



KEVIN KAMENETZ
County Executive

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

May 8, 2013

Leonard J. Zimmerer
Karen Zimmerer
11749 Camp Cone Road
Glen Arm, Maryland 21057

Re: Petition for Administrative Variance
Case No. 2013-0225-A
Property: 11749 Camp Cone Road

Dear Mr. and Mrs. Zimmerer:

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: Charles L. and Mary E. Slomba, 11757 Camp Cone Road, Glen Arm, MD 21057

IN RE: PETITION FOR ADMIN. VARIANCE *
(11749 Camp Cone Road)
11th Election District *
3rd Council District *
Leonard J. and Karen Zimmerer *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0225-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, Leonard J. and Karen Zimmerer. The Petitioners are requesting Variance relief from §1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 13' in lieu of the required 35'. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated April 22, 2013, indicating that a future building permit for an addition must be reviewed by Groundwater Management since the house is served by well and septic.

In addition, it is to be noted that a letter of support was received from Charles L. and Mary E. Slomba (11757 Camp Cone 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 April 14, 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 5-8-13

By KW

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 8th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 13' in lieu of the required 35', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

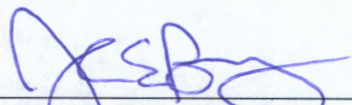
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must comply with the ZAC comments received from the Department of Environmental Protection and Sustainability (DEPS) dated April 22, 2013; a copy of which is attached and made a part thereof.

ORDER RECEIVED FOR FILING

Date 5-8-13

By [Signature]

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 5-8-13

By dlw



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 11749 Camp Cone Rd. 21057 which is presently zoned RC2

Deed Reference 0012118323 10 Digit Tax Account # 1107016210

Property Owner(s) Printed Name(s) Leonard J. Zimmerer and Karen Zimmerer

(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) 1A01.3.B.3 BCZR
To permit an addition with a side yard setback of 13'
in lieu of the required 35'

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

Legal Owners:

Leonard J. Zimmerer Karen Zimmerer

Name #1 - Type or Print

Name #2 - Type or Print

Leonard J. Zimmerer Karen Zimmerer

Signature #1

Signature #2

11749 Camp Cone Rd. Glen Arm, MD

Mailing Address

City

State

21057 / 410-935-2350

Zip Code

Telephone #

Email Address

ktzimmerer@comcast.net

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 4 day of April, 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

2013-0225-A

Filing Date

4/4/13

Estimated Posting Date

4/14/13

Reviewer

JRF

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: 11749 Campcone Rd. Glen Arm MD 21057
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See Attached

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

Karen Zimmerer
Signature of Affiant

Karen Zimmerer
Name- Print or Type

Leonard J. Zimmerer
Signature of Affiant

LEONARD J. ZIMMERER
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 27th day of March, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Leonard J. Zimmerer and Karen Zimmerer
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

DONNA C. GIKAS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

MY COMMISSION EXPIRES 3/19/2016

Donna C. Gikas
Notary Public

March 19 2016
My Commission Expires

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: 11749 Campcone Rd. Glen Arm MD 21057
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See Attached

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

Karen Zimmerer
Signature of Affiant

Karen Zimmerer
Name- Print or Type

Leonard J. Zimmerer
Signature of Affiant

LEONARD J. ZIMMERER
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 27th day of March, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Leonard J. Zimmerer and Karen Zimmerer
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

DONNA C. GIKAS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

MY COMMISSION EXPIRES 3/19/2016

Donna C. Gikas
Notary Public

March 19 2016
My Commission Expires

Our house at 11749 Camp Cone Road, Glen Arm 21057 was built in 1959 and has 1452 square feet of living space. When we bought the house in 1997, our plan was always to add on at some point when we could afford it because the house is so small. Now we are ready to improve the dwelling on our land and the problem comes because of the zoning laws set into effect in the 1970's, well after our house was built. The RC2 zoning states that our dwelling must be set back at least 35 feet from our property line and we are already closer than 35 feet, in fact we are at about 19 feet.

The improvements that we want to make are to enclose an existing carport and extend it back a little bit from its original location. We have looked into this for many years now and enclosing the carport is really our only option for expansion. We cannot go off of the right side, because our house is a "raised" rancher at that would require a 2 story addition. We cannot go out of the back of the house, because right now we are close to the 21 feet required to be off of the septic system. We cannot go out of the front because that's where our well is positioned.

I love my little piece of Baltimore County and we currently own 2.45 acres of it. You would think with that kind of space that we would certainly have room to expand, yet we find ourselves in a bit of a predicament. We want to improve our property, not only for the space, but because it is totally original and certainly after 54 years it needs some updates and modernizing so it does not fall into a state of decay. I have always taken great pride in my little piece of land and have no intention of going anywhere else. So in order to set myself up for retirement age, I definitely need to redesign, reevaluate and expand the small house that we have now to make it suitable for the future.

ZONING PROPERTY DESCRIPTION FOR : 11749 Camp Cone Road, Glen Arm, MD 21057

BEGINNING at a point on the southwest side of Camp Cone Road which is 20 feet wide at the distance of 2640 feet North East of intersection of Sharon Drive which is 20 feet .

Thence the following courses and distances: N.28 22'45" W 180.75', S.61 00'14" W 119.67', S.70'3'20" W 92.09', S.39 53'00" W 137.58', S.25 12'40" W 162.00', S.71 01'48" W 81.08', thence running and binding on said line S.18 58'12" E 170.20', thence for a line division of N.50 53' 45" E 587', back to the point of beginning as recorded in Deed Liber SM 11707, Folio 427 and re-recorded in Liber SM 11706 Folio 617, containing 2.45 acres, more or less. Located in the 11th Election District and 3rd Council District.

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: 2013-0225-A
Petitioner: Leonard Zimmerer and Karen Zimmerer
Address or Location: 11749 Camp Cone Rd. 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Zimmerer
Address: 11749 Camp Cone Rd.
Glen Arm, MD 21057

Telephone Number: 410-817-9303

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

No. **96280**
Date: **4-4-13**

PAID RECEIPT

BUSINESS 4/04/2013 TIME 14:51:23
4/05/2013 4/04/2013 14:51:23 2

REC NS02 WALTON JENI JLL
>>RECEIPT # 020201 4/04/2013 OPEN
Dept 5 528 ZIMMERMAN OFFICE/STATION
CR NO. 096200

Recpt Tot 175.00
\$75.00 CR \$1.00 CR
Baltimore County, Md - Land

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				75.00

Total: **75.00**

Rec From: **KAREN ZIMMERER**

For: **Petition For Admin. Variance**
11747 CONDO COND. RE.

Hearing Case # 2013-0225-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 04/16/2013

Case Number: 2013-0225-A

Petitioner / Developer: LEONARD & KAREN ZIMMERRER

Date of Hearing (Closing): APRIL 29, 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:
11749 CAMP CONE ROAD

The sign(s) were posted on: APRIL 14, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

MEMORANDUM

DATE: June 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0225-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 7, 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

CASE NO. 2013-

0225

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment4-19DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Ne4-22DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)4-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 4-14-13 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0225 -A

Address 11749 CAMP CONE RD

Contact Person: JUN R. FERNANDO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 4-4-13

Posting Date: 4-14-13

Closing Date: 4-29-13

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- 0225 -A

Address 11749 CAMP CONE RD

Petitioner's Name LEONARD & KAREN ZIMMERRER Telephone 410-935-2350

Posting Date: 4-14-13

Closing Date: 4-29-13

Wording for Sign: To Permit an addition with a side yard setback
of 13' in lieu of the required 35'.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 19, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2013
Item Nos. 2013- 0222, 0223, 0225, 0226, 0227, 0228 and 0231

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: April 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0225-A
Address 11749 Camp Cone Road
(Zimmerer Property)

Zoning Advisory Committee Meeting of April 15, 2013.

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

A future building permit for an addition must be reviewed by Groundwater Mgmt., since the house is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

RECEIVED

APR 22 2013

OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 5-8-13

By DW



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-16-13

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

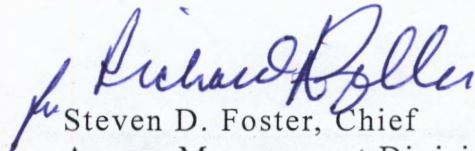
RE: Baltimore County
Item No 2013-0225-A
Administrative Variance
Leonard D. & Karen Zimmerer
11749 Camp Cone Road

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. 2013-0225-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov



KEVIN KAMENETZ
County Executive

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

April 30, 2013

Leonard J. & Karen Zimmerer
11749 Camp Cone Road
Glen Arm MD 21057

RE: Case Number: 2013-0225 A, Address: 11749 Camp Cone Road

Dear Mr. & Ms. Zimmerer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 4, 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

XFINITY Connect

ktzimmerer@comcast.net

± Font Size -

11749 Camp Cone Variance (Chuck & Mary)**From :** dslomba@comcast.net

Tue, Apr 02, 2013 11:41 PM

Subject : 11749 Camp Cone Variance (Chuck & Mary)**To :** ktzimmerer@comcast.net**Cc :** Mary Slomba <dslomba@comcast.net>

Lenny and Karen,

Thank you for meeting with me today to discuss the addition to your home (reference drawing signed by Karen Zimmerer and Leonard Zimmerer 4/2/13). Mary and I understand that the addition will impede the Baltimore County variance. We have no issues with the impedance according to the drawing that you have submitted to us today. Please provide a copy of the referenced drawing to us for our records, and best of luck to you and your family during the construction phase. If any additional information is needed from us, please feel free to give us a call or stop in at our house.

Thank You
Chuck Slomba

11757 Camp Cone Rd.

Glen Arm, MD 21057

* Adjacent Property to addition

2013-0225-A

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

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

Account Identifier: District - 11 Account Number - 1108068210

Owner Information

Owner Name: SLOMBA CHARLES L
SLOMBA MARY E
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11757 CAMP CONE RD
GLEN ARM MD 21057-9363
Deed Reference: 1) /24929/ 00347
2)

Location & Structure Information

Premises Address
11757 CAMP CONE RD
0-0000

Legal Description

11757 CAMP CONE RD SSR
1600FT NE OF SHARON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0063	0008	0168		0000			X	3	

Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1975	2,792 SF	2.4600 AC	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	137,500	137,500		
Improvements:	284,700	222,300		
Total:	422,200	359,800	359,800	359,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
MAGEE LAWRENCE	12/14/2006	\$360,000
Type: ARMS LENGTH IMPROVED	Deed1: /24929/ 00347	Deed2:
HOLLE GEORGE D, JR	05/12/1999	\$169,900
Type: ARMS LENGTH IMPROVED	Deed1: /13741/ 00043	Deed2:
HOLLE KATHERINE V	09/14/1981	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06326/ 00538	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

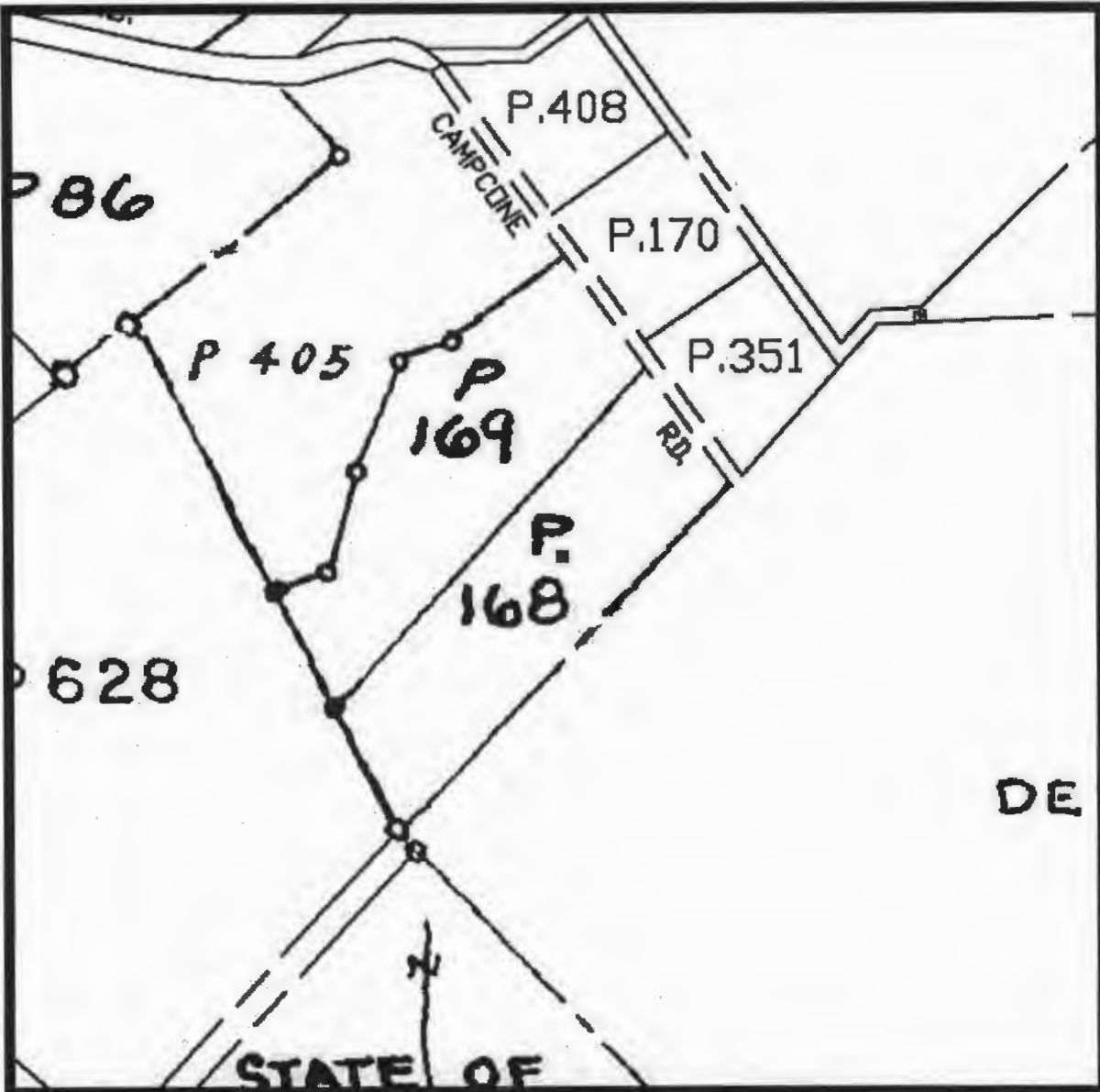
Homestead Application Status: Approved 01/06/2009



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

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District - 11 Account Number - 1108068210



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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.

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Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
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[GroundRent Registration](#)

Account Identifier: District - 11 Account Number - 1107016210

Owner Information

Owner Name: ZIMMERER LEONARD J
ZIMMERER KAREN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11749 CAMP CONE RD
GLEN ARM MD 21057-9363
Deed Reference: 1)/12118/ 00323
2)

Location & Structure Information

Premises Address: 11749 CAMPCONE RD
0-0000
Legal Description: 2.45 AC
11749 CAMPCONE RD
400FT S SHARON DR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0063	0008	0169		0000				3	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1939	1,376 SF	2.4500 AC	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
		01/01/2012	07/01/2012	07/01/2013
Land	137,400	137,400		
Improvements:	171,400	136,300		
Total:	308,800	273,700	273,700	273,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
NEILSON MILDRED M GEMBICKI	04/08/1997	\$196,000
Type: ARMS LENGTH IMPROVED	Deed1: /12118/ 00323	Deed2:
Seller: NEILSON MILDRED M	Date: 05/08/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11706/ 00427	Deed2:
Seller: GEMBICKI MILDRED M	Date: 06/10/1976	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07115/ 00041	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

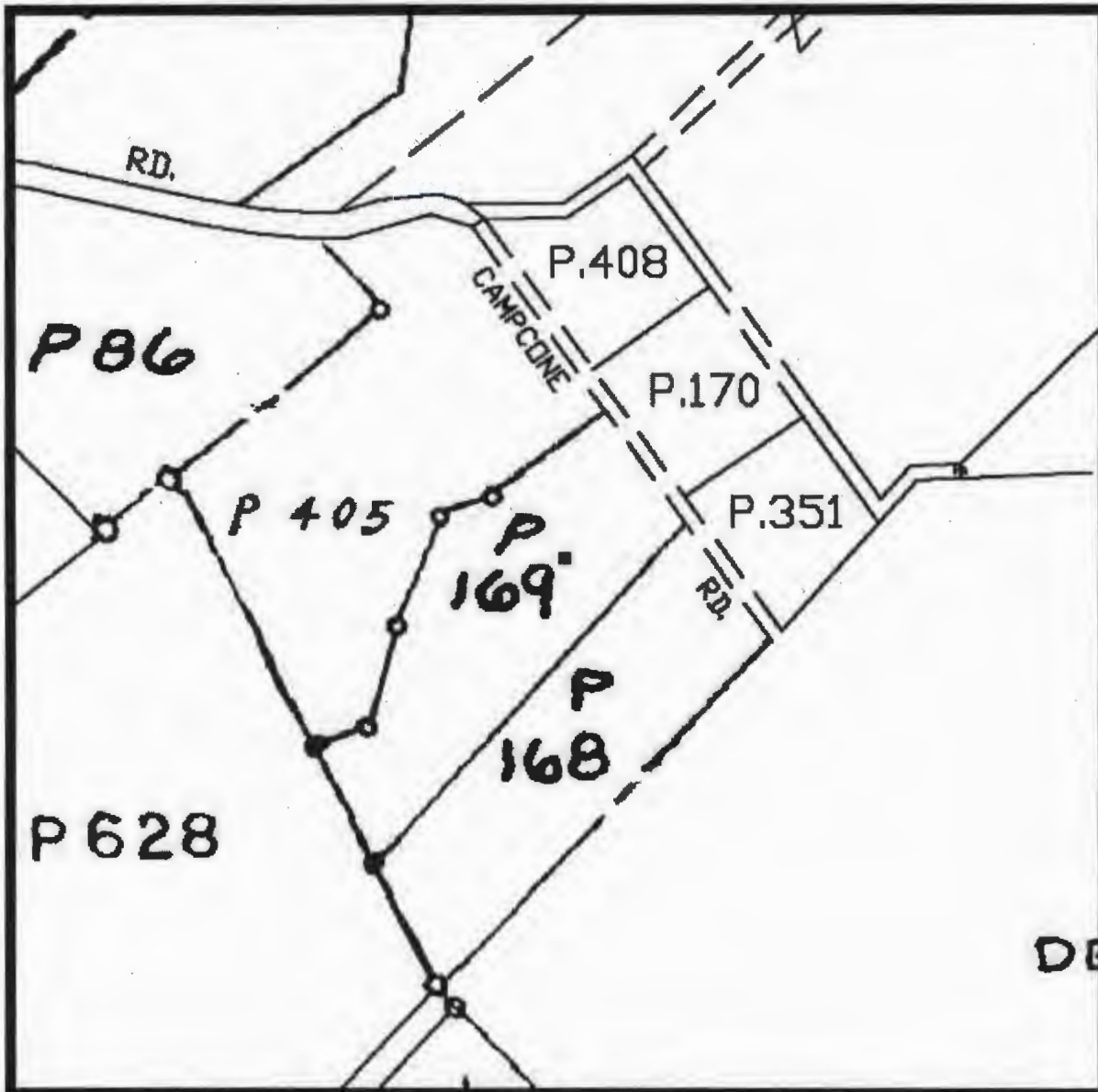
Homestead Application Status: Approved 06/06/2012



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

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District - 11 Account Number - 1107016210

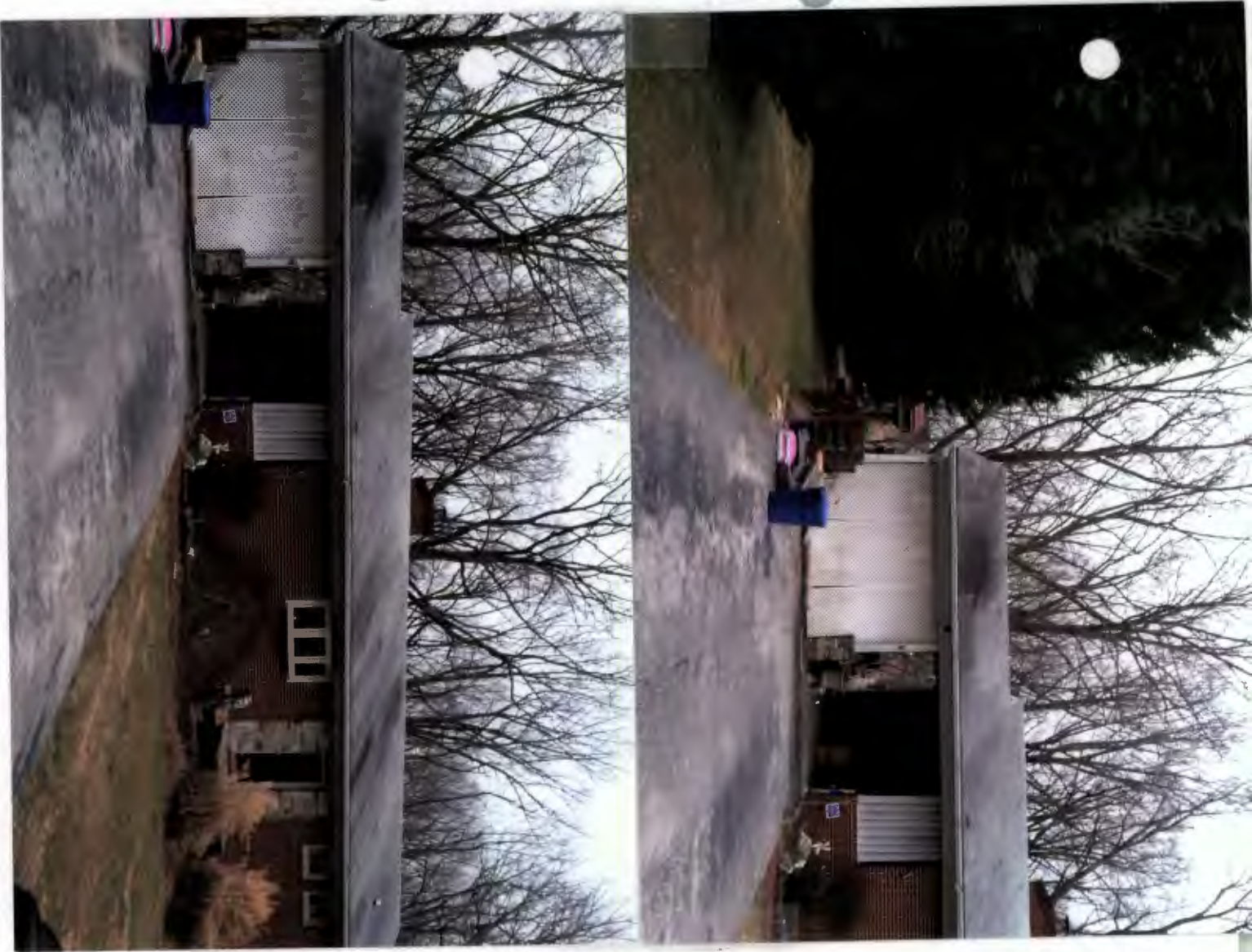


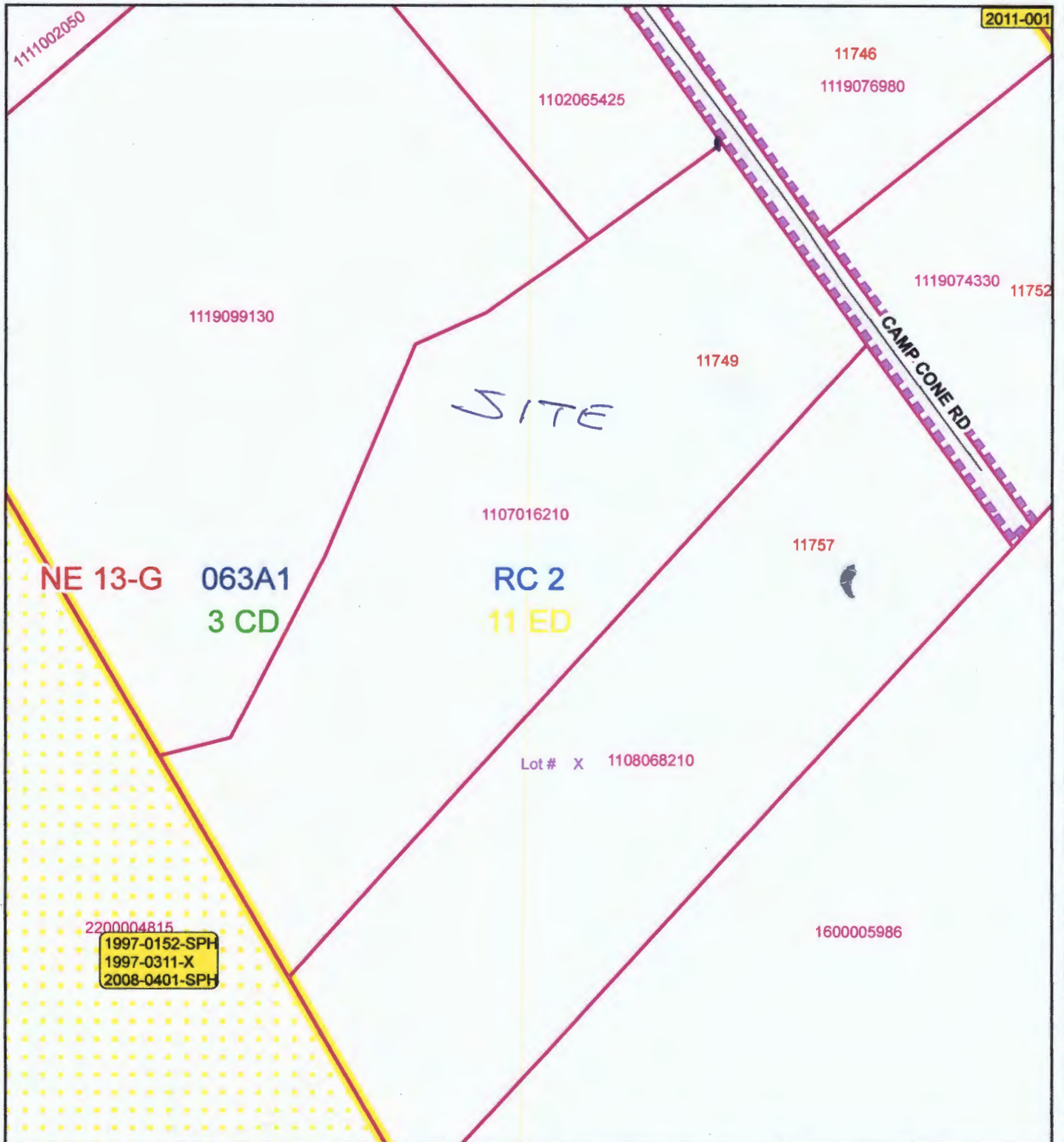
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Publication Date: 3/8/2013



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



0 25 50 100 150 200 Feet

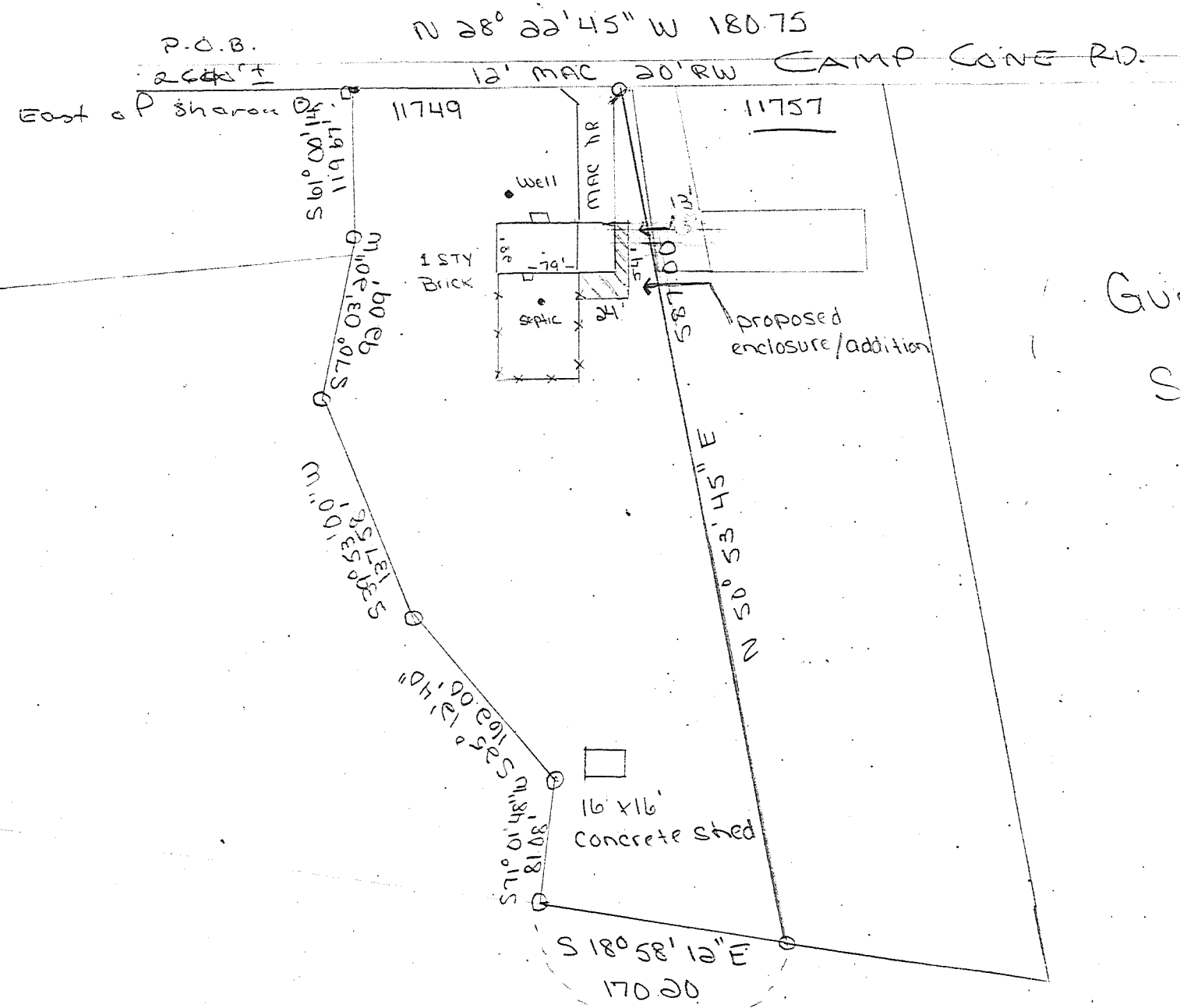
1 inch = 100 feet

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

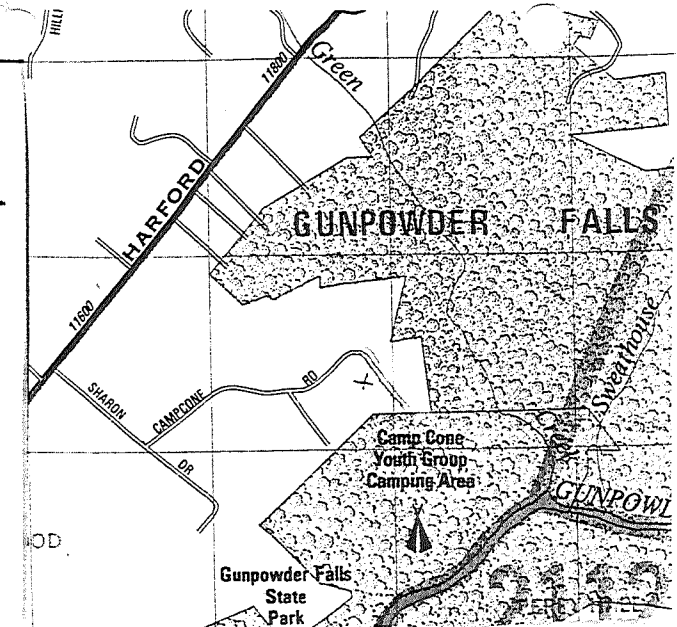
ADDRESS 11749 Camp Cone Rd. 21057 OWNER(S) NAME(S) Leonard & Karen Zimmerer

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1107016210 DEED REF. # 00121/18323



Gunpowder
State
Park



ZONING MAP# 063A1

SITE ZONED RC 2

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.45 ac

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? _____

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:



PLAN DRAWN BY Karen Zimmerer DATE 4-2-13 SCALE: 1 INCH = 100 FEET

Leonard Zimmerer 4/2/13

ED
6-10-13
✓
Pet.
Exh. 1