



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 11, 2013

Harold W. Diehl, Jr.
Barbara W. Diehl
6514 Maplewood Road
Baltimore, Maryland 21212

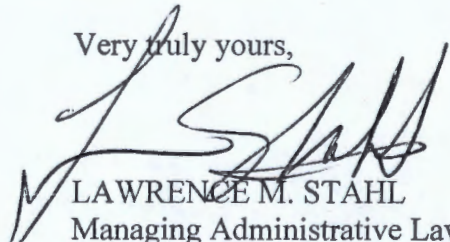
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(6514 Maplewood Road)
Case No. 2013-0186-A

Dear Mr. and Mrs. Diehl:

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Victoria Meyer, 1602 Pinnacle Road, Towson, MD 21286

IN RE: PETITION FOR ADMIN. VARIANCE *

9th Election District

5th Councilmanic District *

(6514 Maplewood Road)

Harold W. Diehl, Jr. & Barbara W. Diehl *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0186-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Harold W. Diehl, Jr. and Barbara W. Diehl, for property located at 6514 Maplewood Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (detached garage) in the rear yard with a height of 17.6' in lieu of the permitted 15'. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that the Petitioners offered three (3) letters of support from their adjacent neighbors, Terrence & Mary C. McGee (6516 Maplewood Road), Barry D. and Karyn B. Marsh (6512 Maplewood Road), and Charles B. and Sandra M. Thillman (6517 Maplewood Road), stating that they had no objections.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 17, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-11-13

By law

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 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 Office 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, by the Administrative Law Judge for Baltimore County, this 11th day of March, 2013 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (detached garage) in the rear yard with a height of 17.6' in lieu of the permitted 15', be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

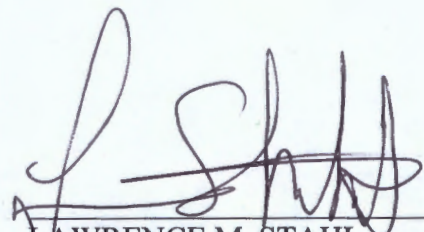
ORDER RECEIVED FOR FILING

Date 3-11-13

By kw

2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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 3-11-13

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 6514 MAPLEWOOD ROAD which is presently zoned DR 5.5

Deed Reference 08823/00743 10 Digit Tax Account # 0923502020

Property Owner(s) Printed Name(s) HAROLD W. DIEHL, JR. AND BARBARA W. DIEHL

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 OF BCZR TO PERMIT A PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE) IN THE REAR YARD WITH A HEIGHT OF 17 1/2 FEET IN LIEU OF THE PERMITTED 15 FEET of the zoning regulations of Baltimore County. to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(6), and Section 32-4-416(a)(2): (Indicate type of work in this space to raise, 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 bound 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

By Telephone #

Email Address

Legal Owners:

BARBARA W. DIEHL

HAROLD W. DIEHL, JR.

Name #1 - Type or Print

Name #2 - Type or Print

Harold W. Diehl, Jr. *Barbara W. Diehl*

Signature #1

Signature #2

6514 Maplewood Rd. Baltimore, MD 21212

Mailing Address

City

State

21212

410-377-5265

Zip Code

Telephone #

Email Address

Representative to be contacted:

Victoria Meyer

Name - Type or Print

Victoria Meyer

Signature

1602 PINNACLE RD. Towson, MD 21286

Mailing Address

City

State

21286

410-296-6900

MDRLDGP@PERMITS@COMCA\$

Zip Code

Telephone #

Email Address

.NET

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 28 day of August 2013 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

2013-0186-A

Filing Date

2/8/13

Estimated Posting Date

2/17/13

Reviewed

AT

~ 3/4/13

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.

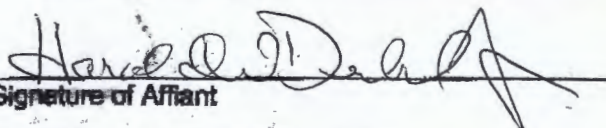
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6514 MAPLEWOOD RD., BALTIMORE, MD 21212
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)

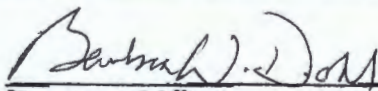
The detached garage was destroyed by HURRICANE SANDY by large tree. The homeowner wants to rebuild the garage adding a loft for storage. The problem with storage above is it puts garage height to 17'6".

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


Signature of Affiant

HAROLD W. DIEHL, JR.

Name- Print or Type


Signature of Affiant

BARBARA W. DIEHL

Name- Print or Type

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

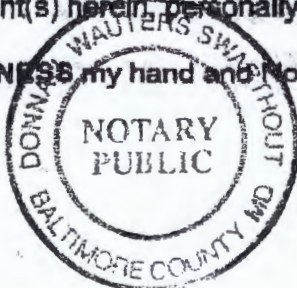
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

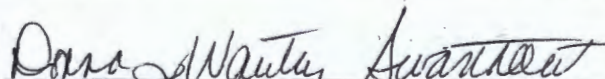
I HEREBY CERTIFY, this 1 day of February, 2013 before me a Notary of Maryland, in and for the County aforesaid, personally appeared

HAROLD W. DIEHL, JR. AND BARBARA W. DIEHL

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESSES my hand and Notaries Seal




Notary Public

My Commission Expires 12/1/14

**ZONING DESCRIPTION
6514 MAPLEWOOD ROAD
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Maplewood Road (40' wide) at a point $275' \pm$ south of the southwest corner of the intersection with Regester Avenue, thence leaving the west side of Maplewood Road right-of-way (1) South 86 degrees 24 minutes 08 seconds West 150.00 feet, (2) South 03 degrees 35 minutes 52 seconds East 50.00 feet, (3) North 86 degrees 24 minutes 08 seconds East 150.00 feet to a point on the west side of Maplewood Road, thence binding on the west side of the right of way, (4) North 03 degrees 35 minutes 52 seconds West 50.00 to the point of beginning;

Containing a net area of 7,500 square feet, or 0.17 acres of land, more or less.

2013-0186-A



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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Property Owner(s) Printed Name(s) HAROLD W. DIEHL, JR. AND BARBARA W. DIEHL

(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) 400.3 OF BCZR TO PERMIT A PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE) IN THE REAR YARD WITH A HEIGHT OF 17 1/2 FEET IN LIEU OF THE PERMITTED 15 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

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 20 day of February 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.

Legal Owners:

BARBARA W. DIEHL

HAROLD W. DIEHL, JR.

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

6514 Maplewood Rd. Baltimore, MD 21212

21212 / 410-377-5265 /

Representative to be contacted:

Victoria Meyer

Name - Type or Print

Signature

1602 PINNACLE RD. Towson, MD 21286

21286 / 410-296-6900 / MDBLDGPERMITS@COMCAST.NET

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0186-A Filing Date 2/8/13 Estimated Posting Date 2/17/13 Reviewer AT

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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:

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Print or Type Address of property

City

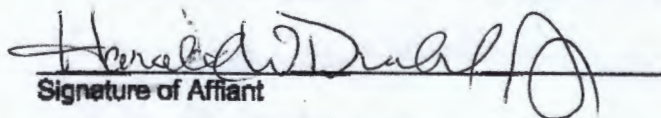
State

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)

Detached
The garage was destroyed by Hurricane Sandy
by large tree. The homeowner now wants to Rebuild
the garage adding a loft for storage. The problem
with storage above is it puts garage height to 17'6"

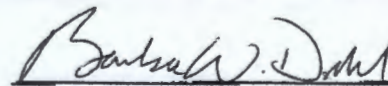
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Signature of Affiant

HAROLD W. DIEHL, JR.

Name- Print or Type



Signature of Affiant

BARBARA W. DIEHL

Name- Print or Type

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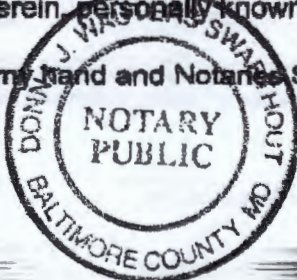
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

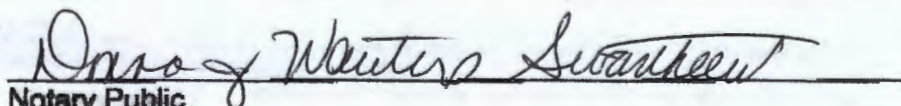
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AS WITNESS my hand and Notary Seal





Notary Public

My Commission Expires 12/1/14

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5TH COUNCILMANIC DISTRICT
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2013-0186-A



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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:

BARBARA W. DIEHL

HAROLD W. DIEHL, JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6514 Maplewood Rd. Baltimore, MD 21212

Mailing Address City State

21212 / 410-377-5265 /

Zip Code Telephone # Email Address

Representative to be contacted:

Victoria Meyer

Name - Type or Print

Signature

1602 PINNACLE RD. Towson, MD 21286

Mailing Address City State

21286 / 410-296-6900 / MBDLGPERRITS@COMCAST.NET

Zip Code Telephone # Email Address

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Administrative Law Judge of Baltimore County

CASE NUMBER

2013-0186-A

Filing Date

2,8,13

Estimated Posting Date

2,18,13

Reviewer

AT

Rev 10/12/11

Affidavit in Support of Administrative Variance

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

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Print or Type Address of property

City

State

Zip Code

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

Harold W. Diehl, Jr.

Signature of Affiant

HAROLD W. DIEHL, JR.

Name- Print or Type

Barbara W. Diehl

Signature of Affiant

BARBARA W. DIEHL

Name- Print or Type

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

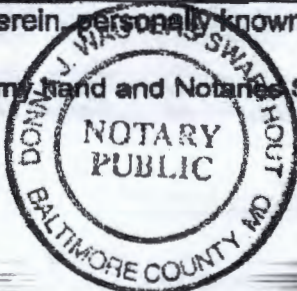
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of February 2013 before me a Notary of Maryland, in and for the County aforesaid, personally appeared

HAROLD W. DIEHL, JR. AND BARBARA W. DIEHL

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notary Seal



Donald J. Swarthout

Notary Public

12/1/14

My Commission Expires

30 E. Padonia Road, Suite 500
Cockeysville, Maryland 21030

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION
6514 MAPLEWOOD ROAD
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Maplewood Road (40' wide) at a point $275' \pm$ south of the southwest corner of the intersection with Regester Avenue, thence leaving the west side of Maplewood Road right-of-way (1) South 86 degrees 24 minutes 08 seconds West 150.00 feet, (2) South 03 degrees 35 minutes 52 seconds East 50.00 feet, (3) North 86 degrees 24 minutes 08 seconds East 150.00 feet to a point on the west side of Maplewood Road, thence binding on the west side of the right of way, (4) North 03 degrees 35 minutes 52 seconds West 50.00 to the point of beginning;

Containing a net area of 7,500 square feet, or 0.17 acres of land, more or less.

2013-0186-A

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

No.

94039

Date:

2/8/2013

PAID RECEIPT

BUSINESS ACTION TIME ID
2/8/2013 2/8/2013 09:39:30 5
MBOS WALKIN MBOS LRD
RECEIPT # 638575 2/8/2013 OFLN
5 528 ZONING VERIFICATION
MBOS
Rec'd Tot \$75.00
\$75.00 OK \$1.00 CA
Baltimore County, Maryland

Rev Sub
Source/ Rev/

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

Total:

\$75.00

Rec
From:

For:

6514 MAPLEWOOD ROAD

2013-0186-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2013-0186-A

Petitioner/Developer MARYLAND
BUILDING PERMITS INC
VICKY MEYER

Date Of Hearing/Closing: 3/4/13

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 6514 MAPLEWOOD LD

This sign(s) were posted on February 17, 2013

Month, Day, Year

Sincerely,

Martin Ogle 2/17/13
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



Martin Ogle 2/17/13

CERTIFICATE OF POSTING

RE: Case No 2013-0186-A

Petitioner/Developer MARYLAND
BUILDING PERMITS INC
VICKY MEYER

Date Of Hearing/Closing: 3/4/13

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 6514 MAPLEWOOD RD

This sign(s) were posted on February 17, 2013

Month, Day, Year

Sincerely,

Martin Ogle 2/17/13
Signature of Sign Poster and Date

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



Martin Ogle 2/17/13

M E M O R A N D U M

DATE: April 12, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0186-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 10, 2013. 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment2-25DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)2-21

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

1-29

ADJACENT PROPERTY OWNERS

tnc, see (6516) } No
 marsh (6512) } objection
 Thillman (6517) }

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 2-17-13 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

(1-29-13 Filed
Some Back pg. 6 of 6)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0186 -A Address 6514 MAPLEWOOD AVE.

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

Filing Date: 2/8/2013 Posting Date: 2/17/13 Closing Date: 3/04/13

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- 0186 -A Address 6514 MAPLEWOOD AVENUE

Petitioner's Name HAROLD DIEHL Telephone _____

Posting Date: 2/17/13 Closing Date: 3/04/13

Wording for Sign: To Permit A REPLACEMENT ACCESSORY STRUCTURE
(DETACHED GARAGE) WITH A HEIGHT OF 17'6" IN
LIEU OF THE PERMITTED 15 FEET

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2013
Item Nos. 2013-0186, 0187, 0190 and 0191.

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

DAK:CEN
Cc: file

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-21-13

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

RE: Baltimore County

Item No 2013-0186-A

Administrative Variance
Harold W. Jr. & Barbara Diehl
6514 Maplewood Road.

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. 2013-0186-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 that reads "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

To: Zoning Review Bureau, Baltimore County,

My neighbors Harold & Barbara Diehl, residing at 6514 Maplewood Road, Baltimore, MD 21212 wish reconstruct their garage, destroyed by a tree that fell during Hurricane Sandy.

I have reviewed the architectural drawings for the reconstructed garage and understand that the height will slightly exceed the 15 foot zoning restriction of the neighborhood.

We are the owners of the property at 6512 Maplewood Road, and wish to state that we have no objection to your granting of a zoning variance to permit this reconstruction.

Larry B. Marsh 1/29/13

Barry D. Marsh 01/29/13

2013-0186-A

To: Zoning Review Bureau, Baltimore County,

My neighbors Harold & Barbara Diehl, residing at 6514 Maplewood Road, Baltimore, MD 21212 wish reconstruct their garage, destroyed by a tree that fell during Hurricane Sandy.

I have reviewed the architectural drawings for the reconstructed garage and understand that the height will slightly exceed the 15 foot zoning restriction of the neighborhood.

We are the owners of the property at 6517 Maplewood Road, and wish to state that we have no objection to your granting of a zoning variance to permit this reconstruction.

Sandra B. Thellman 1-29-13

Charles B. Thellman 1-29-13

2013-0186-A

To: Zoning Review Bureau, Baltimore County,

My neighbors Harold & Barbara Diehl, residing at 6514 Maplewood Road, Baltimore, MD 21212 wish reconstruct their garage, destroyed by a tree that fell during Hurricane Sandy.

I have reviewed the architectural drawings for the reconstructed garage and understand that the height will slightly exceed the 15 foot zoning restriction of the neighborhood.

We are the owners of the property at 6516 Maplewood Road, and wish to state that we have no objection to your granting of a zoning variance to permit this reconstruction.

Terrence G. McGee

01/29/2013

Courtney McGee

1-29-13

Terrence McGee & Courtney McGee

2013-0186-A



KEVIN KAMENETZ
County Executive

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

March 5, 2013

Harold W. & Barbara W. Diehl
6514 Maplewood Road
Baltimore MD 21212

RE: Case Number: 2013-0186 A, Address: 6514 Maplewood Road, 21212

Dear Mr. & Ms. Diehl:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 8, 2013. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Victoria Meyer, 1602 Pinnacle Road, Towson MD 21286

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

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Account Identifier: District - 09 Account Number - 0918100991

Owner Information			
Owner Name:	THILLMAN CHARLES BERNARD THILLMAN SANDRA M	Use:	RESIDENTIAL
Mailing Address:	6517 MAPLEWOOD RD BALTIMORE MD 21212-2007	Principal Residence:	YES
		Deed Reference:	1) /05396/ 00917 2)

Location & Structure Information	
Premises Address	Legal Description
6517 MAPLEWOOD RD 0-0000	276 S REGESTER AVE IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000			9	2	Plat Ref: 0007/0140

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1921	1,656 SF	7,500 SF	04
Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT ASBESTOS SHINGLE	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	100,500	100,500		
Improvements:	161,290	98,700		
Total:	261,790	199,200	199,200	199,200
Preferential Land:	0			0

Transfer Information			
Seller:	REED EVERETT B	Date:	09/24/1973
Type:	ARMS LENGTH IMPROVED	Deed1:	/05396/ 00917
Seller:		Date:	
Type:		Deed1:	
Seller:		Date:	
Type:		Deed1:	
Seller:		Date:	
Type:		Deed1:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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:	Approved 11/10/2008

Maryland Department of Assessments and Taxation
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Account Identifier: District - 09 Account Number - 0902650890

Owner Information

Owner Name: MCGEE TERRENCE
MCGEE MARY COURTNEY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6516 MAPLEWOOD RD
BALTIMORE MD 21212-2008
Deed Reference: 1) /14700/ 00090
2)

Location & Structure Information

Premises Address 6516 MAPLEWOOD RD
0-0000
Legal Description 6516 MAPLEWOOD RD WS
IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000	AA		5	2	
									Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,664 SF	7,500 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	100,500	100,500		
Improvements:	273,760	215,900		
Total:	374,260	316,400	316,400	316,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
CUNNINGHAM MARTIN T	09/18/2000	\$186,000
Type: ARMS LENGTH IMPROVED	Deed1: /14700/ 00090	Deed2:
Seller: MILLER CARL F	Date: 07/29/1998	Price: \$171,500
Type: ARMS LENGTH IMPROVED	Deed1: /13039/ 00369	Deed2:
Seller: COALE JOHN S	Date: 10/12/1993	Price: \$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /10065/ 00191	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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: Approved 04/28/2008

Maryland Department of Assessments and Taxation
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BALTIMORE COUNTY

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Account Identifier:

District - 09 Account Number - 0919851600

Owner Information

Owner Name: MARSH BARRY D
MARSH KARYN BERGMANN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6512 MAPLEWOOD RD
BALTIMORE MD 21212-2008
Deed Reference: 1) /26068/ 00581
2)

Location & Structure Information

Premises Address
6512 MAPLEWOOD RD
0-0000

Legal Description
6512 MAPLEWOOD RD
IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0080	0003	0128		0000	AA		7	2		0007/ 0140

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,611 SF	7,500 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	100,500	100,500		
Improvements:	285,170	179,100		
Total:	385,670	279,600	279,600	279,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
ROBERTS PAUL R	08/20/2007	\$409,000
Type: ARMS LENGTH IMPROVED	Deed1: /26068/ 00581	Deed2:
Seller: LOIK GLORIA	Date: 03/05/2002	Price: \$119,900
Type: ARMS LENGTH IMPROVED	Deed1: /16169/ 00537	Deed2:
Seller: LOIK GLORIA	Date: 11/08/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14139/ 00709	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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: Approved 12/31/2012

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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Account Identifier: District - 09 Account Number - 0923502020

Owner Information

Owner Name: DIEHL HAROLD W JR
DIEHL BARBARA W
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6514 MAPLEWOOD RD
BALTIMORE MD 21212-2008
Deed Reference: 1) /08823/ 00743
2)

Location & Structure Information

Premises Address
6514 MAPLEWOOD RD
0-0000
Legal Description
250 S REGESTER AVE
IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0080	0003	0128		0000	AA		6	2	
									Plat Ref: 0007/ 0140

Town NONE
Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1941	1,476 SF	7,500 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT WOOD SHINGLE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	100,500	100,500		
Improvements:	131,680	121,600		
Total:	232,180	222,100	222,100	222,100
Preferential Land:	0			0

Transfer Information

Seller: BRYANT FREDERICK MORSE,4T	Date: 06/17/1991	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /08823/ 00743	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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

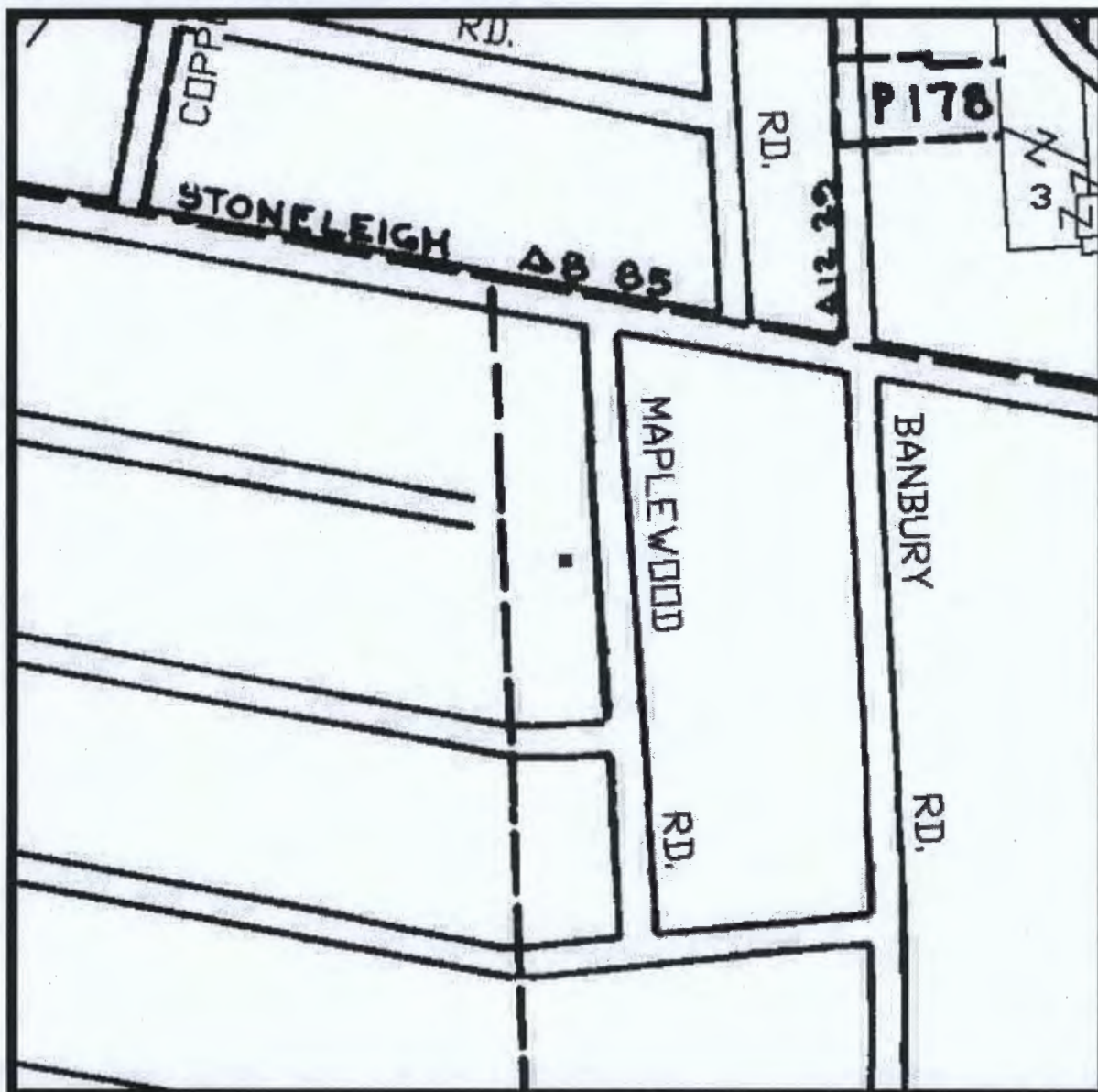
Homestead Application Status: Approved 01/11/2011



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

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District - 09 Account Number - 0923502020



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.

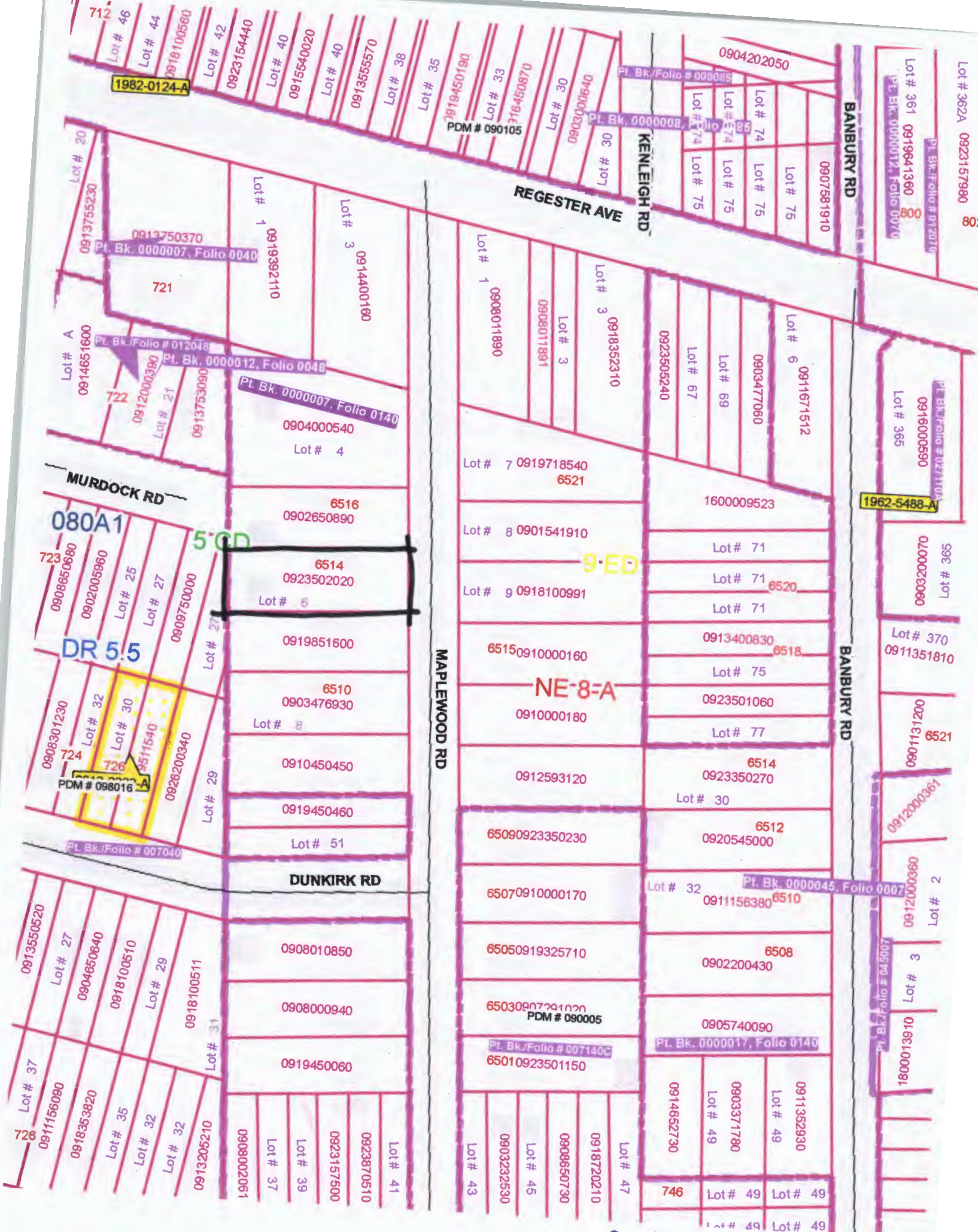
Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

2013-0186-A

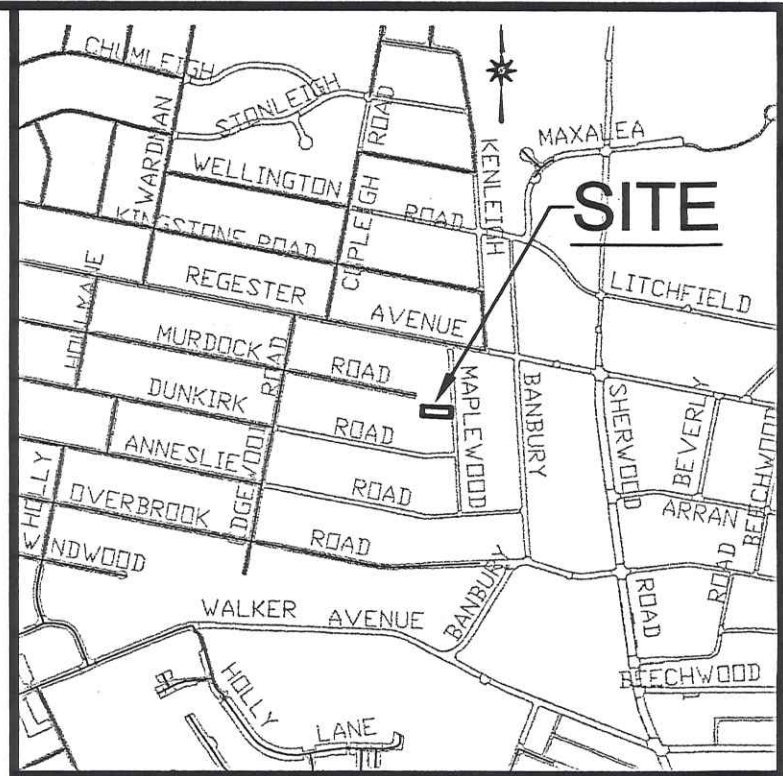
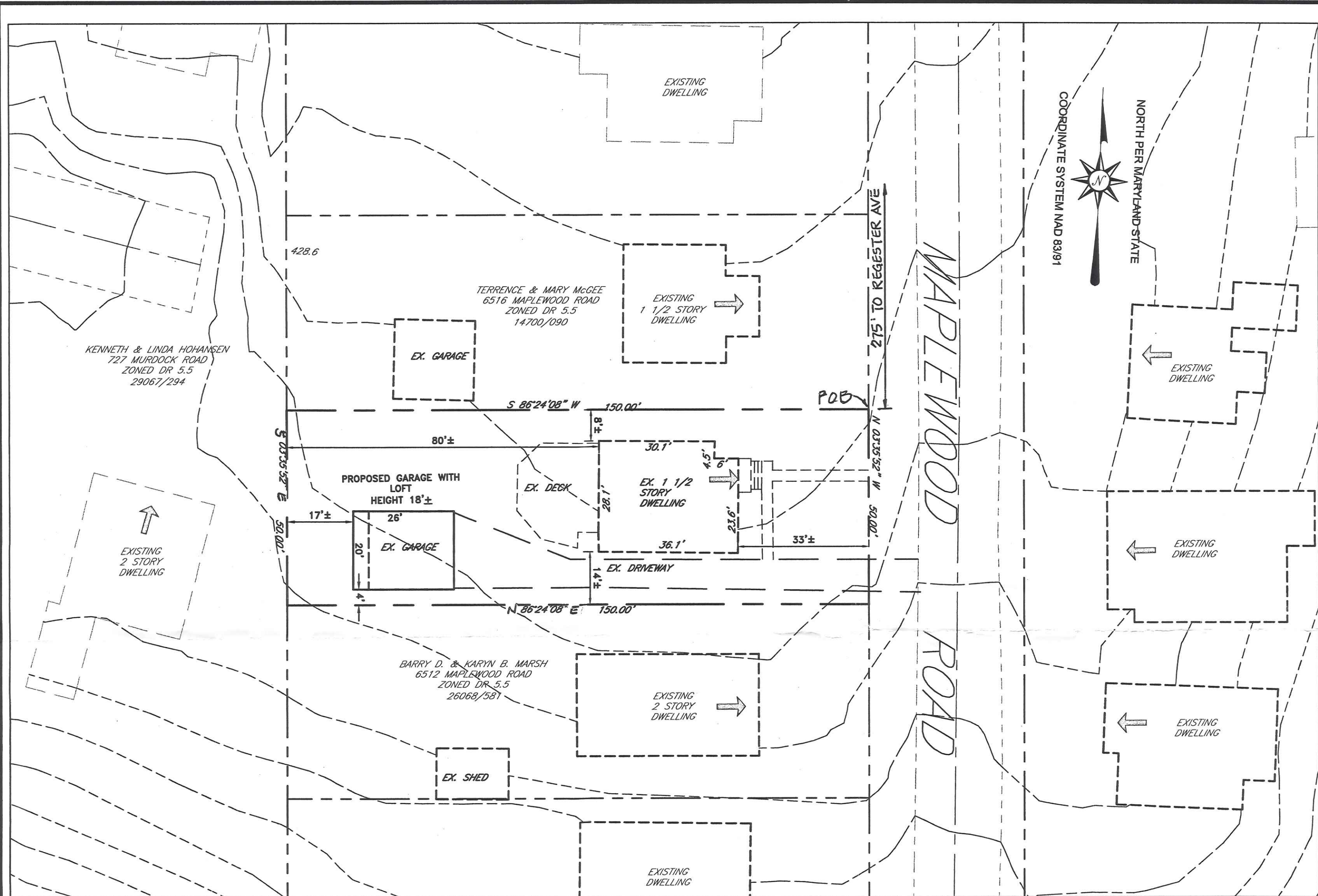




2013-01-20



2013-0186-A



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: HAROLD W. DIEHL, JR.
BARBARA W. DIEHL
6514 MAPLEWOOD ROAD
BALTIMORE, MARYLAND 21212-2008
- SITE AREA:
GROSS: 8,500 SF or 0.20 Ac.±
NET: 7,500 SF or 0.17 Ac.±
- USES:
EXISTING: SINGLE FAMILY DWELLING
PROPOSED: NO CHANGE
- UTILITIES:
WATER: PUBLIC
SEWER: PUBLIC
- DEED REF: 8823/743
- TAX ACCOUNT: #0923502020
- COUNCILMANIC DISTRICT: 5TH
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 080A1)
- TAX MAP #80, GRID #3, PARCEL #128, SECTION "AA", LOT #6.
- PLAT REFERENCE: 7-140 "IDLEWYDE"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100265 F PANEL 265 OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE.
- SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 1,590 SF
PROPOSED: 0 SF
TOTAL: 1,590 SF / 7,500 = 0.21 FAR
- WATERSHED: BACKRIVER
- SETBACKS:

YARD	REQUIRED	PROVIDED
FRONT	25'	33'±
SIDE	10'	8'±
REAR	30'	80'±
- VARIANCE FOR HEIGHT OF ACCESSORY STRUCTURE TO 18' FROM THE REQUIRED 15' MAXIMUM.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

DIEHL RESIDENCE

**6514 MAPLEWOOD ROAD
BALTIMORE, MARYLAND 21212**

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	PCR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	02-06-13	13011	1 OF 1

2013-0186-A