

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Cedar Avenue; 105 feet E of
the c/l of Elm Avenue
13th Election District
5th Council District
(5010 Cedar Avenue)

Robert Bruce and Cinda Lynn Sanders
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0328-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, Robert Bruce and Cinda Lynn Sanders. The Petitioners are requesting Variance relief from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed carport on the side of an existing dwelling with a side setback of 3 feet in lieu of the required 11.25 feet. 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 July 1, 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

ORDER RECEIVED FOR FILING

Date 7-24-12

By pm

the public and should therefore be granted. In the opinion of the Administrative Law Judge, 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 Petitioners.

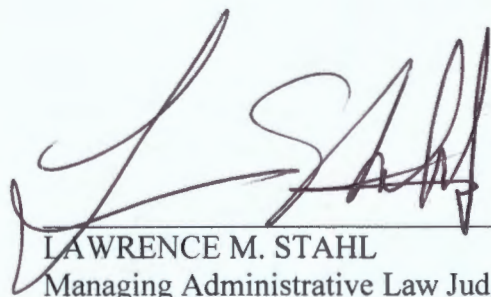
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed carport on the side of an existing dwelling with a side setback of 3 feet in lieu of the required 11.25 feet, 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 7-24-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

July 24, 2012

ROBERT BRUCE AND CINDA LYNN SANDERS
5010 CEDAR AVENUE
RELAY MD 21227

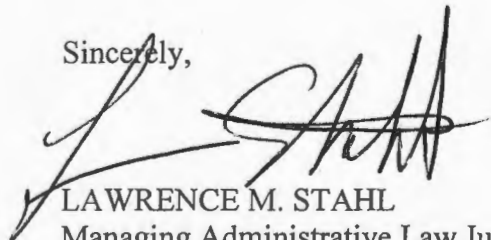
RE: Petition For Administrative Variance
Case No. 2012-0328-A
Property: 5010 Cedar Avenue

Dear Mr. and Mrs. Sanders:

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,


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 5010 Cedar Avenue

which is presently zoned DR 2

Deed Reference 31441/00219

10 Digit Tax Account # 1307150320

Property Owner(s) Printed Name(s) Robert Bruce and Cinda Lynn Sanders

(SELECT THE HEARING(S) BY MARKING ☒ 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) 301.1 of BC2R TO PERMIT A PROPOSED CARPORT ON THE SIDE OF AN EXISTING DWELLING WITH A SIDE SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 11.25 FEET
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:

Robert Bruce Sanders / Cinda Lynn Sanders
Name #1 - Type or Print Name #2 - Type or Print

Robert Bruce Sanders / Cinda Lynn Sanders
Signature #1 Signature #2

5010 Cedar Avenue Relay Md
Mailing Address City State

21227 410-247-0262 cindasanders@verizon.net
Zip Code Telephone # Email Address

Representative to be contacted:

Robert Sanders
Name - Type or Print

Robert Sanders
Signature

5010 Cedar Avenue Relay Md
Mailing Address City State

21227 410-247-0262 cindasanders@verizon.net
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 7-24-12 day of July, 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

2012-0328-A

Filing Date

6/27/12

Estimated Posting Date

7/1/12

Reviewer

AT

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: 5010 CEDAR AVENUE RELAY Maryland 21227
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)

Our house was built in 1953. We purchased it in 1984. Due to the location of the kitchen entry steps and the original carport posts the space is only 7 feet 10 inches. After many winters the main support beam has rotted and begun to sag. The carport needs to be renewed and this is one of the reasons for this request. Also we fear during a really bad storm, either summer or winter, it would fall down. When we park under the carport to bring in groceries or ourselves it is so close to the steps that we have tripped many times. As we are now getting to be senior citizens and do not plan on leaving our home anytime soon we would like to move the support posts out within 3 feet of the property line and replace the whole carport with a safe and functional one. (Cinda Sanders) has fibromyalgia and don't know what else is down the road for me. Falling and breaking a bone(s) would be bad for either one of us. This is why we are requesting this variance. Thank you in advance for your consideration to this request.
Robert B. & Cinda L. Sanders

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

Robert Bruce Sanders
Signature of Affiant

ROBERT BRUCE SANDERS
Name- Print or Type

Cinda L. Sanders
Signature of Affiant

CINDA LYNN SANDERS
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 14th day of June, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Cinda Lynn Sanders Robert Bruce Sanders
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

Maria Hardy
Notary Public

7/9/16
My Commission Expires

PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 5010 Cedar Avenue

Beginning at a point on the north side of Cedar Avenue which is 40 feet wide and at the distance of 105 feet east of the centerline of the nearest improved intersecting street Elm Avenue which is 40 feet wide.

Being Lot # 1, Block n/a, Section n/a, in the subdivision of Cedar Heights as recorded in Baltimore County Plat Book #1, Folio # 062, containing 21,966 square feet in lot. Located in the 13th Election District and 1st Council District.

2012-0328-A

No. 84696
Date: 6/22/12

PAID RECEIPT

BUSINESS ACTUAL TIME
6/26/2012 6/25/2012 09:23:00

REG WSO6 WALKIN TTAY TST

RECEIPT # 687174 6/25/2012

Dept	5	528 ZONING VERIFICATION
------	---	-------------------------

CR NO. 084696

Recpt Tot \$75.00

\$1.00 CK \$80.00

\$5.00

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-
Total:								\$75-

Rec
From:

ROBERT SANDERS

For:

5010 CEDAR AVE

2012-0328-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0328 -A Address 5010 CEDAR AVENUE

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/22/12 Posting Date: 7/1/12 Closing Date: 7/16/12

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- 0328 -A Address 5010 CEDAR AVE, 21227 MD

Petitioner's Name ROBERT SANDERS Telephone 410.247.0262

Posting Date: 7/1/2012 Closing Date: 7/16/2012

Wording for Sign: To Permit A PROPOSED CARPORT ON THE SIDE OF
THE EXISTING WITH A SIDE SETBACK OF 3 FEET IN LIEU
OF THE REQUIRED 11.25 FEET

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0328-A

Petitioner/Developer ROBERT SANDERS

Date Of Hearing/Closing: 7/16/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 5010 CEDAR AVE

This sign(s) were posted on July 4, 2012
Month, Day, Year
Sincerely,

Martin Ogle 7/1/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-0328-A

TO PERMIT A PROPOSED CARPORT ON THE SIDE OF THE EXISTING WITH A SIDE SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 11.25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-170(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 PM ON MONDAY JULY 16, 2012. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204 TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

07/01/2012

Michael J. 7/1/12

Patricia Zook - Fwd: Comments for 2 Administrative Variance cases

From: Patricia Zook
To: vdesai@baltimorecountymd.gov;
Date: 7/23/2012 12:00 PM
Subject: Fwd: Comments for 2 Administrative Variance cases
CC: grice@baltimorecountymd.gov
Attachments: Comments for 2 Administrative Variance cases

Please see the attached e-mail to Dennis Kennedy.

Thank you.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

From: Dennis Kennedy
To: pzook@baltimorecountymd.gov
Date: 7/23/2012 11:59 AM
Subject: Re: Comments for 2 Administrative Variance cases (next year)

I will be out of the office until July 30, 2012 or possibly the 27th. Contact Vishnu Desai at vdesai@baltimorecountymd.gov or Geoff Rice at grice@baltimorecountymd.gov or call 410-887-3751 for assistance.

>>> Patricia Zook 07/23/12 11:59 >>>

Good morning Dennis -

The below-described two Administrative Variance cases are missing comments from your office:

CASE NUMBER: 2012-0327-A

1 Kittredge Lane

Location: S side of Kittredge Lane; 403.48 feet E of the c/l of Ruxwood Road.

9th Election District, 2nd Council District

Legal owner: Michael J. and Sonya S. Weinfeld

ADMINISTRATIVE VARIANCE To permit a proposed pool pavilion with an outdoor kitchenette and an outdoor bathroom with a height of 20 feet in lieu of the required 15 feet.

Closing: 7/16/2012

CASE NUMBER: 2012-0328-A

5010 Cedar Avenue

Location: N side of Cedar Avenue; 105 feet E of the c/l of Elm Avenue.

13th Election District, 1st Council District

Legal owner: Robert Bruce and Cinda Lynn Sanders

ADMINISTRATIVE VARIANCE To permit a proposed carport on the side of an existing dwelling with a side setback of 3 feet in lieu of the required 11.25 feet.

Closing: 7/16/2012

If you don't have comments, just reply to this e-mail and I will place in the case file. As always, thanks for your assistance.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

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Patricia Zook - Comments for 2 Administrative Variance cases

From: Patricia Zook
To: Kennedy, Dennis
Date: 7/23/2012 11:59 AM
Subject: Comments for 2 Administrative Variance cases

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Closing: 7/16/2012

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Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



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MEMORANDUM

DATE: August 27, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0328-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 23, 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



KEVIN KAMENETZ
County Executive

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

July 19, 2012

Robert Bruce & Cinda Lynn Sanders
5010 Cedar Avenue
Relay MD 21227

RE: Case Number: 2012-0328, Address: 5010 Cedar Avenue, 21227

Dear Mr. & Ms. Sanders:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 22, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment7-19

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent 7-23)nc

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-1by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 19, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

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-07302012-NO COMMENTS.doc

Vishnubhai Desai - Comments for 2 Administrative Variance cases

From: Patricia Zook
To: Kennedy, Dennis
Date: 7/23/2012 11:59 AM
Subject: Comments for 2 Administrative Variance cases

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Patli Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887 3868
pzook@baltimorecountymd.gov

Post-it® Fax Note	7671	Date	7/23/12	# of Pages	32
To	Patricia Zook	From	Carol Brown		
Co./Dept.		Co.	DEC		
Phone #		Phone #	3751		
Fax #	3468	Fax #	2877		

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

2012-0328-A

Account Identifier: District - 13 Account Number - 1307150320

Owner Information

Owner Name: SANDERS ROBERT B,TRUSTEE
SANDERS CINDA L,TRUSTEE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 5010 CEDAR AVE
BALTIMORE MD 21227
Deed Reference: 1) /31441/ 00219
2)

Location & Structure Information

Premises Address
5010 CEDAR AVE
0-0000
Legal Description
PT LT 1
CEDAR HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0108	0017	0209		0000			1	1		0001/ 0062

Town NONE
Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,110 SF	21,966 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	116,990	116,900		
Improvements:	143,540	120,400		
Total:	260,530	237,300	237,300	237,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SANDERS ROBERT B	11/30/2011	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31441/ 00219	Deed2:
Seller: GEHRINGER WILBUR S	Date: 01/17/1984	Price: \$76,000
Type: ARMS LENGTH IMPROVED	Deed1: /06655/ 00202	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



06/14/2012

5010 CEDAR AVE.

2012-0328-A



2012-0328-A



EXISTING CARPORT TO BE DEMOLISHED AND REBUILT DUE TO WOOD ROT AND SUPPORT BEAM SAGS



06/14/2012

2012-0328A

PROPOSED SUPPORT LOCATIONS



06/14/2012

2012-0328-A



06/14/2012

2012-0328-A



2012-0328-A

Case No.: 2012-0328-A

Exhibit Sheet

Petitioner/Developer

Protestant

193 8-27-12

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		



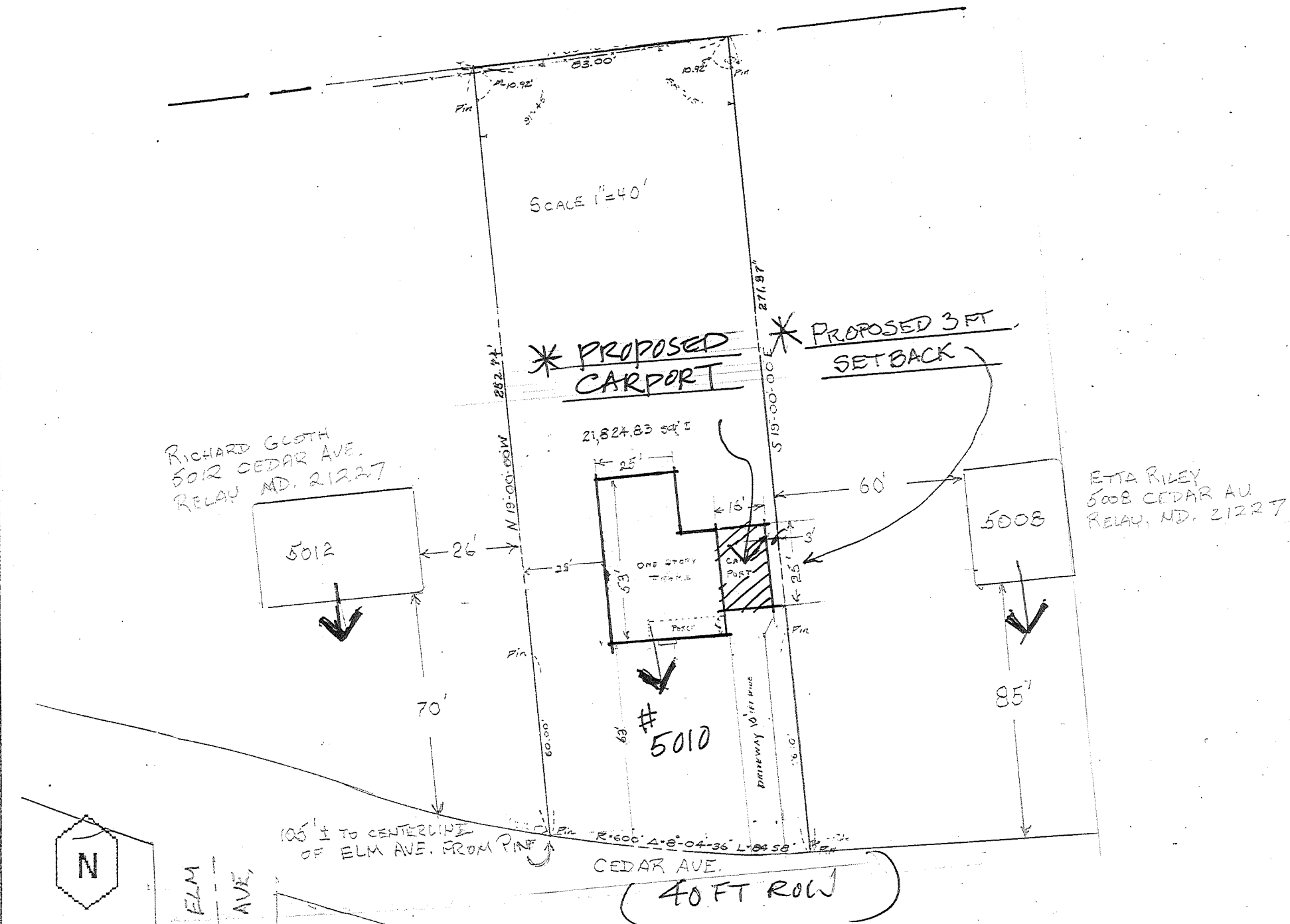
2012-0328-A

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

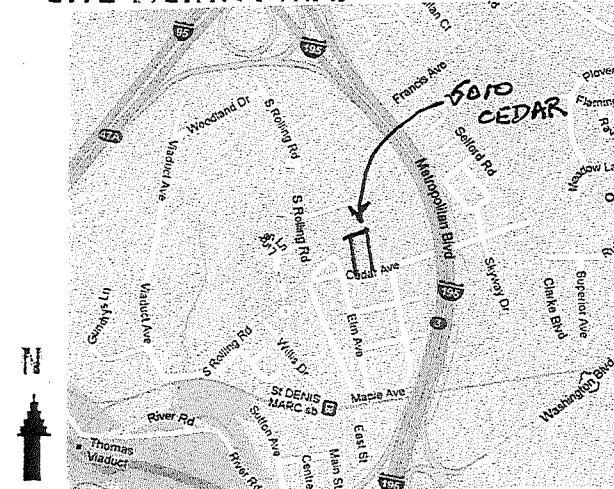
ADDRESS 5010 CEDAR AVE., RELAY MD. 21227 OWNER(S) NAME(S) ROBERT B. & CINDA L. SANDERS

SUBDIVISION NAME CEDAR HEIGHTS LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 1 FOLIO # 062 10 DIGIT TAX # 1307150320 DEED REF. # 31441 / 00219



SITE VICINITY MAP



ZONING MAP# 108B3

SITE ZONED DR 2

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE .50

OR SQUARE FEET 21,966

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

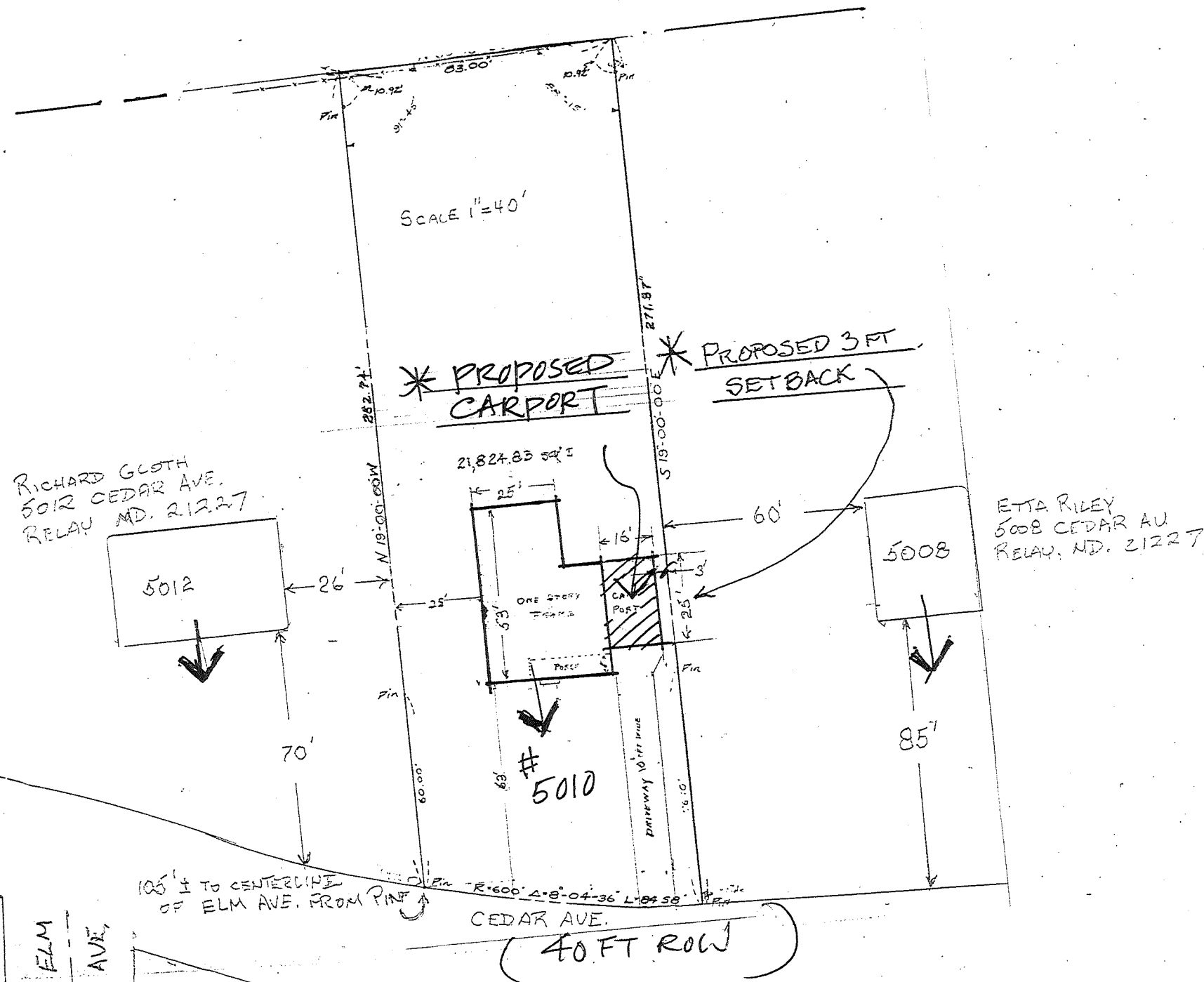
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

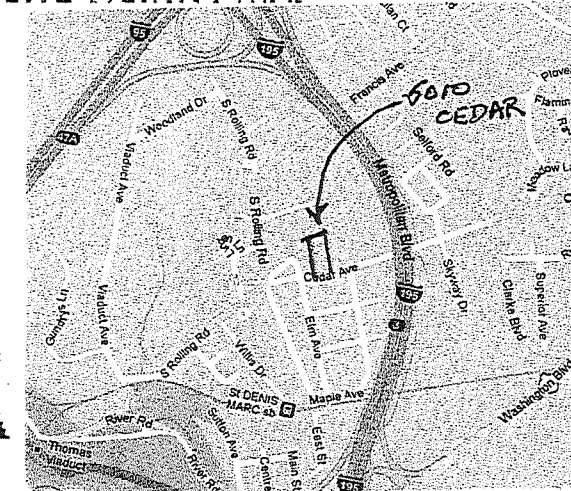
NONE

2012-0328-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 5010 CEDAR AVE., RELAY MD. 21227 OWNER(S) NAME(S) ROBERT B. & CINDA L. SANDERS
 SUBDIVISION NAME CEDAR HEIGHTS LOT # 1 BLOCK # _____ SECTION # _____
 PLAT BOOK # 1 FOLIO # 062 10 DIGIT TAX # 1307150320 DEED REF. # 31441 / 00219



SITE VICINITY MAP



ZONING MAP# 108B3
 SITE ZONED DR 2
 ELECTION DISTRICT 13
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE .50
 OR SQUARE FEET 21,966
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC Y PRIVATE _____
 SEWER IS:
 PUBLIC Y PRIVATE _____
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLETION CASE INFO:
NONE

Exhibit 1

2012-0328-A