

IN RE: PETITION FOR ADMIN. VARIANCE *

(2126 Carroll Mill Road)

10th Election District *

3rd Council District

Michael J. and Linda D. Wagner *

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0195-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Michael J. and Linda D. Wagner. The Petitioners are requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing garage, along with new addition thereto, to have a height of 19'-8", in lieu of the required 15' maximum. 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. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that letters of support were received from Patricia D. Piepenbring (2124 Carroll Mill Road) and Frederick G. Shaneybrook (4 Stonewood Court), both of whom had no objection to the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 3, 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 3-27-13

By DW

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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 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 27th day of March, 2013, 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 an existing garage, along with new addition thereto, to have a height of 19'-8", in lieu of the required 15' maximum, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

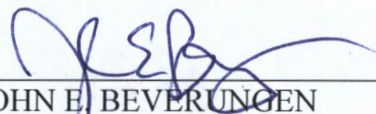
ORDER RECEIVED FOR FILING

Date 3-27-13

By DSW

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, 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-27-13

By DLW



KEVIN KAMENETZ
County Executive

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

March 27, 2013

Michael J. Wagner
Linda D. Wagner
2126 Carroll Mill Road
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 2013-0195-A
Property: 2126 Carroll Mill Road

Dear Mr. and Mrs. Wagner:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Patricia D. Piepenbring, 2124 Carroll Mill Road, Phoenix, MD 21131
Frederick G. Shaneybrook, 4 Stonewood Court, Phoenix, MD 21131



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 2126 Carroll Mill Rd which is presently zoned RC4

Deed Reference Pt. Book/Folio #054098 10 Digit Tax Account # 2000007931

Property Owner(s) Printed Name(s) Michael J Wagner & Linda D. Wagner

(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)

BCZR: 400.3 → To permit an existing garage with a height of 19' 4" in lieu of the maximum allowed height of 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:

Name- Type or Print

Signature

Mailing Address

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:

Michael J Wagner / Linda D Wagner
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

2126 Carroll Mill Rd
Mailing Address

Phoenix MD
City

State

21131
Zip Code

410-472-1266
Telephone #

mwagner@us.ibm.com
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 _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0195-1

Filing Date 2/27/13

Estimated Posting Date 3/3/13

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: 2126 Carroll Mill Rd. Phoenix MD 21131
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)

We reside at the property 2126 Carroll Mill Rd, part of the Stockton
Words Sub-division, Section 1, Lot #7, recorded in Land Records
of Baltimore Co. in Plat Book E.H.K. Jr., No. 54, Folio 98. The
lot size is 3.983 acres located in 10th Election District in
Baltimore Co. There are no active zoning violations on the site.
Our plan is to expand our existing garage by 1456 sq. ft.

mwagner@us.ibm.com (410-472-1266)

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

[Signature]
Signature of Affiant

Michael J. Wagner
Name- Print or Type

[Signature]
Signature of Affiant

Linda D. Wagner
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 13 day of June, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Michael J. Wagner & Linda D. Wagner
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

[Signature]
Notary Public Barbara A. Simms
July 27, 2014
My Commission Expires

BARBARA A. SIMMS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 27, 2014

Zoning property description for 2126 Carroll Mill Road, Phoenix, MD 21131

Located at the corner of Carroll Mill Road and Stonewood Court, being known as Lot #7, as shown on a Plat entitled "Subdivision Plan, Section One, Stockton Woods", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 54, Folio 98, containing 3.983 acres, located in Election District 10 and the 3rd County Council District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0195 -A

Address 2126 CARROLL MILL RD

Contact Person: JASON SEIDEMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/22/13

Posting Date: 3/3/13

Closing Date: 3/18/13

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2013- 0195 -A

Address 2126 CARROLL MILL RD

Petitioner's Name WAGNER

Telephone 410-472-1266

Posting Date: 3/3/13

Closing Date: 3/18/13

Wording for Sign: To Permit AN EXISTING GARAGE WITH A HEIGHT OF 19'8"
IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF 15'

Revised 7/06/11

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

No. 94123

Date: 2/22/13

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

Total: \$ 75.00

Rec From: WALKER

For: 2013-0195-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 3/3/13

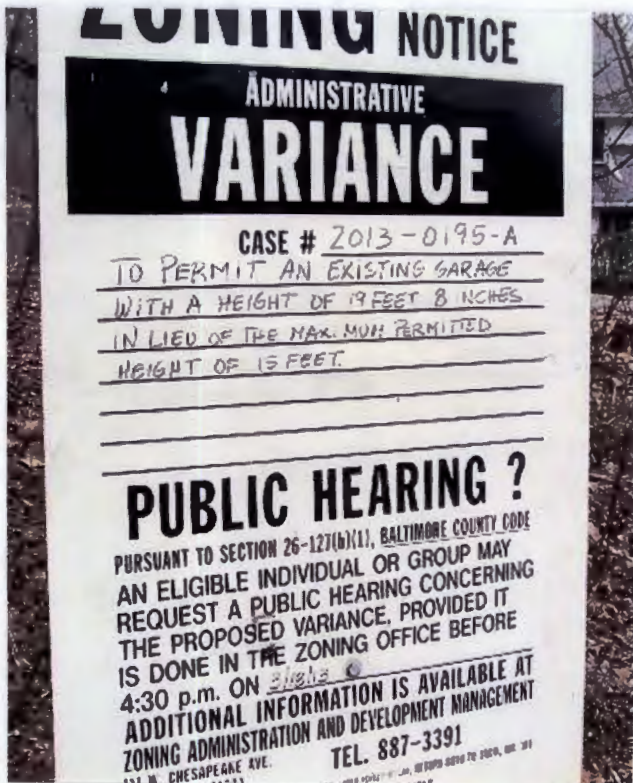
RE: Case Number: 2013-0195-A

Petitioner/Developer: Michael Wagner

Date of Hearing/Closing: 3/13/13

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 2126 Carroll Hill Rd

The signs(s) were posted on 3/3/13
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

March 20, 2013

Michael J & Linda D Wagner
2126 Carroll Mill Road
Phoenix MD 21131

RE: Case: Number 2013-0195 A, Address: 2126 Carroll Mill Road

Dear Mr. & Ms. Wagner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 22, 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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-26-13

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

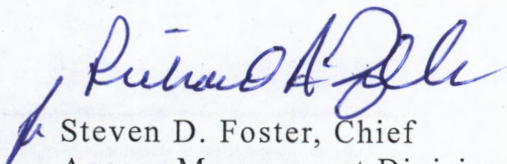
RE: Baltimore County
Item No 2013-0195-A
Administrative Variance
Michael J. & Linda Wagner
2126 Carroll Mill Road

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. 2013-0195-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 27, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For March 4, 2013
Item Nos. 2013-0189, 0192, 0193 and 0195.

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

DAK:CEN
Cc: file

M E M O R A N D U M

DATE: May 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0195-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 26, 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

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

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

Account Identifier: District - 10 Account Number - 2000007931

Owner Information			
Owner Name:	WAGNER MICHAEL JAMES WAGNER LINDA DOLORES	Use:	RESIDENTIAL
Mailing Address:	2126 CARROLL MILL RD PHOENIX MD 21131	Principal Residence:	YES
		Deed Reference:	1) /07190/ 00001 2)

Location & Structure Information			
Premises Address	Legal Description		
2126 CARROLL MILL RD 0-0000	3.983 AC STOCKTON WOODS		

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0035	0014	0048		0000	1		7	2	Plat Ref: 0054/ 0098

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	2,302 SF	3,9800 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	1/2 BRICK SIDING

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	259,600	259,600		
Improvements:	428,320	325,500		
Total:	687,920	585,100	585,100	585,100
Preferential Land:	0			0

Transfer Information			
Seller:	CARROLL MILL LIM ITED PARTNERSHIP	Date:	06/12/1986
Type:	ARMS LENGTH IMPROVED	Deed1:	/07190/ 00001
		Price:	\$60,000
Seller:		Deed2:	
Type:		Price:	
		Deed2:	
Seller:		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:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information	
Homestead Application Status:	Approved 11/10/2008

XFINITY Connect

oceancitylinda@comcast.net

[+ Font Size -](#)

Fw: Wagner's garage addition

From : Michael Wagner <mwagner@us.ibm.com>
Subject : Fw: Wagner's garage addition
To : oceancitylinda@comcast.net

Tue, Jun 12, 2012 11:55 PM

 1 attachment

----- Forwarded by Michael Wagner/Atlanta/IBM on 06/12/2012 07:54 PM -----

From: Patricia Piepenbring <pdpiepen@gmail.com>
To: Michael Wagner/Atlanta/IBM@IBMUS,
Date: 06/11/2012 08:50 PM
Subject: Re: Wagner's garage addition

Mike,
Here you go...I guess this covers it:

As the Wagner's next door neighbor, they have let me know that they are planning to build an addition onto their existing garage. I have no objection to the addition.

Patricia Piepenbring
2124 Carroll Mill Rd.
Phoenix, MD 21131

On Mon, Jun 11, 2012 at 12:57 PM, Michael Wagner <mwagner@us.ibm.com> wrote:

Pat, thanks....I appreciate the email

could you please do me a big favorsend back an email stating "no objection" to my garage addition....at the zoning office they like to see that neighbors approve or more importantly don't object to the variancethey realize someone may have questions once the sign goes up but if they have a couple of letters on file that makes it easier.

A couple of things that could help

1) the present garage and the new addition sit on a completed wooded lot on a hill and can barely be seen from either road

2) the addition will be added to the far side of the existing bldg further away from the nearest neighbors property line

you have been a next door neighbor for years and you don't object and you could mention your address and you can see my property from your porch

In my package I have to include pictures from different views...i took one from street level in from of JW's and you couldn't see anything but trees this time of year....and he can't see where the addition would go either....and I took some shots from the top of our driveway as well

Thanks Pat!

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

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

Account Identifier:

District - 10 Account Number - 2000007930

Owner Information

Owner Name: PIEPENBRING GARY A
PIEPENBRING PATRICIA D
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2124 CARROLL MILL RD
PHOENIX MD 21131
Deed Reference: 1) /07200/ 00041
2)

Location & Structure InformationPremises Address2124 CARROLL MILL RD
0-0000Legal Description

4.425 AC

STOCKTON WOODS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0035	0014	0048		0000	1		6	2	Plat Ref: 0054/ 0098

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	2,772 SF	4.4200 AC	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	268,400	268,400		
Improvements:	411,790	335,000		
Total:	680,190	603,400	603,400	603,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
CARROLL MILL LIM ITED PARTNERSHIP	06/17/1986	\$62,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/07200/ 00041	
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 07/11/2008

XFINITY Connect

oceancitylinda@comcast.net

± Font Size ±

Fw: Garage addition for Mike Wagner

From : Michael Wagner <mwagner@us.ibm.com>
Subject : Fw: Garage addition for Mike Wagner
To : oceancitylinda@comcast.net

Wed, Jun 13, 2012 12:00 AM

 1 attachment

----- Forwarded by Michael Wagner/Atlanta/IBM on 06/12/2012 07:56 PM -----

From: Fred Shaneybrook <fshaneybrook@corridormtg.com>
To: Michael Wagner/Atlanta/IBM@IBMUS,
Date: 06/11/2012 12:02 PM
Subject: RE: Garage addition for Mike Wagner

To whom it may concern:

I have been a neighbor of Mike Wagner for over 10 years.

I regard to the new structure being built on Mike Wagner's property, I have no objection to the proposed building. I can see the property from my address and there is no adverse objection.

My address is 4 Stonewood Ct. Phoenix, MD. 21131.

Let me know if you have any questions.

Sincerely,

Fred Shaneybrook
Branch Manager
NMLS#260909
Corridor Mortgage Group
9620 Deereco Rd.
Timonium, MD. 21093
fshaneybrook@corridormtg.com
c) 410.971.8825
efax) 443-574-9526

For your protection, we remind you that this is an unsecured email service, which is not intended for sending confidential or sensitive information. Please do not include your social security number, account number, or any other personal or financial information in the content of the email. This email may contain promotional information. To discontinue receiving promotional emails from Corridor Mortgage Group, please send an email to opt-out@corridormtg.com. Please include your name, company name and address. Corridor Mortgage Group is an Equal Housing Lender. www.corridormtg.com

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

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

Account Identifier:

District - 10 Account Number - 2000007933

Owner Information

Owner Name: SHANEYBROOK FREDERICK G
LOUDEN LISA A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4 STONEWOOD CT
PHOENIX MD 21131-1100
Deed Reference: 1)/17255/ 00420
2)

Location & Structure Information**Premises Address**4 STONEWOOD CT
0-0000**Legal Description**3.966 AC
4 STONEWOOD CT
STOCKTON WOODS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0035	0014	0048		0000	1		9	2	Plat Ref: 0054/ 0098

Town

NONE

Special Tax Areas**Ad Valorem****Tax Class****Primary Structure Built**

1988

Enclosed Area

3,468 SF

Property Land Area

3.9600 AC

County Use

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	259,200	259,200		
Improvements:	481,070	386,800		
Total:	740,270	646,000	646,000	646,000
Preferential Land:	0			0

Transfer Information

Seller:	PHELPS DAVID T	Date:	12/19/2002	Price:	\$528,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/17255/ 00420	Deed2:	
Seller:	STONE RAYMOND F	Date:	03/09/2001	Price:	\$455,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/15028/ 00643	Deed2:	
Seller:	STONE RAYMOND F	Date:	05/24/1995	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/11057/ 00584	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 10/02/2009



#2 180' down StoneWood CT



#3
300' Down Stockton
Looking Past 3 Stockton



#1 CORNER CARROLL MILL &
STOCKTON

STREET VIEWS
ATTACHED SHEET
FOR REFERENCE



STREET VIEWS

2000007934

Lot # 10

PHOTO 3 VIEW 300'

PHOTO 2 VIEW 150'

PHOTO 1 VIEW 240'

STONEWOOD CT

CARROLL MILL RD

1600000027

PRICE, RICHARD F. PROPERTY (PDM File/Project # MS 01040)

2000007932

Lot # 8

035A2

3 CD

PDM # 100210

10 ED

Pt. Bk./Folio # 054098

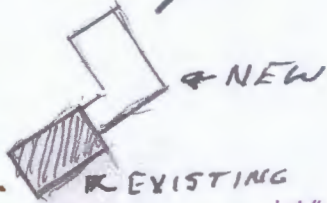
2000007931

Lot # 7

Pt. Bk. 54, Folio 98 2126

NE 22-A

RC 4



2000007930

Lot # 6

2124

2000007925

19880490

Lot # 1

Lot # 5

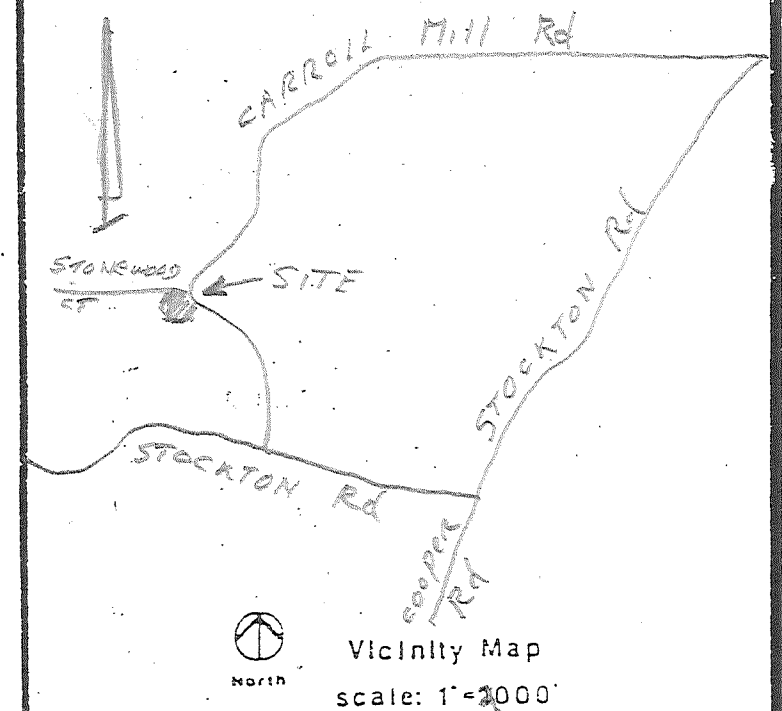
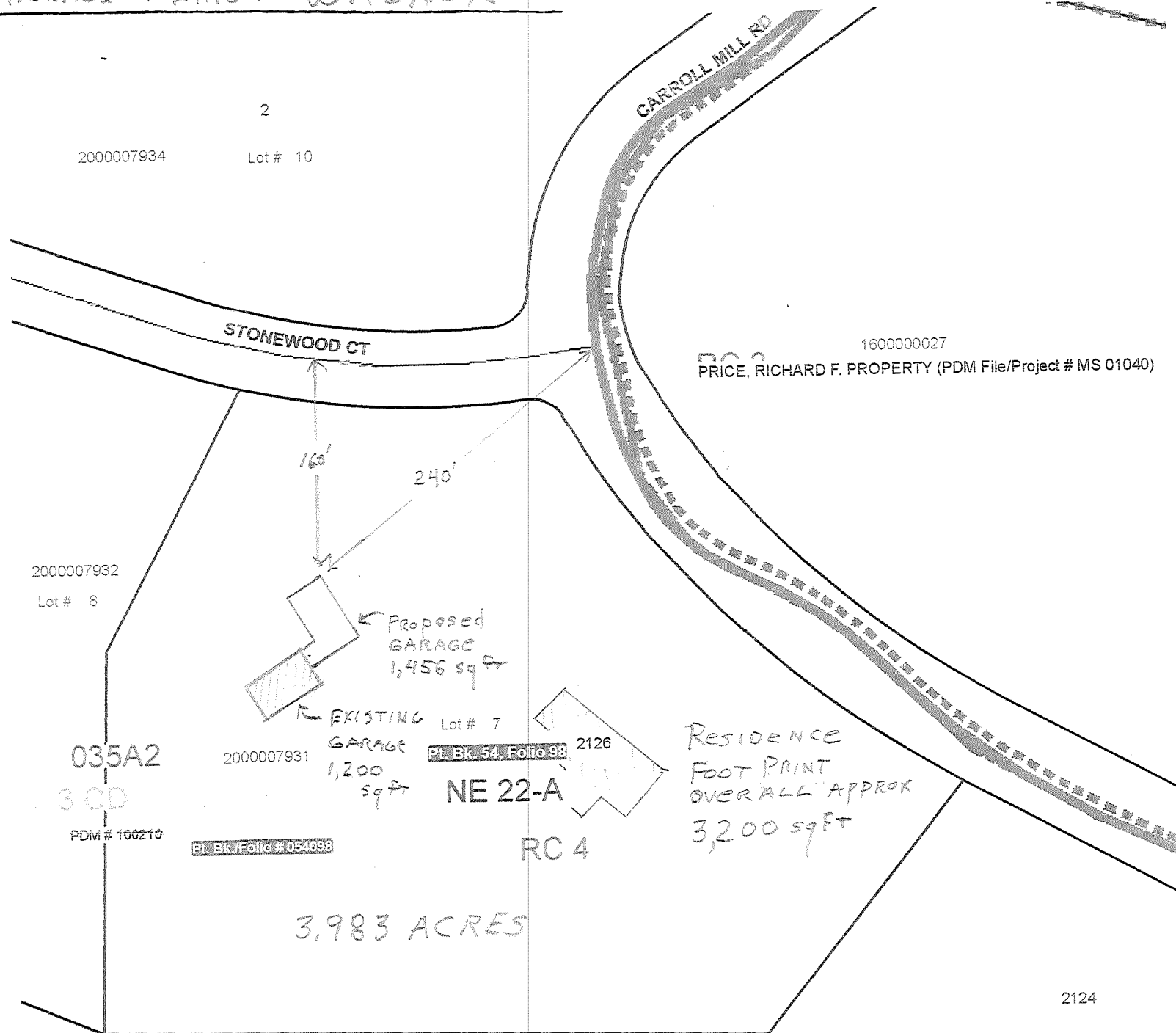
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2126 CARROLL MILL RD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: STOCKTON WOODS
EHK JR.
plat book# 54, folio# 98, lot# 7, section#

OWNER: MICHAEL + LINDA WAGNER



LOCATION INFORMATION

Election District: 10

Councilmanic District: 3

1" = 200' scale map#:

Zoning:

Lot size: 3.983
acreage square feet

public L 10
SEWER: ☐ ☒
WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #: 2013-0195-A

North

date: 5/6/2012

prepared by:

Scale of Drawing: 1" = 100'

Pet.
Exp.
1