



KEVIN KAMENETZ
County Executive

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

September 19, 2012

Stuart A. Erdman
Gayle R. Erdman
2211 Pine Valley Drive
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(2211 Pine Valley Drive)
Case No. 2013-0045-A

Dear Mr. and Mrs. Erdman:

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
(2211 Pine Valley Drive)

Stuart A. and Gayle R. Erdman
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2013-0045-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, Stuart A. and Gayle R. Erdman. The Petitioners are requesting Variance relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport) to be constructed in the side yard with a side setback of 3'-7" in lieu of the required 7.5' setback. 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 August 29, 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 9-19-12

By 192

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.

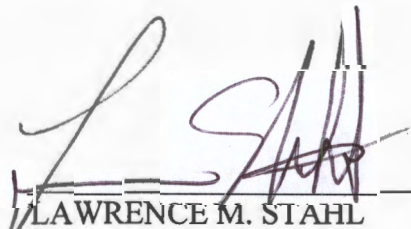
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of September, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (carport) to be constructed in the side yard with a side setback of 3'-7" in lieu of the required 7.5' setback, 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:dlw

ORDER RECEIVED FOR FILING

Date 9-19-12

By [Signature]



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 2211 PINE VALLEY DRIVE which is presently zoned DR3.5

Deed Reference LIBER RRG #4439, Folio 416 10 Digit Tax Account # 0808069370

Property Owner(s) Printed Name(s) STUART & GAYLE ERDMAN

(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) BC2R:1B023.C.1 ; 301.1.A

TO PERMIT AN OPEN PROJECTION (CARPORT) TO BE CONSTRUCTED IN THE SIDE YARD WITH A SIDE SETBACK OF 3'7" IN LIEU OF THE REQUIRED 7'6" FEET SETBACK.

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:

STUART A ERDMAN GAYLE R ERDMAN

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2211 PINE VALLEY DR, TIMONIU, MD

Mailing Address City State

21093, 410-561-1963, SAER1948@GMAIL.COM

Zip Code Telephone # Email Address

Representative to be contacted:

STUART A ERDMAN

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 9-19-12 day of SEP 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 2013-0045-A Filing Date 8/24/12 Estimated Posting Date 9/2/12 Reviewer JS

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: 2211 Pine Valley Dr, Timonium, MD 21093
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)

WOULD LIKE TO BUILD A 2 CAR OPEN ENDED CARPORT
WHERE CARS WILL BE PARKED SIDE BY SIDE
CARPORT WILL EXTEND TO COVER ENTRANCE TO OUR HOUSE
SO THAT IT WILL BE FULLY PROTECTED FROM THE WEATHER
HOME RESIDENTS ARE IN THEIR 70 YEARS AND CANNOT
SHOVEL SNOW AND ICE WHICH IS A PHYSICAL HANDSHIP
HANDSHIPS INCLUDE SEVERE SUN AND HEAT AND
DANGEROUS CONDITIONS DUE TO ICE AND SNOW
CARPORT WILL BE LOCATED NEAR REAR ENTRY TO HOME

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

Stuart A Erdman
Signature of Affiant

STUART A ERDMAN
Name- Print or Type

Gayle R. Erdman
Signature of Affiant

GAYLE R ERDMAN
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 16th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

STUART A ERDMAN and GAYLE R ERDMAN
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

RICHARD T. WALTERMYER, JR.
Notary Public
Anne Arundel County
Maryland
My Commission Expires Feb. 2, 2016

my
Notary Public
2/2/16
My Commission Expires

ZONING DESCRIPTION

2211 Pine Valley Drive

Beginning at a point on the East side of Pine Valley Drive, which is 38 feet wide at the distance of 116 feet north of the centerline of the nearest improved intersecting street Presway Rd. which is 28 feet wide. Being lot # 22 in the subdivision of Valley Wood as recorded in the Baltimore County Plat Book # 0030, Folio # 0035, containing 11,856 square feet, located in the 8th Election District, 2nd Councilmanic district.

2013-0045-A

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: 2013-0045-A

Petitioner: ERDMAN

Address or Location: 2211 PINE VALLEY DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: STUART ERDMAN

Address: 2211 PINE VALLEY DRIVE
TIMONIUM, MD 21093

Telephone Number: 410-561-1963

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

No. **88934**

Date: **8-24-12**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150						\$ 75.00

Total: **\$ 75.00**

Rec From: **ERAMIN**

For: **2013-0645-A**

DISTRIBUTION

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

PAID RECEIPT

BUSINESS DATE: 8/21/2012 TIME: 10:24:17

REQ NO: 002 WALKIN 08/24/12

RECEIPT # 798177 8/24/2012

5 - 5230 ZIMMERMAN PLATION

088934

Receipt for \$ 75.00

\$ 0.00 \$ 75.00

\$ 75.00

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/30/2012

Case Number: 2013-0045-A

Petitioner / Developer: STEWART ERDMAN

Date of Hearing (Closing): SEPTEMBER 17, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2211 PINE VALLEY DRIVE

The sign(s) were posted on: **AUGUST 29, 2012**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

September 18, 2012

Stuart A. & Gayle R. Erdman
2211 Pine Valley Drive
Timonium, MD 21093

RE: Case Number: 2013-0045, Address: 2211 Pine Valley Drive

Dear Mr. & Ms. Erdman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 24, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

9/17

Debra Wiley - ZAC Comments - Distribution Mtg.of 9/3

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/4/2012 2:03 PM
Subject: ZAC Comments - Distribution Mtg.of 9/3

Good Afternoon,

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.

2013-0045-A - 2211 Pine Valley Drive
Administrative Variance - Closing Date: 9/17

2013-0046-A - 21 Right Aileron Street
No hearing date in data base as of 9/4

2013-0047-SPHA - 10015 Pulaski Highway
No hearing date in data base as of 9/4

Thank you.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2012
Item Nos. 2013-0045, 0046, and 0047.

DATE: September 13, 2012

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-09172012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



OFFICE OF ADMINISTRATIVE HEARINGS

RECEIVED

SEP 25 2012

Order
Completed
9-19-12

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: September 25, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0045-A
Address 2211 Pine Valley Drive
(Erdman Property)

Zoning Advisory Committee Meeting of September 3, 2012.

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

Reviewer: Jeff Livingston – Development Coordination

From: Stuart Erdman <gayle.erdman@gmail.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...
Date: 9/19/2012 10:25 AM
Subject: Erdman pictures
Attachments: photo 1.JPG; Part.002; photo 2.JPG; Part.004

Pictures of carport site
Please let me know if you need more
Stuart Erdman





CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

9-13

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

9-6

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-29-12

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-6-12

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

RE: Baltimore County
Item No 2013-0045-A
Administrative Variance
Stuart A. & Gayle Erdman
2211 Pine Valley 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. 2013-0045-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,

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0045 -AAddress 2211 PINE VALLEY DR.Contact Person: JASON SEIDECMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-24-12Posting Date: 9-2-12Closing 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.

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 OnlyUSE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 2013- 0045 -AAddress 2211 PINE VALLEY DR.Petitioner's Name ERDMANTelephone 410-561-1963Posting Date: 9-2-12Closing Date: 9-17-12

Wording for Sign: To Permit AN OPEN PROJECTION (CARPORT) TO BE CONSTRUCTED
ON THE SIDE YARD WITH A SIDE SETBACK OF 3'7", IN LIEU OF THE REQUIRED
7 1/2 FEET SETBACK.

Revised 7/06/11

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 - 08 Account Number - 0808069370

Owner Information

Owner Name: ERDMAN STUART A
ERDMAN GAYLE R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2211 PINE VALLEY DR
LUTH-TIMONIUM MD 21093-3053
Deed Reference: 1)/09278/ 00006
2)

Location & Structure Information

Premises Address 2211 PINE VALLEY DR
0-0000
Legal Description VALLEY WOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	5
0060	0004	0666		0000		E	22	2	Plat Ref:	0030/ 0035

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	2,022 SF	11,856 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	170,710	156,700		
Improvements:	253,230	228,100		
Total:	423,940	384,800	384,800	384,800
Preferential Land:	0			0

Transfer Information

Seller: ERDMAN STUART A	Date: 07/14/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09278/ 00006	Deed2:
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: **Special Tax Recapture:** NONE
Exempt Class:

Homestead Application Information

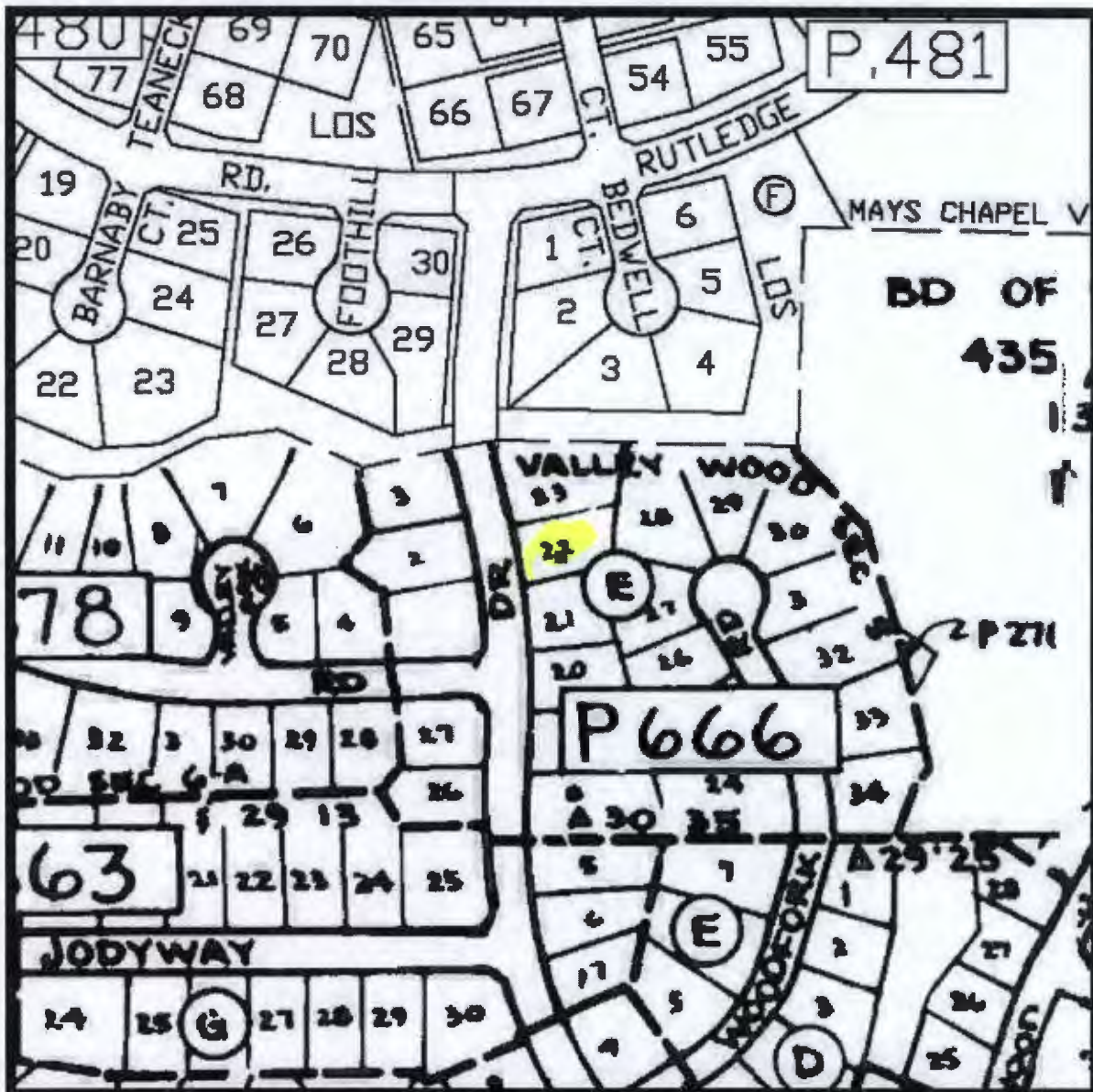
Homestead Application Status: Approved 05/03/2008



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

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

District - 08 Account Number - 0808069370



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.

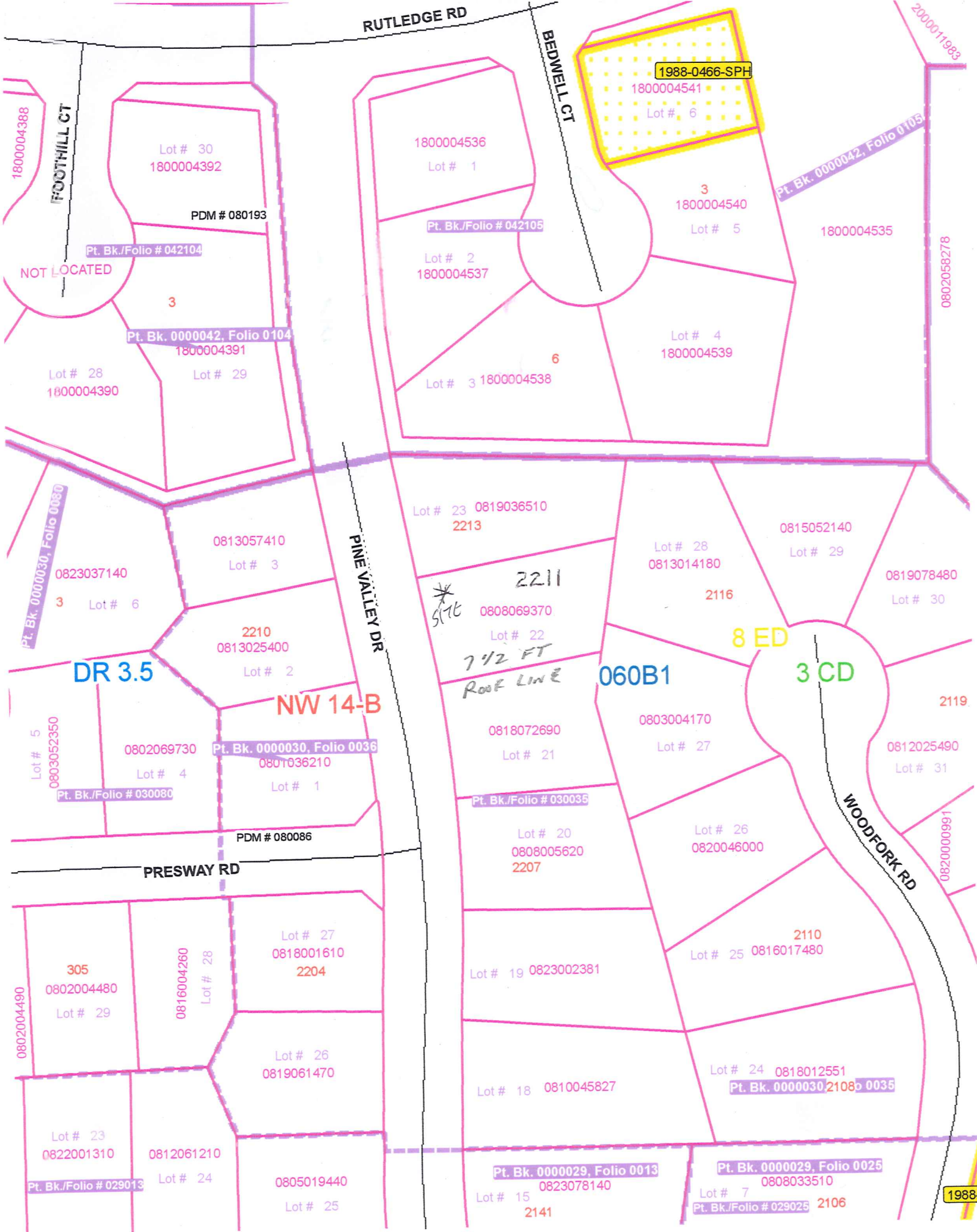
Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

M E M O R A N D U M

DATE: November 1, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0045-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.'

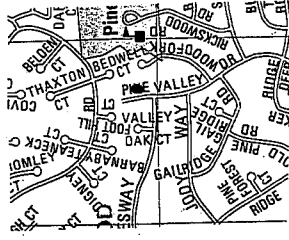
c: ✓ Case File
Office of Administrative Hearings



2013-0045-A

1988-

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 06081

SITE ZONED DR 3.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 11856

OR SQUARE FEET 11856

HISTORIC? NO

IN CBCA? 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

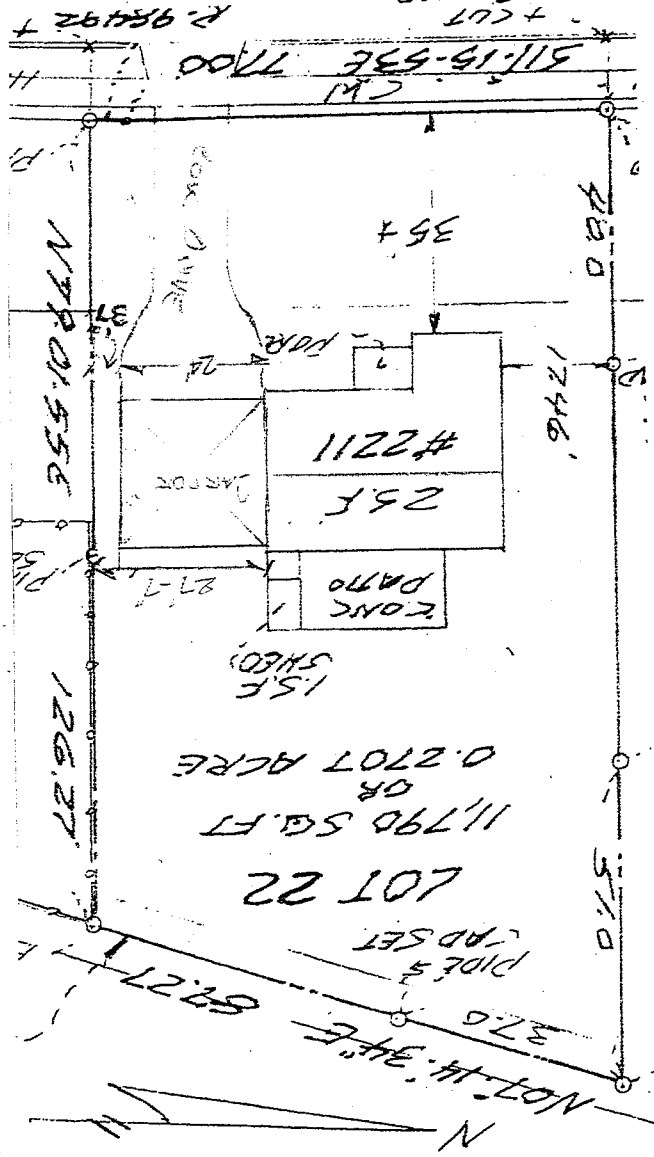
VIOLATION CASE INFO:

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

ADDRESS 2211 PINE VALLEY DR. OWNER(S) NAME(S) STUART + GAYLE ERDMAN

SUBDIVISION NAME VALLEY WOOD LOT # 22 BLOCK # E SECTION # N/A

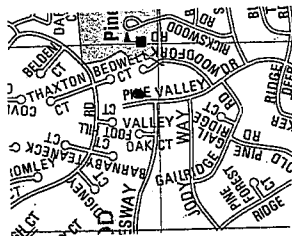
PLAT BOOK # 30 FOLIO # 0035 10 DIGIT TAX # 0808069370 DEED REF. # 09278/00006



PLAN DRAWN BY THOMAS HOFFMAN DATE _____ SCALE: 1 INCH = 30' FEET

2013-0045-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 06001

SITE ZONED DR 3.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 11856

OR SQUARE FEET 11856

HISTORIC? NO

IN CBCA? 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

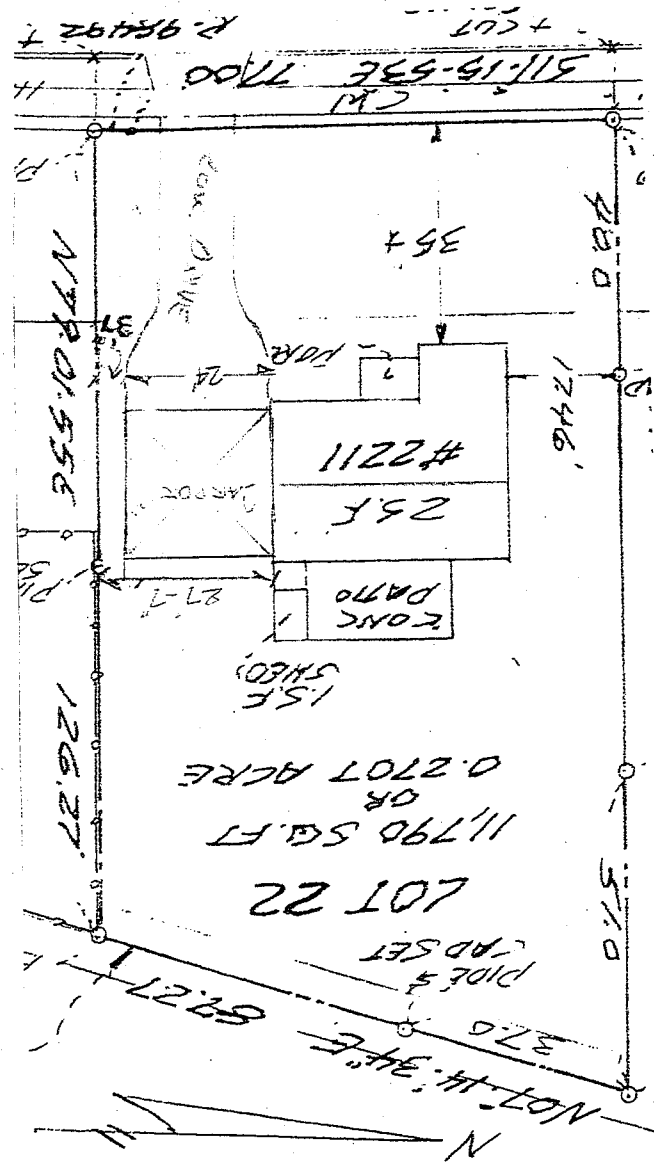
VIOLATION CASE INFO:

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

ADDRESS 2211 PINE VALLEY DR. OWNER(S) NAME(S) STUART + GAYLE ERDMAN

SUBDIVISION NAME VALLEY WOOD LOT# 22 BLOCK# E SECTION# N/A

PLAT BOOK# 30 FOLIO# 0035 10 DIGIT TAX# 0808069370 DEED REF.# 09278/0006



PLAN DRAWN BY THOMAS HOFFMAN DATE _____ SCALE: 1 INCH = 30' FEET

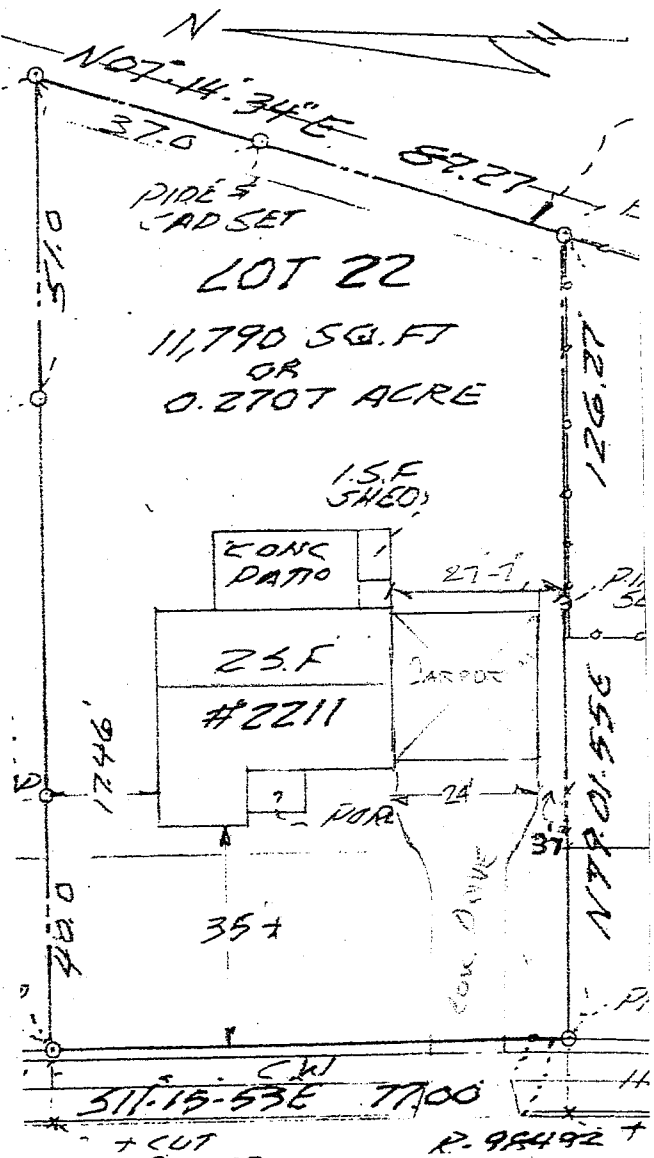
2013-0045-A

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

ADDRESS 2211 PINE VALLEY DR. OWNER(S) NAME(S) STUART + GAYLE ELLMAN

SUBDIVISION NAME VALLEY WOOD LOT # 22 BLOCK # E SECTION # N/4

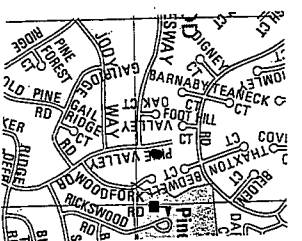
PLAT BOOK # 30 FOLIO # 6035 10 DIGIT TAX # 0808062320 DEED REF. # 0927810006



PLAN DRAWN BY THOMAS HOFFMAN DATE _____ SCALE: 1 INCH = 30' FEET

N

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 06081

SITE ZONED AR 3.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.2707

OR SQUARE FEET 11856

HISTORIC? NO

IN CBCA? 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:

2013-0045-A