



KEVIN KAMENETZ
County Executive

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

September 19, 2012

Jeffrey Diegel
Veda Diegel
5803 Pine Hill Drive
White Marsh, Maryland 21162

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(5803 Pine Hill Drive)
Case No. 2013-0036-A

Dear Mr. and Mrs. Diegel:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE
(5803 Pine Hill Drive)

Jeffrey and Veda Diegel
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0036-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, Jeffrey and Veda Diegel. The Petitioners are requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement detached accessory structure (garage) with a height of 22.5' in lieu of the maximum allowed 15'. 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 September 2, 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 9-19-12

By AW

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 19th day of September, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement detached accessory structure (garage) with a height of 22.5' in lieu of the maximum allowed 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

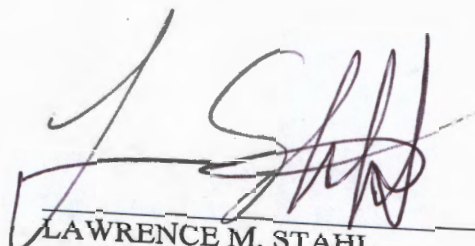
1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 9-19-12

By aw

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:dlw

ORDER RECEIVED FOR FILING

Date 9-19-12

By aw



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 5803 PINE HILL DR

which is presently zoned RC-3

Deed Reference 14330/00321

10 Digit Tax Account # 1513855650

Property Owner(s) Printed Name(s) JEFFREY B. DIEGEL

(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) 400.3 - to permit a replacement detached accessory structure (garage) with a height of 22.5 feet in lieu of the maximum allowed 15

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:

JEFF DIEGEL

Name- Type or Print

Jeffrey B Diegel Sr.

Signature

5803 PINE HILL DRIVE WHITE MARSH MD

Mailing Address

City

State

21162 / 443-752-4760 / MARINEFISH630@AOL.COM

Zip Code

Telephone #

Email Address

Legal Owners:

JEFFREY B DIEGEL SR

Name #1 - Type or Print

Jeffrey B Diegel Sr.

Signature #1

5803 PINE HILL DRIVE WHITE MARSH MD

Mailing Address

City

State

21162 / 443-752-4760 / MARINEFISH630@AOL.COM

Zip Code

Telephone #

Email Address

Name #2 - Type or Print

Veda T. Diegel

Signature #2

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code / Telephone # / Email Address

Representative to be contacted:

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 9 day of September, 2012 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 2013-0036-A

Filing Date 8/20/12

Estimated Posting Date 9/2/12

Reviewer BD

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: 5803 Pine Hill Dr. White Marsh MD 21162
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)

See Explanation

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

Jeffrey B Diegel Sr
Signature of Affiant

Jeffrey B Diegel Sr
Name- Print or Type

Veda T Diegel
Signature of Affiant

Veda T. Diegel
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 August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Jeffrey Diegel & Veda Diegel
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

JENNIFER N. PAUL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires Feb. 27, 2015

Jennifer N. Paul
Notary Public
Feb 27, 2015
My Commission Expires

Explanation

The original garage (see enclosed photograph # 1) for this property was razed in May of 2012 (permit B787421), due to severe storm damage and its advanced age. The height of the structure was 18 feet. A practical difficulty exists in the replacement of the garage due to the following:

- 1) The original garage served in part for needed storage and partially for a vehicle. This structure poorly accommodated our minivan. The new garage with its proposed 17 feet height will replicate the original storage and allow safer ingress/ egress for our minivan. See photograph # 1 for proposed location on the property.
- 2) The existing dwelling on the property is approximately 1,508 SF in size and much of the interior space is devoted to living space for our family including a younger child, leaving little room for storage (See enclosed photograph # 2).
- 3) We have an adult son who will in the near future be returning from out of state residence to live with us for an as yet undetermined period of time.
- 4) Our daughter and her military family, living out of state, spend extended visits living in our house as well.
- 5) If the new garage does not accommodate both the needed storage and vehicle parking it may necessitate on street parking at times when our children and their families are living there. (See enclosed photograph # 3).
- 6) This variance, if granted, will not create a condition that is not already afforded to other properties in this neighborhood. Several other residences in the immediate area have garages which are in excess of 15 feet height.

ZONING PROPERTY DESCRIPTION FOR 5803 PINE HILL DRIVE

Beginning at a point on the south side of Pine Hill Drive which has a right-of-way width of 50 feet at the distance of 220 feet (+/-) east of the centerline of the nearest improved intersecting street Vincent Road which has a right-of-way width of 40 feet. Being Lot #17, in the subdivision of Gambrills Vincent Farm as recorded in Baltimore County Plat Book #19, Folio #49, containing 0.53 acres. Located in the 15th Election District and 6th Councilmanic District.

Item #0036

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: 2013-0036-A

Petitioner: JEFFREY B DIESEL

Address or Location: 5803 PINE HILL DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY B. DIESEL

Address: 5803 PINE HILL DRIVE

WHITE MARSH MD, 21162

Telephone Number: 443-752-4760 or 61

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0036 -A Address 5803 Pine Hill Dr
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/20/12 Posting Date: 9/2/12 Closing Date: 9/17/12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2013- 0036 -A Address 5803 Pine Hill Dr
Petitioner's Name J B Diegel Telephone 443 752 4760
Posting Date: 9/2/12 Closing Date: 9/17/12
Wording for Sign: To Permit a replacement detached accessory structure
(garage) with a height of 22.5 feet in lieu of the maximum
allowed 15

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2013-0036-A

Petitioner/Developer J B
DIEGEL

Date Of Hearing/Closing: 9/17/12

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 5803 PINE HILL DR

This sign(s) were posted on September 2, 2012
Month, Day, Year
Sincerely,

Martin Ogle 9/2/12
Signature of Sign Poster and Date

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0036-A

TO PERMIT A REPLACEMENT DETACHED
ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 22.5 FEET IN LIEU OF THE MAXIMUM ALLOWED
15

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 SEPTEMBER 17, 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

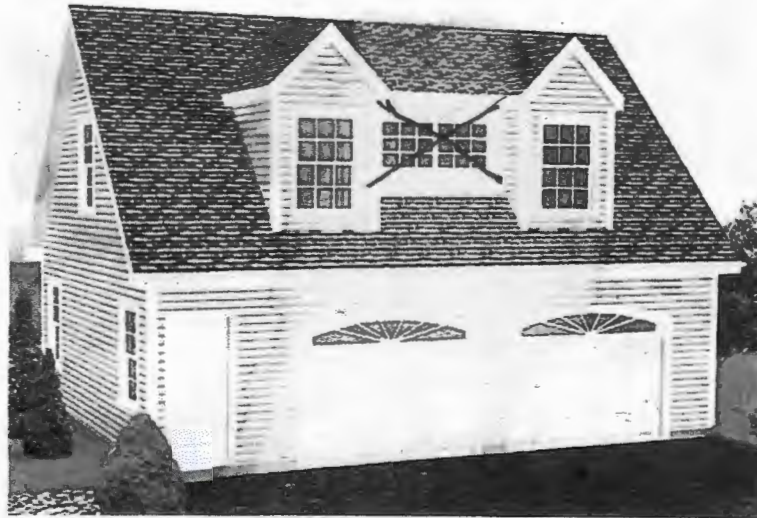
Myalaw Ogle 9/2/12

PROPOSED BUILDING

[Mirror Reverse View - Click here to return to Normal View](#)

- ↖ Elevation
- ↖ Details
- ↖ Main Level
- ↖ 2nd Level
- ▶ **Elevation #2**
- ▼ Rear View

Plan W3792TM: Simple Carriage House Plan



[Mirror Reverse View - Click here to return to Normal View](#)

- ↖ Elevation
- ↖ Details
- ↖ Main Level
- ↖ 2nd Level
- ↖ Elevation #2
- ▶ **Rear View**

Item #0036

<http://www.architecturaldesigns.com/garage-plan-3792tm.asp>

9/4/2011

Item #0036

#2



#3



Item #003C

MEMORANDUM

DATE: November 1, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0036-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 19, 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. 2013- 0036-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-28</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-2-12</u> by <u>Ogle</u> <u>14 days</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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

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

Account Identifier: District - 15 Account Number - 1513855650

Owner Information

Owner Name: DIEGEL JEFFREY
DIEGEL VEDA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 5803 PINE HILL DR
WHITE MARSH MD 21162-1901
Deed Reference: 1) /14330/ 00321
2)

Location & Structure Information

Premises Address 5803 PINE HILL DR
0-0000
Legal Description 196 E VINCENT RD
GAMBRILLS VINCENT FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0083	0007	0439		0000			17	3	Plat Ref:	0019/ 0049

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,508 SF	23,100 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	84,700	84,700		
Improvements:	229,100	122,800		
Total:	313,800	207,500	313,800	207,500
Preferential Land:	0			0

Transfer Information

Seller: CARNES THOMAS K, JR	Date: 02/29/2000	Price: \$155,000
Type: ARMS LENGTH IMPROVED	Deed1: /14330/ 00321	Deed2:
Seller: MUEHLBERGER LOUIS	Date: 09/07/1971	Price: \$33,500
Type: ARMS LENGTH IMPROVED	Deed1: /05215/ 00788	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: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

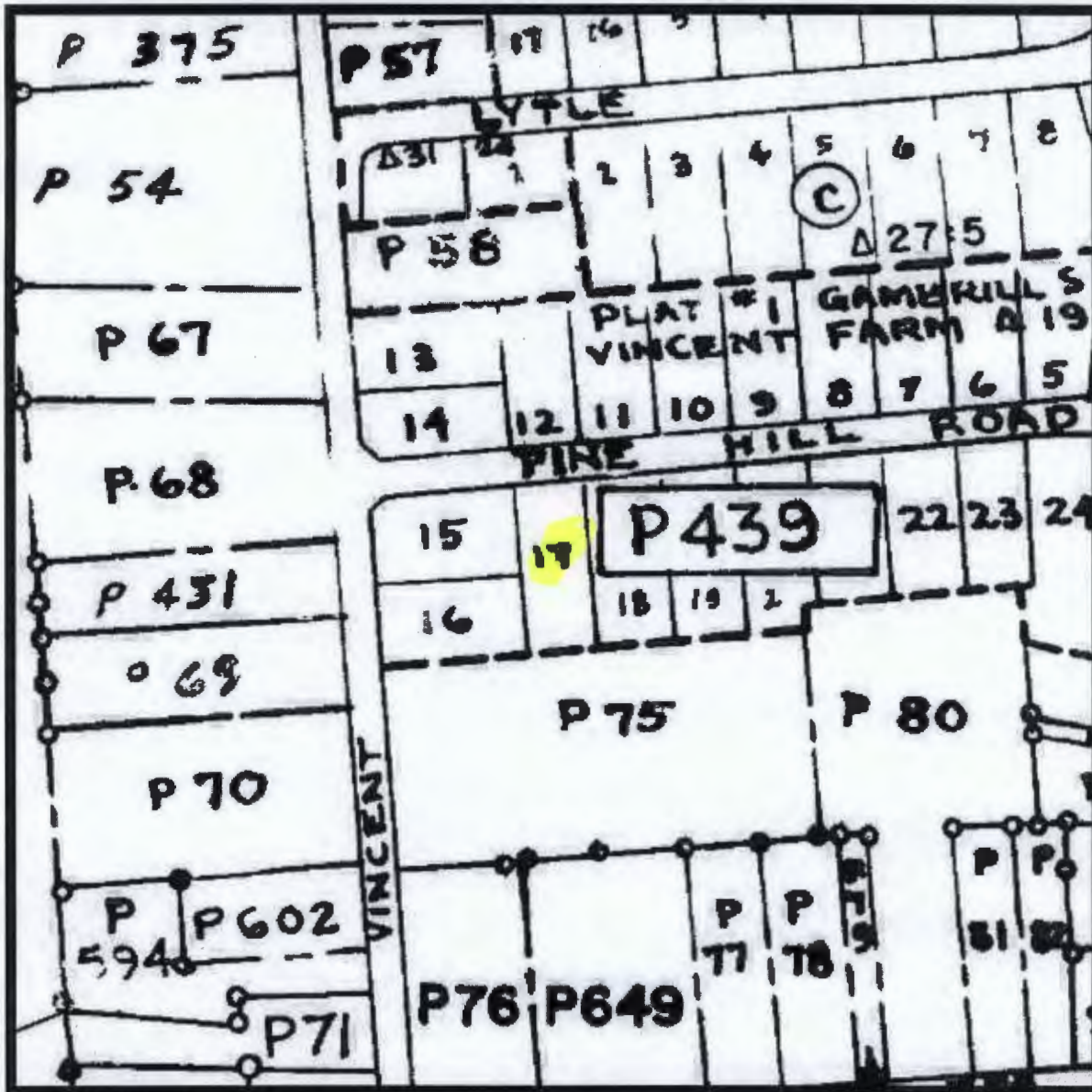
Homestead Application Status: No Application



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

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

District - 15 Account Number - 1513855650



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 ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

9/17

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Regester Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

RE: Baltimore County
Item No. 2013-0036-A
Administrative Variance
Jeffrey & Veda Diegel
5805 Pine Hill Drive

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. 2013-0036-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 "Richard Zeller".
Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

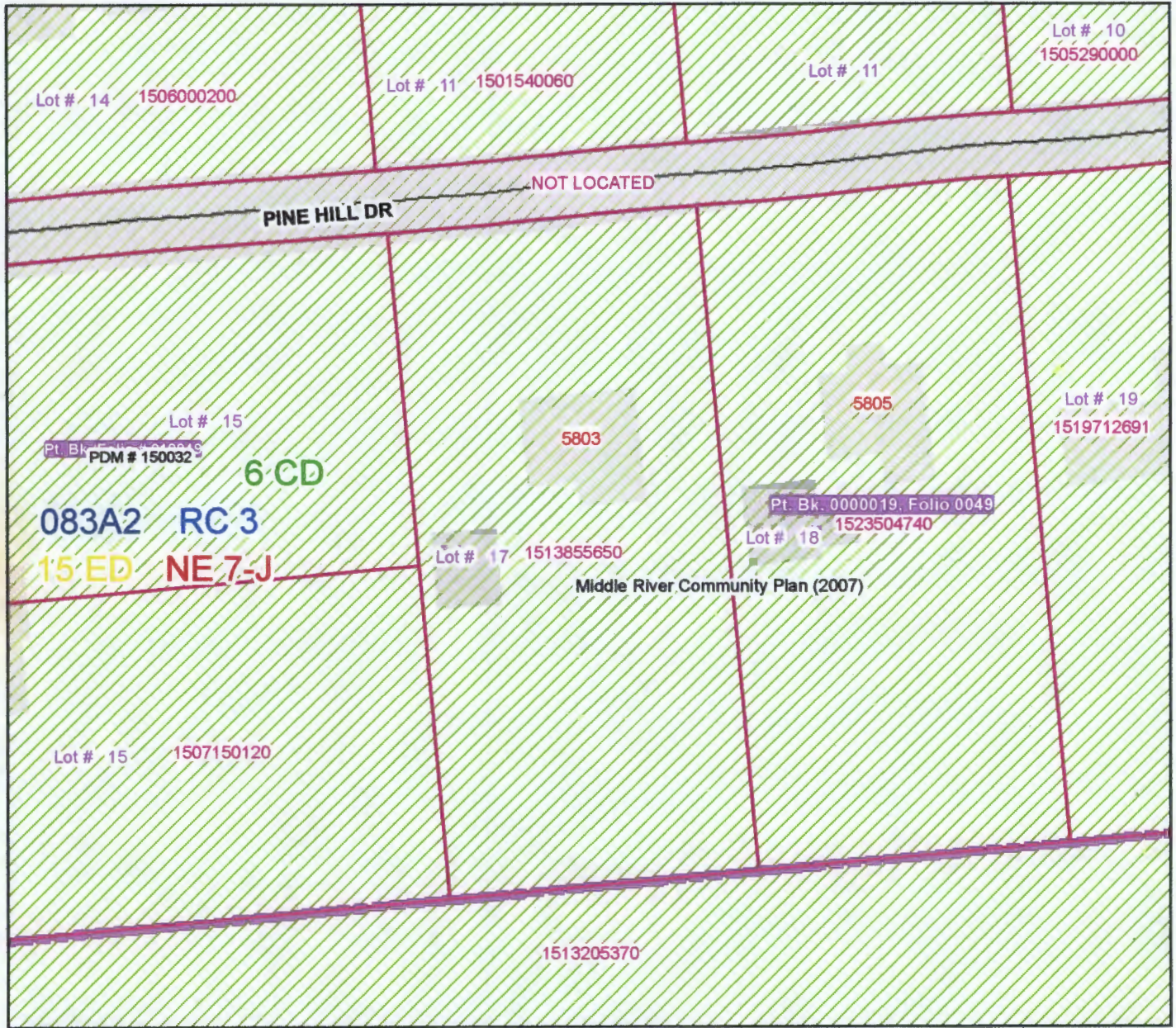
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

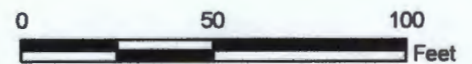
cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08102012-NO COMMENTS.doc

5803 Pine Hill Drive



Publication Date: July 12, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

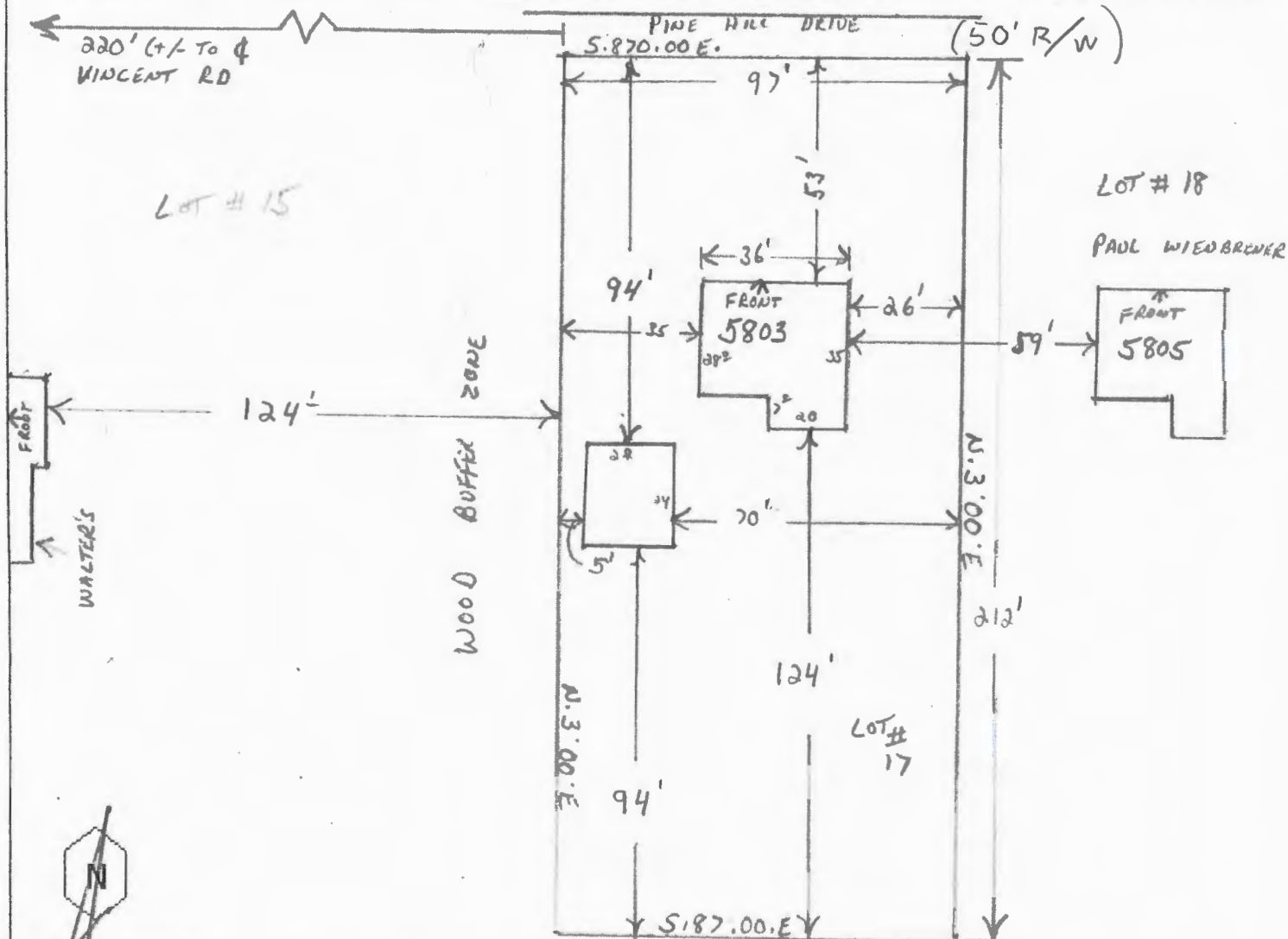
Item #0036

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

ADDRESS 5803 PINE HILL DRIVE OWNER(S) NAME(S) JEFFREY B. DIEGEL SR.

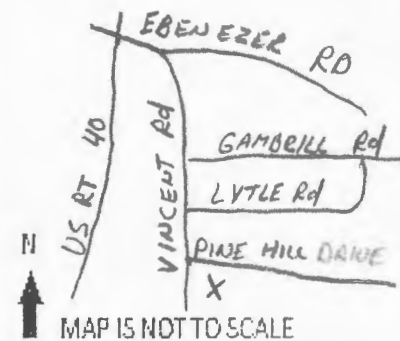
SUBDIVISION NAME GAMBRILL'S VINCENT FARMS LOT # 17 BLOCK # _____ SECTION # _____

PLAT BOOK # 19 FOLIO # 49 10 DIGIT TAX # 1513855650 DEED REF. # 14330100321



PLAN DRAWN BY ROBERT DIEGEL DATE 7-19-2012 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 08392

SITE ZONED RC 3

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE .53

OR SQUARE FEET N/A

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? NO

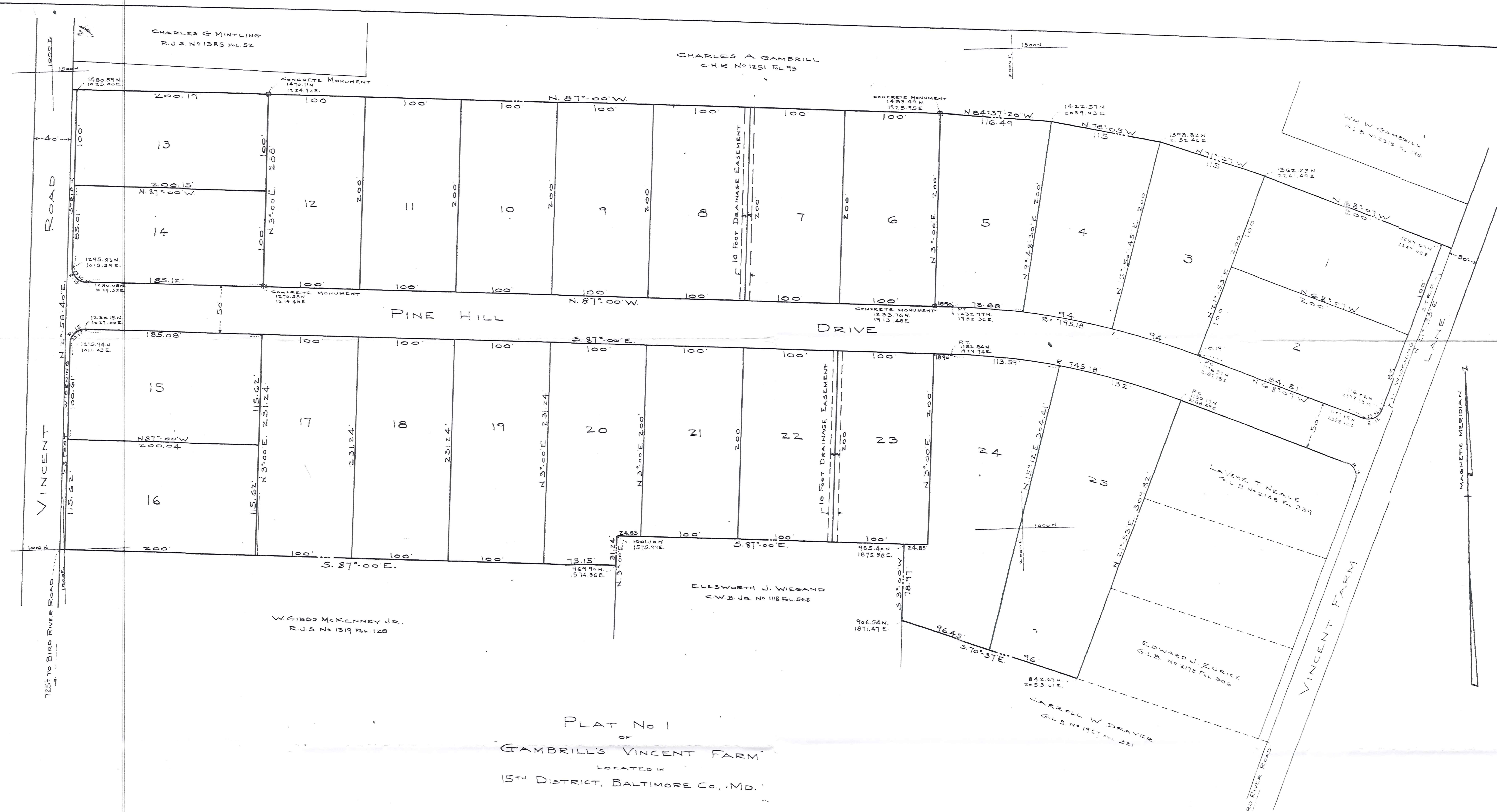
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

R.D. #2013-0036-A



NOTE: THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COORDINATES SHOWN HEREON ARE BASED ON AN ASSUMED SYSTEM.

I HEREBY CERTIFY THAT THE REQUIREMENTS AS SET FORTH IN SECTIONS 12A, 12B AND 12C ADDED TO ARTICLE 17 ANNOTATED CODE OF MARYLAND (1947 SUPPLEMENT) AS FAR AS THEY CONCERN THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

SIGNED: Charles A. Gambrill
OWNER OF LAND SHOWN HEREON

SIGNED: Paul D. Dolan
REGISTERED PROFESSIONAL ENGR. & LAND SURVEYOR No. 1371

APPROVED
AS TO ALIGNMENT AND LOCATION OF ROADS
By Robert J. Shryver
Roads ENGR FOR BALTO CO. July 7, 1953

APPROVED
BY PLANNING COMMISSION FOR BALTIMORE CO.
By William H. ...
DIRECTOR July 7, 1953

22-8 N° 19 Folio 49

FILED FOR RECORD WITH
PROV
TO
AUG 12 1953
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON, MD.

Item # 0036