

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Education Way; 80 feet S		
of the c/l of Diploma Drive	*	OFFICE OF ADMINISTRATIVE
4 th Election District		
3 rd Council District	*	HEARINGS FOR
(518 Education Way)		
	*	BALTIMORE COUNTY
Brian L. and Janiece S. Timmons		
<i>Petitioners</i>	*	CASE NO. 2012-0273-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Brian L. and Janiece S. Timmons. The Petitioners are requesting Variance relief from Section 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 14 feet in lieu of the required 22 feet for a deck. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 6, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 5-29-12

By pm

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 Petitioners.

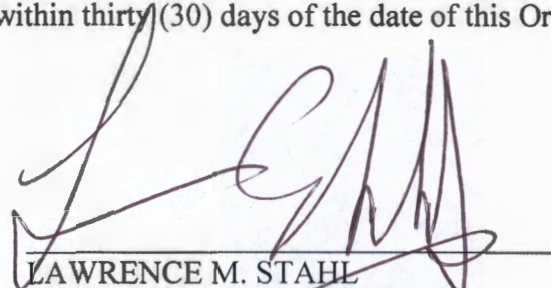
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of May, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 14 feet in lieu of the required 22 feet for a deck, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their building permit 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.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 5-29-12 2

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

May 29, 2010

BRIAN L. AND JANIECE S. TIMMONS
518 EDUCATION WAY
REISTERSTOWN MD 21136

RE: Petition For Administrative Variance
Case No. 2012-0273-A
Property: 518 Education Way

Dear Mr. and Mrs. Timmons:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 518 EDUCATION WAY, REISTERSTOWN MD 21136 which is presently zoned DR2

Deed Reference 17056/00468 10 Digit Tax Account # 2300011226

Property Owner(s) Printed Name(s) BRIAN + JAMIEE TIMMONS

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B01.2.C.6; BC2R, TO PERMIT A REAR YARD SETBACK OF 14ft. FOR A DECK IN LIEU OF THE REQUIRED 22.5 ft.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

BRIAN L. TIMMONS , Jamiee S. Timmons
Name #1 - Type or Print Name #2 - Type or Print

B. L. Timmons , Jamiee S. Timmons
Signature #1 Signature #2

518 EDUCATION WAY, REISTERSTOWN MD
Mailing Address City State

21136 / (410) 526-2045 / THETIMMONS@VERIZON.NET
Zip Code Telephone # Email Address

Representative to be contacted:

* SAME AS ABOVE
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0273-A Filing Date 5/27/12 Estimated Posting Date 5/6/12 Reviewer JCM

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 518 EDUCATION Way REISTERSTOWN MD 21136
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

* PLEASE SEE THE ATTACHED LETTER.

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

Brian L. Timmons
Signature of Affiant
Brian L. Timmons
Name- Print or Type

Janiece S. Timmons
Signature of Affiant
Janiece S. Timmons
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of April, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Brian L. Timmons and Janiece S. Timmons
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



R. Martin
Notary Public
6/5/12
My Commission Expires

Office Of Zoning Review
W. Carl Richards Jr., Chief
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204
410-887-3391

Brian & Janiece Timmons
518 Education Way
Reisterstown MD 21136
(410) 526-2045

To Whom It May Concern,

We, the owners of the Baltimore County residential property at 518 Education Way in Reisterstown, MD are formally requesting an Administrative Variance to be allowed to build a deck/gazebo structure in our back yard.

Our original request for the necessary permits as filed by our builder (Maryland Deck Builders, LLC) with the County was denied due to needing 22 feet from the end of the structure to the end of our property. We were informed by our builder that our structure extends into that amount by 7 feet, hence the reason for the denial.

Although we understand the reasoning behind the rule, we feel that we are at a disadvantage due to our home being one of the larger models in the neighborhood. The homes in our community were all built on lots that are similar in size, so smaller homes have more backyard space to build upon while the larger homes don't have as much flexibility. In our eyes, we are only trying to maximize the use of our backyard space the same as other neighbors have done.

Also, the structure we are trying to build would not only have an additional 15 feet from the end of the structure to the end of the property, but between the end of the structure and our property, there is a row of very tall trees running parallel to the backs of all the homes on our street from a residential bike path and reforestation area. That being said, the structure we would like to build is something that would only exist in our backyard and would not obstruct any other property owner or any other view as there are no other residences behind our home. I also included the necessary correspondence that was needed from the Architecture

Committee that exists as a part of our Homeowners Association where we were given permission to build our structure.

We thank you in advance for considering our request.

Sincerely,

Brian & Janiece Timmons

Franklin Station Homeowners Association, Inc.
Architecture Committee
c/o Community Association Management
P.O. Box 579
Stevenson, MD 21153

Brian & Janiece Timmons
518 Education Way
Reisterstown, MD 21136
(410) 526-2045

Request: Approval for building a deck/gazebo in back yard

Dear Franklin Station Architecture Committee,

I'm writing for approval for a deck and gazebo I'm planning to add to my property. This structure would be located in the rear of the property, and not visible from the front of the home (i.e. there will be no steps attached to the side of the house). There is no additional landscaping being done with this project, nor will this project disturb the tree line that follows the walking trail behind our home.

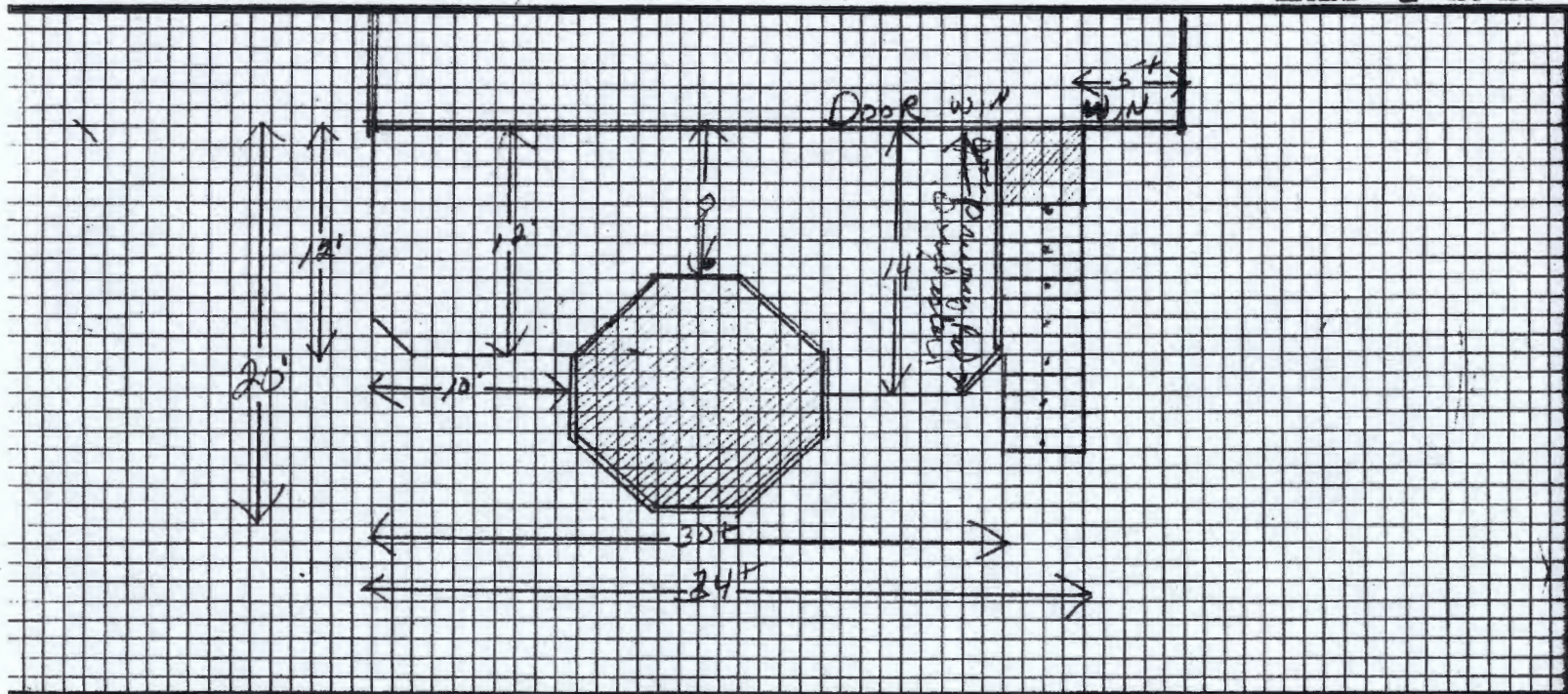
Attached, you will find a scaled drawing of the structure with lengths indicated. The material the structure will be made from is wood along with a composite/PVC material. The color of the deck will be a medium shade of brown, while the posts, attached privacy barrier, gazebo and sides of the steps will all be white in color. The contractor information is the following:

Maryland Deck Builders, LLC
361 Gaylor Road
Glen Burnie, MD 21060
(410) 375-6643
MHIC: #97793

Thank you for taking our request into consideration.

Sincerely,
Brian & Janiece Timmons

LEGEND ■ = 1FT 2FT



MARYLAND DECK BUILDERS, LLC
 HOME IMPROVEMENTS & CONTRACTORS
 DECK-317 WWW.BESTMDR.COM
 Road Glen Burnie, MD 21060
 Bonded-Insured
 MHIC: # 97793

CONTRACT DESIGN ADDENDUM

The document serves as an addendum to contract dated 4/5/2012 between Maryland Deck Builders and Brian Yonick

The purpose of this addendum is to clarify the design and scope of the contract, and all information contained in the original contract will remain binding

Approved and Accepted by Customer

By [Signature] Date 4/5/2012

By [Signature] Date 4/5/2012

M.D.B, LLC

By _____ Date _____

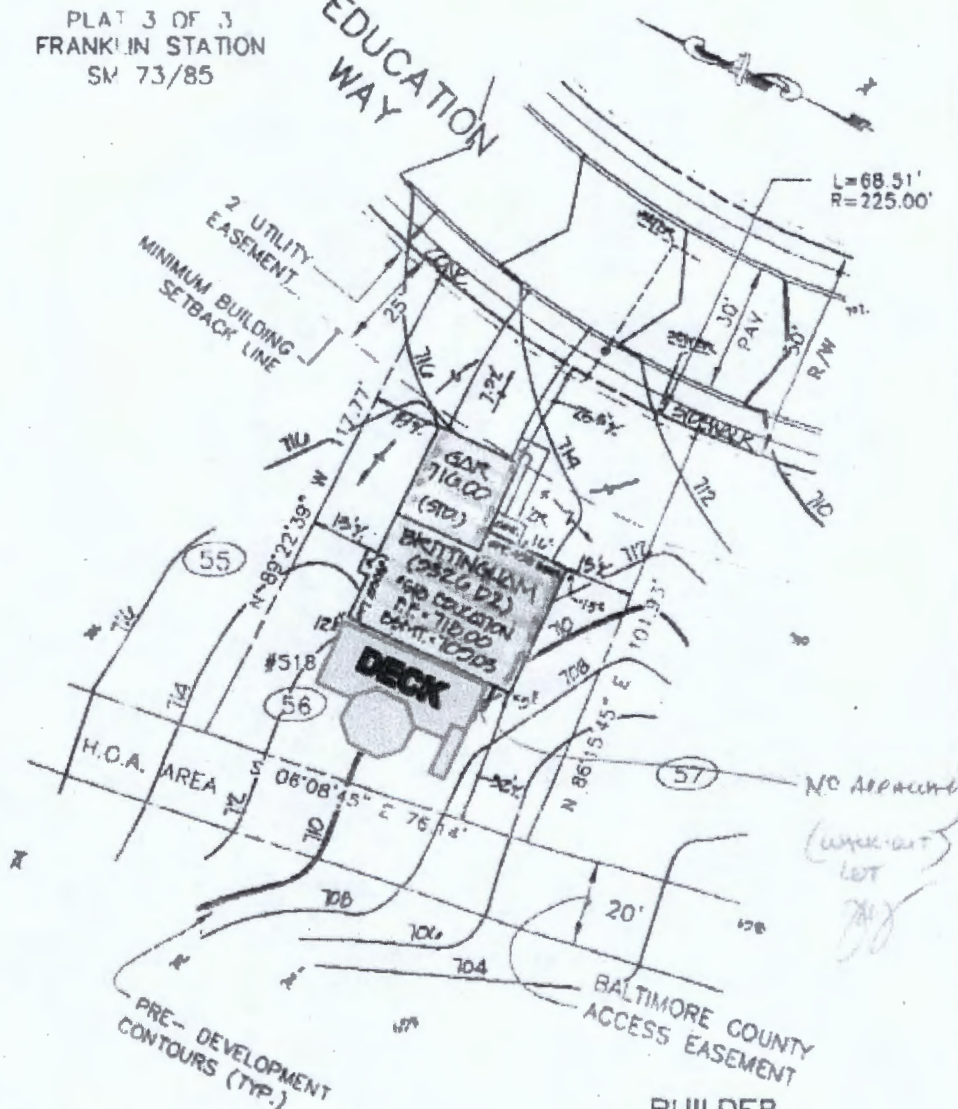
Sales Representative Approved

By _____ Date _____

Company officer approved (Note: Contract not valid until company officer

PLAT 3 OF 3
FRANKLIN STATION
SM 73/85

EDUCATION
WAY



NOTE: PLAN REFLECTS OPTION NUMBERS
AS SHOWN ON SELECTION SHEETS
AS OF JAN. 24, 2002.

BUILDER

THE RYLAND GROUP, INC.
7250 PARKWAY DRIVE, SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

THE PROPOSED DRAWING SHOWN HEREON IS CONSISTENT
WITH THE INTENT OF THE APPROVED OVERALL GRADING
PLAN FOR THE SUBDIVISION. INTERIM GRADING
ADJUSTMENTS MAY BE REQUIRED ON THE FIELD TO MEET
EXISTING NATURAL OR FINISHED GRADES ON ADJACENT
LOTS. THESE ADJUSTMENTS SHALL BE THE RESPONSIBILITY
OF THE CONTRACTOR.

GROUND ELEVATIONS SHOWN HAVE BEEN ROUNDED TO
NEAREST TENTH. CONTRACTOR TO MAINTAIN 8\"/>

CONTRACTOR TO VERIFY ELEVATION OF SANITARY
SEWER AND ADJUST HOUSE ELEVATION IF NECESSARY.

PLOT PLAN - LOT No. 58 #51B EDUCATION WAY

FRANKLIN STATION

4TH. ELECTION DISTRICT, BALTIMORE CO., MD

SCALE:

1" = 30'

DATE:

Brian Timmons

From: C T S <stokesproperty@yahoo.com>
Sent: Monday, April 09, 2012 4:58 PM
To: Brian Timmons
Subject: Architectural Request Correction (Timmons)

Re: 518 Education Way
Reisterstown, MD 21136

Dear Mr. and Mrs. Timmons,

Happy spring!

Thank you for your architectural request for a deck and gazebo. You have met all the requirements and therefore your request has been approved.

Best regards,

Tori Stokes

ZONING PROPERTY DESCRIPTION FOR:
518 EDUCATION WAY
REISTERSTOWN MD, 21136

Beginning at a point on the ^{WEST} ~~south~~ side of Education Way which is 76.14 feet wide at the distance of ^{80 ft.} ~~25~~ feet south of the centerline of the nearest improved intersecting street ~~Education Way~~ ^{DIPLOMA DR.} which is 30 feet wide.

Being Lot # 56 in the subdivision of Franklin Station as recorded in Baltimore County Plat Book #17056, Folio #468, containing 7,755 square feet (or 0.178 acres). Located in the 4th Election District and the 3rd Council District.

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

No. 83440

Date: 4-27-12

PAID RECEIPT

BUSINESS ACTUAL TIME
4/27/2012 4/27/2012 10:31:17

REC 1503 WALKIN RDOS LRB

>> RECEIPT # 587458 4/27/2012

Dept 5 528 ZONING VERIFICATION

LN NL 083440

Recpt Tot \$75.00

\$100.00 CK \$100.00

\$25.00-

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: BRIAN + JAMIECE TIMMONS

For: ADMINISTRATIVE VARIANCE 2012-0273-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0273-A

Petitioner: BRIAN TIMMONS

Address or Location: 518 EDUCATION WAY, REISTERSTOWN, MD. 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-526-2045

Revised 2/17/11 DT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0273 -A Address 518 EDUCATION WAY

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/27/12 Posting Date: 5/6 Closing Date: 5/21

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 2012- 0273 -A Address 518 EDUCATION WAY

Petitioner's Name B. TIMMONS Telephone 410-526-2045

Posting Date: 5/6/12 Closing Date: 5/21/12

Wording for Sign: TO PERMIT A REAR YARD SETBACK OF 14ft FOR
A DECK IN LIEU OF THE REQUIRED 22.5ft.

Revised 7/06/11

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE:CASE NO: 2012-0273-A

PETITIONER/DEVELOPER _____

B. TIMMONS

DATE OF HEARING/CLOSING: _____

5/21/12

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT 518 EDUCATION WAY

THIS SIGN(S) WERE POSTED ON _____

May 6, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/6/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-D273-A

TO PERMIT A REAR YARD SETBACK OF 14 FT.
FOR A DECK IN LIEU OF THE REQUIRED 22.5 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY MAY 21, 2012

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

SEE MD. RESOLVE THIS SIGN AND POST UNTIL AFTER BOARD MEETING. LATE FEE PENALTY \$1.00. RETURN BOTH TO ZADM. RM. 304

MEETING IS HANDICAP ACCESSIBLE

05/06/2012

Malinda 5/6/12

M E M O R A N D U M

DATE: July 10, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0273-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 28, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Case No.: 2012-0273-A

Exhibit Sheet

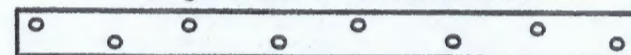
Petitioner/Developer

Protestants

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

6/1/12
R
DW
7-10-12

Ledger Board Connection Details



*2X8 LEDGER LAG BOLTED TO HOUSE WALL W/ BOLTS SPACED 16" O.C.

30'

*2X8 LEDGER LAG BOLTED TO HOUSE WALL W/ BOLTS SPACED 16" O.C.

2-2x10 Double Beams

2-2x10 Double Beams

OPEN DECK W/STEPS

12X12 SCREENE GAZEBO

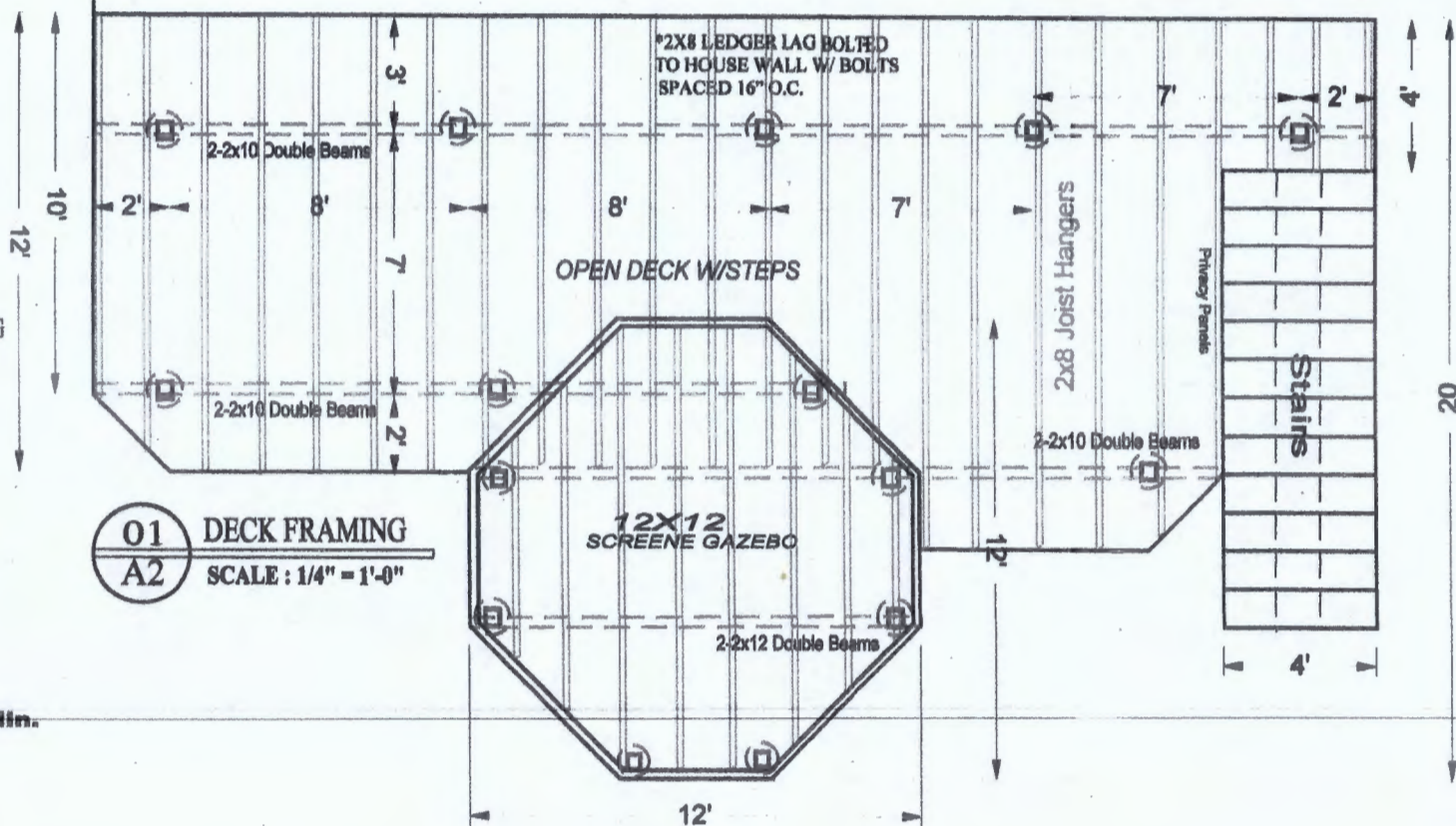
2-2x12 Double Beams

2x8 Joist Hangers

2-2x10 Double Beams

Privacy Panels

Stairs



NOTES

- *6 SUPPORT POSTS
- *2X12 DOUBLE BEAMS
- *2X8 JOIST 12" O.C.
- *BEAM CANTILEVER NOT TO EXCEED 2'0"
- *JOIST CANTILEVER NOT TO EXCEED 2'0"
- *STAIRS REST ON 14" ROUND X 30" DEEP FOOTING
- *MAX 7" 3/4" RISER AND MIN 10" TREAD
- STAIRS REST ON FULL 2X12 STRINGER
- *2X8 LEDGER LAG-BOLTED TO HOUSE WALL W/ BOLTS SPACED 16" O.C.

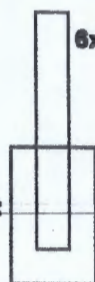
6x6 post

O1 DECK FRAMING
A2 SCALE : 1/4" = 1'-0"

30" Min.

c. filled footer for lateral support

10" min. concrete



Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 04 Account Number - 2300011226

Owner Information

Owner Name: TIMMONS BRIAN L
TIMMONS JANIECE S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 518 EDUCATION WAY
REISTERSTOWN MD 21136-6041
Deed Reference: 1) /17056/ 00468
2)

Location & Structure Information

Premises Address
518 EDUCATION WAY
0-0000
Legal Description
.178 AC
518 EDUCATION WAY WS
FRANKLIN STATION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0048	0016	0102		0000			56	1	Plat Ref:	0073/ 0085

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	2,733 SF	7,755 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments	
			As Of 07/01/2011	As Of 07/01/2012
Land	145,750	117,100		
Improvements:	340,510	235,500		
Total:	486,260	352,600	352,600	352,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
RYLAND GROUP INC	11/07/2002	\$320,275
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/17056/ 00468	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>5-22</u>	DEPS (if not received, date e-mail sent _____)	<u>nc</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-7</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-6</u>	by <u>Ogle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

AJ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 22, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0273-A
Address 518 Education Way
(Timmons Property)

Zoning Advisory Committee Meeting of May 7, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
MAY 23 2012
OFFICE OF ADMINISTRATIVE HEARINGS



- SHOWS AREA OF PROPOSED
CHANGES AND TREE LINE THAT
RUNS DOWN THE BACK OF
THE NEIGHBOOD.



- SHOWS OTHER SIDE OF
TREE LINE AND END OF PROPERTY
TO WALKING TRAIL.



- REAR OF HOME AND
AREA OF PROPOSED CHANGES.



- SHOWS ADJACENT
HOME.

→ SHOWS ADJACENT
HOME.





KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 22, 2012

Brian L. and Janice S. Timmons
518 Education Way
Reisterstown, MD 21136

RE: Case Number: 2012-0273-A, Address: 518 Education Way, 21136

Dear Mr. & Ms. Timmons:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 27, 2012. 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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-7-12

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

RE: Baltimore County
Item No 2012-0273-A
Administrative Variance
Brian & Janiece Timmons
518 Education Way.

Dear Ms. Lewis:

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. 2012-0273-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 14, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2012
Item Nos. 2012-0270, 0271, 0273, 0274, 0275, 0276
And 0277.

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

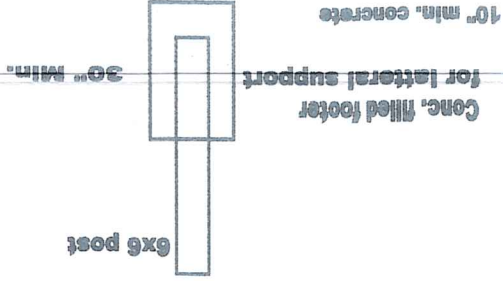
DAK:CEN

cc: File

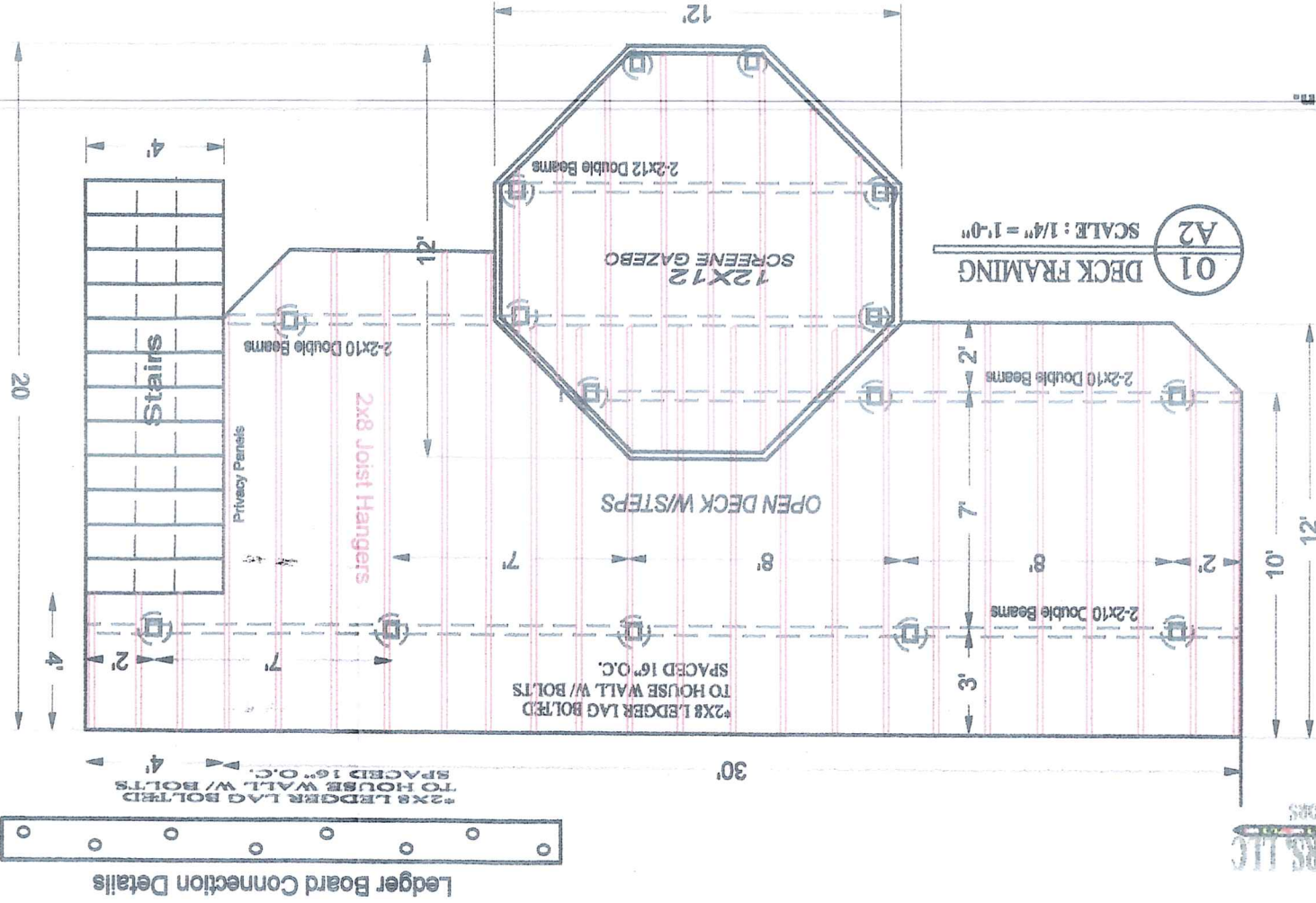
G:\DevPlanRev\ZAC -No Comments\ZAC-05212012-NO COMMENTS.doc

NOTES

- *6x6 SUPPORT POSTS
- *2x12 DOUBLE BEAMS
- *2x8 JOIST 12" O.C.
- *BEAM CANTILEVER NOT TO EXCEED 2'0"
- *JOIST CANTILEVER NOT TO EXCEED 2'0"
- *STAIRS REST ON 1 1/4" ROUND X 30" DEEP FOOTING
- *MAX 7" 3/4" RISER AND MIN 10" TREAD
- *STAIRS REST ON FULL 2X12 STRINGER
- *2X8 LEDGER LAG-BOLTED TO HOUSE WALL W/ BOLTS
- SPACED 16" O.C.



01 DECK FRAMING
A2
SCALE: 1/4" = 1'-0"



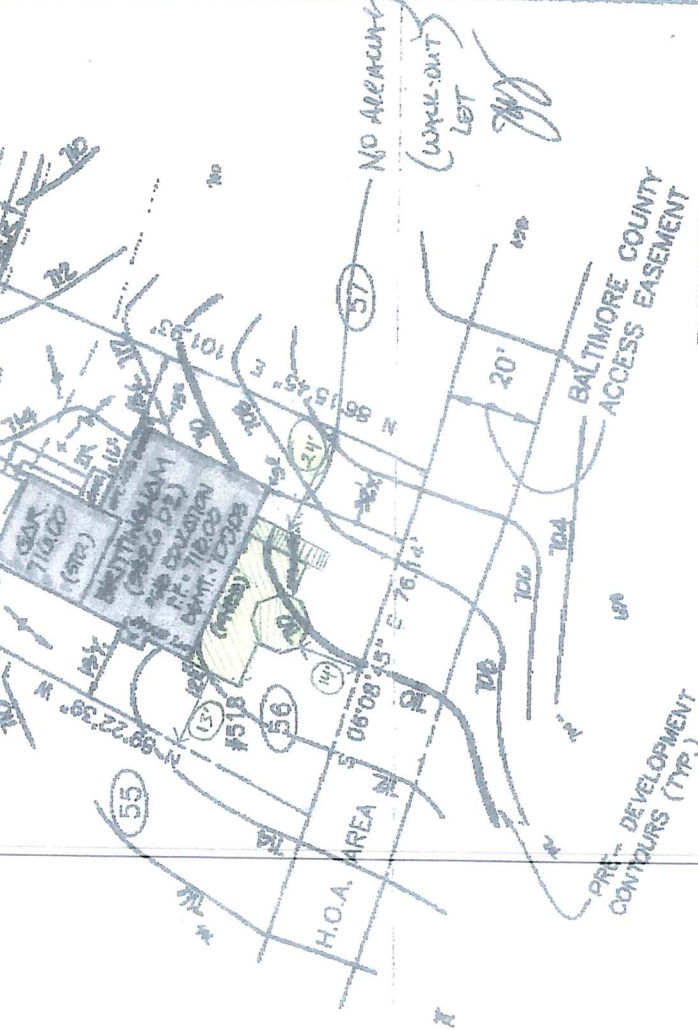
Ledger Board Connection Details

PLAT 3 OF 3
FRANKLIN STATION
SM 73/85

EDUCATION
WAY

2' UTILITY
EASEMENT
MINIMUM BUILDING
SETBACK LINE

L=68.51'
R=225.00'



NOTE: PLAN REFLECTS OPTION NUMBER 2
AS SHOWN ON SELECTION SHEET.
AS OF JAN. 24, 2002.

BUILDER
THE RYLAND GROUP, INC.
7250 PARKWAY DRIVE, SUITE 520
HANOVER, MARYLAND 21076
410-712-7012

THE PROPERTY SHOWN HEREON IS CONVEYED
WITH THE INTENT OF THE PROPERTY OWNERS
AND THE SURVEYOR, AND THE SURVEYOR
SHALL NOT BE RESPONSIBLE FOR THE
CORRECTNESS OF THE INFORMATION
OR THE CONSTRUCTION.

GROUND ELEVATIONS SHOWN ARE BASED UPON THE
HIGHEST ELEVATION OF THE ADJACENT
ELEVATION FOR THE PROPERTY TO BE
CLEARANCE FOR THE PROPERTY TO BE
CONSTRUCTED.

CONFORMS TO THE ELEVATION OF THE
GROUND AND ADJACENT ELEVATION OF THE
PROPERTY.

PLOT PLAN - LOT No. 56 #518 EDUCATION WAY

SCALE:

FRANKLIN STATION

1" = 30'

4TH. ELECTION DISTRICT, BALTIMORE CO., MD.

CIVIL ENGINEERS - SITE PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS

DSTA
D.S. THALER
& ASSOC., INC.

7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244
(410) 944-3647
(410) 944-8609

DRAWN BY
M.M. M.S.V.

DATE:

JAN. 20, 2002

JOB NO.:

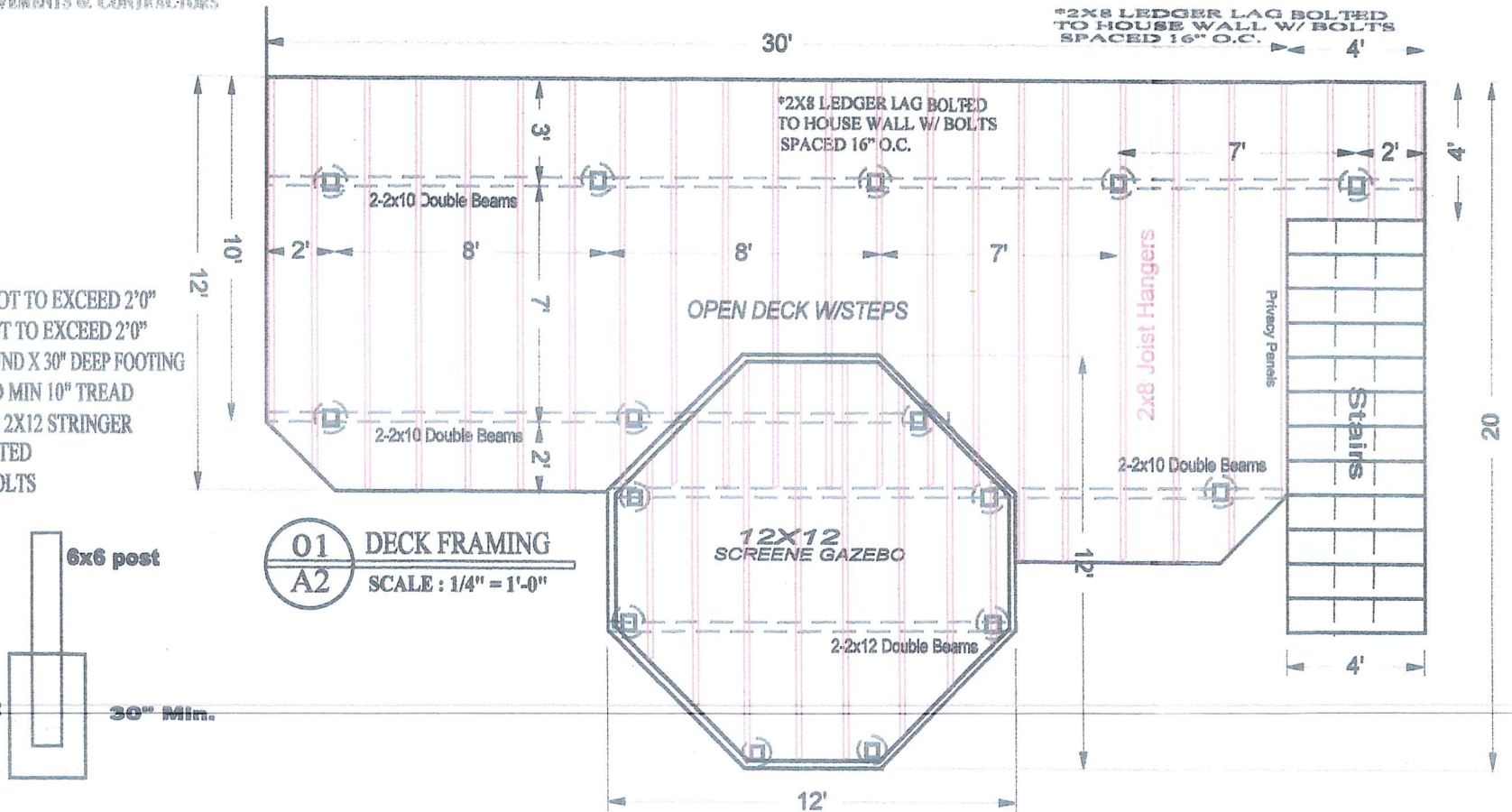
NOTES

- *6X6 SUPPORT POSTS
- *2X12 DOUBLE BEAMS
- *2X8 JOIST 12" O.C.
- *BEAM CANTILEVER NOT TO EXCEED 2'0"
- *JOIST CANTILEVER NOT TO EXCEED 2'0"
- *STAIRS REST ON 14" ROUND X 30" DEEP FOOTING
- *MAX 7" 3/4" RISER AND MIN 10" TREAD
- STAIRS REST ON FULL 2X12 STRINGER
- *2X8 LEDGER LAG-BOLTED TO HOUSE WALL W/ BOLTS SPACED 16" O.C.

Ledger Board Connection Details



*2X8 LEDGER LAG BOLTED TO HOUSE WALL W/ BOLTS SPACED 16" O.C.



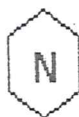
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 518 EDUCATION WAY OWNER(S) NAME(S) BRIAN + JANICE TIMMONS

SUBDIVISION NAME FRANKLIN STATION PLAT 3 LOT # 56 BLOCK # N/A SECTION # N/A

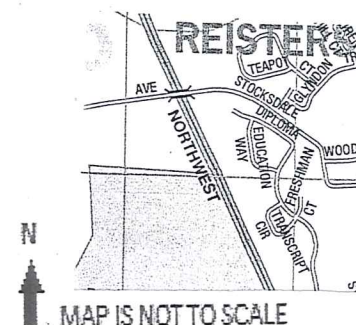
PLAT BOOK # ~~110~~ FOLIO # ~~158~~ 10 DIGIT TAX # 23 0001 226 DEED REF. # 1705610046B
73 85

* DRAWINGS ATTACHED.



PLAN DRAWN BY D.S. THALER + ASSOCIATES DATE 1/30/2002 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 48

SITE ZONED DR2

ELECTION DISTRICT 4TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.178

OR SQUARE FEET 7,755

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 518 Excelsior Way
SUBDIVISION NAME FRANKLIN STATION PLAT 3 OWNER(S) NAME(S) Brian + Janice Timmons
PLAT BOOK # 73 FOLIO # 85 LOT # 56 BLOCK # N/A SECTION # N/A
10 DIGIT TAX # 23 000 11 226 DEED REF. # 17056100468

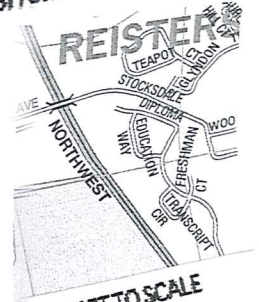
*1 DRAWINGS ATTACHED



PLAN DRAWN BY D.S. THALER + ASSOCIATES

DATE 1/30/2002 SCALE: 1 INCH = 30 FEET

SITCINITY MAP



MAP IS NOT TO SCALE
ZONING MAP # 48

SITE ZONED DR2

ELECTION DISTRICT 4TH

COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.178

OR SQUARE FEET 7,755

HISTORIC? NO

IN CBCA? NO

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UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO

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

ADDRESS 518 Edgemoor Dr OWNER(S) NAME(S) Bennett + Jacobs Limited

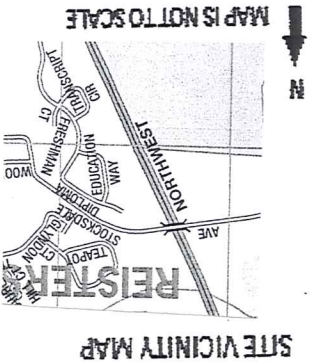
SUBDIVISION NAME Franklin Street LOT # 56 BLOCK # N/A SECTION # N/A

PLAT BOOK # 2756 FOLIO # 73 10 DIGIT TAX # 2300011226 DEED REF. # 17056/00468

*1 READINGS ATTACHED



PLAN DRAWN BY D.S. Halberstam Associates DATE 1/30/2002 SCALE: 1 INCH = 30 FEET



ZONING MAP # 48
SITE ZONED DR2

ELECTION DISTRICT 4TH
COUNCIL DISTRICT 3RD

LOT AREA ACREAGE 0.178
OR SQUARE FEET 7,755

HISTORIC? NO
IN CBQA? NO

IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE

SEWER IS: PUBLIC ☒ PRIVATE

PRIOR HEARING? NO
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: