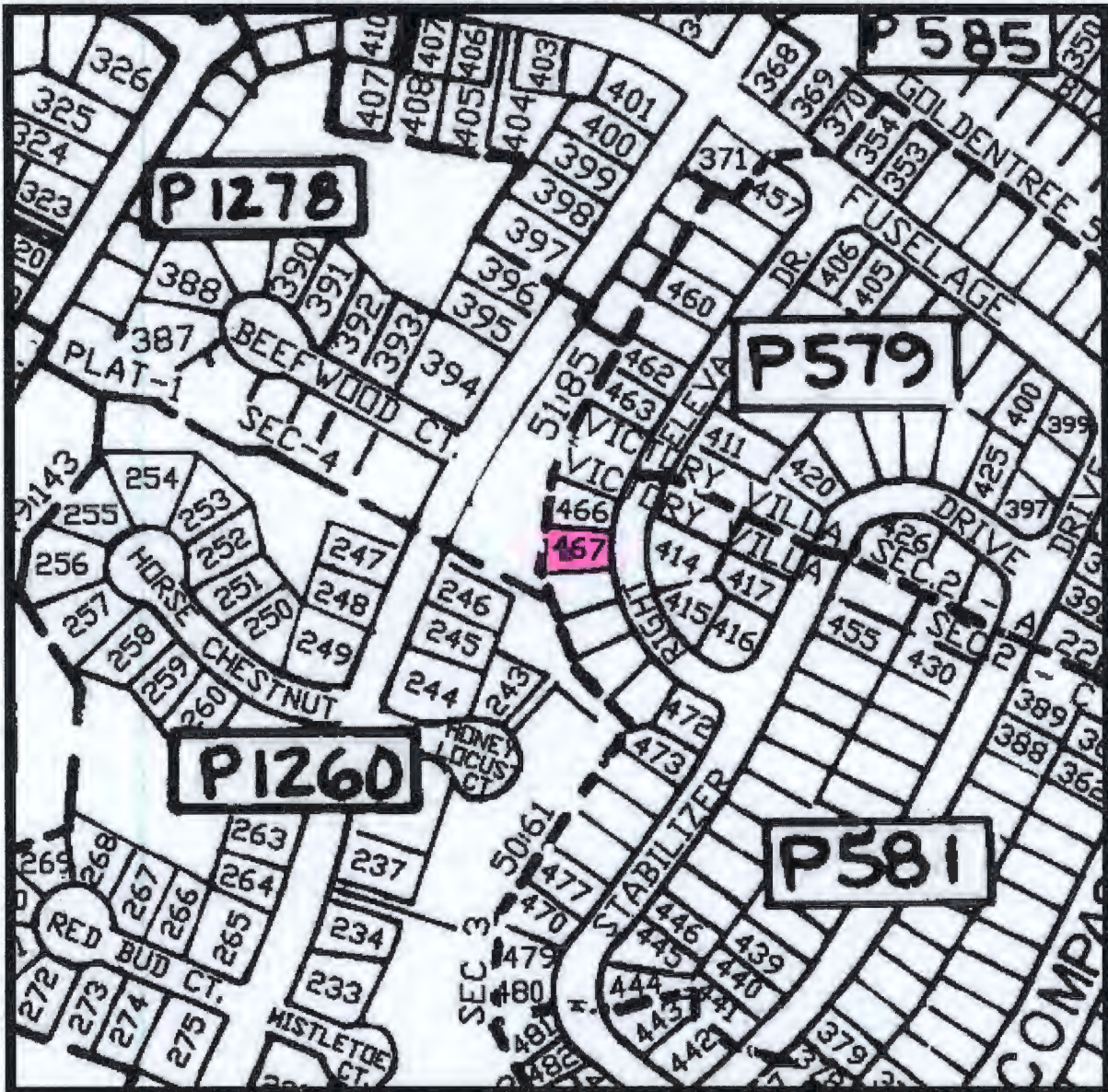
Item #0349



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 15 Account Number - 1511152050



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



CASE NAME _____
CASE NUMBER 2010-0349-A
DATE 10-6-10

[illegible]



Note from MapQuest: Your web browser is not supported. Some of the features on the new MapQuest will not work on Internet Explorer 6. We encourage you to upgrade now. [Learn More »](#)

Upgrade Now: [Get Internet Explorer](#)

[Get Firefox](#)

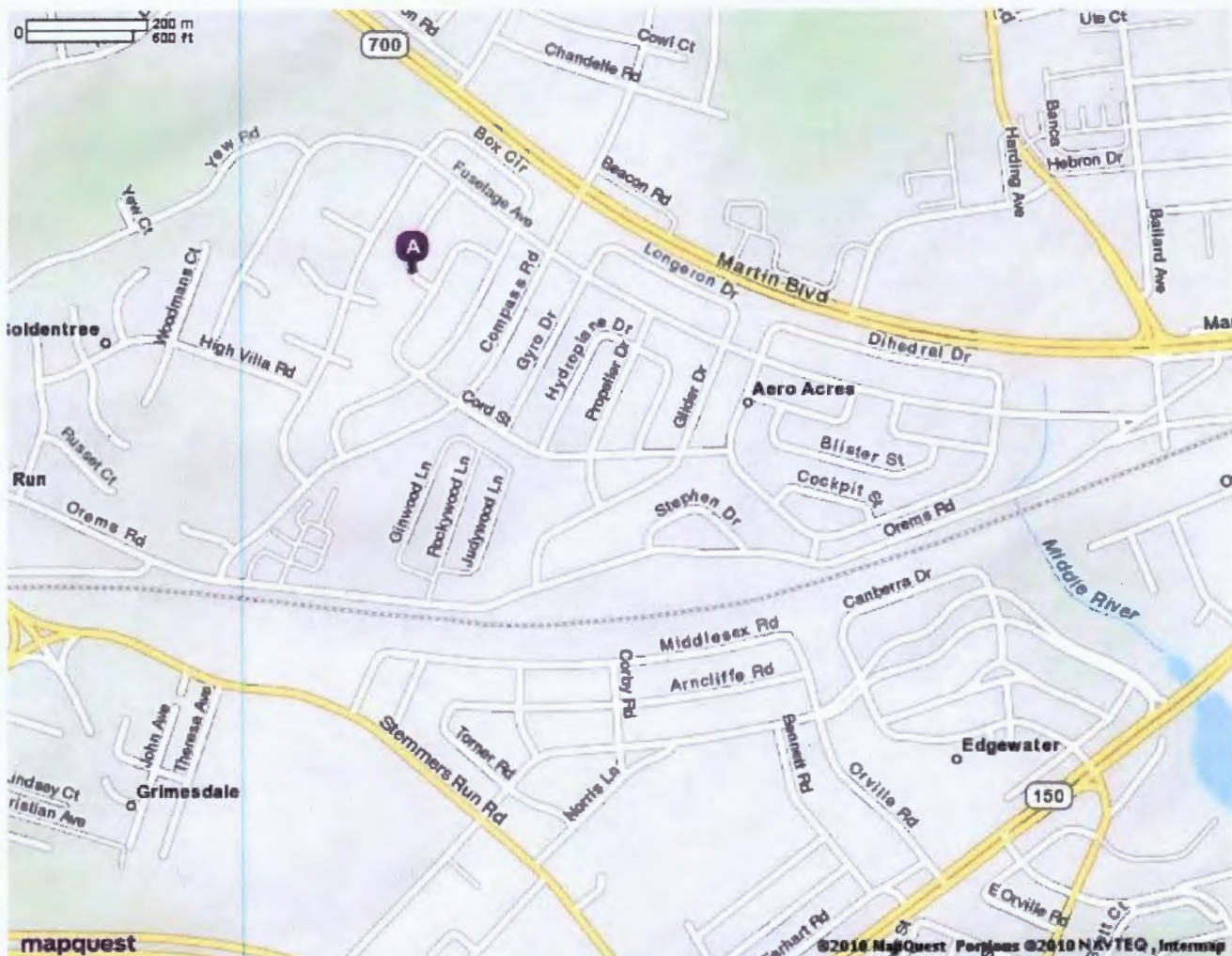
MAPQUEST.

Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.



22 Right Elevator Dr

Middle River, MD 21220-4538



Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest.

Case No.: 2010-0349-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2 A+B	A- aerial photograph B- zoning map	
No. 3	subdivision plat	
No. 4 A-C	photos of carport	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 2A



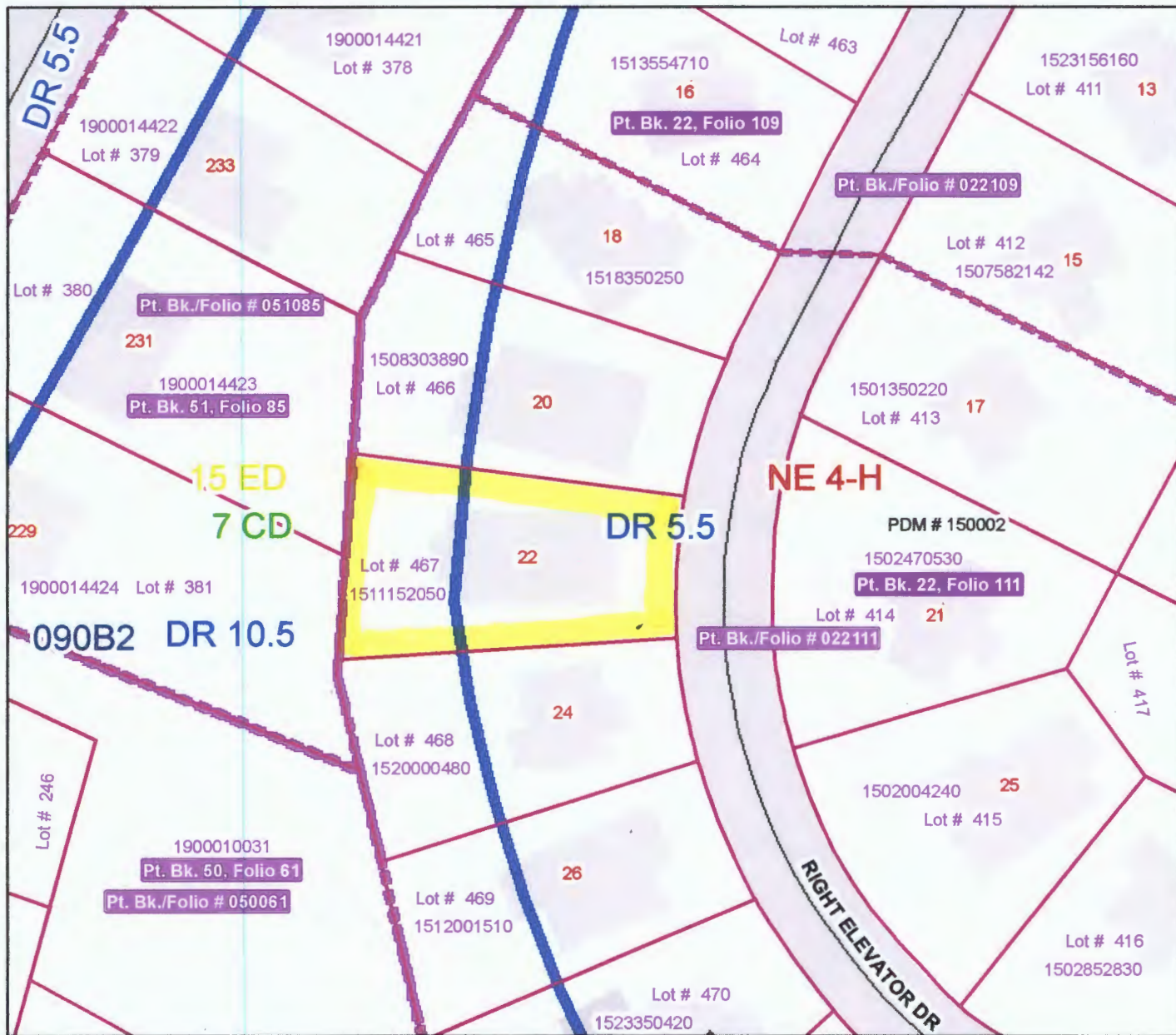
PETITIONER'S

EXHIBIT NO. 4A-C



04/19/2009 10:13 PM

22 Right Elevator Drive

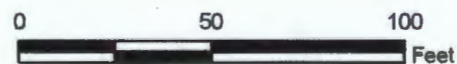


PETITIONER' S

EXHIBIT NO.



Publication Date: May 17, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item #0349

max 24
10 am

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 22 RIGHT ELEVATOR DR

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

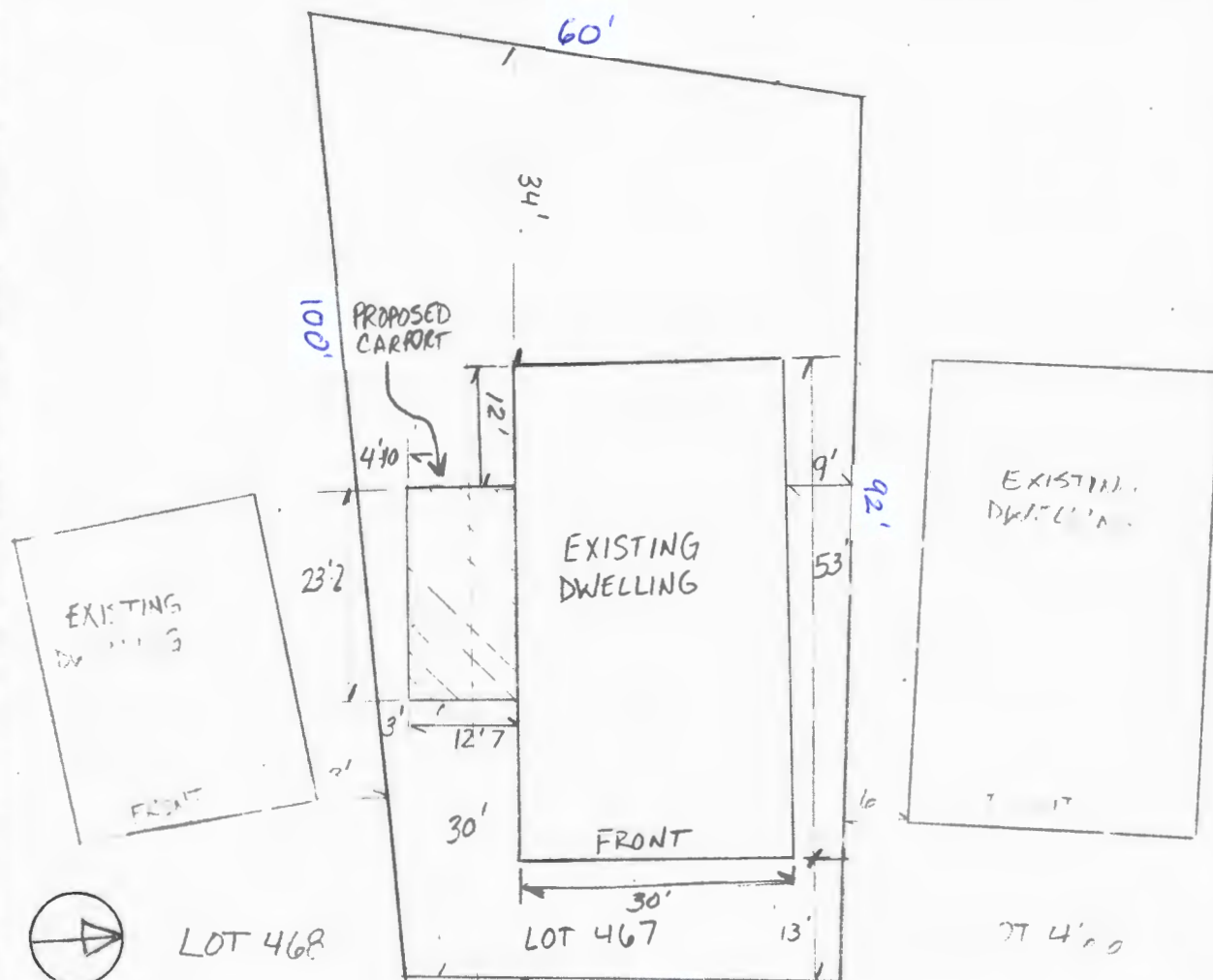
SUBDIVISION NAME Victory Villa

PLAT BOOK # 22 FOLIO # 11 LOT # 467 SECTION #

OWNER ADAM & SHARON STRINE

PETITIONER'S 1

EXHIBIT NO.



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 090B2
ZONING DR5.5+10.5 ("A" Residential)

LOT SIZE .12 5280
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

2010-0349-A

NORTH

PREPARED BY A STRINE

SCALE OF DRAWING: 1" = 20'