

IN RE: PETITION FOR ADMIN. VARIANCE
(1008 Timber Trail Road)
9th Election District
3rd Council District
Robert C. and Valerie Dernetz
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0209-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, Robert C. and Valerie Dernetz. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 10.25' (sum of side setbacks of 57.25') in lieu of the required 15' (sum of 40'). 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 a letter of support was received from Paul D. and Catherin Azzam, adjacent neighbors (1006 Timber Trail Road), who 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 24, 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 4-15-13

By [Signature]

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.

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 15th day of April, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 10.25' (sum of side setbacks of 57.25') in lieu of the required 15' (sum of 40'), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

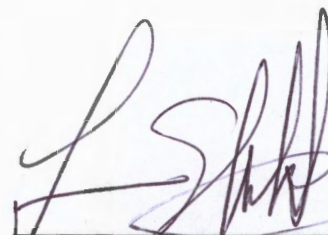
- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason,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

ORDER RECEIVED FOR FILING

Date 4-15-13

By [Signature]

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 4-15-13

By DLW



KEVIN KAMENETZ
County Executive

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

April 15, 2013

Robert C. Dernetz
Valerie Dernetz
1008 Timber Trail Road
Baltimore, Maryland 21286

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(1008 Timber Trail Road)
Case No. 2013-0209-A

Dear Mr. and Mrs. Dernetz:

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
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Paul D. and Catherin Azzam, 1006 Timber Trail Road, Baltimore, Maryland 21286



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 1008 Timber Trail Rd, 21286 which is presently zoned DR 2

Deed Reference 21176/01477 10 Digit Tax Account # 09 22250580

Property Owner(s) Printed Name(s) Robert Valerie Dernetz

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. X ADMINISTRATIVE VARIANCE from section(s) BO2.3.C.1 - to permit a proposed addition with a side yard setback of 10.25 feet (sum of side setbacks of 57.25 feet) in lieu of the required 15 feet (sum of 40 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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Robert Dernetz

Valerie Dernetz

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1008 Timber Trail, Towson

MD

Mailing Address

City

State

21286

410-321-0019

cdernetz@MSN.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Robert Dernetz

Name - Type or Print

Signature

1008 Timber Trail, Towson

MD

Mailing Address

City

State

21286

410-321-0019

cdernetz@MSN.com

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 4-15-13 day of April 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 2013-0209-A

Filing Date 3/14/13

Estimated Posting Date 3/24/13

Reviewer RDO

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: 1008 Timber Trail Rd Towson MD 21286
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 existing dwelling is located in a position that ^{any Addition That} would remain consistent with the surrounding architecture would encroach on the offset. We showed the foot print plans and toured the potential location of the addition with the Azzam's, 1006 property owners. The properties have a natural separation created by a steep hill, with both 1006 + 1008 property owners' enjoy. In the opinion of both the Azzam's and us, the separation will not be encroached upon. The Azzam's had no objections to our foot print plan, documented in an attached letter, and were excited for us making our dreams a reality. We respectfully request variance be approved. We respective Thank you in advance for your consideration.

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

Signature of Affiant

Robert Dernetz

Name- Print or Type

Signature of Affiant

Valerie Dernetz

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 9th day of March, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Robert Dernetz and Valerie Dernetz
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

Aileen O'Perdue
Notary Public

3/10/2015

My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION:

PART A

ZONING PROPERTY DESCRIPTION FOR 1008 TIMBER TRAIL RD, TOWSON, MD 21286.

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF TIMBER TRAIL ROAD WHICH IS 50 FEET WIDE AT A DISTANCE OF 50 FEET SOUTHWEST OF THE CENTERLINE OF MIDCREST COURT WHICH IS 50 FEET WIDE.

PART B

BEING LOT #7, BLOCK #B, IN THE SUBDIVISION OF HAMPTON GARDENS PLAT 2 AND 4 AS RECORDED BALTIMORE COUNTY PLAT BOOK #28, FOLIO #100, CONTAINING 23,474 SF. LOACATED IN 9TH ELECTION DISTRICT AND THE 3RD COUNCIL DISTRICT.

Item #0209

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: 2013-0209-A

Petitioner: Chris Dernetz

Address or Location: 1008 Timber Trail Rd., Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Chris Dernetz

Address: 1008 Timber Trail Rd

Towson, MD 21286

Telephone Number: 410-321-0019

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

No. **96203**

Date: **3/14/13**

PAID RECEIPT

DATE: 3/14/2013 12:08:17
 TIME: 5

RECEIPT # 644139 3/14/2013
 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0006		6150				75.00

Recpt Tot \$75.00
 \$0.00 CK \$80.00 CA
 \$5.00- CB
 Baltimore County, Maryland

Total: **1675.00**

Rec From: _____
 For: **zoning hearing - case # 2013-0209-A**

**CASHIER'S
 VALIDATION**

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

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry
Commercial and Residential
2944 Edgewood Avenue
Baltimore, MD 21234
Phone - 410-530-6293
E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

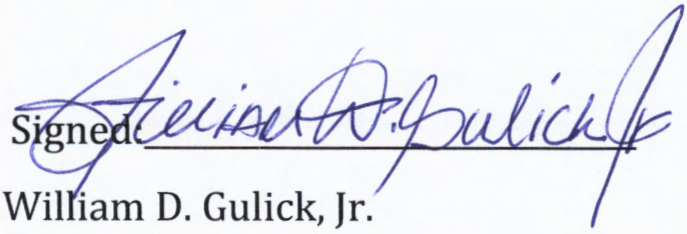
1	March 24, 2013	Certificate Of Posting
2	March 24, 2013	Site Photos

Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: 2013-0209-A

Remarks: 1008 Timber Trail Road

Signed: 

William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: March 24, 2013

Attention: Ms. Kristen Lewis

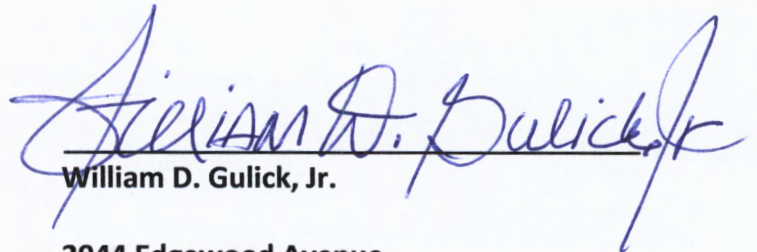
Re: Case Number: 2013-0209-A

Petitioner/Developer: Robert V. Dernetz

Date of Hearing/Closing: April 08, 2013

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: 1008 Timber Trail Road

The sign(s) were posted on: March 24, 2013



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0209-A

TO PERMIT A PROPOSED ADDITION WITH A
SIDE YARD SETBACK OF 10.25 FEET (SUM OF
SETBACKS OF 57.25 FEET) IN LIEU OF THE
REQUIRED 15 FEET (SUM OF 40 FEET).

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON APRIL 08, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391 (410)

NO FEE REQUIRED. THIS NOTICE MUST BE POSTED AT THE PROPERTY OF THE ZONING BOARD TO ZONING, ROOM 304

MEETING IS HANDICAP ACCESSIBLE

CLIMBER TRAIL ROAD

MEMORANDUM

DATE: May 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0209-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 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
ReceivedDepartment3-22DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC3-26DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)3-20

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

3-7

ADJACENT PROPERTY OWNERS

Aggarn - (1006)
Times Trailer Rd.

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 3-24by Julick

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹³~~2012~~- **0209** -A Address 1008 Timber Trail Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/14/13 Posting Date: 3/24/13 Closing Date: 4/08/13

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~~2012~~- **0209** -A Address 1008 Timber Trail Rd

Petitioner's Name Robert V Dernetz Telephone 410 321 0019

Posting Date: 3/24/13 Closing Date: 4/08/13

Wording for Sign: To Permit a proposed addition with a side yard setback of
10.25 feet (sum of side setbacks of 57.25 feet), in lieu of
the required 15 feet (sum of 40 feet)

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 22, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For March 25, 2013
Item Nos. 2013- 0207,0208,and 0209.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: March 26, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0209-A
Address 1008 Timber Trail Road
(Dernetz Property)

Zoning Advisory Committee Meeting of March 18, 2013.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1.) Any future building permits must be reviewed by Groundwater Mgmt., since the house is still served by a private septic system.

Reviewer: *Dan Esser – Groundwater Management*

RECEIVED

MAR 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

April 9, 2013

Robert & Valerie Dernetz
1008 Timber Trail
Towson MD 21286

RE: Case Number: 2013-0209 A, Address: 1008 Timber Trail

Dear Mr. & Ms. Dernetz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 14, 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." with a stylized flourish at the end.

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: 3-20-13

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

RE: Baltimore County
Item No 2013-0209-A
Administrative Variance
Robert & Valerie Bernetz
1008 Timber Trail 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. 2013-0209-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 black ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

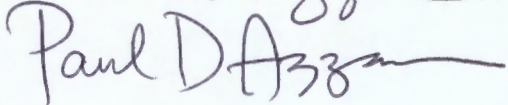
3/7/13

To the Baltimore County Zoning officials,

We the residents of 1006 Timber Trail Rd., Towson, MD 21286 have reviewed the plans for the new addition at 1008 Timber Trail Rd., Towson, MD 21286. We understand that the plans call for the addition to encroach on the offset to our property. We don't object to the encroachment that fall outside the zoning requirements.

Please contact us with any questions. 410-252-6255

Paul Azzam Catherin Azzam

Item #0209

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 - 09 Account Number - 0911353330

Owner Information

Owner Name: AZZAM PAUL D AZZAM CATHERINE E
AZZAM EUGENE AZZAM JACQUELINE H
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1006 TIMBER TRAIL RD
BALTIMORE MD 21286-1609
Deed Reference: 1) /25771/ 00364
2)

Location & Structure Information

Premises Address: 1006 TIMBER TRAIL RD
0-0000
Legal Description: 1006 TIMBER TRAIL RD
HAMPTON GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0061	0024	0114		0000	1	B	6	2	Plat Ref:	0028/ 0100

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	2,405 SF	24,102 SF	04

Stories	Basement	Type	Exterior
1.000000	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	135,020	135,000		
Improvements:	359,790	290,200		
Total:	494,810	425,200	425,200	425,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KIM CHUNG W	06/12/2007	\$519,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/25771/ 00364	
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: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

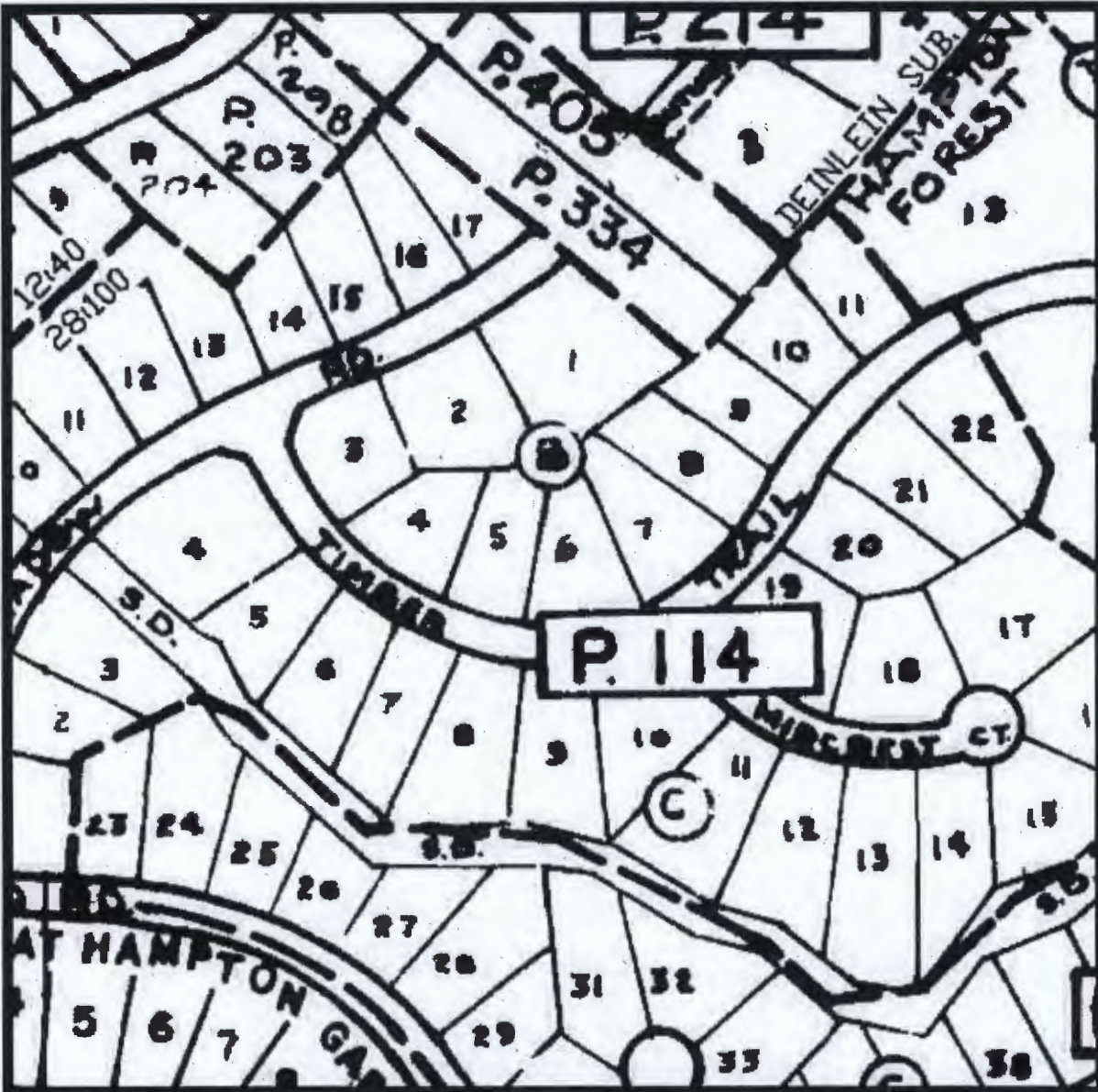
Homestead Application Status: No Application



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

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

District - 09 Account Number - 0911353330



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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 0922250580

Owner Information

Owner Name: DERNETZ ROBERT C
DERNETZ VALERIE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1008 TIMBER TRAIL RD
BALTIMORE MD 21286-1609
Deed Reference: 1) /26812/ 00654
2)

Location & Structure Information

Premises Address
1008 TIMBER TRAIL RD
0-0000

Legal Description

1008 TIMBER TRAIL RD
HAMPTON GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0061	0024	0114		0000	1	B	7	2	Plat Ref:	0028/ 0100

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,803 SF	23,474 SF	04

Stories	Basement	Type	Exterior
1.000000	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	134,860	134,800		
Improvements:	228,610	210,600		
Total:	363,470	345,400	345,400	345,400
Preferential Land:	0			0

Transfer Information

Seller:	Type:	Date:	Price:
THOMPSON WILLIAM A	ARMS LENGTH IMPROVED	03/26/2008	\$470,000
		Deed1: /26812/ 00654	Deed2:
VELAZQUEZ MARTHA A	ARMS LENGTH IMPROVED	10/13/2004	\$305,000
		Deed1: /20821/ 00561	Deed2:
VELASQUEZ EDWARD	NON-ARMS LENGTH OTHER	04/26/1990	\$0
		Deed1: /04833/ 00504	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 05/20/2008



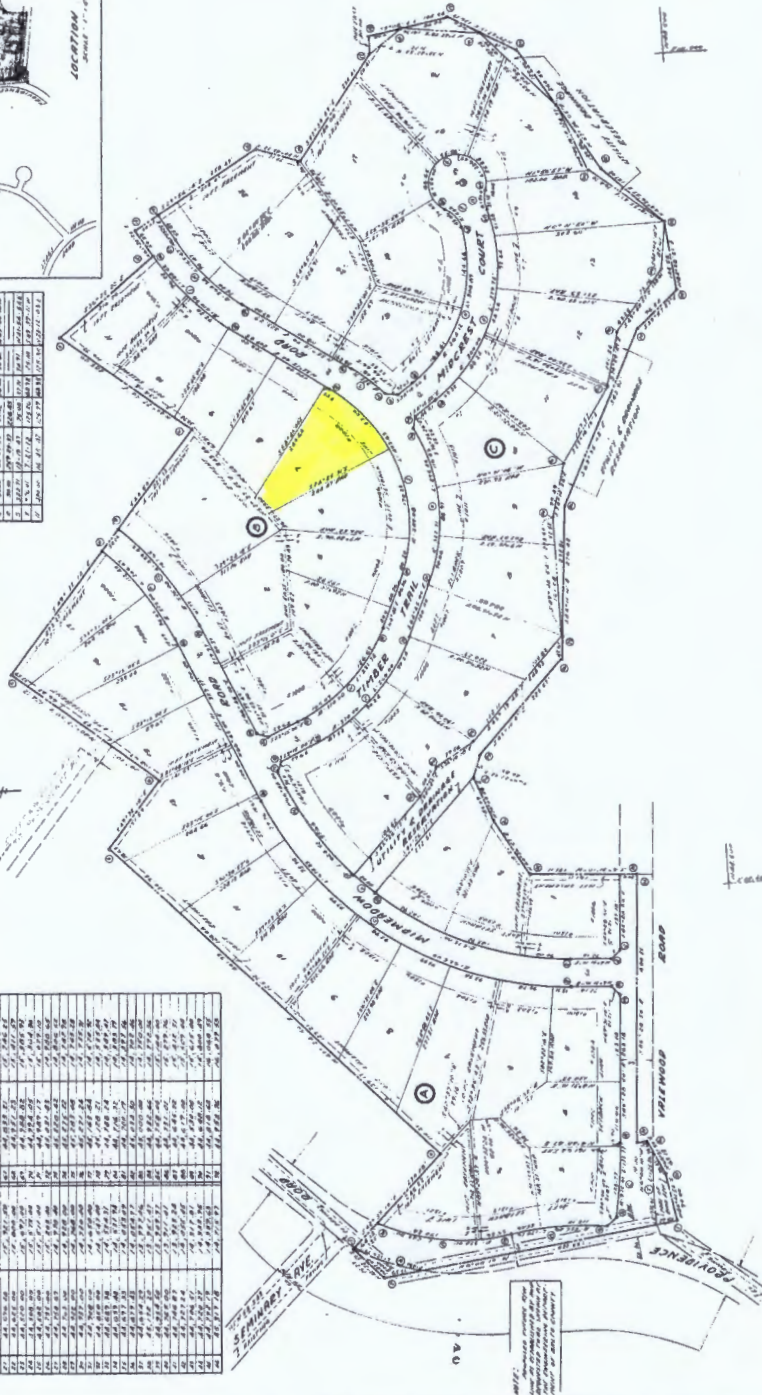
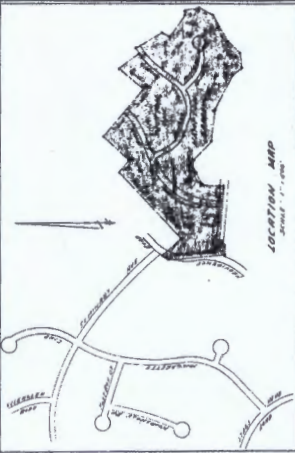
In this photo, the orange cone represents the corner of the requested addition. The dwelling in the back ground is 1008.

Item #0209



In this photo, the orange cone represents the corner of the requested addition. The dwelling on left is 1008. The dwelling on the hill is 1006. The fence on the top shows the edge of 1006 back yard and you can see the hill that separates our properties.

Item #0209

[illegible][illegible]

ADAMS' LITERATURE ABSTRACTS, vol. 100, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 26

ALL 28 FOLIO 100

SUBDIVISION PLAN
SECTION ONE
PLATS TWO & FOUR
HAMPTON GARDENS

10 William St. W. Va. 26060, Mo. B.
 ACCOUNT STATE AND COUNTY TREASURER
 7-11-54
 DATE: 10/2/54

7.2. +
SEAN'S PROPERTY OF MALSHORE CO, MD
SHOWING IN MALSHORE COUNTY PLANNING BOARD
10/10/1988
10/10/1988

1. I have been thinking of you very much lately.
 2. I am sure you are doing very well.
 3. I hope you are happy and healthy.
 4. I am sure you are very successful.
 5. I am sure you are very happy.
 6. I am sure you are very healthy.
 7. I am sure you are very successful.
 8. I am sure you are very happy.
 9. I am sure you are very healthy.
 10. I am sure you are very successful.

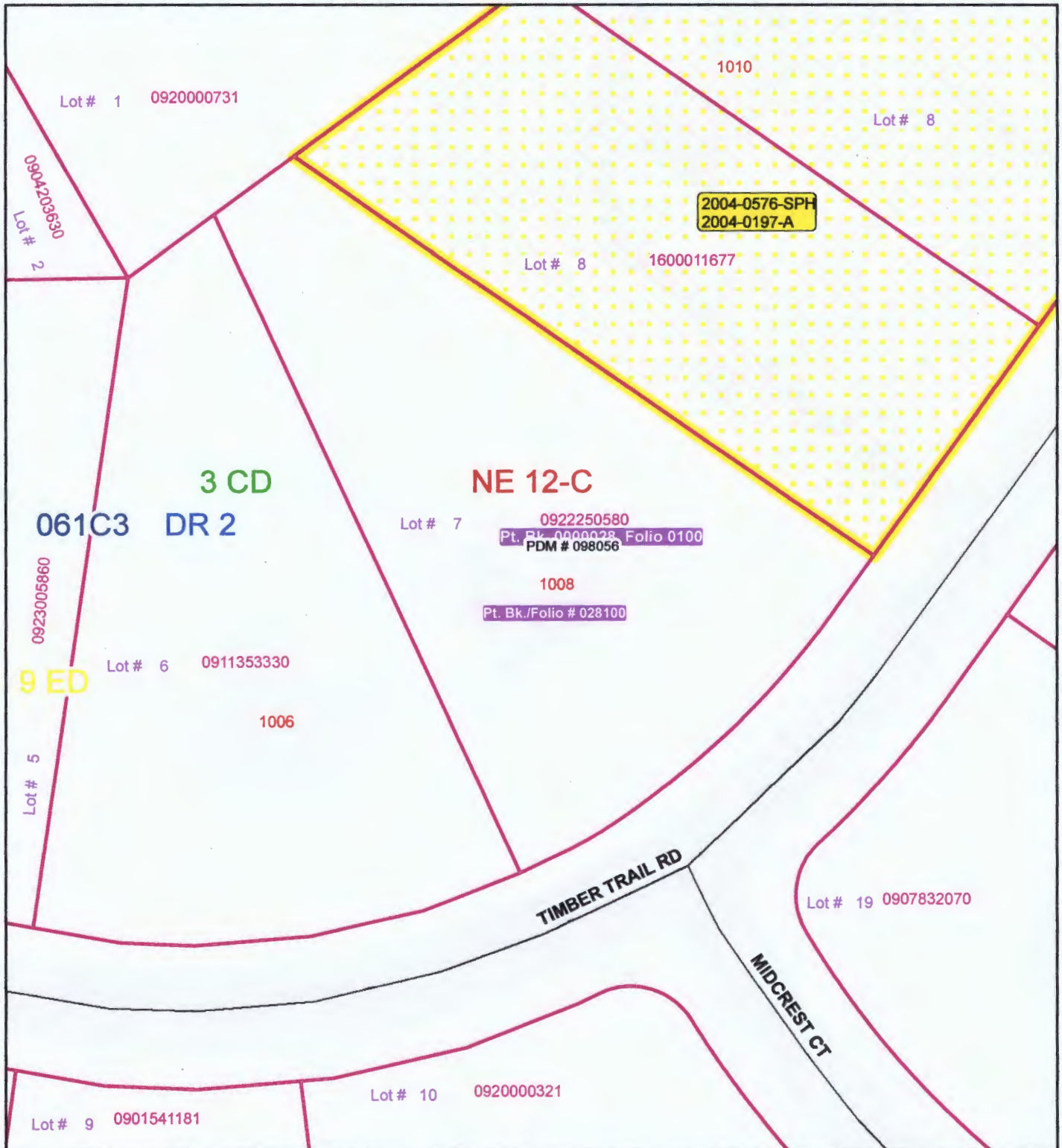
[Handwritten signature]
1967 Nov 22 PM

[illegible]

MS A 581.1276-3925

Item # 0209

1008 Timber Trail Road



Publication Date: 3/13/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

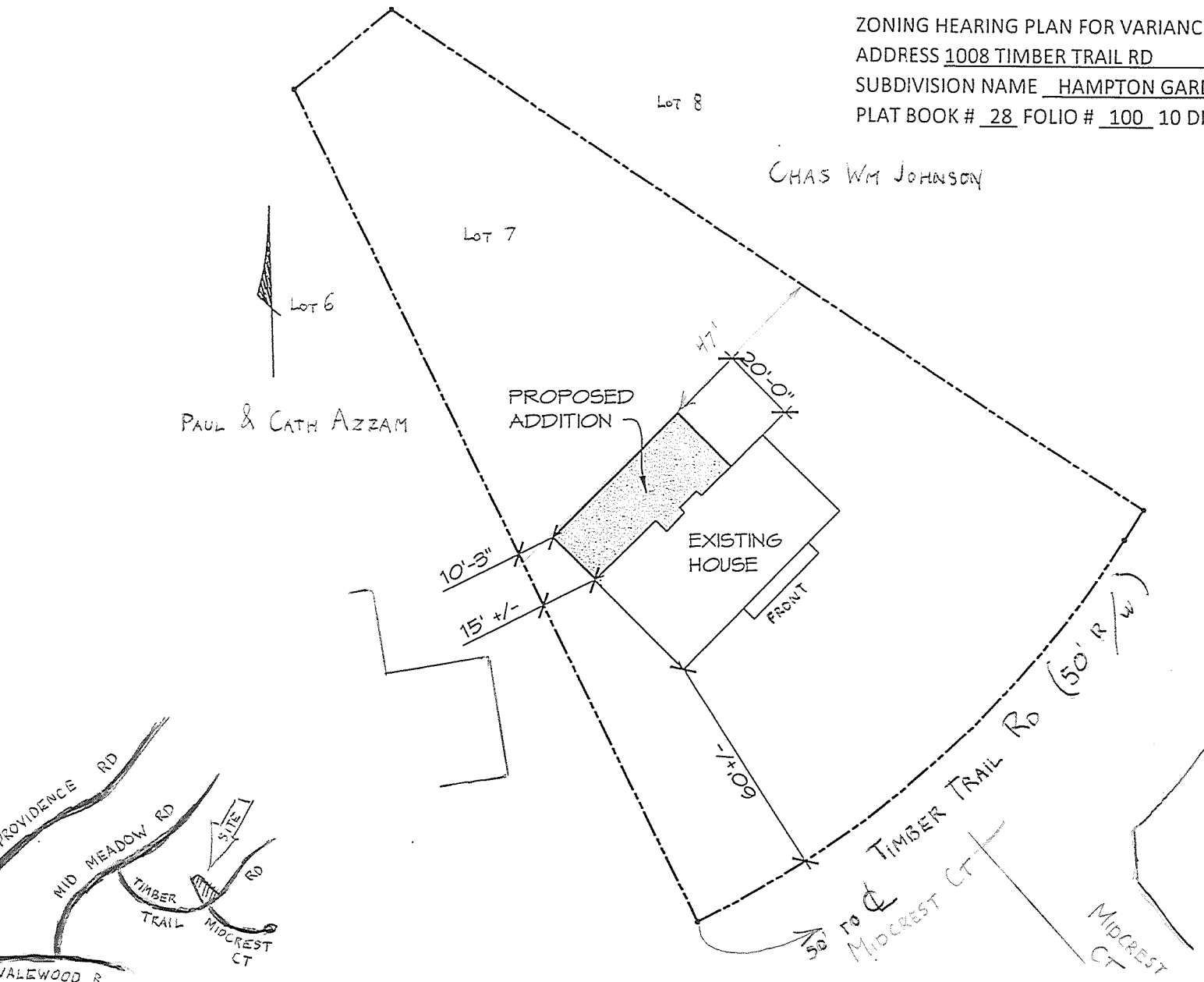


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item # 0209

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TUPE REQUESTED WITH)
 ADDRESS 1008 TIMBER TRAIL RD OWNER(S) NAME (S) ROBERT & VALERIE DERNETZ
 SUBDIVISION NAME HAMPTON GARDENS PLAT 2 & 4 LOT # 7 BLOCK # B SECTION # N/A
 PLAT BOOK # 28 FOLIO # 100 10 DIGIT TAX # 09-22-250580 DEED RED. # 21176/01477



ZONING MAP# 061C3
 SITE ZONED DR2
 ELECTION DISTRICT 9TH
 COUNCIL DISTRICT 3RD
 LOT AREA SQUARE FEET 23,474
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2013-0209-
 B2
 Pet. Exh. 1

SITE PLAN

SCALE 1" = 40'

Baylor CAD
 DRAFTING SERVICE
 1805 UNIONTOWN RD
 WESTMINSTER, MD 21158
 443-340-2061 baylortcad.comcast.net

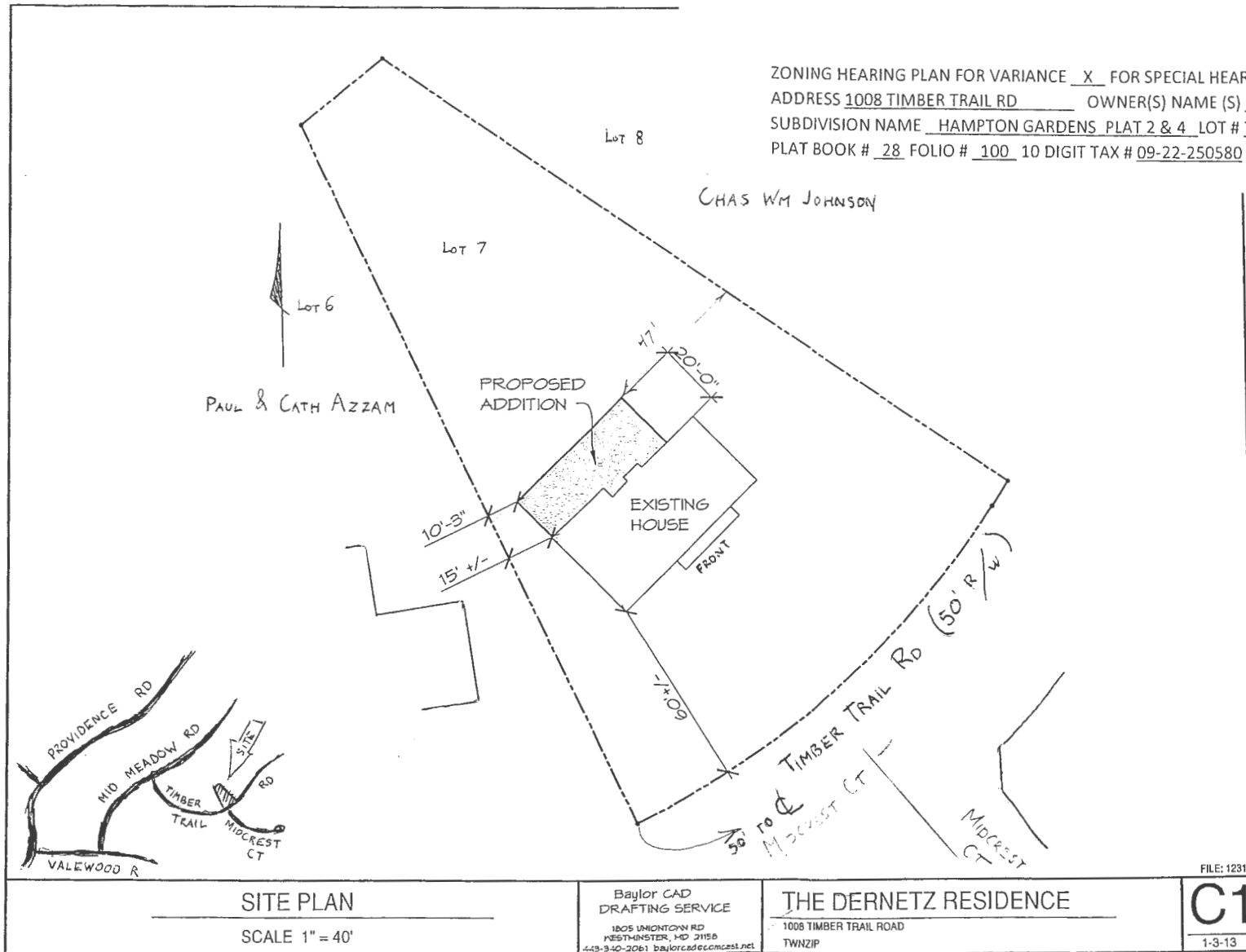
THE DERNETZ RESIDENCE

1008 TIMBER TRAIL ROAD
 TOWNZIP

FILE: 1231

C1
 1-3-13

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TUPE REQUESTED WITH X)
 ADDRESS 1008 TIMBER TRAIL RD OWNER(S) NAME (S) ROBERT & VALERIE DERNETZ
 SUBDIVISION NAME HAMPTON GARDENS PLAT 2 & 4 LOT # 7 BLOCK # B SECTION # N/A
 PLAT BOOK # 28 FOLIO # 100 10 DIGIT TAX # 09-22-250580 DEED RED. # 21176/01477



ZONING MAP# 061C3
 SITE ZONED DR2
 ELECTION DISTRICT 9TH
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 LOT AREA SQUARE FEET 23,474SF
 HISTORIC? NO
 IN CBCA? NO
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 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2013-0209-A
 B2
 Pet. Eval. 1