



KEVIN KAMENETZ
County Executive

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

June 18, 2013

Christopher M. Steg
3601 Claires Lane
Baltimore, Maryland 21220

RE: Petitions for Variance
Case No.: 2013-0232-A
Property: 3601 Claires Lane

Dear Mr. Steg:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Rick Richardson, 30 E. Padonia Road, Suite 500,
Timonium, Maryland 21093

IN RE: PETITION FOR VARIANCE

(3601 Claires Lane)

15th Election District

6th Councilmanic District

Christopher M. Steg

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0232-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner of the property, Christopher M. Steg, for property located at 3601 Claires Lane. The Variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard placement. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of May 6, 2013. On May 13, 2013, Administrative Law Judge Beverungen requested a formal hearing on this matter. The hearing was subsequently scheduled for Friday, June 14, 2013 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) and the Bureau of Development Plans Review (DPR). Both of these ZAC comments indicated the Petitioner was required to comply with Critical Area and flood protection regulations.

ORDER RECEIVED FOR FILING

Date

6-18-13

By

Sen

Appearing at the public hearing in support for this case was Christopher M. Steg. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. In fact, the Petitioner submitted letters from his adjoining neighbors, both of whom are supportive of the Petition.

Testimony and evidence revealed that the subject property is 2.77 acres and is zoned DR 3.5.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioner has met this test. The subject property has irregular dimensions and is thus unique for zoning purposes.

The Petitioner would experience a practical difficulty if the regulations were strictly enforced, since he would be unable to construct a pool on the waterfront property, given that the site is constrained by a critical area easement. The grant of relief will in no way be injurious to the public's health, safety & welfare, as demonstrated by the lack of County opposition and support of the adjoining neighbors.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioners variance request should be granted.

ORDER RECEIVED FOR FILING

Date 6-18-13

By Sen

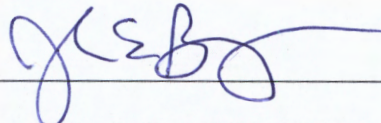
THEREFORE, IT IS ORDERED, this 18th day of June, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

JEB:sln



JOHN F. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6-18-13

By sln



CBCA

ADMINISTRATIVE ZONING PETITION

FLOOD PLAIN

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 3601 Claires Lanewhich is presently zoned DR 3.5Deed Reference SM11928/10610 Digit Tax Account # 2 3 0 0 0 1 1 0 2 4Property Owner(s) Printed Name(s) Christopher M. Steg(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)

BCZR: 400.1 → To permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard placement.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Christopher M. Steg

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

3601 Claires Lane

Mailing Address

City

State

21220 / 443 695 1373

csteg@stegcom.com

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 _____ 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 2013-0232-AFiling Date 4/10/13Estimated Posting Date 4/21/13Reviewer JS

Rev 10/12/11

pao 410-335-346

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.

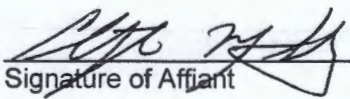
That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3601 Claires Lane Middle River Maryland 21220
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)

Our family has grown in size, and will continue to do so. We would like to have a pool in our yard so our family and children will have a safe place to play and swim. Many of our neighbors already have pools in their yards, for the very same reasons we desire to have one ourselves.

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


Signature of Affiant
Christopher M. Steg
Name- Print or Type

Signature of Affiant

Name- Print or Type

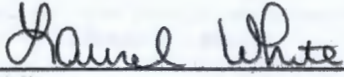
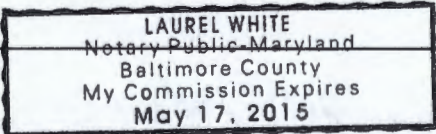
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Christopher Martin Steg
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


Notary Public
My Commission Expires


Zoning Property Description for 3601 Claires Lane

Beginning at a point on the North side of Claires Lane which is 40 feet wide at the distance of 1010 feet south, west of the centerline of the nearest improved intersecting street Bowleys Quarters Road which is 40 feet wide.

Being lot # 1 in the minor subdivision Christopher Steg and Wife as recorded in Baltimore County Plat Book # 08, Folio # 050, containing 2.772 acres/120,748 sq. ft. Located in the 15th Election District and 6th Council District.

2013-0232-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0232

Petitioner: STEG

Address or Location: 3601 CLAIRE'S LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTOPHER M. STEG

Address: 3601 CLAIRE'S LANE

MIDDLEBURY, MD 21220

Telephone Number: 443-695-1373

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

No.

96138

Date:

4/10/13

PAID RECEIPT

BUSINESS JOURNAL TIME 0630
 4/11/2013 4/10/2013 14:05:41 2

VER 8502 W410M JLVN JEE
 > RECEIPT # 020756 4/10/2013 061M

Rev Sub
 Source/ Rev/

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

Dept 5 528 SWING VERIFICATION
 CR NO. 096138

Recpt Tot \$75.00
 \$75.00 01 \$1.00 CA
 Baltimore County, Maryland

Total:

\$75.00

Rec
 From

5-EG

For

2013-0272-1

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0232-A

RE: Case No.: _____

Petitioner/Developer: _____

STEG

May 6, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3601 Claires Lane

April 21, 2013

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



April 21, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2013-0232-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Steg

June 14, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3601 Claires Lane

May 25, 2013

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

May 25, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 23, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 23, 2013

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2013-0232-A

3601 Claires Lane

N/s Claires Lane, South of centerline of intersection with Bowleys Quarters Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Christopher Steg

Variance: to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the require rear yard placement.

Hearing: Friday, June 14, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
05/482 May 23 924308



KEVIN KAMENETZ
County Executive

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

May 17, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0232-A

3601 Claires Lane

N/s Claires Lane, South of centerline of intersection with Bowleys Quarters Road

15th Election District – 6th Councilmanic District

Legal Owner: Christopher Steg

Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard placement.

Hearing: Friday, June 14, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Christopher Steg, 3601 Claires Lane, 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 25, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 23, 2013 Issue - Jeffersonian

Please forward billing to:
Christopher Steg
3601 Claires Lane
Baltimore, MD 21220

443-695-1373

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0232-A

3601 Claires Lane

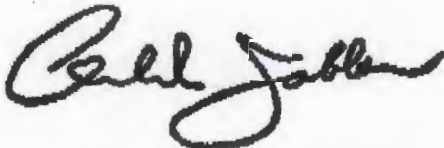
N/s Claires Lane, South of centerline of intersection with Bowleys Quarters Road

15th Election District – 6th Councilmanic District

Legal Owner: Christopher Steg

Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard placement.

Hearing: Friday, June 14, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: July 22, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0232-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 18, 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.'

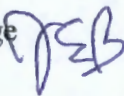
c: ~~Case File~~
✓ Office of Administrative Hearings

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: May 13, 2013

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John Beverungen, Administrative Law Judge 
Office of Administrative Hearings

RE: Petition for Administrative Variance – 05/06/13 Closing Date
Case No. 2013-0232-A – 3601 Claires Lane (Formal Demand)

After receipt and a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Baltimore County Code (B.C.C.) § 32-3-303(a)(1), states in pertinent part:

“ ... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential” (Emphasis Added)

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

JEB:dlw

c: Office of People's Counsel
W. Carl Richards, Jr., Supervisor, Zoning Review Office, PAI

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE
3601 Claries Lane; N/S Claires Ln, 1010 S of* OF ADMINSTRATIVE
c/line w/ intersection of Bowleys Quarters Rd
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Christopher Steg
Petitioner(s) * BALTIMORE COUNTY
* 2013-232-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN 05 2013

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Christopher M. Steg, 3601 Claires Lane, Baltimore, Maryland 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-

0232-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
4/19/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
4/30/13	DEPS (if not received, date e-mail sent _____)	C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
4/16/13	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 5/23/13	
SIGN POSTING	Date: 5/25/13 by Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>5-13</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>4-12</u>	ADJACENT PROPERTY OWNERS <u>(4)</u>	<u>1 - Burruss, 3618 Claires Lane</u> <u>2 - Chu, 3621 " "</u> <u>3 - Heninchead, 3624 " "</u> <u>4 - Kerley, 3622 " "</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>4-21</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>Missing CRCA - DEPS 2AC 5/13</u>		
<u>Photos</u> ✓		

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0232 -A Address 3601 CLAIRE LANE
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/10/13 Posting Date: 4/21/13 Closing Date: 5/6/13

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- 0232 -A Address 3601 CLAIRE LANE
Petitioner's Name STEG Telephone 443-695-1373
Posting Date: 4/21/13 Closing Date: 5/6/13
Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

Revised 7/06/11



**EXCLUSIVE RIGHT TO SELL
RESIDENTIAL BROKERAGE AGREEMENT
(MARYLAND)**

DATE: 02/27/13

1. OWNER(S) (List all): CHRISTOPHER M STEG

Mailing Address: 3601 CLAIRE'S LANE SAME MIDDLE RIVER MD 21220

Office Telephones: _____ / _____ Office/Home Fax: _____ / _____

Home Telephones: _____ / _____ Cell Phones: 443-695-1373

Email Addresses: CSTEG@DSUMATECHUSA.COM

2. BROKER: Long & Foster Real Estate, Inc.

Office Address: 8746 Bel Air Road Baltimore, MD 21236

Office Telephone: (410) 529-1900 Office Fax: (410) 529-5954

Listing Agent(s): Joan Biuk Direct Line: (410) 529-1900

Home Phone: _____

Email Address: JOAN.BIUK@Longandfoster.com Cell Phone: _____

3. PROPERTY LISTING: Long & Foster Real Estate, Inc. ("Broker") is hereby authorized by the undersigned Owner(s) or by the authorized representative of Owner(s) ("owner") to sell, as the exclusive real estate broker, the property known as: 1415 THORNDON DR BELAIR, MD 21015

("Property"). Owner acknowledges that the Property is being conveyed (initial one selection)

☒ IN FEE SIMPLE, or ☐ SUBJECT TO AN ANNUAL GROUND RENT, now existing, in the amount of \$ _____, payable semi-annually.

4. LISTING TERM/RIGHTS OF PARTIES FOLLOWING EXPIRATION OR TERMINATION OF AGREEMENT: This agreement shall be effective on 3.1.13 (mm/dd/yy) and shall continue until midnight on _____ (mm/dd/yy), (the "Listing Term") unless terminated in accordance with the provisions of this section.

As required under Section 17-534(b)(5) of the Maryland Real Estate Brokers Act, the parties agree to the following provision for the termination of this Agreement:

Either Owner or Broker, by giving written notice, may cancel this Agreement so that it will terminate at midnight thirty ONE (301) days from the date of receipt of such written notice. Owner and Broker may also terminate this Agreement at any time by mutual written agreement.

An expiration or termination of this Agreement by Owner or Broker shall be subject to the provisions of Paragraph 12 of this Agreement, and Paragraph 12 of this Agreement shall survive the expiration or termination of this Agreement. Notwithstanding the rights of the parties to terminate this Agreement as provided herein, Broker, in Broker's sole and absolute discretion, may terminate this Agreement at anytime and effective immediately in the event Owner provides any false information, misrepresents any fact to Broker or other third-party, or violates or indicates any intention to discriminate in violation of any applicable federal, state or local fair housing law(s). If a Contract of Sale is entered into by Owner during the Listing Term, which provides for settlement to occur after the expiration of the Listing Term, this Agreement shall be automatically extended until settlement has occurred or until the Contract of Sale is released in writing by the parties.



LF1548

Broker SB

Page 1 of 8

Owner CS



10/12

* see attached Listing Change Adden. for Termination Date

(c) Broker's responsibility to market the Property is suspended upon Owner's acceptance of a written offer to purchase the Property, unless otherwise agreed by Broker.

8. GRANT/RELEASE OF PROPERTY DATA TO BROKER: Owner grants to Broker the unlimited right to use, publish, disseminate, sell, and license to others all text, graphics, photos, virtual tours, documents, and any other types of data entered into the MLS, and Owner hereby releases to Broker all of the Owner's interests and all intellectual property rights therein. If Owner elects to allow dissemination of Property data on the Internet, Owner understands and agrees that public websites determine their own content and use of data, and therefore Broker has no control over public websites and no obligation to remove any of the above content from public websites at any time.

9. FAIR HOUSING: With respect to race, color, religion, sex, national origin, handicap or familial status, the Property is offered in compliance with the Civil Rights Act of 1968, and the Fair Housing Amendments Act under Federal law. Additionally, the Property shall be offered in compliance with the anti-discrimination provisions of Maryland law and any local, county and municipal fair housing laws.

10. OWNER RESPONSIBILITY/INSURANCE: Broker shall not be responsible for the care, or physical condition of the Property. Owner shall remain solely responsible for the care and physical condition of the Property, including, but not limited to, cost of all utilities, maintenance, the physical security of the premises and all personal property and maintaining adequate property and personal injury insurance during the term of this Agreement; and, Broker shall have no liability for such matters.

11. REPAIRS: Owner is hereby notified that repairs of the Property may require that the individuals engaged to perform such repairs must be duly licensed.

12. BROKER'S COMPENSATION: The amount of Broker compensation is not prescribed by law or established by any membership organization with which the Broker is affiliated.

In the event of a sale, exchange, or transfer, the Compensation to be paid by Owner to Broker shall be \$345.00 plus ~~7.000~~ ^{6.00} % of the sales price, plus 6 month(s) ground rent, if any.

The Compensation shall be deemed to have been earned by Broker and shall be due and payable by Owner to Broker if:

A. During the term of this Agreement, or any extension thereof:

(i) Broker produces a ready, willing and able buyer to purchase the Property at the listing price and/or at such other price as shall be accepted by Owner or agreed upon in writing between Owner and Broker (the "Sale Price"); or

(ii) Owner shall enter into a written agreement to sell, lease, exchange, convey or transfer the Property to any person or entity whether such person or entity shall have been procured by Broker, by Owner or by any other person or entity, in which event Owner, within seventy-two (72) hours thereof, shall furnish Broker a copy of such written agreement; or

(iii) If during the period of 180 days following the expiration or termination of this Agreement, Owner shall enter into a written agreement to sell, lease, exchange, convey or transfer the Property to any person who or to any entity which, with knowledge of Owner or any agent of Owner, inspected or made inquiry about the Property or negotiated to purchase or exchange the Property during the term of this Agreement or any extension thereof, in which event Owner, within seventy-two (72) hours thereof, shall furnish Broker a copy of such written agreement.

B. Owner defaults or voluntarily agrees to terminate a sale; or

C. Owner breaches this Agreement.

The Compensation due Broker shall be a charge against the Property and shall be paid at settlement as a convenience to Owner. However, Owner acknowledges and agrees that settlement on the Property shall not be a condition precedent to Owner's obligation to Broker as herein provided.

16. AUTHORITY TO DISCLOSE EXISTING OFFERS: Owner is advised that prospective buyers or cooperating Brokers may inquire of Broker or Broker's Agents as to whether existing written offer(s) have been received for the purchase of the Property. The disclosure of the existence of written offer(s) could be either beneficial or detrimental to Owner. On the one hand, such disclosure could result in the interested buyer making the highest and best offer as promptly as possible. On the other hand, such disclosure could result in the interested buyer electing not to make an offer.

Owner: (Owner to initial one) CS Authorizes; **OR** / Does Not Authorize

Broker or Broker's agents to disclose the existence of other written offers on the Property in response to inquiries from buyers or cooperating brokers. If disclosure is authorized, Broker or Broker's agents shall also disclose, if asked, whether an offer was obtained by the listing agent, another agent in Broker's firm, or by a cooperating broker. Such authority does not include the disclosure of the terms and conditions of such offer(s).

17. HOME WARRANTY: Broker ✓ does or does not offer the opportunity for Owner to purchase a home warranty to be in force during the listing period and which will transfer to the buyer upon settlement.

(Owner to initial one)

CS / Warranty desired. For policy to be effective, Owner must complete the necessary paperwork.
CS / Warranty Declined

18. NOTICE OF PROPERTY CONDITION DISCLOSURE/DISCLAIMER: Owner is advised that under Maryland Law (Real Property Article 10-702), the buyer is entitled to receive the Maryland Residential Property Disclosure And Disclaimer Statement ("disclosure/disclaimer statement"), a form provided by the Maryland Real Estate Commission, from the Owner. Owner must deliver the completed disclosure/ disclaimer statement to the buyer on or before the buyer's entering into a Contract of Sale (offer to purchase) (with the exception of a Land Installment Contract, an Option to Purchase Agreement and a Lease Agreement containing an Option to Purchase provision, in which case the disclosure/disclaimer statement must be delivered to the buyer before the execution of the Contract by the buyer). A buyer who does not receive the disclosure/disclaimer statement on or before the execution of the offer by the buyer has the unconditional right upon written notice to the Seller or Seller's agent, to rescind the Contract of Sale at any time before the receipt of the disclosure/disclaimer statement or within five (5) days following receipt of the disclosure/disclaimer statement and to the immediate return of any deposit. However a buyer's right to rescind the Contract terminates if not exercised (A) before making a written application to a lender for a loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates upon submission of the application, or (B) within five (5) days following receipt of a written disclosure from a lender who has received the buyer's application for a mortgage loan, if the lender's disclosure states that the buyer's right to rescind terminates at the end of that five (5) day period. Maryland Law (Real Property Article 10-702) exempts certain transfers or sales from its application: A) the initial sale of a new home: (1) that has never been occupied; or (2) for which a certificate of occupancy has been issued within one year before the buyer and seller enter into a Contract of Sale; B) certain transfers that are exempt from the state transfer tax; C) a sale by a lender acquiring real property by a foreclosure or deed-in-lieu of foreclosure; D) a sheriff sale, tax sale or sale by foreclosure, partition or by court-appointed trustee; E) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust; F) a transfer of single family residential real estate to be converted by the buyer into a use other than residential use or to be demolished; or G) a sale of unimproved property.

Owner: (Owner to initial one)

 / is

OR

CS is not exempt

UNLESS each Owner:

1. Certifies, in writing, under the penalties of perjury, that the Owner is a resident of the State of Maryland or is a resident entity of the State of Maryland; **OR**
2. Presents to the clerk of the circuit court for a county or the Maryland State Department of Assessments and Taxation a certificate issued by the Comptroller of the State of Maryland stating that:
i) there is no tax due in connection with the sale or exchange of the Property; or ii) a reduced amount of tax is due from the Owner and the reduced amount is collected by the clerk of the circuit court for a county or the Maryland Department of Assessments and Taxation before recording or filing; (**NOTE:** If Owner intends to obtain a certificate from the Comptroller's office, Owner should immediately contact the Comptroller at 1-800-MDTAXES. Obtaining the certificate requires a MINIMUM of three (3) weeks);
OR
3. Has satisfied the tax liability or has provided adequate security to cover such liability; **OR**
4. Certifies, in writing, under the penalties of perjury, that the Property being transferred is the Owner's principal residence.

As defined under Maryland law and as used in a) and b) above, the term "total payment" means the net proceeds paid to the Owner for the Property and associated tangible personal property, less: 1) debts owed by the Owner and secured by a mortgage or other lien against the Property being paid upon the sale or exchange of the Property and 2) other expenses of the Owner arising out of the sale or exchange of the Property and disclosed on a settlement statement prepared in connection with the sale or exchange of the Property. "Total payment" includes the fair market value of any property transferred to the Owner.

23. FOREIGN INVESTMENT TAXES – FIRPTA (Foreign Investment in Real Property Tax Act):

Section 1445 of the United States Internal Revenue Code of 1986 and applicable Treasury Department regulations adopted thereunder (the "Act") provide that a buyer of residential real property located in the United States must withhold federal income taxes from the payment of the purchase price under certain circumstances. Owner agrees to comply with the Internal Revenue Service reporting requirements. If applicable, Owner agrees to complete, sign, and deliver to the appropriate party a certificate indicating whether Owner is a foreign person or non-resident alien under the Act.

24. FHA LOAN NOTICE: If the current loan on the property is insured by the Federal Housing Administration, the loan shall be paid in full at settlement in accordance with FHA rules and regulations.

25. LEGAL CONSTRUCTION: This Agreement is binding upon the parties hereto, and their personal representatives, successors, heirs and assigns. If this Agreement is signed by more than one person, it shall constitute the joint and several obligations of each. This Agreement contains the entire Agreement of the parties and cannot be changed except by the written agreement of the parties hereto. Owner warrants that there are no other existing agreements or conditions other than as set forth herein. This is a legally binding Agreement; if not understood, seek competent legal, tax or other professional advice. Owner has not relied upon any statement or representation of Broker except as set forth in this Agreement. This Agreement shall survive execution and delivery of the deed and shall not be merged therein. This Agreement shall be interpreted and construed in accordance with the laws of the State of Maryland.



Account No: 1301297309 Field Card #: 05034-120-00-00 Parcel Status: 91 Value Notified Cap Base Year: Maintenance: 05/15/2013
 Land Use: R Residential Neighborhood: 1030011.13 1030011.13 Pct Curtilage: 0.00% Database: PROD(1)

Owner Names (1)

#	Owner Name	% Own	Role
1	STEG CHRISTOPHER M	100.00%	

Legal Lines (3)

#	Legal Description
1	LT 119 37461 SF
2	1415 THORNDON DRIVE
3	GLENANGUS S12A P 87/10

Owner Address

Address: 1415 THORNDON DR
 Address:
 City: BEL AIR
 State: MD Zip: 21015-2105
 County:

Site Address: 1415 THORNDON DR BEL AIR 21015-2105

Mail To:

Summary

Taxable

☒ Reconcile MD Value ☒ Phase In

Appraiser Cycle: 82 Geo Code 82
 2009 2012 66

Land:	\$208,400	\$208,400
Building:	\$536,500	\$508,900
Extra Features:	\$0	\$0
Pref. Land:	\$0	\$0
Curtilage:	\$0	\$0
Total Market:	\$744,900	\$717,300

Account Detail (1) Land Lines (2) Buildings (3) Extra Features (4) Exemptions (5) Notes & Rel (6) Site & Flags (7) Sales History (8) Permits (9)



Land Use: R Residential Prior Account #: 1301062700 Geo Code: 82 Geo Code 82
 Town Cdt: 000 NONE Prior Land Use: < None > Acreage: 0.0000
 Neighborhood: 1030011.13 1030011.13 Year Created: 1996 Land Square Feet: 37,461
 Subdivision: 13010133 GLENANGUS Year Annexed: Owner Occupancy: N Non-owner Occupied
 Cap Base Year: Pct Curtilage: 0.00% SpR Date: Credit Status: Y Credit Eligible
 Plat Liber: Sci / Blk / Lot: 12A 119 Homestead Eligibility: A Approved
 Plat Folio: Map: 130049 0049 Eligibility Eff. Date: 4/14/2012
 Grid / Parcel: 0004F 0373



Account No: 1301297309 Field Card #: 05034-120-00-00 Parcel Status: 91 Value Notified Cap Base Year: Maintenance: 05/15/2013
 Land Use: R Residential Neighborhood: 1030011.13 1030011.13 Pct Curtilage: 0.00% Database: PROD(1)

Owner Names (1)

#	Owner Name	% Own	Role
1	STEG CHRISTOPHER M	100.00%	

Legal Lines (3)

#	Legal Description
1	LT 119 37461 SF
2	1415 THORNDON DRIVE
3	GLENANGUS S12A P 87/10

Owner Address

Address: 1415 THORNDON DR
 Address:
 City: BEL AIR
 State: MD Zip: 21015-2105
 Country:

Site Address: 1415 THORNDON DR, BELAIR 21015-2105

Mail To:

Summary		Taxable	
☒ Reconcile	MD Value	☒ Phase In	
Appraiser Cycle:	82	Geo Code 82	
	2009	2012	66
Land:	\$208,400	\$208,400	
Building:	\$536,500	\$508,900	
Extra Features:	\$0	\$0	
Prof. Land:	\$0	\$0	
Curtilage:	\$0	\$0	
Total Market:	\$744,900	\$717,300	\$717

Account Detail (1) Land Lines (2) Buildings (3) Extra Features (4) Exemptions (5) Notes & Rel (6) Site & Flags (7) Sales History (8) Permits (9)



Record 1 of 2

#	Entered By	Entered On	Reason	PRC?	Note
1	fhazk	05/15/2013		☐	OCC CHG TO 'N' PER T/C - WILL BE RESIDING ON 04 15 2300011024 IN BALTO CO
2	fhazk	07/29/2011		☒	REASSESS - RMVD IMPROV ADJ FOR MARKET FROM '11 HEARING

Account Agents

All Agents (0) Active Agents (0) Expired Agents (0)

#	R	Rcv Date	Tic ID	Agent Name
1	☒			

Account Relationships

Parent Child Other All

#	Relationship	Account #	Land %	Bldg %	XPDS %
1					

Notes marked in white on red will be truncated on the PRC.

Agents marked in white on red have all expired roles.

Logged in as: "fhazk" Account # Order Maintenance Mode

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2013
Item No. 2013-0232

DATE: April 19, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

The site is located in the tidal flood plain. A permit is required for the pool.

DAK:CEN
cc: file
ZAC-ITEM NO 13-0232-04222013.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 13 2013



OFFICE OF ADMINISTRATIVE HEARINGS

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 30, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0232-A
Address 3601 Claires Lane
(Steg Property)

Zoning Advisory Committee Meeting of April 15, 2013.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting approval for a pool to be located in the side yard instead of the rear yard. The lot is waterfront but no new development is proposed in the 100-foot buffer. No lot coverage information was provided. COMAR 27.01.09.01-1 requires buffer establishment (i.e. plantings) for the square footage area of new accessory structures outside the buffer. This requirement has not been addressed. If the applicant can meet the lot coverage and buffer establishment requirements, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront but no new construction is proposed within the buffer. If the applicant is able to meet the lot coverage and buffer establishment requirements, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

The proposed accessory structure must meet lot coverage and buffer establishment requirements in the Critical Area. That information has not yet been provided. Once that can be shown, the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

Additional Comments:

A permit for a future pool will need review by Groundwater Mgmt., since the house is apparently still served by a well.

Reviewer: *Dan Esser – Groundwater Management (GWM)*



KEVIN KAMENETZ
County Executive

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

May 7, 2013

Christopher M. Steg
3601 Claires Lane
Baltimore MD 21220

RE: Case Number: 2013-0232 A, Address: 3601 Claires Lane, 21220

Dear Mr. Steg:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 10, 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 that reads "W. Carl Richards, Jr." The signature is written 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: 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. 2013-0232-A
Administrative Variance
Christopher M. Steg
3601 Claires Lane

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. 2013-0232-A.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

Debra Wiley - Re: DEPS ZAC Comments

From: Debra Wiley
To: Livingston, Jeffrey
Date: 5/13/2013 12:03 PM
Subject: Re: DEPS ZAC Comments

Jeff,

Any reason this is dated April 30th?

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

>>> Jeffrey Livingston 5/13/2013 11:55 AM >>>

>>> Debra Wiley 5/13/2013 11:45 AM >>>
Good Morning Jeff,

I am in the process of reviewing administrative variances that closed 5/6 and missing a ZAC comment for the following:

2013-0232-A - **CBCA**
3601 Claires Lane, 21220

Thanks in advance.

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

Debra Wiley - 2013-0232-A - Formal Demand - Section 32-3-303(a)(1) & Owner-Occupied Lot

From: Debra Wiley
To: Lewis, Kristen; Richards, Carl
Date: 5/13/2013 3:00 PM
Subject: 2013-0232-A - Formal Demand - Section 32-3-303(a)(1) & Owner-Occupied Lot
Attachments: 20130513144810676.pdf

Good Afternoon,

Please see attached correspondence from John Beverungen regarding the above. The file has been placed in the pick-up box for further processing.

Thanks in advance.

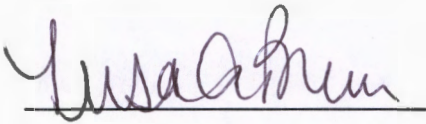
Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

May 22, 2013

To Whom It May Concern:

I/we, Michael and/or Teresa Burruss, verify and attest that Christopher and Christina Steg have been residing in the house at 3601 Claires Lane, Middle River, MD, 21220, as their primary place of residence since approximately 1MAR13.

Sincerely,

A handwritten signature in purple ink, appearing to read "Teresa Burruss", is written over a horizontal line.

Michael & Teresa Burruss

3618 Claires Lane

Middle River, MD 21220-2907

6/14
RECEIVED

May 23, 2013

John E. Beverungen
Administrative Law Judge
Baltimore County
400 Washington Avenue
Towson, MD 21204

MAY 23 2013

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Case # 2013-0232A 3601 Claires Lane, Middle River, MD 21220, Tax ID 15-2300011024

Mr. Beverungen:

Thank you for your consideration in this matter.

I purchased the property in question in 1996, and personally subdivided the property before building my house (myself), completed late in 2005. My wife, Christina, and I have been staying at our home on Claires Lane "half-time" for the last 2 years, but this year have listed our other home For Sale, and have made 3601 Claires Lane our principle residence as of 1MAR13. We have been staying at the house 5 nights/week since the listing of our Harford County residence with a realtor on 27FEB13 (please see attached copy of the Broker Contract), only splitting up the time, as such, due to it being our daughter's senior year of high school in the Harford County school district, and to ensure the safety and upkeep of the property while it is listed For Sale.

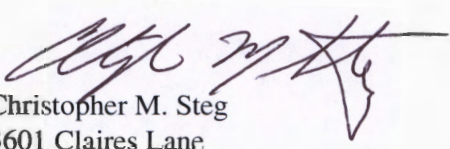
When I spoke with Jason Seidleman while completing/submitting my Administrative Variance Petition with him on 10APR13, I explained the situation above, and that we were in the process of selling our other residence, and that this home on Claires Lane is our principle residence. On 8APR13, prior to meeting with Jason, I had signed and had notarized the Affidavit in Support of Administrative Variance stating the property at Claires Lane is my principle residence. Had I been aware, or been made aware, that I needed to contact the Department of Assessments & Taxations to update which property was listed as my principle residence in their records prior to filing, I would have done so (which I did on 15MAY13, as well as updated my license on 16MAY13 to reflect my change in residence, per this information being received from your office on 15MAY13). I followed up with the Dept. of Assessments & Taxation this morning, 23MAY13, as when searched online, the properties still do not show as having been updated with this change. I was told by the State that they are having some "data transfer problems" which has prevented this information from being available online, and then transferred to Ms. Laura Keller, the Assistant Supervisor for the Harford County Dept. of Assessments & Taxation. Ms. Keller confirmed my principle residence is now listed as Claires Lane as of the 15th of this month, and forwarded verification to me, which I've attached for reference. For confirmation and clarification, Ms. Keller has advised she can be reached, directly, at 410 836 4810, should you need to speak with her. Additionally, I have attached a letter from my neighbor, Mrs. Teresa Burruss, confirming that we have been residing at this property since 1MAR13.

Mr. Beverungen, I feel that I have been very diligent and earnest in my efforts to do all that is needed for approval of this Variance, which is for a pool to be installed on our property. My wife and I have four children between the two of us, and is our wish that we are able to have this pool located at our home so we will have a safe place to gather as a family, with friends and family, and enjoy ourselves. We are trying most fervently to have this pool in place as soon as possible for this purpose, as well for our daughter's Graduation Party, 13JUL13. Had I known when I contracted with the pool company on 2MAR13 that all of this would be entailed, I would have begun this process even earlier. I implore you to

recognize our efforts to have everything completed correctly, and in time for our daughter's graduation, and the time that we have invested in doing so.

Thank you again for your consideration in this matter and for your valuable time reviewing this letter and information regarding this case again.

Sincerely,


Christopher M. Steg
3601 Claires Lane
Middle River, MD 21220

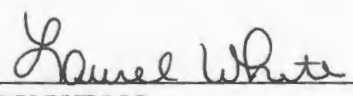
STATE OF Maryland
COUNTY OF Baltimore) TO WIT:

I HEREBY CERTIFY that on this 23rd day of May, 2013, before me a Notary Public, in and for the State and County aforesaid, personally appeared Christopher M. Steg the Affiant named herein, personally known or satisfactorily identified to me as such Affiant, and who executed the foregoing statement which they acknowledge to be true.

WITNESS my hand and Notarial Seal the day and year last above written.

My Commission Expires:

LAUREL WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
May 17, 2015


NOTARY PUBLIC

1/14
com

Debra Wiley - 2013-0232-A - Formal Demand - Section 32-3-303(a)(1) & Owner-Occupied Lot

From: Debra Wiley
To: Lewis, Kristen; Richards, Carl
Date: 5/13/2013 3:00 PM

2013-0232-A - Formal Demand - Section 32-3-303(a)(1) & Owner-Occupied Lot
20130513144810676.pdf

5/30
Sp. to Kristen
Carl not making
decision - not
his to make.
Already set
in
cannot make
except each
time

ed correspondence from John Beverungen regarding the above. The file has been placed in
or further processing.

e.

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

Debra Wiley - Fwd: Re: swimming pool issue

From: Debra Wiley
To: Lewis, Kristen
Date: 5/22/2013 12:12 PM
Subject: Fwd: Re: swimming pool issue
Attachments: Re: swimming pool issue

fyi

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

Debra Wiley - Re: swimming pool issue

From: John Beverungen
To: Stanley Jacobs
Date: 5/22/2013 11:58 AM
Subject: Re: swimming pool issue

No.

>>> Stanley Jacobs 05/22/13 11:57 AM >>>

John. Can the owner still update his information and avoid the public hearing

>>> John Beverungen 5/22/2013 11:16:11 AM >>>

Stan, Deb Wiley just told me that a hearing has been scheduled (for June 14) by the Dept. of PAI in that matter involving your client. I should have checked with Deb before I responded to you....sorry for the confusion. John.

Debra Wiley - Re: 3601 Claires Avenue Case Number 2031-0232A

From: John Beverungen
To: Stanley Jacobs
Date: 5/22/2013 10:55 AM
Subject: Re: 3601 Claires Avenue Case Number 2031-0232A
CC: Debra Wiley

Stan,

I am guessing this is an administrative variance case, and if so, the person seeking the variance must use and occupy the property in question as his/her principal residence. This admin. variance procedure allows for a variance to be granted without a public hearing. Otherwise, the petitioner would need to have a public hearing. So if your client does reside in the property for which the variance is being sought, he should file with the Dept. of PAI and this office an affidavit stating that, and explaining the circumstances outlined in your email.

John.

>>> Stanley Jacobs 05/21/13 8:41 AM >>>
Good Morning John,

I have an unusual question for you. One of our commercial clients happens to own the above referenced property. The application for a permit was for a swimming pool.

Base upon my limited knowledge, a hearing was held and approved but the owner was told he had to have another hearing as his application did not show that his primary residence was in Baltimore County. According to owner, the application shows his old Harford County address as he did not change his drivers license at the time of application. He is under the impression that if the application had the Baltimore County address on it he would be able to get his permit in a day or so.

Is this correct or would he still have to wait another 30 days even if his address in Baltimore County was listed as his primary home? He has since changed his license and lives in Baltimore County full time.

Thanks for your guidance.

Stan

Stan Jacobs
Chief Financial Officer
Baltimore County Department of Economic Development
400 Washington Ave., Suite 100
Towson, Maryland 21204
410-887-8033 (office)
410-832-8579 (fax)
sjacobs@baltimorecountymd.gov
Website:www.baltimorecountymd.gov

Administrative Hearings - Photos for Case # 0232, 3601 Claires Lane

From: Mary Loeffler <mloeffler@stegcom.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 5/10/2013 9:15 AM
Subject: Photos for Case # 0232, 3601 Claires Lane
CC: Christopher Steg <csteg@stegcom.com>
Attachments: Photo 1.jpg; photo 2.jpg; Photo 3.jpg; Photo 4.jpg

Hello,

Attached please find the photographs (4) to reference in Case # 0232 for 3601 Claires Lane, as requested. Please confirm receipt of these photos when you are able, as well as advise if there is any other information I can provide. I understand we need the comments from DEPS before the order can be written, and will follow up with you next week.

Thank You,
Mary Loeffler

Mary E Loeffler
Steg Commercial, LLC
Two Sisters Properties, LLC
11038 Red Lion Road
P.O. Box 252
White Marsh, MD 21162
Cell (410) 688-4944
Fax (410) 335-3416

RECEIVED

MAY 10 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Please consider the environment before printing this email.

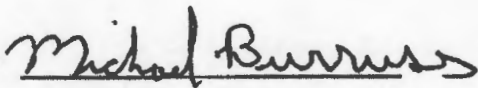
April 12, 2013

To Whom It May Concern:

I/we, Michael and/or Teresa Burruss, verify that I/we have reviewed, and am in agreement with, the plan(s) for the proposed pool at 3601 Claires Lane (Christopher Steg's property).

I/we have no objection to a pool and pool patio being constructed/installed on Mr. Steg's property, as stated above.

Sincerely,

A handwritten signature in cursive script that reads "Michael Burruss". The signature is written in dark ink and is positioned above the printed name.

Michael & Teresa Burruss

3618 Claires Lane

Middle River, MD 21220-2907

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

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[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 2300011025

Owner Information

Owner Name: BURRUSS MICHAEL E
BURRUSS TERESA A Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3618 CLAIRES LN
BALTIMORE MD 21220-2907 Deed Reference: 1) /14887/ 00089
2)

Location & Structure Information

Premises Address: 3618 CLAIRES LN
0-0000 Legal Description
1.397 AC
NS CLAIRES LN
Waterfront 1300FT W BOWLEYS QRTS R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0091	0015	0483		0000			2	3	Plat Ref:	

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	2,878 SF	1.4000 AC	34

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2012	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	343,200	305,400		
Improvements:	497,700	301,000		
Total:	840,900	606,400	606,400	606,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STEG CHRISTOPHER M	12/27/2000	\$228,000
Type:	Deed1:	Deed2:
ARMS LENGTH VACANT	/14887/ 00089	
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

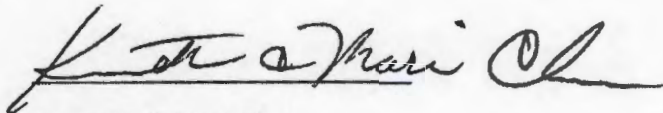
April 11, 2013

To Whom It May Concern:

I/we, Kenneth and/or Mari Chu, verify that I/we have reviewed, and am in agreement with, the plan(s) for the proposed pool at 3601 Claires Lane (Christopher Steg's property).

I/we have no objection to a pool and pool patio being constructed/installed on Mr. Steg's property, as stated above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth & Mari Chu", written over a horizontal line.

Kenneth & Mari Chu

3621 Claires Lane

Middle River, MD 21220-2907

Maryland Department of Assessments and Taxation
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Account Identifier: District - 15 Account Number - 2300011026

Owner Information

Owner Name: CHU KENNETH C
CHU MARI B
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3621 CLAIRE LN
BALTIMORE MD 21220-2906
Deed Reference: 1) /14853/ 00037
2)

Location & Structure Information

Premises Address 3621 CLAIRE LN
0-0000
Legal Description
1.940 AC
SS CLAIRE LN
1000FT W BOWLEYS QRTS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0091	0015	0098		0000			3	3	Plat Ref:	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	3,552 SF	1.9400 AC	34

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	142,000	142,000		
Improvements:	511,400	344,200		
Total:	653,400	486,200	486,200	486,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
STEG CHRISTOPHER M	12/08/2000	\$97,000
Type: ARMS LENGTH VACANT	Deed1: /14853/ 00037	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Approved 10/30/2008

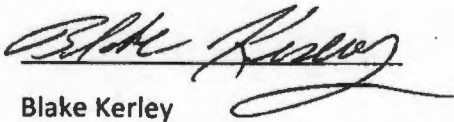
April 11, 2013

To Whom It May Concern:

I, Blake Kerley, verify that I have reviewed, and am in agreement with, the plan(s) for the proposed pool at 3601 Claires Lane (Christopher Steg's property).

I/we have no objection to a pool and pool patio being constructed/installed on Mr. Steg's property, as stated above.

Sincerely,

A handwritten signature in cursive script, appearing to read "Blake Kerley", written over a horizontal line.

Blake Kerley

3622 Claires Lane

Middle River, MD 21220-2907

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

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Account Identifier:

District - 15 Account Number - 1504351010

Owner Information

Owner Name: KERLEY BLAKE Use: RESIDENTIAL
Mailing Address: 3622 CLAIRE LN Principal Residence: YES
BALTIMORE MD 21220-2907 Deed Reference: 1) /20070/ 00030
2)

Location & Structure InformationPremises Address

3622 CLAIRE LN
0-0000

Legal Description

.816 AC
3622 CLAIRE LA NS
Waterfront 825FT W OF BOWLEYS QTRR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0091	0015	0222		0000				3	Plat Ref:

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,288 SF	35,544 SF	34

Stories	Basement	Type	Exterior
1.000000	YES	SPLIT FOYER FRAME	

Value Information

	Base Value	Value As Of 01/01/2012	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	327,800	267,800		
Improvements:	153,600	120,000		
Total:	481,400	387,800	387,800	387,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
WILLNER RAYMOND C/SHIRLEY E	06/02/2000	\$262,351
Type: ARMS LENGTH IMPROVED	Deed1: /29879/ 00030	Deed2:
Seller: DIRZUWEIT PAUL J	Date: 05/04/1977	Price: \$56,900
Type: ARMS LENGTH IMPROVED	Deed1: /05749/ 00295	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: Approved 12/09/2008

April __, 2013

To Whom It May Concern:

I/we, Gerald Hanincheck, verify that I/we have reviewed, and am in agreement with, the plan(s) for the proposed pool at 3601 Claires Lane (Christopher Steg's property).

I/we have no objection to a pool and pool patio being constructed/installed on Mr. Steg's property, as stated above.

Sincerely,

Gerald Hanincheck

4-11-13

Gerald Hanincheck

3624 Claires Lane

Middle River, MD 21220-2907

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

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[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 1508007500

Owner Information

Owner Name: HANINCHECK GERALD E
HANINCHECK BETTY M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3624 CLAIRE LN
BALTIMORE MD 21220-2907
Deed Reference: 17/020067/00007
2)

Location & Structure Information

Premises Address: 3624 CLAIRE LN
0-0000
Legal Description: .538 AC NS CLAIRE L

Waterfront NR BOWLEYS QUARTE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0091	0015	0132		0000				3	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,060 SF	23,435 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	244,800	199,800		
Improvements:	102,000	66,100		
Total:	346,800	265,900	265,900	265,900
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 07/09/2009

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

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[GroundRent Registration](#)

Account Identifier: District - 01 Account Number - 297309

Owner Information

Owner Name: STEG CHRISTOPHER M **Use:** RESIDENTIAL
Mailing Address: 1415 THORNDON DR **Principal Residence:** YES
BEL AIR MD 21015-2105 **Deed Reference:** 1) /09001/ 00101
2)

Location & Structure Information

Premises Address: 1415 THORNDON DR
BEL AIR 21015-2105 **Legal Description:**
LT 119 37461 SF
1415 THORNDON DRIVE
GLENANGUS S12A P 87/10

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	87010
0049	0004F	0373		0133	12A		119	3	Plat Ref:	

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	3,288 SF	37,461 SF	000000

Stories	Basement	Type	Exterior
1.500000	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	208,400	208,400		
Improvements:	536,500	508,900		
Total:	744,900	717,300	717,300	717,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
DELLA VECCHIA PHYLLIS A	01/05/2011	\$745,000
Type: ARMS LENGTH IMPROVED	Deed1: /09001/ 00101	Deed2:
Seller: REED JACK B	Date: 01/15/2004	Price: \$722,000
Type: ARMS LENGTH IMPROVED	Deed1: /05100/ 00351	Deed2:
Seller: EDGEWOOD CORPORATION	Date: 04/04/2001	Price: \$130,000
Type: ARMS LENGTH VACANT	Deed1: /03479/ 00501	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 04/14/2012

AV 5/6

Formal Demand
for
June 14th
14 per Kuster

Maryland Department of Assessments and Taxation
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BALTIMORE COUNTY

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Account Identifier:

District - 15 Account Number - 2300011024

Owner Information

Owner Name: STEG CHRISTOPHER M Use: RESIDENTIAL
Mailing Address: 1415 THORNDON DR Principal Residence: NO
BEL AIR MD 21015- Deed Reference: 1) /30260/ 00139
2)

Location & Structure InformationPremises Address

3601 CLAIRE LN
0-0000

Legal Description

2.772 AC
3601 CLAIRE LN
Waterfront 1000FT W BOWLEYS QRTS R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0091	0015	0484		0000			1	3		

Plat Ref:

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	6,659 SF	2.7700 AC	34

Stories	Basement	Type	Exterior
2.000000	NO	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
<u>Land</u>	388,400	341,000		
<u>Improvements:</u>	1,653,200	1,042,400		
<u>Total:</u>	2,041,600	1,383,400	1,645,600	1,383,400
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
STEG CHRISTOPHER M	12/13/2010	\$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed 1:</u> /30260/ 00139	<u>Deed 2:</u>
STEG CHRISTOPHER M	12/27/2000	\$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed 1:</u> /14887/ 00281	<u>Deed 2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed 1:</u>	<u>Deed 2:</u>

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

<u>Homestead Application Status:</u>
No Application

CASE NAME STEG PROPERTY
CASE NUMBER 2013-232
DATE 6/14/13

[illegible]

Case No.:

2013-232

DW
1-22-13

Exhibit Sheet

SN
6-18-13

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Proposed Area of Change, Shown with Stakes, Above
Photo Also Displays Existing Conditions with Immediately
Adjacent Dwelling (Homeowner's)

Rear of Home, Roadside
Facing NW Direction



Driveway

Immediately Adjacent Dwelling, Existing Conditions
Area of Proposed Change (Staked) Above/Beyond Driveway

Rear of Homeowner's Dwelling, Roadside
Facing NW Direction

Photo Displays Existing Conditions
Area of Proposed Change (Staked)
Immediately Adjacent Dwelling

Front of Homeowner's Dwelling
Waterfront Side of Property
Facing S Direction



Driveway

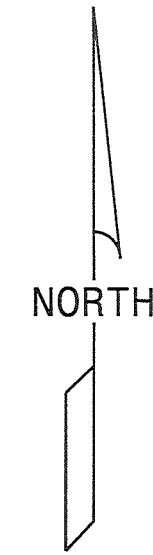
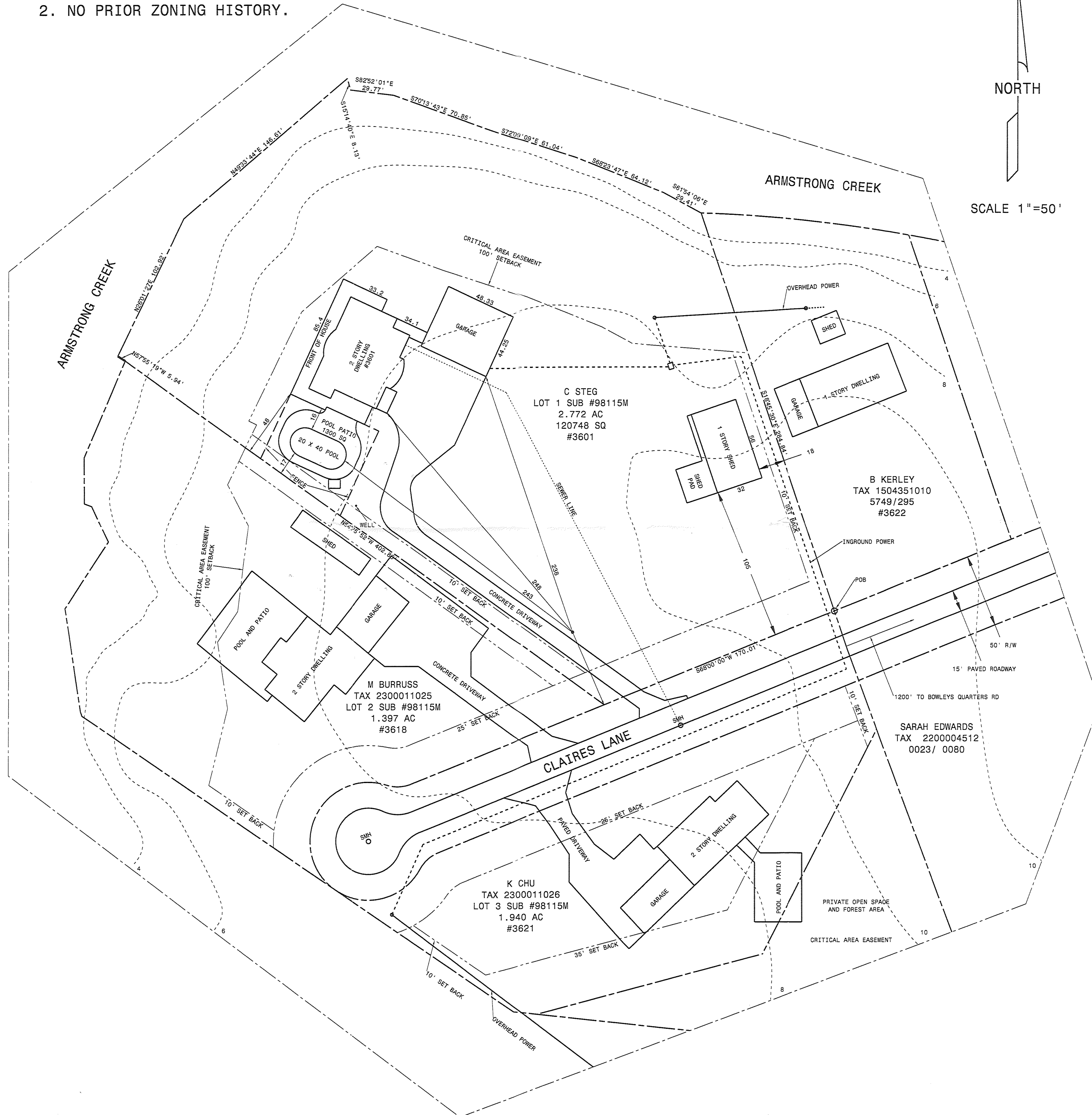
Photo Displays Area of Proposed Change (Staked)
Neighbor's Fence to Right of Stakes
Homeowner's Dwelling to Left

Front Corner & Side of Homeowner's Dwelling,
Waterfront Side
(Driveway from Road indicated to Rear of Home)
Facing SE Direction

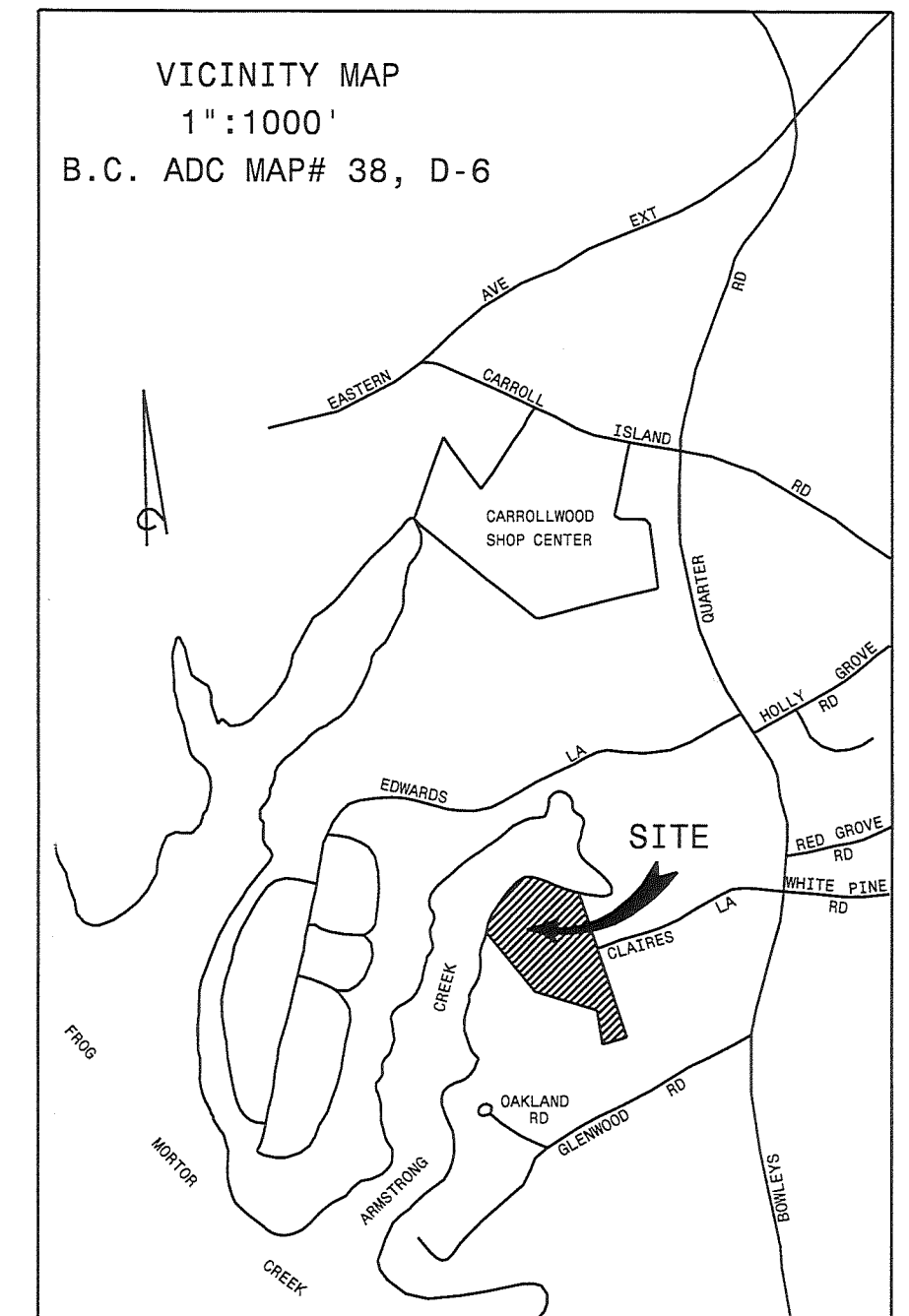


2013-0732-A

1. THIS DRAWING WAS ASSEMBLED USING DATA FROM PREVIOUS
SURVEYS BY RAPHEL & ASSOC. INC. AND BRIAN DEITZ, INC.
2. NO PRIOR ZONING HISTORY.



SCALE 1"=50'



POOL ADDITION / HEARING PLAN
DATE - 2013-05-04
ELECTION DISTRICT - 15TH
COUNCILMATIC DISTRICT - 6TH
OWNER - CHRISTOPHER STEG
MINOR SUBDIVISION - 98115M
PLAT BOOK - 08
FOLIO - 050
LOT - 1
ADDRESS - 3601 CLAIRES LANE
MIDDLE RIVER, MD 21220
SITE ZONED - DR3.5
GIS MAP - 091B2
FLOOD PLAIN - YES
CBCA - YES
HISTORIC - NO
WATER - PRIVATE
SEWER - PUBLIC
STORM DRAINS - NONE
DEED REF - SM11928/106
TAX ACC - 2300011024
TAX MAP - #91 - GRID #15 - PARCEL #98

2013-0232-A
Petitioner's No. 1